

BOARD OF APPEALS

September 16, 2026

County Administration Building, 100 W. Washington St., Meeting Room 2000, Hagerstown, at 6:00 p.m.

AGENDA

AP2026-028: An appeal was filed by Cascade Properties LLC for a variance to reduce the number of parking spaces required for a golf course from 4 spaces per hole to 3 spaces per hole on property owned by the appellant and located at 25009 Lake Wastler Drive, Cascade, Zoned Special Economic Development District. - **GRANTED**

Pursuant to the Maryland Open Meetings Law, notice is hereby given that the deliberations of the Board of Zoning Appeals are open to the public. Furthermore, the Board, at its discretion, may render a decision as to some or all of the cases at the hearing described above or at a subsequent hearing, the date and time of which will be announced prior to the conclusion of the public hearing. Individuals requiring special accommodations are requested to contact Katie Rathvon at 240-313-2464 Voice, 240-313-2130 Voice/TDD no later than September 7, 2026. Any person desiring a stenographic transcript shall be responsible for supplying a competent stenographer.

The Board of Appeals reserves the right to vary the order in which the cases are called. Please take note of the Amended Rules of Procedure (Adopted July 5, 2006), Public Hearing, Section 4(d) which states:

Applicants shall have ten (10) minutes in which to present their request and may, upon request to and permission of the Board, receive an additional twenty (20) minutes for their presentation. Following the Applicant's case in chief, other individuals may receive three (3) minutes to testify, except in the circumstance where an individual is representing a group, in which case said individual shall be given eight (8) minutes to testify.

Those Applicants requesting the additional twenty (20) minutes shall have their case automatically moved to the end of the docket.

For extraordinary cause, the Board may extend any time period set forth herein, or otherwise modify or suspend these Rules, to uphold the spirit of the Ordinance and to do substantial justice.

Tracie Felker, Chairman

Board of Zoning Appeals



WASHINGTON COUNTY BOARD OF ZONING APPEALS

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

ZONING APPEAL

Property Owner: Cascade Properties LLC
C/O John Krumpotich
25009 Lake Wastler Drive
Highfield-Cascade MD 21719

Appellant: Cascade Properties LLC DBA Ritchie Revival
25009 Lake Wastler Drive
Highfield-Cascade MD 21719

Property Location: 25009 Lake Wastler Drive
Cascade, MD 21719

Description Of Appeal: Variance to reduce the number of parking spaces required for a golf course from 4 spaces per hole to 3 spaces per hole.

Docket No: AP2026-028
Tax ID No: 14065204
Zoning: SED
RB Overlay: No
Zoning Overlay:
Filed Date: 08/26/2026
Hearing Date: 09/16/2026

Appellant's Legal Interest In Above Property:

Owner:	Yes	Contract to Rent/Lease:	No
Lessee:	No	Contract to Purchase:	No
Other:			

Previous Petition/Appeal Docket No(s):

Applicable Ordinance Sections:

Washington County Zoning Ordinance Article 22 Special Provisions;
Section 22.12(b) Customer/Visitor Parking

Reason For Hardship: See justification statement

If Appeal of Ruling, Date Of Ruling:

Ruling Official/Agency:

Existing Use: Open Field

Proposed Use: Golf Course

Previous Use Ceased For At Least 6 Months:

Date Ceased:

Area Devoted To Non-Conforming Use -

Existing:
Proposed:

I hearby affirm that all of the statements and information contained in or filed with this appeal are true and correct.

John L. Bar

Appellant Signature

State Of Maryland, Washington County to-wit:

Sworn and subscribed before me this 26 day of Aug., 2026.

Nov. 7, 2029
My Commission Expires

John L. Bar

Notary Public





WASHINGTON COUNTY BOARD OF ZONING APPEALS

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

AFFIDAVIT IN COMPLIANCE WITH SECTION 25.51(C)

Docket No: AP2026-028

State of Maryland Washington County, To Wit:

On 8/26/2026, before me the subscriber, a Notary of the public of the State and County aforesaid, personally appeared Cascade Properties LLC DBA Ritchie Revival and made oath in due form of law as follows:

Cascade Properties LLC DBA Ritchie Revival will post the zoning notice sign(s) given to me by the Zoning Administrator in accordance with Section 25.51(c) of the Washington County Zoning Ordinance for the above captioned Board of Appeals case, scheduled for public hearing on 09/16/2026, and that said sign(s) will be erected on the subject property in accordance with the required distances and positioning as set out in the attached posting instructions.

