



MICHAEL PAUL SMITH  
DAVID K. GILDEA  
LAWRENCE E. SCHMIDT  
JASON T. VETTORI  
MELISSA L. ENGLISH\*  
\* Admitted in MD, NC

GREGORY D. GALLI  
AMY L. HICKS GROSSI  
STEPHEN T. HARRIS  
CARMELO D. MORABITO  
REBECCA G. WYATT  
*senior counsel:*  
ERIC R. HARLAN  
*of counsel:*  
EUGENE A. ARBAUGH, JR.  
STEPHEN J. NOLAN

March 6, 2024

HAND-DELIVERED

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

**Re: Application for Planned Unit Development  
Loch Raven Overlook  
8712 Loch Raven Blvd., Tax Map 70, Parcel 531 (Tax ID No. 0919641120)  
6th Councilmanic District, 9th Election District**

Dear Councilman Ertel:

In compliance with Baltimore County Code ("BCC") § 32-4-242, Osprey Property Company II LLC ("Osprey") and Pax Development LLC ("Pax") (hereinafter "Applicant") submit this application for a general development Planned Unit Development ("PUD") for this project to be located in Loch Raven. We hope that you will support Applicant's proposal and allow it to proceed through the PUD process after reviewing the contents of this application, taking under advisement any and all comments from the community after the post-submission community meeting as well as the written preliminary evaluations of the Department of Planning, the Department of Environmental Protection and Sustainability and the Department of Public Works and Transportation.

**THE PUD PROPOSAL:**

The information provided in this PUD Application is intended to demonstrate that the proposed PUD will provide a high quality residential community, which will offer one hundred twenty two (122) dwelling units. There will be one (1) apartment with no separate bedroom/efficiency apartment, forty-nine (49) one-bedroom dwelling units, fifty-seven (57) two-bedroom dwelling units and fifteen (15) three-bedroom dwelling units. The subject site is approximately 3.041 +/- acres of land. The site and acreage meet the criteria for a general development PUD as further explained in the below Identification of Site and Proposal portion of this application.

## **Neighborhood**

Loch Raven is a neighborhood extending from northeast Baltimore City to the eastern part of Baltimore County, Maryland. It is situated between the Towson Town Center/York Road corridor and the Perring Plaza/North Plaza Shopping Centers with convenience to shopping, dining and daily conveniences.

The location provides easy access to the Baltimore Beltway (I-695) and I-83. The Baltimore Light Rail and MTA bus lines are located in close proximity and provide a convenient form of public transportation for local residents. The proposed community is conveniently located near Cromwell Valley Park and Loch Raven Reservoir Park, a popular destination for fishing, birding, picnicking, hiking, and mountain biking. Residents will have a great opportunity to blend city convenience and country coziness.

## **The Vision for the Project**

Among the several goals of this project, is to correct the current jobs to housing imbalance in the central corridor of Baltimore County. Smart policy planning requires consideration of the geographical balance between locations of jobs and housing. According to research compiled by the Department of Geology and Geography from Auburn University, a jobs to housing imbalance occurs when the number of workers residing in an area differs substantially from the number of jobs. The proposed project will contribute to a more balanced jobs to housing ratio consistent with both regional and County policies. This project provides access to workforce housing, provides housing stability support and develops stronger neighborhoods by providing community revitalization support.

## **Site Information**

The subject site is well-suited for the proposed use because of its location, size, accessibility and proximity to amenities and services. The site is comprised of one parcel of land totaling approximately 3.041 +/- acres. It is predominately zoned BL with a small area zoned BR and BM. The 3.041 +/- acre site is located at the northwest corner of Loch Raven Boulevard and E. Joppa Road. The subject site is presently improved with the Days Inn by Wyndham Towson, a hotel/motel. The existing street pattern provides a unique opportunity for a residential community with access to public transportation and employment opportunities. The proposed Loch Raven Overlook community will take advantage of this underutilized site in a comprehensive manner that will create a viable and beneficial use of the property in accordance with the needs of the community and the goals of the County.

## **Architecture and Landscaping**

Loch Raven Overlook proposed building design is modern, which compliments the existing neighborhood surrounding the East Joppa Road and Loch Raven Boulevard corridors. The building has numerous exterior elements which add interest and functionality while improving the appearance and quality of the building. The building blends together a well-defined masonry base level with some class storefront along Loch Raven Boulevard, combined with residential-scale windows. The fenestration scheme is continued on the floors above, along with the use of cementitious panels and siding to delineate the scale of the building. The roof massing utilizes hip roofs and raised cornices to further enhance the building's scale, and to reflect the surrounding residential detail. Overall, the building provides the appropriate transitional detailing necessary for this location, while maintaining a residential aesthetic. The proposed building elevations use high quality durable materials, such as brick and cement-fiber panels to create a visually unique and exciting street experience. The use of large windows will help reduce the overall mass and scale of the building. The use of flat and pitched roofs will help break up the building façade and add some additional points of interest.

The goals of the proposed landscape elements are to create an organized, well defined theme throughout the development, and an attractive environment for residents. At least 50% native or regionally adapted plantings will be provided. Select native, highly suitable, drought/disease tolerant plantings suitable for the project soil and microclimate will also be provided.

## **Master Plan Analysis**

The proposed PUD is in conformance with the goals, objectives, and recommendations of the Master Plan 2020. It does not lie within the boundaries of an adopted community area plan.

The proposed development is in conformance with the goals, objectives and recommendations of the Master Plan, which invites innovative strategies and sustainable design to accommodate the need to increase the amount of workforce housing. More specifically, the Master Plan calls for the provision of density bonuses and incentives for developers to build new communities. Additionally, the property is classified within the T-5 transect zone, which is identified as the "Urban Center Zone" area of the Master Plan and is primarily characterized as including higher density mixed-use buildings that accommodate, among other things, apartments. It has a tight network of streets, with wide sidewalks, steady street planting and buildings set close to the sidewalks. The proposed Loch Raven Overlook project therefore is entirely consistent with and furthers the objectives of the Urban Center Zone T-5 transect zone delineated for this site within the Master Plan.

As provided in Master Plan pg. 42:

Workforce housing is an important asset to any community, but particularly to Baltimore County, which is the second largest employment center in the state of Maryland. The County has over 21,000 businesses providing more than 375,000 jobs. Employment includes jobs in education and health care, trades, transportation, utilities, professional and business services, manufacturing, construction, and government services.

