

# ZONING RECLASSIFICATION APPLICATION

## Harford County Board of Appeals

Bel Air, Maryland 21014

*Shaded Area For Office Use Only*

Case No. 185

Date Filed 7/27/20

Hearing Date \_\_\_\_\_

Pre-Conf. \_\_\_\_\_

Receipt \_\_\_\_\_

Fee \$1936.10

### Note

1. It is required that the applicant have a pre-filing conference with the Department of Planning and Zoning to determine the necessary additional information that will be required.
2. The burden of proof in any rezoning case shall be upon the Petitioner.
3. Any application in a zoning case and any amendment thereto shall contain specific allegations setting forth the basis for granting of the request.
4. Petition must contain names and addresses of all persons having legal or equitable interest in the property, including shareholders owning more than five percent (5%) of the stock in a corporation having any interest in the property, except those corporations listed and traded on a recognized stock exchange.
5. Application will be reviewed for completeness within ten (10) working days of submittal. Applicant will be notified by mail of completeness of application.

### Petitioner

Name Fosters Run, LLC, et al. (see attached) Phone Number call attorney

Address 14 Back River Neck Road, Baltimore, MD 21221  
*Street Number Street State Zip Code*

Property Owner \_\_\_\_\_ Phone Number \_\_\_\_\_

Address \_\_\_\_\_  
*Street Number Street State Zip Code*

Contract Purchaser \_\_\_\_\_ Phone Number \_\_\_\_\_

Address \_\_\_\_\_  
*Street Number Street State Zip Code*

Attorney/Representative Bradley R. Stover Phone Number 410-420-7992

Address 836 S. Main Street, Suite 102, Bel Air, MD 21014  
*Street Number Street State Zip Code*

**Land Description**

Address and Location of Property (with nearest intersecting road) 133.61 acres of land at Trimble Road and Pine Road, Joppa, MD 21025 (see Attachment C)

Subdivision Fosters Run Lot Number \_\_\_\_\_ Acreage/Lot Size \_\_\_\_\_ Election District 01

Existing Zoning R-1 Proposed Zoning R-3 Acreage to be Rezoned 133.61

Tax Map No. 65 Grid No. various Parcel various Deed Reference various

Critical Area Designation n/a Land Use Plan Designation medium intensity

Present Use and ALL improvements: unimproved

Proposed Use (If for subdivision development, proposed number of lots, type of dwellings, and type of development. Example: Conventional, Conventional with Open Space, Planned Residential Development) See Attachment I

Is the property designated a historic site, or does the property contain any designated or registered historic structures? If yes, describe:

Estimated Time Requested to Present Case: Three (3) hours for Applicant's case.

**Required Information To Be Attached**

*(Submit three (3) copies of each):*

allegation of substantial change in the character of the neighborhood, and if so, a precise description of such alleged substantial change.

- (a) The names and addresses of all persons, organizations, corporations, or groups owning land, any part of which lies within five hundred (500) feet of the property proposed to be reclassified as shown on the current assessment records of the State Department of Assessments and Taxation.
- (b) A statement of the grounds for the application including:
  - (1) A statement as to whether there is an allegation of mistake as to the existing zoning, and if so, the nature of the mistake and facts relied upon to support this allegation.
  - (2) A statement as to whether there is an
- (c) A statement as to whether, in the applicant's opinion, the proposed classification is in conformance with the Master Plan and the reasons for the opinion.
- (d) A Concept Plan shall be submitted by the applicant at the time the application is filed. The Concept Plan shall illustrate the following:
  - (1) Location of site.
  - (2) Proposed nature and distribution of land uses, not including engineering drawings.
  - (3) Neighborhood (as defined by the Applicant).

- (4) All surrounding zoning.
- (5) Proposed public or private capital improvements.
- (e) Previous individual rezonings and recommendation since the effective date of the Comprehensive Rezoning, within the neighborhood of the petitioned area, their case numbers, dates, and decisions.
- (f) Environmental features map indicating woods, fields, streams, floodplains, non-tidal wetlands, etc.
- (g) Property deed and a boundary survey prepared and sealed by a registered surveyor, including dimension of area requested to be rezoned if only a portion of the property.
- (h) Private restrictions or covenants, if any, applicable to subject parcel.
- (i) Any agreements with individuals or associations in the neighborhood related to the proposed zoning shall be submitted.
- (j) Availability of public water and sewer.