Sign(s) will be posted on 09/01/2026 and will remain until after the above hearing date.

Jim L Bar

Cascade Properties LLC DBA Ritchie Revival

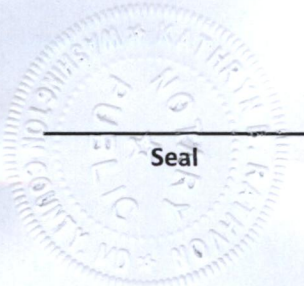
Sworn and subscribed before me the day and year first above written.

Notary Public

Notary Public

Nov. 7, 2029

My Commission Expires





WASHINGTON COUNTY BOARD OF ZONING APPEALS

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

BOARD OF ZONING APPEALS

ATTENTION!

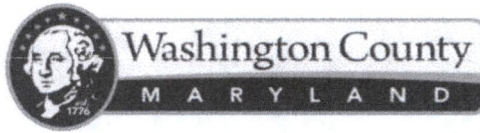
Posting Instructions

The premises MUST be posted in accordance with the following rules:

1. The sign must be posted a minimum of fourteen (14) days prior to the public hearing. Section 25.51(c) Property upon which the application or appeal is concerned shall be posted conspicuously by a zoning notice no less in size than twenty-two (22) inches by twenty-eight (28) inches at least fourteen (14) days before the date of the hearing.
2. The sign must be placed on the property within ten (10) feet of the property line which abuts the most traveled public road.
3. The sign must be posted in a conspicuous manner not over six (6) feet above the ground level, and affixed to a sturdy frame where it will be clearly visible and legible to the public.
4. The sign shall be maintained at all times by the applicant until after the public hearing. If a new sign is needed or required, please contact the Plan Review Department at 240-313-2460.
5. An affidavit certifying the property will be posted for the minimum of fourteen (14) days prior to the public hearing date.

Proper posting of the sign will be spot checked by the Zoning Inspector. IF SIGN IS NOT IN COMPLIANCE, IT MAY RESULT IN RESCHEDULING OF THE HEARING.





Board of Appeals

747 Northern Avenue | Hagerstown, MD 21742 | P: 240.313.2430 | F: 240.313.2461 | Hearing Impaired: 7-1-1

WWW.WASHCO-MD.NET

Variance Request

Property Location 25009 Lake Wastler Dr

Appellant's present legal interest in above property: (Check One)

☒ Owner (Including Joint Ownership)

☐ Lessee

☐ Contract to rent/lease

☐ Contract to Purchase

Other _____

Specify the Ordinance section and subsection from which the variance is desired:

Example: Article 5A, Section 5A.5-Requires 15 ft. side yard setback.

Article 22 Section 22.12(b)

Describe the nature and extent of the desired variance from Ordinance requirements listed above:

Example: Requesting adjustment from 15 ft. to 12 ft. for new detached garage.

Request a reduction in the number of parking spaces required for a golf course from 4 spaces per hole to 3 spaces per hole

Applicants must make application in person and shall submit *nine (9)* complete sets of the items listed below. Incomplete applications will not be accepted.

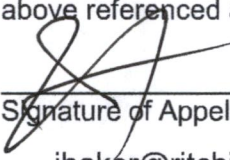
- A written statement demonstrating the specific reason(s) for the adjustment request including which standard the appeal is for practical difficulty or undue hardship. The standards for a variance are outlined in the Variance Filing Procedures.
- A plot plan (concept plan), drawn to a scale indicating the following information:
 - Outline of the entire property;
 - Location of all existing and/or proposed structures with measurements from structures to property lines;
 - Location of existing and/or future septic and wells;
 - Any street rights-of-way or other easements (i.e. utility, storm water management, etc.);
 - Existing/proposed entrance/exit to property, driveways, etc.
 - Existing/proposed parking areas
- If Request is for commercial use, in addition to above, the following additional information will be required:
 - Location of any freestanding signage
 - Number of employees (existing/proposed)
 - Hours of operation
 - Proposed landscaping and lighting