If possible, most workers prefer to live in close proximity to employment in order to maximize their quality of life, and minimize commuting time and expense. They require either affordable homeownership opportunities, or rental housing that are attractive, safe, inexpensive to maintain, and close to services, public transportation, employment, and recreation. Community Conservation Areas have much to offer in this respect.

However, the availability of new housing that meets buyers' necessities is quite limited in most CCAs. This is due to the shortage of raw land, and the difficulty of assembling land parcels large enough for a viable development. In some cases, such as Waterview and Renaissance Square in Essex-Middle River, redevelopment was necessary to create new, vibrant neighborhoods in aging communities. However, HUD played a key role in the county's acquisition of the land. In many cases, residential redevelopment may not be an option due to costs and scarcity of land. Therefore, the County's workforce housing strategy must include improving the marketability and sustainability of existing housing stock.

Master Plan 2020 recognized that reinvestment strategies will be required in older communities such as Loch Raven for communities to retain their desirability. Redevelopment of older multi-family housing and/or commercial properties is the major component of the County's comprehensive redevelopment strategy. This strategy is best employed in Community Conservation Areas such as this property. Master Plan 2020 pg. 16. In addition, the Master Plan 2020 also encourages development to become more sustainable and walkable. Master Plan pgs. 9, 34. Loch Raven Overlook encourages walkability and the use of various transportation modes, such as bicycles, transit vehicles, and automobiles through its close proximity to restaurants, retail shops, and parks. Likewise, green initiatives will be implemented as a component of the heightened design standards for this project, which will in turn reduce energy usage and offer a more sustainable product for the community. As such, the proposed Loch Raven Overlook community meets the goals, objectives and recommendations of the Master Plan.

## Site History

Located in central Baltimore County, the community contains a mix of commercial businesses, offices, as well as recreational, residential and retail uses. The site has most recently been utilized as a hotel/motel, Days Inn by Wyndham Towson. There have been issues with crime at the hotel/motel and the area that the proposed development will address in part because the development team is highly experienced in the development and management of high quality affordable rental housing across Maryland. The development team also includes Architecture by Design as the project design and construction administration architect, Southway Builders, Inc. as the general contractor, and Humphrey Management, LLC as the management agent.

## REQUIREMENT FOR PUD APPLICATIONS:

### Identification of Site and Proposal

BCC § 32-4-242(b)(1) specifically requires that the proposed project site, the total tract acreage, and an explanation of how the site and the acreage meet the criteria for the type of PUD that is proposed be included in the application. The proposed project site and its total tract acreage has already been identified in the PUD proposal portion of this application. The substantive and procedural requirements for a PUD are principally codified in Article 32, Title 4, Subtitle 2, Part IV of the BCC and Section 430 of the Baltimore County Zoning Regulations (“BCZR”). The instant general development PUD meets the zoning criteria required. It is located entirely within the Urban Rural Demarcation Line (“URDL”) as provided in BCZR § 430.3.A. BCC § 32-4-242(b)(2) specifically requires that a schematic representation of the proposed PUD, including the general site layout, the proposed building types and uses and the proposed number of units, be included with this application. A copy of the schematic representation is included with this application.

### Contrast PUD with Development Permitted by Underlying Zoning

Pursuant to BCC § 32-4-242(b)(3), this application is required to include a tabulation of the permitted existing density, the floor area ratio allowed, and the number of parking spaces required in the underlying zones, contrasted with a tabulation of the proposed density, floor area ratio, and number of parking spaces proposed in the PUD.

The following chart is provided in order to contrast the proposed PUD project with development under the development standards that would otherwise apply in accordance with the underlying zoning classification:

Existing Zoning:	BL, BM & BR
Acreage:	3.041 +/- acres

Existing Density: 16 dwelling units ( $3.041 \times 5.5 = 16.725$ ) because residences in business zones are governed by all height and area regulations for the predominant residence zone which immediately adjoins, or by D.R.5.5 Zone (BCZR §§ 230.1.A & 302.1).

Proposed PUD Density: 122 dwelling units/117 density units (the breakdown of density units is based upon number of bedrooms (1 efficiency apartment (0.50) = 0.50; 49 1-bedroom apartment (0.75) = 36.75; 57 2-bedroom apartments (1.00) = 57 and 15 3-bedroom apartments (1.50) = 22.5 for a total of 116.75 density units). If the underlying zone is classified as a business zone, calculation of residential density may not exceed the density permitted in a D.R.16 Zone subject to the provisions of § 32-4-242(d) of the Baltimore County Code (BCZR § 430.3.C.2).

Floor Area Ratio Allowed: 3.0 (BCZR § 232.5).

Floor Area Ratio Proposed: 1.013 ( $134,189 / 132,465.96 = 1.013$ )  
Building A = 73,171 sf  
Building B = 61,018 sf  
Total sf-age of 134,189 sf  
 $3.041 \times 43,560 = 132,465.96$

Required Number of Parking Spaces: 191 parking spaces (1.25 per apartment with no separate bedroom, 1.5 per apartment with 1 or 2 separate bedrooms, and 2 per apartment with 3 or more separate bedrooms (BCZR § 409.6.A.1)).

Proposed Number of Parking Spaces: 141 parking spaces.

### **Impact of PUD on the Surrounding Community**

BCC § 32-4-242(b)(4) specifically requires that the projected impact of the PUD on the surrounding community be outlined as part of the application process. The following information will address these issues.

1. Water/Sewer: Loch Raven Overlook will be served by public water and sewer and include water conserving features. According to the 2023 Basic Services Maps, the property is not located within a deficient area or area of special concern for either water or sewer. The public water and sewer service is sufficiently sized to accommodate the project. Every dwelling will be provided with an adequate supply of water for drinking, culinary use and other general domestic purposes. Loch Raven Overlook will include low flow fixtures throughout the project. Toilets are to be 1.28 Gallons Per Flush (GPF), shower heads and kitchen sinks are to be 1.5 Gallons Per Minute (GPM), and bath faucets are to be 1.5 GMP. Therefore, the project will not result in any negative impact to Baltimore County's water and sewer infrastructure.

2. Transportation/Roads: According to the 2023 Basic Services Maps, the property is located within a deficient transportation area, but is exempted from these provisions because it lies within a commercial revitalization district. Applicant anticipates that the proposed development will not have a negative impact on the surrounding roads and transportation infrastructure due to the fact that this is a redevelopment of an existing hotel/motel and residents will be encouraged to utilize public transportation.

3. Environmental: There are no known rare, threatened, or endangered plants or animals existing on site. Stormwater management will be provided on-site and will meet the current Baltimore County standards for quantity and quality controls for stormwater runoff. The design is aimed to ensure that all materials are used efficiently with a minimum of waste.

