

## BOARD OF APPEALS

March 15, 2023

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

### AGENDA

**DOCKET NO. AP2023-009:** An appeal was filed by Field of Dreams Holding Company LLC charging administrative error by the Zoning Administrator for the determination of the required setback for the campground use to be 600 ft. from property lines based upon the requirements outlined in the land use chart and Section 22.5 on property owned by the appellant and located at 9550 Jellystone Parkway, Williamsport, Zoned Agricultural Rural with Rural Business Overlay.

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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 March 6, 2023. 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.

Jay Miller, 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:** Field of Dreams Holding Company LLC  
27777 Franklin Road  
Suite 200  
Southfield MI 48034

**Appellant:** Field of Dreams Holding Company  
27777 Franklin Road  
Suite 200  
Southfield MI 48034

**Property Location:** 9550 Jellystone Parkway  
Williamsport, MD 21795

**Description Of Appeal:** Charging Administrative Error by Zoning Administrator for the determination of the required setback for the campground use to be 600 ft. from property lines based upon the requirements outlined in the land use chart and Section 22.5.

**Appellant's Legal Interest In Above Property:**

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

**Previous Petition/Appeal Docket No(s):** AP94-052, AP2000-048, AP2007-006, AP2015-027, AP2022-046

**Applicable Ordinance Sections:** Washington County Zoning Ordinance Section 22.5, Section 3.3E, and Section 4.9

**Reason For Hardship:**

**If Appeal of Ruling, Date Of Ruling:** 01/09/2023

**Ruling Official/Agency:** Zoning Administrator

**Existing Use:** Campground

**Proposed Use:** Additional Camping Areas

**Previous Use Ceased For At Least 6 Months:**

**Date Ceased:**

**Area Devoted To Non-Conforming Use -**

**Existing:**

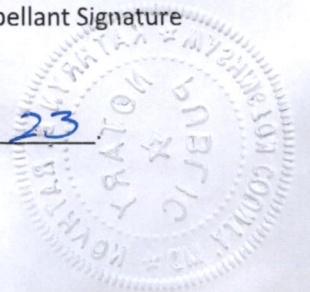
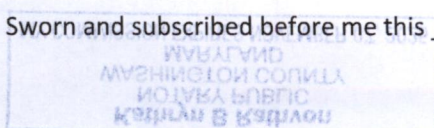
**Proposed:**

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

Appellant Signature

State Of Maryland, Washington County to-wit:

Sworn and subscribed before me this 1<sup>st</sup> day of Feb., 2023.





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: AP2023-009

**State of Maryland Washington County, To Wit:**

On 2/1/2023, before me the subscriber, a Notary of the public of the State and County aforesaid, personally appeared Kuczynski & Kuczynski P.A. and made oath in due form of law as follows:

Kuczynski & Kuczynski P.A. 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 03/15/2023, 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 02/28/2023 and will remain until after the above hearing date.

Kuczynski & Kuczynski P.A.

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

Notary Public

Seal

My Commission Expires





## BOARD OF ZONING APPEALS

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

7-1-1 WWW.WASHCO-MD.NET

### Appeal Charging Error In Administrative Ruling or Action

Property Location: 9550 Jelly Stone Parkway, Williamsport, MD 21795

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

☒ Owner (Including Joint Ownership) ☐ Lessee ☐ Contract to rent/lease  
☐ Contract to Purchase ☐ Other \_\_\_\_\_

Official or agency from whose ruling or action this appeal is made: Sill Baker, Zoning Administrator

Date of ruling or action: January 9, 2023

On attached sheet please provide:

- Brief description of ruling or action from which this appeal is made. (Attach copy of ruling or document indicating such action)
- Brief description of what, in Appellant's view, the ruling or action should have been
- Section/subsection of the Zoning Ordinance which Appellant contends was misinterpreted
- Error in fact, if any, involved in the ruling or action from which this appeal is made
- Error of law, if any, involved in the ruling or action from which this appeal is made
- Questions of fact, if any, presented to the Board of this appeal
- State of Appellant's interest, i.e. manner in which Appellant is aggrieved by the ruling or action complained of (as property owner or otherwise):

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

[Signature]  
Signature of Appellant/Attorney

Edward L. Kuczynski  
Address of Appellant

ed.kuczlaw@gmail.com  
Email of Appellant

(301) 797-9120  
Phone Number of Appellant

This appeal form is to be used to assist the customer in gathering the information necessary to submit an application. However, the application shall be processed in person.





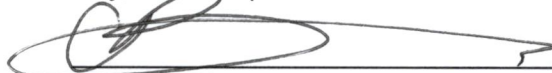
## BOARD OF ZONING APPEALS

### OWNER REPRESENTATIVE AFFIDAVIT


This is to certify that Edward L. Kuczynski  
is authorized to file an appeal with the Washington County Board of Appeals for  
Field of Dreams Holding Company, LLC on property  
located 9550 Jellystone Park Way Williamsport, MD 21795.  
The said work is authorized by Chelsea Bossenbroek as Authorized Agent for  
the property owner in fee. Field of Dreams Holding Company, LLC

#### PROPERTY OWNER

Field of Dreams Holding Company, LLC  
Name  
9550 Jellystone Park Way  
Address  
Williamsport, MD 21795  
City, State, Zip Code

  
Owner's Signature

Sworn and subscribed before me this 31 day of January, 2023.

  
Notary Public

My Commission Expires:

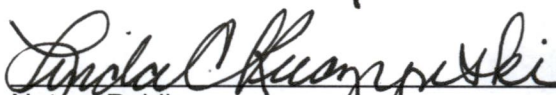
BRADLEY MUGLER  
Notary Public, State of Michigan  
County of Kent  
My Commission Expires 02-15-2026  
Acting in the County of Kent

#### AUTHORIZED REPRESENTATIVE

Edward L. Kuczynski  
Name  
22 W. Salisbury Street  
Address  
Williamsport, MD 21795  
City, State, Zip Code

  
Authorized Representative's Signature

Sworn and subscribed before me this 1st day of February, 2023.

  
Notary Public

My Commission Expires:

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

**From:** Baker, Jill <JBaker@washco-md.net>  
**Sent:** Monday, January 9, 2023 4:23 PM  
**To:** Ed Kuczynski (ed.kuczlaw@gmail.com)  
**Cc:** Rathvon, Kathryn B.  
**Subject:** Yogi Bear Campground variance

Hey Ed,

I'm following up on our telephone conversation from last week regarding the decision of the BZA (AP2022-046) on a variance request by the property owners to reduce their side yard setback from 600 ft to 100ft. Per our discussion you had mentioned that it was your belief that we used the improper setback requirements for this use when you look at Section 22.52 - Travel Trailer Parks in the Zoning Ordinance. According to Section 22.52.a, "No building or trailer shall be located closer than 25 feet to the tract boundary". I think it is fair to acknowledge that this section exists, however, it is my opinion that the setback outline in this section is superseded by the provisions stated in 3.3.E where the table of land use regulations for the rural area states that travel trailer parks are a principal use in the Rural Business district "...subject to the provisions of Section 22.5 and provided such use shall be three (3) times the distance requirements specified in Section 4.9". As you are aware, Section 4.9 states that "Any uses or buildings subject to compliance with this section shall be located at least two hundred (200) feet from any lot line in a RT, RS, RU, RM, or RV District or any lot occupied by a dwelling, school, church, or institution for human care not located on the same lot as the said use...".

Therefore, my opinion stands that the required setbacks for Yogi Bear Campground are 600 ft from property lines based upon the requirements outlined in the land use chart that the use be in accordance with Section 22.5 **AND** that the use be three (3) times the distance requirements set forth in Section 4.9.

If you disagree with my opinion, you have the option to appeal this decision to the Board of Zoning Appeals. As stated in the Zoning Ordinance, you have 30 days from the date of this email to file an appeal charging administrative error. You may contact Katie Rathvon for further instructions on what information will be needed for the appeal application. If you have any further questions, please let me know.

Sincerely,



Jill Baker, AICP, Director/Zoning Administrator  
747 Northern Avenue  
Hagerstown, MD 21742  
Phone: (240) 313-2433  
Fax: (240) 313-2431  
E-mail: [jbaker@washco-md.net](mailto:jbaker@washco-md.net)  
Website: [www.washco-md.net](http://www.washco-md.net)

NOTICE: This e-mail, including any attachments, is intended solely for the use of the addressee(s) and may contain confidential, proprietary and privileged information, the unauthorized disclosure or use of which is prohibited. If you are



**BOARD OF ZONING APPEALS FOR WASHINGTON COUNTY**

**IN RE: FIELD OF DREAMS HOLDING COMPANY, LLC**

**ADMINISTRATIVE ERROR APPEAL**

**CASE NO.:**

**APPELLANT'S MEMORANDUM IN SUPPORT OF APPEAL**

**STATEMENT OF CASE**

Appellant's property is zoned Rural Business (RB) and it operates, and has operated for many years, a Travel Trailer Park as a principal permitted use. Appellant is desirous of adding sites to the property in accordance with the site drawing included in this Appeal. Those sites will be at least 100 feet from the property line. Rural Business is the only zoning classification that permits a Travel Trailer Park as a principal permitted use. *Section 22.52 of the Zoning Ordinance for Washington County* sets forth specific design criteria, including specified set-back requirements for Travel Trailer Parks. The specific set-backs set forth in §25.52 conflict with the general set-back requirements set forth in the *Table of Uses, §3(E) and Section 4.9*.

Following the decision of the Board of Zoning Appeals (AP 2022-046) denying Appellant's request for a variance from 600 feet to 100 feet, your undersigned on behalf Appellant contacted the Zoning Administrator to question whether there is in fact a need for a variance and/or whether the correct set-back requirement was applied. Appellant requested that the Zoning Administrator apply the set-back requirements set forth in Section 22.52 of the *Washington County Zoning Ordinance* which specifies 25 feet (possibly 75 feet) because that section of the *Zoning Ordinance* contains specific design criteria, including specified set-backs, for *Travel Trailer Parks* as defined by the Ordinance - Appellant's current permitted use.



The Appellant is desirous of obtaining a permit to construct additional sites for travel trailers (park models) which would be at least 100 feet from the property line. Jill Baker, in her capacity as Zoning Administrator, issued an email setting forth her interpretation and application of the *Zoning Ordinance* on January 9, 2023. Appellant's appeal is from Ms. Baker's Administrative Determination set forth in that correspondence which is included herein.

For the reasons set forth in this Memorandum, Appellant is requesting the Board to reverse the aforementioned interpretation and find that the specific set back and design requirements of the *Zoning Ordinance for Washington Count, §22.5, Travel Trailer Parks* are applicable to the instance case thereby negating the necessity for any variance in connection with Appellant's proposed expansion.

#### **APPELLANT'S POSITION**

*Section 22.52, Travel Trailer Parks* states "Temporary and/or permanent travel trailer parks are principal permitted uses in RB Districts...Travel trailer parks shall meet the following design requirements:

- (a) Density and Design: .... No building or trailer shall be closer than 25 feet to the tract boundary."...

The provisions of *Section 22.52* are clearly specific to *Travel Trailer Parks*, as defined by the *Zoning Ordinance*, which are located in RB zoning Districts as is the case at bar. In that regard, the language of the Ordinance is clear and unambiguous in this case because Appellant is operating a *Travel Trailer Park* in a Rural Business Zoning District. Appellant is obligated and entitled to design and operate its business in accordance with the clear and unambiguous language of §22.52. Based upon the clear language of that section of the *Zoning Ordinance*, Appellant asserts that the County Commissioners intended the specific design regulations, including the set-back distance,

set forth therein to apply to the construction and/or expansion of *Travel Trailer Parks* in Rural Business Zoning Districts. If some other was to be utilized, one must assume that the legislative body would have addressed same in *Section 22.52* since it is clearly and unambiguously sets forth the design requirements (including set-backs) for *Travel Trailer Parks*. That Section makes a point to state these uses are principally permitted in RB Districts. In short, Appellant asserts that Ordinance clearly establishes that the set-back in this instance is 25 feet (possibly 75 feet).

Although Appellant respectfully asserts that the inquiry regarding the correct set-back requirement should stop without further review or interpretation, the Zoning Administrator's determination and/or the *Zoning Ordinance* must be addressed to the extent that they both set forth and/or contain an interpretation and/or application that arguably creates an ambiguity that must be resolved by this Board.

Ms. Baker indicates in her email that she believes the required set-back based upon the language of *Sections 3(E) and 4.9* requires a 600 foot set-back. It should be noted that §3 (E) generally references "*Section 22.5*" (not 22.52) yet makes *Travel trailer parks/Camp grounds* "subject to 22.5..." subject to "three (3) times the distance requirements specified in *Section 4.9*." *Section 4.9* applies to uses or buildings in a "RT, RS, RU, RM or RV District..." This section **contains no mention of RB zoning districts** which Appellant asserts, in the context of the applicable Rules of Construction set forth below, indicates that the County Commissioners did not intend for this Section to apply to *Travel Trailer Parks/* in RB Zoning Districts which are specifically regulated in §22.52. A reading of the Sections upon which the Zoning Administrator relies does not provide clear and definitive guidance in connection with this scenario. However, *Section 22.52* clearly covers the required set-back for *Travel Trailer Parks* in RB Zoning Districts which it establishes at 25 feet. This position is further bolstered by *Article 5E, "RB" Rural*



*Business District, Section 5E.5 Bulk Regulations (c) Side and Rear Yard Building Setbacks* which establishes “Side and Rear Setbacks: 50 Feet from a property zoned for or occupied by a Residential Land Use; 25 Feet from a property zoned or occupied by a Non-Residential Use.”

Assuming *arguendo* that there is an ambiguity and a conflict between the respective *Zoning Ordinance* sections at issue, the Rules of Construction which have been established by the Maryland Courts and set forth below must be applied. In the enactment of *Section 22.52* the County Commissioners were addressing *Travel Trailer Parks*, particularly in RB Zoning Districts where they are allowed by right. It makes no sense to assume that the legislative body would establish a set-back of 25 feet in *Section 22.52* and yet expect a 600-foot set-back to also be required. In this instance there appears to be a conflict between the **general provisions** set forth in *Sections 3 and 4.9* when read in conjunction with the **specific provisions** of *22.52* as well as *Section 5E.5*. The Rules of Construction dictate that where general provisions, terms or expressions in one part of an ordinance are inconsistent with more specific or particular provisions of another part, the particular/specific provisions must govern or control. **“The particular provisions should be regarded as an exception to the general provisions so that both may be given effect. A general provision takes effect only as to such cases within its general language as are not within a particular provision.”** (*MLE, State Govt. §63 and cases cited therein*). In short, the specific set-back provisions of *§22.52 and 5E.5* dictate a set-back of 25 feet (possibly 50 feet) and supersede the more general set-back requirements set forth in *Section 4.9*.

