



FREDERICK COUNTY BOARD OF APPEALS

JUNE 27, 2024

TITLE: Beck Prospect, LLC "aka" "Beckley's"

CASE NUMBER: B-24-12 (B276165)

REQUEST: Requesting a Special Exception approval to establish a 9.72 acre, 210 parking space Recreational Vehicle Storage Facility in the Agricultural zoning district, per Sections 1-19-3.210 Special Exceptions, 1-19-8.344 RV Storage Facility in the Agricultural Zoning District and 1-19-11.100 Definitions.

PROJECT INFORMATION:

ADDRESS/LOCATION: 11214 Angleberger Road, Thurmont, Maryland,
TAX MAP/PARCEL: Tax Map 32, Parcel 0029,
ZONE: General Commercial/Agricultural
REGION: Frederick
WATER/SEWER: NPS/NPS
COMP. PLAN/LAND USE: Commercial/Agricultural/Rural

APPLICANT/REPRESENTATIVES:

APPLICANT: Paul Rose - McNees Wallace & Nurick LLC
OWNER: Beck Prospect, LLC
ENGINEER:
ARCHITECT:
ATTORNEY:

STAFF: Michael Paone, Zoning Planner

RECOMMENDATION: Based on the findings and conclusions in the staff report, Staff finds that the proposed Special Exception, to allow a 9.72 acre, 210 parking space Recreational Vehicle Storage Facility in the Agricultural zoning district meets the criteria established in Sections 1-19-3.210 Special Exceptions, 1-19-8.344 RV Storage Facility in the Agricultural Zoning District and 1-19-11.100 Definitions.

ATTACHMENTS:

- Attachment 1: Site Plan
- Attachment 2: SHA Improvement Plan (Semi-Final Review 2023)
- Attachment 3: Aerial Map of Subject Property and Surrounding Area
- Attachment 4: Zoning Map
- Attachment 5: Land Use Map
- Attachment 6: Environmental Features Map

¹ The term Applicant refers to both the Representative and the Property Owner(s).

Note: All code references herein are to the Frederick County Code, unless otherwise specified.

Background:

The subject parcel is zoned Agricultural and contains 25.84 acres. This parcel will be subdivided into a 9.72 acre tract to host RV Storage, with a 15.89 acre remainder.

Frederick County Code Section 1-19-11.100 defines *RECREATIONAL VEHICLE STORAGE FACILITY* as “A parcel of land utilized for storing recreational vehicles as defined within this section.”

Section 1-19-11.100 defines Recreational Vehicle as:

A vehicle built on a single chassis which is 400 square feet or less at the longest horizontal projection, self-propelled or towable, and designed primarily for temporary living while traveling or camping and is only occupied when located in an RV park which is approved by the county. Recreational vehicles must:

- (a) Have a current valid license plate;
- (b) Be ready for highway use; and
- (c) Be occupied for less than 14 consecutive days on a single site.

In 2022, Beckley's pursued a similar special exception on the same property, 11214 Angleberger Road, Thurmont, Maryland 21788, in 2022, which was denied (Case B-22-06). A special exception for RV storage was approved in Case No. B-14-07 for 11127 Leatherman Road, Thurmont, Maryland 21788.

1-19-3.210. SPECIAL EXCEPTIONS.

- (A) An application for a special exception may be made only by persons with a financial, contractual, or proprietary interest in the property for which a special exception is requested.

Paul Rose, who is representing the Owner, states that Beck Prospect, LLC., is the owner of this property.

- (B) A grant of a special exception is basically a matter of development policy, rather than an appeal based on administrative error or on hardship in a particular case. The Board of Appeals should consider the relation of the proposed use to the existing and future development patterns. A special exception shall be granted when the Board finds that:

- (1) The proposed use is consistent with the purpose and intent of the Comprehensive Development Plan and of Chapter 1-19 of the Frederick County Code;

The Applicant states that the proposed use is consistent with the purpose and intent of the Comprehensive Plan and the Zoning Ordinance. The proposed use is in furtherance of an expansion of an existing business that has been located proximate to the property for many years. The Rural Community designation in the Comprehensive Plan “recognizes existing rural communities that have historically developed as crossroad communities with an identifiable concentration of residences and in some cases still support commercial uses.” The existing Beckley's facility is zoned General Commercial (GC) and will work in conjunction with the proposed RV storage special exception use (as it does with the existing

RV storage use, which was previously approved by special exception). This requested special exception will allow for the continued provision of community services and facilities in an efficient manner. Previously, in its Findings and Decisions, dated June 22, 2022, the Board of Appeals found that the 2022 Application was not consistent with the purpose and intent of the Frederick County Comprehensive Plan and the Frederick County Zoning Ordinance. With the changes highlighted in the Applicants Justification Statement, including providing additional landscaping, mandatory buffer areas, a reduction in area impacted by the additional parking spaces, as well as a reduction in the light pollution generated by the operation of the RV business, the Applicant submits that the proposed use is consistent with the purpose and intent of the Comprehensive Plan and the Zoning Ordinance.

Staff Comment: The Frederick County Comprehensive Plan map identifies the subject property as Agricultural/Rural and it is zoned Agricultural. The existing Recreational Vehicle Storage areas along U.S. 15, are zoned General Commercial and the storage lot to the south is zoned Agricultural.

- (2) The nature and intensity of the operations involved in or conducted in connection with it and the size of the site in relation to it are such the proposed use will be in harmony with the appropriate and orderly development of the neighborhood in which it is located.

The Applicant states that the proposed RV storage use is adjacent to the existing Beckley's facility, as required by the applicable use regulations in Section 1-19-8.344 of the Zoning Ordinance (the "RV Storage Use Regulations"). The proposed use, when combined with the existing Beckley's facility (including the existing RV storage special exception use), will provide seamless, integrated RV services, with high visibility from, and direct access to, US Route 15. The proposed use is an appropriate and orderly development of the existing Beckley's business that is already located in the neighborhood. The proposed use will enhance the existing business and will facilitate the Applicant's ability to serve its customers who come from Frederick County and elsewhere.

In its Findings and Decisions, dated June 22, 2022, the Board of Appeals found that the nature and intensity of the proposed use in the 2022 Application was not in harmony with the appropriate and orderly development of the neighborhood and that the proposed use would be disruptive to surrounding homes. With the changes highlighted in the Applicants Justification Statement, including a reduction in the requested number of parking spaces from 270 to 210, a reduction in the amount of land dedicated to parking from 9 acres to 4.8 acres, as well as additional screening, the Applicant submits that the proposed use is in harmony with the appropriate and orderly development of the neighborhood and will not be disruptive to surrounding homes. An additional concern raised in public comment on April 28, 2022, related to property values, as neighboring property owners argued that the proposed special exception would negatively impact their property values. In response to that concern, the Applicant engaged Terrence ("Bud") W. McPherson of McPherson & Associates, Inc. to prepare an Appraisal Report as to whether approval of this Application would adversely affect the property values of neighboring properties. Mr. McPherson opined that, as of December 21, 2023, the proposed special exception use would not have an adverse effect on the market value of neighboring properties above and beyond those inherently associated with any other location within the zoning district. Mr. McPherson's Appraisal

Report is submitted with this Application. The Appraisal Report demonstrates that this Application is in harmony with the appropriate and orderly development of the neighborhood and would not be disruptive to surrounding homes. This Application is subject to the Frederick County Planning Commission review and approval of a site plan for the subject property, prior to establishment of any use on this property.

- (3) Operations connection with the special exception the proposed location shall not have an adverse effect such as noise, fumes, vibration, or other characteristics on neighboring properties above and beyond those inherently associated with the special exception at any other location within the zoning district.

The Applicant states that the operation of the RV storage will not have an adverse effect on nearby properties by reason of noise, fumes, vibration, or other characteristics above and beyond those inherently associated with the use at any other location in the Agricultural zoning district. The existing Beckley's operation (including the existing RV storage special exception use) adjacent to the property has proven to be compatible with the neighborhood for many years. In addition, the RV Storage Use regulations serve to ensure minimization of any cause for objection by nearby properties. Previously, in its Findings and Decisions, dated June 22, 2022, the Board of Appeals found that the proposed use in the 2022 Application would have an adverse effect on neighboring properties due to noise, light, and increased traffic, and that the neighbors would suffer adverse effects above and beyond those inherently associated with the use at another location within the Agricultural zoning district. The Applicant submits that the proposed use will not have an adverse effect on neighboring properties above and beyond those inherently associated with the special exception at any other location within the zoning district.

- (4) Parking areas will comply with the off-street parking regulations of Chapter 1-19 of the County Code and will be screened from adjoining residential uses, and the entrance and exit drives shall be laid out so as to achieve maximum safety.

The Applicant states that as more fully shown and described on the Site Plan (See Attachment # 1), the Application meets these requirements. The Applicant has addressed the neighboring property owners' and Board of Appeals' concerns regarding screening. This use will require approval by the Frederick County Planning Commission including lighting, landscaping, and parking,

- (5) The road system providing access to the proposed use is adequate to serve the site for the intended use

The Applicant states that the documents submitted as part of this Application, and existing approvals for Beckley's, demonstrate compliance with this requirement, in addition to compliance with the RV Storage Use regulations. When considered as part of the existing Beckley's operation, the RV storage facility has frontage and access on Angleberger Road and US Route 15. To date, the existing road system has proved adequate for the existing operations on this site. Further, Mr. Calogerro's Traffic Engineering Assessment addresses the neighboring property owners', and the Board of Appeals' concerns regarding safety due to increased RV and other traffic on adjoining roads. As explained in the Traffic study, Mr.

Caloggero concluded that the proposed use would only generate an additional three (3) AM and four (4) PM peak hour trips on average each day. Moreover, Mr. Caloggero noted that the Maryland Department of Transportation State Highway Administration (MDOT SHA) is proposing new J-turns at the intersection of US-15 and Angleberger Road/Auburn Road. The final plans for those improvements are due to be completed in 2024, with construction to begin in 2024. Mr. Caloggero opined that: (a) the proposed RV storage area with 210 spaces would have a minimal impact on traffic and the surrounding area roadway network based on projected peak hour trips; and (b) safety and operations will be enhanced by MDOT SHA's planned improvements at US 15 and Angleberger Road/Auburn Road. Mr. Caloggero's Traffic Engineering Assessment will be submitted with this Application.

- (C) In addition to the general requirements listed above, uses requiring a special exception shall be subject to the specific requirements for each use outlined in §§ [1-19-8.320](#) through [1-19-8.355](#) of this Code.

The Applicant has provided the above referenced section of the Ordinance below.

- (D) A special exception approval may be granted in accordance with the general and specific requirements enumerated in this section. The Board of Appeals may, in addition to other requirements imposed under this chapter and is hereby authorized to add to the specific requirements any additional conditions that it may deem necessary to protect adjacent properties, the general neighborhood, and its residents or workers. Violation of such additional conditions, when made a part of the terms under which the special exception permit is granted, is a violation of this chapter and may be grounds for termination of the special exception.

The Applicant states that they understand this requirement and will comply.

- (E) The Board of Appeals shall not grant a special exception unless and until:

- (1) A written application for a special exception is submitted indicating the section of this chapter under which the special exception is sought and stating the grounds on which it is requested; and

The Applicant references in the Justification Statement, appropriate sections of the Ordinance as they pertain to this request.

- (2) A public hearing has been held; and the Board had made a finding of fact that the special exception requested meets the general and specific requirements outlined in this section.

The Applicant states that a Hearing with the (BOA) on this application has been scheduled for June 27, 2024.

- (F) The grant of special exception may include approval of customary incidental accessory uses as reviewed and approved by the Zoning Administrator.

The Applicant understands that some uses such as storage related to the business, may be considered incidental to the primary use, which is RV Sales and Storage.

- (G) No use or activity permitted as a special exception shall be enlarged or extended

beyond the limits authorized in the grant of special exception. All enlargements, extensions, and changes in use shall require grants of special exception, as in the case of an original petition.

The Applicant states that they understand this requirement and will comply.

- (H) If a grant of special exception is denied, no new petition for the denied use on the same property shall be accepted by the Board of Appeals for 1 year after the date of denial of the petition.

The Applicant states that they understand this requirement and will comply.

III. SPECIFIC USE REGULATIONS FOR RV STORAGE IN THE AGRICULTURAL ZONING DISTRICT:

Zoning Ordinance § 1-19-8.344 sets forth the specific provisions for the requested special Exception use. This application satisfies the specific conditions of that Section, as follows:

A recreational vehicle storage facility shall be permitted in the Agricultural Zoning District where the following provisions are met:

- A. A recreational vehicle storage facility shall be permitted only on a parcel that is adjacent to or adjoining a parcel on which a conforming recreational vehicle sales and service center is located. For the purposes of this subsection, a property separated from a recreational vehicle sales and service center by a transportation or utility right-of-way 7 4886-0364-9177, v. 1 (whether fee simple estate or lesser interest in realty) is deemed to be adjacent along the length of such right-of-way.

The Applicant states that, as shown on the accompanying Site Plan, the Property is adjacent to the existing Beckley's recreational vehicle sales and service center (conforming, in the GC zone).

- B. No structure for the storage of recreational vehicles is permitted.

The Applicant states that as shown on the accompanying Site Plan, the Application does not propose a structure for storage of recreational vehicles.

- C. No recreational vehicle sales are permitted on the parcel containing the recreational vehicle storage facility.

The Applicant states that they understand and agree to comply with this requirement.

- D. The storage facility may include one accessory building for the purpose of maintenance of recreational vehicles stored on-site. The building shall not exceed 5,000 square feet to accommodate the maintenance of stored recreational vehicles, related offices, and equipment.

The Applicant does not propose to use an accessory building on the Property for maintenance of the recreational vehicles. Any maintenance of the recreational vehicles will occur in previously approved, existing buildings elsewhere on the Beckley's site.

- E. Maintenance activities (including all equipment and supplies) shall be conducted within a

structure enclosed on at least 3 sides and screed from public view on the fourth side, unless enclosed.

The Applicant states that they understand and agree to comply with this requirement. No buildings, on the adjacent property zoned (A) will be used for storage, for the Beckley's RV Sales and Storage.

- F. Maintenance activities shall be conducted at least 100 feet from any residential dwelling on adjacent properties. All other activities shall maintain a minimum setback of 50' from all property lines. All structures shall be setback a minimum of 50' from all property lines.

The Applicant states that they understand and agree to comply with this requirement.

- G. Structures, parking, and recreational vehicles shall not be located within the setback areas

The Applicant states that they understand and agree to comply with this requirement.

- H. A maximum height of 30'.

The Applicant states that they understand and agree to comply with this requirement.

- I. A vehicle circulation plan shall be submitted indicating adequate turn radius is provided both to and from the subject property as well as for vehicle movement within the site for all proposed vehicles and equipment being used.

The Applicant states that a circulation exhibit is included with the Site Plan submitted with this Application.

- J. The Board of Appeals may increase the minimum landscaping, buffering, and screening as provided in Section 1-19-6.400, to minimize the adverse effects of the project on surrounding properties.

The Applicant understands that the Board of Appeals may require increases as provided in Section 1-19-6.400. Furthermore, the Applicant states that this Application provides for significantly increased landscape screening, as well as the planting and creation of forest within the forest buffers on both the north and south boundaries of the Property, than the previous application showed. This Application will require approval by the Frederick County Planning Commission.

- K. Petroleum, flammable liquid, or hazardous substance storage tanks shall have a 100% catchment basin, or double-walled containment and a spill protection overfill alarm. This does not apply to propane or natural gas tanks.

The Applicant states that they understand and agree to comply with this requirement.

- L. The use shall comply with Section 1-6-50 (Wellhead Protection Ordinance) of the Frederick County Code at the time of site development approval.

The Applicant states that they understand and agree to comply with this requirement.

Applicant's Concluding Comments

For the reasons referenced in the Applicants Justification Statement and this staff report, the Applicant submits that all the requirements of Sections 1-19-3.210 and 1-19-8.344 of the Ordinance have been satisfied and respectfully requests that the Board grant its request for special exception approval for an RV storage facility on the Property, as part of Beckley's services. The Applicant heard the concerns of the neighboring property owners and the Board of Appeals in response to the 2022 Application. This Application addresses those concerns by proposing: (1) significantly fewer parking spaces (210) on less acreage (9.72 acres); (2) greatly enhanced screening (forest buffers with a minimum width of 50 feet and slatted fencing); and (3) a Lighting Plan that demonstrates that the lighting used in the proposed special exception use will not adversely affect neighboring property owners. Further, with his Application, the Applicant submits expert reports to the effect that the proposed recreational vehicle storage facility will have a minimal impact on traffic and the surrounding area roadway network based on projected peak hour trips, traffic safety and operations will be enhanced by MDOT SHA's planned improvements at US 15 and Angleberger Road/Auburn Road, and the proposed special exception use will not have an adverse effect on the market value of neighboring properties above and beyond those inherently associated with any other location within the Agricultural zoning district.

FINDINGS

Staff finds that the proposed Special Exception, to allow a 9.72 acre, 210 space Recreational Vehicle Storage Facility in the Agricultural zoning district meets the criteria established in Sections 1-19-3.210 Special Exceptions, 1-19-8.344 RV Storage Facility in the Agricultural Zoning District and 1-19-11.100 Definitions.

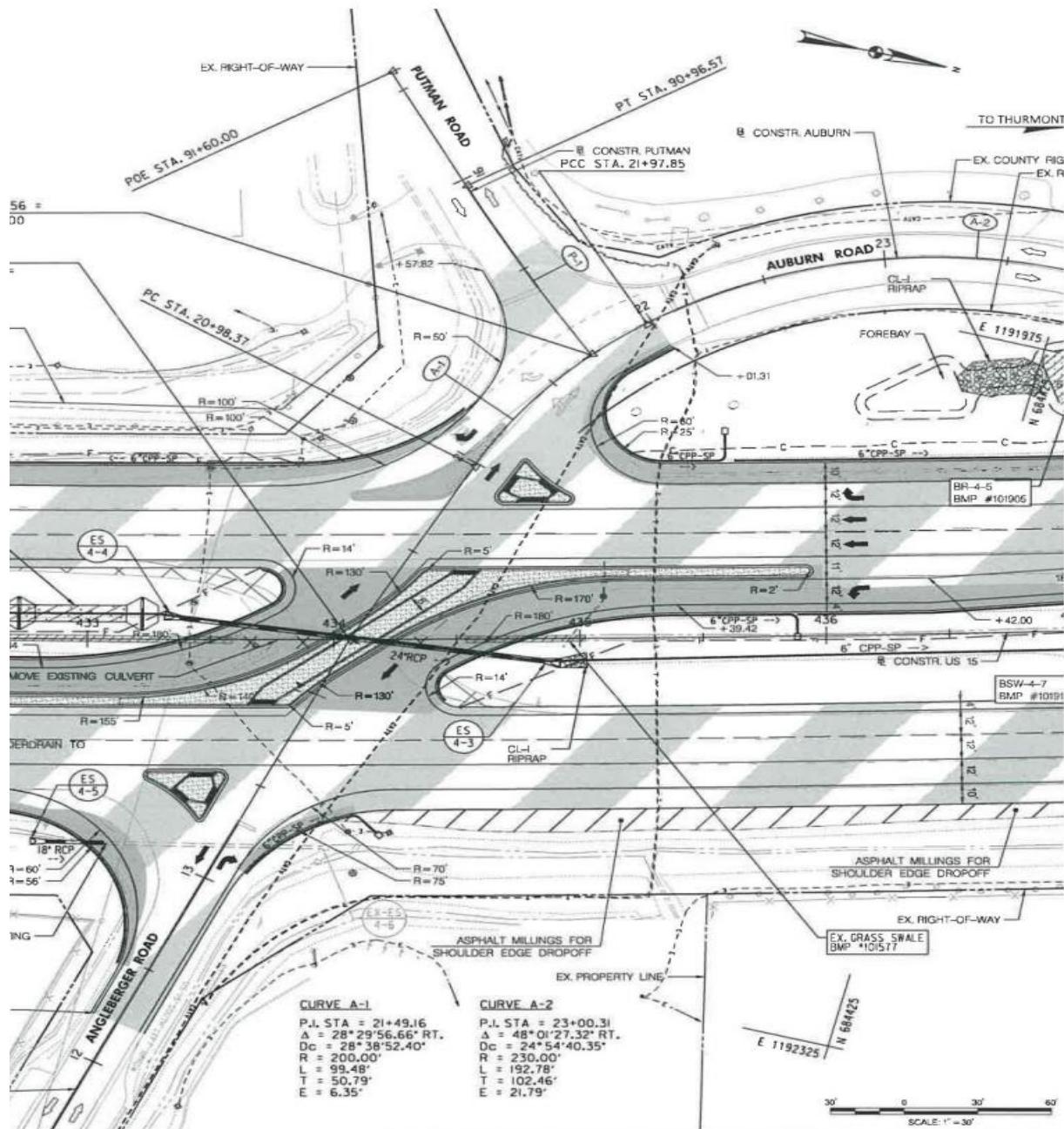
A decision of the Board of Appeals granting a special exception will be void 5 years from the date of approval by the Board of Appeals unless the use is established, a building permit is issued, construction has begun, or final site development plan approval has been received in the accordance with the terms of the decision. Upon written request submitted to the Zoning Administrator no later than 1 month prior to the expiration date and for good cause shown by the Applicant, a time extension may be granted by the Zoning Administrator for a period not to exceed 6 months

Attachment 1. Site Plan



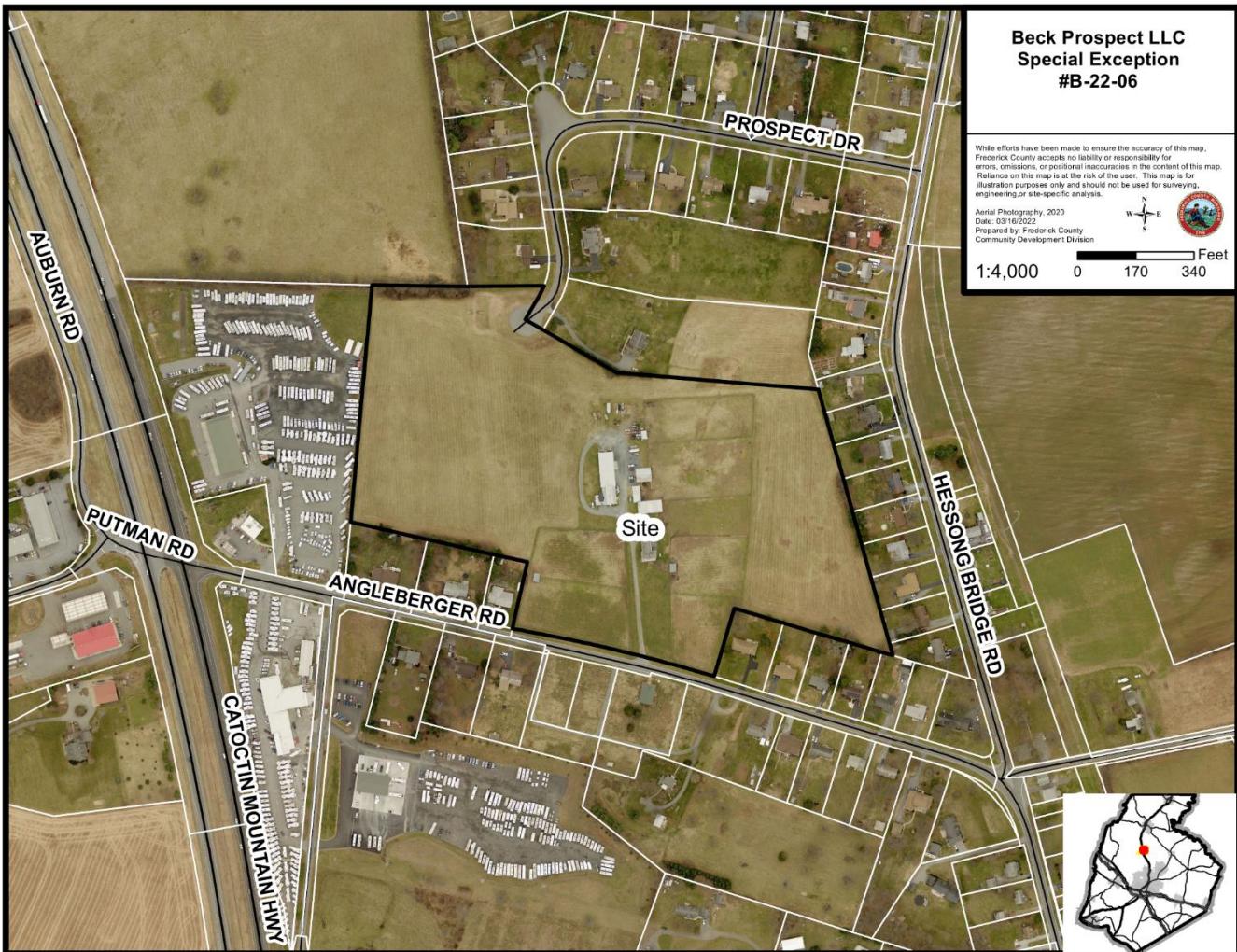
B-24-12 BECK PROSPECT LLC "AKA" "BECKLEY'S"

Attachment 2. SHA Highway Improvement Plan (Semi-Final Review 2023)