**Additional Information as Required by the Department of Planning and Zoning**

- (a) Existing and proposed libraries, parks, schools, fire and police departments.
- (b) Demonstration of compatibility of the proposed use with existing and proposed development for the area.
- (c) Traffic impact study.
- (d) Economic and Environmental impact studies.
- (e) Estimated population for existing and proposed petitioned area and neighborhood, as defined.
- (f) Soils analysis.
- (g) Aerial photograph.

CASE 185 MAP 65 TYPE Rezoning  
ELECTION DISTRICT 01  
LOCATION Trimble Road and Pine Road, Joppa 21085  
BY Fosters Run, LLC, 14 Back River Neck Road, Baltimore 21221  
Appealed because a rezoning pursuant to Section 267-12A of the Harford County Code to rezone 133.61 acres from R1 to R3 District requires approval by the Board.

I/We do solemnly declare and affirm under the penalties of perjury that the contents of the foregoing affidavit are true and correct to the best of my/our knowledge, information, and belief.

*[Signature]* <sup>Manager +</sup>  
 Signature of Applicant/Owner 1.13.2020  
 Date

*[Signature]*  
 Witness 1/13/2020  
 Date

\_\_\_\_\_  
 Signature of Contract Purchaser/Owner Date

\_\_\_\_\_  
 Witness Date

*[Signature]* 2/28/2020  
 Signature of Attorney/Representative Date

*[Signature]*  
 Witness Date

*[Signature]* 7/27/2020  
 Director of Planning and Zoning Date

\_\_\_\_\_  
 Zoning Staff Date

## ATTACHMENT B

### REQUEST AND JUSTIFICATION FOR ZONING RECLASSIFICATION HARFORD COUNTY BOARD OF APPEALS APPLICATION

#### **Request**

Rezoning of the Subject Property from R-1 to R-3 pursuant to §267-12 of the Harford County Zoning Code.

#### **Justification – Code Application**

The Subject Property consists of numerous parcels described in Attachment A to this Application and constitutes approximately 133.610 acres located in Joppa, Maryland (collectively, the “Subject Property”). Title deeds and record plats for each parcel of the Subject Property are attached hereto. The Subject Property is zoned R-1 residential as defined in the Harford County Zoning Code and is within an area designated as Medium Intensity in the Harford County Master Land Use Plan.

1. Mistake.

As shown on the attached Rezoning Application Concept Plan, the Subject Property largely consists of the already platted subdivision known as “Foster Run” and several other parcels located contiguous with the Foster Run subdivision. The Subject Property touches public roads at Dembytown Road, at various points along Trimble Road, and along Pine Road.

The Applicants sought to rezone the Subject Property during the most recent Comprehensive Rezoning Cycle to R3. The application for rezoning was made after the Master Land Use Plan for this area was amended by the County Council, increasing the designated intensity from low intensity to medium intensity. Applicants (then and now) sought rezoning in order to permit for greater density, to fund the cost of costly sewer infrastructure to serve not only the Subject Property, but to open up future expanded capacity in the Pulaski Highway/Route 40 corridor. At the time of application for the Comprehensive Rezoning, the Applicants did not have control over any properties that would provide access to the Subject Property via Pulaski Highway/Route 40.

During lobbying for the rezoning, various members of the County Council stated that were the Applicant able to connect the Subject Property to Pulaski Highway/Route 40, specifically via Pine Road, the Subject Property would be rezoned to R3. At the time of the lobbying, the Applicant did, in fact, have under contract the property touching the public roadbed of Pine Road which would enable the Applicant to gain access to Maryland Route 40 through Pine Road. The Applicants have subsequently taken title to that piece of property.

Piecemeal rezoning is appropriate when either a change in neighborhood or a mistake in the zoning can be proven. Applicants argue that a mistake was made during the most recent Comprehensive Rezoning Cycle, in that the County Council made underlying assumptions that the

Applicant would not be able to control and/or have access to Pine Road in order to reach Pulaski Highway/Route 40 when they opted not to increase the zoning of the Subject Property. This assumption was incorrect and the Applicants do, in fact, have access to the public right of way of Pine Road through the Subject Properties that they now seek to rezone. Had the Council known that the Applicants would, in fact, gain control and access to Pine Road, they would have zoned the Subject Property differently in the most recent Comprehensive Rezoning Cycle.

2. Change in Neighborhood.

Alternatively, rezoning is appropriate where the Applicants can prove a change in the neighborhood surrounding the Subject Property. Specifically, Applicants must show that there has been a significant and unanticipated change in the well-defined neighborhood surrounding the Property since the most recent Comprehensive Rezoning.