In the context of this appeal, the other Rules of Construction set forth herein also support Appellant’s position. First, the titling of *§22.52 (and Division V)* make it clear that the legislative body intended to specifically address *Travel Trailer Parks and Mobile Homes* in various specifically identified scenarios with *§22.52* applying specifically to *Travel Trailer Parks* like the



one owned and operated by Appellant. Second, an ordinance must be construed in the statutory scheme in which it appears. Obviously the *Zoning Ordinance* is part of a substantial body of law that regulates and controls land use in the County. Often, the *Comprehensive Plan* is a reference source in land use. Clearly, Washington County has made tourism one of the County's priorities in its *Comprehensive Plan*. Toward that end the RB Zoning Purpose set forth in *Zoning Ordinance* states:

The "RB" Rural Business District is established to permit the continuation and development of businesses that support the agricultural industry and farming community, serve the needs of the rural residential population, provide for recreation and tourism opportunities, and to as establish locations for businesses and facilities not otherwise permitted in the rural areas of the County. The Rural Business District is established as a "floating zone" which may be located on any parcel in an Agricultural, Environmental Conservation, Preservation or Rural Village Zoning District.

*Section 5E.5* specifies a set-back distance that is contrary to the Zoning Administrator's position and consistent with *Section 22.52*. Third, internal inconsistencies must be interpreted in the context of the entire statutory scheme. Appellant asserts that a reading of the sections at issue in a manner contrary to the position asserted by Appellant renders the specific provisions of *Section 22.52* meaningless in the context of the entire statutory scheme and contrary to the Rules of Construction.

### **SUMMARY**

It is Appellant's position that §4.9 is not applicable to *Travel Trailer* in RB Zoning Districts, the case at bar or the limited similar situations that may arise elsewhere in the County and that §22.52 dictates a required set-back of at least 25 feet. This position is further bolstered by the set-backs specified for RB Zoning in *Section 5E.5 Bulk Regulations*. Even if you assume a 3x multiplier as suggested by the Zoning Administrator based upon the contradictory language of §4.9 the set-back would be 75 feet – not 600 feet. For the reasons set forth and discussed in this

Memorandum, Appellant requests this Board find that the set-back requirements specifically set forth in §22.52 (not §§3 and 4.9) should apply to Appellant's request to add additional Travel Trailer sites.

### **RULES OF CONSTRUCTION**

#### **LEGAL POINTS AND AUTHORITIES**

- Courts apply the same rules of construction to ordinances as state statutes. (*Sutherland Stat Const §30.06 and cases cited therein*).
- When ordinances conflict or are ambiguous, the judicial body reviewing it must interpret the meaning of the language. (*MLE, State Govt. §40.3 and cases cited therein*).
- It is to be presumed that the legislative body had full knowledge and information as to the entire ordinance and acted in regard to same. (*MLE, State Govt. §45 and cases cited therein*).
- It is presumed that the legislative body intended ordinances to affect the same subject matter to "blend into a consistent and harmonious body of law." (*MLE, State Govt. §45 and cases cited therein*).
- An ordinance must be construed in the statutory scheme in which it appears. (*MLE, State Govt. §60 and cases cited therein*).
- Internal inconsistencies must be interpreted in the context of the entire statutory scheme. (*MLE, State Govt. §60 and cases cited therein*).
- The title may be construed in considering an ordinance or section contained therein. (*MLE, State Govt §62 and cases cited therein*).

- As a general rule, if two parts of an ordinance are conflicting, the reviewing body must make an effort to reconcile and harmonize the conflicting sections. (*MLE, §63 and cases cited therein*).
- Where general provisions, terms or expressions in one part of an ordinance are inconsistent with more specific or particular provisions of another part, the particular provisions must govern or control. “The particular provisions should be regarded as an exception to the general provisions so that both may be given effect. A general provision takes effect only as to such cases within its general language as are not within a particular provision.” (*MLE, State Govt. §63 and cases cited therein*).

Respectfully submitted,

*Edward L. Kuczynski*

Edward L. Kuczynski, #0825

CPF # 8205010177

Kuczynski & Kuczynski, P.A.

Attorney for Defendant

22 W. Salisbury Street

Williamsport, Maryland 21795

Telephone: (301) 797-9120

Facsimile: (301) 797-4317

Email: [ed.kuczlaw@gmail.com](mailto:ed.kuczlaw@gmail.com)



## DIVISION V - MOBILE HOME PARKS, TRAVEL TRAILER PARKS AND MOBILE HOMES NOT IN MOBILE HOME PARKS OR TRAVEL TRAILER PARKS

### Section 22.5 Mobile Home Parks and Mobile Home Subdivisions<sup>161</sup>

A mobile home park is a residential development with identifiable spaces specifically designed to be rented for the accommodation of mobile homes. A mobile home subdivision is a residential development where separate tracts of land, specifically designed to accommodate mobile homes, are intended to be sold to mobile home owners.

It is the intention of the County that mobile home parks and mobile home subdivisions, when permitted, shall be developed to a high standard, providing a healthy and pleasant living environment. Applications for a zoning permit for a mobile home park or mobile home subdivision shall be subject to approval by the Planning Commission. Site plans submitted for approval shall meet the design criteria outlined in this section. An enlargement of an existing mobile home park shall require a zoning permit as if it were a new establishment. All development under this Article shall meet the requirements of the Washington County Forest Conservation Ordinance and Manual.

### Section 22.51 Design Standards

- (a) Size of Mobile Home Park: A tract proposed for development as a mobile home park shall have a minimum area of three acres and a minimum width of 200 feet. In a case where the mobile home park is removed from the public highway, an access road with a minimum right-of-way of 40 feet shall be provided.
- (b) Design of Mobile Home Park Spaces: In a mobile home park, a separate space shall be provided for each mobile home and shall include a patio area and connections for public or community water supply and sewerage disposal and electric service. Mobile home spaces in different sections of the mobile home park may vary in size, but no space shall be less than 4,400 square feet in area and there shall not be more than 8 mobile home spaces per net acre. Mobile homes may be placed in their mobile home park spaces at the discretion of the developer, provided, no part of a mobile home, including expansion units, shall be closer than 8 feet to the front edge of the space provided or closer than 5 feet from the other perimeters of its space. In no case may mobile homes be located closer than 20 feet apart. Each space shall be permanently marked by a number.
- (c) Design of Mobile Home Subdivision Lots: In a mobile home subdivision as defined in Article 28A, a separate lot shall be provided for each mobile home. Provisions shall be made for electricity and for public or community water and sewerage disposal systems. Mobile home lots may vary in size; but no lot shall be less than 4,400 square feet in area and there shall not be

<sup>161</sup>

Revision 6, Section 22.5 amended 2/9/93 (RZ-92-16)

## Section 22.52 Travel Trailer Parks<sup>162 163</sup>

Temporary and/or permanent travel trailer parks are principal permitted uses in a RB Districts. Travel trailer parks are intended to provide not more than thirty (30) day accommodations for the type of travel vehicles which are becoming increasingly popular for travel and vacation use, including the travel trailer, the pick-up coach, the motor-home and the camping trailer. Travel trailer parks shall meet the following design requirements:

- (a) **Density and Design:** A travel trailer park must be at least two acres in size. Each space shall be at least 1,000 square feet in area. Trailers shall be separated from each other and from other structures by at least fifteen feet. Accessory structures such as awnings and carports shall, for purposes of this separation requirement, be considered to be a part of the trailer. No more than 25 spaces per acre shall be allowed. The remaining area shall be reserved for recreation and open space use. No building or trailer shall be located closer than 25 feet to the tract boundary.
- (b) **Service Facilities:** A central service building containing the necessary toilet and washing facilities shall be provided in each travel trailer park. The number and arrangement of these facilities shall be approved by the Washington County Health Department. Accessory stores and services may be permitted as in a mobile home park, provided these services are intended and arranged only for use of the travel park residents.
- (c) **Parking and Access:** Off-street parking, consisting of one space per trailer space, shall be provided except where the right-of-way will have curbs and sidewalks and is a minimum width of 40 feet. Additional spaces for visitors shall also be provided. All trailer spaces shall have access to a public road by way of an interior service drive.
- (d) **Review Procedure:** When submitting the application for a zoning permit, the applicant shall include a plan, drawn at a scale of 1"=100 feet showing the arrangement of travel trailer sites and connecting driveways. The site plan shall be approved by the Planning Commission as part of a zoning permit. The applicant shall also present a written statement, with accompanying plans, describing how water and sewerage disposal service are to be provided. These arrangements shall be approved by the Washington County Health Department before a zoning permit is approved.

## Section 22.53 Travel Trailers

Camping or recreational travel trailers and recreational travel vehicles as defined in Article 28A are allowed as an accessory use in any district, provided they are parked or stored in a garage or accessory building or in the rear yard, side yard, or driveway of the lot occupied by the owner, in which case it shall be no closer than four (4) feet to the rear and side lot lines and no closer than ten (10) feet to the front lot line or to the road

<sup>162</sup> Revision 15, Section 22.52 amended 9/19/06 (RZ-06-007/ORD-06-09)

<sup>163</sup> Revision 18, Section 22.52 amended 10-11-16 (RZ-13-003/ORD-2016-18)



**Tourism Entertainment Facility:**

A facility for the traveling public designed to their amusement. This would include such things as: amusement parks and water parks. Interpretive centers involved with education and teaching would not fall into this category.

**Trade and Technical Institutions:**

An educational facility established for the training of students in specific job skills. For example: electronic repair, the operation of machinery and cosmetology. Such facility may not exceed thirty (30) acres where permitted by special exception.

**Transitional or Sheltered Care Facility:**

A facility, including half-way houses, providing 24 hr/day care of persons with special needs, which provides food and shelter, and may also provide some combination of personal care, transportation, physical, social, or psychological therapy and counseling to assist persons in overcoming physical or emotional problems.

**~~Travel Trailer:~~<sup>256</sup>****Travel Trailer Park:**

A plot of ground designed for and having the required facilities for servicing travel trailers and similar vehicles and campers.

**Truck Stop:**

A structure or land used or intended to be used primarily for the sale of fuel for trucks and, usually long-term truck parking, incidental service or repair of trucks, overnight accommodations, or restaurant facilities open to serve the general public; or a group of facilities consisting of such a use and attendant eating, repair, sleeping or truck parking facilities. As used in this definition, the term "trucks" does not include any vehicle whose maximum gross weight is 10,000 pounds or less, as rated by the State Motor Vehicle Administration.

**Truck Terminal:**

A structure or land used or intended to be used primarily: (a) to accommodate the transfer of goods or chattels from trucks or truck-trailers to other trucks or truck-trailers or to vehicles or storage containers of other types, such as land-sea containers, in order to facilitate the transportation of such goods or chattels; or (b) for parking or storage of trucks, truck trailers, trailers, or in-transit mobile storage containers, such as land-sea containers.

A truck terminal may include loading and unloading platforms, warehouse facilities for temporary storage of goods in transit, reservoir parking for trucks and truck-trailers waiting to be loaded or unloaded and related business offices.

<sup>256</sup>

Revision 16, definition deleted 12/1/09, eff. 2/1/2010 (RZ-09-003/ORD-09-10)



~~ARTICLE 5E – "RB-E" RURAL BUSINESS EXISTING DISTRICT~~<sup>69</sup>

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**ARTICLE 5E – "RB" RURAL BUSINESS DISTRICT**<sup>70 71</sup>

Section 5E.0 Purpose

The "RB" Rural Business District is established to permit the continuation and development of businesses that support the agricultural industry and farming community, serve the needs of the rural residential population, provide for recreation and tourism opportunities, and to establish locations for businesses and facilities not otherwise permitted in the rural areas of the County. The Rural Business District is established as a "floating zone" which may be located on any parcel in an Agricultural, Environmental Conservation, Preservation or Rural Village Zoning District.

Section 5E.1 Principal Permitted Uses and Accessory Uses

See the Table of Land Uses [Section 3.3, Table No. 3.3(1) for identification of principal and accessory uses permitted in the RB District.

Section 5E.2 Special Exceptions

There are no special exception uses in the RB District that may be granted by the Board of Zoning Appeals. The RB District itself is analogous to a special exception and is granted through the review process described in this Article.

Section 5E.3 Non-Conforming Uses

Existing businesses not listed on the Table of Land Uses [Table No. 3.3(1)] may continue as "Non-Conforming Uses" in accordance with the Non-Conforming Use provisions of this Ordinance.

Section 5E.4 Criteria

- (a) Businesses in the rural area existing at the time of adoption of these regulations and which are listed on the Table of Land Uses [Table No. 3.3(1)] shall be designated on the Washington County Zoning Map as a Rural Business (RB) Floating Zone. Businesses with this description need not take any action to continue operation. Such existing uses are viewed as compatible with the character of the rural area and their continued operation is deemed consistent with the policies of the Comprehensive Plan.
- (b) The RB Floating Zone District may be newly established at a particular location if the following criteria are met.

<sup>69</sup> Revision 18, Article 5E deleted in its entirety 10/11/15 (RZ-13-003/ORD-2016-18)

<sup>70</sup> Revision 14, Article 5F added 7/26/05 (RZ-03-005) [See Footnote #71 below]

<sup>71</sup> Revision 18 - Article 5F RB-N District amended and renumbered to Article 5E – RB District - 9/01/15 (RZ-14-002/ORD-2015-20)

1. The proposed RB District is not within any designated growth area identified in the Washington County Comprehensive Plan;
2. The proposed RB District has safe and usable road access on a road that meets the standards under the "Policy for Determining Adequacy of Existing Roads." In addition, a traffic study may be required where the proposed business, activity or facility generates 25 or more peak hour trips or where 40% of the estimated vehicle trips are anticipated to be commercial truck traffic;
3. Onsite issues relating to sewage disposal, water supply, stormwater management, flood plains, etc. can be adequately addressed; and
4. The location of an RB District would not be incompatible with existing land uses, cultural or historic resources, or agricultural preservation efforts in the vicinity of the proposed district.

Section 5E.5 Bulk Regulations:<sup>72</sup>

- (a) Lot Size:  
Minimum 40,000 Sq. Ft.
- (b) Front Yard Building Setback:  
40 Feet from a Minor Collector or Local Public Road Right of Way  
50 feet from a Major Collector or Arterial Public Road Right of Way
- (c) Side and Rear Yard Building Setbacks:  
50 Feet from a property zoned for or occupied by a Residential Land Use;  
25 Feet from a property zoned for or occupied by a Non-Residential Land Use.
- (d) Structure Height: 35 Feet
- (e) Lot Coverage: Maximum 65 %
- (f) Parking.
  1. Off-street parking facilities shall be provided in accordance with Article 22, Division I of this Ordinance.
  2. Parking and access aisles are permitted in the front yard setback area. Parking and access aisles are permitted in the side and rear yard setback areas only when the lot abuts a property with a non-residential land use.