4. Schools: The property is served by Hampton Elementary School, Loch Raven Academy Middle School, and Loch Raven High School. According to Baltimore County's 2022-2023 public school enrollment numbers, all schools are under capacity. In the 2022-2023 school year, Hampton ES was at 112%, Loch Raven Academy was at 83% and Loch Raven High was at 85%. The enrollment numbers for the 2023-2024 school year have not been released yet. Applying the pupil yield factor for ES, MS and HS for multi-family rentals using the 2022-2023 enrollment numbers, none of the schools would be considered overcrowded school districts. The pupil yield factors for ES, MS and HS for multi-unit rentals are 0.079, 0.027 and 0.033. The adjacent elementary school districts appear to include Timonium ES, Carroll Manor ES, Pine Grove ES, Lutherville Laboratory ES, Rogers Forge ES, Oakleigh ES, Pleasant Plains ES, Stoneleigh ES and Halstead Academy ES. Each of those adjacent elementary schools is under the 115% threshold and could accommodate the anticipated 10 additional pupils should the enrollment figures for Hampton ES change for the 2023-2024 school year.

5. Police and Fire Resources: Loch Raven Overlook will not adversely impact Baltimore County's ability to provide police and fire services. More specifically, neither the Towson Police Precinct nor the Towson Fire Station will be adversely impacted by the proposed project, as this area of Baltimore County is not overburdened from a public service capacity perspective. Additionally, all structures on the property will be constructed in compliance with all current County and State Building and Fire Code Regulations.

### **Compliance with Compatibility Objectives**

Pursuant to BCC § 32-4-242(b)(5), a PUD application must include a statement of how the development will comply with the compatibility objectives set forth within BCC § 32-4-402. However, BCC § 32-4-402.1(a)(1) supersedes BCC § 32-4-242(b)(5) and requires the Director of Planning to make compatibility recommendations to the Hearing Officer for a Planned Unit Development, which, in whole or in part, is located in a Baltimore County Commercial Revitalization District.

BCC § 32-4-402.1(b) outlines the eleven (11) compatibility requirements to be analyzed in relation to the PUD being designed to substantially comply with the following compatibility objectives so that the development: (1) Is in a location that is significant due to its visibility, accessibility or siting, (2) Has or will provide adequate public infrastructure, (3) Provides compact development, (4) Provides sustainable design, (5) Encourages new investment or reinvestment opportunities, (6) Fosters development or redevelopment of well-located but under-utilized or obsolete properties, (7) Provides economic benefits, (8) Demonstrates that its buildings, parking structures, landscaping, open space patterns, signage and other architectural treatments are spatially and visually integrated within the development and incorporate appropriate elements of urban design, (9) Connects proposed streets with the existing neighborhood road network, if practicable, and locates proposed sidewalks to support the functional patterns of the neighborhood, (10) Integrates locally significant features of the site such as distinctive buildings or vistas into the site design and (11) Supports a uniform architectural theme in its exterior signs, site lighting and accessory structures.

## 1. LOCATION

Pursuant to BCC § 32-4-402.1(b)(1) the Location objective contemplates whether the PUD, “[i]s in a location that is significant due to its visibility, accessibility or siting.”

The proposed site location has significant visibility near the intersection of Loch Raven Boulevard and East Joppa Road. The site design of this residential project will have accessibility off of both roads and by orienting the building closer to Loch Raven Boulevard it will vastly improve the street edge. The location of this site will also provide linkages to the recreational uses while still taking advantage of the retail opportunities in the area.

## 2. ADEQUATE INFRASTRUCTURE

Pursuant to BCC § 32-4-402.1(b)(2) the Adequate Infrastructure objective contemplates whether the PUD, “[h]as or will provide adequate infrastructure.”

The proposed redevelopment of the existing Days Inn by Wyndham Towson, a hotel/motel, will not have a significant impact and will provide much needed revitalization to an area that has been targeted for residential use for years. According to the 2023 Basic Services Maps, the site is within a deficient area for transportation, but is exempt from such deficiency given that it is in a Commercial Revitalization District. The development’s ingress and egress to Loch Raven Boulevard and East Joppa Road has been designed to efficiently provide access to the site. The internal drive aisles will similarly provide for efficient flow of traffic both within the site and the surrounding street system. The sidewalks along Loch Raven Boulevard and East Joppa Road and within the PUD will provide efficient access to the site for pedestrians.



In addition, the Property is connected to public water and sewer and is designated W1/S1. The Adequate Public Facilities provision regarding schools will not cause the surrounding schools to be overcrowded. The proposed development will not adversely impact the County's ability to provide police and fire services, specifically, from the Towson Police Precinct nor the Towson Fire Station. All buildings will meet all County and State Building and Fire Code Regulations. Finally, the proposed residential development will not have any significant or adverse effects upon libraries or other public facilities or services.

### 3. COMPACT DEVELOPMENT

Pursuant to BCC § 32-4-402.1(b)(3) the Compact Development objective contemplates whether the PUD, "[p]rovides compact development."

The building will front on Loch Raven Boulevard and the off-street parking has been positioned to the rear of the property. The development will have a FAR of 1.013 (approximately one-third of the permitted FAR). The residential community will contain a number of amenities for the residents on site but will also be in close proximity to commercial uses in the vicinity.

### 4. SUSTAINABLE DESIGN

Pursuant to BCC § 32-4-402.1(b)(4) the Sustainable Design objective contemplates whether the PUD, "[p]rovides sustainable design."

The high quality materials and architecture proposed ensures that the PUD provides sustainable design.

### 5. INVESTMENT OPPORTUNITIES

Pursuant to BCC § 32-4-402.1(b)(5) the Investment Opportunities objective contemplates whether the PUD, "[e]ncourages new investment or reinvestment opportunities."

The PUD is the site of the former Days Inn by Wyndham Towson, a hotel/motel. This use has been the source of some problems in recent years. The proximity of this project to so many businesses will help those businesses and make this reinvestment beneficial for the future residents as well.

### 6. DEVELOPMENT INCUBATION

Pursuant to BCC § 32-4-402.1(b)(6) the Development Incubation objective contemplates whether the PUD, "[f]osters development or redevelopment of well-located but under-utilized or obsolete properties."

As previously indicated, a rising tide lifts all ships. The significant investment in this PUD will foster redevelopment of similarly situated under-utilized or obsolete properties.