Since the most recent Comprehensive Rezoning, several events have occurred. First, the underlying Magnolia Overlay District Legislation has been changed such that properties within the Magnolia Overlay District, including the Subject Property, no longer are required to conform with the provisions of the MNOD, but rather can be developed under their current zoning. Applicants are aware that adjacent property owners have, in fact, undertaken to develop their properties under not the MNOD, but existing zoning.

Moreover, the proposed development of the adjacent Oak Grove property with 396 units consisting of both single family and townhome dwelling is drastically different than that which was originally platted and approved for that property at the time of the most recent Comprehensive Rezoning, namely as a smaller single-family development. Given this change in the surrounding neighborhood, namely an increase in varied use in diversity of residential uses, the surrounding neighborhood is different than that which existed at the time of the most recent Comprehensive Rezoning. It would be more appropriate to rezone the Subject Property to permit a similar diversity of residential uses on the Subject Property.

3. Conformance with Master Plan.

The requested rezoning is consistent with the medium intensity designation in the Harford County Master Land Use Plan. In fact, Applicants submit that rezoning the Subject Property would be more consistent with the recently amended Harford County Master Land Use Plan designation for the Subject Property. Previously, the low intensity designation would be appropriate for as the Subject Property currently lie. Increasing the underlying zoning would be consistent with the increase in intensity for the area in the most recent Harford County Master Land Use Plan update.

4. Capital Improvements/Utilities.

It is anticipated that the Subject Property will be served with public water and sewer. As noted above, Applicants will be required to make construct improvements to both the public water and sewer system that will serve the Subject Property, which improvements will provide additional water and sewer capacity adequate to serve not only the Subject Property, but also real properties in the immediate area, including Pulaski Highway and Philadelphia Road.

## **Justification – Limitations, Guidelines and Standards**

The proposed use will fall within the applicable limitations guidelines and standards to be adhered to by the Board of Appeals as set forth in Section 267-9(i):

1. The proposed rezoning will have an impact on the number of persons living in the area, as the number of units within the area could increase. Applicants recognize that this is consistent with the increased intensity designation as set forth in the most recent Harford County Master Land Use Update. Applicants acknowledge that they will be required to go through the development process and address issues such as traffic and stormwater management.

2. Applicants recognize that the increase in zoning will require different levels of study and improvements necessary to address traffic conditions. Applicants understand they will be required to perform a traffic study to discern the impact of traffic at such time that the property is developed.

3. Applicants believe the rezoning is consistent with the orderly growth of the neighborhood and community, and the fiscal impact on the County will be positive insofar as additional tax base will be provided.

4. Applicants believe that there are sufficient facilities for police, fire protection, sewerage, water, trash and garbage collection for the Subject Property. In fact, development of the Subject Property will help fund the extension of the Foster Branch sewer interceptor and provide sewer opportunities to adjacent properties to Pulaski Highway/Route 40 and the Philadelphia Road corridor.

5. No specific development is proposed at this time. However, Applicants acknowledge that any proposed development must be consistent with generally accepted engineering and planning practices.

6. There are no schools, houses of worship, theaters, hospitals or similar places of public use on the Subject Property. The Subject Property is in relatively close proximity with Magnolia Elementary and Middle Schools. Applicants acknowledge they will be subject to all requisite adequate public facilities laws at such time the Subject Property is developed. Applicants note that Joppatowne High School is well under capacity.

7. As noted above, the proposed rezoning is consistent with the Harford County Master Land Use Plan.

8. The proposed rezoning will not have a significant effect on any environmentally sensitive futures on the Subject Property. Applicants acknowledge that when they proceed with development, they will need to provide adequate recreation and open space facilities.