PAGE TWO
VARIANCE REQUEST

- Other information that applicants feel will be useful to justify their request, this could include pictures, letters of support from impacted neighbors, concept draws of the structure.
- If you are not the property owner, a notarized affidavit from the property owner authorizing the appeal shall be submitted. This includes applicants filing as an agent on behalf of the property owner.
- Pay the filing fee by cash, Visa/MasterCard, or check made payable to the Washington County Treasurer:
 - Residential Variance.....\$150.00
 - Commercial Variance.....\$300.00**ALL FILING FEES ARE NON-REFUNDABLE**

Note: A plan review fee of \$150 and/or floodplain review of \$150.00 may be charged by the Engineering Department.

I hereby certify that I have, to the best of my knowledge, accurately supplied the information required for the above referenced appeal.



Signature of Appellant/Agent

jbaker@ritchirevival.com

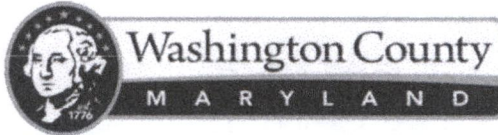
Email of Appellant/Agent

25009 Lake Wastler Dr

Address and of Appellant/Agent

301-241-2231

Phone Number of Appellant/Agent



BOARD OF APPEALS

OWNER REPRESENTATIVE AFFIDAVIT

This is to certify that Jill Baker
is authorized to file an appeal with the Washington County Board of Appeals for
a variance for parking regulations related to golf courses on property
located 25009 Lake Wastler Dr.
The said work is authorized by John Krumpotich
the property owner in fee.

PROPERTY OWNER

John Krumpotich
Name
25009 Lake Wastler Dr
Address
Cascade, MD 21719
City, State, Zip Code
[Signature]
Owner's Signature

Sworn and subscribed before me this 25 day of August, 2026.

[Signature]
Notary Public

My Commission Expires: 5/17/29

AUTHORIZED REPRESENTATIVE

Jill Baker
Name
25009 Lake Wastler Dr
Address
Cascade, MD 21719
City, State, Zip Code
[Signature]
Authorized Representative's Signature

Sworn and subscribed before me this 25 day of August, 2026.

[Signature]
Notary Public

My Commission Expires: 5/17/29

747 Northern Avenue | Hagerstown, MD 21742 | P: 240.313.2430 | F: 240.313.2461 | Hearing Impaired: 7-1-1

Justification Statement

Variance Request to Reduce the Number of Parking Spaces for Golf Course Use

The owner of Cascade Properties LLC respectfully requests a variance from the Washington County Zoning Ordinance related to the number of parking spaces required for a golf course that is proposed to be located on the lands of the former Fort Ritchie military installation. We are basing this request upon the claim of undue hardship due to limiting factors on the property that have existed for decades.

History

Fort Ritchie is a former military base that started as a Nation Guard facility in 1926. Over the last 100 years the Fort has gone through significant changes to be the site that exists today. The property was used as a military base through 1998 when it was closed as part of the Federal Base Relocation and Closure Act. The property was purchased in 2021 by Cascade Properties, LLC and has had great success in revitalization and redevelopment efforts.

While the military base was in operation, there was a 9-hole golf course located on the site. It was spread across a much larger portion of the installation and featured Par 3, 4 and 5 holes. Three of the nine holes were located upon the parade grounds.

Existing Conditions

The existing conditions and development patterns of the Fort are the primary reason that redevelopment is challenging. The topography of the property ranges from flat areas in the parade grounds to mountainous steep slopes. Most of the property that has been developed is mildly sloping but also heavily graded by the military over time. And at the time some of the areas were graded, best management practices in place at the time were less stringent than they are today.

The property was developed as a military base with one primary function. It was developed as its own self-sufficient 'town' that would provide housing, employment, shopping and recreation for its soldiers and residents. Sometimes, the base would be open to the public to also enjoy the amenities the Fort had to offer, however, it was not intended or promoted to be a destination like it is today.