<sup>72</sup>

Revision 15, Section 5F.4(c) amended 9/19/06 (RZ-06-007) [as of 9-1-15 Section 5F.4(c) became Section 5E.4(c) - see RZ-14-002/ORD-2015-20]



A(R)-Agriculture (Rural)  
 EC-Environmental Conservation  
 P-Preservation  
 RV-Rural Village  
 RB-Rural Business  
 IM-Industrial Mineral

LAND USES	A(R)	EC	P	RV	RB	IM	Intensity of Use
Sanitary landfills, provided such use shall be two (2) times the distance specified in Section 4.9.	N	N	N	N	P	N	N/A
<b>D. Agriculture, Forestry, Fishing and Hunting</b>							
Forests and Wildlife preserves, fish hatcheries and similar conservation areas	P	P	P	P	P	P	LOW
Forestation	P	P	P	P	P	P	LOW
Produce stands/Farmers Market	SE	SE	SE	SE	P	N	MODERATE
Roadside stands	A	A	A	A	A	N	MODERATE
Agricultural uses, as defined in Article 28A, including animal husbandry facilities as defined in Article 28A which shall be subject to the requirements set forth in Article 22 Division IX	P	P	P	P	P	P	LOW
<b>E. Arts, Entertainment, and Recreation</b>							
Amusement parks	N	N	N	N	P	N	HIGH
Bowling alleys	N	N	N	N	P	N	HIGH
Circus, carnival, dog and horse shows or similar transient enterprise; provided, that such use shall not exceed ten (10) days at any one time, and which does not include any permanent structure	P	P	P	P	A	N	MODERATE
Clubs, Country	SE	SE	SE	N	P	N	MODERATE
Clubs, fraternities, lodges, or similar organizations, not conducted as a gainful business, provided any buildings or structures are located subject to the distance requirements specified in Section 4.9	SE	SE	SE	SE	P	N	MODERATE
Recreation Centers	SE	SE	SE	SE	P	N	MODERATE
Commercial swimming pools	N	N	N	N	P	N	HIGH
Fairgrounds and race tracks or courses for the conduct of seasonal or periodic meets of horses, dogs, aircraft, automobiles, motorcycles and the like; provided such use shall be subject to three (3) times the distance requirements specified in Section 4.9	N	N	N	N	P	N	HIGH
Golf courses	N	N	N	N	P	N	MODERATE
Golf driving ranges	N	N	N	N	P	N	MODERATE
Indoor firing range	SE	SE	SE	SE	P	N	MODERATE
Marinas, boat rentals, docks, piers and wharves	SE	SE	SE	SE	P	N	MODERATE
Museum, arts center or tourism entertainment facility	N	N	N	N	P	N	MODERATE

P-Permitted  
 SE-Special Exception  
 A-Accessory  
 N-Not Permitted



A(R)-Agriculture (Rural)  
 EC-Environmental Conservation  
 P-Preservation  
 RV-Rural Village  
 RB-Rural Business  
 IM-Industrial Mineral

LAND USES	A(R)	EC	P	RV	RB	IM	Intensity of Use
Riding academies, livery stables, subject to the distance requirements specified in Section 4.9	P	P	P	P	P	N	MODERATE
Taxidermy Service	P	P	P	P	P	N	LOW
Theaters	N	N	N	N	P	N	HIGH
Theaters, Outdoor; provided a minimum of five (5) acres is maintained; and provided such use shall be subject to three (3) times the distance requirements of Section 4.9	N	N	N	N	P	N	HIGH
Trap, skeet, rifle, or archery ranges, including gun clubs; provided such use shall be five (5) times the distance requirements specified in Section 4.9 and all safety standards of county, state and federal agencies are observed	SE	SE	SE	N	P	N	HIGH
Travel trailer parks/Camp grounds, subject to the provisions of Section 22.5 and provided such use shall be three (3) times the distance requirements specified in Section 4.9	SE	N	N	SE	P	N	HIGH
<b>F. Construction</b>							
Surface grading, removal of top soil, shale or similar material in preparing the property for development; but not including open pit quarrying or mineral processing on site; subject to the performance standards in Section 4.12. A grading plan containing the information required in Section 15.3 showing the existing and proposed surface contours and providing for the re-vegetation of the property shall be submitted to the Planning Commission for approval	P	P	P	P	N	N	N/A
<b>G. Educational Services</b>							
Public or private college, trade and technical institutions	SE	N	N	N	P	N	HIGH
Schools – public or private – elementary through high	P	P	P	P	N	N	HIGH
<b>H. Finance and Insurance</b>							
<b>Banks and financial institutions</b>	N	N	N	N	P	N	MODERATE
<b>I. Health Care and Social Assistance</b>							
Assisted Living Facilities	N	N	N	N	P	N	MODERATE
Clinics with or without a pharmacy	N	N	N	N	P	N	MODERATE
Comprehensive Care Facilities	N	N	N	N	P	N	HIGH
Day-Care, Adult & Child centers, including Nursery Schools.	N	N	N	N	P	N	MODERATE
Day-care, In home Family/Child Care Facilities	P	P	P	P	N	N	N/A

P-Permitted  
 SE-Special Exception  
 A-Accessory  
 N-Not Permitted

or, arrive at a mutually agreeable figure for the property within the street width, or upon failure of agreement, by the filing of a condemnation suit in Circuit Court before the end of the period.

#### Section 4.8 Essential Utility Equipment<sup>23 24</sup>

Essential utility services, as defined in Article 28A, shall be permitted in any district, as authorized and regulated by law and ordinances of Washington County, it being the intention hereof to exempt such essential services from the application of this Ordinance; except that, without in any way altering or otherwise affecting such exemption, the plans of any overhead electric transmission line of 69.0 K.V. or more, on metal or wooden poles or towers or pole structures, or of any cross country telephone trunk line including microwave, transmission pipe line, natural gas line, trunk sewer line or sub-station, proposed to be erected or installed in any A(R), EC, P, RV, RS, RT, RU or RM District shall be submitted before the beginning of construction to the Planning Commission for its review.

#### Section 4.9 Distance Requirements<sup>25 26</sup>

Any uses or buildings subject to compliance with this section shall be located at least two hundred (200) feet from any lot line in a RT, RS, RU, RM or RV District or any lot occupied by a dwelling, school, church, or institution for human care not located on the same lot as the said use or buildings, or any lot which is part of a duly recorded subdivision.

#### Section 4.10 Accessory Structures and Uses<sup>27</sup>

- (a) Generally. Except as otherwise restricted by this Ordinance, customary accessory structures and uses shall be permitted in any district in connection with the principal permitted use within such district.
- (b) Use limitations. In addition to the other requirements of this Ordinance, an accessory use shall not be permitted unless it strictly complies with the following:
  - 1. No accessory structure shall be used for living quarters, the storage of contractors' equipment, the storage of animals, or the conducting of any business unless otherwise provided in this Ordinance.
  - 2. No accessory use or structure shall be established on any lot prior to substantial completion of the construction of the principal structure.

<sup>23</sup> Revision 15, Section 4.8 amended 9/19/06 (RZ-06-007/ORD-06-09)

<sup>24</sup> Revision 18, Section 4.8 amended 10/11/16 (RZ-13-003/ORD-2016-18)

<sup>25</sup> Revision 15, Section 4.9 amended 9/19/06 (RZ-06-007/ORD-06-09)

<sup>26</sup> Revision 18, Section 4.9 amended 10/11/16 (RZ-13-003/ORD-2016-18)

<sup>27</sup> Revision 16, Section 4.10 amended 8/4/09 (RZ-09-001/ORD-09-08)



District: **20**

descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

Archives at [www.plats.net](http://www.plats.net) (<http://www.plats.net>)

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <http://www.maryland.gov/planning>

<http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx> (<http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx>).



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Special Tax Recapture: None

Account Identifier: District - 20 Account Number - 002891

**Owner Information**

Owner Name: FIELD OF DREAMS HOLDING COMPANY LLC  
Use: Principal Residence: COMMERCIAL NO

Mailing Address: 27777 FRANKLIN RD STE 200 SOUTHFIELD MI 48034-  
Deed Reference: /04628/ 00224

**Location & Structure Information**

Premises Address: 9550 JELLYSTONE PARK WAY WILLIAMSPORT 21795-0000  
Legal Description: 89.57 ACRES 9550 JELLYSTONE PARK WAY - S/S MC 68 YOGI BEAR'S JELLYSTONE PARK

Map: 0061 Grid: 0004 Parcel: 0266 Neighborhood: 30000.22 Subdivision: 0000 Section: Block: Lot: Assessment Year: 2021 Plat No: 9221 Plat Ref:

Town: None

Primary Structure Built 1973 Above Grade Living Area 2,723 SF Finished Basement Area Property Land Area 89.5700 AC County Use

Stories Basement Type MIXED RESIDENTIAL / RETAIL Exterior Quality Full/Half Bath SIDING/ C3 Garage Last Notice of Major Improvements 2015

**Value Information**

	Base Value	Value As of 01/01/2021	Phase-in Assessments As of 07/01/2022	As of 07/01/2023
Land:	5,747,700	5,512,200		
Improvements	3,998,200	3,802,900		
Total:	9,745,900	9,315,100	9,315,100	9,315,100
Preferential Land:	0	0		

**Transfer Information**

Seller:	Date:	Price:
FIELD OF DREAMS LLC	09/10/2013	\$0
NON-ARMS LENGTH OTHER	Deed1: /04628/ 00224	Deed2:
SELLERS CAROLYN E	Date: 04/29/1996	Price: \$550,000
ARMS LENGTH IMPROVED	Deed1: /01267/ 00638	Deed2:
SELLERS GEORGE W IV	Date: 01/27/1994	Price: \$495,000
NON-ARMS LENGTH OTHER	Deed1: /01137/ 00539	Deed2:

**Exemption Information**

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
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:

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**Special Tax Recapture:** None

**Account Identifier:** District - 20 Account Number - 002891

**Owner Information**

**Owner Name:** FIELD OF DREAMS HOLDING COMPANY LLC **Use:** COMMERCIAL  
**Principal Residence:** NO

**Mailing Address:** 27777 FRANKLIN RD STE 200 SOUTHFIELD MI 48034- **Deed Reference:** /04628/ 00224

**Location & Structure Information**

**Premises Address:** 9550 JELLYSTONE PARK WAY WILLIAMSPORT 21795-0000 **Legal Description:** 89.57 ACRES  
9550 JELLYSTONE PARK WAY - S/S MD 68  
YOGI BEAR'S JELLYSTONE PARK

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	9229
0061	0004	0266	30000.22	0000				2021	Plat Ref:	

**Town:** None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1973	2,723 SF		89.5700 AC	

Stories	Basement Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
	MIXED RESIDENTIAL / RETAIL	SIDING/C3			2015

**Value Information**

	Base Value	Value As of 01/01/2021	Phase-in Assessments As of 07/01/2022	As of 07/01/2023
<b>Land:</b>	5,747,700	5,512,200		
<b>Improvements</b>	3,998,200	3,802,900		
<b>Total:</b>	9,745,900	9,315,100	9,315,100	9,315,100
<b>Preferential Land:</b>	0	0		

**Transfer Information**

Seller:	Date:	Price:
FIELD OF DREAMS LLC	09/10/2013	\$0
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> /04628/ 00224	<b>Deed2:</b>
SELLERS CAROLYN E	04/29/1996	\$550,000
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> /01267/ 00638	<b>Deed2:</b>
SELLERS GEORGE W IV	01/27/1994	\$495,000
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> /01137/ 00539	<b>Deed2:</b>

**Exemption Information**

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
<b>County:</b>	000	0.00	
<b>State:</b>	000	0.00	
<b>Municipal:</b>	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:**



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ADJACENT OWNERS

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Special Tax Recapture: AGRICULTURAL TRANSFER TAX		
Account Identifier:	District - 02 Account Number - 020319	
<b>Owner Information</b>		
Owner Name:	LIVENGOOD STONEY L LIVENGOOD STACY D	Use: AGRICULTURAL Principal Residence: YES
Mailing Address:	16621 LAPPANS RD WILLIAMSPORT MD 21795-4079	Deed Reference: /06215/ 00307
<b>Location &amp; Structure Information</b>		
Premises Address:	16621 LAPPANS RD WILLIAMSPORT 21795-0000	Legal Description: PAR A 37.157 ACRES 16621 LAPPANS RD WILLIAMSPORT
Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 5882	0056 0022 1054 2010080.22 0000 2021 Plat Ref:	
Town: None		
Primary Structure Built: 2004	Above Grade Living Area: 2,427 SF	Finished Basement Area: 37.1500 AC County Use: 000000
StoriesBasementType: 2 YES	ExteriorQualityFull/Half BathGarage: STANDARD UNITSIDING/4 2 full/1 half 1 Attached	Last Notice of Major Improvements:
<b>Value Information</b>		
	Base Value	Value As of 01/01/2021
Land:	85,300	85,300
Improvements	164,500	187,100
Total:	249,800	272,400
Preferential Land:	10,300	10,300
		Phase-in Assessments As of 07/01/2022
		As of 07/01/2023
		264,867 272,400
<b>Transfer Information</b>		
Seller: HASSLER SCOTT A & Type: ARMS LENGTH IMPROVED	Date: 04/01/2020 Deed1: /06215/ 00307	Price: \$660,000 Deed2:
Seller: DOWNS GRAFTON JR Type: NON-ARMS LENGTH OTHER	Date: 09/25/2001 Deed1: /01699/ 00086	Price: \$105,000 Deed2:
Seller: Type:	Date: Deed1:	Price: Deed2:
<b>Exemption Information</b>		
Partial Exempt Assessments: Class	07/01/2022	07/01/2023
County: 000	0.00	
State: 000	0.00	
Municipal: 000	0.00 0.00	0.00 0.00
Special Tax Recapture: AGRICULTURAL TRANSFER TAX		
<b>Homestead Application Information</b>		
Homestead Application Status: Approved 12/31/2020		
<b>Homeowners' Tax Credit Application Information</b>		
Homeowners' Tax Credit Application Status: No Application	Date:	

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Special Tax Recapture: AGRICULTURAL TRANSFER TAX

Account Identifier: District - 02 Account Number - 019639

**Owner Information**

Owner Name: LENNON DORIS M TRUSTEE ET AL Use: AGRICULTURAL

Principal Residence: NO

Mailing Address: 1115 YALE ST  
SANTA MONICA CA 90403-4717

Deed Reference: /04071/ 00128

**Location & Structure Information**

Premises Address: 9602 GRAFTON LN  
WILLIAMSPORT 21795-0000

Legal Description: LOT 1 30.763 ACRES  
9602 & 9614 GRAFTON LN  
WILLIAMSPORT

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 4282  
0056 0022 1012 2010080.22 0000 1 2021 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use  
1845 8,057 SF 30.7600 AC 000000

