

APP. EXHIBIT# 1  
CASE: 2024-0073-V  
DATE: 6/27/24

# Sturbridge Quarterfield, I

Anne Arundel County Office of Administrative Hearings

Case No. 2024-0073-V

Thursday, June 27, 2024 at 10:00 am

Hearing via Zoom Meeting

## AFFIDAVIT OF POSTING

I, the undersigned, being eighteen (18) years of age or older and competent to testify to the matters contained herein do solemnly declare and affirm under the penalties of perjury the following:

1. That I posted the notice signs on the property that is the subject of Case No. 2024-0073-V.
2. That the notice signs were posted on the 11th day of June, 2024.
3. That the signs were posted as required by Anne Arundel County Code, §18-16-203(d).
4. That the signs have been posted continuously since that date.
5. That the locations of the signs that I posted are as follows:  
First sign – Corner  
Corner of Gaither Road and Parke West Drive  
Second sign – Quarterfield Road, facing Wells Fargo Bank, roughly in the middle of the property line.  
Third sign – Entry ramp from Quarterfield Road onto I'97 south
6. That the photographs attached to this Affidavit of Posting are true and accurate photographs of the notice signs that I posted on the property.

Signature of Affiant:

  
\_\_\_\_\_

Date: 6/11/2024

Printed Name and Address of Affiant:

NAME: Michael DeStefano

ADDRESS: 229 Riverside Drive  
Annapolis MD 21409

NO. 0000 PROJECT NO. 4400  
 DRAFTED BY: [unreadable] DATE: 08/11/11  
 CHECKED BY: [unreadable] DATE: 08/11/11

BASED ON: [unreadable]	BASED ON: [unreadable]	BASED ON: [unreadable]
TOTAL: [unreadable]	TOTAL: [unreadable]	TOTAL: [unreadable]

CONSTRUCTION [unreadable] 10  
 [unreadable] [unreadable] [unreadable] 10  
 [unreadable] [unreadable] [unreadable] 10  
 [unreadable] [unreadable] [unreadable] 10  
 [unreadable] [unreadable] [unreadable] 10  
 [unreadable] [unreadable] [unreadable] 10  
 [unreadable] [unreadable] [unreadable] 10  
 [unreadable] [unreadable] [unreadable] 10  
 [unreadable] [unreadable] [unreadable] 10  
 [unreadable] [unreadable] [unreadable] 10

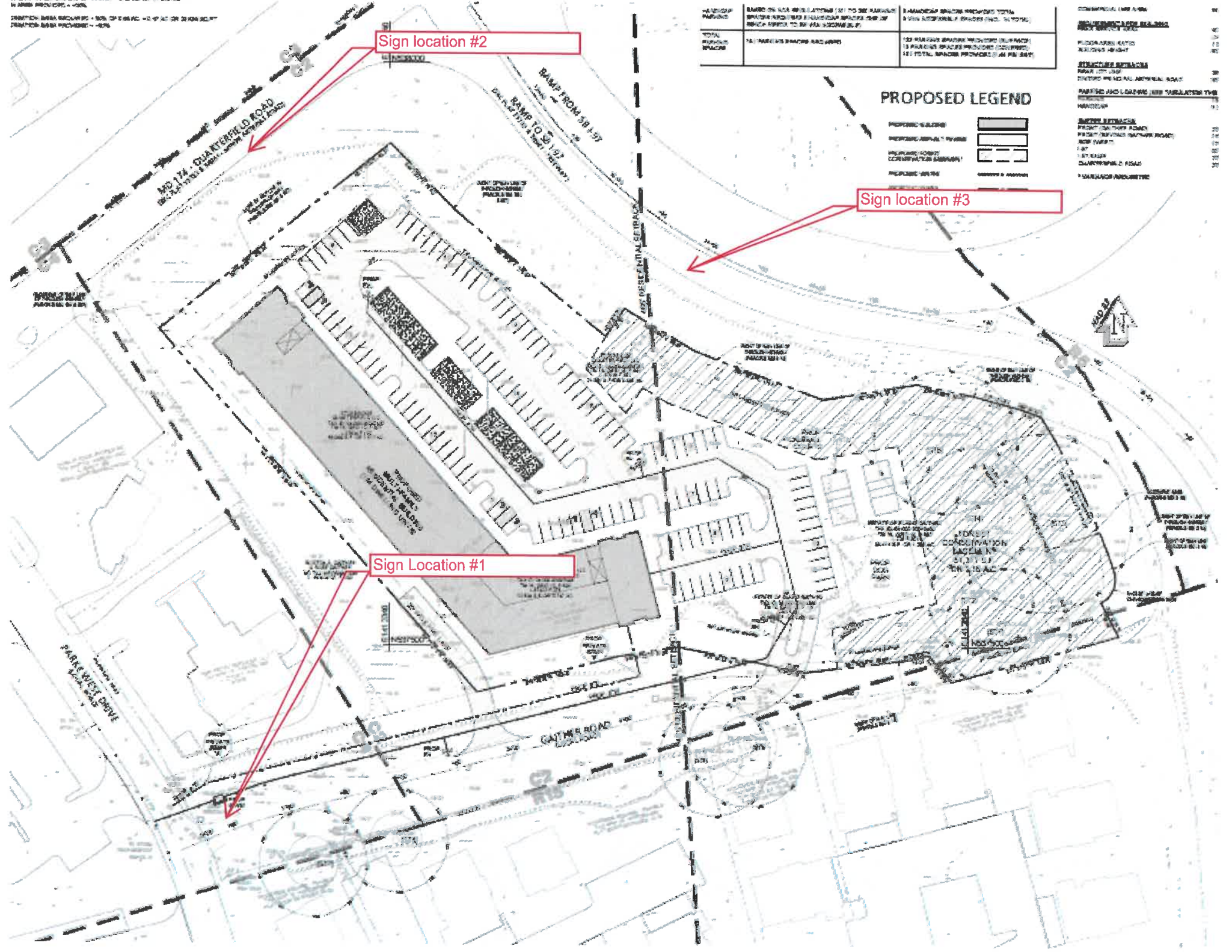
### PROPOSED LEGEND

- PROPOSED BUILDING: [Symbol]
- PROPOSED DRIVEWAY: [Symbol]
- PROPOSED DRIVEWAY: [Symbol]
- PROPOSED DRIVEWAY: [Symbol]

Sign location #2

Sign location #3

Sign Location #1





Corner of Gaither Road and Parke West Drive.