#### 7. ECONOMIC BENEFITS

Pursuant to BCC § 32-4-402.1(b)(7) the Economic Benefit objective contemplates whether the PUD, “[p]rovides economic benefits.”

The proposed residential development is funding much needed workforce housing. Clearly economic benefits are being provided by this alone. While this additional housing will increase the County’s tax base, it should help commercial businesses in the area as well.

#### 8. INCORPORATE ELEMENTS OF URBAN DESIGN

Pursuant to BCC § 32-4-402.1(b)(8) the Urban Design objective contemplates whether the PUD, “[d]emonstrates that its buildings, parking structures, landscaping, open space patterns, signage and other architectural treatments are spatially and visually integrated within the development and incorporate appropriate elements of urban design.”

The orientation of the new residential buildings will reinforce the existing building patterns on adjacent lots. The architecture, materials and colors of the proposed buildings will invoke a modern and efficient layout.

Significant efforts were made to design a sense of place where residents could enjoy the new amenities provided by this development as well as the vicinal businesses. This property affords the residents with the opportunity to recreate, dine and shop, thereby taking traffic off the roads and encouraging a walkable destination. The landscaped pedestrian and vehicular linkages will constitute the beginning of a new era for Loch Raven.

#### 9. ROAD WIDTHS AND SIDEWALKS

Pursuant to BCC § 32-4-402.1(b)(9) the Road Widths and Sidewalks objective contemplates whether the PUD, “[c]onnects proposed streets with the existing neighborhood road network, if practicable, and locates proposed sidewalks to support the functional patterns of the neighborhood.”

The PUD’s ingress and egress to Loch Raven Boulevard and East Joppa Road has been designed to efficiently provide access to the site. The internal drive aisles will similarly provide for efficient flow of traffic both within the site and the surrounding street system. The sidewalks along Loch Raven Boulevard and East Joppa Road and within the PUD will provide efficient access to the site from the neighborhood for pedestrians.

## 10. SITE FEATURES

Pursuant to BCC § 32-4-402.1(b)(10) the Site Features objective contemplates whether the PUD, “[i]ntergrates locally significant features of the site such as distinctive buildings or vistas are integrated into the site design.”

There are no locally significant features such as distinctive buildings or vistas. It is the location of the former Days Inn by Wyndham Towson, a hotel/motel. The proposed buildings will better emphasize the streetscape, with entrances fronting the public realm and residential architecture that engages of the ground plane. Surfacing parking is proposed behind the buildings and the two existing driveways are proposed to be consolidated to a single vehicular access point on Loch Raven Boulevard.

## 11. UNIFORM ARCHITECTURAL THEME

Pursuant to BCC § 32-4-402.1(b)(11) the Uniform Architectural Theme objective contemplates whether the PUD, “[s]upports a uniform architectural theme in its architectural signs, site lighting and accessory structures.”

The building has numerous exterior elements which add interest and functionality while improving the appearance and quality of the building. The building blends together a well-defined masonry base level with some class storefront along Loch Raven Boulevard, combined with residential-scale windows. The fenestration scheme is continued on the floors above, along with the use of cementitious panels and siding to delineate the scale of the building. The roof massing utilizes gables and hips to further enhance the building’s scale, and to reflect the surrounding residential detail. Overall, the building provides the commercial detailing necessary for this location, while maintaining a residential aesthetic. The proposed building elevations use high quality durable materials, such as brick and cement-fiber panels to create a visually unique and exciting street experience. The use of large windows will help reduce the overall mass and scale of the building. The use of flat and pitched roofs will help break up the building façade and add some additional points of interest.

Site lighting will have fixtures which dim or cut off at set times so as not to cast light onto adjacent properties. The accessory structures will support a uniform architectural theme. Signage will similarly be tastefully designed to fit within the fabric of the community.

### **Community Benefit**

BCC § 32-4-242(b)(6) requires that an applicant state how the PUD will provide one or more of the statutorily provided community benefits

Preliminarily, the community benefit being provided by the proposed residential community is as follows. Loch Raven Overlook will provide a public policy benefit by promoting economic

Loch Raven Overlook PUD

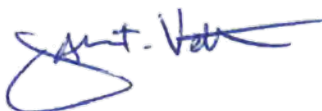
March 6, 2024

Page 12

development opportunities by locating the PUD which is providing workforce housing in a Commercial Revitalization District. It will also provide an environmental benefit by proposing to achieve at least a silver rating according to the U.S. Green Building Council's LEED Green Building Rating System or proposing residential structures that achieve at least a silver rating according to the ANSI (American National Standards Institute) NGBS (National Green Building Standard).

We hope you will support this transformative project after you have had the opportunity to consider any and all comments from the community after the post-submission community meeting as well as the written preliminary evaluations of the Department of Planning, the Department of Environmental Protection and Sustainability and the Department of Public Works.

Very truly yours,



Jason T. Vettori

Enclosures

Cc: Thomas H. Bostwick (via email)  
C. Peter Gutwald (via email)



**SMITH GILDEA  
& SCHMIDT LLC**

MICHAEL PAUL SMITH  
DAVID K. GILDEA  
LAWRENCE E. SCHMIDT  
JASON T. VETTORI  
MELISSA L. ENGLISH\*  
\* Admitted in MD, NC

GREGORY D. GALLI  
AMY L. HICKS GROSSI  
STEPHEN T. HARRIS  
CARMELO D. MORABITO  
REBECCA G. WYATT  
*senior counsel:*  
ERIC R. HARLAN  
*of counsel:*  
EUGENE A. ARBAUGH, JR.  
STEPHEN J. NOLAN

March 6, 2024

HAND-DELIVERED

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

**Re: Application for Planned Unit Development  
Loch Raven Overlook  
8712 Loch Raven Blvd., Tax Map 70, Parcel 531 (Tax ID No. 0919641120)  
6th Councilmanic District, 9th Election District**

Dear Councilman Ertel:

In compliance with Section 32-4-242(b)(7) of the Baltimore County Code, Osprey Property Company II LLC ("Osprey") and Pax Development LLC ("Pax") (hereinafter "Applicant") provides the following disclosure of any person who owns or has ownership interest in the property that is the subject of the Planned Unit Development ("PUD") and the name of any person who has any financial interest in the PUD:

Persons who own or have ownership interest in the property, 8712 Loch Raven Boulevard (Tax ID No. 0919641120):

Towson Hospitality, LLC  
6549 River Run  
Columbia, MD 21044-6066

Kaushik Talati - Managing Member  
Amul Parikh - Member  
Rakesh Shah - Member  
Suresh Desai - Member  
Mira Sheth - Member  
Dinesh Sheth - Member  
Himanshu Shah - Member