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements  
2 NO STANDARD UNITSIDING/3 6 full 1Att/1Det  
BRICK

**Value Information**

	Base Value	Value As of 01/01/2021	Phase-in Assessments As of 07/01/2022	As of 07/01/2023
Land:	194,600	194,600		
Improvements	254,400	285,100		
Total:	449,000	479,700	469,467	479,700
Preferential Land:	7,100	7,100		

**Transfer Information**

Seller: LENNON DORIS M TRUSTEE	Date: 04/08/2011	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /04071/ 00128	Deed2:
Seller: MAINFIELD GENERAL PARTNERSHIP	Date: 09/20/2006	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /03108/ 00132	Deed2:
Seller: DOWNS GRAFTON JR	Date: 06/30/1994	Price: \$339,000
Type: ARMS LENGTH IMPROVED	Deed1: /01166/ 00610	Deed2:

**Exemption Information**

Partial Exempt Assessments: Class	07/01/2022	07/01/2023
County: 000	0.00	
State: 000	0.00	
Municipal: 000	0.00 0.00	0.00 0.00

Special Tax Recapture: AGRICULTURAL TRANSFER TAX

**Homestead Application Information**

Homestead Application Status: No Application

**Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application Date:



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Special Tax Recapture: AGRICULTURAL TRANSFER TAX

Account Identifier: District - 20 Account Number - 002875

**Owner Information**

Owner Name: HALTEMAN W RAY Use: AGRICULTURAL  
HALTEMAN CHARLOTTE JANE Principal Residence: YES  
Mailing Address: 9248 DOWNSVILLE PIKE Deed Reference: /02899/ 00543  
WILLIAMSPORT MD 21795-4075

**Location & Structure Information**

Premises Address: 9246 DOWNSVILLE PIKE Legal Description: 136.24 ACRES  
WILLIAMSPORT 21795-0000 9246&9248 DOWNSVILLE PK

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:  
0061 0004 0014 20010038.22 0000 2021 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use  
1900 4,764 SF 136.2400 AC

StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements  
2 YES STANDARD UNITSTONE/4 3 full/1 half 1 Detached  
SIDING

**Value Information**

	Base Value	Value As of 01/01/2021	Phase-in Assessments As of 07/01/2022	As of 07/01/2023
Land:	202,800	202,800		
Improvements	377,900	385,600		
Total:	580,700	588,400	585,833	588,400
Preferential Land:	52,800	52,800		

**Transfer Information**

Seller: STRITE NATHAN D	Date: 01/12/2006	Price: \$625,000
Type: ARMS LENGTH IMPROVED	Deed1: /02899/ 00543	Deed2:
Seller: GRAYBEAL JOHN C	Date: 03/31/1983	Price: \$274,000
Type: ARMS LENGTH IMPROVED	Deed1: /00741/ 00022	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

**Exemption Information**

Partial Exempt Assessments: Class	07/01/2022	07/01/2023
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00

Special Tax Recapture: AGRICULTURAL TRANSFER TAX

**Homestead Application Information**

Homestead Application Status: No Application

**Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application Date:

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Special Tax Recapture: AGRICULTURAL TRANSFER TAX

Account Identifier: District - 20 Account Number - 000708

**Owner Information**

Owner Name: BOWERS PHILLIP L Use: AGRICULTURAL  
Principal Residence: YES  
Mailing Address: 16606 BOWERS FARM LANE Deed Reference: /06130/ 00071  
WILLIAMSPORT MD 21795-4002

**Location & Structure Information**

Premises Address: 16601 BOWERS FARM & LN Legal Description: 69.674 ACRES REM  
WILLIAMSPORT 21795-0000 16601 (DWG) & 16606 (MH) BOWERS FARM LANE  
9112 DOWNSVILLE PIKE (DWG)

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 5806  
0061 0010 0015 20010038.22 0000 2021 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use  
1900 3,822 SF 69.6700 AC

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements  
2 YES STANDARD UNIT FRAME/ 3 3 full 1 Carport

**Value Information**

	Base Value	Value As of 01/01/2021	Phase-in Assessments As of 07/01/2022	As of 07/01/2023
Land:	248,300	248,300		
Improvements	176,000	250,800		
Total:	424,300	499,100	474,167	499,100
Preferential Land:	23,300	23,300		

**Transfer Information**

Seller:	Date:	Price:
BOWERS DAVID CALVIN	12/06/2019	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /06130/ 00071	Deed2:
Seller:	Date:	Price:
Type:	Deed1: /00466/ 00389	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

**Exemption Information**

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: AGRICULTURAL TRANSFER TAX

**Homestead Application Information**

Homestead Application Status: Approved 04/19/2010

**Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application Date:



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**Special Tax Recapture:** AGRICULTURAL TRANSFER TAX

**Account Identifier:** District - 20 Account Number - 003839

**Owner Information**

**Owner Name:** HOUSER DONALD J JR **Use:** AGRICULTURAL

**Principal Residence:** YES

**Mailing Address:** 9034 DOWNSVILLE PIKE **Deed Reference:** /05589/ 00069  
WILLIAMSPORT MD 21795-4014

**Location & Structure Information**

**Premises Address:** 9034 DOWNSVILLE PIKE **Legal Description:** 130.81 ACRES  
WILLIAMSPORT 21795-0000 9034 DOWNSVILLE PIKE

**Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 9221**  
0061 0010 0231 20010038.22 0000 2021 **Plat Ref:**

**Town:** None

**Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use**  
1800 1,536 SF 130.8100 AC

**StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements**  
2 YES STANDARD UNITSIDING/3 1 full

**Value Information**

	Base Value	Value As of 01/01/2021	Phase-in Assessments As of 07/01/2022	As of 07/01/2023
<b>Land:</b>	105,000	105,000		
<b>Improvements</b>	157,000	170,200		
<b>Total:</b>	262,000	275,200	270,800	275,200
<b>Preferential Land:</b>	30,000	30,000		

**Transfer Information**

<b>Seller:</b> HOUSER DONALD J SR	<b>Date:</b> 09/14/2017	<b>Price:</b> \$241,420
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> /05589/ 00069	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b> \$0
<b>Type:</b>	<b>Deed1:</b> /00515/ 00298	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>

**Exemption Information**

<b>Partial Exempt Assessments: Class</b>	07/01/2022	07/01/2023
<b>County:</b> 000	0.00	
<b>State:</b> 000	0.00	
<b>Municipal:</b> 000	0.00 0.00	0.00 0.00

**Special Tax Recapture:** AGRICULTURAL TRANSFER TAX

**Homestead Application Information**

**Homestead Application Status:** No Application

**Homeowners' Tax Credit Application Information**

**Homeowners' Tax Credit Application Status:** No Application **Date:**

Real Property Data Search ( )  
Search Result for WASHINGTON COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: AGRICULTURAL TRANSFER TAX

Account Identifier: District - 20 Account Number - 004576

**Owner Information**

Owner Name: LONG BROOKS LAWRENCE Use: AGRICULTURAL  
LONG KATHERINE LYNN Principal Residence: YES  
Mailing Address: 16328 LONG DELITE LN Deed Reference: /05252/ 00497  
WILLIAMSPORT MD 21795-0000

**Location & Structure Information**

Premises Address: 16328 LONG DELITE LN Legal Description: 157.91 ACRES  
WILLIAMSPORT 21795-0000 16328 LONG DELITE LANE (HOUSE) &  
16230 LONG DELITE LANE (NEW BLDG)

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 10105  
0061 0003 0051 20010038.22 0000 2021 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use  
1850 7,386 SF 157.9100 AC

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements  
2 YES STANDARD UNIT STONE/ 4 2 full 1 Attached

**Value Information**

	Base Value	Value As of 01/01/2021	Phase-in Assessments As of 07/01/2022	As of 07/01/2023
Land:	188,900	188,900		
Improvements	508,600	519,300		
Total:	697,500	708,200	704,633	708,200
Preferential Land:	38,900	38,900		

**Transfer Information**

Seller: LONG LAWRENCE C & Type: NON-ARMS LENGTH OTHER	Date: 06/16/2016 Deed1: /05252/ 00497	Price: \$300,000 Deed2:
Seller: LONG DELITE LLC Type: NON-ARMS LENGTH OTHER	Date: 05/07/2015 Deed1: /04962/ 00267	Price: \$0 Deed2:
Seller: LONG LAWRENCE C & H L Type: NON-ARMS LENGTH OTHER	Date: 06/30/2003 Deed1: /02050/ 00549	Price: \$0 Deed2:

**Exemption Information**

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: AGRICULTURAL TRANSFER TAX

**Homestead Application Information**

Homestead Application Status: No Application

**Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application Date:



Real Property Data Search ( )  
Search Result for WASHINGTON COUNTY

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Special Tax Recapture: AGRICULTURAL TRANSFER TAX

Account Identifier: District - 02 Account Number - 006170

**Owner Information**

Owner Name: HAMMOND JOSEPH E Use: AGRICULTURAL  
HAMMOND CAROLYN L Principal Residence: YES  
Mailing Address: 16215 LAPPANS RD Deed Reference: /00865/ 00828  
WILLIAMSPORT MD 21795-4051

**Location & Structure Information**

Premises Address: 16215 LAPPANS RD Legal Description: 146.85 ACRES  
WILLIAMSPORT 21795-0000 16215 LAPPANS ROAD  
WILLIAMSPORT

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:  
0056 0021 0156 2010080.22 0000 2021 00865/ 00828 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use  
1923 2,340 SF 146.8500 AC

StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements  
2 NO STANDARD UNITSIDING/3 1 full 1Att/2Det

**Value Information**

	Base Value	Value As of 01/01/2021	Phase-in Assessments As of 07/01/2022	As of 07/01/2023
Land:	109,600	109,600		
Improvements	109,100	122,500		
Total:	218,700	232,100	227,633	232,100
Preferential Land:	34,600	34,600		

**Transfer Information**

Seller: HAMMOND JOSEPH E	Date: 01/11/1988	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /00865/ 00828	Deed2:
Seller: HAMMOND RAYMOND G	Date: 12/07/1987	Price: \$231,900
Type: ARMS LENGTH IMPROVED	Deed1: /00863/ 00346	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

**Exemption Information**

Partial Exempt Assessments: Class	07/01/2022	07/01/2023
County: 000	0.00	
State: 000	0.00	
Municipal: 000	0.00 0.00	0.00 0.00

Special Tax Recapture: AGRICULTURAL TRANSFER TAX

**Homestead Application Information**

Homestead Application Status: Approved 07/10/2009

**Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application Date:

Real Property Data Search ( )  
Search Result for WASHINGTON COUNTY

[View Map](#)

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[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier:

District - 02 Account Number - 017040

**Owner Information**

Owner Name:

CHURCH CHESAPEAKE CONFERENCE ASSOC  
OF SEVENTH DAY ADVENTISTS  
P O BOX 233  
WILLIAMSPORT MD 21795-0233

Use: EXEMPT COMMERCIAL

Principal Residence: NO

Mailing Address:

Deed Reference: /00806/ 00852

**Location & Structure Information**

Premises Address:

16421 LAPPANS RD  
WILLIAMSPORT 21795-0000

Legal Description: LOTS 1 & 2 8.249 ACRES  
16421 LAPPANS ROAD  
CHURCH

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 1634  
0056 0021 0946 30000.22 0000 12 2021 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use  
1988 9,096 SF 8.2400 AC

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements  
CHURCH / C3

**Value Information**

	Base Value	Value As of 01/01/2021	Phase-in Assessments As of 07/01/2022	As of 07/01/2023
Land:	453,400	453,400		
Improvements	1,285,400	1,342,600		
Total:	1,738,800	1,796,000	1,776,933	1,796,000
Preferential Land:	0	0		

**Transfer Information**

Seller: BYRON K BYRD

Date: 12/31/1984

Price: \$0

Type: ARMS LENGTH MULTIPLE

Deed1: /00806/ 00852

Deed2:

Seller:

Date:

Price:

Type:

Deed1:

Deed2:

Seller:

Date:

Price:

Type:

Deed1:

Deed2:

**Exemption Information**

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
County:	700	1,776,933.00	1,796,000.00
State:	700	1,776,933.00	1,796,000.00
Municipal:	700	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:



Real Property Data Search ( )  
Search Result for WASHINGTON COUNTY

[View Map](#)

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[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 02 Account Number - 017245

**Owner Information**

Owner Name: FAIRCHILD ADAM M Use: RESIDENTIAL  
FAIRCHILD ANGELA L Principal Residence: YES  
Mailing Address: 9620 JELLYSTONE PARK WAY Deed Reference: /04961/ 00183  
WILLIAMSPORT MD 21795-0000

**Location & Structure Information**

Premises Address: 9620 JELLYSTONE PARK WAY Legal Description: 4.579 ACRES  
WILLIAMSPORT 21795-0000 9620 JELLYSTONE PARK WAY  
WILLIAMSPORT

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 1634  
0056 0022 0953 2010080.22 0000 2021 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use  
1977 2,162 SF 1080 SF 4.5700 AC

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements  
2 YES STANDARD UNIT SIDING/ 4 3 full

**Value Information**

	Base Value	Value As of 01/01/2021	Phase-in Assessments As of 07/01/2022	As of 07/01/2023
Land:	110,700	110,700		
Improvements	216,700	233,200		
Total:	327,400	343,900	338,400	343,900
Preferential Land:	0	0		

**Transfer Information**

Seller: VITKUN RONALD J & VICKI	Date: 05/06/2015	Price: \$349,000
Type: ARMS LENGTH IMPROVED	Deed1: /04961/ 00183	Deed2:
Seller: RUNGE ERNEST L	Date: 12/15/1998	Price: \$139,000
Type: ARMS LENGTH IMPROVED	Deed1: /01461/ 00851	Deed2:
Seller: BYRON K BYRD	Date: 11/15/1985	Price: \$75,000
Type: ARMS LENGTH IMPROVED	Deed1: /00797/ 01070	Deed2:

**Exemption Information**

Partial Exempt Assessments: Class	07/01/2022	07/01/2023
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00

Special Tax Recapture: None

**Homestead Application Information**

Homestead Application Status: Approved 11/18/2016

**Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application Date:

Real Property Data Search ( )  
Search Result for WASHINGTON COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier:

District - 02 Account Number - 005441

**Owner Information**

Owner Name:

GORDON ROBERT J L/E

Use:

RESIDENTIAL

Mailing Address:

3503 DONAMIRE WAY NW  
KENNESAW GA 30144-7350

Principal Residence:

NO

Deed Reference:

/04957/ 00145

**Location & Structure Information**

Premises Address:

