



DEPARTMENT OF PLANNING & ZONING  
PLANNING | ZONING | LAND PRESERVATION | FOREST CONSERVATION | GIS

**AGENDA**  
**WASHINGTON COUNTY PLANNING COMMISSION**  
**100 W Washington Street, Room 2000**  
**March 3, 2025, 6:00 PM**

**CALL TO ORDER AND ROLL CALL**

**NEW BUSINESS**

**MINUTES**

1. February 3, 2025 Planning Commission regular meeting \* **Discussion/Action**

**ORDINANCE MODIFICATION**

1. **Brookes House [OM-25-001]** – Scott Stotelmyer \* **Discussion/Action**  
Proposed Ordinance Modification to allow a residential lot to be created without public road frontage and not going to an immediate family member; Location: 19986 Beaver Creek Road; Zoning: A(R) – Agricultural Rural
2. **Nelson and Eileen Harbaugh [OM-25-002]** – Scott Stotelmyer \* **Discussion/Action**  
Proposed Ordinance Modification to allow the stacking of three panhandle lots, allow a panhandle length over 400 feet, and to create a lot without usable road frontage; Location: 16200 Broadfording Road; Zoning: EC – Environmental Conservation

**SUBDIVISION – CLUSTER PLAN**

1. **Arborview Cluster Development Plan [CL-25-001]** – Misty Wagner-Grillo \* **Discussion/Action**  
Cluster Development Plan for duplex and single-family residential subdivision on 219.48 acres; Location: 11009 Sasha Boulevard; Zoning: RT/PUD (Residential Transition/Planned Unit Development)

**OTHER BUSINESS**

1. **Discussion of potential Zoning Ordinance amendments**
  - a. **Accessory Dwelling Units Text Amendment** – Travis Allen **Information/Discussion**
  - b. **Manufactured Homes Text Amendment** - Jill Baker and Kyla Shingleton \* **Information/Discussion**
  - c. **Non-Conforming Uses Text Amendment** - Jill Baker and Kyla Shingleton \* **Information/Discussion**
2. **Update of Projects Initialized** – Jennifer Kinzer \* **Information/Discussion**
3. **Discussion of Comprehensive Plan** – Jill Baker **Information/Discussion**

**ADJOURNMENT**

**UPCOMING MEETINGS**

1. March 17, 2025, 6:00 p.m. – Washington County Planning Commission Workshop (Forest Conservation Ordinance)
2. April 7, 2025, 6:00 p.m. – Washington County Planning Commission regular meeting

\*attachments

Disclaimer: Copies of plans contained in this packet do not necessarily reflect the complete plan submission received by our office. The number of pages per plan may be reduced to accommodate size limitations of our website. Complete plans may be viewed in our offices by calling for an appointment.

The Planning Commission reserves the right to vary the order in which the cases are called. Individuals requiring special accommodations are required to contact the Washington County Planning Department at 240-313-2430 to make arrangements no later than 10 working days prior to the meeting. Notice is given that the Planning Commission agenda may be amended at any time up to and including the Planning Commission meeting.



**ORDINANCE MODIFICATION STAFF REPORT**

**BASE INFORMATION**

**SITE NAME.....:** Brookes House c/o Kevin Simmers  
**NUMBER.....:** OM-25-001

**OWNER.....:** BROOKES HOUSE INC  
**LOCATION.....:** 19986 BEAVER CREEK Road  
Hagerstown, MD 21740

**DESCRIPTION.....:** OM to allow a residential lot be created without road frontage and not going to an immediate family member

**ZONING.....:** Agricultural, Rural  
**COMP PLAN LU.....:** Agriculture  
**PARCEL.....:** 16007714  
**PLANNING SECTOR.....:** 2  
**ELECTION DISTRICT.....:** 16

**TYPE.....:**  
**GROSS ACRES.....:** 1.00  
**DWELLING UNITS.....:**  
**TOTAL LOTS.....:** 1  
**DENSITY.....:** N/L Units Per Acre

**PLANNER.....:** Scott A Stotelmyer  
**ENGINEER.....:** FREDERICK SEIBERT & ASSOCIATES  
**RECEIVED.....:** February 18, 2025

**SITE ENGINEERING**

*HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION*

**FLOOD ZONE.....:** No  
**WETLANDS.....:** None  
**WATERSHED.....:** Antietam Creek  
**ENDANGERED SPECIES.....:** None  
**HISTORIC INVENTORY.....:** II0146  
**EASEMENTS PRESENT.....:** S-01-123

*SCHOOL INFORMATION*

Staff Comments:	<b>ELEMENTARY</b>	<b>MIDDLE</b>	<b>HIGH</b>
<b>SCHOOL DISTRICT</b> <i>Not Applicable</i>	Greenbrier	Boonsboro	Boonsboro
<b>PUPIL YIELD</b>			
<b>CURRENT ENROLLMENT</b>			
<b>MAXIMUM CAPACITY</b>			

*PUBLIC FACILITIES INFORMATION*

**FIRE DISTRICT.....:**  
**AMBULANCE DISTRICT.....:**

*WATER & SEWER INFORMATION*

**WATER**

**SEWER**



WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

<b>METHOD.....:</b>	No Provider	No Provider
<b>SERVICE AREA.....:</b>	No Provider	No Provider
<b>PRIORITY.....:</b>	7-No Planned Service-Well	7-No Planned Service-Septic
<b>NEW HYDRANTS.....:</b>		
<b>GALLONS PER DAY SEWAGE...:</b>		
<b>PLANT INFO.....:</b>		None



WASHINGTON COUNTY PLANNING COMMISSION

APPLICATION FOR SUBDIVISION ORDINANCE MODIFICATION

APPLICANT

NAME Brooks House Inc c/o Kevin Simmers  
MAILING ADDRESS 17670 Technology Blvd, Hagerstown, MD 21740  
TELEPHONE \_\_\_\_\_ 301-573-5166  
(home) (work) (cell)

PROPERTY OWNER

NAME Brooks House Inc c/o kevin Simmers  
MAILING ADDRESS 17670 Technology Blvd, Hagerstown, MD 21740  
TELEPHONE \_\_\_\_\_ 301-573-5166  
(home) (work) (cell)

CONSULTANT

NAME FSA c/o Fred Frederick  
ADDRESS 128 S Potomac St, Hagerstown, MD 21740  
TELEPHONE 301-791-3650

DESCRIPTION OF PROPERTY

PARCEL REFERENCE: MAP 58 GRID 10 PARCEL 45  
PROPOSED LOT ACREAGE 1 Ac +- TOTAL SITE ACREAGE 119.6  
ZONING DISTRICT A(R) ROAD FRONTAGE(FT) 0.00'

**LOCATION / ADDRESS**

19986 Beaver Creek Road, Hagerstown

---

---

**EXISTING AND PROPOSED USE OF PROPERTY**

Existing: Residential SFD dwelling, Ag buildings & crops

Proposed: Residential lot

---

---

**LOT TO BE CONVEYED TO IMMEDIATE FAMILY MEMBER** No

**SUBDIVISION MODIFICATION INFORMATION**

**MODIFICATION TO SUBDIVISION ORDINANCE SECTION** 405.11.B

**MODIFICATION IS TO ALLOW**

The proposed lot be created without public road frontage and not to be conveyed to an immediate family member.

---

---

**STATEMENT OF JUSTIFICATION TO THE REQUESTED MODIFICATION (quantify modification – i.e. hardship resulting from irregular shape; safety hazard; topographic conditions; extraordinary hardship; other**

The existing 119 acre property is land locked and is accessed by a driveway from Beaver Creek Road to the subject property with a written/recorded ROW over the lands of Mr. Lynn Kendle (see attached). The owner/applicant met with the adjoining owner Mr. Lynn Kendle and has provided a signed written statement allowing the additional traffic generated from the proposed lot use the lane (see attached). The odd configuration of the subject site and not having its own frontage severely limits any development potential.

---

---

---

---

---

---

---

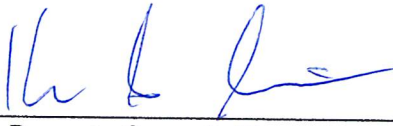
---

(Attach additional sheets if necessary)

In addition, two (2) sketch plans, drawn to scale must accompany this application showing: the dimensions and shape of proposed lot with acreage; size and location of existing and/or future structures; existing/proposed roadways and associated access right-of-ways or easements; existing/proposed entrance/exit to property; natural or topographic peculiarities of the lot in question.

To the best of my knowledge, the information provided in this application and other material submitted is correct.

 2/17/2025  
Applicant's Signature Date

 2/17/2025  
Property Owner's Signature Date

---

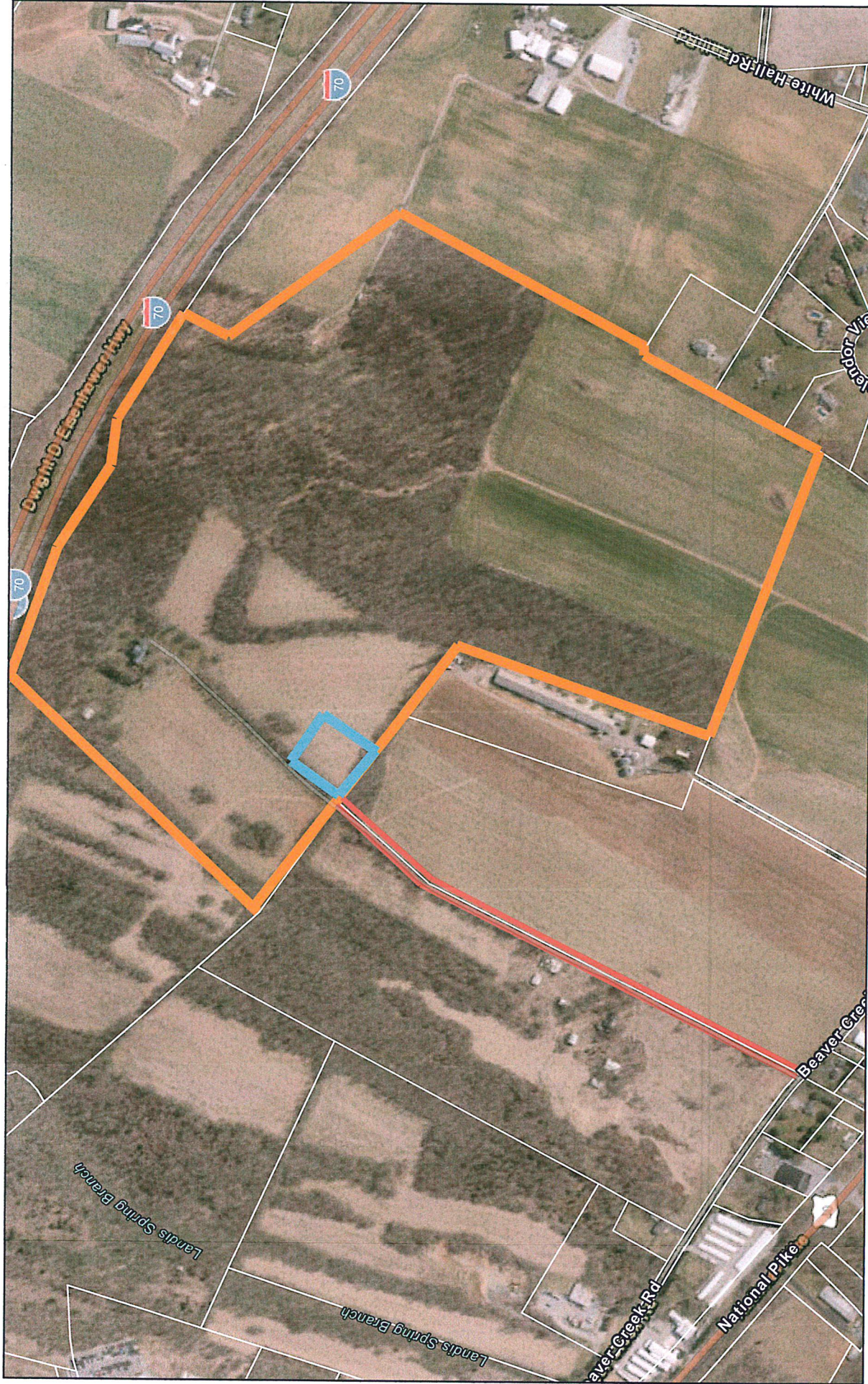
**STAFF USE ONLY:**

STAFF PLANNER: \_\_\_\_\_ DATE RECEIVED: \_\_\_\_\_

NUMBER: \_\_\_\_\_

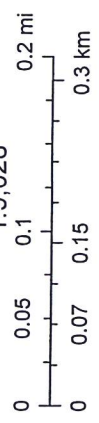
MEETING DATE: \_\_\_\_\_





2/13/2025, 11:18:28 AM

1:9,028



World Transportation  
MD\_SixInchImagery  
Parcels Washington County



Records of Washington County, Maryland, thence running with a portion of said twelfth line reversed with corrected bearings to match Maryland Grid North NAD 83 S56°07'53"E 694.64 feet to a point where said twelfth line intersects an existing fence line, thence running with said fence line N63°54'06"W 704.36 feet to a corner fence post, thence with another existing fence line N11°47'51"E 655.27 feet to a point where said fence line intersects the southern right of way line of Interstate 70, thence with said right of way line with a curve to the right have a radius of 5,579.58 feet, an arc length of 15.98 feet and a chord bearing and distance of S57°29'43"E 15.98 feet to a point, thence leaving Interstate 70 and running the thirteenth line of the aforementioned deed to Oliver reversed S09°22'07"W 563.10 feet to the place of beginning; Containing 49,926 square feet or 1.15 acres of land more or less; Said lands being a portion of Parcel No. 1 of the Deed from Kent N. Oliver to Kent N. Oliver and Katharine M. Oliver, dated May 17, 2011 and recorded among the land records of Washington County, Maryland in Liber 4091, folio 172.