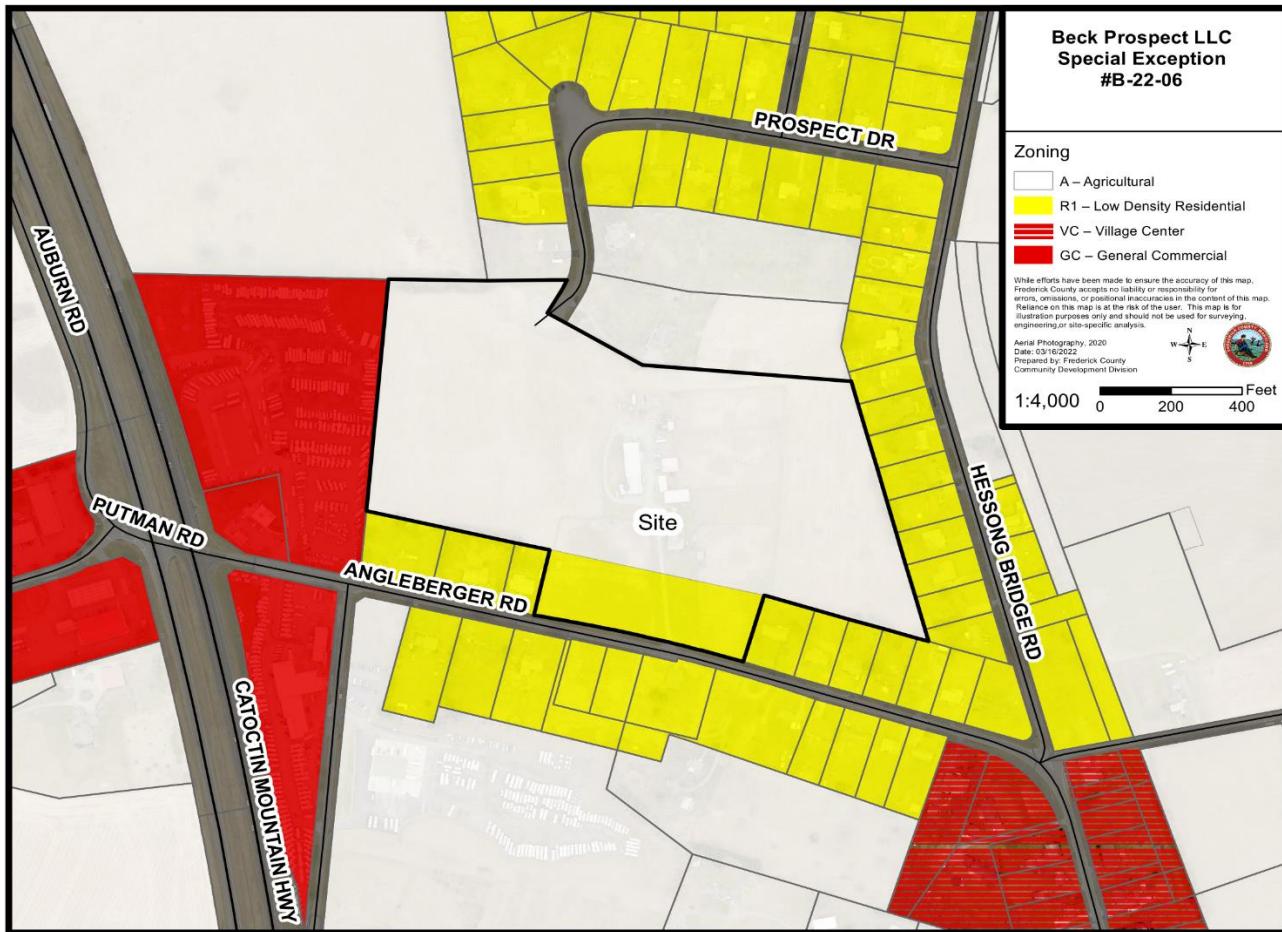


Attachment 3. Aerial Map of Subject Property and Surrounding Area

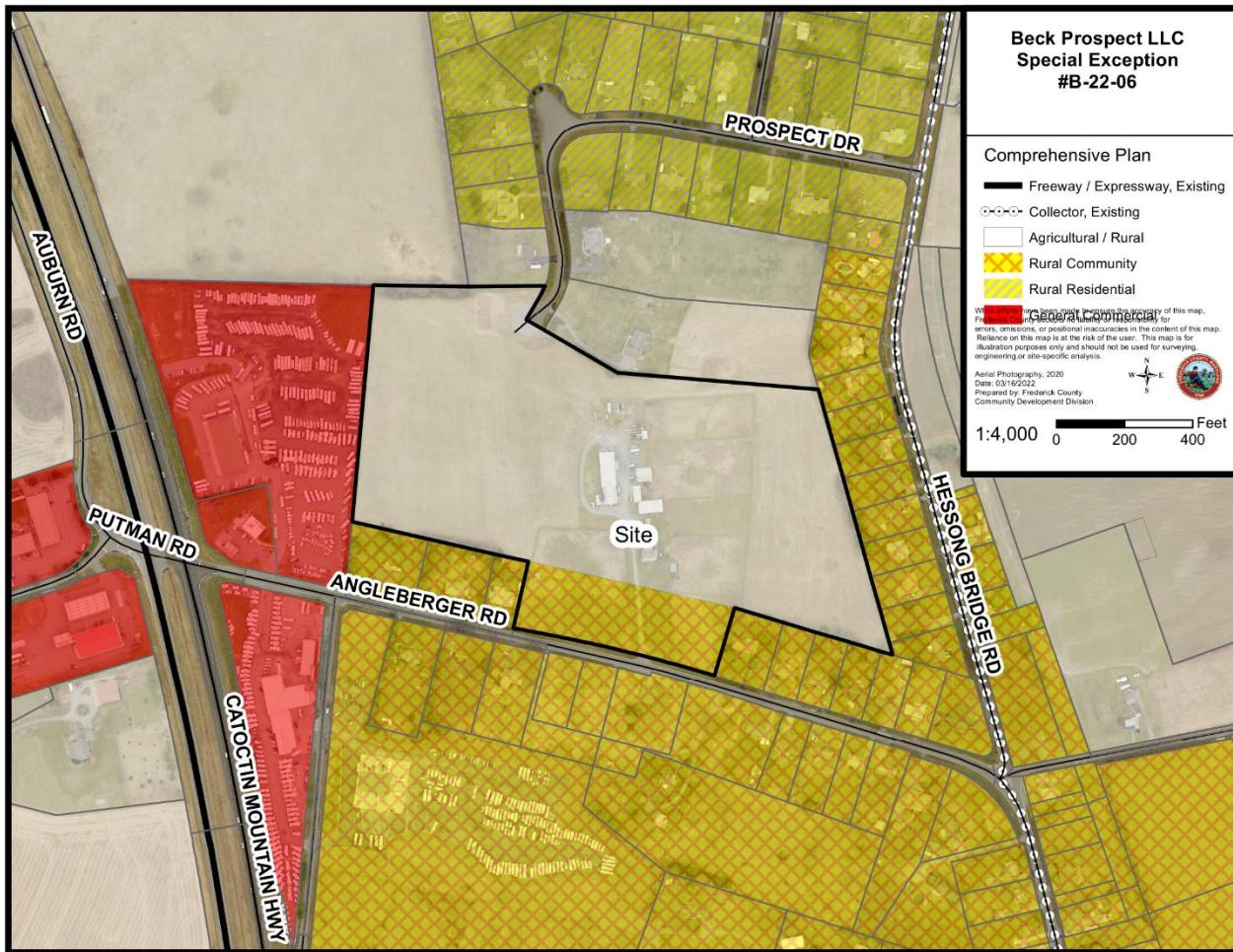
(Note: Tract is 9.72 Acres and does not include the entire parcel shown)



Attachment 4. Zoning Map

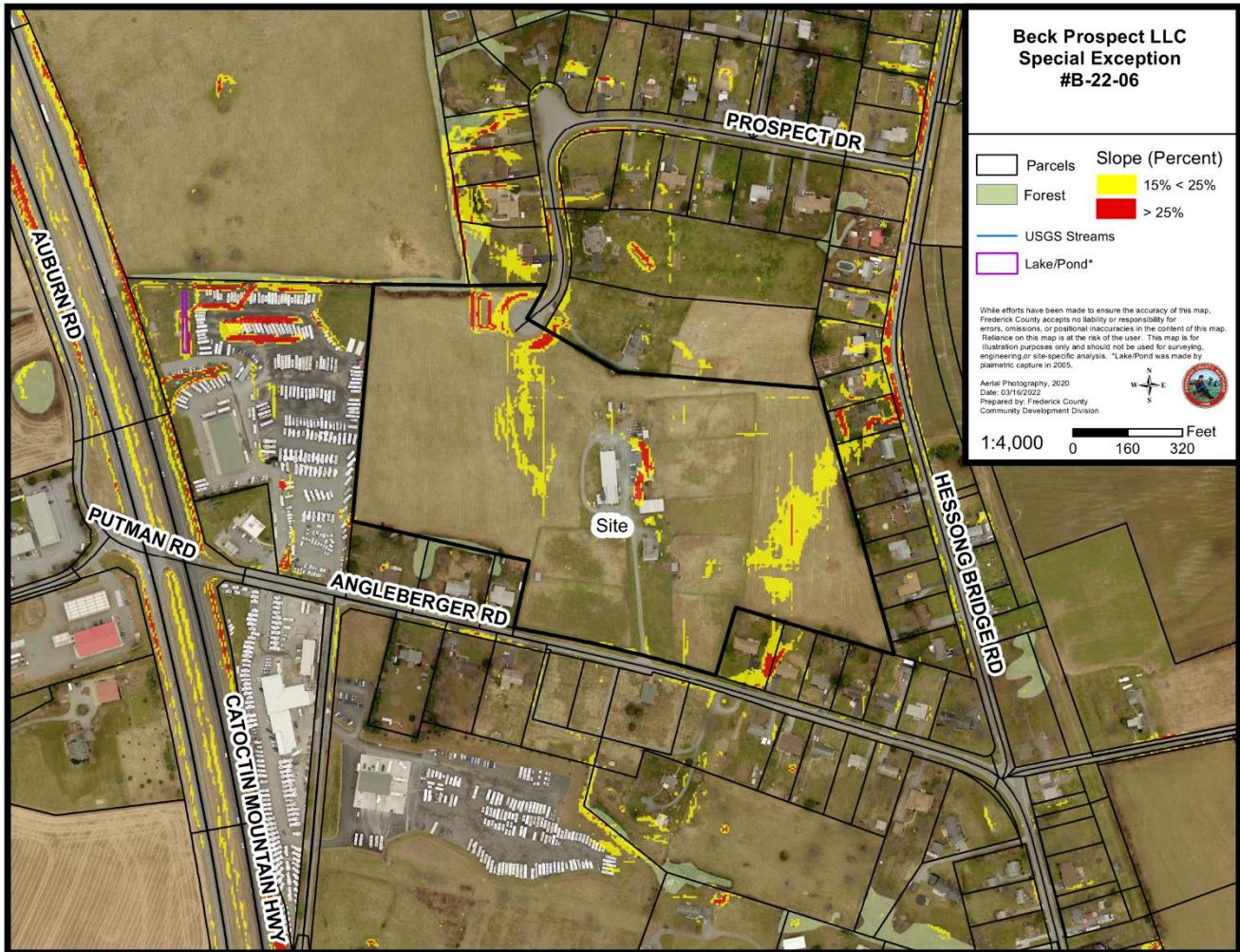


Attachment 5. Land Use Map



B-24-12 BECK PROSPECT LLC "AKA" "BECKLEY'S"

Attachment 6. Environmental Features Map



**JUSTIFICATION STATEMENT
APPLICATION FOR SPECIAL EXCEPTION USE
RECREATIONAL VEHICLE STORAGE FACILITY
IN THE AGRICULTURAL ZONING DISTRICT
LANDS OF BECK PROSPECT, LLC, 11214 ANGLEBERGER ROAD**

I. INTRODUCTION

The applicant, Beck Prospect, LLC (the “Applicant” or “Beckley’s”) through related entities is and has been the owner and operator of the existing Beckley’s Camping Center, a recreational vehicle (“RV”) sales and service business, located at 11109 Angleberger Road, Thurmont, Maryland, on the east side of US Route 15. Beckley’s has been in business for over thirty (30) years and has been recognized as the leading RV dealer in Maryland. Beckley’s facility is located on both the north and south side of Angleberger Road.

In 2014, Beckley’s pursued and obtained a special exception (Board of Appeals Case No. B-14-07) for 11127 Leatherman Road, Thurmont, Maryland (Tax ID #20-408553), on the south side of Angleberger Road. That portion of the business currently operates with the RV storage special exception use.

This Application is for substantially the same special exception use as was approved in 2014. The Applicant is the owner of 11214 Angleberger Road, Thurmont, Maryland (Tax ID# 20-392770) (the “Property”), on the north side of Angleberger Road, adjacent to the existing Beckley’s facility. The Property is zoned Agricultural, with a portion zoned R-1 (Low Density Residential). The portion zoned R-1 abuts Angleberger Road. The Property is designated Agricultural on the Comprehensive Plan, with a portion designated Rural Community (the portion designated Rural Community is that portion that is zoned R-1 and abutting Angleberger Road). The Applicant desires to locate a 210-space RV storage facility on the Property as part of Beckley’s business.

On April 28, 2022, the Applicant brought a request for special exception before the Board of Appeals to operate the Property as an RV storage facility (Case No. B-22-06 (B267866)) (the “2022 Application”). The Board of Appeals voted 2-2. On June 22, 2022, the Board of Appeals issued its Findings and Decisions. In accordance with applicable law and the Board of Appeals’ Bylaws, the tie vote constituted a denial of the 2022 Application. More than one year having passed since the Board of Appeals denied the 2022 Application, the Applicant submits this new Application. The Applicant took note of the public comment at the hearing on April 28, 2022 and the Board of Appeals’ concerns, as stated at the hearing on April 28, 2022, and as outlined in the Board of Appeals’ Findings and Decisions, dated June 22, 2022. This Application seeks to address each of those concerns. Specifically, this Application differs from the Applicant’s previously denied request for a special exception in the following material ways:

1. The 2022 Application sought approval for 270 parking spaces. This Application seeks approval for 210 parking spaces. At the hearing before the Board of Appeals on April 28, 2022, Andrew Brown, Board Member, attempted to make a motion to approve the 2022

Application on the condition that the 2022 Application be limited to 210 parking spaces on 7 acres. Upon advice of counsel, Mr. Brown did not make that motion. Nevertheless, the Applicant heard Mr. Brown and has now presented an Application for 210 parking spaces (a significant reduction of 60 parking spaces).

2. The 2022 Application contemplated a proposed RV parking area of nine (9) acres. This Application seeks approval for a proposed RV parking area of 4.84 acres.

3. One of the concerns raised during public comment and Board discussion on April 28, 2022 (and in the Board's Findings and Decisions, dated June 22, 2022) related to screening. This Application proposes much more screening than the 2022 Application. The Applicant is contemporaneously submitting a Board of Zoning Appeals Site Plan (the "Site Plan"), which shows that the Applicant is proposing a 50-foot minimum forest buffer along the south boundary of the Property and a variable-width forest buffer along the north boundary with a maximum width of 130 feet to provide additional screening from neighbors. In total, the Applicant is proposing approximately two acres of forest buffer. The Applicant is also proposing slatted fencing along the north and south boundaries of the Property. The proposed RV storage facility will be completely screened from the neighboring properties.

4. Another concern raised during public comment and Board discussion on April 28, 2022 (and in the Board's Findings and Decisions, dated June 22, 2022) related to light pollution. In response to those concerns, the Applicant has already replaced all the lights used in the existing RV storage area with field adjustable flood lights that allow the Applicant to adjust wattage and angle the existing lights down. The Applicant proposes to install the same field adjustable flood lights in the proposed recreational vehicle storage facility. Further, this Application provides that there will be no light spillage over 0.5-foot candles at the Property line, and the contemporaneously submitted Lighting Plan illustrates a 0-foot candle contour, which shows that the proposed lighting will generate 0-foot candles near the boundary of the RV parking area and within the Property. This means that the proposed special exception use will not adversely affect the neighboring properties in terms of light pollution. Finally, the contemporaneously submitted Site Plan shows that the proposed lighting levels for the RV storage area will be reduced fifty percent (50%) one hour after closing until one-half hour before opening.

5. Another concern raised during public comment and Board discussion on April 28, 2022 (and in the Board's Findings and Decisions, dated June 22, 2022) related to traffic. The Applicant engaged Joseph J. Caloggero of The Traffic Group to conduct a Traffic Engineering Assessment for the existing and proposed operations of Beckley's based on the proposed plan to develop a RV storage area with 210 spaces. Mr. Caloggero concluded that the proposed use would only generate an additional three (3) AM and four (4) PM peak hour trips on average each day. Moreover, Mr. Caloggero noted that the Maryland Department of Transportation State Highway Administration (MDOT SHA) is proposing new J-turns at the intersection of US-15 and Angleberger Road/Auburn Road. The final plans for those improvements are due to be complete in 2024, with construction to begin in 2024. Mr. Caloggero opined that: (a) the proposed RV storage

area with 210 spaces would have a minimal impact on traffic and the surrounding area roadway network based on projected peak hour trips; and (b) safety and operations will be enhanced by MDOT SHA's planned improvements at US 15 and Angleberger Road/Auburn Road.

II. GENERAL REQUIREMENTS FOR SPECIAL EXCEPTIONS

Section 1-19-3.200.1(C) of the Frederick County Zoning Ordinance requires, for an application for special exception:

(1) Plot plan or accurate drawing of the property showing the distances of all existing and proposed structures from all property lines, driveways, and parking areas;

Applicant's Response: The Applicant has submitted a Site Plan, which shows the distances of all existing structures. The Applicant does not propose any new structures as part of this Application.

(2) Name and address of each person owning property adjacent to the subject property;

Applicant's Response: The Applicant has submitted a list of adjoiners as part of its Application.

(3) Plans, architectural drawings, photographs, elevations, specifications, or other detailed information fully depicting the exterior appearance of any existing structures on the property, including signs and the proposed construction;

Applicant's Response: The Applicant has submitted the Site Plan, which fully depicts the proposed construction. The existing house and agricultural buildings on the site are not part of this recreational vehicle storage application, and no change of use is proposed for the existing structures.

(4) In addition, for all applications for a special exception or approval, a statement shall be provided explaining in detail how the use is to be operated. The following information is required to be submitted:

- (a) Hours of operation;**
- (b) Number of anticipated employees;**
- (c) Equipment involved; and**
- (d) Any special conditions or limitations which the applicant proposes for adoption by the Board.**

Applicant's Response: The use is to be operated as a service to Beckley's customers desiring to store their RVs, consistent with the purpose and intent of Section 1-19-8.344 of the Zoning Ordinance. The use will be integrated into the overall services currently being provided by Beckley's, as the proposed use is an expansion of an existing RV storage area, which was previously approved by special exception. The hours of operation, number of anticipated employees, and equipment involved is intended to be consistent with the existing Beckley's

operation (Monday through Friday, 9:00AM to 7:00 PM; Saturday, 9:00AM to 4:00 PM). The use is a necessary accessory to, and a part of, the existing RV sales and service use. The RV storage use would operate in the same manner as the existing operations in that only Beckley's employees would drive the RVs on site upon drop off by the customer. The Applicant reserves the right to supplement its Application with additional information relevant to this requirement, as may be necessary.

Section 1-19-3.210 of the Frederick County Zoning Ordinance sets forth the general criteria that must be satisfied before the Board of Zoning Appeals may grant a special exception. This Application satisfies all these criteria, which are described as follows:

A. An application for a special exception may be made only by persons with a financial, contractual, or proprietary interest in the property for which a special exception is requested.

Applicant's Response: The Applicant is the owner of the Property.

B(1). The proposed use is consistent with the purpose and intent of the Comprehensive Development Plan and of this chapter.

Applicant's Response: The proposed use is consistent with the purpose and intent of the Comprehensive Plan and the Zoning Ordinance. As stated above, the proposed use is in furtherance of an expansion of an existing business that has been located proximate to the property for many years. The Rural Community designation in the Comprehensive Plan "recognizes existing rural communities that have historically developed as crossroad communities with an identifiable concentration of residences and in some cases still support commercial uses." The existing Beckley's facility is zoned General Commercial (GC) and will work in conjunction with the proposed RV storage special exception use (as it does with the existing RV storage use, which was previously approved by special exception). This requested special exception will allow for the continued provision of community services and facilities in an efficient manner.

In its Findings and Decisions, dated June 22, 2022, the Board of Appeals found that the 2022 Application was not consistent with the purpose and intent of the Frederick County Comprehensive Plan and the Frederick County Zoning Ordinance. With the changes highlighted above in the introduction to this Justification Statement, the Applicant submits that the proposed use is consistent with the purpose and intent of the Comprehensive Development Plan and the Zoning Ordinance.

B(2). The nature and intensity of the operations involved in or conducted in connection with it and the size of the site in relation to it are such that the proposed use will be in harmony with the appropriate and orderly development of the neighborhood in which it is located.

Applicant's Response: The proposed RV storage use is adjacent to the existing Beckley's facility, as required by the applicable use regulations in Section 1-19-8.344 of the Zoning Ordinance (the "RV Storage Use Regulations"). The proposed use, when combined with the existing Beckley's facility (including the existing RV storage special exception use), will provide

seamless, integrated RV services, with high visibility from, and direct access to, US Route 15. The proposed use is an appropriate and orderly development of the existing Beckley's business that is already located in the neighborhood. The proposed use will enhance the existing business and will facilitate the Applicant's ability to serve its customers from Frederick County and elsewhere.

In its Findings and Decisions, dated June 22, 2022, the Board of Appeals found that the nature and intensity of the proposed use in the 2022 Application was not in harmony with the appropriate and orderly development of the neighborhood and that the proposed use would be disruptive to surrounding homes. With the changes highlighted above in the introduction to this Justification Statement, the Applicant submits that the proposed use is in harmony with the appropriate and orderly development of the neighborhood and will not be disruptive to surrounding homes.

An additional concern raised in public comment on April 28, 2022 related to property values, as neighboring property owners argued that the proposed special exception would negatively impact their property values. In response to that concern, the Applicant engaged Terrence ("Bud") W. McPherson of McPherson & Associates, Inc. to prepare an Appraisal Report as to whether approval of this Application would adversely affect the property values of neighboring properties. Mr. McPherson opined that, as of December 21, 2023, the proposed special exception use would not have an adverse effect on the market value of neighboring properties above and beyond those inherently associated with any other location within the zoning district. Mr. McPherson's Appraisal Report is submitted with this Application. The Appraisal Report is important in that it further demonstrates that this Application is in harmony with the appropriate and orderly development of the neighborhood and would not be disruptive to surrounding homes.

B(3). Operations in connection with the special exception at the proposed location shall not have an adverse effect such as noise, fumes, vibration, or other characteristics on neighboring properties above and beyond those inherently associated with the special exception at any other location within the zoning district.

Applicant's Response: Operation of the RV storage will not have an adverse effect on nearby properties by reason of noise, fumes, vibration, or other characteristics above and beyond those inherently associated with the use at any other location in the Agricultural zoning district. The existing Beckley's operation (including the existing RV storage special exception use) adjacent to the property has proven to be compatible with the neighborhood for many years. In addition, the RV Storage Use regulations serve to ensure minimization of any cause for objection by nearby properties.

In its Findings and Decisions, dated June 22, 2022, the Board of Appeals found that the proposed use in the 2022 Application would have an adverse effect on neighboring properties due to noise, light, and increased traffic, and that the neighbors would suffer adverse effects above and beyond those inherently associated with the use at another location within the Agricultural zoning district. With the changes highlighted above in the introduction to this Justification Statement (and illustrated in the contemporaneously submitted Site Plan), the Applicant submits that the proposed

use will not have an adverse effect on neighboring properties above and beyond those inherently associated with the special exception at any other location within the zoning district.

B(4). Parking areas will comply with the off-street parking regulations of this chapter and will be screened from adjoining residential uses, and the entrance and exit drives shall be laid out so as to achieve maximum safety.

As more fully shown and described on the Site Plan, the Application meets these requirements. The Applicant has addressed the neighboring property owners' and Board of Appeals' concerns regarding screening.

B(5). The road system providing access to the proposed use is adequate to serve the site for the intended use.

Applicant's Response: The accompanying material, and existing approvals for Beckley's, demonstrate compliance with this requirement, in addition to compliance with the RV Storage Use regulations. When considered as part of the existing Beckley's operation, the RV storage facility has frontage and access on Angleberger Road and US Route 15. To date, the existing road system has proved adequate for the existing operations on this site.

Further, Mr. Calogero's Traffic Engineering Assessment addresses the neighboring property owners' and the Board of Appeals' concerns regarding safety due to increased RV and other traffic on adjoining roads. As explained above, Mr. Calogero concluded that the proposed use would only generate an additional three (3) AM and four (4) PM peak hour trips on average each day. Moreover, Mr. Calogero noted that the Maryland Department of Transportation State Highway Administration (MDOT SHA) is proposing new J-turns at the intersection of US-15 and Angleberger Road/Auburn Road. The final plans for those improvements are due to be complete in 2024, with construction to begin in 2024. Mr. Calogero opined that: (a) the proposed RV storage area with 210 spaces would have a minimal impact on traffic and the surrounding area roadway network based on projected peak hour trips; and (b) safety and operations will be enhanced by MDOT SHA's planned improvements at US 15 and Angleberger Road/Auburn Road. Mr. Calogero's Traffic Engineering Assessment will be submitted with this Application.