16528 LAPPANS RD  
WILLIAMSPORT 21795-0000

Legal Description:

1.09 ACRES  
16528 LAPPANS RD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 5917  
0056 0022 0444 2010080.22 0000 2021 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use  
1971 1,964 SF 1.0900 AC

StoriesBasementType

ExteriorQualityFull/Half BathGarage

Last Notice of Major Improvements

1 YES STANDARD UNITBRICK/ 4 2 full 1Att/1Carport

**Value Information**

	Base Value	Value As of 01/01/2021	Phase-in Assessments As of 07/01/2022 As of 07/01/2023	
Land:	75,900	75,900		
Improvements	154,700	154,500		
Total:	230,600	230,400	230,400	230,400
Preferential Land:	0	0		

**Transfer Information**

Seller: GORDON ROBERT J	Date: 05/01/2015	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /04957/ 00145	Deed2:
Seller: GORDON ROBERT J	Date: 12/30/2014	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /04885/ 00432	Deed2:
Seller:	Date:	Price: \$0
Type:	Deed1: /00500/ 00527	Deed2:

**Exemption Information**

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
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: Approved 04/10/2010

**Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application

Date:





3848.5 SITE-BZA exhibit.pdf



1 of 1



– 21% +



# APPROVALS

<b>ENGINEER / ARCHITECT DESIGN CERTIFICATION</b> I hereby certify this plan for soil erosion and sediment control has been designed in accordance with local ordinance, COMAR 26.17.01.07, and Maryland Standards and Specifications for Soil Erosion and Sediment Control.	
DATE	SIGNATURE
07.15.22	Scott E. Campbell
<b>ENGINEER'S STORMWATER MANAGEMENT CERTIFICATION</b> I verify and affirm that the Construction for the Stormwater Management Facilities as performed either directly or indirectly the requirements and design intent of this plan, including all specifications and related standards, and that this plan was prepared in accordance with good construction practices. I also verify and affirm that I have reviewed the construction inspection documentation and the as-built information that it has been done in accordance with Washington County requirements and a level deemed necessary to ensure the Verification made herein, and all discrepancies between the as-built information and approved plans have been noted and are considered acceptable to the Consultant.	
DATE	SIGNATURE
07.15.22	Scott E. Campbell
<b>OWNER / DEVELOPER CERTIFICATION</b> I/We certify every party responsible for clearing, grading, construction and/or development will be done pursuant to this plan and in accordance with the Stormwater Management Ordinance of Washington County and the policy on construction of erosion infrastructure for acceptance and compliance by Washington County (8-10).	
DATE	SIGNATURE
07.15.22	Scott E. Campbell
<b>OWNER / DEVELOPER CERTIFICATION</b> I/We hereby certify that all clearing, grading, construction and/or development will be done pursuant to this plan and in accordance with the Stormwater Management Ordinance of Washington County and the policy on construction of erosion infrastructure for acceptance and compliance by Washington County (8-10).	
DATE	SIGNATURE
07.15.22	Scott E. Campbell

## SITE PLAN FOR YOGI BEAR'S JELLYSTONE PARK SITUATED AT 9550 JELLYSTONE PARK WAY WASHINGTON COUNTY, MARYLAND

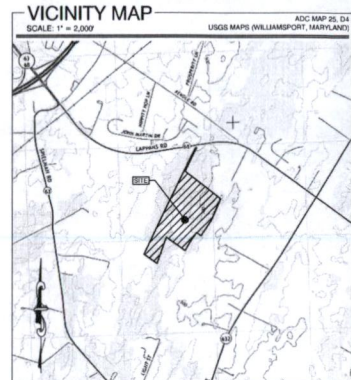
**OWNER:**  
FIELD OF DREAMS HOLDING COMPANY, LLC  
27777 FRANKLIN RD. SUITE 200  
SOUTHFIELD, MI 48034

**DEVELOPER:**  
NORTHGATE RESORTS  
38 COMMERCE AVE. SUITE 200  
GRAND RAPIDS, MI 49503

**ATTN: SCOTT CAMPBELL**  
EMAIL: SCAMBELL@NORTHGATEHOLDINGS.COM  
PHONE: (269)-331-0874

**CIVIL ENGINEER / SURVEYOR:**  
FREDERICK, SEIBERT & ASSOCIATES INC.  
128 S. POTOMAC ST.  
HAGERSTOWN, MD 21740

**PROJECT MANAGER: TREVOR FREDERICK**  
EMAIL: TFREDERICK@FSA-INC.COM  
PHONE: (301)-791-3650



### SHEET INDEX

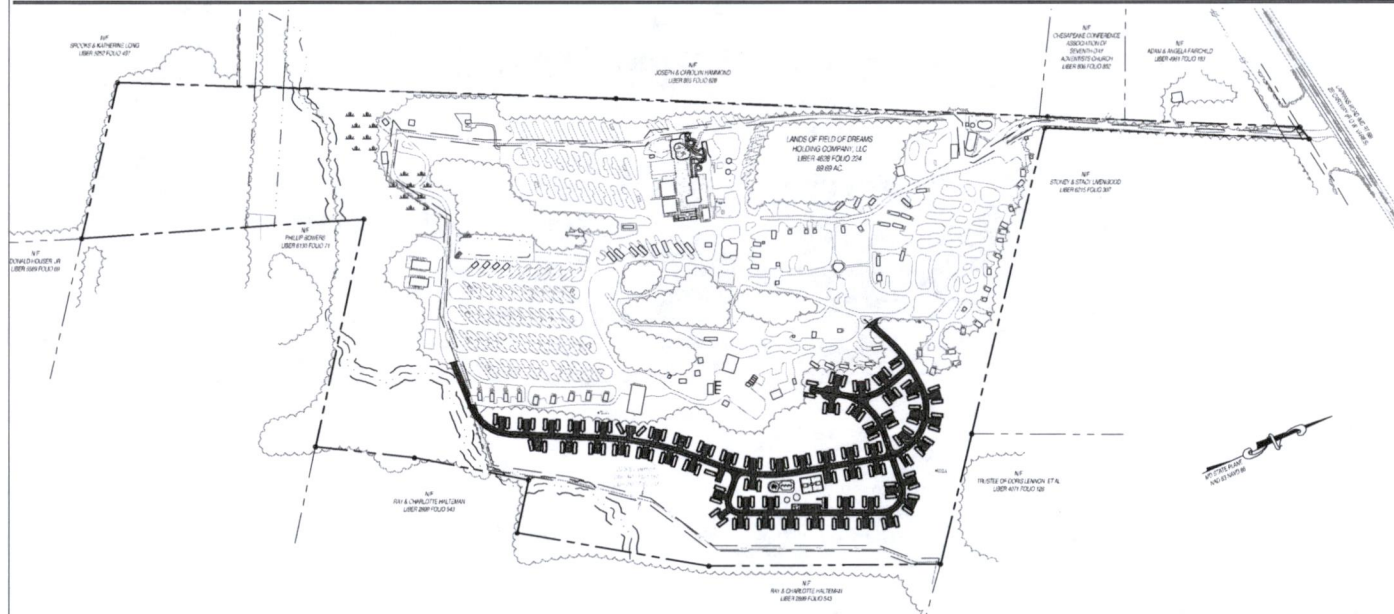
TYPE	NUMBER	TITLE
C-001	SHEET 01	COVER SHEET
C-002	SHEET 02	NOTES & LEGENDS
C-101	SHEET 03	EXISTING CONDITIONS
C-102	SHEET 04	GRADING, EROSION & SEDIMENT CONTROL PLAN
C-103	SHEET 05	SITE & DIMENSION PLAN
C-201	SHEET 06	ROADWAY & UTILITIES PLAN & PROFILE
C-202	SHEET 07	ROADWAY & UTILITIES PLAN & PROFILE
C-203	SHEET 08	ROADWAY & UTILITIES PLAN & PROFILE
C-301	SHEET 09	STORMWATER MANAGEMENT PLAN
C-302	SHEET 10	STORMWATER MANAGEMENT DETAILS & NOTES
C-303	SHEET 11	STORMWATER MANAGEMENT DETAILS & NOTES
C-801	SHEET 12	CONSTRUCTION DETAILS & NOTES - E & S CONTROLS
C-802	SHEET 13	CONSTRUCTION DETAILS & NOTES - E & S CONTROLS
C-803	SHEET 14	CONSTRUCTION DETAILS & NOTES - WATER & SEWER

1<sup>ST</sup> SUBMITTAL DATE: 07/15/2022

ESD PRACTICES SUMMARY TABLE						
CONSTRUCTION TYPE (NEW, REDEVELOPMENT, RESTORATION) NEW						
ESD PRACTICES (CHAPTER 5 - NON-STRUCTURAL & STRUCTURAL)						
TYPE	NO.	SA TO STRUCTURE (AC)	SA TO SUPERFICIOUS DA TO STRUCTURE (AC)	ESD (CY)	ESD (AC)	Px ADDRESS (IN)
NON-ESD PRACTICES (CHAPTER 5 - STRUCTURAL PRACTICES)						
BORNTENTION	1	2.15	0.80	6.100	0.14	2.54
BORNTENTION	2	2.70	1.10	6.700	0.20	2.44
BORNTENTION	3	1.30	0.40	3.700	0.08	2.12
BORNTENTION	4	2.10	0.80	5.011	0.12	2.17

### LOCATION PLAN

SCALE: 1" = 200'



NOT APPROVED FOR CONSTRUCTION  
 YOGI BEAR'S JELLYSTONE PARK  
 WASHINGTON COUNTY, MARYLAND  
 PROJECT NO. 3848.5  
 DATE 07.15.2022  
 PREPARED BY TREVOR FREDERICK  
 CHECKED BY ADRIAN MYERS  
 TOWN OF GRAND RAPIDS, MI 49503  
 ATTN: SCOTT CAMPBELL

COVER SHEET  
 C-001  
 SHEET 01 OF 14



Any damage to adjoining public roads, utilities, etc., during construction will be repaired in kind by the contractor.

No subsurface investigation has been performed by Frederick, Seibert and Associates, Inc. to determine ground water, rock, sinkholes or any other natural or man-made existing features.

The contractor shall not be liable for the location and depth of all below ground utilities. Existing utilities are shown from the best available information. Contractor to verify location and depth of all above and below ground utilities prior to construction.

The contractor shall locate existing utilities in advance of construction operations in the vicinity of proposed utilities.

The contractor shall take care to protect all existing utilities. The contractor shall be responsible for any damage caused or incurred due to the contractor's operations. It shall be the responsibility of the contractor to protect the contractor's expense. Contractor to use caution in areas where low hanging wires exist.

Any damage shall be repaired by a minimum of 1" O.A. All utility poles will be cleared by a minimum of 2' or trimmed if required.

The Contractor shall not be liable for any damages or accidents at least five (5) days before starting work shown on these drawings.

Miss Utility	1-800-251-7777
Potomac Edison	1-800-255-3443
Columbia Gas (New Business)	1-800-440-6111
Columbia Gas (Conlicts)	(301) 864-1065
Verizon	(301) 790-7124
Ariscan Cable	(240) 420-2082
City of Hagerston Utilities Department	(301) 730-6577 Ext. 650
Washington County Soil Conservation District	(301) 787-6261 Ext. 3
Washington County Planning and Permitting	(240) 313-2460
Washington County Department of Water Quality	(240) 313-2600

- [illegible]

In conformance with the Stormwater Management Ordinance of Washington County, a performance surety and executed maintenance agreement shall be required from the developer prior to issuance of any building or grading permit for construction per these plans.

This project will require a third party qualified professional to be present at the construction meeting. Construction inspection shall be required by the project per the "Roadway and Stormwater Management Construction Verification Procedures" dated October 17, 2009.

A complete set of approved plans and a copy of the grading permit must be on site and available for review by the inspector, or other representative of Washington County Division of Public Works.

Construction shall not proceed until the Washington County is able to send days prior to the start of construction of the stormwater management system to schedule and coordinate inspection time tables.

This development plan must comply with the current Washington County Stormwater Management, Grading, Soil Erosion and Sedimentation Ordinance.

All grading for this project shall be to the full responsibility of the property owner.

No person or vehicles (i.e., tractors, wheelos, play equipment, running water) shall be present within any stormwater or storm drainage easement on this property.

1. Construction occurring on this site shall comply with NFPA 241, standard for safeguarding construction, alteration, and demolition operations, and chapter 16 of NFPA 1, uniform fire code.
2. No open burning is permitted.

The stream buffer shown herein are established pursuant to the requirements of the Washington County Subdivision Ordinance Article IV, Section 405. 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 laws and regulations. No other structures shall be constructed within the buffer nor shall any person enter the established within the buffer.

ZONING DISTRICT	A(R) - AGRICULTURAL (RURAL)
BUILDING HEIGHT	40 FT.
MINIMUM YARD SETBACK:	
FRONT	40 FT.
SIDE	15 FT.
REAR	50 FT.