**Parcel No. 2:**

The Second Parcel of land hereby conveyed adjoins the above mentioned tract of land, making part of the same farm, situate in said Election District and is part of tract called "Ducketts Misfortune" Beginning at a stone planted at the end of the sixth line of the deed from Alexander Neill, Trustee of Christian Stouffer, deceased, to Jacob Adams bearing date of December 29, 1834, and running with the line of said deed reversed North 35 degrees East 21 perches, North 59 degrees West 47.4 perches to a stone, South 41 degrees West 17 perches and 21 links to a stone, then leaving the outlines of said deed and running by a straight line to the place of beginning, containing 5 acres, 3 rods, 16 perches of land, both said tracts or parcels of land lying contiguous and comprising jointly 132 acres, 2 roods and 18 perches of land, more or less.

Together with an easement or right of way in perpetuity to the grantees. herein, their heirs, and assigns, over and along the farm lane connecting said farm with the public highway known as the Beaver Creek Road, said farm lane being sometimes referred to as Petry's Lane or Pertery's Lane, said Lane having a width of approximately eighteen (18) feet and extending from the farm tract above described in a southerly direction to the County Road known as the Beaver Creek Road.

**SAVING AND EXCEPTING** therefrom all that parcel of land conveyed unto the State Highway Administration of the Department of Transportation, acting for and on behalf of the State of Maryland, by Deed from Kent N. Oliver, dated May 20, 1991 and recorded among the Land Records of Washington County, Maryland in Liber 995, folio 224.

**Parcel Nos. 1 and 2 BEING** the fee simple property which was conveyed to Kent N. Oliver and Katharine M. Oliver, husband and wife by Deed dated May 17, 2011 from Kent N. Oliver and recorded among the Land Records for Washington County, Maryland in Book 4091, Page 172. *Tax ID No. 16-007714.*

**Parcel No. 3:**

That parcel of land situate approximately 300 feet south of Interstate 70 and 1000 feet west of White Hall Road in Election District No. 16, Washington County, Maryland and being more particularly described as follows: Beginning at a point at the end of the twelfth or N56°W 44 ½ perches line of Parcel No. 1 of the deed from Kent N. Oliver to Kent N. Oliver and Katharine M. Oliver dated May 17, 2011 and recorded in Liber 4091, folio 172 among the Land Records of Washington County, Maryland, thence running with a portion of said twelfth line reversed with corrected bearings to match Maryland Grid North NAD 83 N56°07'53"W 39.61 feet to a point where said twelfth line intersects an existing fence line, thence running with said fence line S63°54'06"E 39.42 feet to a corner fence post, thence with another existing fence line S27°52'07"W 5.36 feet to the place of beginning; Containing

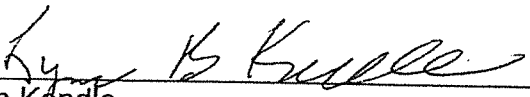
January 31, 2025

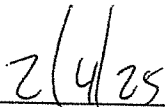
Washington County Planning Commission  
100 West Washington Street  
Hagerstown, MD 21740

RE: Kevin Simmers, 1 Lot Subdivision

I, Lynn Kendle, hereby acknowledge that I have met with Kevin Simmers regarding Kevin subdividing off 1 new lot off of his property which has a right-of-way over the existing lane that crosses my property.

I hereby approve of the additional use of this right-of-way for new residential lot to be subdivided from the 119.63 acre property owned by Brooke's House Inc. and located at 19986 Beaver Creek Road.

  
\_\_\_\_\_  
Lynn Kendle

  
\_\_\_\_\_  
Date



**ORDINANCE MODIFICATION STAFF REPORT**

**BASE INFORMATION**

**SITE NAME.....:** Ordinance Modification for Preliminary/Final Plat - Eileen Harbaugh  
**NUMBER.....:** OM-25-002

**OWNER.....:** HARBAUGH NELSON L HARBAUGH EILEEN F  
**LOCATION.....:** 16200 BROADFORDING Road  
Hagerstown, MD 21740

**DESCRIPTION.....:** Modification to Subdivision Ordinance Sections 405.11.G.1, 405.11.G.4 and  
405.11.G.5

**ZONING.....:** Environmental Conservation  
**COMP PLAN LU.....:** Environmental Conservation  
**PARCEL.....:** 13006792  
**PLANNING SECTOR.....:** 1  
**ELECTION DISTRICT.....:** 13

**TYPE.....:**  
**GROSS ACRES.....:** 8.78  
**DWELLING UNITS.....:**  
**TOTAL LOTS.....:** 0  
**DENSITY.....:** N/L Units Per Acre

**PLANNER.....:** Scott A Stotelmyer  
**ENGINEER.....:** APEX LAND SOLUTIONS LLC  
**RECEIVED.....:** February 19, 2025

**SITE ENGINEERING**

*HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION*

**FLOOD ZONE.....:** Yes  
**WETLANDS.....:** Yes  
**WATERSHED.....:** Conococheague Creek  
**ENDANGERED SPECIES.....:** None  
**HISTORIC INVENTORY.....:** No Resources Present  
**EASEMENTS PRESENT.....:** None

*SCHOOL INFORMATION*

	<b>ELEMENTARY</b>	<b>MIDDLE</b>	<b>HIGH</b>
Staff Comments: <b>SCHOOL DISTRICT</b> <i>Not Applicable</i> <b>PUPIL YIELD</b>	Maugansville	Clear Spring	Clear Spring

**CURRENT ENROLLMENT**  
**MAXIMUM CAPACITY**

*PUBLIC FACILITIES INFORMATION*

**FIRE DISTRICT.....:**  
**AMBULANCE DISTRICT.....:**

*WATER & SEWER INFORMATION*

**WATER**

**SEWER**



WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

<b>METHOD.....:</b>	No Provider	No Provider
<b>SERVICE AREA.....:</b>	No Provider	No Provider
<b>PRIORITY.....:</b>	7-No Planned Service-Well	7-No Planned Service-Septic
<b>NEW HYDRANTS.....:</b>		
<b>GALLONS PER DAY SEWAGE...:</b>		
<b>PLANT INFO.....:</b>		None





DEPARTMENT OF PLANNING & ZONING  
PLANNING | ZONING | LAND PRESERVATION | FOREST CONSERVATION | GIS

**WASHINGTON COUNTY PLANNING COMMISSION  
APPLICATION FOR SUBDIVISION ORDINANCE MODIFICATION**

**APPLICANT**

NAME Michael Roman (Apex Law Services)

MAILING ADDRESS 11800 GreenCastle Pike

TELEPHONE \_\_\_\_\_ (home) \_\_\_\_\_ (work) 301-302-4524 (cell)

**PROPERTY OWNER**

NAME Caren Taylor - Executor of the Estate of Eileen Hagan

MAILING ADDRESS \_\_\_\_\_

TELEPHONE \_\_\_\_\_ (home) \_\_\_\_\_ (work) 301-572-3348 (cell)

**CONSULTANT**

NAME Apex Law Services

ADDRESS 11800 GreenCastle Pike Hg. Md. 21740

TELEPHONE 240-455-5209

**DESCRIPTION OF PROPERTY**

TAX ACCOUNT ID # (Required) 13-006792

PARCEL REFERENCE: MAP 23 GRID 15 PARCEL 232

PROPOSED LOT ACREAGE 6.74 TOTAL SITE ACREAGE 8.78

ZONING DISTRICT EC' ROAD FRONTAGE (FT) 25'

LOCATION / ADDRESS

16200 BERRINGTON ROAD

EXISTING AND PROPOSED USE OF PROPERTY

RESIDENCE - EXISTING HOME ON 8.78 ACRES

PROPOSED - SUBDIVISION 2.5 ACRES OFF OF 8.78 ACRES PARCEL FROM EXISTING 16200 BERRINGTON ROAD. REMAINING 6.28 ACRES TO BE DEVELOPED

LOT TO BE CONVEYED TO IMMEDIATE FAMILY MEMBER

1/2

SUBDIVISION MODIFICATION INFORMATION

MODIFICATION TO SUBDIVISION ORDINANCE SECTION

405.11.6.1

405.11.6.4

MODIFICATION IS TO ALLOW

405.11.6.5

STAKEING 3 LEVELS OF TRIANGLE LOTS. PARCELS LENGTH WITH 400 FT. TO CREATE A LOT W/O USABLE ROAD FRONTAGE.

STATEMENT OF JUSTIFICATION TO THE REQUESTED MODIFICATION (quantify modification - i.e. hardship resulting from irregular shape; safety hazard; topographic conditions; extraordinary hardship; other

THE SUBJECT PROPERTY CONSISTS OF AN EXISTING HOME LOCATED ON 8.78 ACRES. THE ONLY ACCESS TO THE PARCEL IS BY A 25' R.O.W. CREATING A PARCELS OFF OF BERRINGTON ROAD. THE PROPOSED SUBDIVISION INCREASES THE SUBJECT PROPERTY FROM 2 PARCELS DOWN TO ONE OF THE SUBJECT PARCEL IS SHOWN ON PRELIMINARY PLOT PLAN IN EXHIBIT ATTACHED. THE PURPOSE OF THE SUBDIVISION IS TO SUBDIVIDE APPROX 2.5 ACRES OFF OF THE SUBJECT PARCEL TO ONE OF THE EXISTING PARCELS AND THE 6.28 ACRES IN THE REMAINDER OF THE PARCEL TO BE OWNED BY THE 3 EXISTING OWNERS. DUE TO THE IRREGULARITY OF THE PARCEL AND THE VARIOUS STAKES WITH THE 2 LOTS DIRECTLY

(Attach additional sheets if necessary)

In addition, twelve (12) sketch plans, drawn to scale must accompany this application showing: the dimensions and shape of proposed lot with acreage; size and location of existing and/or future structures; existing/proposed roadways and associated access rights-of-way or easements; existing/proposed entrance/exit to property; natural or topographic peculiarities of the lot in question.

IN FRONT OF THE ORIGINAL (2002 18.78 ACRES) A 25' TYPING WAY FOR ROAD FRONTAGE IS BEING SUBMITTED FROM 16141 BERRINGTON ROAD. THE PROPOSED SUBDIVISION REQUIRES APPROVAL OF THE ORDINANCE MODIFICATION

AS PER THE 12 SKETCH PLANS AND THE CONSIDERATIONS COMING HAS BEEN REVIEWED BY THE BOARD IN OVER 40 MINUTES AND THEY WOULD LIKE TO KEEP IT IN SUBDIVISION TO COME. THANK YOU

To the best of my knowledge, the information provided in this application and other material submitted is correct.

*M. E. R.*

*FEBRUARY 12, 2025*

Applicant's Signature

Date

*Carol A Taylor, PR*

*2/13/2025*

Property Owner's Signature

Date

---

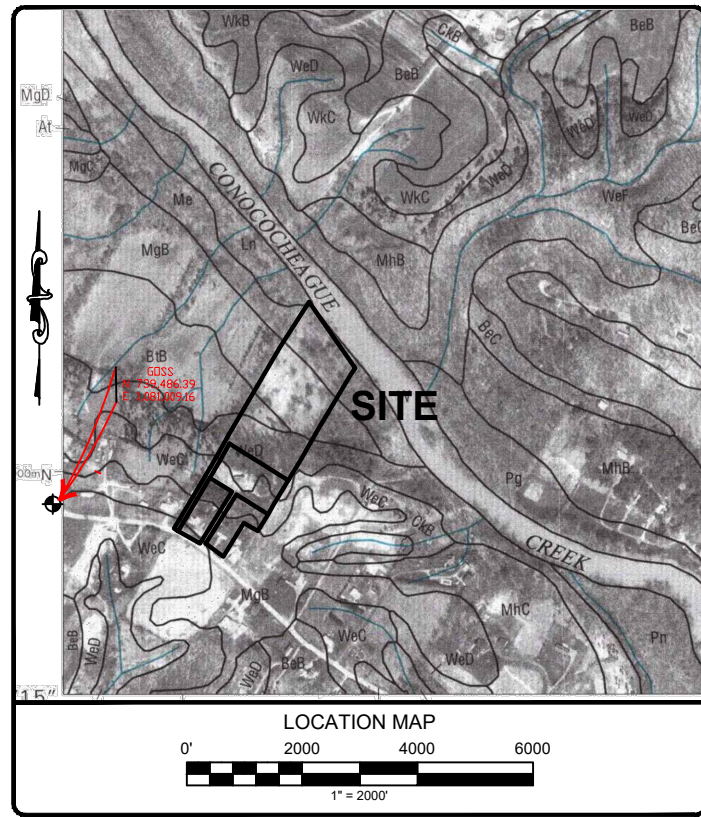
**STAFF USE ONLY:**

STAFF PLANNER: \_\_\_\_\_ DATE RECEIVED: \_\_\_\_\_

NUMBER: \_\_\_\_\_

MEETING DATE: \_\_\_\_\_





ADC MAP COORDINATES  
MAP 9 GRID A-9

**GENERAL NOTES**

- ZONING: "EC"-ENVIRONMENTAL CONSERVATION DISTRICT MINIMUM BUILDING SETBACK LINES:(M.B.S.L.) FRONT = 40', SIDE = 15', REAR = 50' MINIMUM LOT WIDTH IS 100'. MINIMUM LOT AREA IS 40,000 SQUARE FEET. WATERSHED NAME: CONOCOCHAGUE CREEK 8-DIGIT WATERSHED NUMBER: 02140504
- AN EIGHT FOOT (8') WIDE EASEMENT FOR UTILITIES AND DRAINAGE TO BE RESERVED ON THE INTERIOR OF EACH SIDE AND REAR LOT LINES. A TEN FOOT (10') WIDE EASEMENT FOR UTILITIES AND DRAINAGE TO BE RESERVED ALONG THE FRONT LOT LINE, BUT NOT SHOWN.
- WATER WELLS ARE UTILIZED.
- EXISTING 10,000 SQ. FT. SEPTIC AREAS ARE THE CURRENT MEANS SEWAGE DISPOSAL.
- THE TOTAL DRAINAGE AREA IMPACTING THIS PROJECT IS LESS THAN 400 ACRES.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED SURVEY PERFORMED BY APEX LAND SOLUTIONS UNDER THE DIRECT SUPERVISION OF MICHAEL E. RENN IN MAY 2024 AND CONTOURS ARE BASED ON NAD 83/91.
- ACCESSORY STRUCTURES ARE PERMITTED IN ACCORDANCE WITH SECTIONS 4.10 AND 23.5 B OF THE ZONING ORDINANCE. ACCESSORY STRUCTURES ARE NOT PERMITTED WITHOUT A PRINCIPAL PERMITTED STRUCTURE.