9. There are no known cultural or historic landmarks on the Subject Property.

ATTACHMENT C

DESCRIPTION OF SUBJECT PROPERTY FOR ZONING RECLASSIFICATION  
HARFORD COUNTY BOARD OF APPEALS APPLICATION

**Owner:** Foster's Run, LLC

**Properties:**

	<u>Address</u>	<u>Tax Map/Parcel</u>	<u>Acreage</u>	
1	732 Outrigger Circle	65 / 1077	12,314.00	SF
2	730 Outrigger Circle	65 / 1077	10,755.00	SF
3	728 Outrigger Circle	65 / 1077	11,144.00	SF
4	726 Outrigger Circle	65 / 1077	9,118.00	SF
5	724 Outrigger Circle	65 / 1077	8,314.00	SF
6	722 Outrigger Circle	65 / 1077	8,135.00	SF
7	720 Outrigger Circle	65 / 1077	8,135.00	SF
8	718 Outrigger Circle	65 / 1077	8,270.00	SF
9	716 Outrigger Circle	65 / 1077	8,759.00	SF
10	714 Outrigger Circle	65 / 1077	9,401.00	SF
11	712 Outrigger Circle	65 / 1077	11,695.00	SF
12	710 Outrigger Circle	65 / 1077	14,687.00	SF
13	708 Outrigger Circle	65 / 1077	21,987.00	SF
14	706 Outrigger Circle	65 / 1077	10,449.00	SF
15	704 Outrigger Circle	65 / 1077	9,904.00	SF
16	702 Outrigger Circle	65 / 1077	11,592.00	SF
17	700 Outrigger Circle	65 / 1077	11,251.00	SF
18	713 Outrigger Circle	65 / 1077	10,646.00	SF
19	707 Outrigger Circle	65 / 1077	10,360.00	SF
20	709 Outrigger Circle	65 / 1077	7,424.00	SF
21	711 Outrigger Circle	65 / 1077	7,211.00	SF
22	615 Outrigger Circle	65 / 1077	9,528.00	SF
23	609 Outrigger Circle	65 / 1077	11,588.00	SF
24	607 Outrigger Circle	65 / 1077	11,136.00	SF
25	605 Outrigger Circle	65 / 1077	9,761.00	SF
26	603 Outrigger Circle	65 / 1077	8,785.00	SF
27	610 Outrigger Circle	65 / 1077	10,943.00	SF
28	608 Outrigger Circle	65 / 1077	9,435.00	SF
29	606 Outrigger Circle	65 / 1077	8,909.00	SF
30	604 Outrigger Circle	65 / 1077	8,660.00	SF
31	601 Outrigger Circle	65 / 1077	11,181.00	SF
32	583 Outrigger Circle	65 / 1077	11,033.00	SF
33	581 Outrigger Circle	65 / 1077	11,367.00	SF
34	579 Outrigger Circle	65 / 1077	11,294.00	SF
35	577 Outrigger Circle	65 / 1077	9,587.00	SF
36	575 Outrigger Circle	65 / 1077	10,173.00	SF
37	602 Outrigger Circle	65 / 1077	7,913.00	SF
38	600 Outrigger Circle	65 / 1077	8,144.00	SF
39	580 Outrigger Circle	65 / 1077	7,953.00	SF

40	578 Outrigger Circle	65 / 1077	8,005.00	SF
41	576 Outrigger Circle	65 / 1077	8,631.00	SF
42	573 Outrigger Circle	65 / 1077	10,272.00	SF
43	571 Outrigger Circle	65 / 1077	9,878.00	SF
44	569 Outrigger Circle	65 / 1077	9,421.00	SF
45	567 Outrigger Circle	65 / 1077	8,964.00	SF
46	565 Outrigger Circle	65 / 1077	8,507.00	SF
47	563 Outrigger Circle	65 / 1077	8,051.00	SF
48	561 Outrigger Circle	65 / 1077	7,745.00	SF
49	559 Outrigger Circle	65 / 1077	7,598.00	SF
50	557 Outrigger Circle	65 / 1077	7,823.00	SF
51	555 Outrigger Circle	65 / 1077	8,504.00	SF
52	553 Outrigger Circle	65 / 1077	9,674.00	SF
53	551 Outrigger Circle	65 / 1077	9,801.00	SF
54	549 Outrigger Circle	65 / 1077	8,869.00	SF
55	547 Outrigger Circle	65 / 1077	8,283.00	SF
56	734 Outrigger Circle	65 / 1077	11,653.00	SF
57	721 Outrigger Circle	65 / 1077	7,858.00	SF
58	723 Outrigger Circle	65 / 1077	8,377.00	SF
59	601 Galley Way	65 / 1077	10,075.00	SF
60	603 Galley Way	65 / 1077	7,723.00	SF
61	605 Galley Way	65 / 1077	7,722.00	SF
62	607 Galley Way	65 / 1077	7,721.00	SF
63	609 Galley Way	65 / 1077	7,721.00	SF
64	611 Galley Way	65 / 1077	7,728.00	SF
65	613 Galley Way	65 / 1077	8,222.00	SF
66	600 Galley Way	65 / 1077	9,977.00	SF
67	602 Galley Way	65 / 1077	7,546.00	SF
68	604 Galley Way	65 / 1077	7,546.00	SF
69	606 Galley Way	65 / 1077	7,546.00	SF
70	608 Galley Way	65 / 1077	7,546.00	SF
71	610 Galley Way	65 / 1077	7,546.00	SF
72	612 Galley Way	65 / 1077	7,039.00	SF
73	615 Galley Way	65 / 1077	8,806.00	SF
74	617 Galley Way	65 / 1077	8,932.00	SF
75	619 Galley Way	65 / 1077	9,448.00	SF
76	621 Galley Way	65 / 1077	8,696.00	SF
77	623 Galley Way	65 / 1077	8,214.00	SF
78	625 Galley Way	65 / 1077	8,378.00	SF
79	614 Galley Way	65 / 1077	7,349.00	SF
80	616 Galley Way	65 / 1077	7,410.00	SF
81	618 Galley Way	65 / 1077	7,373.00	SF
82	620 Galley Way	65 / 1077	7,379.00	SF
83	622 Galley Way	65 / 1077	7,377.00	SF
84	624 Galley Way	65 / 1077	7,376.00	SF
85	626 Galley Way	65 / 1077	7,377.00	SF
86	628 Galley Way	65 / 1077	7,391.00	SF
87	630 Galley Way	65 / 1077	7,418.00	SF