March 6, 2024

Page 2

Persons who have any financial interest in the PUD:

Osprey Property Company II LLC ("Osprey")

16 Greenmeadow Drive, Suite G107

Timonium, MD 21093

Brett Guy - Partner

Brian Lopez - Partner

And

Pax Development LLC ("Pax")

1998 Rock Spring Road, Suite J

Forest Hill, MD 21050

Jeffrey Paxson - Partner

Scott Link - Partner

Jason Haslam - Partner

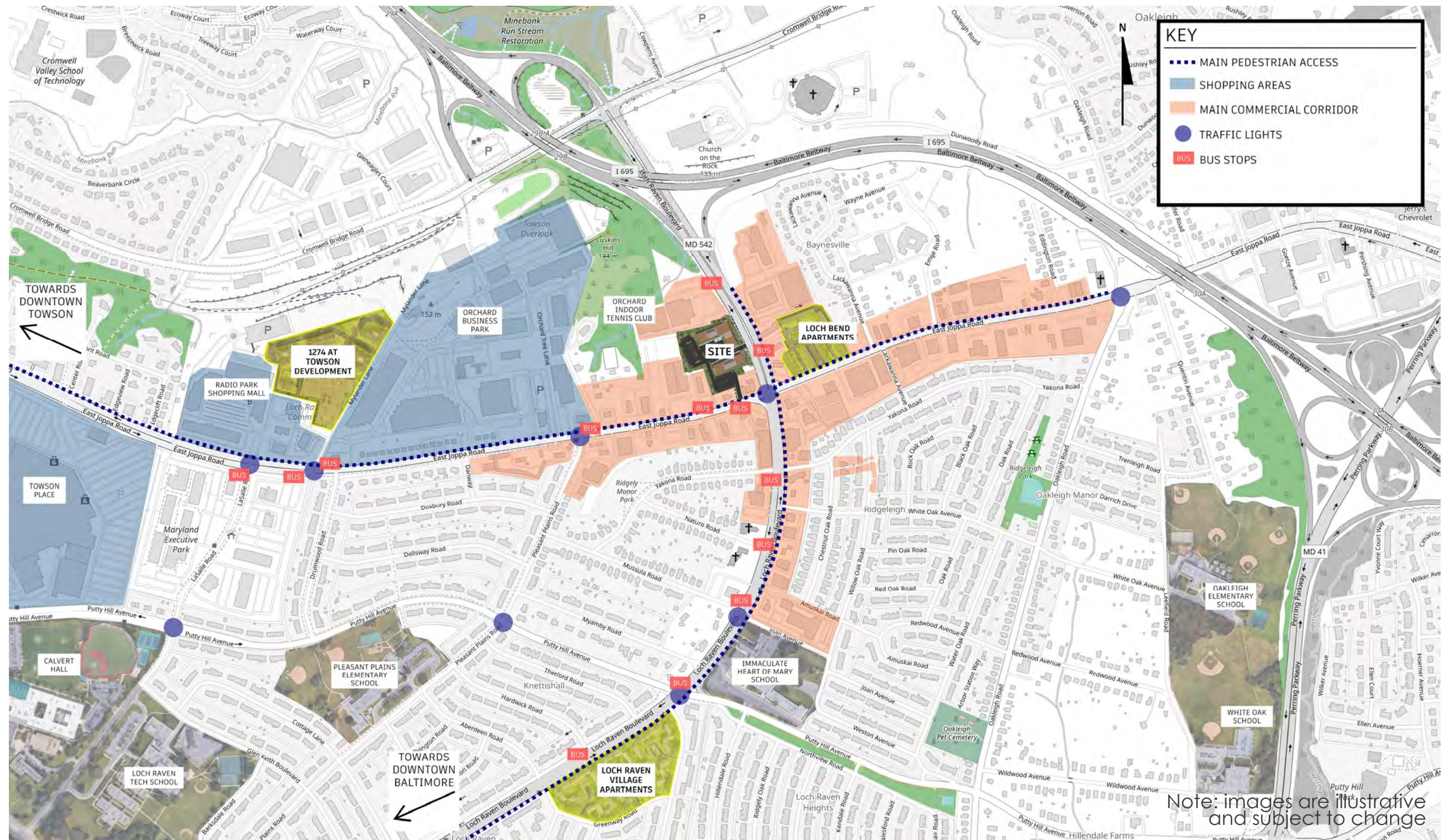
Very truly yours,



Jason T. Vettori

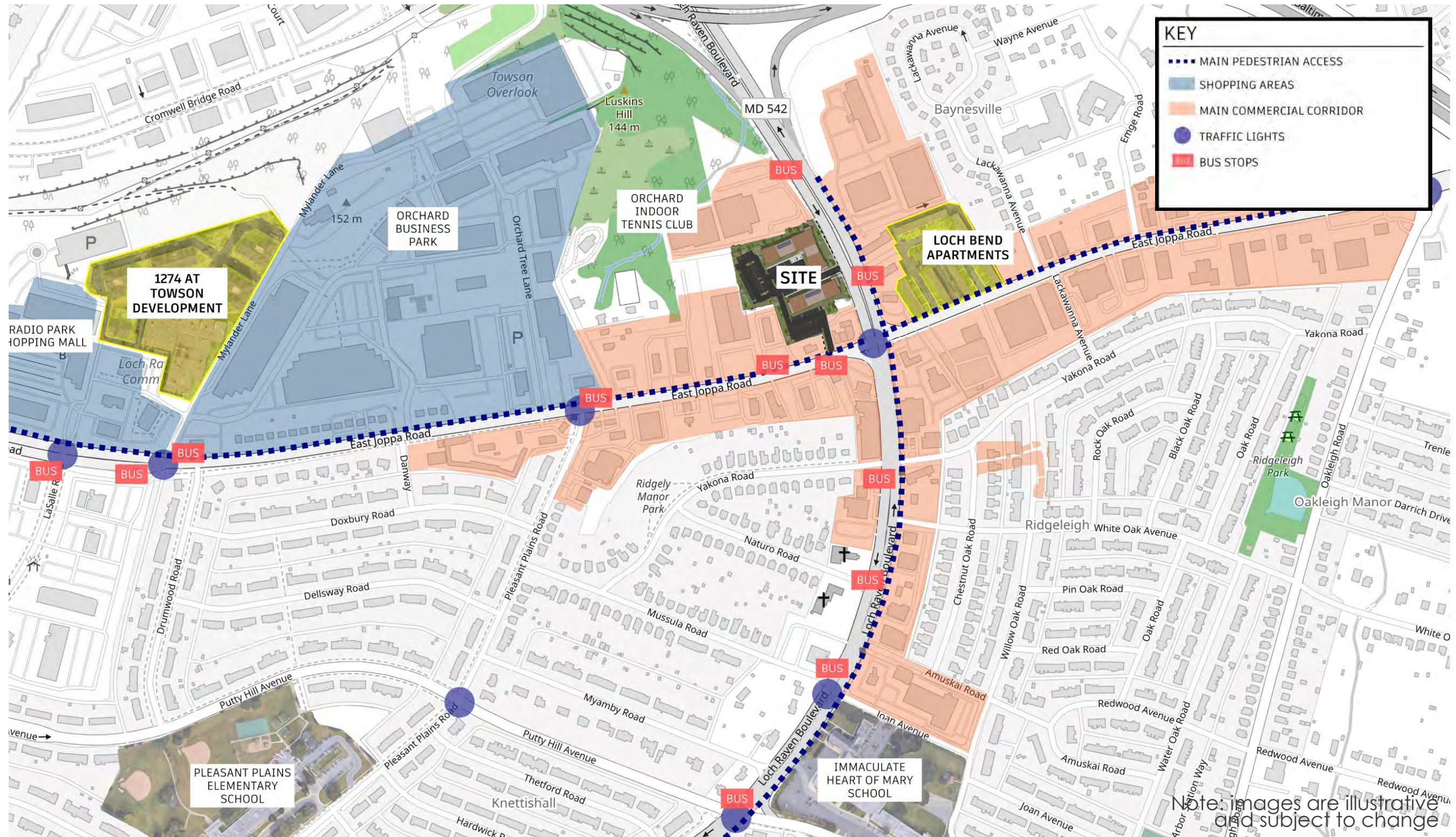