III. SPECIFIC USE REGULATIONS FOR RV STORAGE IN THE AGRICULTURAL ZONING DISTRICT:

Zoning Ordinance § 1-19-8.344 sets forth the specific provisions for the requested special exception use. This application satisfies the specific conditions of that Section, as follows:

A recreational vehicle storage facility shall be permitted in the Agricultural Zoning District where the following provisions are met:

A. A recreational vehicle storage facility shall be permitted only on a parcel that is adjacent to or adjoining a parcel on which a conforming recreational vehicle sales and service center is located. For the purposes of this subsection, a property separated from a recreational vehicle sales and service center by a transportation or utility right-of-way

(whether fee simple estate or lesser interest in realty) is deemed to be adjacent along the length of such right-of-way.

Applicant's Response: As shown on the accompanying Site Plan, the Property is adjacent to the existing Beckley's recreational vehicle sales and service center (conforming, in the GC zone).

B. No structure for the storage of recreational vehicles is permitted.

Applicant's Response: As shown on the accompanying Site Plan, the Application does not propose a structure for storage of recreational vehicles.

C. No recreational vehicle sales are permitted on the parcel containing the recreational vehicle storage facility.

Applicant's Response: The Applicant will comply with this requirement.

D. The storage facility may include one accessory building for the purpose of maintenance of recreational vehicles stored on-site. The building shall not exceed 5,000 square feet to accommodate the maintenance of stored recreational vehicles, related offices, and equipment.

Applicant's Response: The Applicant does not propose to use an accessory building on the Property for maintenance of the recreational vehicles. Any maintenance of the recreational vehicles will occur in previously approved, existing buildings elsewhere on the Beckley's site.

E. Maintenance activities (including all equipment and supplies) shall be conducted within a structure enclosed on at least 3 sides and screened from public view on the fourth side, unless enclosed.

Applicant's Response: The Applicant will comply with this requirement.

F. Maintenance activities shall be conducted at least 100 feet from any residential dwelling on adjacent properties. All other activities shall maintain a minimum setback of 50' from all property lines. All structures shall be setback a minimum of 50' from all property lines.

Applicant's Response: The Applicant will comply with this requirement.

G. Structures, parking, and recreational vehicles shall not be located within the setback areas.

Applicant's Response: The Applicant will comply with this requirement.

H. A maximum height of 30'.

Applicant's Response: The Applicant will comply with this requirement.

I. A vehicle circulation plan shall be submitted indicating adequate turn radius is provided both to and from the subject property as well as for vehicle movement within the site for all proposed vehicles and equipment being used.

Applicant's Response: A circulation exhibit is included with the Site Plan submitted with this Application.

J. The Board of Appeals may increase the minimum landscaping, buffering, and screening as provided in Section 1-19-6.400, to minimize the adverse effects of the project on surrounding properties.

Applicant's Response: Acknowledged. The Applicant notes that this Application provides for significantly increased landscape screening, as well as the planting and creation of forest within the forest buffers on both the north and south boundaries of the Property.

K. Petroleum, flammable liquid, or hazardous substance storage tanks shall have a 100% catchment basin, or double-walled containment and a spill protection overfill alarm. This does not apply to propane or natural gas tanks.

Applicant's Response: The Applicant will comply with this requirement.

L. The use shall comply with Section 1-6-50 (Wellhead Protection Ordinance) of the Frederick County Code at the time of site development approval.

Applicant's Response: The Property is not in a mapped wellhead protection area.

V. CONCLUSION

For the reasons outlined above, the Applicant submits that all the requirements of Sections 1-19-3.210 and 1-19-8.344 of the Ordinance have been satisfied and respectfully requests that the Board grant its request for special exception approval for an RV storage facility on the Property, as part of Beckley's services. The Applicant heard the concerns of the neighboring property owners and the Board of Appeals in response to the 2022 Application. This Application addresses those concerns by proposing: (1) significantly fewer parking spaces (210) on less acreage (4.84 acres); (2) greatly enhanced screening (forest buffers with a minimum width of 50 feet and slatted fencing); and (3) a Lighting Plan that demonstrates that the lighting used in the proposed special exception use will not adversely affect neighboring property owners. Further, with his Application, the Applicant submits expert reports to the effect that the proposed recreational vehicle storage facility will have a minimal impact on traffic and the surrounding area roadway network based on projected peak hour trips, traffic safety and operations will be enhanced by MDOT SHA's planned improvements at US 15 and Angleberger Road/Auburn Road, and the proposed special exception use will not have an adverse effect on the market value of neighboring properties above and beyond those inherently associated with any other location within the Agricultural zoning district.



REAL ESTATE
APPRaisERS &
CONSULTANTS

APPRAISAL REPORT

**Adverse Effects, if any, of Approval of a Special Exception on Neighboring Properties for a
Proposed Recreational Vehicle (RV) Storage Lot**

**Beck Prospect LLC Property
11214 Angleberger Road
Thurmont, Maryland 21788**

Effective Date of Valuation:

As Is: December 21, 2023

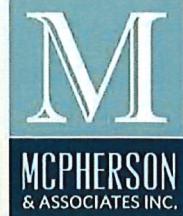
Prepared for:

**Mr. Kelly T. Shanholzter
Beck Prospect LLC
11109 Angleberger Road
Thurmont, MD 21788**

Prepared by:

**Terrence W. McPherson, MAI, SRA
McPherson & Associates, Inc.
7360 Guilford Drive, Suite 200
Frederick, MD 21704**

January 12, 2024



REAL ESTATE
APPRASERS &
CONSULTANTS

Mr. Kelly T. Shanholtzer
Beck Prospect LLC
11109 Angleberger Road
Thurmont, MD 21788

RE: Proposed Recreational Vehicle (RV) Storage Lot
*Beck Prospect LLC Property
11214 Angleberger Road
Thurmont, Maryland 21788*

Mr. Shanholtzer:

In accordance with a Contract for Appraisal Services, I prepared an Appraisal Report of my opinion as to whether, "operations in connection with the special exception for the proposed use at the proposed location will not have an adverse effect such as noise, fumes, vibration or other characteristics on neighboring properties above and beyond those inherently associated with the special exception at any other location within the zoning district," of the fee simple estate, subject to encumbrances identified in this report, of the referenced property. The report attached to this letter presents detailed discussions of appraisal methods and techniques, data, reasoning and analysis used in the appraisal process to develop the opinions of value.

The intended use of this report is for submission to the Board of Appeals (BOA). The report was prepared in accordance with a Contract for Appraisal Services dated July 25, 2023 and the appraisal guidelines, rulings and standards identified in this report. This report is prepared for the sole and exclusive use of Addressee of this contract (Client) and attorney Paul D. Rose, Jr. It is not to be relied upon by any third parties for any purpose, whatsoever.

A three-step method was used to estimate whether the special exception will have an adverse effect on the market values of neighboring properties in accordance with the criteria in the above referenced ordinance (Section 1-19-3.210 Special Exceptions, Frederick County Zoning Ordinance). First, the subject property, and the neighboring properties (abutting and confronting) will be identified and described. Next, the proposed special exception use as RV storage lot and the impact on abutting and confronting properties will be described. A Detrimental Conditions Analysis, using a case study of similar uses, on the value will be used to estimate the impact assuming the storage lot is approved and constructed (*Hypothetical Condition*). Third, based on this analysis, I will render an opinion as to whether there will be an adverse effect of the special exception with the approval and construction of the RV storage lot. This methodology is similar to the Before and After Rule used in eminent domain valuation to estimate just compensation.

Based on my investigation, research, and analysis, it is my opinion, as of December 21, 2023 the proposed special exception use of a recreational vehicle storage lot at the proposed location will not have an adverse effect on the market value of neighboring properties above and beyond those inherently associated with any other location within the zoning district.

Mr. Shanholtzer
Transmittal Letter Page 2 of 2

The opinions contained in this report are subject to the *Definitions*, *Certifications*, and *Underlying Assumptions and Contingent Conditions*, and the following *Hypothetical Condition*:

- The After analysis is based on the *Hypothetical Condition* that the special exception for the proposed RV storage lot is approved and the proposed storage lot is constructed.

The use of this *Hypothetical Condition* might affect assignment results.

This letter of transmittal is part of the Appraisal Report and is not valid if separated from the remainder of the report. The salient data and analysis on which the values are based follows.

Respectfully submitted,

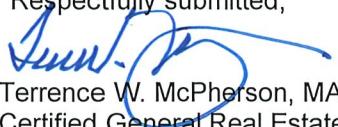

Terrence W. McPherson, MAI, SRA
Certified General Real Estate Appraiser
State of Maryland No. 04-638

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ADDENDA

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS:

Location (Address): 11214 Angleberger Road
Thurmont, Maryland 21788

Owner of Record: Beck Prospect LLC

Land Area:	<u>Property</u>	<u>Square Feet (SF)</u>	<u>Acres</u>
	Total - Parcel 0029	1,119,496	25.70
	Less Special Exception Area	<u>-210,831</u>	<u>-4.84</u>
	Green Space	908,665	20.86

(Source: Addition Plat 78, Page 100, Deed, Board of Zoning Appeals Notes and Details, prepared by Harris Smariga)

Brief Description of the Improvements: The property is improved with a two-story farmhouse, bank barn, three run-in sheds, and two farm storage buildings. The house and outbuildings will not be used as part of the special exception use and will not be described in greater detail.

Zoning: A, Agricultural and R1, Low Density Residential

Flood Zone: Zone X, an area of minimal flooding

Highest and Best Use Conclusion:**Before:**Subject Property:

As If Vacant: The use as a farmette is an interim use until a special exception is granted for use of approximately 4.84 acres of the western portion of the property, adjoining an existing GC, General Commercial RV Storage parking facility with a service garage, as a fenced RV storage parking facility developed in accordance with a BZA Site Plan prepared by HSA. These uses are legally permissible, physically possible, financially feasible, appropriately supported (adequate demand) and a maximally productive use that results in the highest present value and is the highest and best use. The timing of this use is current. The most likely purchaser is the owner-operator of the adjacent Beckley's recreational vehicle sales and service center.

As Is: The use as a farmette is an interim use until a special exception is granted for use of approximately 4.84 acres of the western portion of the property, adjoining an existing GC, General Commercial RV Storage parking facility with a service garage, as a fenced RV storage parking facility developed in accordance with a BZA Site Plan prepared by HSA. This use is legally permissible, physically possible, financially feasible, appropriately supported (adequate demand) and a maximally productive use that results in the highest present value and is the highest and best use. The timing of this use is current (subject to a *Hypothetical Condition*). The most likely purchaser is the owner-operator of the adjacent Beckley's recreational vehicle sales and service center.

After: The same as Before except the proposed special exception use is assumed to be approved and constructed (*Hypothetical Condition*).

Before and After Construction of the Proposed RV Storage Lot:Abutting and Confronting Residential Properties:

As if Vacant: The use as a residential building lot is legally permissible, physically possible, financially feasible, appropriately supported (adequate demand) and a maximally productive use that results in the highest present value and is the highest and best use. The timing of this use is current. The most likely buyer is a local builder or an individual or a couple.

As Is: The existing use a detached single family house is legally permissible, physically possible, financially feasible, appropriately supported (adequate demand) and a maximally productive use that results in the highest present value and is the highest and best use. The timing of this use is current. The most likely buyer is an individual or couple that will owner-occupy or rent the property.

Property Rights Appraised: Fee simple estate

Conclusion: Based on my investigation, research, and analysis, it is my opinion, as of December 21, 2023, the proposed special exception as a recreational vehicle storage lot at the proposed location will not have an adverse effect on the market value of neighboring properties above and beyond those inherently associated with any other location within the zoning district.

The opinions contained in this report are subject to the *Definitions, Certifications, and Underlying Assumptions and Contingent Conditions*, and the following *Hypothetical Condition*:

- The After analysis is based on the *Hypothetical Condition* that the special exception for the proposed RV storage lot is approved and the proposed storage lot is constructed.

The use of this *Hypothetical Condition* might affect assignment results.

Dates of Inspection: December 14, December 20, and December 21, 2023

CERTIFICATION OF THE APPRAISER: I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report, or the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the *Uniform Standards of Professional Appraisal Practice*.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
10. As of the date of this report, Terrence W. McPherson, MAI, SRA has completed the continuing education program for Designated Members of the Appraisal Institute.
11. As of the date of this report, Terrence W. McPherson has completed the Standards and Ethics Education Requirement for Practicing Affiliates of the Appraisal Institute.
12. Terrence W. McPherson made a personal inspection of the property that is the subject of this report.
13. No one provided significant real property appraisal assistance to the persons signing this certification.
14. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.


Terrence W. McPherson, MAI, SRA
Certified General Real Estate Appraiser
State of Maryland No. 04-638

1/12/2024
Date

UNDERLYING ASSUMPTIONS AND CONTINGENT CONDITIONS:

- This report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the *USPAP* for an Appraisal Report. The depth of discussion contained in this report is specific to the needs of the client and for the stated intended use.
- This property has been appraised as though free of liens and encumbrances, in responsible ownership, and under competent management.
- Title to the property is assumed to be good and marketable, and no responsibility is assumed by the appraiser for legal purposes.
- The value estimate reported is contingent upon the continuance of existing economic conditions both locally and nationally and is based on the current purchasing power of the dollar.
- Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the author, particularly as to valuation conclusions, the identity of the appraiser or firm with which they are connected, or any reference to the Appraisal Institute or their respective professional designations. Further, the appraiser or firm assumes no obligation, liability, or accountability to any third party. If this report is placed in the hands of anyone but the client, the client shall make such party aware of all the assumptions and limiting conditions of the assignment.
- Possession of any copy of this report does not carry with it the right of publication, nor may it be used by anyone other than the client without consent of the appraiser and, in any event, only in its entirety.
- The values for land, as contained in this report, are a constituent part of the total value reported and neither is (or are) to be used in making a summation appraisal by the combination of values created by another appraiser. Either is invalid if so used.
- Information concerning the property furnished by the client and others is assumed correct.
- I am not required to give testimony or to be in attendance in court or any government proceeding or other hearing with reference to the property without prior written contractual arrangements regarding such additional employment.
- The appraiser assumes there are no hidden or unapparent conditions of the property, subsoil, or structures that would render it more or less valuable. The appraiser assume no responsibility for such conditions, or for engineering that might be required to discover such factors.
- The values estimated in this report are based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquiries about the subject did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions that would affect the property negatively. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous materials and environmental conditions on or around the property that would negatively affect its value. I recommend that the client consider obtaining a Phase I Environmental Site Assessment on the subject from a qualified expert.
- It is assumed the subject is in full compliance with all applicable federal, state, and local environmental, zoning, and building code regulations and laws, unless noncompliance is stated and defined in this report.
- This appraisal has been made without the benefit of a title search. Only easements, covenants, rights-of-

ways and restrictions identified in this report have been considered in my valuation. I reserve the right to revalue the property should this information become available at a later date.

- The stamps and/or consideration placed on deeds are correct or reflect the correct relationship to the actual consideration.
- It is assumed that all required licenses, consents or other legislative or administrative authority, from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
- The Monocacy Valley Region of Frederick County contains limestone formations that experience solution cavities or sink holes. This geological situation is typical of the area. There is no indication that this situation is a problem with the subject site. However, the attention of the reader is directed to the potential for the problem to arise at some point in the future. The impact on value, if any, is reflected in the comparable sales and leases.
- The After analysis is based on the Hypothetical Condition that the special exception for the proposed RV storage lot is approved and the proposed storage lot is constructed.

COMPLIANCE WITH COMPETENCY PROVISION OF USPAP: The appraiser certifies that he complies with the competency provisions of the *USPAP* both in terms of technical (property type and methodology) and geographic proficiency. No further steps were required to comply with this provision of the *USPAP*.

SCOPE OF WORK:

Appraisal Problem: I was requested to render an opinion as to whether the “operations in connection with the special exception (RV storage lot) at the proposed location will not have an adverse effect such as noise, fumes, vibration or other characteristics on neighboring properties above and beyond those inherently associated with the special exception at any other location within the zoning district.”

The proposed recreational vehicle (RV) storage lot will be constructed on 4.84 acres of a larger 25.70 acre farmette located within approximately 200 feet of the intersection of Angleberger Road and US 15. Two GC, General commercial zoned properties, an abutting Beckley's Camping Center Service Department with a RV Storage parking lot and a 7-11 Convenience Store separate the subject from US 15. Beckley's RV sales and service facility is immediately south of the subject of the intersection of Leatherman Road and Angleberger Road and US 15 and Angleberger Road. Detached houses, a church with a cemetery and a farm will abut and/or confront the proposed RV storage lot.

The proposed subject RV storage lot facility will be an expansion of the existing storage lot at 11110 Angleberger Road (Tax Map 0040, Parcel 0448). The properties abutting and confronting the proposed subject RV storage lot are currently exposed to potential detrimental conditions, (lights from commercial uses, views of RV storage lot, noise and traffic). Properties along Prospect Drive have a direct or indirect view of headlights on vehicles on US 15 in winter months.

I have identified 14 abutting and or confronting properties set forth on the HAS Site Plan that will be directly impacted by the proposed special exception use that are listed later in this report.

Each abutting confronting property will not be valued. Rather, a Detrimental Condition Analysis using a case study of the impact of a similar use on the value of abutting and confronting residential properties. My opinion, as to the impact of the subject proposed special exception use on market value will apply to all abutting and confronting properties.

Property 4 is Beckley's Camping Center Service Department, and RV storage lot. The subject is an expansion of this area. This property is not adversely impacted by the special exception use.

Property 5 is a 117.53-acre farm that abuts Beckley's Camping Center, Service Department and RV storage lot and will abut part of the proposed subject RV lot. The house and farm outbuildings are approximately 3,000 feet north of the subject. The value of farms and farmland are not adversely impacted by abutting commercial uses similar to subject.

Confronting properties #11 and #12, which front on the south side of Angleberger Road, are a church (Saint John the Baptist Catholic Church and cemetery). Churches and religious institutions are typically located along or in proximity to highly traveled roads and can abut or confront commercial or industrial uses. The proposed RV storage parking lot will not adversely impact these properties.

The owner/developer will use excavation of the proposed RV lot, setbacks, forest buffers, special lighting, fencing with screening, will prohibit access to the public, sales and buildings on the lot in an effort to mitigate potential detrimental conditions from the RV storage lot on abutting and confronting properties.

Inspection: Terrence W. McPherson made a physical observation of the property on December 14, and December 20, 2023, at which time the property, surrounding area, and street scenes were photographed. The observation consisted of walking and driving on the site and viewing the abutting and confronting properties most impacted by the proposed RV storage lot, from the fronting roads.

The subject and abutting and confronting properties were viewed on the night of December 21, 2023 to observe the lights from the subject and abutting and confronting properties.

Extent of Research into Relevant Property Characteristics: I reviewed the following:

- Frederick County Zoning Map

- Relevant sections of the Frederick County Zoning Ordinance
- Flood Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)
- Maryland State Department of Assessment and Taxation (SDAT) Real Property Data Search
- Subject Deed (15159/213)
- Addition Plat, Mt. Prospect LLC. Addition to Lot 2, Block 1, Section A Mount Prospect Estates, prepared by Gary Castle & Associates, Plat Book 78, Page 100, Recorded March 17, 2005

Extent of Research into Factors Affecting Value: To complete this appraisal, I made a number of independent investigations and analyses and relied upon data retained in my office, which is updated regularly. The investigation undertaken and the major data sources included:

- Pertinent planning documents, zoning maps and ordinances
- Section 1-19-3.210, Special Exceptions, Frederick County Zoning Ordinance
- Assessment information from the SDAT
- Demographic data from the Frederick County Planning Office and the STDB Online
- Draft letter to Andrew Brown, Chair, Board of Appeals of Frederick County, from Joseph J. Caloggero, PE, PTOE, PTP, Vice President of The Traffic Group, dated December 8, 2023
- Board of Zoning Appeals Site Plan, Beckley's RVs, prepared by Harris Smariga & Associates, Inc. (HSA), dated October 2023
- Board of Zoning Appeals Notes and Details, Beckley's RVs, prepared by HSA, dated October 2023
- Board of Zoning Appeals Lighting Plan, Beckley's RVs, prepared by HSA, dated October 2023
- Untitled Landscape Plan of Forest Buffer, prepared by HSA

I conducted interviews with staff members of appropriate state and local government agencies, property owners, brokers and other major participants in the local real estate market.

Extent of Data Research: Information regarding transfers of comparable properties in the market area was obtained by researching transfers occurring between January 1, 2014 and the date of the appraisal. Sales were investigated using the following sources:

- SpecPrint
- SDAT Real Property System
- Metropolitan Regional Information Systems, Inc. (MRIS)
- Loopnet
- CoStar Comps

Copies of deeds and other legal instruments were reviewed online at MDLandRec.net and an attempt was made to contact buyers, sellers, brokers and lenders to verify transaction data and ensure that the sales were arm's length.

Type and Extent of Analysis: A three-step method was used to estimate whether the special exception will have an adverse effect on the market values of neighboring properties in accordance with the criteria in the previously referenced ordinance. First, the subject property, and the neighboring properties (abutting and confronting) will be identified and described. Next, the proposed special exception use as RV Storage Lot and the impact on abutting and confronting properties will be described. A Detrimental Conditions Analysis, using a case study of a similar use, on the value will be used to estimate the impact assuming the storage lot was approved and constructed (*Hypothetical Condition*,). Third, based on this analysis, I will render an opinion as to whether there will be an adverse effect on the market value of abutting and confronting properties as a result of approval of the special exception and construction of the RV storage lot. This methodology is similar to the Before and After Rule used in eminent domain valuation to estimate just compensation.

The *Income Approach* is not applicable as the typical purchaser of the abutting and confronting residential houses would not purchase the properties for income generating potential. The lot valuation section of the *Cost Approach* is applicable. The impact of the special exception use on the market value of abutting and confronting properties after approval and construction of the RV storage lot will be estimated. A

Detrimental Condition Analysis of the proposed special exception use will be completed.

There were an adequate number of sales of residential lots and residential dwellings in a residential subdivision in Frederick County with and without exposure to detrimental conditions, similar to the proposed RV storage lot, to extract the impact, if any, caused by the uses. Therefore, the *Sales Comparison Approach* is applicable and was used in the Detrimental Condition Analysis After construction of the RV storage lot (*Hypothetical Condition*).

CLIENT, PURPOSE, AND INTENDED USE OF THE APPRAISAL:

Client: Mr. Kelly T. Shanholtzer, Beck Prospect LLC
Purpose: Provide an opinion as to whether, "operations in connection with the special exception at the proposed location shall not have an adverse effect such as noise, fumes, vibration or other characteristics on neighboring properties above and beyond those inherently associated with the special exception at any other location within the zoning district."

Intended Use: For submission to the Board of Appeals (BOA)
Intended User: This appraisal report is prepared for the sole and exclusive use of Addressee of this contract (Client) and attorney Paul D. Rose, Jr.; it is not to be relied upon by any third parties for any purpose, whatsoever.

Guidelines: The report was prepared in accordance with a Contract for Appraisal Services dated July 25, 2023 and with the Code of Professional Ethics and *Uniform Standards of Professional Appraisal Practice* of the Appraisal Foundation/Institute. A copy of the contract is in the *Addenda*.

PERTINENT DATES: Effective Date of Appraisal: December 21, 2023
 Date of Report: January 12, 2024
 Date of Inspection: December 14, December 20, and December 21, 2023

PROPERTY RIGHTS APPRAISED: Fee simple estate subject to encumbrances identified in this report.

PROPERTY IDENTIFICATION AND OWNERSHIP:

Address/Location: 11214 Angleberger Road
 Thurmont, Maryland 21788
 Tax Map 0032, Parcel 0029

Legal Description: Metes and Bounds
 Liber 15159, Folio 213
 Land Records of Frederick, MD

Census Tract: 7513.02

Covenants: N/A

Ownership: Beck Prospect LLC

Existing Use: Farmette

Use Reflected in the Appraisal: Upon Completion of Proposed RV storage lot

Comments. The property that is subject to the special exception has transferred once in the past three years. The property was purchased on July 15, 2021, from Mt. Prospect LLC to Beck Prospect, LLC for \$1,150,000 (Liber 15159, Folio 213).

Research of the applicable public records, private data services and an interview of the current owner, revealed that the subject property is not under current agreement or option and is not offered for sale on the open market. Additionally, according to these sources, the subject property has not been transferred during the past three years. (2020-2023 USPAP, *Advisory Opinion 1*).