88	632 Galley Way	65 / 1077	7,449.00	SF
89	634 Galley Way	65 / 1077	7,536.00	SF
90	636 Galley Way	65 / 1077	9,706.00	SF
91	627 Galley Way	65 / 1077	9,597.00	SF
92	623 Crows Nest Way	65 / 1077	10,783.00	SF
93	621 Crows Nest Way	65 / 1077	8,617.00	SF
94	619 Crows Nest Way	65 / 1077	8,786.00	SF
95	617 Crows Nest Way	65 / 1077	8,922.00	SF
96	615 Crows Nest Way	65 / 1077	8,994.00	SF
97	613 Crows Nest Way	65 / 1077	9,007.00	SF
98	611 Crows Nest Way	65 / 1077	8,983.00	SF
99	609 Crows Nest Way	65 / 1077	8,851.00	SF
100	607 Crows Nest Way	65 / 1077	8,922.00	SF
101	605 Crows Nest Way	65 / 1077	11,050.00	SF
102	603 Crows Nest Way	65 / 1077	12,721.00	SF
103	601 Crows Nest Way	65 / 1077	10,687.00	SF
104	602 Crows Nest Way	65 / 1077	8,939.00	SF
105	604 Crows Nest Way	65 / 1077	8,314.00	SF
106	606 Crows Nest Way	65 / 1077	8,350.00	SF
107	608 Crows Nest Way	65 / 1077	8,298.00	SF
108	603 Schooner Court	65 / 1077	10,270.00	SF
109	605 Schooner Court	65 / 1077	9,546.00	SF
110	607 Schooner Court	65 / 1077	11,403.00	SF
111	608 Schooner Court	65 / 1077	12,551.00	SF
112	606 Schooner Court	65 / 1077	15,946.00	SF
113	604 Schooner Court	65 / 1077	9,469.00	SF
114	602 Schooner Court	65 / 1077	9,057.00	SF
115	702 Tack Court	65 / 1077	9,108.00	SF
116	704 Tack Court	65 / 1077	8,114.00	SF
117	706 Tack Court	65 / 1077	8,862.00	SF
118	707 Tack Court	65 / 1077	12,173.00	SF
119	705 Tack Court	65 / 1077	9,610.00	SF
120	703 Tack Court	65 / 1077	8,449.00	SF
121	703 Barque Terrace	65 / 1077	7,784.00	SF
122	705 Barque Terrace	65 / 1077	7,749.00	SF
123	707 Barque Terrace	65 / 1077	8,864.00	SF
124	709 Barque Terrace	65 / 1077	9,134.00	SF
125	711 Barque Terrace	65 / 1077	10,978.00	SF
126	710 Barque Terrace	65 / 1077	13,878.00	SF
127	708 Barque Terrace	65 / 1077	10,040.00	SF
128	706 Barque Terrace	65 / 1077	9,762.00	SF
129	704 Barque Terrace	65 / 1077	9,646.00	SF
130	702 Barque Terrace	65 / 1077	10,094.00	SF
131	701 Catamaran Court	65 / 1077	10,443.00	SF

132	703 Catamaran Court	65 / 1077	11,113.00 SF
133	705 Catamaran Court	65 / 1077	10,763.00 SF
134	707 Catamaran Court	65 / 1077	12,292.00 SF
135	704 Catamaran Court	65 / 1077	9,988.00 SF
136	702 Catamaran Court	65 / 1077	9,095.00 SF
137	700 Catamaran Court	65 / 1077	10,984.00 SF
138	420 Dembytown Road	65 / 1077	22,595.00 SF
139	418 Dembytown Road	65 / 1077	19,798.00 SF
140	416 Dembytown Road	65 / 1077	19,934.00 SF
141	422 Dembytown Road	65 / 1077	18,445.00 SF
142	Dembytown Road (open space)	65 / 1077	15.24 ACRES
143	Trimble Road (open space)	65 / 1077	3.49 ACRES
144	Foster Run Boulevard (open space)	65 / 1077	10.27 ACRES
145	Foster Run Boulevard (open space)	65 / 1077	2.32 ACRES