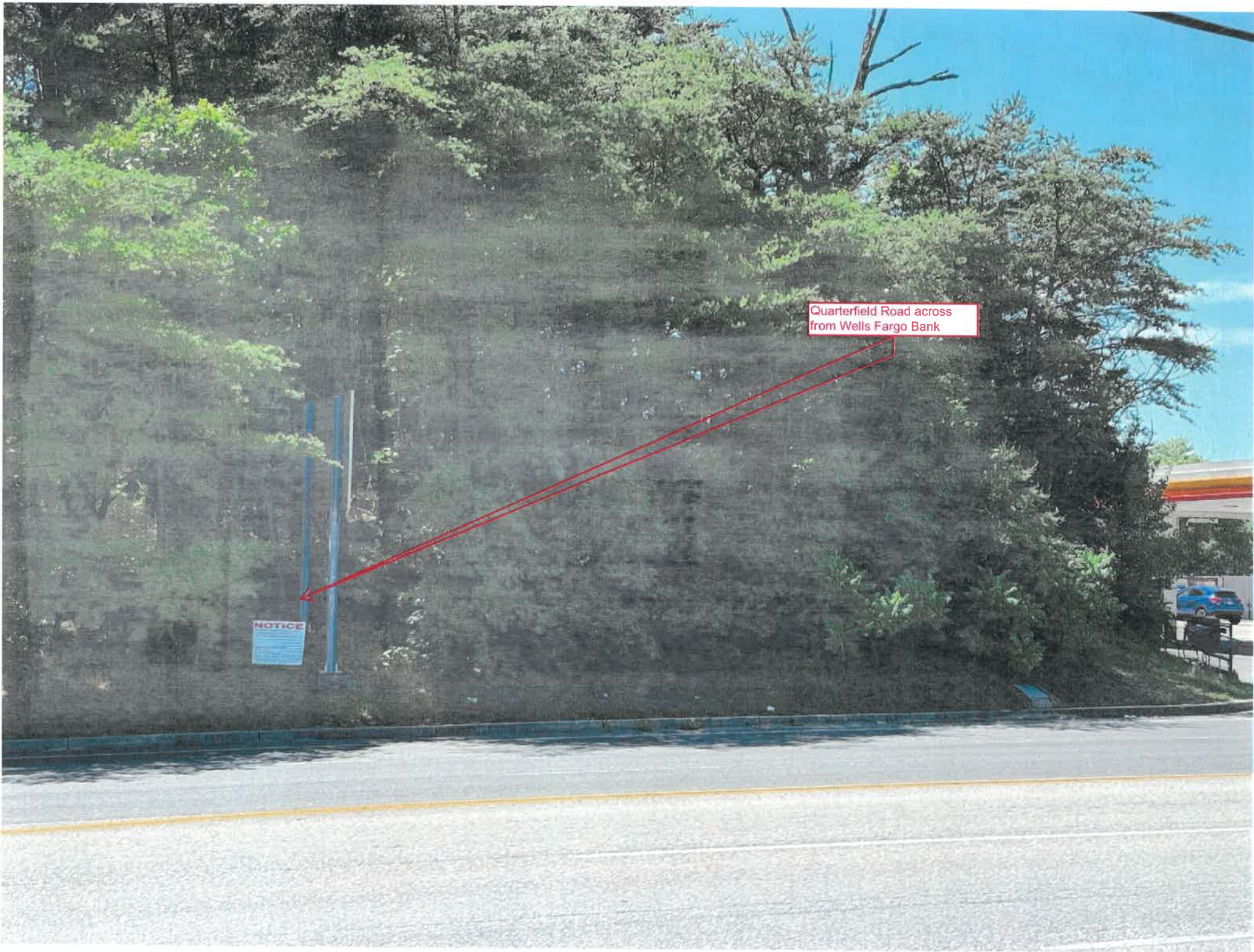
Parke West Dr



**NOTICE**  
All persons who enter the property shall be held liable for any damage to the property and shall be held responsible for any costs incurred by the property owner. This notice is posted on the property as a warning to all persons who enter the property. If you have any questions, please contact the property owner at 414-222-1234. Thank you for your attention.







Quarterfield Road across from Wells Fargo Bank

NOTICE



197 Ramp

**NOTICE**  
This area is reserved for the  
197 Ramp project. No parking  
or other activities are allowed  
in this area. Violators will  
be cited. Thank you for your  
cooperation.





Time Extension Variance Request- Case No. 2024-0073-V

**Chronology of Project Advancements**

Sturbridge Quarterfield LLC  
 7831 Quarterfield Road, Severn, Maryland 21144  
 Tax IDs: 04-000-900007496, 04-000-900007497, 04-000-90050282, 04-000-02010400  
 Tax Map 15, Grid 10, Parcels 573 (formerly 18), 590, 591, 592, 607