TAX MAP - GRID - PARCEL	001-0004-0280
ELECTION DISTRICT	20
ACCOUNT NUMBER	033891
LIBER / FOLIO	04638 / 00224
PLAT NUMBER	9229
AREA SUMMARY:	
PARCEL	69.89 AC.
DISTURBED AREA	69.89 AC. / 1.0 AC.
EXISTING IMPERVIOUS	0.00 AC. / 0.00 AC. (0%)
PROPOSED ADDITIONAL IMPERVIOUS	100.75 AC. / 4.38 AC. (5%)
RULING SUMMARY	
PROPOSED CAGIN SIZE	923 S.F.
PROPOSED CABING	118
HEIGHT	15 FT.
PROPOSED USE	CAMP REPORT & WATER PARK
HOURS OF OPERATION	11AM - 7PM - MAY - SEPTEMBER
DELIVERIES	2-3 BOX TRUCKS WEEKLY
PEAK SEASON	1-3 BOX TRUCKS WEEKLY
OFF SEASON	1-2 BOX TRUCK BI-WEEKLY
EMPLOYEE SUMMARY:	
WATER & SEWER USAGE	PRIVATE WELL
WATER PROVIDED	WASHINGTON COUNTY DEPT. OF WATER QUALITY
EXISTING ALLOCATION	38 EDU
EXISTING USE	38 EDU
PROPOSED ADDITIONAL ALLOCATION	
WASTE & RECYCLABLES	
SOLID WASTE REMOVAL	TRASH CAN AND PRIVATE HAULER
RECYCLE REMOVAL	TRASH CAN AND PRIVATE HAULER
SITE LIGHTING	
PROPOSED	POLE & BUILDING MOUNTED
SITE SIGNAGE	
EXISTING	20' HIGH x 12' 72.5' F.
PROPOSED	NONE
ROAD CLASSIFICATION	
MAJOR COLLECTOR	LAPPAH ROAD
OTHER ROAD VARIANCE	AP015-027
FOREST CONSERVATION	EASEMENT PLAT PER MISC. PLAT.
WATER-DEED	
NAME	POTOMAC RIVER WASHINGTON COUNTY
NUMBER	02-14-001
FED. PLAN	2444-00280

PARKING IS USED BY CUSTOMERS/VISITORS FROM THE CAMP GROUND

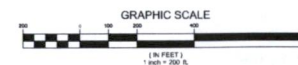
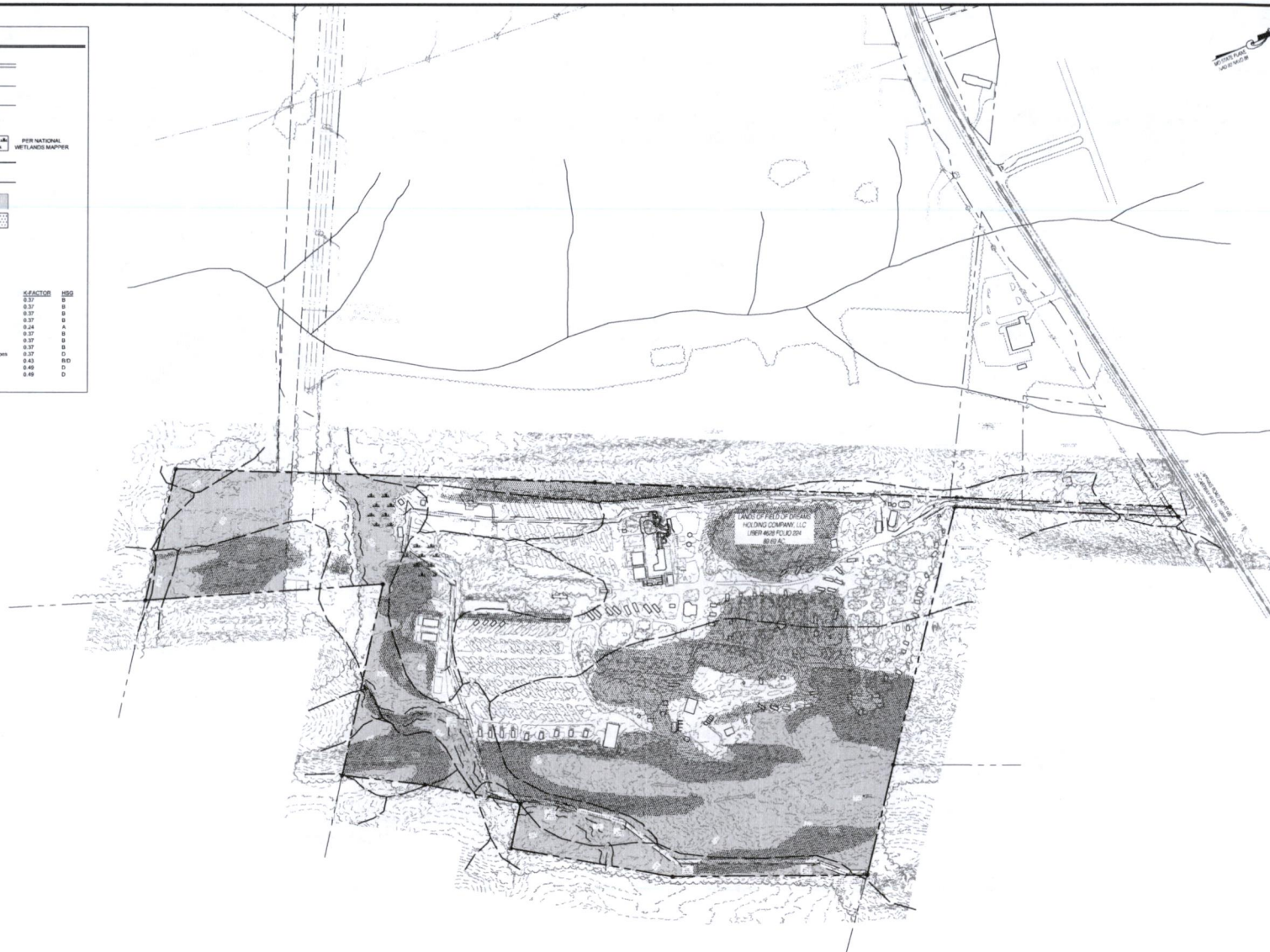
	EXISTING	PROPOSED
SUBJECT BOUNDARY	-----	-----
BUILDING SETBACK LINE	-----	-----
RIGHT OF WAY	-----	-----
EASEMENT LINE	-----	-----
ADJACENT BOUNDARY	-----	-----
FENCE (METAL)	-----x-----x-----x-----	-----x-----x-----x-----
FENCE (WOODEN)	-----o-----o-----o-----	-----o-----o-----o-----
DITCH (STREAM)	----- ----- ----- -----	----- ----- ----- -----
EDGE OF WATER	-----	-----
WETLAND	-----x-----x-----x-----	-----x-----x-----x-----
FLOODPLAIN	-----x-----x-----x-----	-----x-----x-----x-----
SOIL BOUNDARY	-----x-----x-----x-----	-----x-----x-----x-----
RAILWAY	-----x-----x-----x-----	-----x-----x-----x-----
CENTERLINE	-----	-----
EDGE OF PAVEMENT	-----	-----
EDGE OF GRAVEL	-----	-----
CURB	-----	-----
WALL	-----	-----
GUARD RAIL	-----	-----
EDGE OF CONCRETE	-----	-----
BUILDING	-----	-----
MAIL BOX	-----	-----
SIGN (ROAD)	-----	-----
SIGN (SITE)	-----	-----
TRAFFIC SIGNAL	-----	-----
<b>TOPOGRAPHIC FEATURES</b>		
CONTOUR INDEX	-----	-----
CONTOUR (INTERMEDIATE)	-----	-----
SPOTS ELEVATION	-----	-----
<b>VEGETATION AREAS</b>		
TREELINE	-----	-----
DECIDUOUS TREES	-----	-----
EVERGREEN TREES	-----	-----
<b>SANITARY SEWER</b>		
CONDUIT INDEX	-----	-----
FORCE MAIN LINE	-----	-----
LATERAL	-----	-----
MANHOLE	-----	-----
CLEANOUT	-----	-----
VALVE	-----	-----
<b>WATERS</b>		
COLD WATER LINE	-----	-----
HOT WATER LINE	-----	-----
MANHOLE	-----	-----
FIRE HYDRANT	-----	-----
VALVE	-----	-----
METER	-----	-----
WELL	-----	-----
<b>STORM DRAINAGE</b>		
STORM SEWER LINE	-----	-----
ROOF DRAIN LINE	-----	-----
MANHOLE	-----	-----
INLETS	-----	-----
CLEANOUT	-----	-----
<b>UTILITIES</b>		
GAS LINE	-----	-----
ELECTRICAL LINE	-----	-----
FIBER OPTIC LINE	-----	-----
COMMUNICATION LINE	-----	-----
OVERHEAD LINES	-----	-----
MANHOLE	-----	-----
PEDESTAL BOX, & ETC	-----	-----
POLE	-----	-----
LIGHT POLE	-----	-----
GAS METER	-----	-----
GAS VALVE	-----	-----

[illegible][illegible]

# SITE RESOURCES

MAJOR WATERWAYS	NONE	---
PERENNIAL STREAMS	AS SHOWN	---
INTERMITTENT STREAMS	AS SHOWN	---
SPRINGS & SEEPS	NONE	---
WETLANDS	0.75 AC	PER NATIONAL WETLANDS MAPPER
FLOODPLAINS	NONE	---
STREAM BUFFERS	AS SHOWN	---
FOREST	36.80 AC	---
STEEP SLOPES: HIGHLY ERODIBLE SOILS	AS SHOWN	---
GEOL. DIV.	TBD	---

SOILS	NAME	CL. FACTOR	MSD
DW	Duffield silt loam, 3 to 8 percent slopes	0.37	0
DW	Duffield silt loam, 3 to 8 percent slopes, very rocky	0.37	0
DW	Duffield-Rock outcrop complex, 3 to 8 percent slopes	0.37	0
DW	Duffield-Rock outcrop complex, 8 to 15 percent slopes	0.37	0
FJ	Fanciful silt loam, 0 to 3 percent slopes, drained	0.34	A
Hd	Hagerstown silt loam, 3 to 8 percent slopes	0.37	0
Hd	Hagerstown-Rock outcrop complex, 3 to 8 percent slopes	0.37	0
Hd	Hagerstown-Rock outcrop complex, 8 to 15 percent slopes	0.37	0
Hd	Hagerstown-Rock outcrop complex, 0 to 3 percent slopes	0.37	0
Ma	Meadow silt loam	0.43	0/D
Sp	Seapoint silt loam, 0 to 3 percent slopes	0.40	0
Sp	Seapoint-Fanciful silt loam, 0 to 3 percent slopes	0.49	0



**FSAC PUBLICATION**

**NOT APPROVED FOR CONSTRUCTION**

YOGI BERRA'S JELLYSTONE PARK  
WASHINGTON COUNTY, MARYLAND  
ATTN: MARY CABELL (201) 478-3322

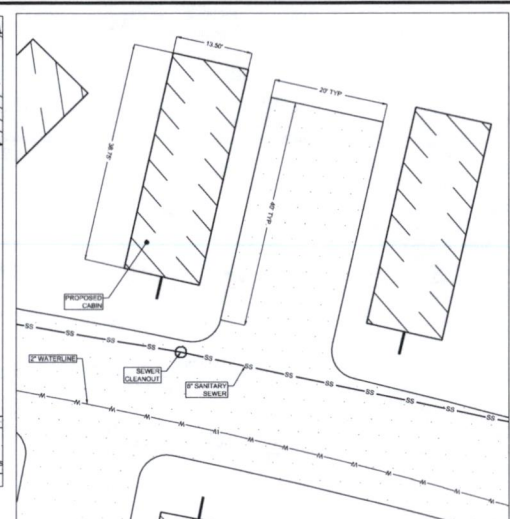
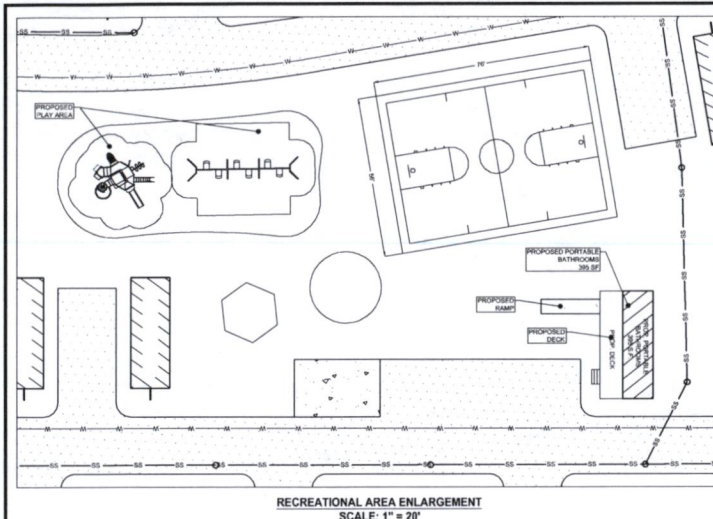
PROJECT NO: 3048.5  
DATE: 07.15.2022  
DESIGNER: ADRIAN MYERS  
PROJECT MANAGER: THEODORE PEDRO  
WWW.THEODOREPEDROFSAC.COM  
FOR MAP, GRI, PARKS  
WWW.OSHA.GOV

SHEET TITLE: EXISTING CONDITIONS  
SHEET NO: 03 OF 14



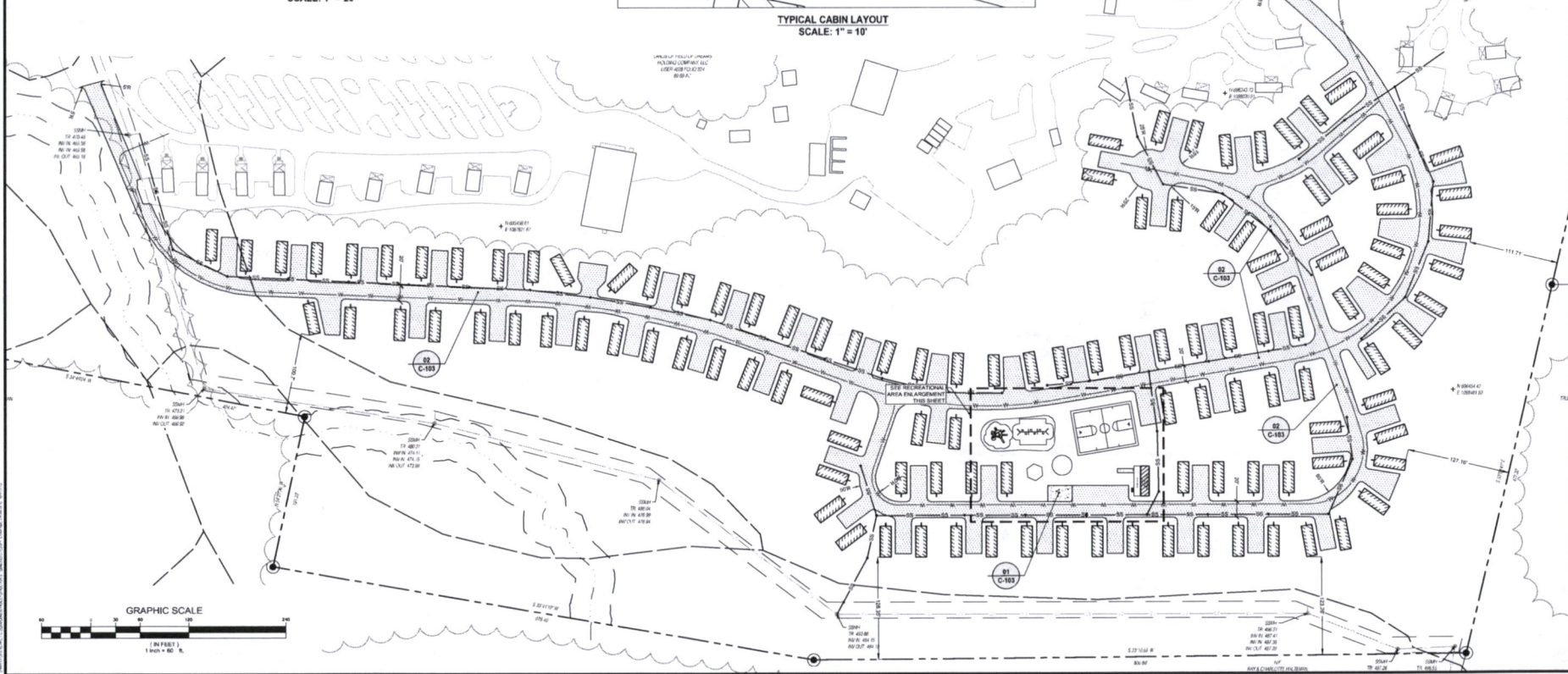
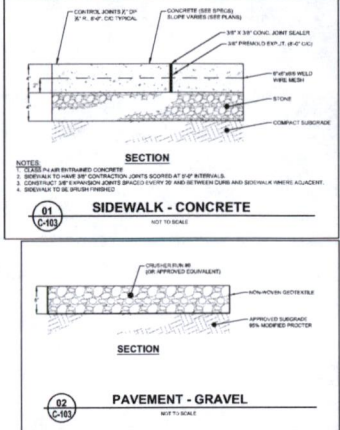