Being that much of the development occurred prior to the adoption of Zoning regulations in the County, and because the Federal government had some autonomy from local regulations after they were adopted, the property developed to meet the specific needs of the military and not necessarily as a traditional mixed-use development like we see today.

Proposed Variance and Justification

The request being made is to reduce the parking requirements for golf course use from 4 spaces per hole to 3 spaces per hole. We are proposing to develop a 9-hole, par 3, walking only golf course on the former parade grounds. This will include the improvement of Building 301 to include the Pro Shop in the lower half of the building (1650 sq. ft.) and potential retail in the top half (1,650 sq. ft.). This request is specific to the golf course use and does not include a request to reduce parking spaces for the retail portion of the building.

Building 301 was chosen to house the Pro Shop because of its proximity to the proposed course. As shown in Exhibit 2, the combination of all the uses requires a minimum of 113 spaces. However, there are only 99 spaces available (after excluding 10 spaces reserved for Buildings 201 & 202). Should the request be granted this would reduce the number of required spaces to 104. While the variance alone will not provide the full number of required spaces, a site plan is being submitted to the Department of Planning and Zoning for the golf course and Pro Shop proposing shared parking facilities within the parking lot adjacent to the Chapel. There are currently parking spaces that have the potential to qualify for shared parking under Section 22.12(b).2 that will provide the extra spaces needed to meet parking standards for the golf course assuming this variance is approved.

The size and intensity of this style of golf course is different than typical 9- or 18-hole golf courses. The varied size and intensity of different golf courses are not always proportional to the number of holes on a course. Rather variables such as tee times, group sizes and the length of the golf season have influence on the demand for parking.

This will be a destination course meaning that people will need to have a desire to travel to the site rather than rely on the convenience of municipal or other public courses. This will have an impact on the number of people who will visit the course and therefore effect the number of parking spaces that will be needed. Furthermore, weather conditions during the winter season will limit the season for usage from May to November.

The Pro Shop will have the convenience of being located within 350 ft or less to other commercial uses. They include Building 304 (Synergy Salon and Spa), Building 302 (Chapel) and Building 607 (Meritus Health). Each of these uses has their own assigned parking spaces along Castle Drive and in a small parking lot adjacent to the Chapel.

As noted previously, having commercial uses located in close proximity creates the opportunity for shared patrons that will park their car and walk between uses. Staggered operating hours also provide opportunities for shared parking throughout the week. The chart below shows the current operating hours for each use.

Use	Hours						
	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Chapel	Closed	Closed	7-9pm	Closed	Closed	Closed	9am - Noon
Meritus	7am-5pm	7am-5pm	7am-5pm	7am-5pm	7am-5pm	7am-5pm	7am-5pm
Salon/Spa	12-5pm	11am-6pm	10am-5pm	11am-6pm	11am-6pm	10am-2pm	Closed
Golf (Apr thru Nov)	Open at 8-9am; Close 5-7pm depending on DST; Closed December thru April						
301 Retail	9am-6pm	9am-6pm	9am-6pm	9am-6pm	9am-6pm	9am-6pm	9am-6pm

Hardship Created

One of the most challenging parts of redevelopment efforts has been the quantity and location of parking facilities. These challenges have become particularly difficult in the historic core area¹. When this area had begun to develop, automobile transportation was not as prevalent as it is today. Therefore, parking facilities were not given a high priority.

In addition, many of the buildings and uses constructed within the historic core had a functional purpose to provide administrative and training operations for people who resided on the Fort. It was more efficient to construct buildings close to one another so that operations were consolidated and people could move quickly between the buildings.

Now being in private ownership, the property is not only subject to county parking standards for the first time, but it must adapt to standards that are set in an automobile centric society. When the base closed in 1998, the county created a new zoning district for the Fort property that allowed a multitude of residential, commercial and employment use. However, no thought was given to the design standards that would be unique to the property and its campus setting. Instead, they contemplate parking requirements based upon individual use types as if they stand alone from one another. While the new uses serve individual and unique purposes, the campus setting and proximity of structures still provide a similar function to when the military was operational in that patrons can visit multiple buildings/businesses while parked in one location.