January 31, 2023	Case Number: 2022-0186-V AHO granted a zoning variance to eliminate the 50% floor area commercial use requirements in County Code § 18-10-125(2).
March 30, 2023	Notice of Sale and Findings of the Commissioner of General Services of the State of New York permitting the release of Tax Parcel 572, known as Quarterfield Road, Severn, Maryland 21144, Tax ID 04-000-90255970 ("Parcel 572").
June 1, 2023	Applicant initiates property disposition process with MDOT/SHA for MDOT/SHA's property known as Gaither Road (Local Road) as shown on SHA Plat Number 55733, dated July 23, 2001 ("Gaither Road Parcel").
August 30, 2023	MDOT/SHA initiated its internal clearance process by requesting a review of the Gaither Road Parcel disposition to the engineering and planning staff within the modal administration.
September 19, 2023	Applicant acquired fee simple title to Parcel 572, consisting of +/- 0.453 acres. pursuant to that certain deed recorded among the Land Records of Anne Arundel County in Book 39938 at page 374.
December 21, 2023	MDOT/SHA granted clearance for the Gaither Road Parcel to advance to the next stage of the disposition process.
January 4, 2024	MDOT/SHA requested appraisals and environmental review of the Gaither Road Parcel.
March 2024	MDOT/SHA received appraisals and environmental clearance for the Gaither Road Parcel.
April 1, 2024	MDOT/SHA notified sister State agencies of the availability of the Gaither Road Parcel.
May 31, 2024	Deadline for sister State agencies to notify MDOT/SHA of interest in acquiring the Gaither Road Parcel expired without any notice of interest.
June 3, 2024	MDOT/SHA notified Anne Arundel County of the availability of the Gaither Road Parcel.

**Next Steps and Estimated Timeline on Gaither Road Parcel**

August 7, 2024	Deadline for Anne Arundel County to notify MDOT/SHA of interest in acquiring the Gaither Road Parcel.
August 8, 2024 (or earlier if AA County notifies of no interest in acquiring)	MDOT/SHA mails sealed bid auction package to owners of properties adjacent to the Gaither Road Parcel.
October 8, 2024 (or 60 days after date of sealed bid auction package)	Deadline for bids to be received by MDOT/SHA from owners of properties adjacent to the Gaither Road Parcel.
October 9, 2024	MDOT/SHA opening of bids and awarding of purchase and sale agreement to highest bidder.  MDOT/SHA sends information package and closing documents to Board of Public Works for approval and signature of deed.
Estimated January 2025	Closing on Gaither Road Parcel.
Estimated Winter/Spring 2025	New engineering and site plans, application to expand variance approval to Parcel 572 and Gaither Road Parcel.

09/11/23 01:02 PM C 0002 R 0002  
Val #: 0002-258884 \$357.00  
Deed - Recordation Tax - Mail  
Instrument Type: Deed

Not Subject to MD Withholding pursuant to  
MD Tax-General Code Ann. § 1-101 and § 10-912(d)(4)

Parcel Identification No.: 04-000-90255970  
Title Underwriter: First American Title Insurance Company

Recording Unit: 2024-0073-V  
Name: sturbridge  
quarterfield  
Ref:  
LR - Deed (with Taxes)  
Surcharge 40.00  
LR - Deed State  
Transfer Tax 255.00  
SubTotal: 315.00  
Total: 315.00  
09/19/2023 10:14  
CC02-TeoT  
#17568676 CC0501 -  
Anne Arundel  
County / CC05-01.10 -  
Register 10

THE PEOPLE OF THE STATE OF NEW YORK, BY THE GRACE OF GOD

FREE AND INDEPENDENT

TO ALL WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, That, pursuant to the Notice of Sale and Findings of the Commissioner of General Services dated March 30, 2023, and in consideration of the sum of Fifty-One Thousand Dollars (\$51,000.00), lawful money of the United States of America paid by STURBRIDGE QUARTERFIELD LLC, with an office located at 2077 Somerville Road, Suite 210, Annapolis, Maryland 21401, we have remised, released and quitclaimed and by these presents do hereby remise, release and quitclaim unto the said STURBRIDGE QUARTERFIELD LLC, its successors and assigns forever, all the right, title and interest of the People of the State of New York in and to the following described premises:

BEGINNING at a point along the Southeast side of Maryland Route 174, Quarterfield Road, said point being 67.45 feet right of Base Line of Right-of-Way Station 6+89.10, as shown on a map entitled "State of Maryland, Department of Transportation, State Highway Administration, State Roads Commission," dated July 23, 2001 and designated as Plat No. 55733, said point also being along the first course or South 35 degrees 18 minutes 44 seconds East 225.00 foot line in the conveyance from SMO Incorporated to Dash In Food Stores, Inc. by Deed, dated October 3, 1986, and recorded among the Land Records of Anne Arundel County, Maryland in Liber 4192, Folio 753; thence from said point of beginning, so fixed and running with and binding along the aforesaid Southeast side of Maryland Route 714, with bearings referred to the aforesaid State Highway Administration plat,

1) North 80 degrees 24 minutes 12 seconds East 24.11 feet to a point 79.20 feet right of Base Line of Right-of-Way Station 7+10.18 as shown on the aforementioned State Highway Administration Plat No. 55733; said point also being along the Third or North 34 degrees 59 minutes West 417.80 foot line in the conveyance from Viola Jennings to Coleman G. Jennings and Geneva Jennings by Deed, dated November 10, 1976, and recorded among the Land Records of Anne

ACCT. 4000-9025-5970  
ALL REQUIRED LIENS ARE PAID AS  
OF 9-10-23 A.A. COUNTY  
BY: [Signature]

09/11/23 01:02 PM C 0002 R 0002  
Val #: 0002-258885 \$510.00  
County Transfer Tax



09/11/23 01:02 PM C 0002 R 0002  
Val #: 0002-258884 \$357.00  
Deed - Recordation Tax - Mail  
Instrument Type: Deed

Not Subject to MD Withholding pursuant to  
MD Tax-General Code Ann. § 1-101 and § 10-912(d)(4)

Parcel Identification No.: 04-000-90255970  
Title Underwriter: First American Title Insurance Company

LR - Deed (w Taxes)  
Recording only ST20.00  
Name: sturbridge  
quarterfield  
Ref:  
LR - Deed (with Taxes)  
Surcharge 40.00  
LR - Deed State  
Transfer Tax 255.00  
-----  
SubTotal: 315.00  
-----  
Total: 315.00  
09/19/2023 10:14  
CC02-TedT  
#17568676 CC0501 -  
Anne Arundel  
County of General  
Register 10