**Owner:** Trimble Ventures LLC

**Properties:**

	<u>Address</u>	<u>Tax Map/Parcel</u>	<u>Acreage</u>
146	736 Outrigger Circle	65 / 1077	9,151.00 SF
147	735 Outrigger Circle	65 / 1077	10,872.00 SF
148	530 Outrigger Circle	65 / 1077	10,691.00 SF
149	756 Outrigger Circle	65 / 1077	9,090.00 SF
150	748 Outrigger Circle	65 / 1077	10,640.00 SF
151	746 Outrigger Circle	65 / 1077	10,595.00 SF
152	744 Outrigger Circle	65 / 1077	9,663.00 SF
153	742 Outrigger Circle	65 / 1077	8,687.00 SF
154	740 Outrigger Circle	65 / 1077	8,627.00 SF
155	735 Outrigger Circle	65 / 1077	10,872.00 SF
156	534 Outrigger Circle	65 / 1077	11,631.00 SF
157	747 Outrigger Circle	65 / 1077	8,097.00 SF
158	745 Outrigger Circle	65 / 1077	9,593.00 SF
159	743 Outrigger Circle	65 / 1077	7,602.00 SF
160	741 Outrigger Circle	65 / 1077	10,139.00 SF
161	545 Outrigger Circle	65 / 1077	7,906.00 SF
162	541 Outrigger Circle	65 / 1077	8,430.00 SF
163	539 Outrigger Circle	65 / 1077	8,012.00 SF
164	531 Outrigger Circle	65 / 1077	7,769.00 SF
165	542 Outrigger Circle	65 / 1077	8,416.00 SF
166	540 Outrigger Circle	65 / 1077	8,201.00 SF
167	538 Outrigger Circle	65 / 1077	8,106.00 SF
168	536 Outrigger Circle	65 / 1077	8,870.00 SF
169	533 Outrigger Circle	65 / 1077	7,832.00 SF
170	535 Outrigger Circle	65 / 1077	8,318.00 SF
171	537 Outrigger Circle	65 / 1077	8,042.00 SF

172	543 Outrigger Circle	65 / 1077	8,115.00 SF
173	738 Outrigger Circle	65 / 1077	9,151.00 SF
174	Galley Way (open space)	65 / 1077	5.75 ACRES
175	580 Trimble Road	65 / 1077	2.75 ACRES
176	614 Trimble Road	65 / 1077	0.35 ACRES
177	523 Barnacle Lane	65 / 1077	9,441.00 SF
178	521 Barnacle Lane	65 / 1077	8,480.00 SF
179	519 Barnacle Lane	65 / 1077	8,480.00 SF
180	517 Barnacle Lane	65 / 1077	8,480.00 SF
181	515 Barnacle Lane	65 / 1077	8,480.00 SF
182	513 Barnacle Lane	65 / 1077	8,110.00 SF
183	511 Barnacle Lane	65 / 1077	7,593.00 SF
184	509 Barnacle Lane	65 / 1077	7,800.00 SF
185	507 Barnacle Lane	65 / 1077	8,513.00 SF
186	505 Barnacle Lane	65 / 1077	8,508.00 SF
187	503 Barnacle Lane	65 / 1077	7,860.00 SF
188	501 Barnacle Lane	65 / 1077	8,743.00 SF
189	500 Barnacle Lane	65 / 1077	13,235.00 SF
190	506 Barnacle Lane	65 / 1077	12,109.00 SF
191	Whaler Court (open space)	65 / 1077	1.06 ACRES
192	403 Whaler Court	65 / 1077	13,288.00 SF
193	405 Whaler Court	65 / 1077	21,938.00 SF
194	404 Whaler Court	65 / 1077	12,910.00 SF
195	402 Whaler Court	65 / 1077	8,685.00 SF
196	400 Whaler Court	65 / 1077	12,832.00 SF
197	603 Scuttle Court	65 / 1077	8,581.00 SF
198	605 Scuttle Court	65 / 1077	10,424.00 SF
199	607 Scuttle Court	65 / 1077	9,674.00 SF
200	609 Scuttle Court	65 / 1077	10,686.00 SF
201	611 Scuttle Court	65 / 1077	13,199.00 SF
202	608 Scuttle Court	65 / 1077	13,196.00 SF
203	606 Scuttle Court	65 / 1077	12,839.00 SF
204	604 Scuttle Court	65 / 1077	8,320.00 SF
205	602 Scuttle Court	65 / 1077	9,215.00 SF
206	607 Scuttle Court	65 / 1077	9,674.00 SF
207	609 Scuttle Court	65 / 1077	10,686.00 SF
208	611 Scuttle Court	65 / 1077	13,199.00 SF
209	Joppa Road	65 / 675	4.11 AC