**Real Estate Transfer Declaration of Intent - Lot 1**

Account # 006792 District 13 Map 23 Grid 15 Parcel 232  
Property Owner(s) Name(s): Carol Taylor - Executor of the Estate for Eileen Harbaugh  
Permanent Mailing Address: 16200 Broadfording Road, Hagerstown, Maryland 21740  
Property Location: 16200 Broadfording Road  
Current Deed Reference(s): Liber 1234, Folio 593

I (We), Carol Taylor, the owner(s) of the real property located along the North side of Broadfording Road, and described in the above referenced deed(s) hereby declare my (our) intention to invoke the real estate transfer exemption for the above property. In accordance with the provisions of the Washington County Forest Conservation Program and COMAR08.19.01.04, for a period of at least five (5) consecutive full taxable years following the date of recordation of this document, this declaration grants an exemption for a real estate transfer to provide a security, leasehold or other legal or equitable interest, including a transfer of title, of a portion of a lot or parcel based on the Washington County Forest Conservation Program. If the owner makes application for an activity regulated under the Forest Conservation Program, clears 20,000 square feet or more of forest from the above referenced property, or violates the requirements of a previous Forest Conservation Plan on all or part of the parcel within the five (5) year period covered by this Declaration of Intent, Washington County may re-evaluate the exempt status conferred by this Declaration of Intent to determine if a regulated activity will require the owner to meet afforestation or reforestation requirements established in the Forest Conservation Ordinance and COMAR 08.19.03. Forested areas cut in violation of this exemption may also be subject to noncompliance fees.

I (we) declare, under the penalties of law, that this declaration, including any accompanying forms and statements, has been examined by me (us) and the information contained herein, to the best of my (our) knowledge, information and belief, is true, correct and complete.

SIGNATURE \_\_\_\_\_ DATE: SEPTEMBER 16, 2024

**"ENVIRONMENTALLY SENSITIVE AREA" NOTES**

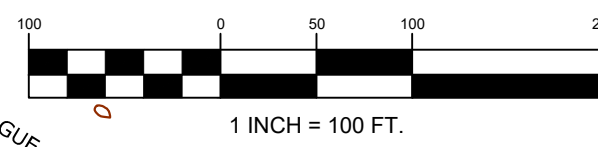
- THERE IS A 100-YEAR FLOODPLAIN ON THE SUBJECT SITE, PER FIRM PANEL NO. 24043C0110D DATED AUGUST 15, 2017.
- WETLANDS HAVE BEEN IDENTIFIED ON THE SUBJECT PROPERTY PER THE US DEPARTMENT OF THE NATIONAL WETLAND INVENTORY MAPPING. THE FOLLOWING WETLANDS ARE SHOWN ON THE INVENTORY: R2UBH - RIVERINE OPEN WATER, LOWER PERENNIAL, UNCONSOLIDATED BOTTOM, PERMANENTLY FLOODED. PFO/SSIA - PALUSTRINE FORESTED BROAD-LEAVED DECIDUOUS SHRUB BROAD-LEAVED DECIDUOUS, TEMPORARY FLOODED.
- NO AREAS OF STEEP SLOPES EXIST ON THE PROPERTY, AS DEFINED IN SECTION 28.631 OF THE WASHINGTON COUNTY ZONING ORDINANCE. (15% SLOPE OR GREATER ON K FACTOR .35 OR GREATER SOILS)
- NO AREAS OF THIS PROPERTY ARE HABITATS FOR PLANT OR ANIMAL SPECIES DETERMINED TO BE THREATENED OR ENDANGERED BY THE U.S. FISH AND WILDLIFE SERVICE (50 CRF 17) AS SHOWN ON THE MAP DATED 04/23/96 PREPARED BY THE WASHINGTON COUNTY PLANNING DEPARTMENT (GIS DATA SUPPLIED BY THE STATE HIGHWAY ADMINISTRATION, U.S. CENSUS BUREAU, AND THE MARYLAND DEPARTMENT OF WATER RESOURCES).
- WITHIN THE AREA DESIGNATED A STREAM BUFFER AND FLOODPLAIN, VEGETATIVE COVER SHALL BE MAINTAINED AT ALL TIMES. NO PERMANENT STRUCTURE OR CONSTRUCTION SHALL BE PERMITTED WITHIN THE STREAM BUFFER. NO SEPTIC SYSTEM SHALL BE CONSTRUCTED WITHIN THIS AREA.
- THERE ARE NO BLUE LINE STREAMS CROSSING THE SUBJECT PROPERTY AS DEFINED BY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT SHEET 10 OF 56.

\* This subdivision of land proposes NO new development. The agricultural activity associated with this property will be planting of christmas trees.

**GENERAL NOTES - CONTINUED**

- THE STREAM BUFFER REQUIRED ON THIS PROJECT IS A LESSER WIDTH THAN THE FEMA FLOODPLAIN AND THEREFORE THE FLOODPLAIN IS LABELED AS STREAM BUFFER.
- THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE SUBDIVISION BOUNDARIES EXCEPT AS SHOWN HEREON.
- 25' FROM THE CENTERLINE OF BROADFORDING ROAD IS DEDICATED TO WASHINGTON COUNTY FOR ROAD WIDENING.
- ANY DRIVEWAY ENTRANCES FOR THE SUBDIVIDED LOTS ON BROADFORDING ROAD WILL REQUIRE A WASHINGTON COUNTY ENTRANCE PERMIT AND MUST BE CONSTRUCTED TO COUNTY STANDARDS.
- NO PERMANENT STRUCTURES (FENCES, SHEDS, PLAY EQUIPMENT, RETAINING WALLS, ETC.) SHALL BE PERMITTED WITHIN ANY STORM DRAINAGE EASEMENT EITHER SHOWN OR DESCRIBED ON THE FINAL PLAT OF SUBDIVISION.
- ALL GRADING ON LOT/PARCEL, EITHER BEFORE OR AFTER THE CONSTRUCTION OF A DWELLING OR APPURTENANCES, SHALL BE THE FULL RESPONSIBILITY OF THE LOT/PARCEL OWNER.
- LOT 1 AS SHOWN ON THIS SUBDIVISION PLAT IS ZONED 'EC' AND HAS BEEN DETERMINED TO BE AN EXEMPTION LOT PER SECTION 5B.4 OF THE WASHINGTON COUNTY ZONING ORDINANCE. LOT 1 DOES NOT MEET THE DENSITY REQUIREMENTS PER SECTION 5B.3 OF THE ZONING ORDINANCE, THUS IT CANNOT BE FURTHER SUBDIVIDED.

**GRAPHIC SCALE:**



**Certificate of Approval  
FINAL APPROVAL GRANTED**

DATE: \_\_\_\_\_

BY:  
Washington County Planning Commission  
Final Approval good for one hundred eighty (180) days from above date

**Legend**

- Property Line
- Sip-Set Iron Pin
- Existing Well
- Existing Septic Tank
- Existing Flood Plain
- Road Dedication

**PLAT NO.  
DATE:  
WASHINGTON COUNTY**

- \* This subdivision of land proposes NO new development. The property owners have developed a LLC between them to see that the property stays in the family, handed down from generation to generation, and enjoyed as a recreational area as its current use.
- \*\* This residential subdivision plat is subject to all applicable local, state and federal laws and regulations. Any further potential of subdivision of any lots or remaining lands created by this subdivision is subject to the requirements of the Maryland Annotated Code, Environment Article, Section 9-206 and all applicable local, state and federal laws and regulations.
- \*\*\* In accordance with the requirements of the Maryland Annotated Code Environment Article, Section 9-206, upon recordation of this plat, a total of 1 residential lots, plats, building sites, or other division of land have been created from the parent parcel or tract since October 1, 2012. In accordance with the Maryland Annotated Code Environment Article, Section 9-206, and subject to all other applicable local, state and federal laws, there are not more than 6 remaining residential lots, plats, building sites, or other divisions of land allowed as a subdivision.
- \*\*\*\* This subdivision of land proposes NO new development. The agricultural activity associated with this property will be planting of christmas trees.

**ACREAGE SUMMARY  
ORIGINAL PARCEL 232**

ORIGINAL Parcel 232 (L. 1234, F. 593)	8.78 ACRES
MINUS New Lot 1	2.04 ACRES
PLUS PARCEL 'A'	0.18 ACRES
MINUS PARCEL 'B'	0.07 ACRES
MINUS ROAD DEDICATION	0.01 ACRES
NEW PARCEL 232	6.84 ACRES

**NEW LOT 1**

NEW LOT 1	2.05 ACRES
MINUS ROAD DEDICATION	0.01 ACRES
NEW LOT 1	2.04 ACRES

**PARCEL 309**

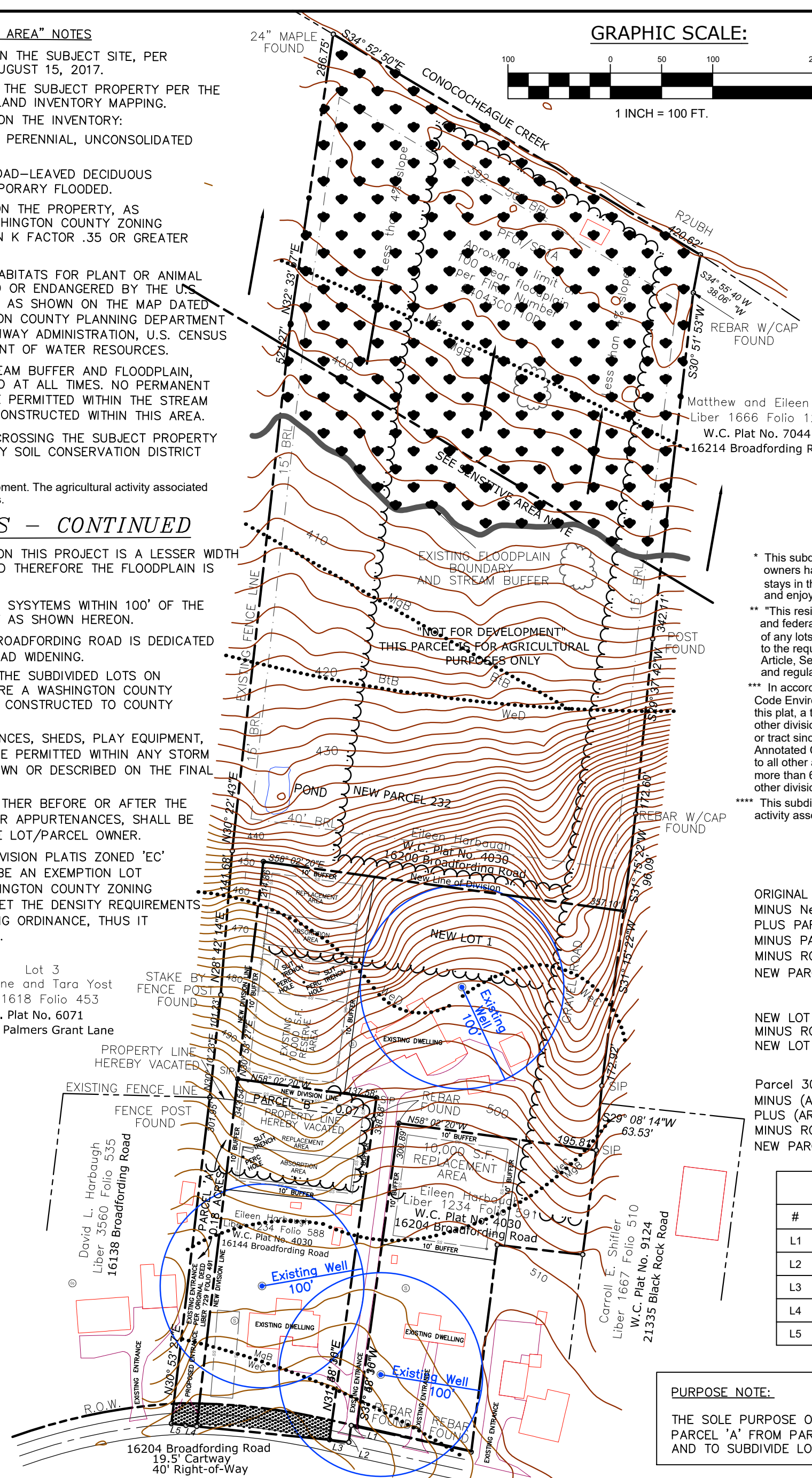
Parcel 309 (16144 BROADFORDING ROAD)	1.17 ACRES
MINUS (AREA A)	0.18 ACRES
PLUS (AREA B)	0.07 ACRES
MINUS ROAD DEDICATION	0.06 ACRES
NEW PARCEL 309	1.00 ACRES

**LINE TABLE**

#	BEARING	DISTANCE
L1	N53° 41' 01"W	5.84'
L2	S31° 58'36"W	16.70'
L3	N58° 01' 24"W	19.12'
L4	N60° 08' 16"W	10.60'
L5	N59° 12' 33"W	14.40'

**PURPOSE NOTE:**

THE SOLE PURPOSE OF THIS PLAT IS TO REMOVE PARCEL 'A' FROM PARCEL 309 AND ADD TO PARCEL 232 AND TO SUBDIVIDE LOT 1 FROM ORIGINAL PARCEL 232.