*THE PEOPLE OF THE STATE OF NEW YORK, BY THE GRACE OF GOD,  
FREE AND INDEPENDENT*

TO ALL WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, That, pursuant to the Notice of Sale and Findings of the Commission  
Services dated March 30, 2023, and in consideration of the sum of Fifty-One Thousand Dollars  
(\$51,000.00), lawful money of the United States of America paid by STURBRIDGE  
QUARTERFIELD LLC, with an office located at 2077 Somerville Road,  
Suite 210, Annapolis, Maryland 21401, we have remised, released and quitclaimed and by these  
presents do hereby remise, release and quitclaim unto the said STURBRIDGE QUARTERFIELD  
LLC, its successors and assigns forever, all the right, title and interest of the People of the State of  
New York in and to the following described premises:

255

BEGINNING at a point along the Southeast side of Maryland Route 174,  
Quarterfield Road, said point being 67.45 feet right of Base Line of Right-of-Way  
Station 6+89.10, as shown on a map entitled "State of Maryland, Department of  
Transportation, State Highway Administration, State Roads Commission," dated  
July 23, 2001 and designated as Plat No. 55733, said point also being along the first  
course or South 35 degrees 18 minutes 44 seconds East 225.00 foot line in the  
conveyance from SMO Incorporated to Dash In Food Stores, Inc. by Deed, dated  
October 3, 1986, and recorded among the Land Records of Anne Arundel County,  
Maryland in Liber 4192, Folio 753; thence from said point of beginning, so fixed  
and running with and binding along the aforesaid Southeast side of Maryland Route  
714, with bearings referred to the aforesaid State Highway Administration plat,

1) North 80 degrees 24 minutes 12 seconds East 24.11 feet to a point  
79.20 feet right of Base Line of Right-of-Way Station 7+10.18 as shown on the  
aforementioned State Highway Administration Plat No. 55733; said point also  
being along the Third or North 34 degrees 59 minutes West 417.80 foot line in the  
conveyance from Viola Jennings to Coleman G. Jennings and Geneva Jennings by  
Deed, dated November 10, 1976, and recorded among the Land Records of Anne

ACCT. 4000-9025-5970  
ALL REQUIRED LIENS ARE PAID AS  
OF 9-10-23 A.A. COUNTY  
BY: [Signature]

09/11/23 01:02 PM C 0002 R 0002  
Val #: 0002-258883 \$510.00  
County Transfer Tax



Arundel County, Maryland in Liber 2908, Folio 778; thence with a part of said Third line, reversely,

2) South 41 degrees 21 minutes 56 seconds East 341.89 feet to a point marking the line of division between the aforesaid conveyance to Jennings and the land in the conveyance from Darlene S. Fratantuono to the Maryland Aviation Administration of the Department of Transportation by Deed, dated December 3, 1999, and recorded among the Land Records of Anne Arundel County, Maryland in Liber 9642, Folio 004; thence with a part of the Third or South 34 degrees 27 minutes East 179.25 foot line of said conveyance,

3) South 41 degrees 37 minutes 35 seconds East 98.71 feet; thence leaving said Third line and continuing with the State Highway Administration Plat No. 55733,

4) South 75 degrees 40 minutes 30 seconds West 77.99 feet to intersect the Second or South 35 degrees 13 minutes 14 seconds East 327.90-foot line in the conveyance from Parke West Drive LLC to Parke West Real Estate II LLC by Deed, dated October 21, 2005, and recorded among the Land Records of Anne Arundel County, Maryland in Liber 17063, Folio 032; thence with a part of said line, reversely,

5) North 34 degrees 39 minutes 57 seconds West 222.91 feet to a point marking the division line between the Parke West Real Estate II LLC conveyance and the first mentioned Dash In Food Stores, Inc. conveyance; thence with a part of the first mentioned first line in the Dash In Food Stores, Inc. conveyance,

6) North 34 degrees 49 minutes 39 seconds West 197.74 feet to the point of beginning.

Containing in all 19,748 square feet of land, more or less.

The premises address being known as: Quarterfield Road, Severn MD 21144.  
Tax ID 04-000-90255970

BEING the land shown on a map entitled "State of Maryland, Department of Transportation, State Highway Administration, State Roads Commission," dated July 23, 2001 and designated as Plat No. 55733 in the unshaded area labeled "Unknown Owner 91267" and lying between the properties of Dash In Food Stores, Coleman Jennings, Et Al, Maryland Aviation Department of Transportation, and Kinder-Care Learning Centers, Inc.

ALSO BEING a portion of the premises that was devised to the People of the State of New York in the Last Will and Testament of Rosie Gaither, dated June 28, 1963.



SUBJECT to covenants, conditions, restrictions, easements and right-of-ways, if any, contained in instruments of record affecting said Premises so far as the same may now be in force and effect.

TOGETHER with all and singular the rights, hereditaments and appurtenances to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above-described premises unto STURBRIDGE QUARTERFIELD LLC, its successors and assigns forever.



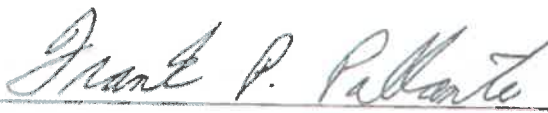
IN WITNESS WHEREOF, our Commissioner of General Services has executed this deed in our name this 14<sup>th</sup> day of July, 2023

NEW YORK STATE  
OFFICE OF GENERAL SERVICES

By: \_\_\_\_\_  
Jeanette M. Moy  
Commissioner

STATE OF NEW YORK )  
  ) ss.:  
COUNTY OF ALBANY )

On this 14<sup>th</sup> day of July, in the year 2023, before me, the undersigned, a Notary Public in and for the State, personally appeared Jeanette M. Moy, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to this instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public, State of New York  
Qualified in County of:  
My Commission Expires:

FRANK P. PALLANTE  
Notary Public, State Of New York  
No. 02PA6073097  
Qualified In Albany County  
Commission Expires April 15, 2026

I CERTIFY THAT THIS INSTRUMENT WAS PREPARED BY AN ATTORNEY OR UNDER  
THE SUPERVISION OF AN ATTORNEY ADMITTED TO PRACTICE BEFORE THE COURT  
OF APPEALS OF MARYLAND.