DEFINITIONS:

Market Value: "The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:"

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property sold un-affected by special or creative financing or sales concessions granted by anyone associated with the sale. (*§225.62 Definitions; Reg. Y, 55 FR 27771, July 5, 1990; Federal Reserve System*)

As Is Market Value: "The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date." (*Interagency Appraisal and Evaluation Guidelines*)

Fee Simple Estate: "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat." (*The Dictionary of Real Estate Appraisal*, 7th Edition, Chicago: Appraisal Institute, 2022)

External Obsolescence: "A type of depreciation; a diminution in value caused by negative external influences and generally incurable on the part of the owner, landlord, or tenant. The external influence may be either temporary or permanent. There are two forms of external obsolescence: economic and locational." (*The Dictionary of Real Estate Appraisal*, 7th Edition, Chicago: Appraisal Institute, 2022)

Highest and Best Use: "1) The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity; 2) The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid. (IVS); 3) [The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (*Uniform Appraisal Standards for Federal Land Acquisitions*)" (*The Dictionary of Real Estate Appraisal*, 7th Edition, Chicago: Appraisal Institute, 2022)

Interim Use: "The use contemplated by the market participants that the subject real estate can be put to while waiting for certain subsequent factors to occur. Examples include farming the land in a developing area waiting on sewers to be available or establishing a used car sales lot until the demand for retail uses is strong enough to support a new facility. Many times these are used to defray holding cost expenses, e.g. real estate taxes." (*The Dictionary of Real Estate Appraisal*, 7th Edition, Chicago: Appraisal Institute, 2022)

Conformity: "The appraisal principle that real estate value is created and sustained when the characteristics of a property conform to the demands of its market." (*The Dictionary of Real Estate Appraisal*, 7th Edition, Chicago: Appraisal Institute, 2022)

Abut: To share a common boundary with another property. (*The Dictionary of Real Estate Appraisal*, 7th Edition, Chicago: Appraisal Institute, 2022)

Detrimental Condition: "Any issue or condition that may cause a diminution in value to real estate. (*Real Estate Damages, Third Edition*, by Randall Bell, PhD, MAI, Appraisal Institute, 2016)

Detrimental Condition Matrix: "A matrix that illustrates the three detrimental stages (assessment, repair, and ongoing) and three detrimental condition issues (cost, use, and risk)." (*Real Estate Damages, Third*

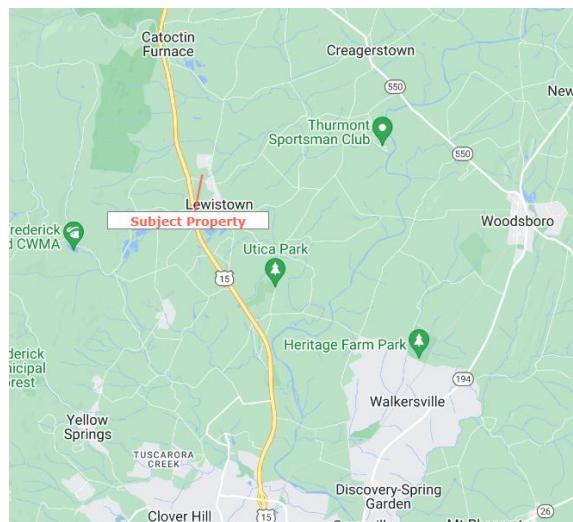
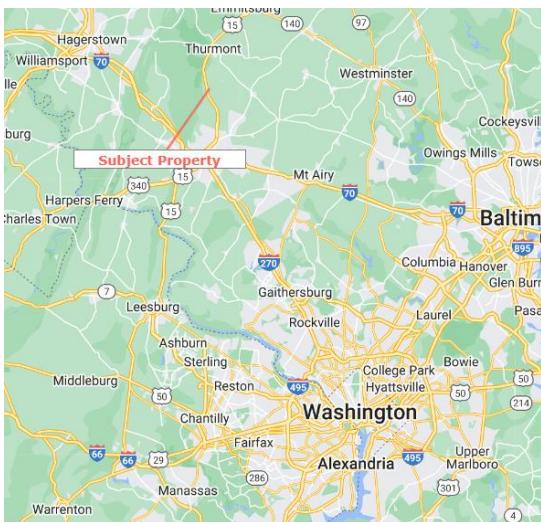
Edition, by Randall Bell, PhD, MAI, Appraisal Institute, 2016)

Detrimental Condition Model: "A graph that illustrates all of the categories of stages and issues that must be considered when studying the effects of a detrimental condition on real estate values, assessment stage, repair stage, ongoing stage, and market resistance." (*Real Estate Damages, Third Edition, by Randall Bell, PhD, MAI, Appraisal Institute, 2016*)

Detrimental Condition Stages: "The three stages of a detrimental condition analysis, specifically, the assessment, repair, and ongoing stages." (*Real Estate Damages, Third Edition, by Randall Bell, PhD, MAI, Appraisal Institute, 2016*)

**ANALYSIS
BEFORE APPROVAL AND
CONSTRUCTION OF REQUESTED
SPECIAL EXCEPTION USE**

ENVIRONS AND NEIGHBORHOOD: The subject is approximately five miles north of the corporate limits of Frederick and 4.5 miles south of the corporate limits of Thurmont.



Boundaries: US 15 Corridor, extending north from the City of Frederick and generally bounded by the Cunningham Falls State Park to the west and north, the City of Frederick Municipal Forest to the west; Hessong Bridge Road and Old Frederick Road to the east and south; and Old Frederick Road to the east/south, and Maryland Route 550 (MD 550) to the north/northeast.

Trends: The neighborhood is primarily agricultural in character, a trend that is expected to continue. A limited number of commercial uses surround intersections with US 15. Intensive commercial development is north in Thurmont and south in Frederick. The population of the County is expected to continue to increase; but in the subject's rural neighborhood, limited development is anticipated.

Population Trends: The region has experienced significant growth in population. This trend is expected to continue as supported by the chart below:

	5 Min Drive Time from Subject	21788 (Thurmont)	Frederick County, MD	Maryland
2000 Total Population	779	10,475	190,622	5,162,430
2010 Total Population	788	11,316	233,385	5,773,552
2000-2010 Annual Growth Rate	-0.11%	0.62%	1.80%	0.87%
2019 Total Population	802	11,619	261,947	6,120,651
2010-2019 Annual Growth Rate	0.19%	0.29%	1.26%	0.63%
2024 Total Population	811	11,807	277,489	6,299,601
2019-2024 Annual Growth Rate	0.22%	0.32%	1.16%	0.58%

(Source: STDB)

Commercial/Retail Uses: Limited commercial land uses, primarily located at intersections with US 15, including the following:

- Mountaintdale Convenience Store with gas pumps at Putman Road & US 15
- Tractor Supply store at Devilbiss Bridge Road
- 7-Eleven a gas station/convenience store (7/11) & Beckley's Service Center
- Beckley RV sales and repair facility at the intersection of Angleberger Road and US 15.
- Custom Siding of Frederick
- Wolfe Auctions
- Springfield Manor Winery, Distillery, Brewery & Inn (Event Center)
- Cactus Flats

- A B Sears Marine: corner of US 15 and Fish Hatchery Road
- Frederick Auto Care.

Office/Industrial/Employment Uses: Staley's Warehouse Park is a three building multi-tenant light industrial warehouse project is on the west side of south bound US 15, across from Angleberger Road. The majority of area residents are likely employed in Frederick or the Washington-Baltimore Metropolitan Area.

Residential Uses: Scattered rural, residential single-family dwellings served with private well and septic systems.

Institutional Land Uses:

- Lewistown Elementary School
- Lewistown Volunteer Fire Company
- Utica District Park
- Catoctin Mountain Zoological Park
- FCF Church

The Catoctin Mountain National Park and Cunningham Falls State Park are just outside the market area boundaries, on the west side of US 15. The market area is served by the Lewistown and Thurmont Volunteer Fire Departments (VFD). Police service is provided by the Maryland State Police and Frederick County Sheriff's Department. There is no bus service, which is typical of the area. Access to places of worship, recreation, public schools, and police and fire protection are average for the neighborhood.

Linkages: The market area has average to good access to surrounding roadways. US 15 is a major north-south arterial road in the County. US 15 to the north provides access to Pennsylvania and to the south extends into Northern Virginia. In the Frederick area, US 15 connects with I-70 and I-270. These interstates provide high-speed access to Baltimore and Washington, respectively.

Traffic counts on US 15 and Hessong Bridge Road in proximity to the subject, compiled by the MD Department of Transportation, State Highway Administration, are summarized below.

US 15 Angleberger Rd To Auburn Rd (4 Lanes)		Hessong Bridge Road, US 15 to MD 550 (2 Lanes)		
Year	Traffic Count	Annual %Δ	Traffic Count	Annual %Δ
2022	35,201	26.52%	761	7.94%
2020	27,822	-17.20%	705	-16.57%
2019	33,601	1.21%	845	1.32%
2018	33,200	-6.88%	834	1.35%
2016	38,501	7.02%	812	2.73%
2014	33,762	--	770	--
2012	--	--	--	--

(Source: Maryland Department of Transportation Annual Average Daily Traffic Locator)

US 15 is a nationally designated scenic roadway. The Maryland portion of US 15 is referred to as the Catoctin Mountain National Scenic Byway. This designation is under the direction of the US Department of Transportation and Federal Highway Administration.

As discussed in the *Site Description*, the State Highway Administration is planning to upgrade the intersection of Angleberger Road/Auburn Road and U.S. 15.

Market Area Life Cycle: Stabilization to slow growth.

Significant Influences: The at-grade intersection of Angleberger Road/Auburn Road and US 15 is a positive factor for commercial and light industrial land uses. However, most residential properties fronting Angleberger Road east of a ridge crossing the subject property at 11230 Angleberger Road and the section of Prospect Drive parallel to Hessong Bridge Road, have a direct and or indirect of traffic (headlights at night) on US 15 and the lights associated with existing commercial and industrial uses surrounding the intersection of Angleberger Road/Auburn Road and US 15. Exposure to these uses could potentially have a negative

impact on the residential properties.

Conclusion: As of the effective date of valuation, all segments of the real estate market, except for the general office market, were in an expansion phase.

SITE DESCRIPTION:

Identification: 11214 Angleberger Road
Thurmont, Maryland 21788
Tax Map 0032, Parcel 0029
Metes and Bounds
Liber 15159, Folio 213
Land Records of Frederick, MD



<u>Land Area:</u>	<u>Property</u>	<u>Square Feet (SF)</u>	<u>Acres</u>
	Total - Parcel 0029	1,119,496	25.70
	Less Special Exception Area	-210.831	-4.84
	Green Space	908,665	20.86

(Source: Plan, Board of Zoning Appeals Notes and Details, prepared by Harris Smariga)

Surrounding Land Uses:

Direction		Land Use
North	-	Farm and detached houses in Mt. Prospect Estates
South	-	Detached houses, Angelberger Road with residences, a church and cemetery beyond
East	-	Detached houses in Mt. Prospect Estates
West	-	Beckley's Camping Center Service Department and RV Storage Parking Lot, with 7-11 convenience store, US 15 and Mountaintop Convenience store and a multi-tenant warehouse beyond

Roads and Access: Access is from two points along the North side of Angleberger Road, which extends east from US 15, a divided dual lane highway that provides access to Pennsylvania to the north and to Virginia to the south. The property also fronts on the Prospect Drive cul-de-sac that extends from Hessong Bridge Road. The proposed special exception use will share an asphalt drive that extends within a 50 foot right-of-way on a 9.82 acre property identified as Lot 2, New Prospective Estates (Tax Map 0040, Parcel 0448). An asphalt drive extends north from Angleberger Road and provides access to the farmhouse and outbuildings.

In a letter dated January 8, 2024, Mr. Caloggero, PE, PTOE, PTP, noted, "At the intersection of U.S. 15 @ Angleberger Road/Auburn Road, the Maryland Department of Transportation, State Highway Administration (MDOT SHA) is proposing new J-Turns to enhance safety operations..." Mr. Caloggero further notes: "based on the information provided, it is our opinion that the new Beckleu's RV Storage Lot

with 210 spaces would have a minimal impact on traffic and the surrounding area roadway network based on the projected peak hour trips. Additionally, with the road improvements by MDOT SHA, safety and operations will be enhanced at U.S. 15 @ Angleberger Road/Auburn Road."

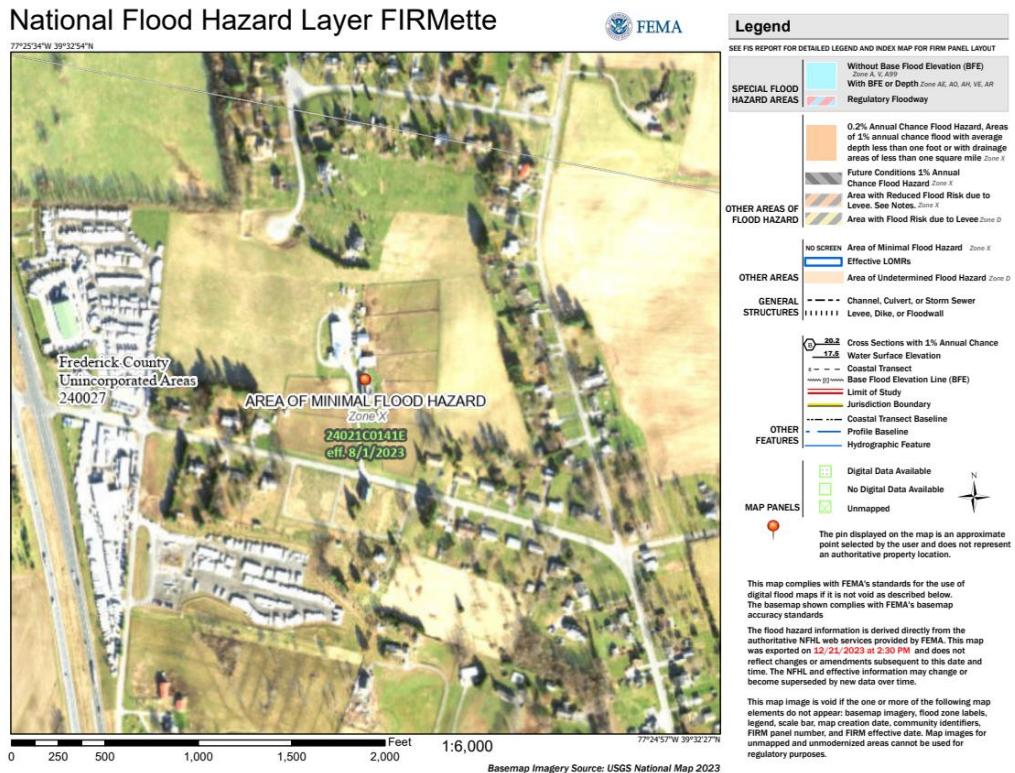
Frontage and Visibility: The property fronts on the north side of Angleberger Road and at the Prospect Drive cul-de-sac. Average visibility.

Shape and Topography: Irregular shape, with a rolling topography that increases in elevation from approximately 428 feet along the western boundary (area of special exception) to 470 feet along a ridge where a farm and farm and outbuildings are located to approximately 430 feet along the eastern boundary. A storm water management basin is west of Prospect Drive.

Soils and Drainage: Soil tests were not provided. This report assumes there are no soil or subsoil conditions that would restrict development. It is assumed that the load bearing capacity of the property is adequate to support the improvements. The property appears to be well drained.

The values estimated in this report are based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquiries about the subject did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions that would affect the property negatively. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous materials and environmental conditions on or around the property that would negatively affect its value. I recommend that the client consider obtaining a Phase I Environmental Site Assessment on the subject from a qualified expert.

Flood Plain/Wetlands: FEMA Flood Rate Map Panel 24021C0141E, dated August 1, 2023 indicates that the subject is in a Zone X, an area of minimal flooding. (Source: FEMA Map Service Center)



Utilities: No water or sewer; public electric, private telecommunications service. The subject is classified as

NPS, a classification assigned during the Comprehensive Planning Process to land, which is not planned or projected to be served by publicly owned community water or sewer systems within the timeframe of the current County Comprehensive Plan.

Covenants, Easements and Encroachments: None noted.

Significant Influences: The elevation of the property increased from 428 feet in the northwest corner and along the western boundary to the highest elevation of 470 feet in the central portion of a ridge that extends north to south in the central portion of the property. The elevation declines to approximately 426 feet to 442 feet on abutting properties fronting Prospect Drive.

Development Ordinances: The property is developed; however, compliance with the special exception ordinance previously mentioned as well as site plan approval will be required to develop the western portion of the property into the RV storage lot.

Conclusion: The physical characteristics of the property are suitable for the existing use as a farmette and the proposed special exception use of approximately 4.84 acres of the western section.

IMPROVEMENT DESCRIPTION: The property is improved with a two-story farmhouse, bank barn, three run-in sheds, and two farm storage buildings. The house and outbuildings will not be used as part of the special exception use and will not be described in greater detail.

ABUTTING AND CONFRONTING PROPERTIES: There are approximately 31 properties that either abut or confront the larger subject and proposed 4.84 acre special exception use. All of the properties, except the Saint John the Baptist Catholic Church, cemetery properties, existing RV storage lot and service garage and a farm, are detached single family houses located on lots that range in size from approximately .50 acres to 3.95 acres and front on either Angleberger Road, Hessong Bridge Road or Prospect Drive.

As previously mentioned, due to the topographical features of the property and proximity to the proposed RV storage lot. I estimate that 14 properties will be directly impacted by the proposed RV storage lot. The address and photograph of each property follows.

Abutting Properties

No. **Property Owner Data:**

1 STANLEY ROBERT J JR &
STANLEY FRANCIA L
11122 ANGLEBERGER RD
THURMONT MD 21788



Type
Split Level

2 NEWCOMB KYLE & TONI RENEE
11126 ANGLEBERGER RD
THURMONT MD 21788



Raised Rancher

3 DANIELS DIANE L & GREGORY
11134 ANGLEBERGER RD
THURMONT MD 21788



Ranch Style

4 SHANBECK PROPERTIES LLC
11110 ANGLEBERGER ROAD
THURMONT MD 21788



Beckley's RV

5 RAJ ENTERPRISES LLC
11700 WHATES LAND
THURMONT MD 21788



Farm

6 BURNSTEEL CINDY L &
ALVARO E CONTRERAS
7171 PROSPECT DR
THURMONT MD 21788



2-Story Colonial

7 ODEN JOSEPH W & ODEN KELLI R
7172 PROSPECT DR
THURMONT MD 21788



2-Story Colonial

Confronting Properties

8 SHAYNE A FREEBERT
11117 ANGLEBERGER RD
THURMOND MD 21788



2-Story Colonial

9 BUDGETT JANELL & BUDGETT
SHAWN D 11123 ANGLEBERGER RD
THURMONT MD 21788



Ranch Style

- 10 SPECHT COREY S. & SPECHT
CANDACE L. 11131 ANGLEBERGER
RD THURMONT MD 21788



2-Story Colonial

- 11 LEWISTOWN CEMETARY ASSOC.
INC.
11225 ANGLEBERGER RD
C/O ERIC FOUT
43 PLEASANTS ACRE DR
THURMONT MD 21788



Cemetery

- 12 LEWISTOWN CEMETARY ASSOC.
INC.
11199 ANGLEBERGER RD
C/O ERIC FOUT
43 PLEASANTS ACRE DR
THURMONT MD 21788



Church

- 13 WILLIAMS JOSHA & VALERIE
7174 PROSPECT DR
THURMONT MD 21788



Split Level

- 14 SHAFFER THOMAS L & RENEE
7173 PROSPECT DR
THURMONT MD 21788



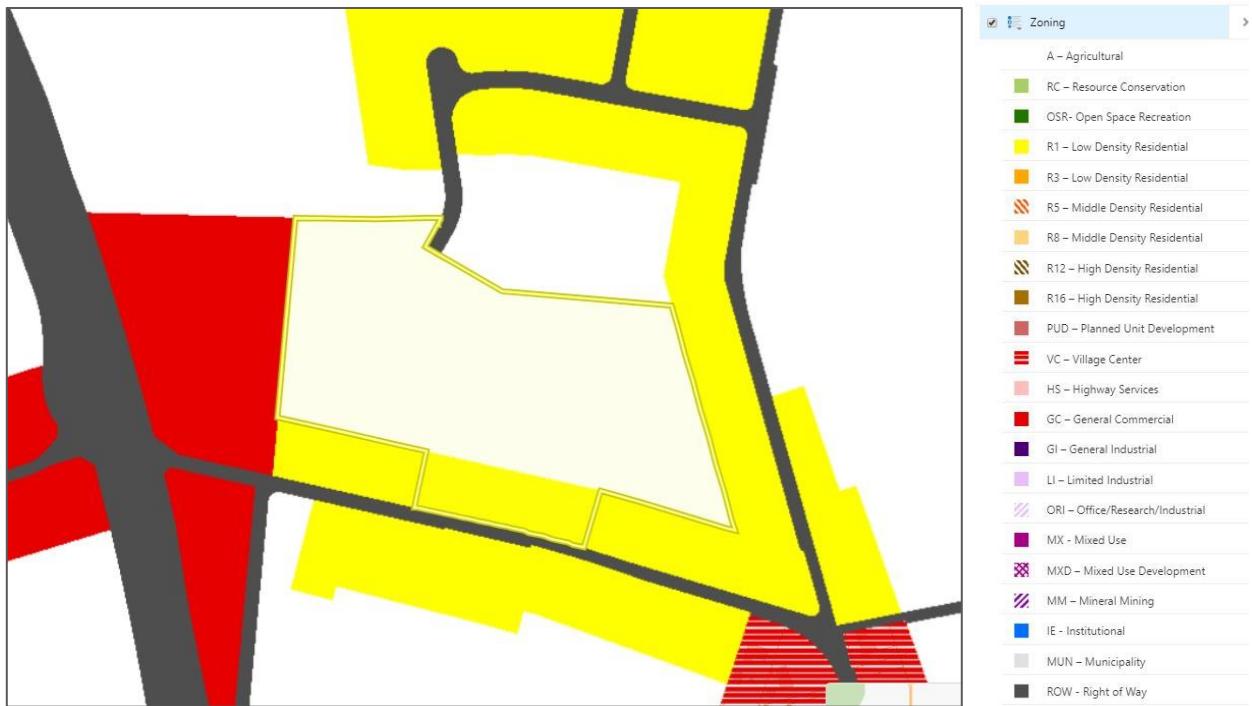
2-Story Colonial

Comments: Properties #1- #3 are detached single family houses and front on Angleberger Road and abut the area currently used as farmland, proposed for the RV storage parking lot. Scattered trees are along the rear boundary of these properties. Property #1 abuts the existing RV storage lot (Tax Map 0040, Parcel 0448) and each property is exposed, to varying degrees, to the existing parking lot lights. Property #6 is elevated and will have a view of the RV parking lot. However, the proposed forest buffer and existing cypress spruce trees along part of the southern boundary will mitigate potential adverse effects from the view of the

RV lot. The forest buffer along the Prospect Drive cul-de-sac will also block or mitigate the view of the RV storage lot.

Properties #8-#10 are located across from Properties #1-#3 on the south side of Angleberger Road. The houses on Properties #1-#3 screen these properties from the subject. These properties abut an existing Beckley's RV service garage and RV storage lot on the east side of Leatherman Road. Properties #13 and #14 front on Prospect Drive. These properties have a view of the proposed subject RV storage lot and the existing RV storage lot.

ZONING: The subject is zoned A, Agricultural and R-1, Low Density Residential in Frederick County, Maryland. The R-1 zone extends approximately 200 feet north of Angleberger Road. The abutting and confronting properties are Zoned A and R-1.



A, Agricultural Zoning District:

Purpose: According to Section 1-19-5.220 of the Frederick County Zoning Ordinance, the purpose of the Agricultural District is *to preserve the productive agricultural land and the character and quality of the rural environment and to prevent urbanization where roads and other public facilities are scaled to meet only rural needs.* The district will serve as a buffer between General Commercial and Industrial Districts and Residential zones.

Permitted Use Subject to Design Regulation: Agricultural activities, agritourism enterprise, limited road side stands, nursery wholesale, farm winery and/or brewery, forestry, single-family detached residential and two-family dwellings, mobile homes, boarding stable, group home (small); Permitted Uses Subject to site Plan Approval: Nursery retail, farm winery and/or brewery tasting room, commercial road side stands, residence in conjunction with permitted use, bed and breakfast, commercial boarding stable, auctions sales (animals), cemetery, group home (large), fire and rescue service, place of worship public buildings, and borrow pit operations.

Permit Uses Subject to Special Exception & Site Plan Approval: Sawmills, accessory apartments, travel trailer park, farm equipment sales or service, feed and grain mills, communications tower, landscaping contractor, country inn, ag products processing, veterinary hospital, kennel, school bus parking, shooting range/gun club, private aircraft landing & storage area, tent campground, rustic retreat/camp/outdoor club, nursing home, nongovernmental utility and industrial waste landfill, civic service club, civic community center, sludge pit.

Yard and Bulk Regulations: The Agricultural zoning requirements permit residential single-family dwellings on a minimum lot size of 40,000 square feet. A minor subdivision of three lots plus the remainder is permitted to subdivide off each original tract of land (referred to as conventional rights). Clustering of residential building lots is permitted with Frederick County Planning Commission approval. One additional building lot can be subdivided for each 50 acres (or remaining fraction thereof) in excess of the first 25 acres; in addition to the three lots and remainder permitted under a minor subdivision. An original tract of land is described in

the Frederick County Land Records as of August 18, 1976. Parcels containing less than 25 acres can receive cluster subdivision rights with Planning Commission approval.

R1, Low Density Residential Zoning District:

Purpose: This District is generally intended for low-density suburban single-family detached residential development at a subdivision density of 1 dwelling unit per 40,000 square feet.