**Owner:** Minglewood Holding LLC

**Properties:**

	<u>Address</u>	<u>Tax Map/Parcel</u>	<u>Acreage</u>	
210	527 Barnacle Lane	65 / 1077	9,975.00	SF
211	525 Barnacle Lane	65 / 1077	11,326.00	SF
212	510 Barnacle Lane	65 / 1077	12,840.00	SF
213	512 Barnacle Lane	65 / 1077	10,467.00	SF
214	514 Barnacle Lane	65 / 1077	8,448.00	SF
215	Rudder Lane (open space)	65 / 1077	0.07	ACRE
216	426 Rudder Lane	65 / 1077	8,689.00	SF
217	424 Rudder Lane	65 / 1077	9,195.00	SF
218	422 Rudder Lane	65 / 1077	9,137.00	SF
219	420 Rudder Lane	65 / 1077	8,752.00	SF
220	418 Rudder Lane	65 / 1077	7,572.00	SF
221	423 Rudder Lane	65 / 1077	11,502.00	SF
222	421 Rudder Lane	65 / 1077	9,551.00	SF
223	419 Rudder Lane	65 / 1077	9,877.00	SF
224	417 Rudder Lane	65 / 1077	12,000.00	SF
225	415 Rudder Lane	65 / 1077	13,167.00	SF
226	413 Rudder Lane	65 / 1077	10,421.00	SF
227	411 Rudder Lane	65 / 1077	10,516.00	SF
228	409 Rudder Lane	65 / 1077	11,046.00	SF
229	407 Rudder Lane	65 / 1077	13,879.00	SF
230	405 Rudder Lane	65 / 1077	18,625.00	SF
231	403 Rudder Lane	65 / 1077	11,405.00	SF
232	Keel Court (open space)	65 / 1077	17.83	ACRES
233	405 Keel Court	65 / 1077	11,869.00	SF
234	407 Keel Court	65 / 1077	11,033.00	SF
235	409 Keel Court	65 / 1077	9,271.00	SF
236	411 Keel Court	65 / 1077	8,984.00	SF
237	413 Keel Court	65 / 1077	9,883.00	SF
238	403 Keel Court	65 / 1077	11,726.00	SF
239	401 Stern Court	65 / 1077	11,654.00	SF
240	403 Stern Court	65 / 1077	8,826.00	SF
241	405 Stern Court	65 / 1077	8,188.00	SF
242	407 Stern Court	65 / 1077	11,237.00	SF
243	408 Stern Court	65 / 1077	11,138.00	SF
244	406 Stern Court	65 / 1077	12,855.00	SF
245	404 Stern Court	65 / 1077	10,010.00	SF
246	402 Stern Court	65 / 1077	10,029.00	SF
247	400 Stern Court	65 / 1077	12,263.00	SF

List of LLC Members:

**FOSTERS RUN, LLC**

Maryland SDAT Department ID No.: W07371081

Manager: David H. Cole

Members: Vickers Family, LLC (49%)  
Mark Salvo Family Trust u/a dated September 19, 2005 (51%)

**TRIMBLE VENTURES, LLC**

Maryland SDAT Department ID No.: W07027931

Manager: David H. Cole

Members: Vickers Family, LLC (49%)  
Irrevocable Trust of Beth L. Salvo u/a dated April 25, 2005 (51%)