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**Andrew Cooch, ATTORNEY**



**State of Maryland Land Instrument Intake Sheet**  
 Baltimore City  County: Anne Arundel  
 Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.  
 (Type or Print in Black Ink Only—All Copies Must Be Legible)

State Reserved to Clerk, Clerk, Clerk, Maryland

<b>1</b>	<b>Type(s) of Instruments</b>	( Check Box if addendum Intake Form is Attached )						
	<input checked="" type="checkbox"/> Deed	<input type="checkbox"/> Mortgage	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____				
	<input type="checkbox"/> Deed of Trust	<input type="checkbox"/> Lease						
<b>2</b>	<b>Conveyance Type Check Box</b>	<input checked="" type="checkbox"/> Improved Sale Arms-Length /1/	<input type="checkbox"/> Unimproved Sale Arms-Length /2/	<input type="checkbox"/> Multiple Accounts Arms-Length /3/	<input type="checkbox"/> Not an Arms-Length Sale /4/			
<b>3</b>	<b>Tax Exemptions (if applicable)</b>	<b>Recordation</b>						
	<b>Cite or Explain Authority</b>	<b>State Transfer</b>						
		<b>County Transfer</b>						
<b>4</b>	<b>Consideration and Tax Calculations</b>	<b>Consideration Amount</b>		<b>Finance Office Use Only</b>				
		Purchase Price/Consideration	\$ 51,000.00	Transfer Tax Consideration	\$			
		Any New Mortgage	\$	X ( ) %	\$			
		Balance of Existing Mortgage	\$	Local Exemption Amount	\$			
		Other:	\$	Total Transfer Tax	\$			
		Other:	\$	Recordation Tax Consideration	\$			
	Full Cash Value	\$	X ( ) per \$500	\$				
			TOTAL DUB:	\$				
<b>5</b>	<b>Fees</b>	<b>Amount of Fees</b>		<b>Doc. 1</b>	<b>Doc. 2</b>			
		Recording Charge	\$ 60.00	\$	\$			
		Surcharge	\$	\$	\$			
		State Recordation Tax	\$ 357.00	\$	\$			
		State Transfer Tax	\$ 255.00	\$	\$			
		County Transfer Tax	\$ 510.00	\$	\$			
		Other	\$	\$	\$			
	Other	\$	\$	\$				
<b>6</b>	<b>Description of Property</b> SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	
			04-000-90255970	WNW 37 404				<input type="checkbox"/> (5)
		Subdivision Name	Lot (a)	Block (b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)	
		<b>Location/Address of Property Being Conveyed (2)</b>						
		Quarterfield Road, Severn, MD 21144						
		<b>Other Property Identifiers (if applicable)</b>					<b>Water Meter Account No.</b>	
		<input checked="" type="checkbox"/> Residential / or Non-Residential	<input checked="" type="checkbox"/> Fee Simple / or Ground Rent	Amount:				
		<input type="checkbox"/> Partial Conveyance? Yes / No	Description/Amt. of Sqft/Acreage Transferred.					
		If Partial Conveyance, List Improvements Conveyed:						
<b>7</b>		<b>Transferred From</b>	<b>Doc. 1 - Grantor(s) Name(s)</b>			<b>Doc. 2 - Grantor(s) Name(s)</b>		
	Commissioner of General Services, acting on behalf of the People of the State of New York							
	<b>Doc. 1 - Owner(s) of Record, if Different from Grantor(s)</b>			<b>Doc. 2 - Owner(s) of Record, if Different from Grantor(s)</b>				
<b>8</b>	<b>Transferred To</b>	<b>Doc. 1 - Grantee(s) Name(s)</b>			<b>Doc. 2 - Grantee(s) Name(s)</b>			
		Sturbridge Quarterfield LLC						
		<b>New Owner's (Grantee) Mailing Address</b>						
	2077 Somerville Road, Suite 210, Annapolis, MD 21401							
<b>9</b>	<b>Other Names to Be Indexed</b>	<b>Doc. 1 - Additional Names to be Indexed (Optional)</b>			<b>Doc. 2 - Additional Names to be Indexed (Optional)</b>			
<b>10</b>	<b>Contact/Mail Information</b>	<b>Instrument Submitted By or Contact Person</b>				<input checked="" type="checkbox"/> Return to Contact Person		
		Name: Cathy				<input type="checkbox"/> Hold for Pickup		
		Firm: Progressive Title Corporation				<input type="checkbox"/> Return Address Provided		
		Address: 1460 Ritchie Highway, Suite 212 Arnold MD 21012	Phone: (410) 974 0670					
<b>11</b>	<b>IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER</b>							
	<b>Assessment Information</b>	Yes	<input checked="" type="checkbox"/> No	Will the property being conveyed be the grantor's principal residence?				
		Yes	<input checked="" type="checkbox"/> No	Does transfer include personal property? If yes, identify _____				
		Yes	<input checked="" type="checkbox"/> No	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required)				
	<b>Assessment Use Only - Do Not Write Below This Line</b>							
	Terminal Verification	Agricultural Verification		Whole	Part	Tran. Process Verification		
	Transfer Number	Date Received:		Deed Reference:		Assigned Property No.		
	Year	20	20	Geo	Map	Sub	Block	
	Land			Zoning	Grid	Plat	Lot	
	Buildings			Use	Parcel	Section	Occ. Cd	
	Total			Town Cd	Ex. St.	Ex. Cd		
	<b>REMARKS:</b>							

Space Reserved for County Validation

**OPEN SPACE SUMMARY**

IN ACCORDANCE WITH ARTICLE 17-6 (1)(2) A MULTIFAMILY DWELLING THAT HAS NOT PROVIDED AN OPEN SPACE LOT SHALL HAVE 50% OF THE GROSS AREA OF THE SITE AS OPEN AREA AND 30% OF THE GROSS AREA OF THE SITE AS RECREATION AREA. 50% OF THE REQUIRED RECREATION SHALL BE RESERVED FOR ACTIVE RECREATION.