Permitted Use Subject to Design Regulation:

1. Assisted living facilities (community-based)
2. Construction/sale trailers (temporary) in an approved development actively under construction
3. Dwelling units (adult independent)
4. Dwelling unit (abutting heavy industrial zone)
5. Single-family detached dwellings
Farming
6. Piers (private residential, if accessory to a dwelling unit)
7. Public utility essential services
8. Religious facilities on a lot of at least two acres that have 300(more or less) onsite parking spaces
9. Schools (private academic) in existence on or before May 12, 2005
10. Staging areas for county capital projects
11. Swimming pools and recreational facilities/community (if located at least 50 feet from each residential lot line or dwelling unit)
12. Swimming pools (private)

<u>Yard and Bulk Regulations: Minimum Requirements</u>	<u>Maximum Requirements</u>
Minimum Lot Size	40,000 Square Feet
Front Setback	40 Feet
Each Side Yard Setback	15 Feet
Rear Setback	35 Feet
Building Height	45 Feet
Corner side lot line	40 Feet
Combined side lot lines	40 Feet
Principal arterial or higher Classification road	50 Feet
• Minimum width at front building restriction line; for waterfront lots the building restriction line is measured from the rear lot line: 125 feet	

Conclusion: Based on a review of the zoning regulations and an inspection of the subject, the existing use is in conformance with the zoning classifications. The proposed RV storage lot use must comply with the previously referenced ordinance, approval by the Board of Zoning Appeals and site plan approval. It is recommended that reference be made to the Frederick County Zoning Ordinance for further details.

ASSESSMENT AND TAXES: The assessment of real property in the State of Maryland is based on estimates of market value, which, under Maryland Law, is known as full cash value. Assessments are established by a triennial assessment system. This method is based on a three year cycle, in which one-third of all real property is reviewed and assessed every year. The base value is the full cash value prior to the most recent assessment. The date of finality (effective date of valuation) of the base value is typically three years prior to the most recent assessment (current value). The assessment is controlled by a phase-in provision. When the full cash value increases, the increase in assessed value is phased-in equally over the next three years. The base value and current assessed value are used to calculate phase-in values.

The real estate assessment and tax load are below:

Tax Account No. 20-392770:

Owner	BECK PROSPECT LLC
Parcel ID	20392770
Bill Year	2024

Tax Charges

	Taxable Value	Tax Rate	Amount
BAY RESTORATION FEE	1	60.000000	\$60.00
COUNTY TAXES	715,867	1.060000	\$7,588.19
OVERPAYMENT	715,867		\$0.00
SYSTEM BENEFIT CHG	1	88.000000	\$88.00
STATE TAXES	715,867	0.112000	\$801.77
STORM WATER FEE			\$0.01
Total			\$8,537.97

Tax Exemptions/Credits

	Value	Tax Rate	Amount
AG TAX CREDIT BUILD	0		(\$397.84)
Total			(\$397.84)
2024 Charges			\$8,140.13

Value Information

	Base Value	Value As of 01/01/2023	Phase-in Assessments	
			As of 07/01/2023	As of 07/01/2024
Land:	320,300	300,000		
Improvements	356,900	493,200		
Total:	677,200	793,200	715,867	754,533
Preferential Land:	8,600	8,600		

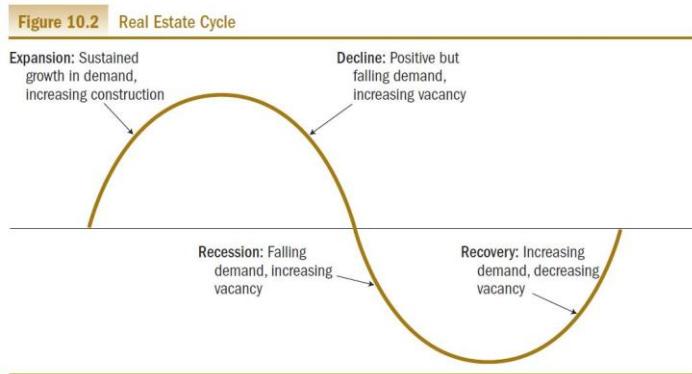
Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	9/30/2023	\$8,140.13	\$8,140.13	\$0.00	\$0.00	\$0.00
TOTAL		\$8,140.13	\$8,140.13	\$0.00	\$0.00	\$0.00

According to the Treasurer's Office website, the real estate taxes have been paid.

The subject assessment is based on a preferential land use as agricultural land that does not reflect market value. Tax-Property Article 8-209 (agricultural use assessment law) permits lands that are actively devoted to agricultural use to be assessed as that use based on a set assessed value per acre based on the quality (class) of the soil and/or use as woodland.

MARKET ANALYSIS:

Historical Perspective: The real estate market, similar to other forms of investment, is cyclical and rarely maintains equilibrium. There are four phases similar to economic and business cycles, including recovery, expansion, decline and recession. Each phase of a cycle will impact owners, tenants, investors and lenders differently. Property values typically increase during the expansion phase of a cycle. Typically the expansion phase leads to over building (hypersupply) and ruinous competition, which results in a decline and then recession. New construction stops as a result of oversupply and ultimately the decline in rental rates, property values, contraction, and possibly a recession. Recovery is characterized by increases in demand and the absorption of excess supply. Therefore, it is important to identify current market conditions to determine where they fall within the cycle.



(Source: *The Appraisal of Real Estate, Fourteenth Edition, Page 135*)

Property Productivity:

Location Analysis: The subject property and abutting and confronting properties are northwest of the rural community of Lewistown between Thurmont and Frederick. The properties are immediately east of the commercial and industrial land uses surrounding the intersection of US 15 and Angleberger Road/Auburn Road.

Physical Attributes:

Site Analysis: Physical descriptions of the site were presented earlier. The properties abutting and confronting the subject special exception property were identified in the *Improvement Description*.

Property Type: The subject is a farmette. The abutting and confronting properties are primarily detached single family houses, a farm, commercial use, and institutional uses (church and cemetery).

Legal/Regulatory Attributes: Based on a review of the zoning regulations and an inspection of the subject, the current use is in conformance with the Frederick County A, Agricultural and R-1 Low Density Residential zoning classifications.

Market Delineation: The most likely buyer of the subject property is the owner-operator of the existing Beckley's recreational vehicle sales and service center. The most likely buyer of the abutting and confronting residential properties is an individual or couple that will owner-occupy or rent the property.

Demand Forecast: Consideration was given to the inferred demand indicated by the following factors.

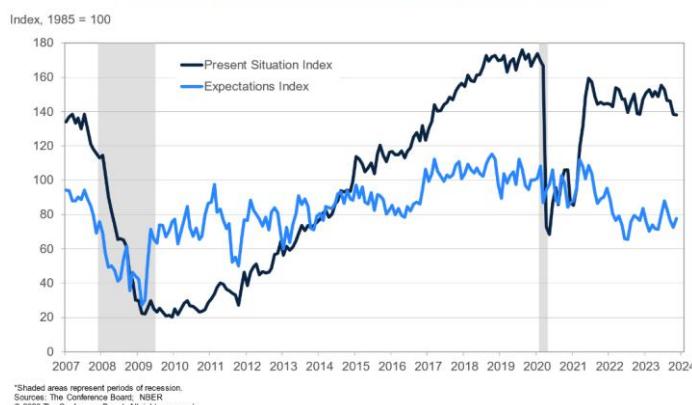
National Trends and Events Affecting Market:

- Overall Economy –The National Bureau of Economic Research (NBER) announced on June 8, 2020, the US economy reached a peak in February 2020 which was the end of a 128 month expansion (longest in the history of the US). The Pandemic resulted a significant spike in unemployment and a

contraction in Gross Domestic Product (GDP) and of real Gross Domestic Income (GDI). The NBER concluded that “*the unprecedented magnitude of the decline in employment and production, and its broad reach across the entire economy, warrants the designation of this episode as a recession, even if it turns out to be briefer than earlier contractions.*” The coronavirus recession officially began on February 20, 2020 and ended April 2020. While highly destructive, it is marked as the shortest US economic downturn on record. “*The increase in second quarter (2021) GDP (at an annual rate of 6.7 percent) reflected the continued economic recovery, reopening of establishments, and continued government response related to the COVID-19 Pandemic.*”

- The federal funds rate is the rate at which banks can borrow money. A lower rate means banks can borrow at a lower rate and pass this savings on to the consumer. According to a Federal Reserve press release dated October 23, 2023, *directors generally reported strong or steady economic activity. Many directors noted strength in overall consumer spending. Labor market conditions continued to improve, with some directors citing increased labor availability and easing wage growth; still, several directors also noted persistent hiring challenges and wage pressures. In most Districts, credit conditions remained tight. Many directors noted slowdowns in residential or commercial real estate activity.* The committee has decided to leave the target range for federal funds rate unchanged at 5.4%.
- The Wall Street Journal (WSJ) Prime Rate as of August 2, 2023 was 8.5%. The rate has increased 375 basis points since August 2022.
- American Rescue Plan: President Joe Biden’s \$1.9 trillion American Rescue Plan was approved by the House with Senate amendment on March 10, 2021 and was signed into law on March 12, 2021.
- Inflation Reduction Act 2022: Purpose of the act is to make a down payment on deficit reduction to fight inflation, invest in domestic energy production, and reduce carbon emissions by 2030. The Bill also allows for Medicare to negotiate prescription drugs prices and extend and expand the Affordable Care Act.
- Infrastructure Investment and Jobs Act 2021: \$1 trillion dollar bill to fund the cost to upgrade outdated roads, bridges, transit systems, airports, water systems, electric vehicle charging, broadband and cleaning up Brownfield and Superfund sites.
- The US Consumer Confidence Index (CCI) is a forward-thinking indicator of the level of optimism on the state of the economy that consumers express through their current habits of savings and spending. A press release dated November 28, 2023 states, *The Conference Board Consumer Confidence Index® increased in November to 102.0 (1985=100), up from a downwardly revised 99.1 in October. The Present Situation Index—based on consumers' assessment of current business and labor market conditions—ticked down slightly to 138.2 (1985=100), from 138.6. The Expectations Index—based on consumers' short-term outlook for income, business, and labor market conditions—rose to 77.8 (1985=100) in November, up from its downwardly revised reading of 72.7 in October. Despite this month's improvement, the Expectations Index remains below 80 for a third consecutive month—a level that historically signals a recession within the next year.*

Present Situation and Expectations Index



- “Consumer confidence increased in November, following three consecutive months of decline,” said **Dana Peterson, Chief Economist at The Conference Board**. “This improvement reflected a recovery in the Expectations Index, while the Present Situation Index was largely unchanged.”

The chart that follows indicates the quarterly (3rd quarter 2023) personal consumption expenditures was approximately 15.48 billion dollars which was an approximately 2.3% increase over the 3rd quarter of 2022. After the initial shock of the Pandemic, consumer spending surged in the second quarter of 2020. With the introduction of Omicron variant there was a slight slowdown in the pace expenditures but are continuing to climb beyond pre-Pandemic.



National Housing Market Trends: The following factors are indicators of demand for residential properties.

New Home Sales: Sales of new single-family houses in October 2023 were at a seasonally adjusted annual rate of 679,000, according to estimates released jointly November 27, 2023, by the U.S. Census Bureau and the Department of Housing and Urban Development. This is 5.6 percent (± 12.3 percent) below the revised September rate of 719,000 but is 17.7 percent (± 17.9 percent) above the October 2022 estimate of 577,000.

The median sales price of new houses sold in October 2023 was \$409,300. The average sales price was \$487,000.

The seasonally adjusted estimate of new houses for sale at the end of October was 439,000. This represents a supply of 7.8 months at the current sales rate.

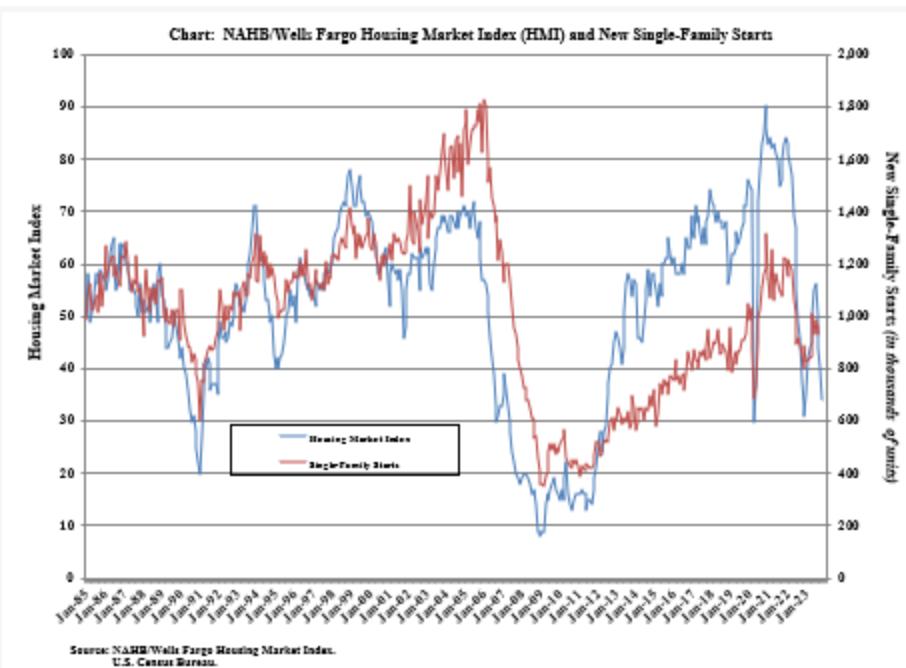
(Source: <https://www.census.gov/construction/nrs/current/index.html>)

Stubbornly high mortgage rates that have climbed to a 23 year high and have remained above 7% for the past two months continue to take a heavy toll on builder confidence, as sentiment levels have dropped to the lowest point since January 2023.

Builder confidence in the market for newly built single-family homes in October fell four points to 40 from a downwardly revised September reading, according to the National Association of Home Builders (NAHB)/Wells Fargo Housing Market Index (HMI) released November 18, 2023. This is the third consecutive monthly drop in builder confidence.

Builders have reported lower levels of buyer traffic, as some buyers, particularly younger ones, are priced out of the market because of higher interest rates. Higher rates are also increasing the cost and availability of builder development and construction loans, which harms supply and contributes to lower housing affordability. “The housing affordability crisis can only be solved by adding additional attainable, affordable supply,” said NAHB Chief Economist Robert Dietz. “Boosting housing production would help reduce the shelter inflation component that was responsible for more than half of the overall Consumer Price Index increase in September and aid the Fed’s mission to bring inflation back down to 2%. However, uncertainty regarding monetary policy is contributing to affordability challenges in the market.”

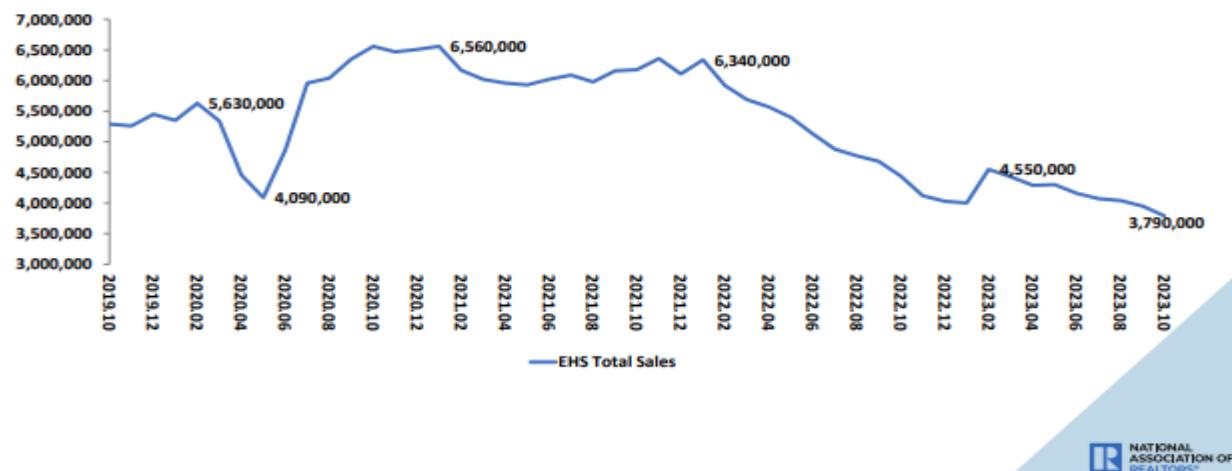
All three HMI indices posted declines in October. The HMI index gauging current sales conditions fell four points to 46, the component charting sales expectations in the next six months dropped five points to 44 and the gauge measuring traffic of prospective buyers dipped four points to 26. (Source: <https://www.nahb.org/news-and-economics/press-releases>)



<https://www.nahb.org/news-and-economics/housing-economics/indices/housing-market-index>

Existing Home Sales: A chart of the existing home sales and housing supply in the United States, prepared by the National Association of Realtors® follows.

Total Existing Home Sales, SA Annual Rate



Total existing-home sales completed transactions that include single-family homes, townhomes, condominiums and co-ops, slid 4.1% from September to a seasonally adjusted annual rate of 3.79 million in October. Year-over-year, sales fell 14.6% (down from 4.44 million in October 2022).

Total housing inventory² registered at the end of October was 1.15 million units, grew 1.8% from September but down 5.7% from one year ago (1.22 million). Unsold inventory sits at a 3.6-month supply at the current sales pace, up from 3.4 months in September and 3.3 months in October 2022.

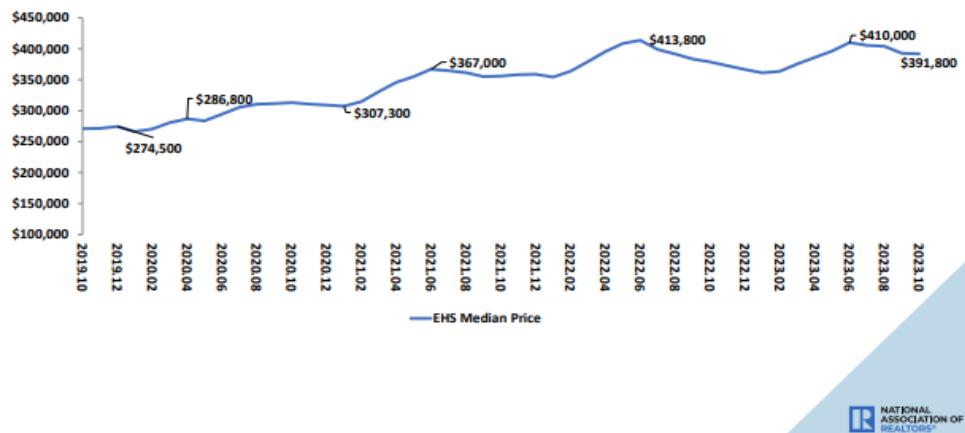
First-time buyers were responsible for 28% of sales in October, up from 27% in September and identical to October 2022. NAR's 2023 *Profile of Home Buyers and Sellers* – released in October 2023⁴ – found that the annual share of first-time buyers was 32%.

All-cash sales accounted for 29% of transactions in October, unchanged from September but up from 26% in October 2022.

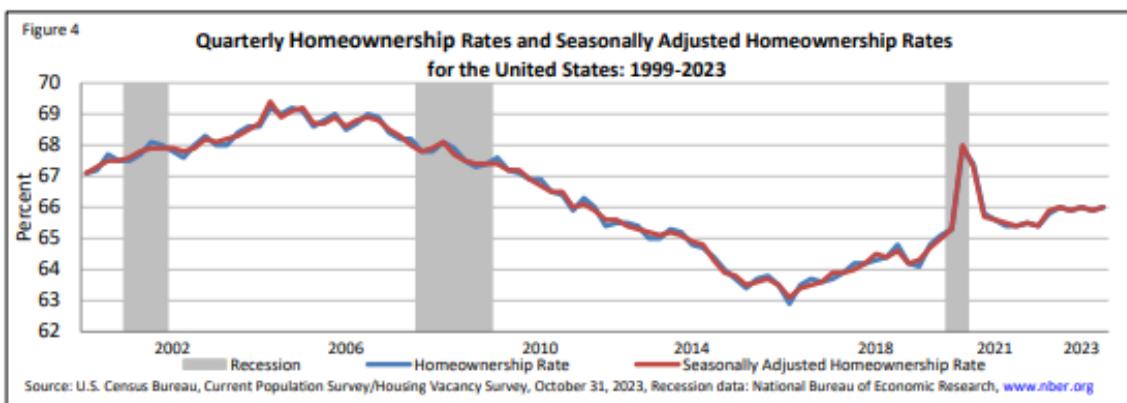
Individual investors or second-home buyers, who make up many cash sales, purchased 15% of homes in October, down from 18% in September and 16% one year ago. Distressed sales⁵ – foreclosures and short sales – represented 2% of sales in October, unchanged from last month and the previous year.

Single-family home sales waned to a seasonally adjusted annual rate of 3.38 million in October, down 4.2% from 3.53 million in September and 14.6% from the previous year. The median existing single-family home price climbed \$396,100 in October, up 3.0% from October 2022.
(Source: <https://www.nar.realtor/newsroom/existing-home-sales>).

Median Price of Existing Home Sales



Homeownership: The homeownership rate of 66.0 percent was virtually the same as the rate in the third quarter 2022 (65.8 percent) and not statistically different from the rate in the second quarter 2023 (65.9 percent). The following chart shows these trends.



Regional Housing Market Trends:

Bright MLS: A summary of November 2023 Market Report for the MD/WV Panhandle follows:

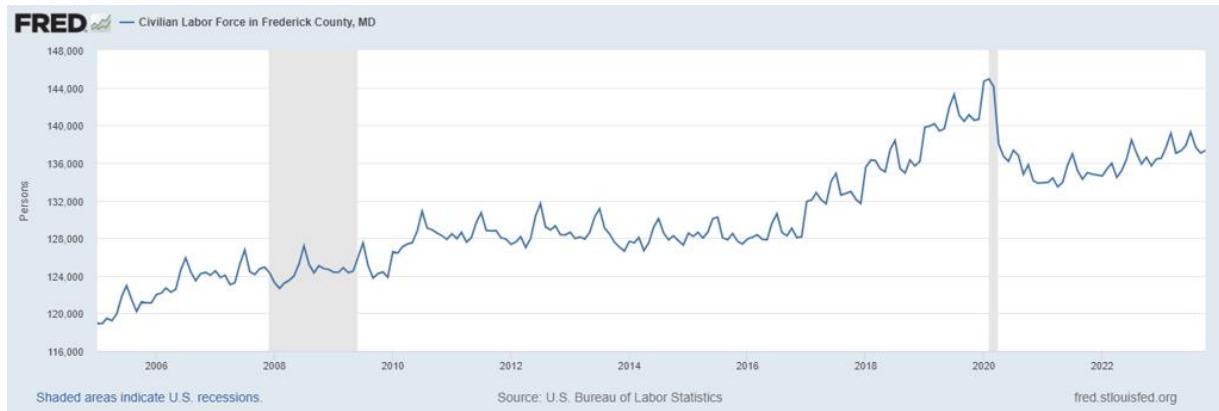
	November 2023	vs. November 2022
Closed sales	547	▲ +2.6%
Median sales price	\$285,000	▲ +5.5%
Median days on market	14	▼ -3 days
New pending sales	544	▲ +3.2%
New listings	615	▲ +7.7%
Active listings	1,363	▼ -2.5%
Months of supply	2.29	▲ +15.7%
Showings	6,045	▲ +2.4%

This Report indicates "Tight supply promotes competition among buyers and prices continue to rise. The median price of \$285,000 in November 2023 was 5.5% higher than November 2022. Additionally, the pace on the market remains quick. Half the homes in the MD/WV Panhandle sold in under two weeks."

Local Area Factors:

Population Growth and Demographics: The population of the County is expected to continue to trend upward which will, in turn, increase the demand for detached single homes. The work force is generally well educated, yet relatively inexpensive as compared to the wages paid closer to Washington, DC.

Employment/Economic Base: The following chart prepared by the Federal Reserve Bank of St. Louis, using date from the US Bureau of Labor Statistics summarizes trends in the Frederick County labor force.



The civilian labor force remained between 127,000 and 131,000 from mid-2010 through May 2017. From June 2017 through May 2019, the labor force increased from 131,000 to 134,000. In July 2019, the civilian labor force was 135,232, exceeding this high and marking the highest civilian labor force in 30+ years. The onset of the COVID-19 Pandemic initially caused a dip in the civilian labor force. In July 2020, the civilian labor force was 133,434 and fluctuated through November when it dipped to 130,939 in

November 2021. Although this trend shows a dip for 2021, since November 2021 the labor force has trending upward and in October 2023 was 137,319.

Unemployment: A chart summarizing unemployment rates in Frederick County, Maryland, and the United States follows:



The unemployment rate is an indication of an area's economic health. The unemployment rate in Frederick County spiked during the great recession and started declining in late 2010 and was nearing pre-recession levels before the COVID-19 Pandemic which began in March 2020 (CDC). In April 2020, the national unemployment rate was at a high of 14.7% (9.5% in MD and 8.5% in the County), and trending downward since. In October 2023, the unemployment rate in Frederick County was 2.0%, slightly lower than the State rate of 2.1% and significantly lower than the US rate of 3.6%. All three rates are at or lower than pre-Pandemic levels.