Another limiting factor regarding parking facilities around the proposed golf course is the existence of a Maryland Historic Trust easement. The easement extends from the finger buildings on Barrick Avenue to Lake Royer. It is also bounded to the north by Lake Royer Drive and to the south by Lake Wastler Drive. The purpose of the easement is to maintain the historical context of the Fort in its early development. The proposed golf course was reviewed by the Maryland Historic Trust and approved because of the extremely limited

¹ Historic core area references the portion of the Fort located between Lake Wastler Drive, Lake Royer Drive and Banfill Avenue. It includes the parade grounds and historic finger buildings. See Exhibit 1.

amount of disturbance, the absence of additional impervious surface and limited change in topography.

These hardships are unique to this property when compared to the one other property located within the Special Economic Development zoning district. The other property does not contain the number of buildings, proximity of buildings or historic easements that limit development in the same manner as the subject property. As that property develops, there is ample opportunity to create new parking facilities to accommodate new development.

This property can no longer function like a military base and must now diversify and adapt to civilian development patterns. Adaptive reuse of existing buildings is crucial to the successful redevelopment of the Fort. The current parking regulations described in this statement have created undue hardships for the property owner that were not of his creation. The regulations are now limiting the use of the property as well as limiting the owner from securing a reasonable return. This variance is needed, reasonable and does not affect health or public safety. For the reasons stated, we respectfully ask that you approve this variance.

Historic Core Area



For Illustration Purposes Only (Not to Scale)