OPEN AREA REQUIRED = 429,000 SF OR 4.74 AC ± 2.13 AC OR 62,904 SQ FT  
OPEN AREA PROVIDED = 435%

RECREATION AREA REQUIRED 20% OF 4.74 AC = 0.95 AC OR 81,269 SQ. FT.  
RECREATION AREA PROVIDED = 400%

ACTIVE RECREATION AREA REQUIRED = 20% OF 0.95 AC = 0.19 AC OR 16,435 SQ. FT.  
ACTIVE RECREATION AREA PROVIDED = 400%

**PARKING SPACE TABULATIONS**

PARKING REQUIREMENTS BASED ON ANNE ARUNDEL COUNTY ZONING CODE (18-3-104)

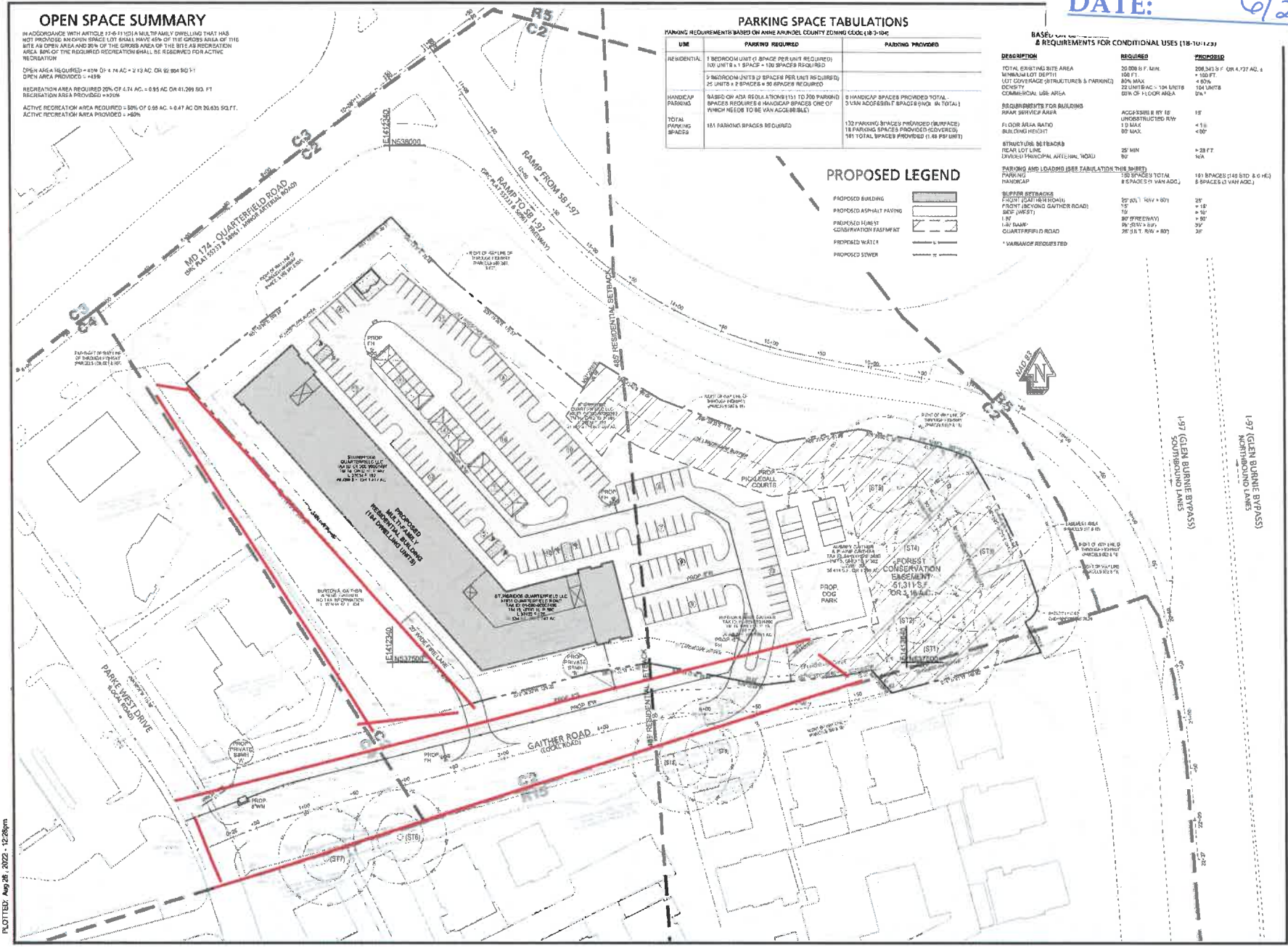
USE	PARKING REQUIRED	PARKING PROVIDED
RESIDENTIAL	1 BEDROOM UNIT = 2 SPACES PER UNIT (REQUIRED) 100 UNITS = 1 SPAC = 100 SPACES REQUIRED	
	2 BEDROOM UNITS = 3 SPACES PER UNIT (REQUIRED) 25 UNITS = 3 SPACES = 75 SPACES REQUIRED	
HANDICAP PARKING	BASED ON ADA REGULATIONS (1% TO 2% PARKING SPACES REQUIRED & HANDICAP SPACES ONE OF WHICH NEED TO BE VAN ACCESSIBLE)	3 HANDICAP SPACES PROVIDED TOTAL 3 VAN ACCESSIBLE SPACES (ONE IN TOTAL)
TOTAL PARKING SPACES	181 PARKING SPACES REQUIRED	132 PARKING SPACES PROVIDED (SURFACE) 18 PARKING SPACES PROVIDED (COVERED) 181 TOTAL SPACES PROVIDED (1.88 PSF UNIT)