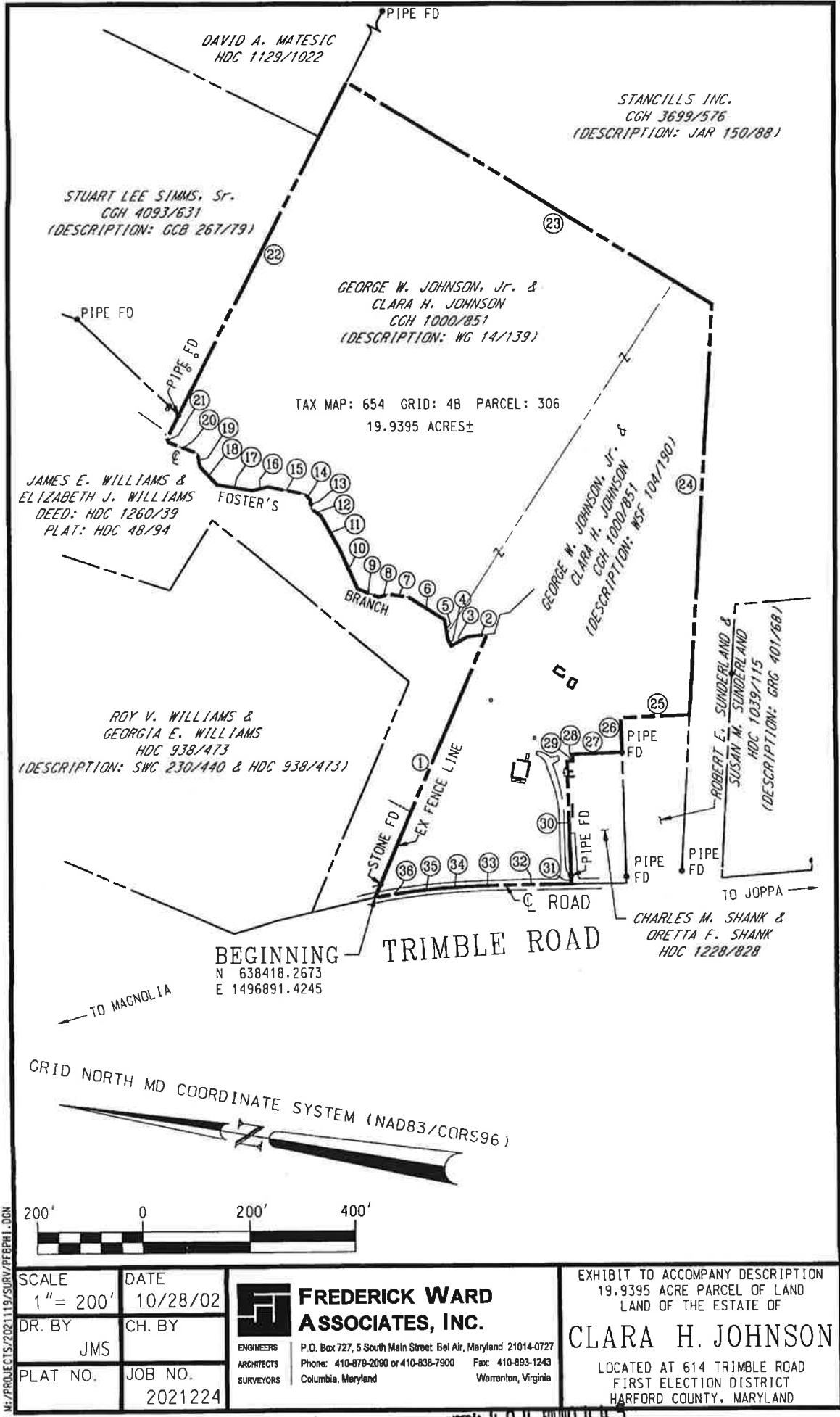
**MINGLEWOOD HOLDINGS, LLC**

Maryland SDAT Department ID No.: W07358468

Manager: David H. Cole

Members: Vickers Family, LLC (49%)  
Irrevocable Trust of Beth L. Salvo u/a dated April 25, 2005 (51%)

HARFORD COUNTY CIRCUIT COURT (Land Records) CGH 4404, p. 0445, MSA\_CE54\_4291. Date available 06/20/2005. Printed 11/27/2019.



SCALE 1" = 200'	DATE 10/28/02
DR. BY JMS	CH. BY
PLAT NO.	JOB NO. 2021224

**FREDERICK WARD ASSOCIATES, INC.**  
 ENGINEERS ARCHITECTS SURVEYORS  
 P.O. Box 727, 5 South Main Street, Bel Air, Maryland 21014-0727  
 Phone: 410-879-2090 or 410-838-7900 Fax: 410-893-1243  
 Columbia, Maryland Warrenton, Virginia

EXHIBIT TO ACCOMPANY DESCRIPTION  
 19.9395 ACRE PARCEL OF LAND  
 LAND OF THE ESTATE OF  
**CLARA H. JOHNSON**  
 LOCATED AT 614 TRIMBLE ROAD  
 FIRST ELECTION DISTRICT  
 HARFORD COUNTY, MARYLAND

LIBER 4404 FOLIO 445  
 4404 0445