# Loch Raven Overlook





# Loch Raven Overlook



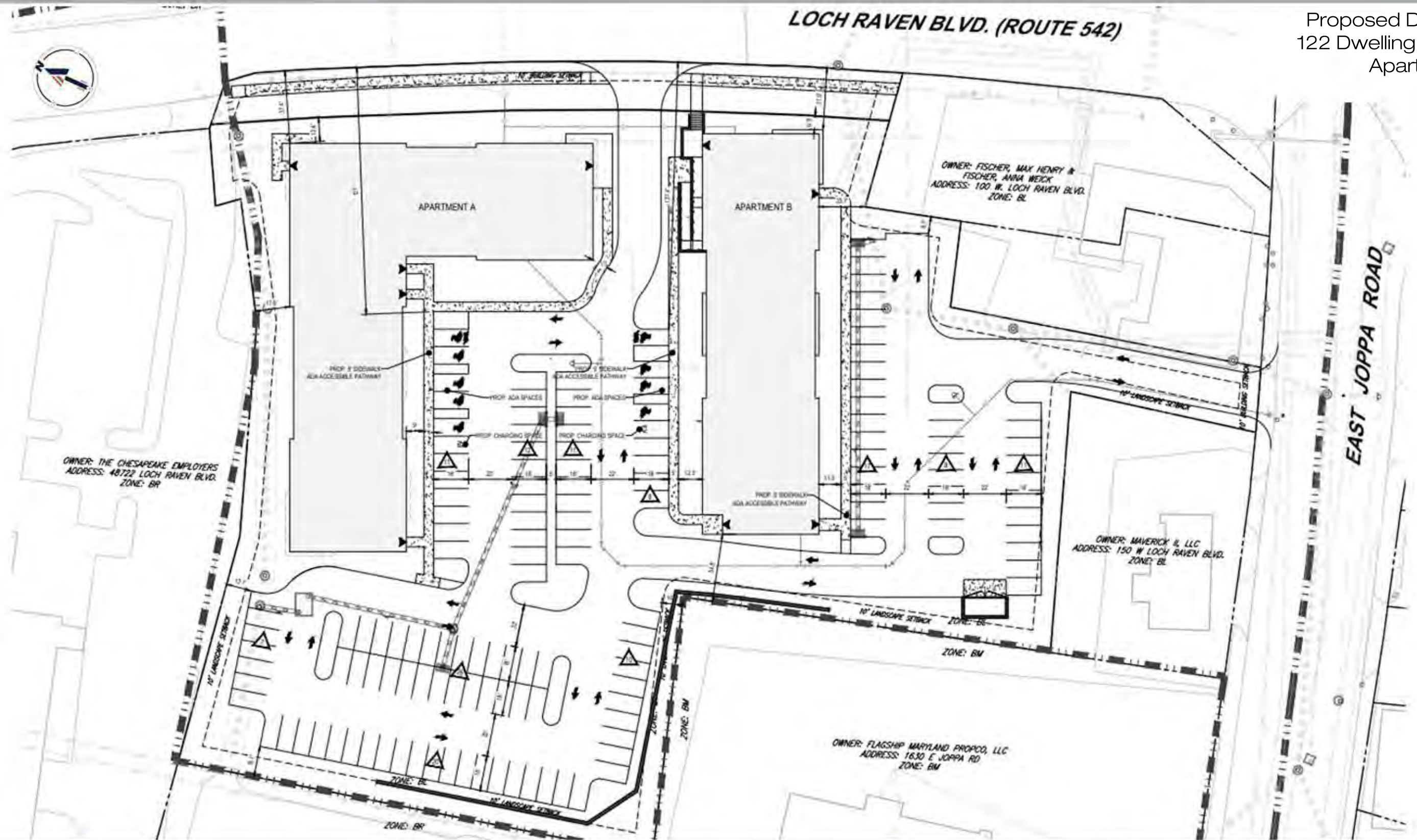




Note: images are illustrative and subject to change



# Loch Raven Overlook



Proposed Density:  
122 Dwelling Units /  
Apartments

Schematic Representation  
of the Proposed PUD



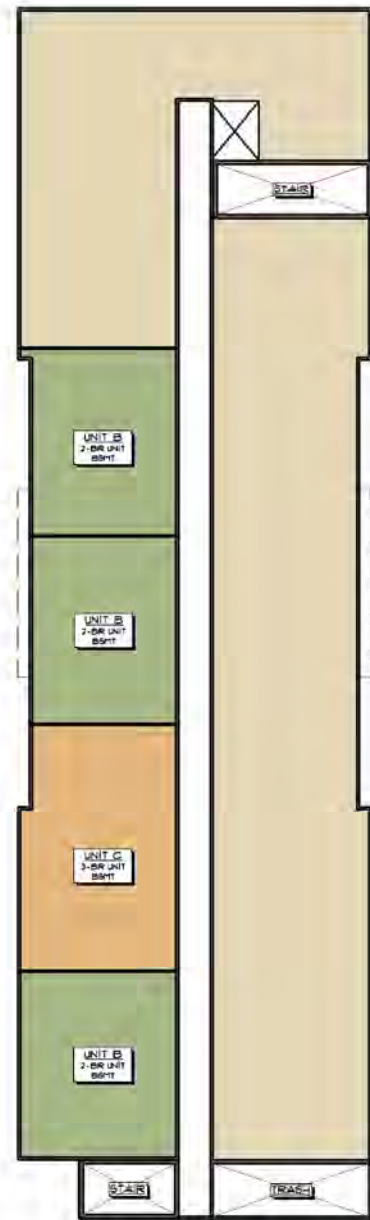
FIRST FLOOR PLAN



SECOND - FOURTH FLOOR PLAN

Note: images are illustrative and subject to change





BASEMENT PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Note: images are illustrative and subject to change