**BASE REQUIREMENTS FOR CONDITIONAL USES (18-10-1.2.3)**

DESCRIPTION	REQUIRED	PROVIDED
TOTAL EXISTING SITE AREA	50,000 SF MIN.	208,243 SF OR 4.77 AC ±
MINIMUM LOT DEPTH	100 FT	100 FT
LOT COVERAGE (STRUCTURES & PARKING)	80% MAX	40%
DENSITY	22 UNITS/AC ± 104 UNITS/EA ±	104 UNITS/EA ±
COMMERICAL USE AREA	0% OR 1 FLOOR ONLY	0%
REQUIREMENTS FOR BUILDINGS		
REAR SERVICE AREA	AGGRAVATED BY 10'	10'
FILOOR AREA BATHO BUILDING HEIGHT	10 MAX	4-10'
	80 MAX	80'
STRUCTURE SETBACKS	25 MIN	25 FT
REAR LOT LINE DIVIDED PRINCIPAL ACCESS ROAD	80'	N/A
PARKING AND LOADING (SEE TABULATION THIS SHEET)		
PARKING	100 SPACES TOTAL	181 SPACES (140 STD & 41 HC)
HANDICAP	8 SPACES (3 VAN ACC)	18 SPACES (3 VAN ACC)
BIOPHILIC RETRANCS		
FRONT YARD (REAR) YARD	20' (N) / 30' (S)	30'
FRONT BEYOND GATHER ROAD	10'	10'
SIDE YARD	10'	10'
1.5 FT	80' (REAR YARD)	80'
1.5 FT	20' (SIDE YARD)	30'
QUARTERFIELD ROAD	20' (S) / 30' (N)	30'
* VARIANCE REQUIRED		

**PROPOSED LEGEND**

- PROPOSED BUILDING
- PROPOSED ASPHALT PAVING
- PROPOSED HURST CONSERVATION FARM MAT
- PROPOSED WATER
- PROPOSED SEWER



Revisions	
No.	Description

**Bay Engineering Inc.**  
2000 Old Road, Suite 200  
Beverly, Maryland 21044  
www.bayengineering.com

Date: 6/27/24  
Project: 2024-0073-V  
Drawing No.: 18-3-104

Scale: 1" = 40'  
Drawn By: TS  
Approved By: TS  
Project Reference: 18-3-104 (18-3-104)

**VARIANCE & ADMINISTRATIVE SITE PLAN FOR THE GAITHER ROAD PROPERTY**  
TAX MAP 15, GRID 10, PARCELS 11, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



# APP. EXHIBIT# 5

## CASE: 2024-0073-V

## DATE: 6/27/24

**QUARTERFIELD MIRRORS LLC**  
91268

REC'D LIBER	FOLIO
1	N 59°28'40" W 91.53'
2	N 48°12'35" W 73.00'
3	N 38°58'18" W 87.83'
4	N 50°58'50" W 48.15'
5	N 48°45'40" E 63.12'
6	N 49°26'23" W 16.00'
7	S 78°28'32" E 12.08'
8	S 41°28'08" E 289.83'

FEE SIMPLE AREA  
7,680 SQ.FT OR 0.176 ACRES ±  
SHOWN THUS: [Symbol]

**QUARTERFIELD MIRRORS LLC**  
EXTRA LAND  
91268

REC'D LIBER 41 67 601  
FOLIO 714

1	S 41°28'08" E 78.89'
2	S 67°06'02" W 104.30'
3	N 49°26'18" W 832.90'
4	N 48°45'38" E 33.83'
5	S 89°58'50" E 48.15'
6	S 89°58'18" E 87.83'
7	S 48°12'35" E 73.00'
8	S 89°58'40" E 19.53'

EXTRA LAND AREA  
27,306 SQ.FT OR 0.631 ACRES ±  
SHOWN THUS: [Symbol]

**AUBREY-GAITNER PARCEL 1**  
91265

REC'D LIBER	FOLIO
1	N 41°28'68" W 289.53'
2	S 79°31'23" E 40.16'
3	N 49°26'58" W 832.90'
4	CHD. N 04°08'10" E 43.67'
5	N 48°45'38" E 48.15'
6	N 49°58'48" E 146.63'
7	R = 80.04' L=38.24'
8	CHD. S 77°35'12" E 35.71'
9	S 47°05'12" E 339.70'
10	N 69°55'48" W 19.95'
11	N 75°08'55" W 41.07'
12	N 78°46'18" W 50.00'
13	S 80°58'50" W 61.88'
14	N 89°35'40" W 119.51'
15	N 58°38'48" W 89.47'

FEE SIMPLE AREA  
689 SQ.FT OR 0.016 ACRES ±  
SHOWN THUS: [Symbol]

**AUBREY-GAITNER PARCEL 2**  
91265

REC'D LIBER	FOLIO
1	R = 63.00' L=88.05'
2	CHD. N 15°38'08" E 84.79'
3	R = 688.84' L=58.89'
4	CHD. S 18°32'08" E 55.84'

FEE SIMPLE AREA  
689 SQ.FT OR 0.016 ACRES ±  
SHOWN THUS: [Symbol]

**UNKNOWN OWNER**  
91287

REC'D LIBER	FOLIO
1	N 84°48'38" W 27.16'
2	N 81°35'55" E 17.42'
3	S 41°28'08" E 38.89'
4	S 80°24'12" W 24.11'

FEE SIMPLE AREA  
834 SQ.FT OR 0.019 ACRES ±  
SHOWN THUS: [Symbol]

**ALBREY-GAITNER EXTRA LAND**  
91265

REC'D LIBER	FOLIO
1	S 88°39'49" E 89.47'
2	S 68°35'40" E 119.81'
3	N 60°58'50" E 81.89'
4	S 78°46'18" W 50.00'
5	S 75°08'55" E 41.07'
6	S 69°55'48" E 19.95'
7	R = 848.94' L=149.55'
8	CHD. S 29°32'32" E 148.22'
9	R = 83.00' L=30.47'
10	CHD. S 25°02'11" W 26.29'
11	S 27°00'51" E 33.73'
12	S 74°45'18" W 149.89'
13	N 41°22'05" W 348.23'
14	N 41°22'55" W 78.46'