Exhibit 1

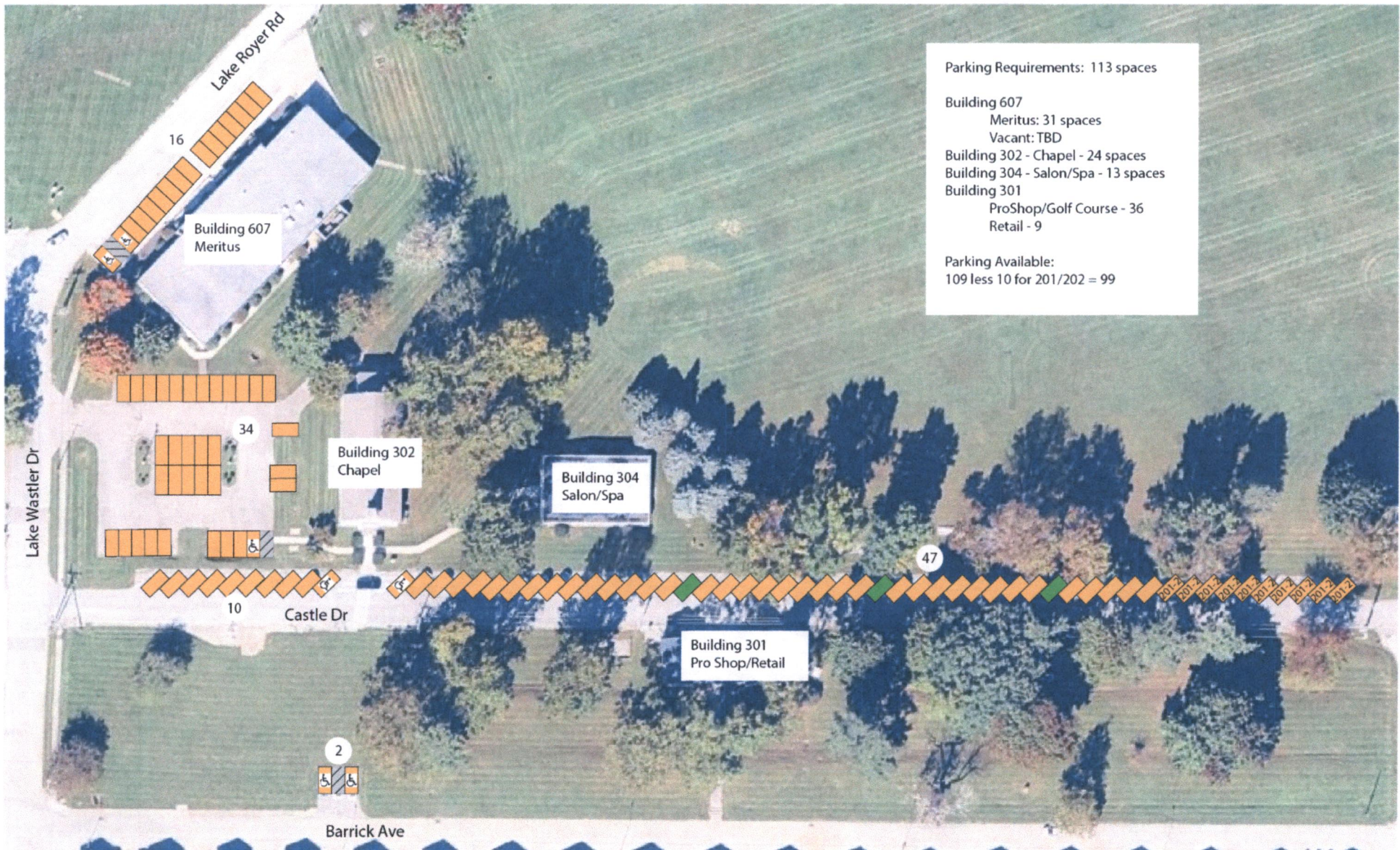
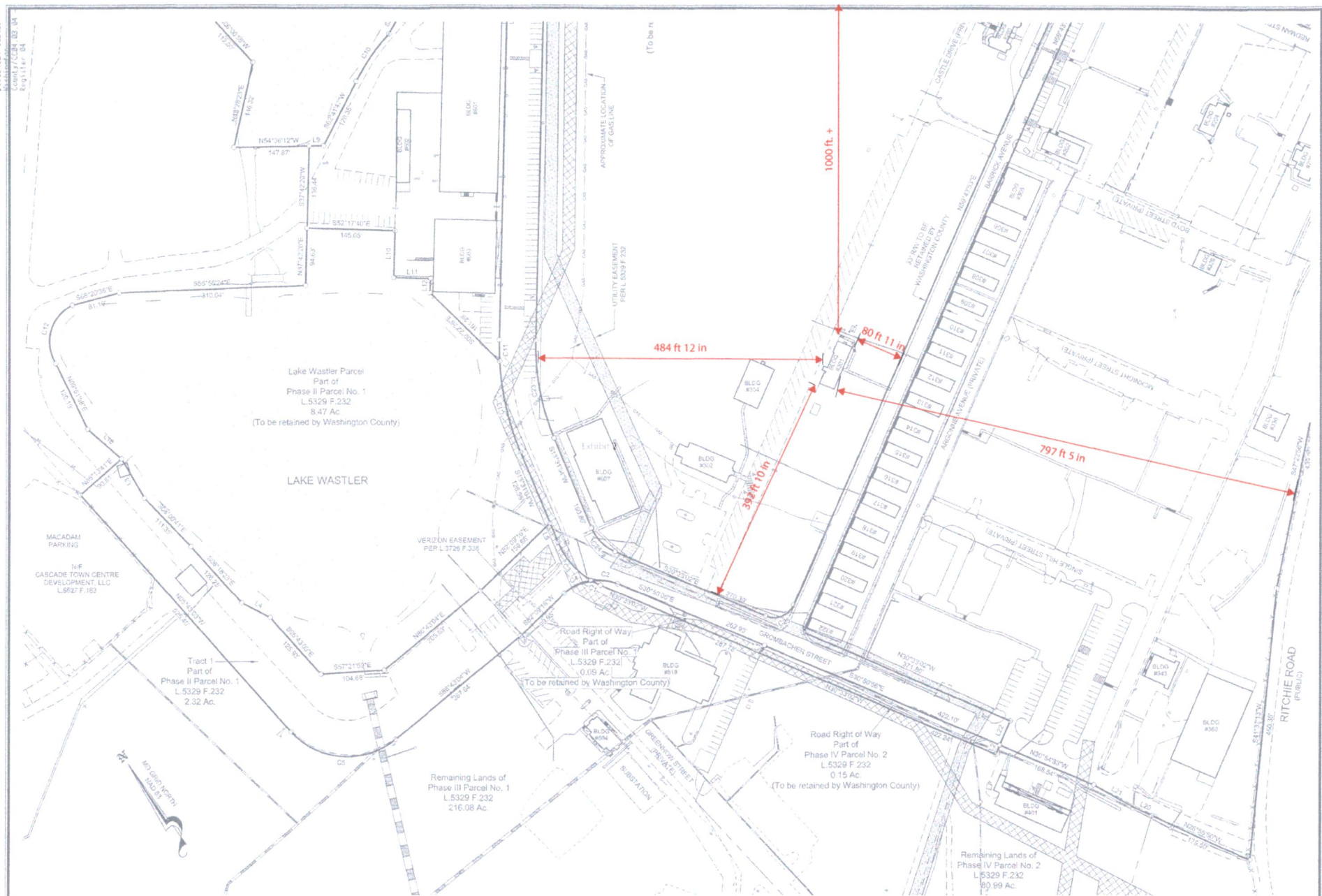