Home Mortgage Rates: Residential mortgage rates have significantly increased from the historic lows of two years ago. The rate for 30- and 15-year mortgages is approximately 6.99% and 6.31%, respectively. (Source: bankrate.com)

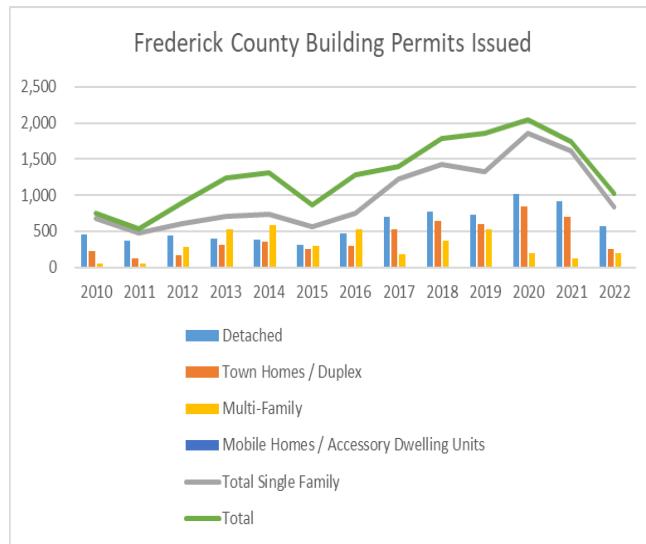
New Home Inventory: The inventory of unsold new houses is minimal as developers and builders are only finishing lots or constructing new houses that are contracted.

Affordability: The overall demand for housing in Frederick County is driven in part by the relative affordability of housing compared to other jurisdictions in the region that are closer to the DC Beltway. The price of housing in the area as compared to these jurisdictions is outlined in a chart below.

Area	% Change 2012 ASP		% Change 2011-2012		% Change 2013 ASP		% Change 2012-2013		% Change 2014 ASP		% Change 2013-2014		% Change 2015 ASP		% Change 2014-2015		% Change 2016 ASP		% Change 2015-2016		% Change 2017 ASP		% Change 2016-2017		% Change 2018 ASP		% Change 2017-2018		% Change 2019 ASP		% Change 2018-2019		% Change 2020 ASP		% Change 2019-2020		% Change 2021 ASP		% Change 2020-2021		% Change 2022 ASP		% Change 2021-2022	
	2012 ASP	2011-2012	2013 ASP	2012-2013	2014 ASP	2013-2014	2015 ASP	2014-2015	2016 ASP	2015-2016	2017 ASP	2016-2017	2018 ASP	2017-2018	2019 ASP	2018-2019	2020 ASP	2019-2020	2021 ASP	2020-2021	2022 ASP	2021-2022	2021 ASP	2020-2021	2022 ASP	2021-2022	2021 ASP	2020-2021	2022 ASP	2021-2022	2021 ASP	2020-2021	2022 ASP	2021-2022										
Maryland																																												
Anne Arundel County, MD	\$356,297	2.76%	\$371,093	4.15%	\$367,038	-1.09%	\$358,461	-2.34%	\$365,890	2.07%	\$382,773	4.61%	\$401,537	4.9%	\$411,547	2.5%	\$450,706	9.5%	\$493,179	9.4%	\$531,710	7.8%																						
Frederick County, MD	\$267,285	5.9%	\$296,077	10.8%	\$294,326	-0.6%	\$296,696	0.8%	\$303,767	2.38%	\$322,298	6.10%	\$340,513	5.7%	\$350,481	2.9%	\$382,503	9.1%	\$441,504	15.4%	\$489,019	10.8%																						
Howard County, MD	\$403,119	-0.1%	\$418,825	3.9%	\$431,300	3.0%	\$430,624	-0.2%	\$436,084	1.27%	\$444,708	1.98%	\$452,951	1.9%	\$461,876	2.0%	\$481,034	6.3%	\$543,319	10.6%	\$587,099	8.1%																						
Montgomery County, MD	\$465,597	3.1%	\$500,316	7.5%	\$503,956	0.7%	\$501,305	-0.5%	\$505,285	0.79%	\$522,780	3.46%	\$541,398	3.6%	\$554,555	2.4%	\$589,405	6.3%	\$530,000	-10.1%	\$555,000	4.7%																						
Virginia																																												
Loudoun County, VA	\$431,003	3.08%	\$463,313	7.50%	\$479,514	3.50%	\$478,937	-0.12%	\$483,713	1.00%	\$506,051	4.62%	\$523,497	3.4%	\$543,985	3.9%	\$599,070	10.1%	\$675,816	12.8%	\$753,461	11.5%																						

The price of housing in all jurisdictions increased from 2013 to 2022. The previous information includes only properties entered into the Metropolitan Regional Information Systems (MRIS) and Bright MLS. While this database does not represent the entire market, it provides a reasonably good indication of the disparity of home prices in the area. The price gap between Frederick County jurisdiction to the south and east should ensure that Frederick County will continue to draw Washington Metropolitan area home buyers.

Building Permit Analysis: Demand for housing can be reflected in the number of residential building permits issued. A chart prepared from data from the US Census Bureau displaying the number of building permits for new private housing structures by buildings permits in Frederick County since 2010 follows.

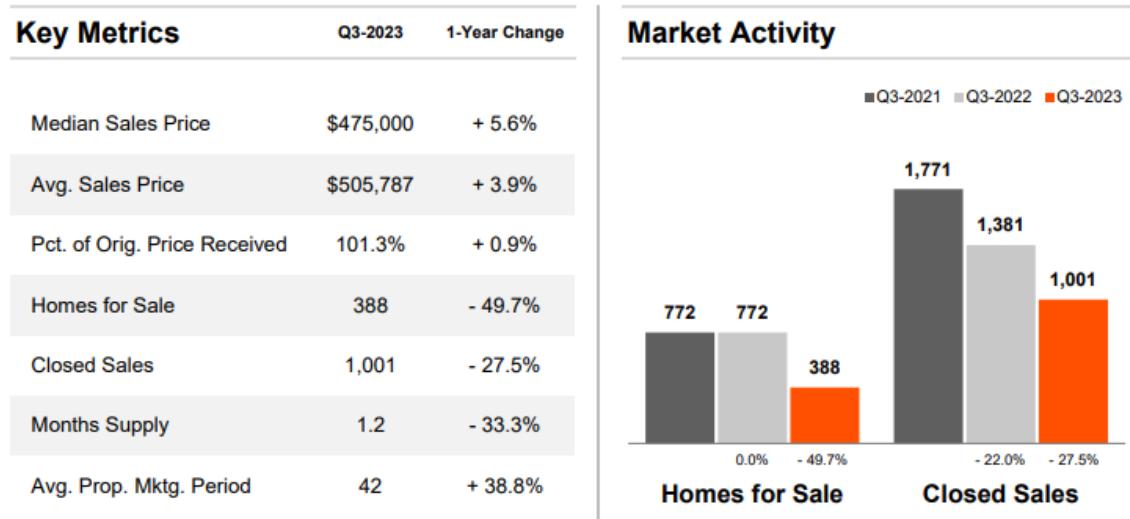


The number of permits issued ranges from less than 1,000 in 2010 to 2,604 in 2020. In 2021 the number began to decrease and remained relatively low in 2022, due to the spike in interest rates and a decline in the number of apartments that were in the pipeline. It is projected that the 2023 numbers for Frederick County will show further decline.

Commuter Patterns: According to the American Community Survey prepared by the US Census Bureau, the mean commute time of residents in Frederick County in 2021 was 34.8 minutes.

Existing Home Sales Data/Trends: The chart and graph that follows, prepared by BrightMLS data, identifies trends for Frederick County home sales, listings and one-year changes in metrics for the 3rd quarter 2023.

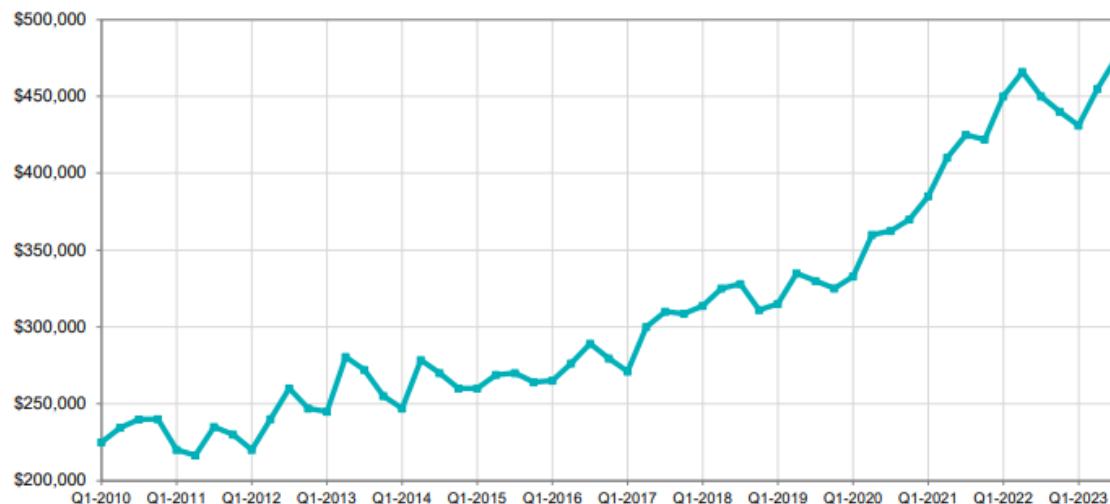
Frederick County, MD



While the median home price was up, the total number of closed sales was down 27.5%, however this is due in part to the lack of supply which was down 33.3%. Most home owners are reluctant to sell due to the significantly lower interest rates on their home loans as compared to current interest rates.

The change in the medial price form the first Quarter 2010 to the third quarter 2023 is depicted in the following chart.

Historical Median Sales Price for Frederick County, MD



The median sales price declined in the 2nd - 4th quarters of 2022 but rebounded in 2023

Supply:

Existing: There are 154 detached homes in Frederick County currently for sale in Bright MLS ranging in price from \$169,000 to \$1,279,000.

Supply and Demand Interaction:

Strengths: *Macro*

- + Location in the Washington Metropolitan Area
- + Overall health of the national economy
- + Low unemployment rate and increasing labor force
- + Low housing supply
- + Moderating interest rates and inflation

Micro

- + Proximity to City of Frederick
- + Limited supply of resale homes
- + Moderating interest rates and inflation

Weaknesses: - Relatively high interest rates and inflation

- Relatively high interest rates and inflation

Conclusion: While the number of sales of resale houses has declined, the average and median sale prices have increased and the number of listings has declined. There was a 1.2 month supply of housing units as of the date of valuation. Potential detrimental conditions typically have less impact on the sale price of a house during periods of limited supply and rising prices in the market.

HIGHEST AND BEST USE: The highest and best use of the land as though vacant and as improved must meet four criteria: legally permissible, physically possible, financially feasible, and maximally productive. The maximum productive use is the use that produces the highest residual land value based upon the market risk and rate of return. The highest and best use of the land as though vacant is based on the theoretical assumption that the land is vacant or can be made vacant by demolishing any improvements. The analysis of the property's highest and best use as improved is based on the potential of the land and the improvements.

Before:

Subject Property:

As If Vacant: The use as a farmette is an interim use until a special exception is granted for use of approximately 4.84 acres of the western portion of the property, adjoining an existing GC, General Commercial RV Storage parking facility with a service garage, as a fenced RV storage parking facility developed in accordance with a BZA Site Plan prepared by HSA. These uses are legally permissible, physically possible, financially feasible, appropriately supported (adequate demand) and a maximally productive use that results in the highest present value and is the highest and best use. The timing of this use is current. The most likely purchaser is the owner-operator of the adjacent Beckley's recreational vehicle sales and service center.

As Is: The use as a farmette is an interim use until a special exception is granted for use of approximately 4.84 acres of the western portion of the property, adjoining an existing GC, General Commercial RV Storage parking facility with a service garage, as a fenced RV storage parking facility developed in accordance with a BZA Site Plan prepared by HSA. This use is legally permissible, physically possible, financially feasible, appropriately supported (adequate demand) and a maximally productive use that results in the highest present value and is the highest and best use. The timing of this use is current (subject to a *Hypothetical Condition*). The most likely purchaser is the owner-operator of the adjacent Beckley's recreational vehicle sales and service center.

After: The same as Before except the proposed special exception use is assumed to be approved and constructed (*Hypothetical Condition*).

Before and After Construction of the Proposed RV Storage Lot:

Abutting and Confronting Residential Properties:

As if Vacant: The use as a residential building lot is legally permissible, physically possible, financially feasible, appropriately supported (adequate demand) and a maximally productive use that results in the highest present value and is the highest and best use. The timing of this use is current. The most likely buyer is a local builder or an individual or a couple.

As Is: The existing use a detached single family house is legally permissible, physically possible, financially feasible, appropriately supported (adequate demand) and a maximally productive use that results in the highest present value and is the highest and best use. The timing of this use is current. The most likely buyer is an individual or couple that will owner-occupy or rent the property.

**ANALYSIS
AFTER APPROVAL AND
CONSTRUCTION OF SPECIAL
EXCEPTION RV STORAGE LOT
(SUBJECT TO *HYPOTHETICAL
CONDITION*)**

SCOPE OF WORK: The description of the property with the special exception approval and construction of the RV storage lot is the same as the *Site and Improvement Descriptions* without special exception use approval, except for the items set forth below and on the following pages.

SITE DESCRIPTION:

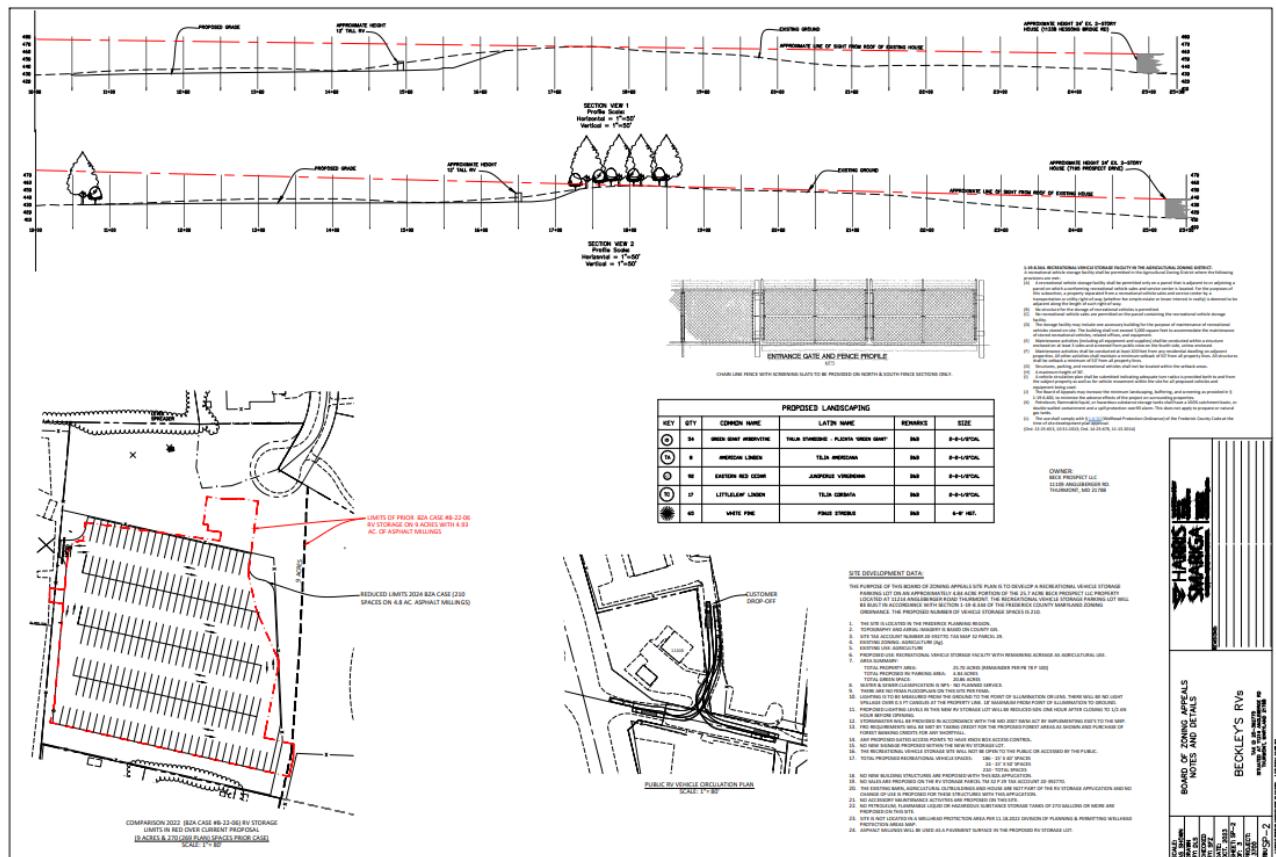
Overview: The 4.84 acres of the larger 25.70-acre subject parcel developed into RV storage lot is located between the abutting storage yard with a service garage on a GC, Commercial zoned property (TM 0040, Parcel 0448) to the west and the foot of a ridge on the subject. The remaining 20.86 acres is an (existing) agricultural use (green space).

Three Plans, prepared by Harris, Smariga & Associates (HSA) and identified in the *Scope of Work*, illustrating the RV storage facility, adjoining and abutting properties, notes, details and lighting, and mitigating construction features are below and on the following pages.

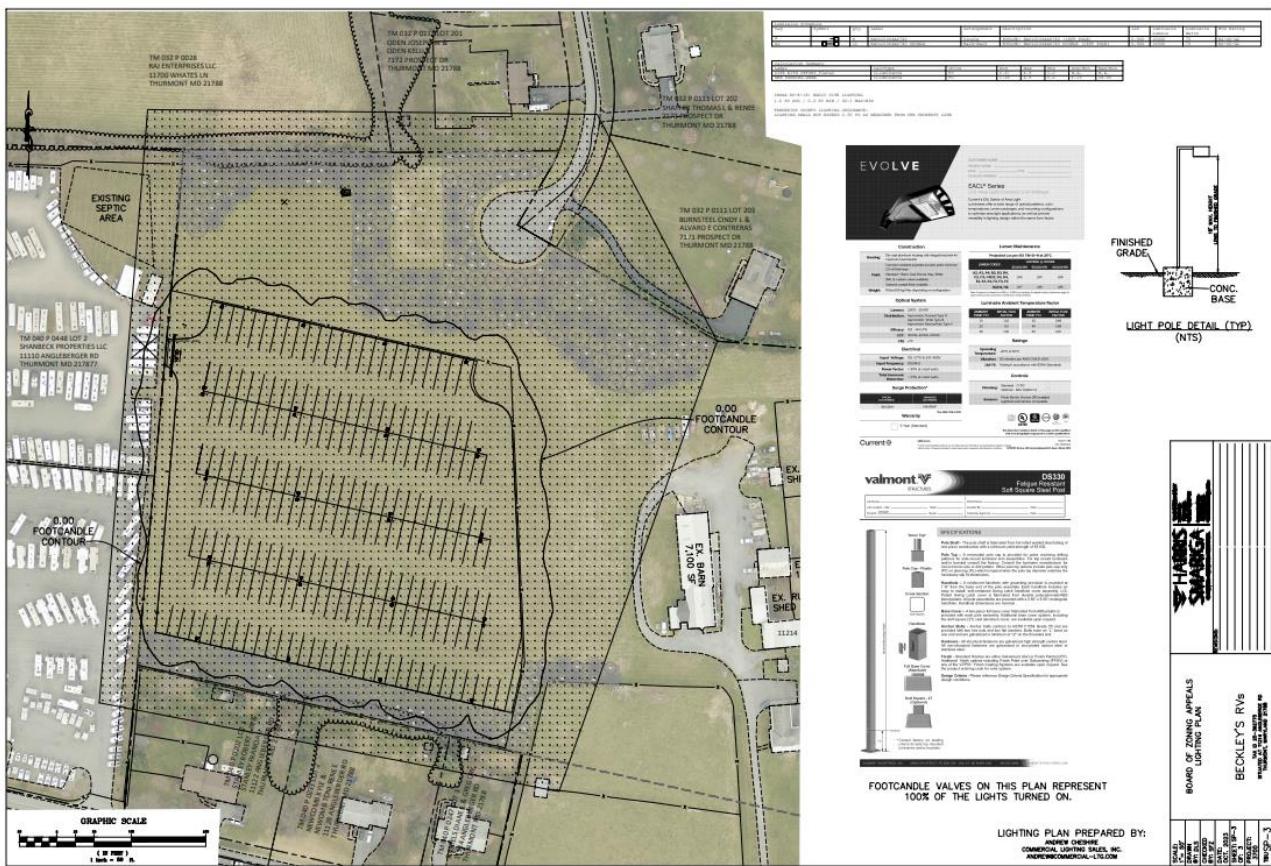
Board of Appeals Site Plan



Board of Appeals Notes and Details



Board of Appeals Lighting Plan



Roads and Access: A shared asphalt drive that extends from Angleberger Road within a 50 foot right-of-way across a 9.82 acre property identified as Lot 2, New Prospective Estates (Tax Map 0040, Parcel 0448) and provides access through an existing RV Storage area to the subject.

Frontage/Visibility/View: The forest buffers and excavation of the site for the RV storage area will reduce the visibility of this area to adjoining and confronting properties.

Shape and Topography: The area of the RV storage lot was excavated approximately zero to 10 feet. A storm water management facility was constructed east of Prospect Drive along the northeast corner of the property.

Conclusion: The excavation of the special exception area reduced the elevation of the site and lowered the area of the RVs visible to most abutting and confronting properties.

IMPROVEMENT DESCRIPTION:

Site Improvements: The parking area is constructed in accordance Section 1-19-8.344 of the Code and is enclosed by a chain link fence with screening slats along the south and north boundary and will extend along Property #3's side/east boundary to Angleberger Road. 32 pole mounted LED light fixtures (8 single, 12 double on 20 poles) with zero uplighting mounted on a concrete base with no light spillage over 0.5-foot candles are located along the northern and southern boundary of the storage lot and in the interior of the lot. A 0-foot candle contour line on the *Lighting Plan* indicates the proposed lights will produce 0 candles outside the boundary of the the storage lot and within the property boundaries. The lighting levels will be reduced by 50% one hour after closing and one half-hour before opening. The hours of operation will be Monday through

Friday, 9:00 AM to 7:00 PM; Saturday, 9:00 AM to 4:00 PM.

A sliding chain link gate provides access to the storage area. A 50' forest buffer extends along the southern boundary of abutting Properties #1 - #3 and north of Property #3 before extending east up of the ridge, along Prospect Drive, surrounds the SWM facilities and part of the south boundary of abutting Properties #6 and #7. There is no signage within the storage lot and no storage tank over 270 gallons.

A breakdown of the RV parking spaces follows:

<u>Dimension of Spaces</u>	<u>Number</u>
14' x 40'	186
14' x 50'	24
Total	210

The following construction features of the RV Storage facility mitigate potential negative externalities/detrimental conditions created by the use:

- 50' wide minimum forest buffer separates the RV Storage area and extends along the southern boundary (rear of abutting Properties #1 - #3) along Angleberger Road and narrows and extends north from Property #3 and east up part of the ridge. Addition forest buffer areas wrap around Prospect Drive and extend east along part of Property #6's southern boundary west along the southern boundary of Properties #6 and #7 and SWM facilities.
- The forest buffer will consist of 6'- 8' high white pines and 2 to 2 ½ caliper trees of various other species.
- A chain link fence with three strains of barbed wire will enclose the storage area. Screening slats are on the north and south sections (Properties #1- #3)
- Topographical features (ridge) were enhanced by excavating the RV storage yard to reduce visibility to the directly impacted abutting and confronting properties. The elevation of the ridge containing the farmhouse and outbuildings blocks the view of houses, fronting Hessong Bridge Road and others not previously identified as directly confronting properties on Prospect Drive and Angleberger Road
- The storage area is not open to or accessible to the public.
- There are no sales and there is no signage for the facility.
- No light spillage over 0.5-foot candles at the property line and lighting levels will be reduced by 50% one hour after closing and ½ hour before opening.
- No petroleum tanks of 270 gallons or more

Building Improvements: There will be no new building structures.

Conclusion and Analysis: Based on the previous description and analysis the following detrimental conditions that could potentially adversely affect abutting and confronting properties are below:

- View of recreational vehicles and pole mounted lights in the storage lots (mitigated by screening)
- Noise
- Traffic

Highest and Best Use: The same as Before except the proposed special exception use is assumed to be approved and constructed (*Hypothetical Condition*).

Detrimental Condition Analysis:

Construction of the special exception use (RV storage lot) creates detrimental conditions on the abutting and confronting properties that can potentially have an adverse impact on value. Randall Bell, PhD, MAI has developed a methodology identifying and measuring the impact of a detrimental condition on real property in a book entitled *Real Estate Damages*.

When there is the potential for the impact of a detrimental condition on value a detrimental condition analysis is required. Real estate impacted by a detrimental condition has a life cycle with three potential phases that are outlined in the below matrix:

Exhibit 1.1 The Detrimental Condition Matrix

		Detrimental Condition Stages		
		Assessment	Repair	Ongoing
Detrimental Condition Issues	Cost	Cost to assess and responsibility Engineering Phase I, II, III studies	Repair costs and responsibility Repairs Remediation Contingencies	Ongoing costs and responsibility Operations and maintenance (O&M) monitoring
	Use	All loss of utility while assessed Disruptions Safety concerns Use restrictions	All loss of utility while repaired Income loss Expense increase Use restrictions	Ongoing use disruptions Alterations to highest and best use
	Risk	Uncertainty factor Discount, if any, where extent of damage is unknown	Project incentive Financial incentive, if any, to complete repairs	Market resistance Residual resistance, if any, due to situation

Source: Randall Bell, Property Owners Manual (Laguna Beach, CA: Owners Manual Press, 2004).