EXTRA LAND AREA  
68,436 SQ.FT OR 1.586 ACRES ±  
SHOWN THUS: [Symbol]

TEMPORARY EASEMENT AREA  
1,804 SQ.FT OR 0.041 ACRES ±  
SHOWN THUS: [Symbol]

**COLEMAN JENNINGS, ET AL**  
91257

REC'D LIBER	FOLIO
1	N 41°21'59" W 38.81'
2	N 51°54'05" E 101.86'
3	S 38°45'07" E 23.12'
4	S 93°08'18" W 84.15'
5	S 62°24'12" W 22.77'

FEE SIMPLE AREA  
3,829 SQ.FT OR 0.088 ACRES ±  
SHOWN THUS: [Symbol]

DASH IN FOOD STORES  
91258

**COLEMAN JENNINGS, ET AL**  
EXTRA LAND  
91267

REC'D LIBER 4-8-2003  
FOLIO 67

1	N 80°24'12" E 22.77'
2	N 33°08'18" E 84.15'
3	S 38°45'08" E 81.89'
4	N 48°45'38" E 110.52'
5	S 41°28'58" E 332.90'
6	S 51°49'25" E 188.19'
7	N 41°21'59" W 841.89'

EXTRA LAND AREA  
70.78 SQ.FT OR 1.61 ACRES ±  
SHOWN THUS: [Symbol]

**KINDER-CARE LEARNING CENTERS INC.**  
91647

REC'D LIBER	FOLIO
1	S 34°38'57" E 104.99'
2	S 74°51'18" W 211.97'
3	N 20°37'27" W 19.45'
4	R = 536.07' L=77.80'
5	CHD. N 25°48'11" W 77.73'
6	N 72°03'19" E 94.47'
7	N 75°40'30" E 97.54'

FEE SIMPLE AREA  
10,827 SQ.FT OR 0.455 ACRES ±  
SHOWN THUS: [Symbol]

**QUARTERFIELD MIRRORS LLC**  
EXTRA LAND  
91268

REC'D LIBER	FOLIO
1	N 41°28'68" W 289.53'
2	S 79°31'23" E 40.16'
3	N 49°26'58" W 832.90'
4	CHD. N 04°08'10" E 43.67'
5	N 48°45'38" E 48.15'
6	N 49°58'48" E 146.63'
7	R = 80.04' L=38.24'
8	CHD. S 77°35'12" E 35.71'
9	S 47°05'12" E 339.70'
10	N 69°55'48" W 19.95'
11	N 75°08'55" W 41.07'
12	N 78°46'18" W 50.00'
13	S 80°58'50" W 61.88'
14	N 89°35'40" W 119.51'
15	N 58°38'48" W 89.47'

FEE SIMPLE AREA  
689 SQ.FT OR 0.016 ACRES ±  
SHOWN THUS: [Symbol]

**ALBREY-GAITNER PARCEL 1**  
91265

REC'D LIBER	FOLIO
1	R = 63.00' L=88.05'
2	CHD. N 15°38'08" E 84.79'
3	R = 688.84' L=58.89'
4	CHD. S 18°32'08" E 55.84'

FEE SIMPLE AREA  
689 SQ.FT OR 0.016 ACRES ±  
SHOWN THUS: [Symbol]

**ALBREY-GAITNER PARCEL 2**  
91265

REC'D LIBER	FOLIO
1	R = 63.00' L=88.05'
2	CHD. N 15°38'08" E 84.79'
3	R = 688.84' L=58.89'
4	CHD. S 18°32'08" E 55.84'

FEE SIMPLE AREA  
689 SQ.FT OR 0.016 ACRES ±  
SHOWN THUS: [Symbol]

**ALBREY-GAITNER PARCEL 1**  
91265

REC'D LIBER	FOLIO
1	R = 63.00' L=88.05'
2	CHD. N 15°38'08" E 84.79'
3	R = 688.84' L=58.89'
4	CHD. S 18°32'08" E 55.84'

FEE SIMPLE AREA  
689 SQ.FT OR 0.016 ACRES ±  
SHOWN THUS: [Symbol]

**ALBREY-GAITNER PARCEL 2**  
91265

REC'D LIBER	FOLIO
1	R = 63.00' L=88.05'
2	CHD. N 15°38'08" E 84.79'
3	R = 688.84' L=58.89'
4	CHD. S 18°32'08" E 55.84'

FEE SIMPLE AREA  
689 SQ.FT OR 0.016 ACRES ±  
SHOWN THUS: [Symbol]

**ALBREY-GAITNER PARCEL 2**  
91265

REC'D LIBER	FOLIO
1	R = 63.00' L=88.05'
2	CHD. N 15°38'08" E 84.79'
3	R = 688.84' L=58.89'
4	CHD. S 18°32'08" E 55.84'

FEE SIMPLE AREA  
689 SQ.FT OR 0.016 ACRES ±  
SHOWN THUS: [Symbol]

STATE OF MARYLAND  
DEPARTMENT OF TRANSPORTATION  
STATE HIGHWAY ADMINISTRATION  
STATE ROADS COMMISSION

RIGHT OF WAY PROJECT : MD 174 - BRIDGE NO. 2083 OVER I-97  
RIGHT OF WAY PROJECT NO. AAB29631  
FEDERAL AID PROJECT NO. AC-STP-SI000W  
ISSUED July 23, 2024  
SCALE 1"=30'

PREPARED BY PLATS AND SURVEYS DIVISION  
CONSTRUCTION PROJECT: MD. RTE. 174 - FROM WEST PARK DRIVE TO PAMELA DRIVE  
CONSTRUCTION PROJECT NO: AAB29571

**PLAT No. 55733**

State Highway Administration (State Road Plats) Ref. 55733, MSA-J-15253-55733, Date available: 10/09/2023. Printed 03/16/2024.



APP. EXHIBIT# 6  
CASE: 2024-0073-V  
DATE: 6/27/24