**HATCH LEGEND**

[Hatched Pattern]	GRAVEL PAVEMENT
-------------------	-----------------



**NOT APPROVED FOR CONSTRUCTION**

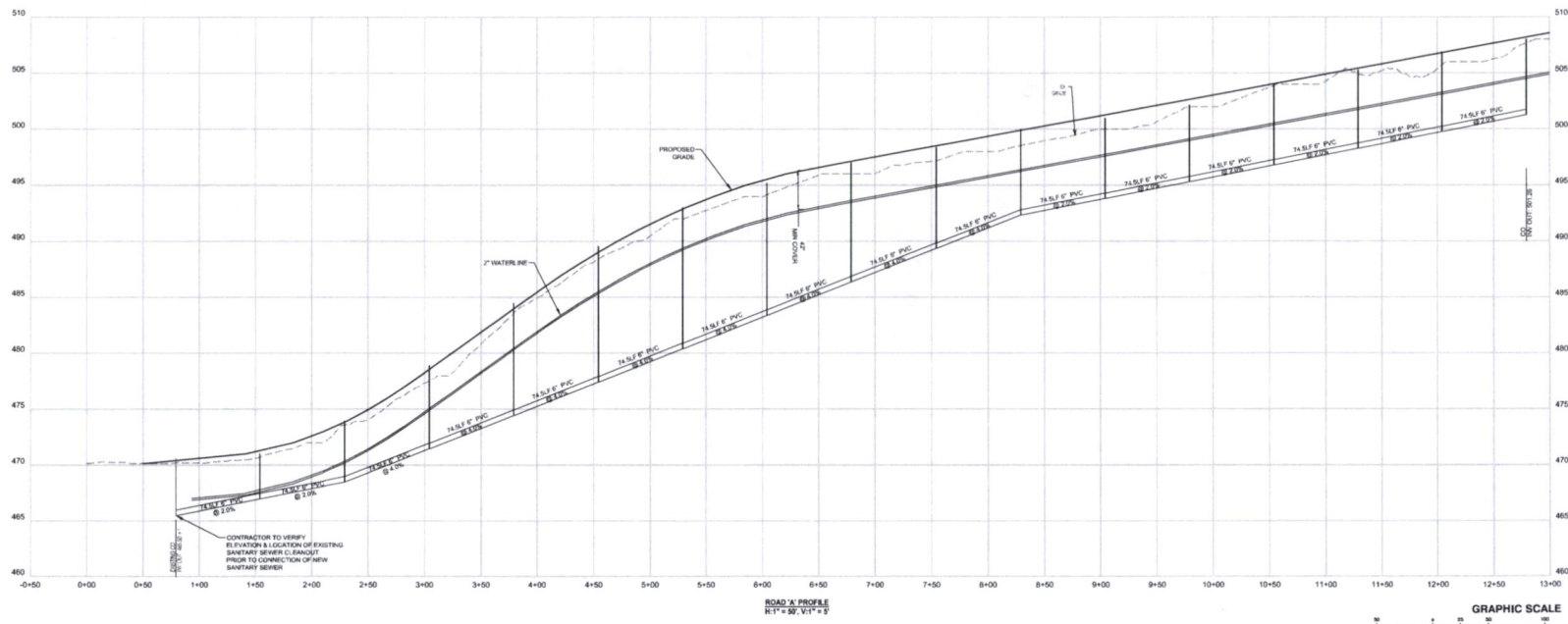
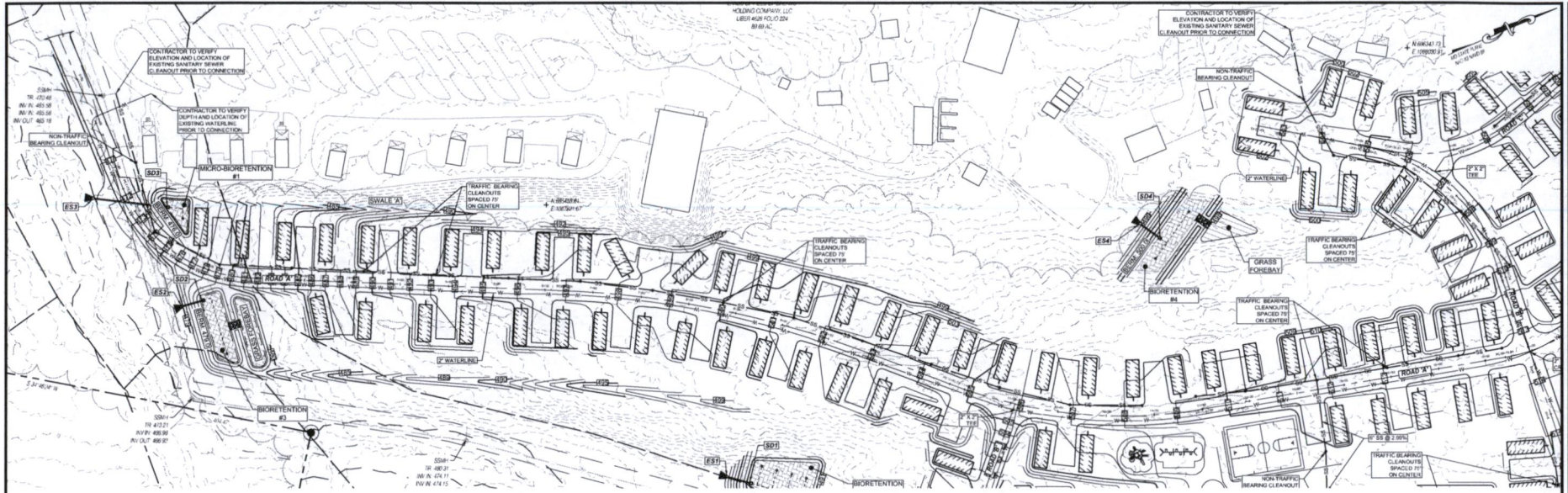
**YOGIBEAR'S JELLYSTONE PARK**

**C-103**

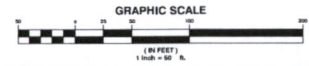
**SHEET 05 OF 14**

PROJECT NO. 3048 S  
OWNER: ADRIAN MYERS  
DESIGNER: TYPEDRINKING/FSAL INC.  
DATE: 07.13.2022  
SCALE: 1" = 60'





SEE SHEET C-202 FOR CONTINUATION



NOT APPROVED FOR CONSTRUCTION

FSAC-BUILDING

PROJECT NO. 3648 S

DESIGNER: ARMAN MIVERS 2715.0022

PROJECT: YOGI BEAR'S JELLYSTONE PARK

DATE: 12/15/2022

FILE: TYPEDRINKINGUSA.COM

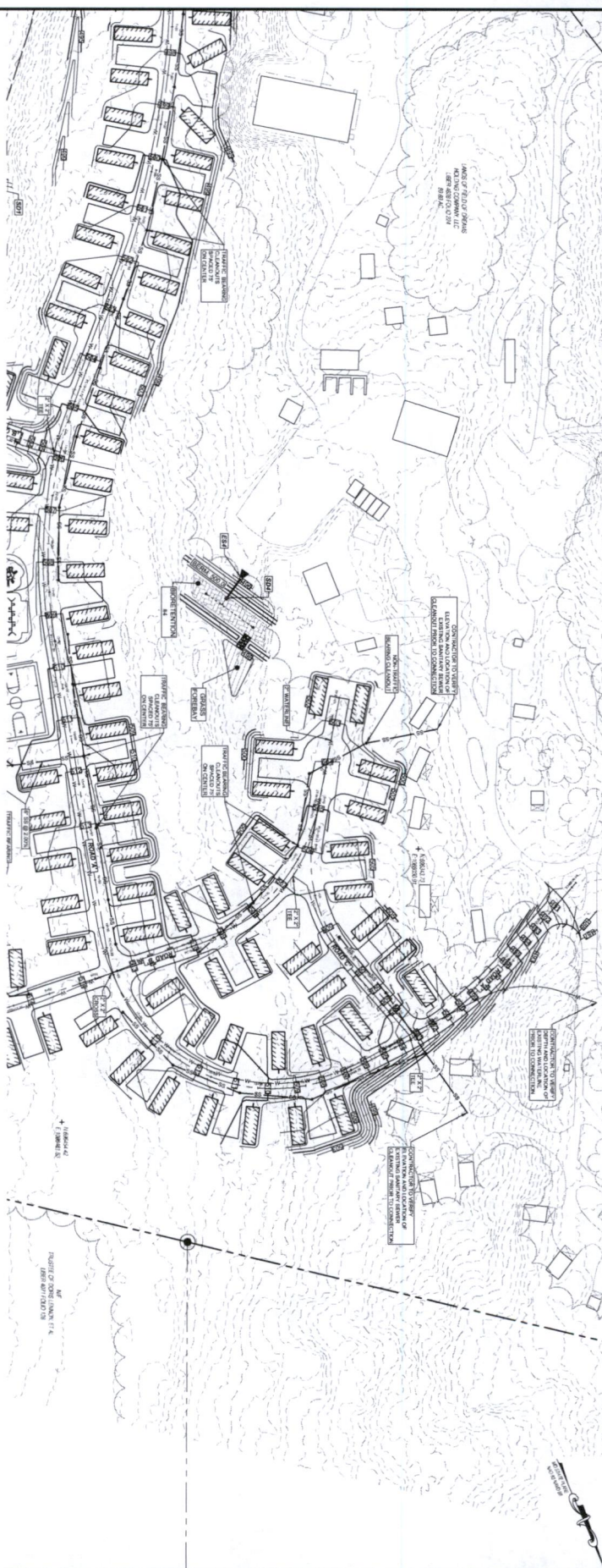
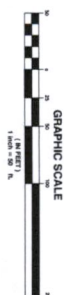
SCALE: 1" = 50'

ROADWAY PLAN & PROFILE

C-201

SHEET 06 OF 14





## YOGI BEAR'S JELLYSTONE PARK

**TAMPRA**  
SITUATE AT  
9550 JELLYSTONE PARKWAY  
WILLIAMSPORT  
WASHINGTON COUNTY, MARYLAND  
NORTHGATE RESORTS  
38 COMMERCE AVE. SUITE 200, GRAND RAPIDS, MI 49503  
ATTN: MARY CARRELL (231)-878-3352

**ESAD**

**FSAI**  
**FREDERICK SEIBERT & ASSOCIATES, INC.**  
**CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS**

400 SOUTHWEST PARKWAY STREET  
HAGERSTOWN, MD 21401  
301.751.3801

100 WEST BALTIMORE STREET  
GREENSBORO, NC 27402  
717.887.1800

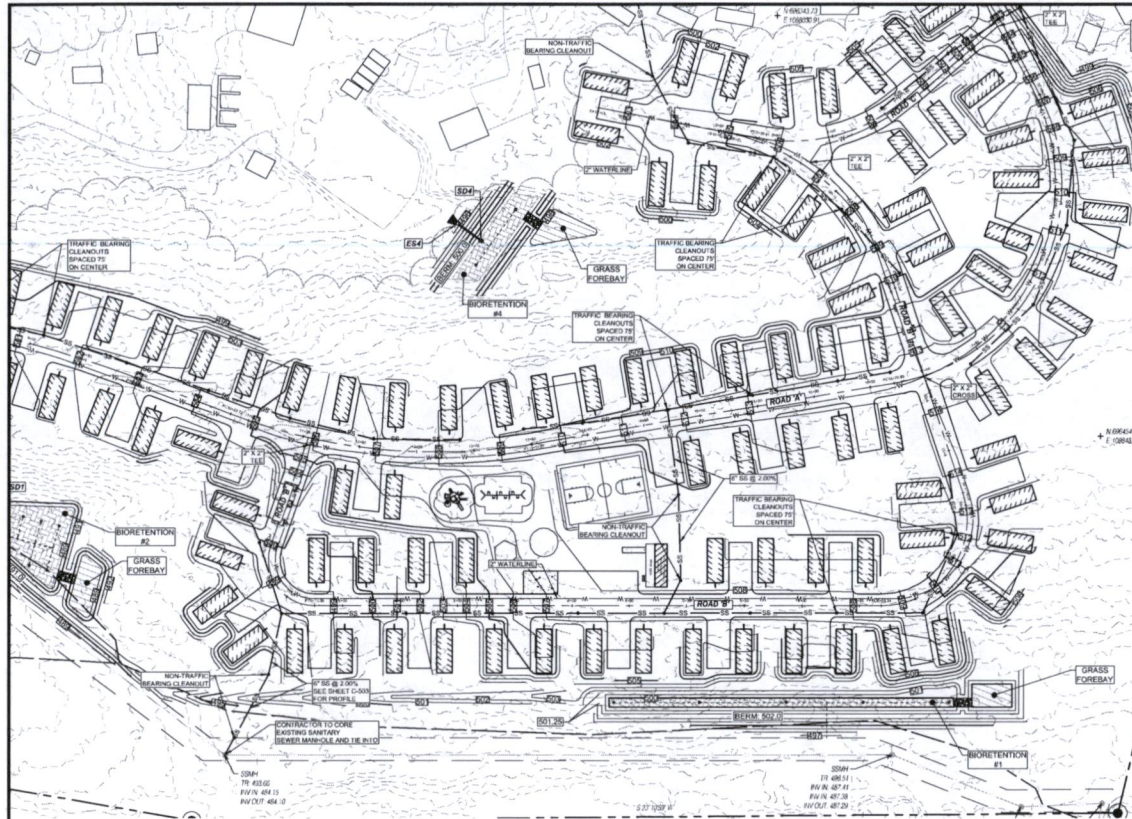
1. *Phylogenetic relationships*

**CAPE ARCHITECTS • LAND PLANNERS**

with SOUTH-WAVERLY STREET  
ORANGE, PA 17054  
717-391-8511

on EAST HAVEN STREET  
NEAR CONCORDIA PA 17046  
717-391-7620

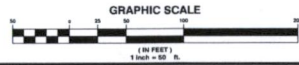
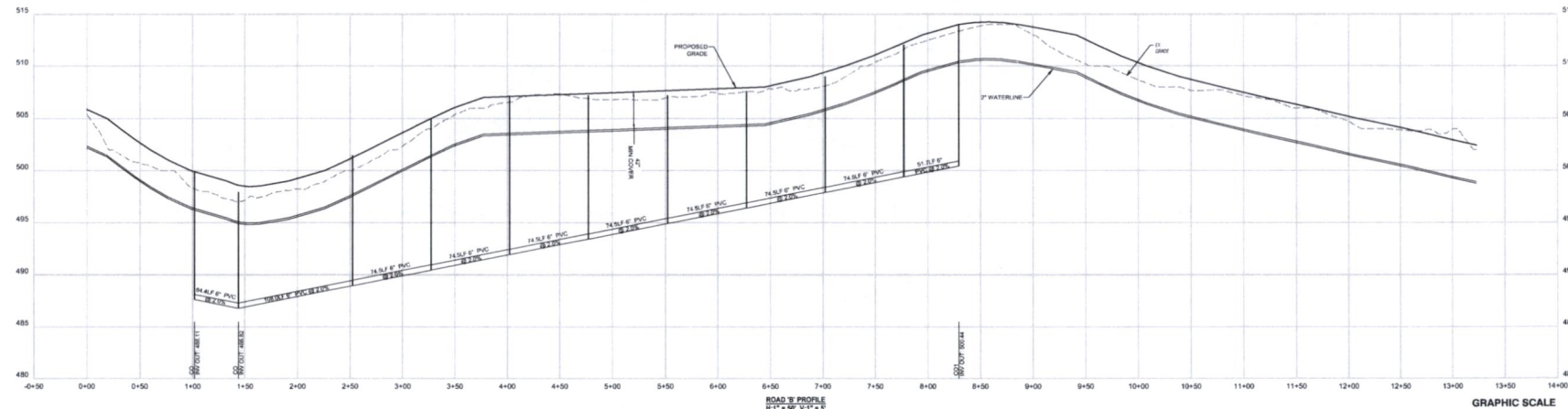
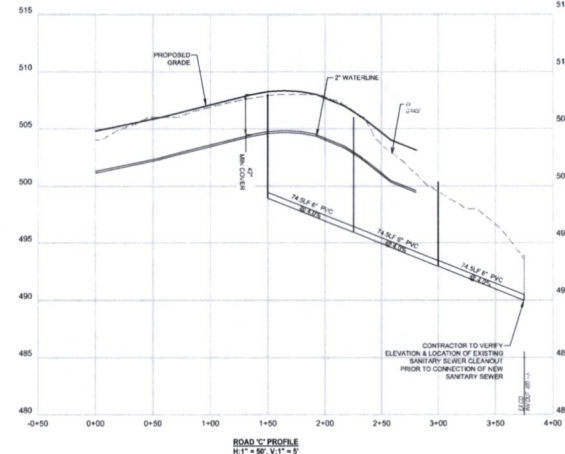




EXISTING ALLOCATION: 36 EDU  
 EXISTING USAGE: 58 EDU  
 PROPOSED ALLOCATION:

WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY  
 This approval is for general conformance with the County's requirements for design and layout of proposed sewer and/or water system improvements or extensions. All sewer and/or water system improvements or extensions shall be constructed in strict accordance with the County's latest edition of the Standard Specifications for Construction of Sanitary Sewers and/or Water Lines. This approval does not guarantee availability of sewer service water service. Sewer and/or water service availability is subject to conformance with all rules, policies and regulations established by the County and in effect at the time application for service is made, and/or the availability of allocation remaining in other jurisdiction facilities that may be granted to the County. This approval shall be valid for a period of TWO years.

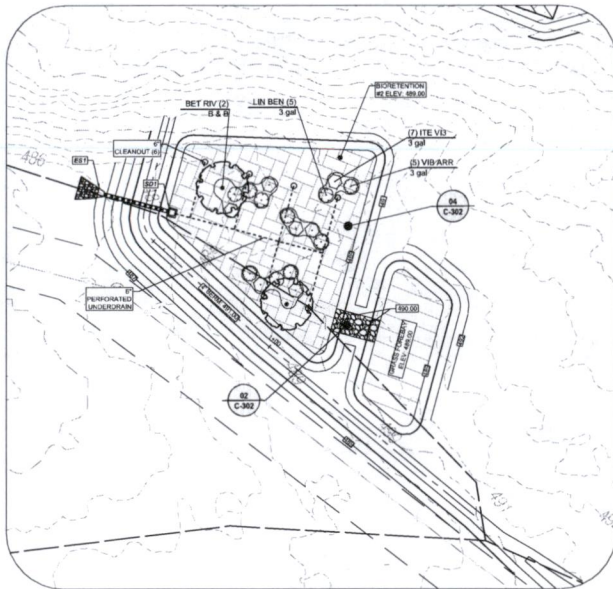
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



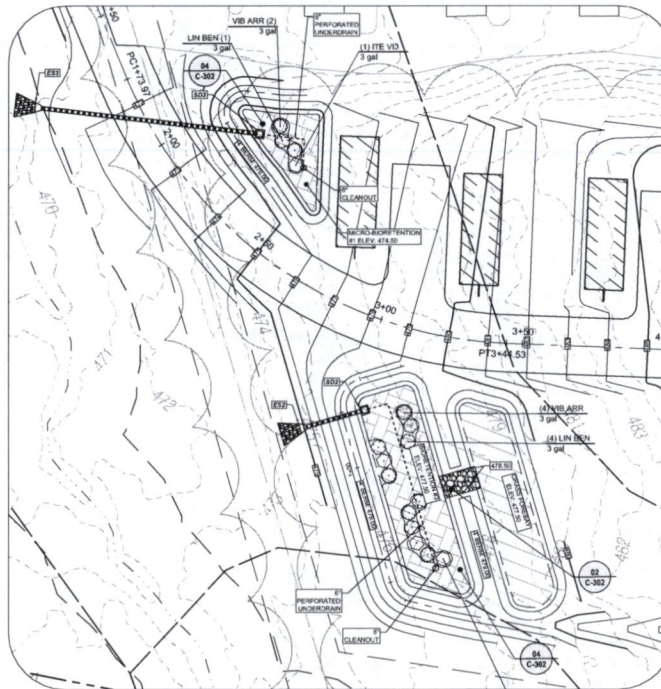
**NOT APPROVED FOR CONSTRUCTION**

YOGGI BEAR'S JELLYSTONE PARK  
 10000 YOGGI BEAR DRIVE  
 WASHINGTON COUNTY, MARYLAND  
 PROJECT NO. 2048.5  
 DATE 07.13.2022  
 PREPARED BY TREVOR FREEDMAN  
 JANI.TREDFREEDMAN@WPCOMM.COM  
 TREVOR.FREEDMAN@WPCOMM.COM  
 SCALE 1" = 50'  
 SHEET NO. 08 OF 14

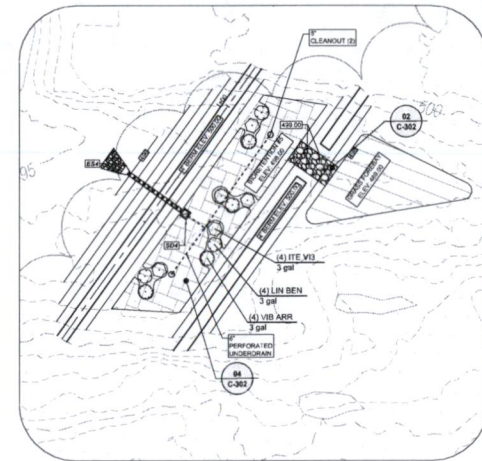




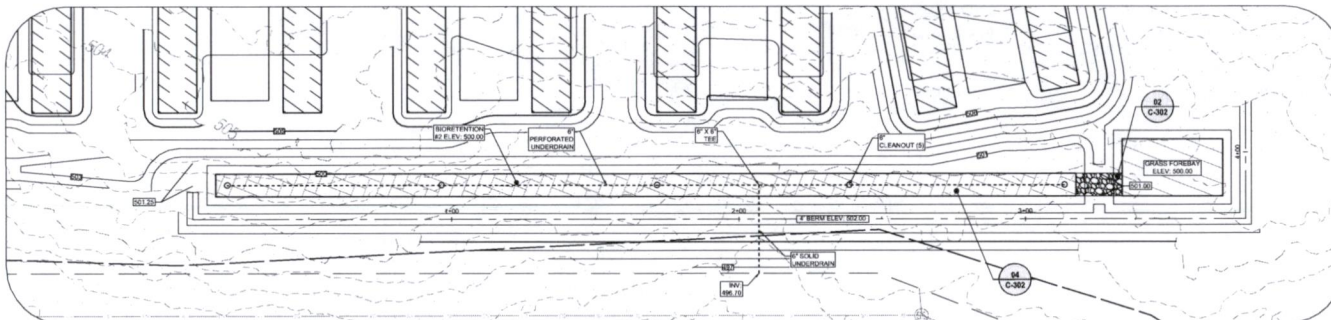
**BIORETENTION #2 ENLARGEMENT**  
SCALE: 1" = 20'



**BIORETENTION #3 & MICRO-BIORETENTION #1 ENLARGEMENT**  
SCALE: 1" = 20'



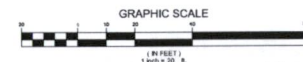
**BIORETENTION #4 ENLARGEMENT**  
SCALE: 1" = 20'



**BIORETENTION #1 ENLARGEMENT**  
SCALE: 1" = 20'

MICRO - BIORETENTION SCHEDULE						
ID	SURFACE AREA (S.F.)	PONDING DEPTH (FT.)	FINISH GRADE ELEV.	BOT. STONE ELEV.	C.O.s	PRINCIPLE SPILLWAY
#1	455	1.00	474.50	471.25	1	YES
#2	455	1.00	474.50	471.25	1	YES

BIORETENTION SCHEDULE						
ID	SURFACE AREA (S.F.)	PONDING DEPTH (FT.)	FINISH GRADE ELEV.	BOT. STONE ELEV.	C.O.s	PRINCIPLE SPILLWAY
#1	2,405	1.25	500.00	496.75	5	YES
#2	3,433	1.25	498.20	494.95	6	YES
#3	1,453	1.00	477.50	474.25	1	YES
#4	1,811	1.50	498.00	494.75	2	YES









**NOT APPROVED FOR CONSTRUCTION**

**YOGI BEAR'S JELLYSTONE PARK**

PROJECT NO. **3048.5**

OWNER: **ARABIAN MYERS**

DESIGNER: **TRIFERRO ENGINEERING & ARCHITECTS, INC.**

DATE: **12/15/2022**

PROJECT LOCATION: **WILLIAMSBURG, VIRGINIA**

PROJECT DESCRIPTION: **STORMWATER MANAGEMENT**

PROJECT STATUS: **AS SHOWN**

PROJECT NO. **3048.5**

OWNER: **ARABIAN MYERS**

DESIGNER: **TRIFERRO ENGINEERING & ARCHITECTS, INC.**

DATE: **12/15/2022**

PROJECT LOCATION: **WILLIAMSBURG, VIRGINIA**

PROJECT DESCRIPTION: **STORMWATER MANAGEMENT**

PROJECT STATUS: **AS SHOWN**

**FSA-TRIFERO**

**TRIFERRO ENGINEERING & ARCHITECTS, INC.**

**10000 WILSON ROAD, SUITE 100, WILSON, VA 23187**

**TEL: 757/533-1111 FAX: 757/533-1112**

**WWW.TRIFERRO.COM**

**PROJECT NO. 3048.5**

**DATE: 12/15/2022**

**PROJECT LOCATION: WILLIAMSBURG, VIRGINIA**

**PROJECT DESCRIPTION: STORMWATER MANAGEMENT**

**PROJECT STATUS: AS SHOWN**

PROJECT NO. **3048.5**

OWNER: **ARABIAN MYERS**

DESIGNER: **TRIFERRO ENGINEERING & ARCHITECTS, INC.**

DATE: **12/15/2022**

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**PROJECT NO. 3048.5**

**DATE: 12/15/2022**

**PROJECT LOCATION: WILLIAMSBURG, VIRGINIA**

**PROJECT DESCRIPTION: STORMWATER MANAGEMENT**

**PROJECT STATUS: AS SHOWN**













**Project Name:** Yogi Bear Jellystone Park  
**FSA:** 3848.5

**Owner/Applicant:** Field of Dreams Holding Co, LLC  
27777 Franklin Road, Suite 2000  
Southfield, MI 48034

**Contact Person:** Scott Campbell  
[scampbell@northgateholdings.com](mailto:scampbell@northgateholdings.com)  
269-331-0874

**Project Address:** 9550 Jellystone Park Way, Williamsport, MD 21795

**Tax Map** 61 **Grid** 4 **Parcel** 266

**Account #** 20-002891

**Zoning:** A(R) with RB Overlay

**Variance request:** Table 301(1) E indicates the use of a campground/travel trailer park is subject to a setback of 3 times the distance specified in section 4.9 of Zoning Ordinance which is 200', the required setback is 600' from the property line to the use. This request is to reduce the setback to 100' along the North and East property lines to occupy a vacant 14 acre portion of the 89 acre property for the expansion of the park.

The area for which the reduction is requested is surrounded by 3 properties, one a 136 acre farm where the principal dwelling is approximately 700' from the applicant's property line. The other two are large lot residential properties 20-30 acres in size where the closest dwelling is over 500' from the applicant's property line. The perimeter of the property is densely forested and the applicants are proposing to utilize a portion of the 100' buffer as part of their forest conservation mitigation and will be placing an easement along that area to prevent any future disturbance in that area.

If made to comply with the 600' setback that distance would consume 20 acres of the overall property. This would render the proposed expansion useless since this is the only area remaining on the property that has the infrastructure such as roads, water, public sewer and electric to serve the proposed expansion. Any other vacant areas of the property are far too narrow and would also not be able to accommodate the required setback. The property is served by private wells and public sewer, intensification of the park has been permitted with the addition of public sewer.



Similar variances have been granted over the years to allow enrichment of the property and are mentioned below:

AP94-052- Variance from the 25' required setback from the western property line to 17' for the replacement of a pump house and a variance from the 25' required setback to 14' for the placement of a handicapped accessible cabin. Granted.

AP2000-048- Variance from the required 600' side yard setback to 50' for the purpose of expanding the existing campground. Granted.

AP2007-006- Variance from the required 25' setback from all sides of an existing sanitary sewerage pump station to 10' and other associated variances. Granted.

AP2015-027- Variance from the 100' right side yard setback to 8' for a laser tag field and from the 25' setback from a street right of way to 4 ' for the placement of a free-standing sign. Granted.