THIRD FLOOR PLAN



FOURTH FLOOR PLAN

Note: images are illustrative and subject to change



# Loch Raven



Note: images are illustrative and subject to change

Rendering View 1



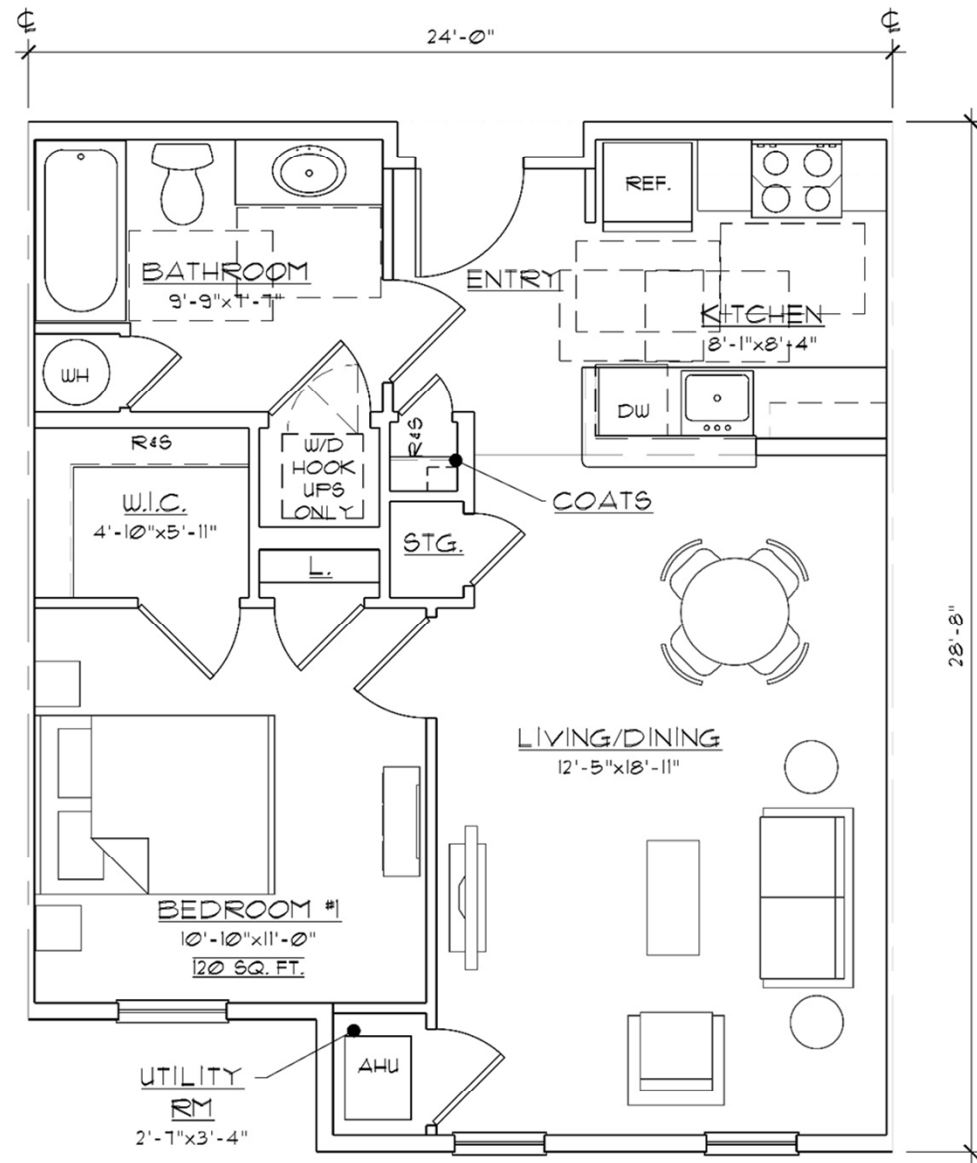
# Loch Raven



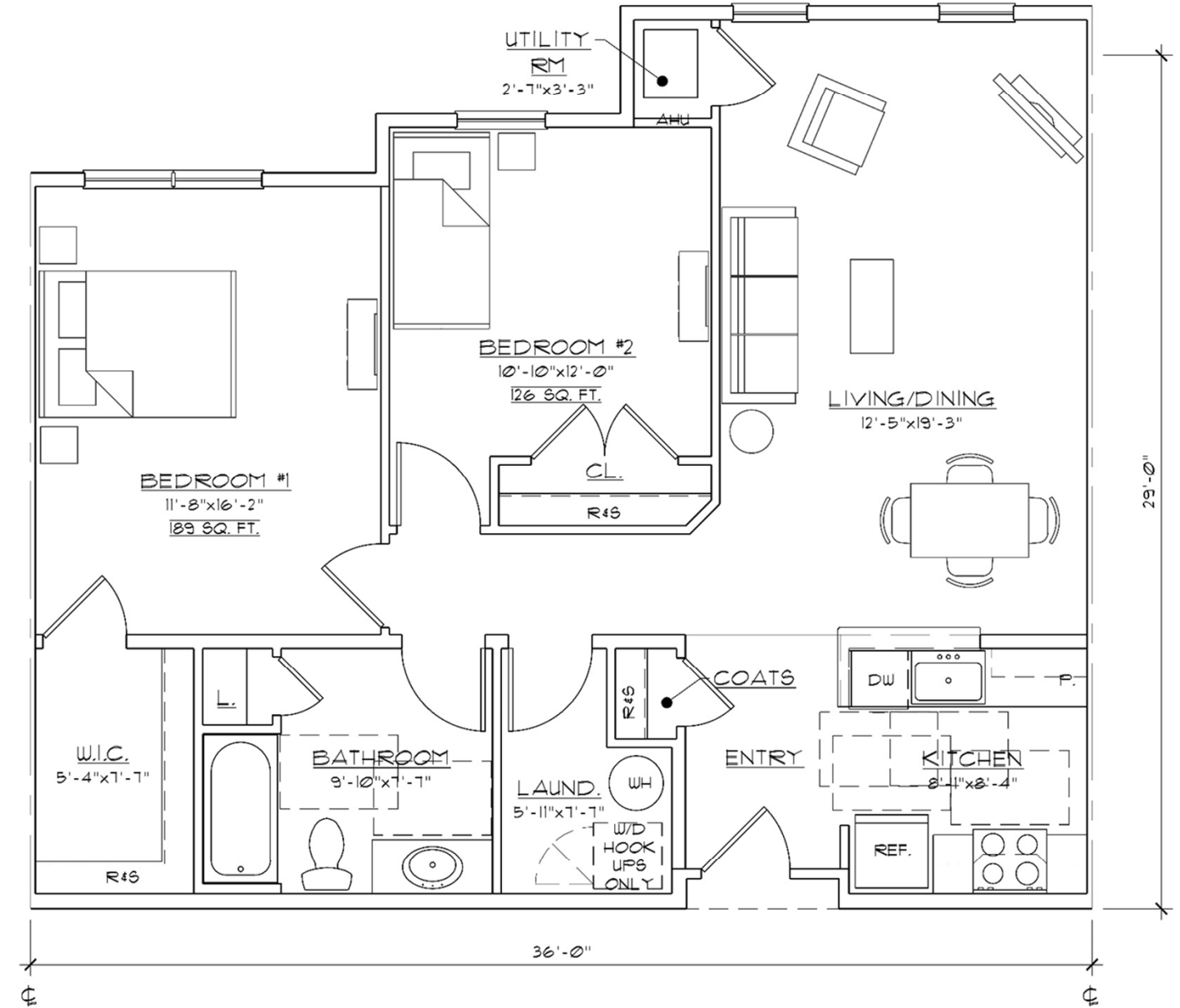
