



2664 Riva Road, P.O. Box 6675  
Annapolis, MD 21401  
410-222-7450

**Jason M. Schwier**  
**Chair, Odenton Town Center Advisory Committee**

June 7, 2023

Ms. Jenny Jarkowski  
Anne Arundel County Office of Planning and Zoning  
2664 Riva Road, 4th Floor  
Annapolis, MD 21401

Re: Comments on proposed condo units at 351 Baltimore Avenue

Dear Ms. Jarkowski:

This letter constitutes a response by the Odenton Town Center Advisory Committee (OTCAC) to developer requests made and presented to the committee on May 30, 2023 regarding a revision to a previous proposal of development to be located at 351 Baltimore Avenue with two modification requests. The Committee conditionally recommends approval of the proposed revision to the development project and both of the proposed modification requests. The recommendation is conditioned upon the fact that the OTCAC was informed that the County required this redesign due to the original plan being insufficiently dense.

The presentation outlined a proposal to construct 28 over/under condo units on the property at 351 Baltimore Avenue in Odenton, MD. This property was previously reviewed on October 26, 2021 by the OTCAC and received a recommendation of approval for 12 townhome units to be developed. The proposed construction of the condo units is an approved use per the 2016 Odenton Town Center Master Plan (OTCMP).

The applicant stated that the redesign was primarily driven by feedback from the County that the 12-townhome proposal was not sufficiently dense to receive approval under the OTCMP. This answer surprised members of the OTCAC because the previously presented project received a recommendation of approval, with a specific note that the developer was trying to work with the neighboring townhome community to consolidate active green space and connectivity. The proposed redesign, to achieve the higher density required by the County, sacrifices all active green space, replacing it with passive benches, and dramatically reduces the connectivity with the neighboring community. Small grass strips with benches are the only option that can be placed in the County mandated redesign, and the OTCAC has noted in the past that these installations are insufficient to meet the goals and vision of the OTCMP.

The applicant requested two modifications, in addition to the redesign. The first modification is for relief regarding the landscaping buffer along Pine Street to match the adjacent properties.

This modification was also requested in the original 12-townhome design and the OTCAC continues to recommend approval of this modification. The second modification is for relief regarding parking requirements. The proposed redesign will be short by 15 parking spaces within the development. Eleven of the shorted spaces will be available with on-street parking on Baltimore Avenue. The OTCAC took no issue with this request and also recommends approval of this modification.

As stated previously, the OTCAC conditionally recommends approval of the proposal for this property with due consideration of the fact that the redesign was required by the County due to insufficient density. The Committee had issues with the complete loss of active green space. Committee members appreciate the opportunity to participate in the development process. Please let us know if you need further information or have questions.

Sincerely,

A handwritten signature in black ink that reads "Jason M. Schvier". The signature is written in a cursive, flowing style.

Jason M. Schvier, Chair  
Odenton Town Center Advisory Committee