**PARCEL 36  
DEDICATION FOR INDIVIDUALS**

I/WE, \_\_\_\_\_, DO HEREBY CERTIFY, FOR OURSELVES AND OUR PERSONAL REPRESENTATIVES, HEIRS AND ASSIGNS, THAT WE ARE THE LEGAL AND TRUE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT AND THAT WE HEREBY ADOPT THE PLAN OF SUBDIVISION SHOWN HEREON, HEREBY ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES SHOWN HEREON, HEREBY DEDICATE TO PUBLIC USE ALL UTILITY AND DRAINAGE EASEMENT AREAS AND ALL ALLEY, STREET AND ROAD RIGHTS OF WAY DESIGNATED ON THIS PLAT, HEREBY AGREE TO KEEP OPEN ALL SPACES AND RECREATION AREAS SHOWN HEREON AND HEREBY AGREE THAT SAID DEDICATIONS SHALL NOT IMPOSE ANY RESPONSIBILITY ON THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY REGARDING THE SUBJECTS OF SUCH DEDICATIONS UNTIL LEGAL ACCEPTANCE THEREOF BY SAID BOARD, AND WE HEREBY RESERVE A FEE SIMPLE TITLE TO THE LAND UNDERLYING SAID EASEMENTS, RIGHTS OF WAY, OPEN SPACES AND RECREATION AREAS AND, WITH REGARD TO THE SAID EASEMENTS AND RIGHTS OF WAY, HEREBY AGREE TO CONVEY THE SAME TO SAID BOARD, FOR THE USE OF SAID WASHINGTON COUNTY, WITHOUT CONSIDERATION, UPON THE LEGAL ACCEPTANCE OF SAID EASEMENTS AND/OR RIGHTS OF WAY BY SAID BOARD.

THIS DEED AND AGREEMENT OF DEDICATION SHALL BE BINDING UPON OUR GRANTEES, ASSIGNS, SUCCESSORS, HEIRS AND PERSONAL REPRESENTATIVES.

WITNESS OUR HANDS AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

CAROL TAYLOR - EXECUTOR OF ESTATE OF EILEEN HARBAUGH

WITNESS

WE DO HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.

WITNESS OUR HANDS AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

CAROL HARBAUGH - EXECUTOR OF ESTATE OF EILEEN HARBAUGH

WITNESS

**CERTIFICATE OF APPROVAL OF INDIVIDUAL WATER SUPPLY AND INDIVIDUAL SEWERAGE SYSTEM**

I HEREBY CERTIFY THAT THE MINIMUM OWNERSHIP AREA COMPLIES WITH THE MINIMUM WIDTH AND MINIMUM AREA REQUIREMENTS SPECIFIED IN COMAR 26.04.03.03. SUCH MINIMUM OWNERSHIP SHALL REMAIN EQUAL TO THE MINIMUM WIDTH AND MINIMUM AREA SET FORTH IN COMAR 26.04.03.A(2) UNTIL COMMUNITY SEWERAGE AND WATER HAVE BEEN MADE AVAILABLE. NOT MORE THAN ONE PRINCIPAL BUILDING MAY BE ERCTED OR CONSTRUCTED ON A LOT, OR LOTS, CONTAINED IN MINIMUM OWNERSHIP AREA AS ESTABLISHED BY COMAR 26.04.03.A(2) UNTIL COMMUNITY SEWERAGE

COUNTY HEALTH OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

**INTERIM FACILITIES PROVISION CERTIFICATION**

IN COMPLIANCE WITH COMAR 26.03.01.05.B(1) AND (2), THE INDIVIDUAL WATER SUPPLY AND/OR SEWER SYSTEM IS HEREBY PERMITTED ON A TEMPORARY INTERIM BASIS. FUTURE LOT OWNERS ARE ADVISED THAT THE INDIVIDUAL SYSTEMS SERVING THE LOT INDICATED ON THIS PLAT ARE OF A TEMPORARY INTERIM NATURE AND THAT CONNECTION TO A FUTURE COMMUNITY SYSTEM SHALL BE MADE WITHIN ONE (1) YEAR OR LESS AFTER THE SYSTEM BECOMES AVAILABLE.

**SENSITIVE AREA NOTICE**

THE STREAM BUFFERS SHOWN HEREON ARE ESTABLISHED PURSUANT TO THE REQUIREMENTS OF THE WASHINGTON COUNTY SUBDIVISION ORDINANCE ARTICLE IV, SECTION 409. IN AN EFFORT TO PRESERVE OR IMPROVE WATER QUALITY, THE PROPERTY OWNER IS REQUIRED TO ESTABLISH AND THEREAFTER MAINTAIN IN PERPETUITY VEGETATIVE GROUND COVER IN ACCORDANCE WITH URBAN BEST MANAGEMENT PRACTICES RECOMMENDED BY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT. NO PERMANENT STRUCTURES OR CONSTRUCTION ARE PERMITTED WITHIN THE STREAM BUFFER EXCEPT THOSE DESIGNED TO IMPROVE WATER QUALITY OR FLOW AS APPROVED BY THE WASHINGTON COUNTY PLANNING COMMISSION IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS, LAWS, AND POLICIES. NO SEPTIC SYSTEMS SHALL BE CONSTRUCTED WITHIN THE BUFFER NOR SHALL ANY RESERVE AREA BE ESTABLISHED WITHIN THE BUFFER.

**OWNER:**

EILEEN HARBAUGH  
C/O CAROL HARBAUGH - EXECUTOR OF ESTATE  
16200 BROADFORDING ROAD  
HAGERSTOWN, MD 21740

S-24-020

**APEX LAND SOLUTIONS LLC**  
223 N. Prospect Street - Suite 304 - Hagerstown, MD 21740  
Voice: 240-455-5209 Fax: 866-914-0344  
www.apexlandsolutions.net



**LAND SURVEYOR'S CERTIFICATION:**  
I hereby certify that the plan shown herein is correct; that it is a subdivision of the lands covered by Joan L. Forsyth and Nelson L. Harbaugh, Personal Representatives of the Estate of Earl R. Harbaugh to Nelson L. Harbaugh and Eileen F. Harbaugh, husband and wife, by deed dated June 15, 1982, and recorded among the Land Records of Washington County, Maryland in Liber 729, Folio 491 and by George M. Shores Jr., and Linda E. Pomeroy (Linda E. Barnhart) to Nelson L. Harbaugh and Eileen F. Harbaugh, his wife, by deed dated August 30, 1989, and recorded among the Land Records of Washington County, Maryland in Liber 926, Folio 604, and by Earl R. Harbaugh and Lucretia L. Harbaugh, his wife, to Nelson R. Harbaugh and Eileen F. Harbaugh, his wife, by deed dated April 11, 1967, and recorded among the Land Records of Washington County, Maryland in Liber 453, Folio 322 and that property corners were found or set as shown hereon, and that iron pins with caps have been placed as indicated.  
I hereby certify that these documents were prepared by me or under my responsible charge, and that I am a licensed Professional Land Surveyor under the laws of the State of Maryland, License No. 21318 Exp. 1-11-25.

**Preliminary/Final Plat  
Wash. Co. Plat 4030 for:  
Eileen Harbaugh**  
16200 Broadfording Road - Liber 1230 Folio 593  
Hagerstown, MD 21740  
Tax Map 23 Grid 15 Parcel 232 E.D. 13  
Account Number 13-006792

Drawn:	M. RENN
Checked:	M. MELLOTT
Date:	MAY 25, 2024
Project No:	24-035
Scale:	1 inch = 100 feet
Sheet:	1 of 1





**CLUSTER PLAN STAFF REPORT**

**BASE INFORMATION**

**SITE NAME.....:** Arborview Cluster Development Plan  
**NUMBER.....:** CL-24-001

**OWNER.....:** BLACK ROCK HOLDING II LLC  
**LOCATION.....:** 11009 SASHA Boulev  
Hagerstown, MD 21742

**DESCRIPTION.....:** Cluster Development Plan for Duplex and Single Family Residential Subdivision

**ZONING.....:** Residential, Transition PUD  
**COMP PLAN LU.....:** Low Density Residential  
**PARCEL.....:** 18019493  
**PLANNING SECTOR.....:** 1  
**ELECTION DISTRICT.....:** 18

**TYPE.....:**  
**GROSS ACRES.....:** 219.48  
**DWELLING UNITS.....:** 648  
**TOTAL LOTS.....:** 648  
**DENSITY.....:** 2.9524 Units Per Acre

**PLANNER.....:** Misty Wagner-Grillo  
**ENGINEER.....:** FOX & ASSOCIATES INC  
**RECEIVED.....:** November 7, 2024

**SITE ENGINEERING**

*HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION*

**FLOOD ZONE.....:** No  
**WETLANDS.....:** None  
**WATERSHED.....:** Antietam Creek  
**ENDANGERED SPECIES.....:** None  
**STEEP SLOPES.....:** No  
**HISTORIC INVENTORY.....:** I075; I063  
**EASEMENTS PRESENT.....:** FS-01-032

**NUMBER OF ACCESS POINTS: 2**

Staff Comments:

Not Applicable

*SCHOOL INFORMATION*

	<b>ELEMENTARY</b>	<b>MIDDLE</b>	<b>HIGH</b>
<b>SCHOOL DISTRICT</b>	Greenbrier	Smithsburg	Smithsburg
<b>PUPIL YIELD</b>			
<b>CURRENT ENROLLMENT</b>			
<b>MAXIMUM CAPACITY</b>			

*PUBLIC FACILITIES INFORMATION*

**FIRE DISTRICT.....:** Mount Aetna  
**AMBULANCE DISTRICT.....:** Hagerstown

*WATER & SEWER INFORMATION*

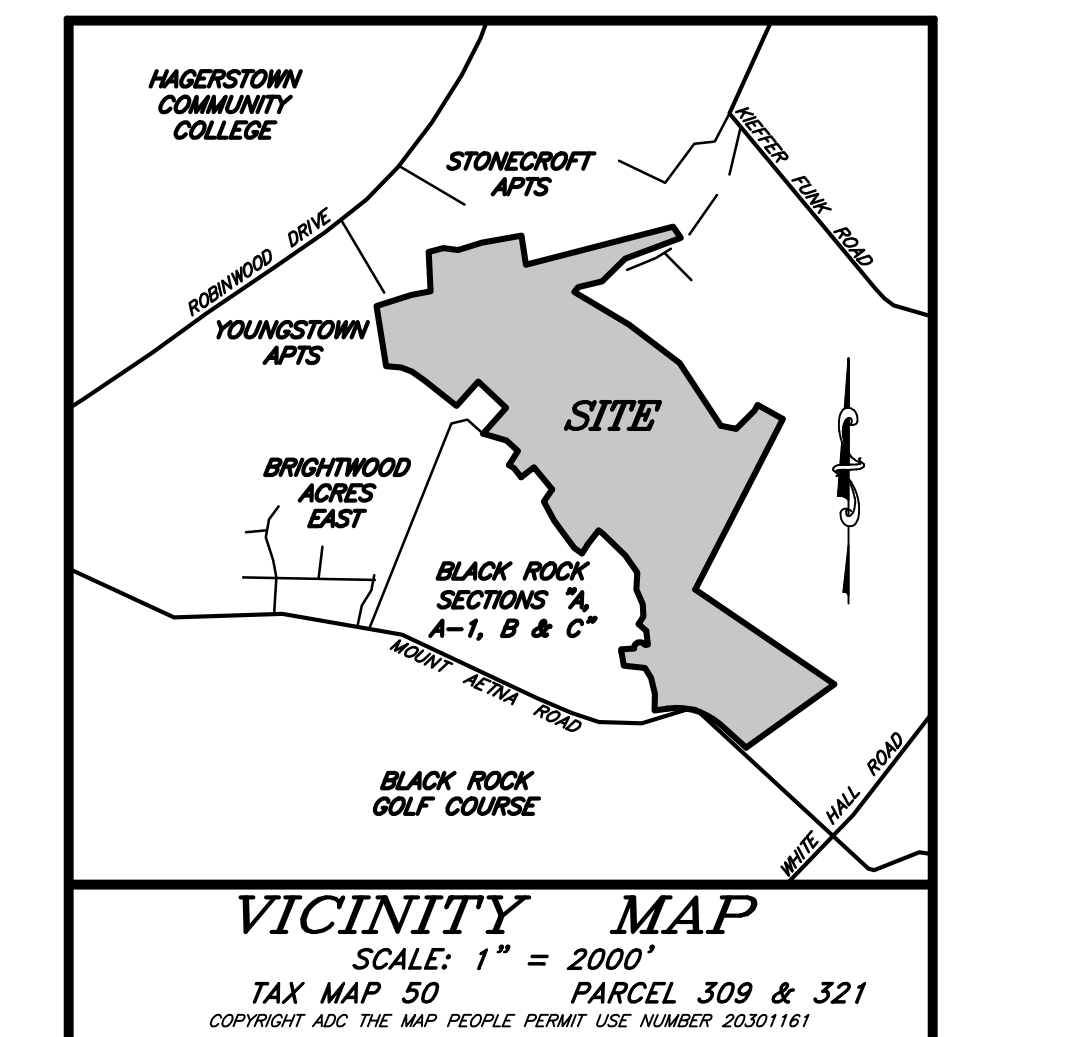
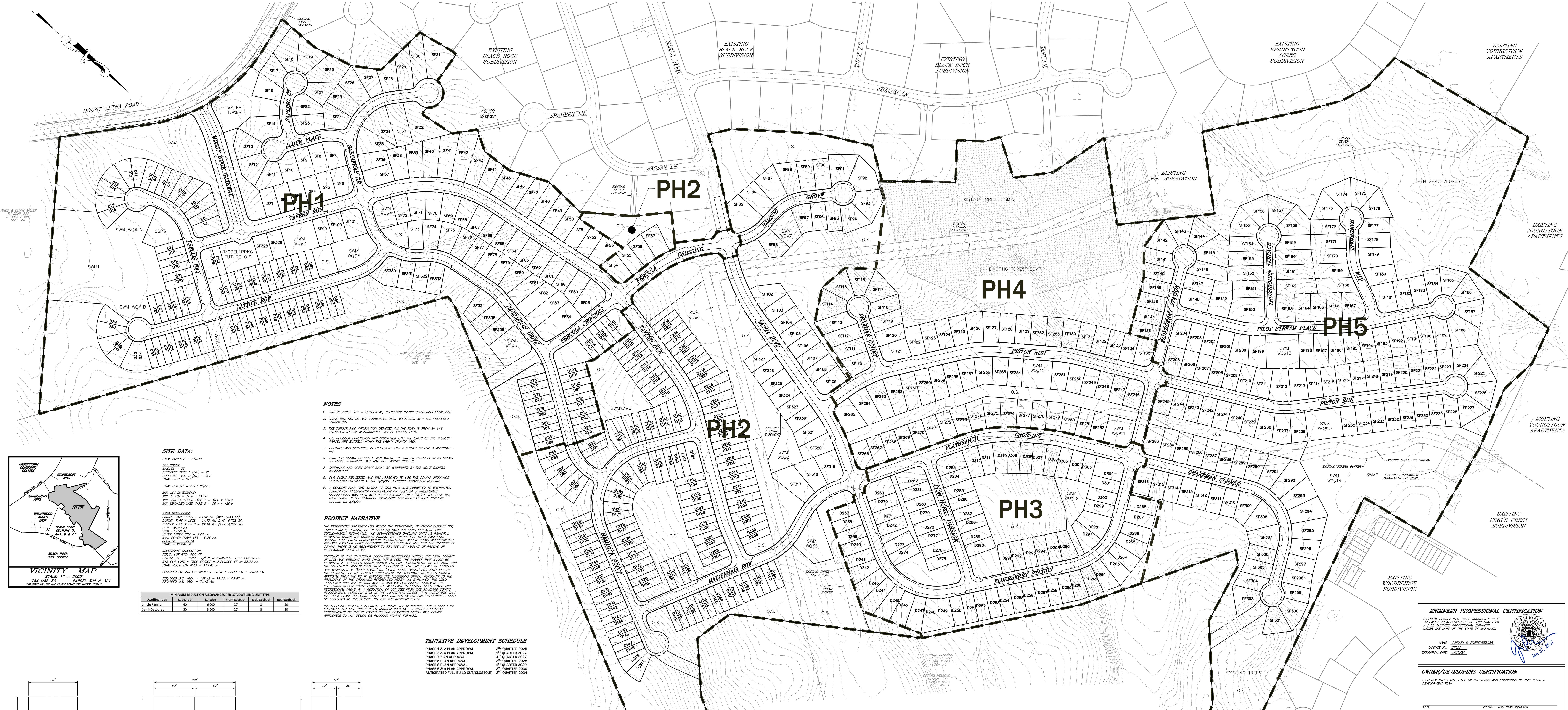


WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

	<b>WATER</b>	<b>SEWER</b>
<b>METHOD.....:</b>	City	City
<b>SERVICE AREA.....:</b>	City	City
<b>PRIORITY.....:</b>	3-Programmed Service	3-Programmed Service
<b>NEW HYDRANTS.....:</b>		
<b>GALLONS PER DAY SEWAGE...:</b>		
<b>PLANT INFO.....:</b>		Hagerstown (City)





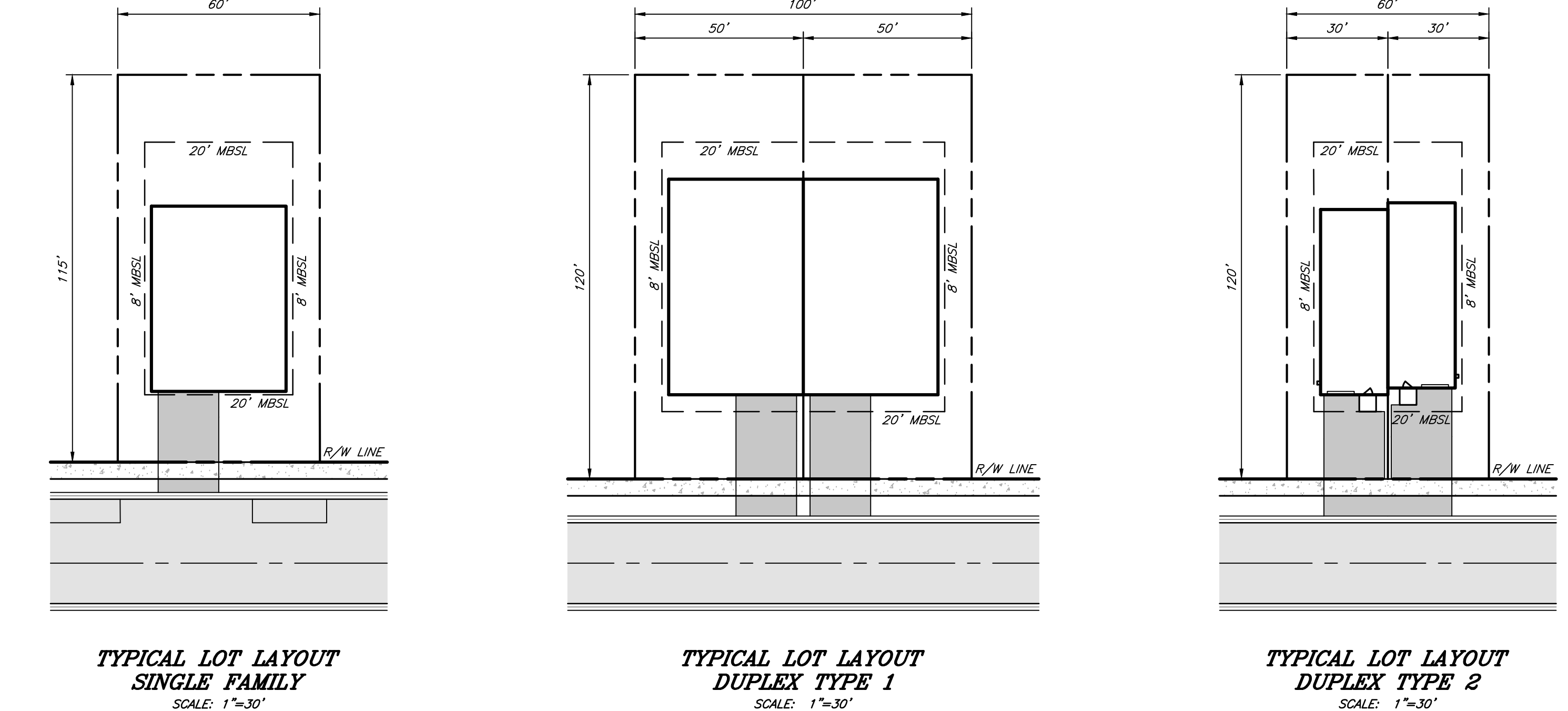
**SITE DATA:**  
 TOTAL AREA = 219.48  
 LOT COUNT:  
 SINGLES = 234  
 DUPLEXES TYPE 1 (D27) = 76  
 DUPLEXES TYPE 2 (D3) = 238  
 TOTAL LOTS = 548  
 TOTAL DENSITY = 2.50 LOTS/AC  
 MIN. LOT DIMENSIONS:  
 MIN SF LOT = 65' x 115'  
 MIN SEMI-DETACHED TYPE 1 = 50' x 130'  
 MIN SEMI-DETACHED TYPE 2 = 50' x 120'

**PROJECT NARRATIVE**  
 THE REFERENCED PROPERTY LIES WITHIN THE RESIDENTIAL, TRANSITION (ORING CLUSTERING PROVISION) WHICH PERMITS UP TO FIVE (5) DWELLING UNITS PER ACRE AND SINGLE-FAMILY, TWO-FAMILY AND SEMI-DETACHED DWELLING UNITS AS PERMITTED UNDER THE CURRENT ZONING. THE THEORETICAL FUTURE DEVELOPMENT OF THE PROJECT WOULD PERMIT APPROXIMATELY 548 DWELLING UNITS DISTRIBUTED ON 548 LOTS AND WOULD BE COMPATIBLE WITH THE EXISTING DEVELOPMENT OF THE PROJECT. THERE IS NO REQUIREMENT TO PROVIDE ANY AMOUNT OF PARKING OR RECREATION OPEN SPACES.  
 PERMITTING TO THE CLUSTERING ORDINANCE REFERENCED HEREIN, THE TOTAL NUMBER OF LOTS AND DWELLING UNITS SHALL NOT EXCEED THE NUMBER THAT WOULD BE PERMITTED BY THE APPLICABLE ZONING. THE THEORETICAL FUTURE DEVELOPMENT OF THE PROJECT WOULD PERMIT APPROXIMATELY 548 DWELLING UNITS DISTRIBUTED ON 548 LOTS AND WOULD BE COMPATIBLE WITH THE EXISTING DEVELOPMENT OF THE PROJECT. THERE IS NO REQUIREMENT TO PROVIDE ANY AMOUNT OF PARKING OR RECREATION OPEN SPACES.  
 THE APPLICANT REQUESTS APPROVAL TO UTILIZE THE CLUSTERING OPTION UNDER THE FOLLOWING LOT SIZE AND SETBACK MINIMUM CRITERIA, ALL OTHER APPLICABLE REQUIREMENTS OF THE RT ZONING BEYOND REQUESTED HEREIN WILL REMAIN APPLICABLE TO ANY DESIGN OR PLANNING WORKING FORWARD.

Dwelling Type	Lot Width	Lot Size	Front Setback	Side Setback	Rear Setback
Single Family	50'	5,000	20'	5'	20'
Duplex Detached	30'	3,000	20'	5'	20'

**TENTATIVE DEVELOPMENT SCHEDULE**

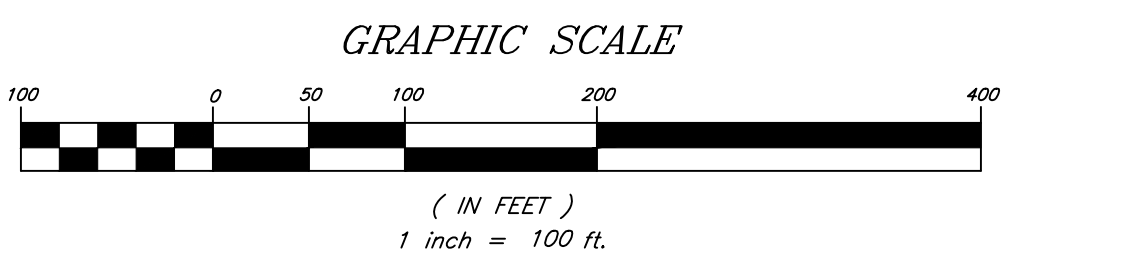
PHASE	PLAN APPROVAL	CONSTRUCTION START
PHASE 1 & 2	1 <sup>ST</sup> QUARTER 2025	1 <sup>ST</sup> QUARTER 2027
PHASE 3 & 4	2 <sup>ND</sup> QUARTER 2027	3 <sup>RD</sup> QUARTER 2027
PHASE 5	1 <sup>ST</sup> QUARTER 2028	1 <sup>ST</sup> QUARTER 2029
PHASE 6	2 <sup>ND</sup> QUARTER 2028	2 <sup>ND</sup> QUARTER 2029
PHASE 7	3 <sup>RD</sup> QUARTER 2028	3 <sup>RD</sup> QUARTER 2029
PHASE 8 & 9	1 <sup>ST</sup> QUARTER 2030	1 <sup>ST</sup> QUARTER 2034



**PHASE BREAKDOWN**

PHASE	LOT NUMBERS	SINGLE FAMILY LOTS	30' DUPLEX LOTS	50' DUPLEX LOTS
PHASE 1	SF1-SF14, SF15-SF33	91	100	0
PHASE 2	SF34-SF98, D85-D92, D93-D108	37	138	0
PHASE 3	SF99-SF110, D109-D110	0	0	76
PHASE 4	SF111-SF135, SF136-SF146	63	0	0
PHASE 5	SF147-SF160, SF161-SF172	143	0	0
TOTAL		334	238	76

648 TOTAL LOTS



# CLUSTER DEVELOPMENT PLAN

# ARBORVIEW

(FORMERLY BLACK ROCK REM. LANDS)

DEVELOPED PER RT ZONING W/CLUSTERING PROVISION  
 NORTH SIDE OF MT. AETNA ROAD, EAST OF ROBINWOOD DRIVE  
 WASHINGTON COUNTY, MARYLAND

**ENGINEER PROFESSIONAL CERTIFICATION**  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A duly licensed PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
 NAME: GORDON S. PORTENBERGER  
 LICENSE NO. 23053  
 EXPIRATION DATE: 12/31/24  
 DATE: April 17, 2025

**OWNER/DEVELOPERS CERTIFICATION**  
 I CERTIFY THAT I WILL ABIDE BY THE TERMS AND CONDITIONS OF THIS CLUSTER DEVELOPMENT PLAN.  
 DATE: \_\_\_\_\_ OWNER: DAN RYAN BUILDERS

**CERTIFICATE OF APPROVAL**  
 FINAL APPROVAL GRANTED WASHINGTON COUNTY PLANNING COMMISSION  
 DATE: \_\_\_\_\_ BY: EXECUTIVE DIRECTOR

PREPARED BY:

**FOX & ASSOCIATES, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 981 MOUNT AETNA ROAD  
 HAGERSTOWN, MARYLAND 21740  
 PHONE: (301) 733-8503 FAX: (301) 733-1853

**OWNER/DEVELOPER**  
 DAN RYAN BUILDERS  
 10313 ANNETT DRIVE, SUITE 101  
 HAGERSTOWN, MARYLAND 21740  
 PHONE: 240-420-8048  
 ATTN: MATT MONAHAN, LAND DEVELOPMENT MANAGER





DEPARTMENT OF PLANNING & ZONING

PLANNING | ZONING | LAND PRESERVATION | FOREST CONSERVATION | GIS

Draft for manufactured homes and modular dwellings

February 18, 2025

ARTICLE 3. DISTRICTS ESTABLISHED; ZONING MAPS, DISTRICT BOUNDARIES; LAND USE REGULATIONS (RURAL AREA USES)

Section 3.3 - Table No. 3.3 - TABLE OF LAND USE REGULATIONS (RURAL AREA USES)

Land Uses	A(R)	EC	P	RV	RB	IM	Intensity of Use
<b>J. Housing</b>							
<u>Manufactured Home</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N/A</u>
<u>Mobile Homes</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N/A</u>

ARTICLE 7A “RT” RESIDENTIAL, TRANSITION DISTRICT

Section 7A.1 Principal Permitted Uses

(c) Dwellings, single-family, two-family, ~~and~~ semi-detached, and manufactured.