Note: images are illustrative and subject to change

Rendering View 2

# Loch Raven



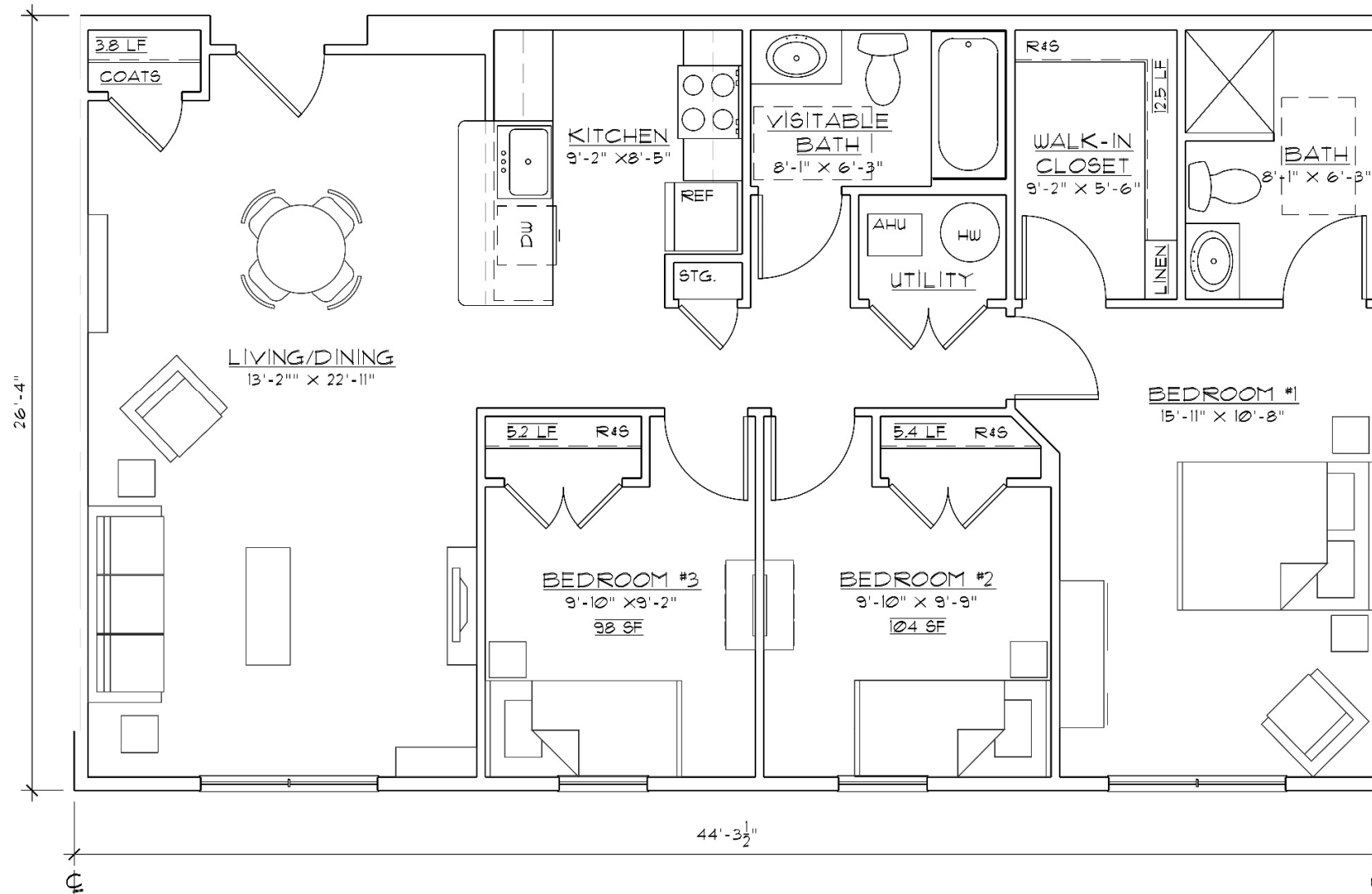
Typical 1-Bedroom Unit



Typical 2-Bedroom Unit

Note: images are illustrative and subject to change





Typical 3-Bedroom Unit

Note: images are illustrative and subject to change