The impact from a detrimental condition typically falls along a continuum ranging from no adverse impact on value to complete loss of value. Every stage is not relevant or applicable to every detrimental conditional analysis. The impact of detrimental conditions associated with proposed RV storage lot is discussed below.

Assessment Stage: This step occurs when the damage is assessed. The damages identified and addressed by identifying and describing the proposed impact on the abutting and confronting properties.

Abutting and Confronting Properties: The RV storage lot will generate the detrimental conditions on the following abutting and confronting properties:

Properties 1-3: A chain link fence with screening slats will extend along the northern boundary of these properties followed by a 50' side forest buffer that will extend to the RV storage lot. The forest buffer and fencing will screen views of the pole mounted lights and recreational vehicle storage on the lot.

Properties 6 and 7: These detached houses are elevated above the subject RV storage lot. The views of the existing RV storage lot before construction of the proposed RV storage lot will move closer to these properties. The same screening techniques used to mitigate the impact on Properties #1-#3 will be used for these properties. An existing line of dense cypress trees buffer much of the view of the RV storage lot from Property #6. Due to the elevation, these properties will have a view of the subject storage lot.

Confronting Properties:

Properties #8-#10: As previously mentioned, the houses and partially treed rear boundaries on Properties #1-#3 plus the above mentioned mitigating screening items will buffer much of the view of the subject storage lot from these properties.

Properties #14 and #15: The rear of Property #14 will have a direct view and Property #15 will have a restricted view of the subject RV storage lot.

Noise: Forklifts and similar equipment will be used to move the non-motorized recreational vehicles. The noise generated by this equipment is similar to farm equipment in the neighborhood.

Traffic: The subject RV storage lot will generate additional traffic that could adversely impact all of the properties to varying degrees. However, Mr. Caloggero concluded on Page 4 of his traffic assessment report, "...it is our opinion that the new Beckley's RV Storage Lot with 210 spaces would have minimal impact on the traffic and the surrounding roadway networks based on the projected peak hour trips. Additionally, with the road improvements by MDOT SHA, safety and operations will be enhanced at US 15 at Angleberger Road/Auburn Road."

Conformity: The proposed RV storage lot will be a non-residential use in the immediate neighborhood. Property values are typically at optimal levels and maximized when a property conforms to surrounding properties. However, the subject will be an expansion of an existing RV storage lot. Existing non-residential uses already abut and confront most of the properties impacted by the proposed subject special exception use. This issue will be further addressed by the following case study.

Repair Stage: The HSA Plan identifies setbacks, fencing and landscaping (forest buffers) that will be used to buffer the storage lot from the abutting and confronting properties. The height of the parking lot lights and type of fixtures are designed to reduce the bleeding of light or illumination to the abutting and confronting properties.

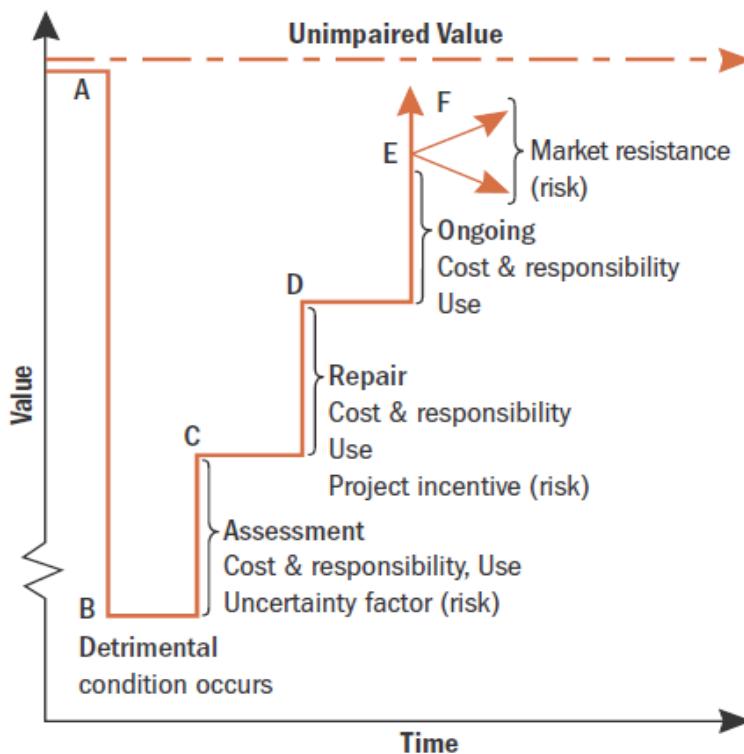
Ongoing Stage: The ongoing use of the RV storage lot could disrupt the use and quiet enjoyment of the abutting and confronting properties. However, as previously mentioned, the abutting and confronting properties are exposed to existing conditions associated with an existing the RV storage lot and other non-residential uses.

Cost, Use and Risk: The cost, use and risk factors must be considered as they relate to each applicable stage. There are no costs associated with the proposed RV storage lot in any stage.

If the subject RV storage lot was the first non-residential use in the immediate area, the use of the abutting and confronting properties could be adversely impacted by the construction of the storage lot as it could negatively impact the privacy and quiet enjoyment of the properties. However, the issue is whether construction of the subject property and adding another non-residential use will adversely impact the values of abutting and confronting properties.

The risk to the abutting and confronting properties associated with the proposed RV storage lot is attributed to the market resistance from property buyers/potential purchasers will be ongoing. This risk and potential adverse impact is addressed and measured using a case study with a *Paired Data Analysis* and *Group Data Analysis* developed later in this report.

The detrimental condition model, shown on the following page, graphically illustrates all possible stages and is theoretical including all possible stages and the relationship of time and value.

Exhibit 1.3 **The Detrimental Condition Model**


Source: Bell, *Property Owners Manual*.

A, in the above chart is the unimpaired value of a property. The detrimental conditions caused by a special exception use are depicted in the chart in labels B through F. The impact on the subject is reflected in the E and F section of the chart, which includes market resistance and risk.

The below chart, known as the Bell Chart, organizes detrimental conditions into 10 standard categories.

Exhibit 1.4 **The Bell Chart: 10 Categories of Detrimental Conditions**

DC Class	Description
I. General Conditions	Baseline description and general market issues, i.e., real estate, franchise, business, FF&E, goodwill, personal property, products, services, etc.
II. Transactional Conditions	Unique sales or transfer issues, i.e., motivation, option, assemblage, distress, financing, bankruptcy, foreclosure, etc.
III. Distress and Sociological Conditions	Human loss and tragedy issues, i.e., crime, war, terrorism, accident, car crash, air disaster, train derailment, shipwreck, death, disability, illness, injury, etc.
IV. Legal Conditions	Legal issues, i.e., eminent domain, contract, tort, insurance claim, title, lot line, CC&R, lien, bond, lease, historic, moratorium, zoning, easement, etc.
V. External Conditions	Neighborhood issues, i.e., nuisance, proximity, noise, odor, hazard, power lines, airport, privacy, view, etc.
VI. Building and Manufacturing Conditions	Construction, equipment and mechanical issues, i.e., defects, engineering, repairs required, design, code, architecture, infestation, regulations, permits, etc.
VII. Site and Infrastructure Conditions	Soils, geotechnical and right-of-way issues, i.e., drainage, grading, fill, cracking, subsidence, slides, roads, corrosive soils, compaction, groundwater, utilities, etc.
VIII. Environmental and Biomedical Conditions	Contamination, health and toxicity issues, i.e., spills, haz-mat, asbestos (1979), lead paint (1978), mold, radioactive, metals, solvents, biological, hydrocarbons, plague, epidemic, etc.
IX. Conservation Conditions	Cultural and natural resource issues, i.e., habitat, endangered species, natural and cultural resources, archeological, shoreland, wetland, overpopulation, etc.
X. Natural and Climate Conditions	Natural disaster and weather issues, i.e., flood, hurricane, typhoon, wildfire, seismic, volcano, tornado, global warming, tsunami, famine, drought, storms, etc.

The special exception use (RV storage lot) is a Class V Detrimental condition. Based on the following research and analysis, I will render an opinion as to whether the detrimental condition from the proposed RV storage lot will adversely impact the market value of abutting and confronting properties.

ESTIMATE OF POTENTIAL ADVERSE EFFECT OF SPECIAL EXCEPTION USE ON THE MARKET VALUE OF NEIGHBORING RESIDENTIAL PROPERTIES: As previously mentioned, the properties abutting and confronting the proposed subject RV storage lot are exposed to an existing RV storage lot that is lighted and adjoins the subject. There were sales of residential properties similar to the abutting and confronting residential properties on the subject in the below subdivision that were researched and analyzed.

HOLLY RIDGE CASE STUDY: This residential subdivision is on the south side of Baltimore Road across from the Spring Ridge PUD. The developers sold finished detached and townhouse lots to NVR, Inc. for construction of new housing units. The portion of the subdivision surrounding the Baltimore Road entrance (Sheperd Drive) to the subdivision abuts four GC, General Commercial zoned properties fronting Baltimore Road with detrimental conditions (lights, view of commercial and industrial uses, noise, storage yard for vehicles) that exceed those associated with the subject. Properties 2-4 are contiguous and contain 5.72 acres which is larger than the subject. These properties contain over 21,400 square feet of commercial and industrial buildings. The residential properties, which are elevated, have a view of four commercial properties with industrial lots. Detached houses and townhouses abut or confront these properties. There is no forest or treed buffer similar to the subject that separates the detrimental conditions associated with commercial and industrial uses, other than a treed rear lot line on Avery's (Property 1) rear yard and a small open space area of the townhouse lots, from the residential houses and townhouses.

An aerial view with the commercial uses abutting and confronting residential uses identified, a brief description of each use and photographs is below and on the following page:



1. 9009 Old National Pike (Avery's American Grill): This dual level/restaurant contains a 5,789 square foot restaurant on a 1.22 acre lot. The restaurant is set back from the road with lights along the rear of the building and an asphalt drive is along the rear of the lot. The front of the detached 2 story house located at 5835 Shepherd Drive (Lot 281) has a view of this property.
2. 9019A-C Baltimore Road (Long Electric): This .50-acre lot is improved with a 2 story office building (1,530 square feet.) and two detached garage/warehouses, that contain 4,400 square feet for a total of 5,931 square feet.. This property abuts a 2 story house located at 5837 Shepherd Drive (Lot 280).

3. Old National Pike (Ferrell Gas LP): This one-acre lot is uses as a fuel tank farm with two large outside propane tanks and outside storage.
4. Mains Lane/Saxa LP (Five Industrial Buildings/ Warehouses): This 4.22 acre property contains a detached warehouse buildings containing 15,550 square feet and a storage yard that abuts townhouses that front on Shepherds Drive and Barts Way. Photographs of two of the above referenced properties follow:



View of the storage yard on the Saxa LP property abutting the townhouses on Barts Lane



View of Averys Maryland Grill and detached houses in Holly Ridge in the background

Several techniques are used to quantify the impact, if any, of detrimental conditions on residential properties. The data techniques include paired data analysis, grouped data analysis, and secondary data analysis (surveys). Secondary analysis (surveys) is only used when there is insufficient market data. Since there is adequate market data, secondary analysis (survey) is not applicable.

Paired data analysis is based on the premise that when two properties that have sold are equivalent in all respects but one, the value of the single difference can be measured by the difference in the price between the two properties: in this instance, the impact of detrimental conditions on abutting and confronting residential properties.

I researched sales of finished townhouses lots and detached lots and detached houses that are abutting/confronting the above commercial uses and lots and houses not abutting or confronting (not exposed) these properties in Holly Ridge Subdivision. A paired data analysis using sales of finished townhouse and detached lots was prepared. Sales of lots that abut the previously mentioned commercial and industrial uses were compared to sales of lots of not abutting or confronting these detrimental conditions.

The finished lots were purchased by NVR, Inc a seasoned new home builder with extensive experience in Frederick County. Lots that abut detrimental conditions that would adversely impact the sale price of new houses and townhouses should have been reflected in a lower price when compared to lots not exposed to these conditions.

The analysis of the finished lots is followed by a paired data analysis of a detached house is on the following pages:

PAIRED DATA ANALYSIS #1 - TOWNHOUSE LOTS

	Abuts Saxa LP Lots 282-285, Shepherds Drive		Not Abutting Detrimental Uses Lots 290-294, Shepherds Drive	
	1	2	3	4
Sale Number				
Approximate Distance(Blocks)/Direction	-	-	< 1 Block	< 1 Block
Date of Sale	Mar-16	Sep-19	Oct-16	Nov-18
Property Rights	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Sale Price	\$340,000	\$344,000	\$340,000	\$344,000
Size (No. Lots)	4	4	4	4
Sale Price/Lot	\$85,000	\$86,000	\$85,000	\$86,000
ELEMENTS OF COMPARISON				
Property Rights Conveyed	0%	0%	0%	0%
Adjusted Unit Price	\$85,000	\$86,000	\$85,000	\$86,000
Financing	0%	0%	0%	0%
Adjusted Unit Price	\$85,000	\$86,000	\$85,000	\$86,000
Conditions of Sale	0%	0%	0%	0%
Adjusted Unit Price	\$85,000	\$86,000	\$85,000	\$86,000
Expenditures Made Immediately After	0%	0%	0%	0%
Adjusted Unit Price	\$85,000	\$86,000	\$85,000	\$86,000
Market Conditions/Date of Sale	1%	0%	1%	0%
Adjusted Unit Price	\$86,000	\$86,000	\$86,000	\$86,000
PHYSICAL CHARACTERISTICS				
Location	0%	0%	0%	0%
Size (Sq. Ft.)	0%	0%	0%	0%
Zoning Classification	0%	0%	0%	0%
Topography	0%	0%	0%	0%
Utilities	0%	0%	0%	0%
Entitlements	0%	0%	0%	0%
Net Adjustment	0%	0%	0%	0%
Indicated Unit Value	\$86,000	\$86,000	\$86,000	\$86,000
Price of Lots Not Abutting Detrimental Uses		\$86,000		
Price of Lots Abutting Detrimental Uses		\$86,000		
Difference Attributed to Detrimental Conditions		0%		

PAIRED DATA ANALYSIS # 2 - DETACHED LOTS

	Abuts Long Electric/Saxa Lot 280 Shepherds Drive	Lot 281 Shepherds Drive	Not Abutting Detrimental Uses	
	1	2	Lots 274-278, Shepherds Drive	Lots 271 & 272, Shepherds Drive
Sale Number	1	2	3	4
Approximate Distance(Blocks)/Direction	-	-	< 1 Block	< 1 Block
Date of Sale	Mar-16	Jun-18	Mar-16	Jul-16
Property Rights	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Sale Price	\$135,000	\$140,139	\$675,000	\$270,000
Size (No. Lots)	1	1	5	2
Sale Price/Lot	\$135,000	\$140,139	\$135,000	\$135,000
ELEMENTS OF COMPARISON				
Property Rights Conveyed	0%	0%	0%	0%
Adjusted Unit Price	\$135,000	\$140,139	\$135,000	\$135,000
Financing	0%	0%	0%	0%
Adjusted Unit Price	\$135,000	\$140,139	\$135,000	\$135,000
Conditions of Sale	0%	0%	0%	0%
Adjusted Unit Price	\$135,000	\$140,139	\$135,000	\$135,000
Expenditures Made Immediately After	0%	0%	0%	0%
Adjusted Unit Price	\$135,000	\$140,139	\$135,000	\$135,000
Market Conditions/Date of Sale	0%	-4%	0%	0%
Adjusted Unit Price	\$135,000	\$135,000	\$135,000	\$135,000
PHYSICAL CHARACTERISTICS				
Location	0%	0%	0%	0%
Size (Sq. Ft.)	0%	0%	0%	0%
Zoning Classification	0%	0%	0%	0%
Topography	0%	0%	0%	0%
Utilities	0%	0%	0%	0%
Entitlements	0%	0%	0%	0%
Net Adjustment	0%	0%	0%	0%
Indicated Unit Value	\$135,000	\$135,000	\$135,000	\$135,000
Price of Lots Not Abutting Detrimental Uses	\$135,000			
Price of Lots Abutting Detrimental Uses	\$135,000			
Difference Attributed to Detrimental Conditions	0%			

Comments: The townhouse and detached lots are similar except for abutting detrimental uses and change in market conditions/date of sale. After adjusting for the lots for differences in market conditions, the difference in the adjusted lot price is attributed to abutting detrimental conditional uses that are more intense than the subject lots. There is no difference between the lots abutting detrimental uses and those not abutting detrimental uses.

The above analysis and results are consistent with an interview of the developer of the Holly Ridge lots who indicated the abutting and confronting detrimental uses (commercial/industrial) had no adverse impact on the price of the abutting or confronting detached single family or townhouse lots.

Detached Single Family Houses: This analysis uses three sales. 5837 Shepherd Drive (Lot 280) abuts Long Electric and Saxa Limited properties. This house was a former new home model house. Comparable #1 and #2, which are not exposed to the detrimental conditions, were adjusted for differences as compared to 5837 Shepherd Drive. The difference between the adjusted sale price of each sale is attributed to the impact of a detached house abutting commercial and industrial land uses with detrimental conditions. This analysis, using lump sum adjustments, follows.

PAIRED DATA ANALYSIS

Property	BACKS TO STORAGE YARD	COMPARABLE 1	COMPARABLE 2
Address:	5837 Shepherd Drive Frederick, Maryland 21704	5824 Shepherd Drive Frederick, Maryland 21704	5830 Shepherd Drive Frederick, Maryland 21704
Distance From Subject (blocks)		1 / Block	1 Block
Sale Price	\$589,000	\$590,750	\$500,000
Price Per Sq. Ft.	\$248.94	\$252.03	\$3,571,429
Data Source and Verification	Bright MLS, Exterior Inspection, Deed 7 Days on the market	Deed, SDAT, Bright MLS 5 Days on the market	Deed, SDAT, Bright MLS
ELEMENTS OF COMPARISON	DESCRIPTION	DESCRIPTION +/- Adjust.	DESCRIPTION +/- Adjust.
Property Rights	Similar	\$0	Similar
Adjusted Sale Price	\$589,000	\$590,750	\$500,000
Sales or Financing Concessions	Conventional	\$0	Conventional
Adjusted Sale Price	\$589,000	\$590,750	\$500,000
Conditions of Sale		\$0	\$0
Adjusted Sale Price	\$589,000	\$590,750	\$500,000
Expenditures Made Immediately After Settlement		\$0	\$0
Adjusted Sale Price	\$589,000	\$590,750	\$500,000
Date of Sale (Market Conditions)	C-7/09/2021; S 8/30/2021	\$0	C-10/13/2021; S 11/12/2020
Adjusted Sale Price	\$589,000	\$600,713	\$46,646
Location	Frederick, Maryland 21704	Frederick, Maryland 21704	Frederick, Maryland 21704
Land Area (Acres)	0.1800	0.140	0.1400
Topography / Shape	Gently Rolling to Hilly w/ Some Steep Slopes / Irregular / Stream	Level to Rolling / Irregular	Level to Rolling / Irregular
View	Below Average - Storage Yard	Average	Similar
Appeal / Design	Average / 2 Story	Similar / 2 Story	Similar / Two Story
Quality of Construction	Average / Aluminum Siding/Partial Front Stone Veneer	Average / Aluminum Siding/Partial Stone	Average / Aluminum Siding
Age / Condition	5 Years / Good/Former Model	5 Years / Good	4 Years / Good
Rooms- Bedrooms-Baths (Full/Half)	8 Rms- 4 Bdrm- 2.5 Bath	8 Rms- 4 Bdrm- 2.5 Bath	8 Rms- 4 Bdrm- 2.5 Bath
G.L.A. (Sq.Ft)	2,366	2,344	2,384
Basement & Finish	Full; Unfinished	Full Walkout: 550 Sq. Ft. Finished. Family Room & Storage Room	Full Walkout: 500 Sq. Ft. Finished. Family Room & Storage Room
(\$24,750)			-\$22,500
Kitchen	Island, Granite Counter Tops Shaker Cabinets	Inferior: No island, granite	Similar
Heating/Cooling	Gas Heat & Electric Heat Pump with CAC	Gas Heat & Electric Heat Pump with CAC	Gas Heat & Electric Heat Pump with CAC
Garage/Carport	Attached 2 Car Garage	Similar	Similar
Fireplace	1 Pre Fab Gas Fireplace	No Fireplace	No Fireplace
		\$5,000	\$5,000
Patio, Porch, Deck	Front covered porch, stone patio with fire pit	Smaller Covered Front Porch	Covered Front Porch
		\$6,500	\$5,000
Features:	9 foot ceiling on 1st floor, Sun Room Upgraded Trim	Standard	9th Ceiling
		\$0	\$0
NET ADJUSTMENT(+/-)	0	-\$8,250	-\$9,000
ADJUSTED SALE PRICE OF COMPARABLE	\$589,000	\$592,463	\$537,646

Note: The adjustments are approximations and rely on the appraisers judgment based on market observations. The market may not reflect as much accuracy as the adjustments suggest.

Comments: After making adjustments so that the adjusted sale prices are similar except for exposure to detrimental conditions associated with previously identified commercial and industrial land uses, the adjusted price of Sales #1 and #2, which do not abut the properties with detrimental conditions, ranges from less than 1% for Sale #1 to 8.7% for Sale #2 less than the sale price of 5837 Shepherd Drive indicating the exposure to the previously described detrimental conditions did not have a measurable impact on the sale price of the property. This analysis supports the previously paired data analysis using finished lot sales and is consistent with a conversation with the listing agents of 5837 Shepard Drive who indicated the detrimental conditions associated with the abutting and confronting commercial/industrial uses had no adverse impact on the sale price.

Group Data Analysis: The group data analysis groups data by an independent variable. Sales are analyzed in pairs or groups. There were an insufficient number of recent sales of detached houses abutting and confronting the previously described properties and associated detrimental conditions. Therefore, I compared a group of townhouse sales between 2016 and 2017 and 2019 and 2020 that abutted the detrimental conditions (Group #1) with sales of townhouses that did not abut or confront the detrimental conditions of the commercial properties (Group #2). There was an insufficient number of sales in 2018 and 2021-2023 to analyze. The difference, if any, is attributed to the impact of the detrimental conditions. The analysis follows.