ARTICLE 8 “RS” RESIDENTIAL, SUBURBAN DISTRICT

Section 8.1 Principal Permitted Uses

(a) Dwellings, single-family, two-family, ~~and~~ semi-detached, and manufactured.

ARTICLE 9 “RU” RESIDENTIAL, URBAN DISTRICT

Section 9.1 Principal Permitted Uses

(a) Dwellings, single-family, two-family, ~~and~~ semi-detached, and manufactured.

ARTICLE 10 “RM” RESIDENTIAL, MULTI-FAMILY DISTRICT

Section 10.1 Principal Permitted Uses

(d) Dwellings, single-family, two-family, ~~and~~ semi-detached, and manufactured.

ARTICLE 19C “SPECIAL ECONOMIC DEVELOPMENT DISTRICT”



Section 19C.2. Principal Permitted Uses

Single Family Residential Units.

Manufactured Homes.

Two Family Dwelling or Duplex.

**ARTICLE 22 SPECIAL PROVISIONS “DIVISION V - MOBILE HOME PARKS, TRAVEL TRAILER PARKS AND MOBILE HOMES NOT IN MOBILE HOME PARKS OR TRAVEL TRAILER PARKS”**

Section 22.54 Mobile Homes

(a) All mobile homes shall have a minimum of ~~five hundred (500)~~ three hundred twenty (320) square feet of floor space.

~~(b) Mobile homes shall be permitted in the A(R), EC, and P districts and shall be prohibited in all other districts except as specifically allowed under the provisions of this Ordinance.~~

(c) Replacement:

(1) A mobile home may replace another mobile home in any district provided such replacement is done no later than thirty (30) days from the removal date of the replaced mobile home, the provisions of Section 4.3(d) notwithstanding.

(2) Except in the A(R), EC, and P Districts, the replacing mobile home must be set on the same site as the replaced mobile home with the latter being removed from the property no later than thirty (30) days from the zoning permit issuance date.

(d) In no district shall a mobile home be parked, stored, or utilized as an accessory use; however, in the A(R), EC, and P Districts, one mobile home may be parked or stored on the same lot with a principal permitted use for a period not to exceed thirty (30) days, provided that no living quarters shall be maintained in the mobile home nor any business conducted therewith, and further provided that a zoning permit shall be required for the parking or storage.

(e) All mobile homes shall be placed on a solid masonry support and shall have skirting sufficient to hide the undercarriage from view. Such skirting shall be completely installed no later than ninety (90) days from the date the zoning permit is issued.

(f) Manufactured homes must be converted to real property in accordance with the Real Property Article of the MD Annotated Code Md. Real Property Code Ann. § 8B-201

~~(f)~~ (g) All provisions of this Section shall be subject to the requirements of Sections 4.1, 4.2 and 22.4.

## ARTICLE 28A "DEFINITIONS"

### **Mobile Home:**

~~A detached structure with the following characteristics:~~

~~It is designed for long term occupancy and containing sleeping accommodations, a flush toilet, a tub or shower bath, and kitchen facilities with plumbing and electrical connections provided for attachment to outside systems, and;~~

~~It is designed for transportation after fabrication on streets or highways on its own wheels, or on flatbeds or other trailers, or detachable wheels, and;~~

~~It arrives at the site where it is to be occupied complete and ready for occupancy except for minor and incidental unpacking and assembly operations, location on jacks or other temporary or permanent foundations, connections to utilities and the like.~~

### **Modular Dwelling:**

A building assembly or system of building subassemblies designed for habitation as a dwelling for one or more individuals that:

1. Includes the necessary electrical, plumbing, heating ventilating and other service systems;
2. Is made or assembled by a manufacturer on or off the building site for installation, or assembly and installation, on the building site; and
3. Installed and set up according to the Manufacturer's instructions on an approved foundation and support system.

### **Modular Unit:**

A factory-fabricated transportable building unit established on a permanent foundation so as not to be deemed transportable after installation and designed to be used by itself or to be incorporated with similar units at a building site into a modular structure for residential, commercial, educational, or industrial uses.

### **Manufactured home (Mobile Homes):**

A structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained therein. The term includes any structure that meets all of the requirements of this paragraph except the size requirements and with respect to which the

manufacturer voluntarily files a certification required by the United States Secretary of Housing and Urban Development and complies with the standards established under Title 42 of the United States Code.



## DEPARTMENT OF PLANNING & ZONING

PLANNING | ZONING | LAND PRESERVATION | FOREST CONSERVATION | GIS

Draft for discussion

February 19, 2025

### Section 4.3 Nonconforming Uses

Any building, structure or premises lawfully existing at the time of the adoption of this Ordinance, or lawfully existing at the time this Ordinance is subsequently amended, may continue to be used without further imposition of use, dimensional, buffer or other Ordinance requirements even though such building, structure or premises does not conform to use, dimensional, buffer or other Ordinance regulations of the zoning district in which it is located. ~~(Subject, however to the following provisions:)~~ All nonconforming uses shall be subject to the following provisions:

~~(a) Existing nonconforming single family dwellings in any district may expand without limitation in respect to area and shall meet the least restrictive setbacks for that district. Such dwellings shall be treated as principal permitted uses in that district.~~

~~(b a) All other nonconforming uses shall be subject to review and approval by the Board of Zoning Appeals. In all other zoning districts except the A(R), EC, P and BL districts, In all districts, the Board may approve the alteration, or the expansion of a nonconforming use provided the expansion is restricted to an additional area not exceeding thirty-five (35) percent of the existing use as it existed at the time of nonconforming and provided it meets the guidelines of Section 25.6 of the Ordinance. In the HI district, the Board may approve an alteration or expansion greater than thirty five (35) percent of a nonconforming mobile home park provided the proposed expansion is consistent with the Comprehensive Plan and meets the guidelines of Section 22.5 and 22.6 of this Ordinance.~~

~~(1) In the A(R), EC, P and BL districts, the Board may approve the alteration or the expansion of a nonconforming use without restriction to area provided the proposed expansion is consistent with the Plan for the County, and provided it meets the guidelines of Section 25.6 of the Ordinance.~~ Existing nonconforming single-family dwellings in any district may expand without limitation in respect to area and shall meet the least restrictive setbacks for that district. Such dwellings shall be treated as principal permitted uses in that district.

(2) No ~~extension~~ expansion may be permitted for ~~(junk yards in accordance with this section)~~ nonconforming junk yards.

(b) A nonconforming use may be changed to another nonconforming use of less or equal intensity, provided documentation that the use was legally created, maintained and not abandoned is presented. Whenever a nonconforming use has been changed to a more appropriate use, in the opinion of the Board of Zoning Appeals, such use shall not thereafter be changed to a less appropriate use or classification.

~~(c) Whenever a nonconforming use has been changed to a more appropriate use, in the opinion of the Board, such use shall not thereafter be changed to a less appropriate use or classification.~~

~~(d c) No land, building, structure, or premises where a nonconforming use has ceased for six (6) months or more shall thereafter be used except in conformance with this Zoning Ordinance.~~ If a ~~nonconforming~~ use is discontinued or abandoned, or a nonconforming structure is unused or abandoned, for 12 consecutive months, the land or structure shall not thereafter be used except in conformity with the regulations of the district in which it is located. Cessation of the use for the purpose of repair or remodeling, or a temporary vacancy between occupants while the property is being actively marketed and maintained in good condition, shall not constitute discontinuance or abandonment.

Abandonment of nonconforming uses shall be defined by a lack of active and continuous operation during a 12 month period except as provided in the sections above. Subjective intent shall not be acknowledged as reasoning for continued use of a nonconforming use. Other tangible or mechanical actions that prove the owner intent to continue the business must be provided to the Board of Zoning Appeals for their approval.

~~(e d) The owner or operator of any existing nonconforming use involving used car lots, service garages, or junk yards shall require a license from the zoning administrator to continue operation of the nonconforming use; to maintain nonconforming status such licenses shall be renewed on an annual basis. ,not later than six (6) months, certify in writing, on a prescribed form, to the office of the Zoning Administrator, that such nonconforming use did exist on the adoption date of this Ordinance. In order that the exact nature and extent of such nonconforming use may be determined, a survey plat prepared by a professional engineer or registered surveyor shall accompany any prescribed form. The survey shall include the following:~~

~~(1) North arrow.~~

~~(2) Scale — One inch equal to one hundred feet.~~

~~(3) Election District.~~

~~(4) Outline of parcel or parcels upon which the nonconforming use is located.~~

~~(5) Bearings, distances, and acreage of that portion of the parcel or parcels expressly used for the nonconforming use on the effective date of this Ordinance.~~

~~(6) Use, dimensions, and location of all existing buildings.~~

~~(7) Certification and seal of professional engineer or registered surveyor.~~

(f e) Nothing in these regulations shall prevent the restoration of a nonconforming building or structure destroyed by fire, windstorm, and explosion, act of public enemy, accident, or prevent the continuance of the use thereof as it existed at the time of such destruction provided that a zoning certificate is obtained and restoration begun within one (1) year of said destruction. The zoning administrator may grant one (1) year extension for good cause.

**Plan Review Projects Initialized - January 01, 2025 - January 31, 2025**

Land Development Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
S-25-003	Final Plat	In Review	13-Jan-25	FINAL PLAT FOR ROSEHILL MANOR PHASE 4A	13349 SNAPDRAGON WAY HAGERSTOWN, MD 21742	FOX & ASSOCIATES INC	DAN RYAN BUILDERS MID ATLANTIC INC
FP-25-001	Forest Conservation Plan	Approved	20-Jan-25	OFFSITE FOREST CONSERVATION PLAN FOR 10417 FERGUSSON LANE	15433 TRAILS END LANE WILLIAMSPORT, MD 21795	FREDERICK SEIBERT & ASSOCIATES	BOWMAN GROUP LLC
FS-25-001	Forest Stand Delineation	Approved	03-Jan-25	GLENN COLEMAN	1032 HOFFMASTER ROAD KNOXVILLE, MD 21758	FREDERICK SEIBERT & ASSOCIATES	EHRHARDT ELIZABETH A
FS-25-002	Forest Stand Delineation	Approved	21-Jan-25	FOREST STAND DELINEATION FOR FULTON-WILLIAMSPORT		FREDERICK SEIBERT & ASSOCIATES	BF12 IRREVOCABLE TRUST THE SF12 IRREVOCABLE TRUST THE
FS-25-003	Forest Stand Delineation	Received	28-Jan-25	FOREST STAND DELINEATION FOR NEW DIRECTION UTILITIES		FREDERICK SEIBERT & ASSOCIATES	TCBSCOTT PROPERTIES LLC
FS-25-004	Forest Stand Delineation	In Review	31-Jan-25	FOREST STAND DELINEATION FOR CONSERVIT, INC.		FREDERICK SEIBERT & ASSOCIATES	CONSERVIT INC
SIM25-001	IMA	Active	02-Jan-25	TRAMMELL CROW - RHOTON FARM WAREHOUSE	16545 CARGO DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	RHOTON DOROTHY F
SIM25-002	IMA	Active	07-Jan-25	5903 APPLETON ROAD BO	5903 APPLETON ROAD BOONSBORO, MD 21713	POTOMAC CONSTRUCTION	DECKERT CHRISTOPHER R JR
SIM25-003	IMA	Requested	27-Jan-25	232 & 234 N COLONIAL DRIVE HN	232 NO COLONIAL DRIVE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	MULLINS GENE E MULLINS TINA M
SIM25-004	IMA	Active	30-Jan-25	21611 LEITERSBURG-SMITHSBURG RD HN	21611 LEITERSBURG SMITHSBURG ROAD HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	GOUFF HARRY E III GOUFF CARRIE S
SIM25-005	IMA	Active	30-Jan-25	20006 COOL HOLLOW ROAD HN	20006 COOL HOLLOW ROAD HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	ANDERSON ENTERPRISES LLC
SIM25-006	IMA	Active	30-Jan-25	14247 NATIONAL PIKE CS	14247 NATIONAL PIKE CLEAR SPRING, MD 21722	FREDERICK SEIBERT & ASSOCIATES	CLEAR SPRING FARM LLC
TWN-25-001	Improvement Plan	In Review	21-Jan-25	GREENHOUSE EXPANSION	35 SOUTH STREET HANCOCK, MD 21750		IIP MD 2 LLC
S-25-001	Preliminary-Final Plat	In Review	03-Jan-25	PRELIMINARY/FINAL SUBDIVISION PLAT FOR DANIEL DAVISON	14000 HEAVENLY ACRES RIDGE HANCOCK, MD 21750	DANIEL GEHR SURVEYING	DAVISON TINA L DAVISON DANIEL C
S-25-002	Preliminary-Final Plat	In Review	10-Jan-25	SAMUAL HUNTER ESTATE, LOT 1	13651 NEWCOMER ROAD HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	HUNTER SAMUEL C
S-25-004	Preliminary-Final Plat	Revisions Required	13-Jan-25	DALE & WENDY PRICE, LOT 1	17326 BAKERSVILLE ROAD BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	PRICE DALE A & PRICE WENDY SUE
S-25-005	Preliminary-Final Plat	In Review	14-Jan-25	OVERDALE ESTATES PHASE 2, LOT 1	21604 JEFFERSON BOULEV SMITHSBURG, MD 21783	FOX & ASSOCIATES INC	DILLER LYNN M

**Plan Review Projects Initialized - January 01, 2025 - January 31, 2025**

Land Development Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
SP-23-034.R01	Redline Revision	Approved	23-Jan-25	REDLINE REVISION FOR MINOR FOOTPRINT CHANGES TO BUILDINGS 5 & 6, AS WELL AS SIDEWALK IMPROVEMENTS	19513 INNOVATION DRIVE HAGERSTOWN, MD 21742	HRG	MERITUS MEDICAL CENTER INC
SP-21-003.R01	Redline Revision	Review Complete	31-Jan-25	REDLINE REVISION TO ADD 24/7 COMMERCIAL PARKING LOT	16001 LAPPANS RD WILLIAMSPORT, MD 21795	FREDERICK SEIBERT & ASSOCIATES	AKHMEDOV IZMIR A
SP-18-019.R04	Redline Revision	Approved	31-Jan-25	REDLINE REVISION FOR YARD/ACCESS CHANGES TO INCLUDE A GUARD HOUSE	13905 CRAYTON BLVD HAGERSTOWN, MD 21742	GORDON	PERINI INDUSTRIAL LAND LLC
SI-25-001	Simplified Plat	In Review	06-Jan-25	RICHARD A WILLS, PARCEL A	13261 WOODMONT ROAD HANCOCK, MD 21750	FREDERICK SEIBERT & ASSOCIATES	WILLS RICHARD ALLEN
SP-25-001	Site Plan	In Review	17-Jan-25	SHEETZ #184 - HUYETTS	12404 LAGER DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	MCRAND HUYETTS LTD PARTNERSHIP
SP-25-002	Site Plan	In Review	24-Jan-25	BOWMAN LIGHTNER - PHASE 4	15935 SPIELMAN ROAD WILLIAMSPORT, MD 21795	FREDERICK SEIBERT & ASSOCIATES	BOWMAN GROUP THE
SP-25-003	Site Plan	In Review	31-Jan-25	SITE PLAN FOR 17165 BLACK STALLION LANE-HERITAGE MANOR	17165 BLACK STALLION LANE HAGERSTOWN, MD 21740	FOX & ASSOCIATES INC	BLACK STALLION LANE LLC
SGP-25-001	Standard Grading Plan	In Review	07-Jan-25	JOSEPH & LARA BOLLINGER	11828 PARTRIDGE TRAIL HAGERSTOWN, MD 21742		BOLLINGER JOSEPH IRVING BOLLINGER LARA MICHELLE
SGP-25-002	Standard Grading Plan	In Review	08-Jan-25	MIKE JOHNSON	13181 SALEM CHURCH ROAD HAGERSTOWN, MD 21740	MT. TABOR BUILDERS	BOSTETTER GROUP LLC THE
SGP-25-003	Standard Grading Plan	In Review	10-Jan-25	LILY SIMMONS		FREDERICK SEIBERT & ASSOCIATES	SIMMONS LILY M SIMMONS RILEY
SGP-25-004	Standard Grading Plan	In Review	15-Jan-25	CAUFFMAN CUSTOM HOME	13163 SALEM CHURCH ROAD HAGERSTOWN, MD 21740	MT. TABOR BUILDERS	BOSTETTER GROUP LLC THE
SGP-25-005	Standard Grading Plan	Approved	20-Jan-25	BRAD SULTAN	8842 SHARPSBURG PIKE FAIRPLAY, MD 21733	FREDERICK SEIBERT & ASSOCIATES	Brad Sultan HAMBURG SHERYL L
SGP-25-006	Standard Grading Plan	Final Approvals	24-Jan-25	LYLE FIRNHABER DRIVEWAY PLAN	3819 MILLS ROAD SHARPSBURG, MD 21782		FIRNHABER LYLE MILLS EARL E TRUSTEES
SGP-25-008	Standard Grading Plan	Pending Payment	29-Jan-25	FREEDOM HILLS LOT 102/103	13948 PATRIOT WAY HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	FREEDOM HILL HOMES LLC
SGP-25-009	Standard Grading Plan	Pending Payment	29-Jan-25	FREEDOM HILLS LOTS 112/113	13916 PATRIOT WAY HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	FREEDOM HILL HOMES LLC
SGP-25-010	Standard Grading Plan	Pending Payment	29-Jan-25	FREEDOM HILLS LOTS 116/117	13904 PATRIOT WAY HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	FREEDOM HILL HOMES LLC
SGP-25-011	Standard Grading Plan	Pending Payment	29-Jan-25	FREEDOM HILLS LOTS 126/127	13874 PATRIOT WAY HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	FREEDOM HILL HOMES LLC
SWCP25-001	Stormwater Concept Plan	In Review	22-Jan-25	FULTON - WILLIAMSPORT			BF12 IRREVOCABLE TRUST THE SF12 IRREVOCABLE TRUST THE
SWCP25-002	Stormwater Concept Plan	In Review	29-Jan-25	NEW DIRECTION - SCOTT			TCBSCOTT PROPERTIES LLC



**Plan Review Projects Initialized - January 01, 2025 - January 31, 2025**

Land Development Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
SWCP25-003	Stormwater Concept Plan	In Review	31-Jan-25	BOWMAN BECKLEY - LOT 6			BOWMAN 2000 LLC
SSWP25-001	Stormwater Standard Plan	In Review	07-Jan-25	JOSEPH & LARA BOLLINGER	11828 PARTRIDGE TRAIL HAGERSTOWN, MD 21742		BOLLINGER JOSEPH IRVING BOLLINGER LARA MICHELLE
SSWP25-002	Stormwater Standard Plan	In Review	08-Jan-25	MIKE JOHNSON	13181 SALEM CHURCH ROAD HAGERSTOWN, MD 21740	MT. TABOR BUILDERS	BOSTETTER GROUP LLC THE
SSWP25-003	Stormwater Standard Plan	In Review	09-Jan-25	RAB RENTALS - LEXINGTON AVE	17324 LEXINGTON AVENUE HAGERSTOWN, MD 21740	FACELIFT REMODELING INC	RAB RENTALS LLC
SSWP25-004	Stormwater Standard Plan	In Review	10-Jan-25	LILY SIMMONS	MOUNT HEBRON ROAD	FREDERICK SEIBERT & ASSOCIATES	SIMMONS LILY M SIMMONS RILEY
SSWP25-005	Stormwater Standard Plan	In Review	15-Jan-25	CAUFFMAN CUSTOM HOME	13163 SALEM CHURCH ROAD HAGERSTOWN, MD 21740	MT. TABOR BUILDERS	BOSTETTER GROUP LLC THE
SSWP25-006	Stormwater Standard Plan	Approved	20-Jan-25	BRAD SULTAN	8842 SHARPSBURG PIKE FAIRPLAY, MD 21733		Brad Sultan HAMBURG SHERYL L
SSWP25-007	Stormwater Standard Plan	In Review	24-Jan-25	LYLE FIRNHABER DRIVEWAY PLAN	3819 MILLS ROAD SHARPSBURG, MD 21782		Lyle Firnhaber MILLS EARL E TRUSTEES
SSWP25-008	Stormwater Standard Plan	In Review	28-Jan-25	ETHAN EBY - AG STRUCTURE	14612 MAUGANSVILLE ROAD HAGERSTOWN, MD 21740		Eby Ethan G & Eby Annette M
S-25-006	Subdivision Replat	Revisions Required	27-Jan-25	DILLOW, REPLAT LOTS 1-3		FREDERICK SEIBERT & ASSOCIATES	DILLOW JOSHUA DILLOW HEATHER
TIS-25-001	Traffic Impact Study	Pending	27-Jan-25	RED ROOF 5	22637 CAVETOWN CHURCH ROAD SMITHSBURG, MD 21783	TRAFFIC SOLUTIONS INC.	MARTIN RONALD B
TYU-25-001	Two Year Update	In Review	22-Jan-25	CLEAN EARTH OF MD INC	SOUTH END OF OAK RIDGE PLACE	FOX & ASSOCIATES INC	CLEAN ROCK PROPERTIES LTD
TYU-25-002	Two Year Update	In Review	22-Jan-25	VALLEY STORAGE	NORTH SIDE OF ROBINWOOD DR & NORTH SIDE OF MT. AETNA RD. HAGERSTOWN MD 21740	FREDERICK SEIBERT & ASSOCIATES	WILLIAMSPORT STORAGE BINS INC
TYU-25-003	Two Year Update	In Review	22-Jan-25	CUSHWA FARM WAREHOUSE	SOUTHSIDE OF HOPEWELL ROAD AND NORTHSIDE OF I-81	FREDERICK SEIBERT & ASSOCIATES	HOPEWELL ROAD LLC
TYU-25-004	Two Year Update	In Review	22-Jan-25	CREEKVIEW VILLAS	SOUTH SIDE OF MULBERRY ST. BETWEEN CLEAR SPRING RD & SOUTH MAIN ST. CLEAR SPRING MD 21722	FREDERICK SEIBERT & ASSOCIATES	WALZC LLC
TYU-25-005	Two Year Update	Pending Documents	29-Jan-25	Eby Carl Jr.-KILN DRYING FACIL	CLEAR SPRING ROAD NORTHSIDE	FREDERICK SEIBERT & ASSOCIATES	Eby Carl Lester Jr Eby Rosanna L
TYU-25-006	Two Year Update	In Review	30-Jan-25	HGR HANGAR - PADS H & I	18434 SHOWALTER RD HAGERSTOWN MD 21742	FOX & ASSOCIATES INC	WASH CO COMMISSIONERS
TYU-25-007	Two Year Update	In Review	30-Jan-25	EMERALD POINTE PUD COMMERCIAL AREA	NORTHEAST SIDE OF INTERSECTION OF MARSH PIKE AND LEITERSBURG PIKE (RTE	FOX & ASSOCIATES INC	EMERALD POINTE INC
GPT-25-001	Type 2 Grading Plan	In Review	17-Jan-25	PARADISE HEIGHTS LOT 60	13709 PULASKI DRIVE HAGERSTOWN, MD 21742	RICHMOND AMERICAN HOMES OF MARYLAND, INC	PARADISE HEIGHTS LAND
GPT-25-002	Type 2 Grading Plan	In Review	17-Jan-25	PARADISE HEIGHTS LOT 61 13713 PULASKI DR	13713 PULASKI DRIVE HAGERSTOWN, MD 21742	RICHMOND AMERICAN HOMES OF MARYLAND, INC	PARADISE HEIGHTS LAND
GPT-25-003	Type 2 Grading Plan	In Review	17-Jan-25	PARADISE HEIGHTS LOT 62		RICHMOND AMERICAN HOMES OF MARYLAND, INC	PARADISE HEIGHTS LAND

**Plan Review Projects Initialized - January 01, 2025 - January 31, 2025**

Land Development Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
GPT-25-004	Type 2 Grading Plan	Received	17-Jan-25	PARADISE HEIGHTS LOT 65 MODEL HOME AND LOT 64 TEMP PARKING	19000 AMESBURY ROAD HAGERSTOWN, MD 21742	RICHMOND AMERICAN HOMES OF MARYLAND, INC	PARADISE HEIGHTS LAND
GPT-25-005	Type 2 Grading Plan	In Review	31-Jan-25	PARADISE HEIGHTS LOT 56 13702 PULASKI DR	13702 PULASKI DRIVE HAGERSTOWN, MD 21742	RICHMOND AMERICAN HOMES OF MARYLAND, INC	PARADISE HEIGHTS LAND
GPT-25-006	Type 2 Grading Plan	In Review	31-Jan-25	PARADISE HEIGHTS LOT 57 13706 PULASKI DR	13706 PULASKI DRIVE HAGERSTOWN, MD 21742	RICHMOND AMERICAN HOMES OF MARYLAND, INC	PARADISE HEIGHTS LAND
GPT-25-007	Type 2 Grading Plan	In Review	31-Jan-25	PARADISE HEIGHTS LOT 58 13710 PULASKI DR	13710 PULASKI DRIVE HAGERSTOWN, MD 21742	RICHMOND AMERICAN HOMES OF MARYLAND, INC	PARADISE HEIGHTS LAND

**Plan Review Projects Initialized - January 01, 2025 - January 31, 2025**

Permits Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
2025-00090	Entrance Permit	In Progress	08-Jan-25	STICK BUILT HOME	S-03-227 13181 SALEM CHURCH ROAD, LOT 1	MT. TABOR BUILDERS	MICHAEL JOHNSON CYNTHIA JOHNSON
2025-00109	Entrance Permit	In Progress	10-Jan-25	STICK BUILT HOME	S-24-019 11828 PARTRIDGE TRAIL, LOT 7	OLIVER HOMES INC	BOLLINGER JOSEPH IRVING BOLLINGER LARA MICHELLE
2025-00114	Entrance Permit	Review	10-Jan-25	STICK BUILT HOME	3819 MILLS ROAD		FIRNHABER LYLE FIRNHABER APRIL
2025-00142	Entrance Permit	In Progress	14-Jan-25	STICK BUILT HOME	LOR 1916 REED ROAD		CLARK JAMES SCOTT
2025-00181	Entrance Permit	In Progress	16-Jan-25	STICK BUILT HOME	S-24-032 12259 SAINT PAUL ROAD, LOT 13A	MT. TABOR BUILDERS	DAVID ALLEN VANCE
2025-00189	Entrance Permit	In Progress	16-Jan-25	STICK BUILT HOME	S-03-227 13163 SALEM CHURCH ROAD, LOT 5	MT. TABOR BUILDERS	BOSTETTER GROUP LLC THE
2025-00202	Entrance Permit	In Progress	17-Jan-25	STICK BUILT HOME	S-22-012 13709 PULASKI DRIVE, LOT 60		PARADISE HEIGHTS LAND
2025-00208	Entrance Permit	In Progress	17-Jan-25	STICK BUILT HOME	S-22-012 13713 PULASKI DRIVE, LOT 61		PARADISE HEIGHTS LAND
2025-00211	Entrance Permit	In Progress	17-Jan-25	STICK BUILT HOME	S-22-012, LOT 62		PARADISE HEIGHTS LAND
2025-00214	Entrance Permit	In Progress	17-Jan-25	STICK BUILT HOME	S-22-012 19000 AMESBURY ROAD, SECTION B, LOT 65		PARADISE HEIGHTS LAND
2025-00256	Entrance Permit	In Progress	22-Jan-25	SEMI-DETACHED HOME	S-15-022 13874 PATRIOT WAY, LOT 127	MAJOR LEAGUE BUILDERS	BETKER JASON
2025-00261	Entrance Permit	In Progress	22-Jan-25	SEMI-DETACHED HOME	S-15-022 13876 PATRIOT WAY, LOT 126	MAJOR LEAGUE BUILDERS	BETKER JASON
2025-00265	Entrance Permit	Pending	22-Jan-25	SEMI-DETACHED HOME	S-15-022 13946 PATRIOT WAY, LOT 103	MAJOR LEAGUE BUILDERS	FREEDOM HILL HOMES LLC
2025-00268	Entrance Permit	In Progress	22-Jan-25	SEMI-DETACHED HOME	S-15-022 13904 PATRIOT WAY, LOT 117		BETKER JASON
2025-00271	Entrance Permit	In Progress	22-Jan-25	SEMI-DETACHED HOME	S-15-022 13948 PATRIOT WAY, LOT 102	MAJOR LEAGUE BUILDERS	FREEDOM HILL HOMES LLC
2025-00278	Entrance Permit	Pending	22-Jan-25	SEMI-DETACHED HOME	S-15-022 13906 PATRIOT WAY, LOT 116		BETKER JASON
2025-00290	Entrance Permit	In Progress	23-Jan-25	SEMI-DETACHED HOME	S-15-022 13916 PATRIOT WAY, LOT 113	MAJOR LEAGUE BUILDERS	BETKER JASON
2025-00294	Entrance Permit	In Progress	23-Jan-25	SEMI-DETACHED HOME	S-15-022 13918 PATRIOT WAY, LOT 112	MAJOR LEAGUE BUILDERS	BETKER JASON
2025-00338	Entrance Permit	Approved	28-Jan-25	FOREST HARVEST	13803 MAPLE RIDGE		PITTMAN SEENA LYNN TRUSTEE
2025-00355	Entrance Permit	In Progress	29-Jan-25	STICK BUILT HOME	S-22-012 13814 PULASKI DRIVE, LOT 71		PARADISE HEIGHTS LAND
2025-00398	Entrance Permit	In Progress	31-Jan-25	STICK BUILT HOME	S-22-012 13702 PULASKI DRIVE, LOT 56		PARADISE HEIGHTS LAND
2025-00401	Entrance Permit	In Progress	31-Jan-25	STICK BUILT HOME	S-22-012 13706 PULASKI DRIVE, LOT 57		PARADISE HEIGHTS LAND
2025-00405	Entrance Permit	In Progress	31-Jan-25	STICK BUILT HOME	S-22-012 13710 PULASKI DRIVE, LOT 58		PARADISE HEIGHTS LAND
2025-00392	Entrance Permit	Review	31-Jan-25	FOREST HARVEST	CASPER ROAD	KG FORESTRY CONSULTING LLC	FAIRVIEW ORCHARDS LANDBESITZ INC
2025-00393	Entrance Permit	Review	31-Jan-25	FOREST HARVEST	CASPER ROAD	KG FORESTRY CONSULTING LLC	FAIRVIEW ORCHARDS LANDBESITZ INC
2025-00128	Floodplain Permit	Review	12-Jan-25	NON-RESIDENTIAL STRUCTURE	6819 MONROE ROAD		BOONSBORO MAYOR & COUNCIL
2025-00219	Floodplain Permit	Review	20-Jan-25	GRADING	66 NORTH MAIN STREET		BOARD OF EDUCATION
2025-00380	Floodplain Permit	Approved	30-Jan-25	FLOODPLAIN	139 A WEST MAIN STREET		WASHINGTON COUNTY COMMUNITY ACTION
2025-00091	Grading Permit	In Progress	08-Jan-25	STICK BUILT HOME	S-03-227 13181 SALEM CHURCH ROAD, LOT 1	MT. TABOR BUILDERS	MICHAEL JOHNSON CYNTHIA JOHNSON
2025-00110	Grading Permit	In Progress	10-Jan-25	STICK BUILT HOME	S-24-019 11828 PARTRIDGE TRAIL, LOT 7	OLIVER HOMES INC	BOLLINGER JOSEPH IRVING BOLLINGER LARA MICHELLE
2025-00130	Grading Permit	Review	13-Jan-25	VIRGINIA AVE WAREHOUSE	SP-22-032.R01 16965 VIRGINIA AVE		VA AVE LLC
2025-00143	Grading Permit	In Progress	14-Jan-25	STICK BUILT HOME	LOR 1916 REED ROAD		CLARK JAMES SCOTT

**Plan Review Projects Initialized - January 01, 2025 - January 31, 2025**

Permits Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
2025-00182	Grading Permit	In Progress	16-Jan-25	STICK BUILT HOME	S-24-032 12259 SAINT PAUL ROAD, LOT 13A	MT. TABOR BUILDERS	DAVID ALLEN VANCE
2025-00190	Grading Permit	In Progress	16-Jan-25	STICK BUILT HOME	S-03-227 13163 SALEM CHURCH ROAD, LOT 5	MT. TABOR BUILDERS	BOSTETTER GROUP LLC THE
2025-00203	Grading Permit	In Progress	17-Jan-25	PARADISE HEIGHTS LOT 60 13709 PULASKI DR	S-22-012 13709 PULASKI DRIVE, LOT 60		PARADISE HEIGHTS LAND
2025-00209	Grading Permit	In Progress	17-Jan-25	PARADISE HEIGHTS LOT 61 13713 PULASKI DR	S-22-012 13713 PULASKI DRIVE, LOT 61		PARADISE HEIGHTS LAND
2025-00212	Grading Permit	In Progress	17-Jan-25	PARADISE HEIGHTS LOT 62	S-22-012, LOT 62		PARADISE HEIGHTS LAND
2025-00215	Grading Permit	In Progress	17-Jan-25	PARADISE HEIGHTS LOT 65 MODEL W/ LOT 64 PARKING	S-22-012 19000 AMESBURY ROAD, SECTION B, LOT 65		PARADISE HEIGHTS LAND
2025-00257	Grading Permit	In Progress	22-Jan-25	SEMI-DETACHED HOME	S-15-022 13874 PATRIOT WAY, LOT 127	MAJOR LEAGUE BUILDERS	BETKER JASON
2025-00266	Grading Permit	Pending	22-Jan-25	SEMI-DETACHED HOME	S-15-022 13946 PATRIOT WAY, LOT 103	MAJOR LEAGUE BUILDERS	FREEDOM HILL HOMES LLC
2025-00269	Grading Permit	In Progress	22-Jan-25	SEMI-DETACHED HOME	S-15-022 13904 & 13906 PATRIOT WAY, LOTS 116 & 117		BETKER JASON
2025-00291	Grading Permit	In Progress	23-Jan-25	SEMI-DETACHED HOME	S-15-022 13916 PATRIOT WAY, LOT 112 & 113	MAJOR LEAGUE BUILDERS	BETKER JASON
2025-00293	Grading Permit	In Progress	23-Jan-25	MODULAR HOME	S-10-026 8842 SHARPSBURG PIKE	PAUL CRUSENBERRY	HAMBURG DEAN F HAMBURG SHERYL L
2025-00296	Grading Permit	Review	24-Jan-25	GRADING	66 NORTH MAIN STREET		BOARD OF EDUCATION
2025-00356	Grading Permit	In Progress	29-Jan-25	PH 71	S-22-012 13814 PULASKI DRIVE, LOT 71		PARADISE HEIGHTS LAND
2025-00363	Grading Permit	Review	29-Jan-25	LYLE FIRNHABER	3819 MILLS ROAD		FIRNHABER LYLE
2025-00381	Grading Permit	Review	30-Jan-25	TOWN OF KEEDYSVILLE			KEEDYSVILLE TOWN OF
2025-00399	Grading Permit	In Progress	31-Jan-25	PARADISE HEIGHTS LOT 56 13702 PULASKI DR	S-22-012 13702 PULASKI DRIVE, LOT 56		PARADISE HEIGHTS LAND
2025-00402	Grading Permit	In Progress	31-Jan-25	PARADISE HEIGHTS LOT 57 13706 PULASKI DR	S-22-012 13706 PULASKI DRIVE, LOT 57		PARADISE HEIGHTS LAND
2025-00406	Grading Permit	In Progress	31-Jan-25	PARADISE HEIGHTS LOT 58 13710 PULASKI DR	S-22-012 13710 PULASKI DRIVE, LOT 58		PARADISE HEIGHTS LAND
2025-00411	Grading Permit	In Progress	31-Jan-25	OTHER	35 SOUTH STREET		IIP MD 2 LLC
2025-00068	Grading Permit	Review	07-Jan-25		SP-23-049 16605 KENDLE ROAD		CICCARELLI CHRIS CICCARELLI K JILL
2025-00329	Utility Permit	Approved	28-Jan-25	POTOMAC EDISON	2815 DENEEN ROAD	POTOMAC EDISON	WARD JAMES WARD STARLA
2025-00021	Utility Permit	Approved	02-Jan-25	COMCAST	931 SECURITY ROAD HAGERSTOWN, MD 21742	COMCAST	BARRON FAMILY JOINT REVOCABLE TRUS DATED MAY 26 2022
2025-00042	Utility Permit	Approved	03-Jan-25	HAGERSTOWN WATER DEPARTMENT	18605 PRESTON ROAD	CITY OF HAGERSTOWN (WATER DEPT)	VINCENT FRANCIS H
2025-00044	Utility Permit	Approved	03-Jan-25	HAGERSTOWN WATER DEPARTMENT	10818 WILCOX DRIVE	CITY OF HAGERSTOWN (WATER DEPT)	KNIPPLE CHERRY L & STEVEN
2025-00045	Utility Permit	Approved	03-Jan-25	HAGERSTOWN WATER DEPARTMENT	17822 GARDEN SPOT DRIVE	CITY OF HAGERSTOWN (WATER DEPT)	EK REAL ESTATE SERVICES OF NY LLC
2025-00046	Utility Permit	Approved	03-Jan-25	HAGERSTOWN WATER DEPARTMENT	10712 HOFFMAN DRIVE	CITY OF HAGERSTOWN (WATER DEPT)	MUNDEY DAVID L ET AL

**Plan Review Projects Initialized - January 01, 2025 - January 31, 2025**

Permits Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
2025-00047	Utility Permit	Approved	03-Jan-25	HAGERSTOWN WATER DEPARTMENT	11018 LINCOLN AVENUE	CITY OF HAGERSTOWN (WATER DEPT)	LLEWELLYN HAROLD M LLEWELLYN MARY E
2025-00048	Utility Permit	Approved	03-Jan-25	HAGERSTOWN WATER DEPARTMENT	17607 OAK RIDGE DRIVE	CITY OF HAGERSTOWN (WATER DEPT)	HESSONG SAMUEL W
2025-00249	Utility Permit	Approved	21-Jan-25	HAGERSTOWN WATER DEPARTMENT	17508 OLD STONE COURT	CITY OF HAGERSTOWN (WATER DEPT)	BERNEY DAVID MICHAEL JONES TINA RENEE
2025-00250	Utility Permit	Approved	21-Jan-25	HAGERSTOWN WATER DEPARTMENT	17908 PIN OAK ROAD	CITY OF HAGERSTOWN (WATER DEPT)	KITCHEN CHARLES H III MCENROE KRISTIN
2025-00251	Utility Permit	Approved	21-Jan-25	HAGERSTOWN WATER DEPARTMENT	20 BITTERSWEET DRIVE	CITY OF HAGERSTOWN (WATER DEPT)	MURITZ DAVID C & MURITZ MARSHA K
2025-00349	Utility Permit	Review	29-Jan-25	COMCAST	SEMINOLE DRIVE, BEAVERBROOK DRIVE, DORCHESTER COURT, MONTGOMERY COURT, CECIL COURT, ALLEGANY COURT, SAINT MARY'S COURT, WICOMICO COURT	COMCAST	SHIFLER JUSTYN M SHIFLER LINDSEY
2025-00350	Utility Permit	Review	29-Jan-25	COMCAST	PIONEER DRIVE, CIVIC CIRCLE, BERRY CIRCLE	COMCAST	HOVIS CURTIS W
2025-00357	Utility Permit	Review	29-Jan-25	COMCAST	22121 WHITESTONE COURT AND ITNYRE ROAD	COMCAST	STARNES FRANK SCOTT STARNES KELLY
2025-00358	Utility Permit	Review	29-Jan-25	COMCAST	12004 BAYER DRIVE AND AUBURN DRIVE	COMCAST	JETER DALE E

**Plan Review Projects Initialized - January 01, 2025 - January 31, 2025**

	Type	Total
<b>LandDev</b> <b>Total by Group:</b> <b>61</b>	Final Plat	1
	Forest Conservation Plan	1
	Forest Stand Delineation	4
	IMA	6
	Improvement Plan	1
	Preliminary-Final Plat	4
	Redline Revision	3
	Simplified Plat	1
	Site Plan	3
	Standard Grading Plan	10
	Stormwater Concept Plan	3
	Stormwater Standard Plan	8
	Subdivision Replat	1
	Traffic Impact Study	1
	Two Year Update	7
Type 2 Grading Plan	7	
<b>Permits</b> <b>Total by Group:</b> <b>67</b>	Entrance Permit	25
	Floodplain Permit	3
	Grading Permit	24
	Utility Permit	15
<b>Total</b>		<b>128</b>