Exhibit 2



63210516152

PLAT NO 11081
DATE APR 02 2020
WASHINGTON COUNTY

DRAWING NUMBER 3 OF 6

SCALE: 1" = 100'

FREDERICK
SEIBERT &
ASSOCIATES, INC.  2020

CIVIL ENGINEERS SURVEYORS LANDSCAPE ARCHITECTS LAND PLANNERS
128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740
20 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225
505 SOUTH HANOVER STREET, CARLISLE, PENNSYLVANIA 17013
5201 SPRING ROAD, SUITE 3, 8-HERMANSDALE, PENNSYLVANIA 17090

Land Transfer Plat
for

Fort Ritchie

Situate along the northwest side of Ritchie Road
and along the southwest side of MacAfee Hill Road
WASHINGTON COUNTY, MARYLAND



Fort Ritchie Golf Course - Conceptual Design

DATE: 2/8/2024
 PREPARED BY: MICHAEL MCCARTHY



Exhibit 4

Real Property Data Search ()
Search Result for WASHINGTON COUNTY

Search Tax Maps

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 14 Account Identifier - 065204

Owner Information

Owner Name: CASCADE PROPERTIES LLC Use: COMMERCIAL
Principal Residence: NO

Mailing Address: C/O JOHN KRUMPOTICH OWNER
25009 LAKE WASTLER DR
CASCADE MD 21719- Deed Reference: /06578/ 00038

Location & Structure Information

Premises Address: 25036 PEN MAR RD Legal Description: 164.51 ACS REM - PHASE 3 PARCEL 1
CASCADE 21719- 25036 PEN MAR RD & 14319/14323 BARRICK AVE
P/O FT RITCHIE MILITARY BASE

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 11079-11084
0028 0001 0162 10000.22 0000 2025 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1926 9,000 SF 164.5100 AC

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements Pending Permit
RETAIL STORE / C2 Reassessment Permit

Value Information

	Base Value	Value As of 01/01/2025	Phase-In Assessments As of 07/01/2026	As of 07/01/2027
Land:	473,700	473,700		
Improvements	318,100	412,300		
Total:	791,800	886,000	854,600	886,000
Preferential Land:	0	0		

Transfer Information

Seller: WASH CO COMMISSIONERS BOARD OF Type: ARMS LENGTH MULTIPLE	Date: 04/08/2021 Deed1: /06578/ 00038	Price: \$1,840,000 Deed2:
Seller: PENMAR DEVELOPMENT CORP Type: NON-ARMS LENGTH OTHER	Date: 09/23/2016 Deed1: /05329/ 00232	Price: \$0 Deed2:
Seller: FT RITCHIE I LLC Type: NON-ARMS LENGTH OTHER	Date: 07/25/2012 Deed1: /04332/ 00175	Price: \$2,000,000 Deed2:

Exemption Information

Partial Exempt Assessments: Class	07/01/2026	07/01/2027
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00 0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date: