



November 12, 2024

Ms. D'Andrea Walker
Baltimore County Administrative Officer
400 Washington Avenue
Towson, Maryland 21204

RE: Loch Raven Overlook Fee Waiver Request

Dear Ms. Walker,

The applicants, Osprey Property Company II, LLC ("OPCII") and Pax Development, LLC ("PAX"), are requesting an exemption from all County review fees in accordance with Bill No. 41-22 for the above referenced project. The Loch Raven Overlook residential development was authorized to proceed through the Planned Unit Development ("PUD") process as a work force housing project by Resolution No. 32-24.

The Loch Raven Overlook PUD will eliminate a declining commercial property and create a high-quality workforce residential community, which will offer 122 new apartments. The redevelopment project will be funded in part with Federal Low Income Housing Tax Credits, and various loans and grants from both the State of Maryland and Baltimore County.

This development is a high priority for Baltimore County in that it provides units that will help the County comply with the Conciliation Agreement and Voluntary Compliance Agreement ("VCA") reached between the County, the Department of Housing and Urban Development ("HUD") and others dated March 9, 2016, which has a 12-year compliance period. Failure to comply with the terms of the VCA will result in significant damages to the County. Specifically, the VCA requires the County to meet affordable housing production goals within certain census tracts. Loch Raven Overlook is located in one of the identified census tracts. In this effort the County is providing significant housing assistance in the form of development funding (in excess of 10 million dollars) and project-based vouchers that will ensure its financial feasibility and future sustainability.

Please accept this letter as the official request for a fee waiver for the full release from the requirement of payment of any and all development fees including but not limited to the below listed fees for the Loch Raven Overlook project and confirmation that the criteria set forth in Section 32-4-111(d) of the Baltimore County Code have been satisfied.

- Development Plan Review Fee
- SWM Concept Review Fee
- Phase II Review Fee
- Grading Permit Fee
- SWM Permit Fee
- Demolition Permit Fee
- Building Permit Fee
- E&S Concept Review Fee
- E&S Development Review Fee
- E&S Final Review Fee

Sincerely,

A handwritten signature in blue ink, appearing to read "Scott Link", is written over a horizontal line.

Scott Link
President, Pax Development, LLC

CC: Mr. Peter Gutwald