Group # 1 - Abutting Storage Lot with No Buffer

<u>Lot Number</u>	<u>Address</u>	<u>Grantor</u>	<u>Grantee</u>	<u>Settlement Date</u>		<u>Type</u>	<u>GLA (S. F.)</u>	<u>Liber/Folio</u>	<u>Original</u>	<u>Final</u>	<u>\$/Sq. Ft.</u>	<u>GLA(1)</u>
				<u>(SDAT)</u>	<u>End Unit Townhouse</u>							
282	5931 Shepherd Lane	NVR, Inc.	Ankur Gupta	7/14/16		1,440	11252/255		\$300,000	\$208.33		
283	5929 Shepherd Lane	Matthew Ayers	Ran Deng	9/9/21	Townhouse	1,454	15268/144	\$314,900	\$350,000	\$240.72		
		NVR Inc.	Matthew Ayers	9/7/16	Townhouse	1,454	11356/331		\$286,000	\$196.70		
284	5927 Shepherd Lane	NVR Inc.	Courtney M. Abrecht	3/31/16	Townhouse	1,680	11345/227		\$309,368	\$184.15		
285	5925 Shepherd Lane	Mark Adjei	Khadisha Johnson	8/6/21	End Unit Townhouse	1,440	15182/461	\$379,900	\$380,000	\$263.89		
		NVR Inc.	Mark Adjei	9/7/2016	End Unit Townhouse	1,440	11356/295		\$282,093	\$195.90		
286	5923 Shepherd Lane	NVR, Inc.	Christina and Martinez Jose Elias Ramos	2/6/17	End Unit Townhouse	1,440	11673/418	\$296,810	\$296,810	\$206.12		
287	5921 Shepherd Lane	NVR, Inc.	Christopher and Juliana Morgan	2/16/17	Townhouse	1,440	11673/388	\$315,970	\$315,970	\$219.42		
288	5919 Shepherd Lane	Adam and Amy Treisler	Emmanuel H. and Revecca Cudjoe	2/7/20	Townhouse	1,680	13546/264	\$315,000	\$317,500	\$188.99		
		NVR, Inc.	Adam and Amy Treisler	2/2/17	Townhouse	1,680	13546/264	\$303,010	\$303,010	\$180.36		
289	5917 Shepherd Lane	NVR, Inc.	Diana Ream	2/16/17	End Unit Townhouse	1,440	11674/1	\$295,340	\$295,340	\$205.10		
290	5915 Shepherd Lane	Shannon Humphreys	Logan Smock and Brooke Kline	6/7/19	End Unit Townhouse	1,440	13014/443	\$334,750	\$334,750	\$232.47		
		NVR, Inc.	Shannon Humphreys	3/16/17	End Unit Townhouse	1,440	11717/433	\$333,355	\$333,355	\$231.50		
45	5877 Barts Way	NVR, Inc.	Steven Jessy Valdez and Jennifer Keane	12/20/19	End Unit Townhouse	1,454	13423/186	unknown	\$306,990	\$211.13		
46	5875 Barts Way	NVR, Inc.	Wenxia Zhang	1/8/20	Townhouse	1,440	13450/191	unknown	\$296,990	\$206.24		
47	5873 Barts Way	NVR, Inc.	Mariessa and Sean Magirinis	12/20/19	Townhouse	1,440	13423/260	unknown	\$312,625	\$217.10		
48	5871 Barts Way	NVR, Inc.	Kristin Elizabeth Berger and Kim Marco Peaks, Sr.	12/19/19	Townhouse	1,440	13414/448	unknown	\$327,680	\$227.56		
49	5869 Barts Way	NVR, Inc.	NiMah Keita-Kumako	12/18/19	End Unit Townhouse	1,440	13413/123	unknown	\$289,990	\$201.38		
50	5867 Barts Way	NVR, Inc.	Admassu Woldegiorgis and Estegenet Gizaw	11/29/19	End Unit Townhouse	1,440	13376/68	unknown	\$312,585	\$217.07		
51	5865 Barts Way	NVR, Inc.	Henry and Tial Pen Vangchhia	11/22/19	Townhouse	1,440	13360/446	unknown	\$300,035	\$208.36		
52	5863 Barts Way	NVR, Inc.	Amanda Malone	11/27/19	Townhouse	1,440	13372/157	unknown	\$322,065	\$223.66		
53	5861 Barts Way	NVR, Inc.	Eileen Suzanne Thomas	12/20/19	End Unit Townhouse	1,440	13421/286	unknown	\$299,990	\$208.33		
Average \$/ Sq. Ft. NVR 2019-2022 - 1,440/-										\$213.43		
NVR 2016-2017 - 1,440/-										\$203.06		

Group # 2 - Not Abutting Storage Lot with No Buffer

291	5913 Shepherd Lane	NVR Inc.	Andy Suther and Alexis Hudson	3/16/2017	Townhouse	1,694	11714/348	\$317,010	\$317,010	\$187.14
292	5311 Shepherd Lane	NVR Inc.	Adam and Amanda Haarer	3/16/2017	End Unit Townhouse	1,440	11717/404	\$304,640	\$304,640	\$211.56
293	5909 Shepherd Lane	Amanda Miller	Ramana and Laxmi Venkat Manusani	1/19/2022	Townhouse	1,680	16217/25	\$410,000	\$410,000	\$244.05
		NVR Inc.	Amanda Miller	3/16/2017			11717/26	\$319,935	\$319,935	\$190.44
294	5907 Shepherd Lane	Amanda Shafer	Stacey M. Schumann	4/12/2021	End Unit Townhouse	1,694	14757/376	\$367,500	\$367,500	\$216.94
		NVR Inc.	Amanda Shafer	3/16/2017	End Unit Townhouse	1,694	11717/228	\$339,975	\$339,975	\$200.69
54	5855 Barts Way	NVR Inc.	Cynthia Boadu and Prince K. Sasu	5/28/2019	End Unit Townhouse	1,680	12991/164	\$335,200	\$335,200	\$199.52
55	5853 Barts Way	NVR Inc.	Yessika Valenuela	5/15/2019	Townhouse	1,440	12971/14	\$320,000	\$320,000	\$222.22
56	5851 Barts Way	NVR Inc.	Racquel Russ	5/3/2019	Townhouse	1,680	12950/200	\$325,000	\$325,000	\$193.45
57	5849 Barts Way	NVR Inc.	Gina Marie Wood	5/17/2019	Townhouse	1,680	12976/220	\$325,000	\$325,000	\$193.45
58	5847 Barts Way	John David Cruz	Marie Durane and Billy Windley Seymour	11/9/2021	Townhouse	1,680	15480/173	\$384,999	\$384,999	\$229.17
		NVR Inc.	John David Cruz	5/16/2019	Townhouse	1,680	12972/153	\$326,495	\$326,495	\$194.34
59	5845 Barts Way	Susan Sharp Amsden	Megh Raj Kadel	6/16/2020	End Unit	1,452	13818/182	\$345,000	\$345,000	\$237.60
		NVR Inc.	Susan Sharp Amsden	3/25/2019	End Unit	1,452	12887/226	\$309,990	\$309,990	\$213.49
						2,210	11717/228	\$339,975	\$339,975	\$153.83
21	5811 Barts Way	Thierry Benjamin Kaore	Kacie Lynn and Liam Patrick Tart	11/23/2022	End Unit	1,694	16236/11	\$405,000	\$405,000	\$239.08
		NVR Inc.	Thierry Benjamin Kaore	10/2/2019	End Unit	1,694	13246/386	\$353,555	\$353,555	\$208.71
20	5813 Barts Way	NVR Inc.	Roselle Enriquez and Enrico Griego Caperal	9/26/2019	Townhouse	1,680	13234/385	\$355,920	\$355,920	\$211.86
19	5815 Barts Way	NVR Inc.	Ping Wang Towers and Karen Towers	9/27/2019	Townhouse	1,438	13237/477	\$331,670	\$331,670	\$230.65
18	5817 Barts Way	Andrew Arthur Linn	Shahan Mahamadalsam and Shahinben Salimhal Vahora	8/22/2023	Townhouse	1,680	16570/183	\$433,000	\$433,000	\$257.74
		NVR Inc.	Andrew Arthur Linn	9/27/2019	Townhouse	1,680	13240/130	\$340,425	\$340,425	\$202.63
17	5819 Barts Way	NVR Inc.	Ronald and Crystal Grimm	12/4/2019	Townhouse	1,680	13376/241	\$345,170	\$345,170	\$205.46
16	5821 Barts Way	NVR Inc.	Arzouma Kompare and Aminata Kompaore Traore	10/2/2019	End Unit	1,680	13246/210	\$361,045	\$361,045	\$214.91
22	5807 Barts Way	NVR Inc.	Brian Paul Schmoyer	10/21/2019	End Unit	1,680	13283/216	\$360,529	\$360,529	\$214.60
23	5805 Barts Way	NVR Inc.	Caroline Olabisi Ogunbodeo	10/22/2019	Townhouse	1,280	13287/477	\$304,730	\$304,730	\$238.07
24	5803 Barts Way	NVR Inc.	Carla Sue Difenderfer	10/21/2019	Townhouse	1,448	13283/414	\$330,855	\$330,855	\$228.49
25	5801 Barts Way	NVR Inc.	Francine Hawes	10/17/2019	End Unit	1,680	13280/336	\$338,075	\$338,075	\$201.24
26	5797 Barts Way	John Christopher Richardson	Desia Rachelle Hartwell	6/4/2021	End Unit	1,680	14954/138	\$375,000	\$375,000	\$223.21
		NVR Inc.	John Christopher Richardson	9/17/2019	End Unit	1,680	13217/210	\$343,900	\$343,900	\$204.70
27	5795 Barts Way	NVR Inc.	Tony Aaron Gal	9/12/2019	Townhouse	1,440	13207/68	\$320,640	\$320,640	\$222.67
28	5793 Barts Way	NVR Inc.	Komal Cheryl Carter	9/12/2019	Townhouse	1,288	13207/46	\$288,250	\$288,250	\$223.80
29	5791 Barts Way	NVR Inc.	Sreenivasa Reddy Pusapat and Sandhya Reddy Doola	9/13/2019	End Unit	1,680	13210/320	\$344,430	\$344,430	\$205.02
230	5751 Barts Way	NVR Inc.	Stephen Matthew Davis and Sana Shamim	8/24/2017	End Unit	1,680	11996/500	\$318,655	\$318,655	\$189.68
231	5753 Barts Way	Muhammad Sarosh	Prashanth Gaddam and Hima Bindu Manda	4/4/2023	Townhouse	1,454	16386/134	\$418,500	\$418,500	\$287.83
		Andrew Flain	Muhammad Sarosh	2/16/2021	Townhouse	1,454	14541/156	\$354,800	\$354,800	\$244.02
		NVR Inc.	Andrew Flain	6/29/2017	Townhouse	1,454	11905/198	\$296,090	\$296,090	\$203.64
232	5755 Barts Way	NVR Inc.	Rebecca Robinson and Allen Etzler	6/29/2017	Townhouse	1,440	11905/168	\$302,690	\$302,690	\$210.20
233	5757 Barts Way	Joseph Fehrkob	Babak Makhmalbaf and Zahra Mehrizadeh	8/6/2020	Townhouse	1,440	13958/377	\$345,000	\$345,000	\$239.58
		NVR Inc.	Joseph Fehrkob	6/29/2017	Townhouse	1,440	11905/227	\$294,250	\$294,250	\$204.34
234	5759 Barts Way	NVR Inc.	Ines Hansen	7/13/2017	Townhouse	1,440	11922/44	\$284,730	\$284,730	\$197.73
235	5761 Barts Way	Karthik Chittamori	Morris and Kule Sando	3/19/2020	Townhouse	1,694	13600/38	\$341,400	\$341,400	\$201.53
		NVR Inc.	Karthik Chittamori	7/19/2017	Townhouse	1,694	11934/108	\$338,215	\$338,215	\$199.65
236	5763 Barts Way	NVR Inc.	Kishor Shrestha and Sonam Karmacharya	7/20/2017	End Unit	1,680	11936/342	\$337,795	\$337,795	\$201.07
237	5771 Barts Way	NVR Inc.	Javier Jaco	4/25/2018	End Unit	2,523	12381/160	\$325,000	\$325,000	\$128.81
238	5773 Barts Way	NVR Inc.	Alberto and Diana Betances	10/3/2017	Townhouse	1,908	12061/158	\$290,650	\$290,650	\$152.25
239	5775 Barts Way	Nathan Bradley	Sarita R. Joshi	4/18/2022	Townhouse	2,131	15862/455	\$400,000	\$400,000	\$187.71
		NVR Inc.	Nathan Bradley	10/16/2017	Townhouse	2,131	12089/45	\$300,640	\$300,640	\$141.08
240	5777 Barts Way	Stephanie Michaels	Subha Choudhuri	11/4/2021	Townhouse	1,923	15466/1	\$370,000	\$370,000	\$192.41
		NVR Inc.	Stephanie Michaels	10/16/2017	Townhouse	1,923	12082/147	\$321,105	\$321,105	\$166.98
241	5762 Barts Way	Chris O'Daniel	Emekulu Tessema Alemaw and Tesfaye Mihret Khaddis	2/19/2021	End Unit	2,131	14560/50	\$385,000	\$385,000	\$171.28
		NVR Inc.	Chris O'Daniel	10/25/2017	End Unit	2,131	12100/354	\$308,655	\$308,655	\$144.84
242	5781 Barts Way	Guang Chuang	Andrew Stallings and Amanda Allen	10/15/2020	End Unit	2,131	14175/385	\$350,000	\$350,000	\$164.24
		NVR Inc.	Guang Chuang	11/21/2017	End Unit	2,131	12144/469	\$312,347	\$312,347	\$146.57
243	5783 Barts Way	NVR Inc.	Todd David Patton	10/31/2017	Townhouse	1,908	12108/280	\$298,180	\$298,180	\$156.20
244	5785 Barts Way	NVR Inc.	Charles SR and Paula Dabbs	11/7/2017	Townhouse	2,145	12120/195	\$279,165	\$279,165	\$130.15
245	5787 Barts Way	Kyle Cuzillo	Sai Krishna Mamidi and Meher Sravya Kancharla	4/23/2021	End Unit	2,020	14811/145	\$375,000	\$375,000	\$185.64
		NVR Inc.	Kyle Cuzillo	11/7/2017	End Unit	2,020	12120/165	\$308,595	\$308,595	\$152.77
246	5768 Barts Way	NVR Inc.	Kalani James	11/1/2017	End Unit	2,534	12111/188	\$315,268	\$315,268	\$124.42
247	5766 Barts Way	Brittany Lyle	Shane Montgomery Bryan	7/17/2020	Townhouse	2,052	13903/281	\$355,000	\$355,000	\$173.00
		NVR Inc.	Brittany Lyle	10/25/2017	Townhouse	2,052	12100/324	\$301,630	\$301,630	\$146.99
248	5764 Barts Way	Robert Zell	Tian Zhou	4/28/2022	Townhouse	2,331	15886/42	\$400,000	\$400,000	\$171.60
		NVR Inc.	Robert Zell	11/1/2017	Townhouse	2,331	12131/425	\$290,355	\$290,355	\$124.56
249	5762 Barts Way	NVR Inc.	Rasheed and Shannon Barrow	11/28/2017	Townhouse	2,465	12152/408	\$327,165	\$327,165	\$132.72
250	5760 Barts Way	NVR Inc.	Sameul and Kimberly Mitchell	11/1/2017	End Unit	2,331	12111/217	\$307,755	\$307,755	\$132.03
251	5758 Barts Way	NVR Inc.	Natalia Machado-Capobianco and Jackson Thotamwai	7/13/2017	End Unit	2,534	11922/73	\$316,800	\$316,800	\$125.02
252	5756 Barts Way	Kyler Akers	Chad M. and Tara M. Allen	11/2/2018	Townhouse	2,160	12772/476	\$324,900	\$324,900	\$150.42
		NVR Inc.	Kyler Akers	7/19/2017	Townhouse	2,160	11934/77	\$283,975	\$283,975	\$131.47
253	5754 Barts Way	NVR Inc.	Eric Nicholson and Emily Bagirova	7/31/2017	Townhouse	2,520	11952/86	\$309,540	\$309,540	\$122.83
254	5752 Barts Way	NVR Inc.	Joseph Kaluku	7/25/2017	Townhouse	2,174	11943/439	\$299,175	\$299,175	\$137.61
255	5750 Barts Way	NVR Inc.	Lawrenicia Addo	8/10/2017	End Unit	2,400	11972/375	\$324,665	\$324,665	\$135.28

Average \$/ Sq. Ft. NVR 2019 - 2020 - 1,440/-
NVR 2016 - 2017 - 1,440/-

\$217.58
\$166.64

Conclusion: The average price per square foot of gross living area above grade of the townhouses abutting detrimental conditions for 2016-2017 sold for approximately 21.9% more than sale in Group 2 (not abutting detrimental conditions). This difference appears to be influenced by another variable, the greater number of sales of larger size townhouses in Group 2. There is an inverse relationship between size and sale price which appears to have lowered the average price per square foot. The average sale price for Group 1 sales between 2019 and 2020 was 1.9% lower than Group 2 sales. The sales data appears to have been influenced by the spike in the price of townhouses caused by the COVID-19 pandemic. Due to these additional variables, less weight was given to this data analysis method.

Final Conclusion: The preceding analysis of sales in Holly Ridge that abut and confront commercial and industrial uses with detrimental conditions that are not screened to the level proposed for the subject indicates the sale prices were not adversely impacted by these detrimental conditions. Therefore, the potential detrimental conditions (abutting a storage yard, view and exposure to lights and noise) associated with the subject RV storage lot will not have an adverse effect on the market value of abutting and confronting (residential) properties to the subject.

Based on my investigation, research, and analysis, it is my opinion, as of December 21, 2023 the proposed special exception as a recreational vehicle storage lot at the proposed location will not have an adverse effect on the market value of neighboring properties above and beyond those inherently associated at any other location within the zoning district.

The opinions contained in this report are subject to the *Definitions*, *Certifications*, and *Underlying Assumptions and Contingent Conditions*, and the following *Hypothetical Condition*:

- The After analysis is based on the *Hypothetical Condition* that the special exception for the proposed RV storage lot is approved and the proposed storage lot is constructed.

The use of this *Hypothetical Condition* might affect assignment results.

ADDENDA

QUALIFICATIONS OF THE APPRAISER/CONSULTANT

TERRENCE W. MCPHERSON bud@mcphersonassoc.com

Professional Membership/Affiliate:

- Maryland Certified General Real Estate Appraiser #04-638 (1991)
- Pennsylvania Certified General Appraiser #GA-001236-L (1994)
- Virginia Certified General Real Estate Appraiser #4001-003413 (1995)
- West Virginia Certified General Real Estate Appraiser #312 (2002)
- Maryland Real Estate Broker #48715

Appraisal Institute:

- MAI Designation, Appraisal Institute, 1984
- SRA, Senior Residential Appraiser, 1982
- Board of Directors, Washington Metropolitan Chapter, 1991
- Board of Directors, Maryland Chapter, 1994-1996
- Treasurer, Maryland Chapter, 1997
- Secretary, Maryland Chapter, 1998
- Vice President, Maryland Chapter, 1999
- President, Maryland Chapter, 2000

American Institute of Real Estate Appraisers:

- Board of Directors, Maryland Chapter No. 26, 1986-1989

Society of Real Estate Appraisers:

- Board of Directors, Washington Metropolitan Chapter, 1985-1989
- President, Washington Metropolitan Chapter, 1990

Frederick County Building Industry Association,

- Land Use Council Member Since 2016

Education and Background:

- BA Degree (Magna Cum Laude) Political Science, University of Maryland, Baltimore County Campus, 1975
- Grimes & Associates Realty, Inc., Real Estate Sales, March 1976 to March 1979
- Baystate Appraisal Corporation, Associate Appraiser, March 1979 to October 1979
- Donald V. Urquhart & Assoc., Associate Appraiser, October 1979 to January 1985
- Associate Real Estate Broker - State of Maryland, 1980
- Partner - Grimes & Associates Realty, Inc., 1982 to 1984
- Partner - McPherson, Urquhart & Associates, October 1980 to January 1985
- Partner - Urquhart, McPherson, Hannan, Six & Assoc., January 1985 to March 1986
- Partner - McPherson, Six & Associates, Inc., April 1986 to June 1991
- Owner - McPherson & Associates, Inc., June 1991 to Present
- Owner – Real Estate Brokers, Inc.

Real Estate Courses Completed:

Frederick Community College:

- Basic Real Estate Principles

University of Maryland:

- Advanced Principles of Real Estate II

Montgomery Community College:

- Advanced Principles of Real Estate II

Society of Real Estate Appraisers:

- Course 101 - Introduction to Real Estate Appraising
- R-2 Narrative Report Seminar

American Institute of Real Estate Appraisers:

- Course 1B, Capitalization Theory and Techniques (Parts I, II & III)
- Course II-I, Case Studies in Real Estate Valuation
- Course II-2, Valuation Analysis and Report Writing
- Course IV, Condemnation
- Course VIII, Single-Family Residential Valuation

- Standards of Professional Practice and Ethics

Appraisal Institute:

- Condominiums, Co-Ops and PUDs, 2008
- 2020-2021 USPAP 7-Hour Equivalent Update, August 2020
- Business Practices and Ethics
- Fundamentals of Separating Real Property, Personal Property and Intangible Business Assets, September 2012
- Introduction to Green Buildings: Principles & Concepts, November 2014
- Uniform Appraisal Standards for Federal Land Acquisitions: Practical Applications 2017

Seminars:

- Commercial Market Update, January 2007
- Real Estate Development and Feasibility, July 2007
- What's In Store? Real Estate Economy 2008, July 2007
- Real Estate Market Update: Metro DC RE: 2008 & Beyond, October 2008
- PA State Regulations, May 2021
- Appraisal Challenges: Declining Markets and Sales Concessions, September 2009
- Appraising Distressed Commercial Real Estate: Here We Go Again, November 2009
- Advanced Spreadsheet Modeling for Valuation Applications, September 2010
- How Tenants Create or Destroy Value: Leasehold Valuation and Its Impact on Value, May 2019
- Appraising Automobile Dealerships, June 2019
- Analyzing Operating Expenses, August 2020

Teaching Experience:

- University of Virginia - Extension Course, Introduction to Appraising Real Property, Guest Lecturer; SREA Course 102, Spring of 1987
- Montgomery Community College - SREA Course 102, 1986
- The Greater Baltimore Board of Realtors, Inc. - Appraisal Licensing Courses; 1991-1992

Expert/Qualified Witness: Allegany, Carroll, Frederick and Washington Counties Circuit Court; Maryland Tax Court, U.S. Bankruptcy Court; North District of WV; Southern Division for the District of Maryland; Carroll County Board of Zoning Appeals; Prince Georges County Property Review Board; Washington County Property Review Board and Fairfax County Property Review Board; United States Court of Federal Claims and United States District Court of Maryland

Representative Clients:

- | | | |
|---|--|---------------------------------|
| • Bank of America | • Woodsboro Bank | • City of Frederick |
| • CitiBank, N.A. | • FCB Bank | • U.S. Justice Department |
| • Truist | • U.S. Dept. of Interior & GSA | • Citizens Bank |
| • Wells Fargo Bank | • Willard Agri Services | • Atlantic Union Bank |
| • PNC Real Estate Services | • Natelli Communities | • ACNB Bank |
| • Fifth Third Bank | • Capital Bank | • Maryland State Highway Admin. |
| • Jonestown Bank & Trust Co. | • MidAtlantic Farm Credit | • Wesbanco Bank |
| • Sandy Spring Bank | • Middletown Valley Bank | • M&T Bank |
| • FDIC | • MidLantic Financial | • BCT – Bank of Charles Town |
| • Attorneys, Certified Public Accountants Private Individuals | • Maryland Department of Natural Resources (DNR) | |

Cross Section of Appraisals: Garden apartments, shopping centers, warehouses, general and medical office buildings and condominium units; surgical centers, mixed use buildings, motels, truck stops, raw land, residential and industrial subdivisions, golf courses, veterinary clinics, farms, condemnation valuation, residential properties, special purpose properties (places of worship, schools, car dealerships and campgrounds), partial interest valuations; market studies for apartment projects, consultations and absorption and financial feasibility analysis of mixed use projects.

Consulting: Feasibility analysis of proposed residential and commercial developments, and mixed use developments; fee structures for management and leasing of residential and commercial buildings; assist in preparation of requests for proposals; land use studies; cost benefit analysis; and arbitration.



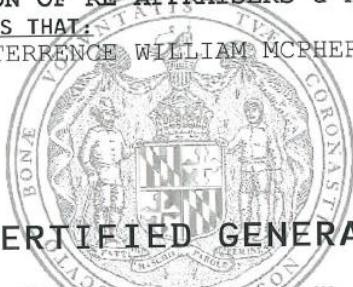
LICENSE * REGISTRATION * CERTIFICATION * PERMIT

STATE OF MARYLAND
MARYLAND DEPARTMENT OF LABOR

Lawrence J. Hogan, Jr.
Governor
Boyd K. Rutherford
Lt. Governor
Tiffany P. Robinson
Secretary

COMMISSION OF REAL APPRAISERS & HOME INSPECTORS
CERTIFIES THAT:

TERRENCE WILLIAM MCPHERSON



IS AN AUTHORIZED: **04 - CERTIFIED GENERAL**

LIC/REG/CERT EXPIRATION EFFECTIVE CONTROL NO
638 12-31-2024 12-05-2021 1632 5802297

Terren...
Signature of Bearer

WHERE REQUIRED BY LAW THIS MUST BE CONSPICUOUSLY DISPLAYED IN OFFICE TO WHICH IT APPLIES

Tiffany P. Robinson

Secretary

SUBJECT PHOTOS



Street Scene of Hessong Bridge Road at Prospect Drive, Looking South



Street Scene of Angleberger Road from Leatherman Drive, Looking East



Street Scene of Angleberger Road, Looking South Towards US 15



View from Area of RV Storage Lot, Looking Northeast Toward Prospect Drive



View from Existing RV Storage Lot on Adjoining Property, Looking East



View from Northern Section of Proposed RV Storage Lot, Looking East Toward the Ridge and Farmhouse and Outbuildings

SUBJECT PHOTOS



View from Southern Section of the Proposed RV Storage Lot, Looking South at the Rear of Properties #1 - #3



View from Southern Section of the Proposed RV Storage Lot, Looking South at the Rear of Properties #1 - #3



View of Abutting Property (#6, 7171 Prospect Drive), Looking Northeast from Proposed RV Storage Lot



View of Proposed Entrance from Angleberger Road to Subject RV Storage Lot from Leatherman Drive



View of Property #11, Looking Northwest



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January 8, 2024

Andrew Brown, Chair
Board of Appeals
Frederick County
30 N. Market St.
Frederick, MD 21701

RE: Beckley's RVs
Frederick County, Maryland
Our Job No.: 2023-0339

Dear Mr. Brown:

As requested, we have prepared a Traffic Engineering Assessment for the existing and proposed operations of Beckley's RVs based on the proposed plan to develop a Recreational Vehicle (RV) Storage Lot with 210 spaces generally located along the north side of Angleberger Road to the east of the existing Beckley's RV Lot as shown below in Figure 1.

Figure 1 – Site Location Map



Unfortunately, the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition) does not have a Land Use Code for an RV Storage Area. However, it is our opinion that this use will not generate a significant number of trips on a daily or peak hour basis. Our understanding of the operations is that owners will store their RVs at this facility and remove them from the facility when needed for their personal use.

The closest Land Use Code in ITE, in my opinion, is a Mini-Warehouse/Self-Storage (ITE Land Use Code 151), which operates similarly to the RV Storage Area. A facility which has individual units for people to rent to store personal goods/items. Per ITE, 210 Units of a Mini-Warehouse/Self-Storage would generate 3 AM and 4 PM peak hour trips on average each day. I would assume a similar trip generation for the RV Storage Area as well.

We observed operations at the facility and noted the following:

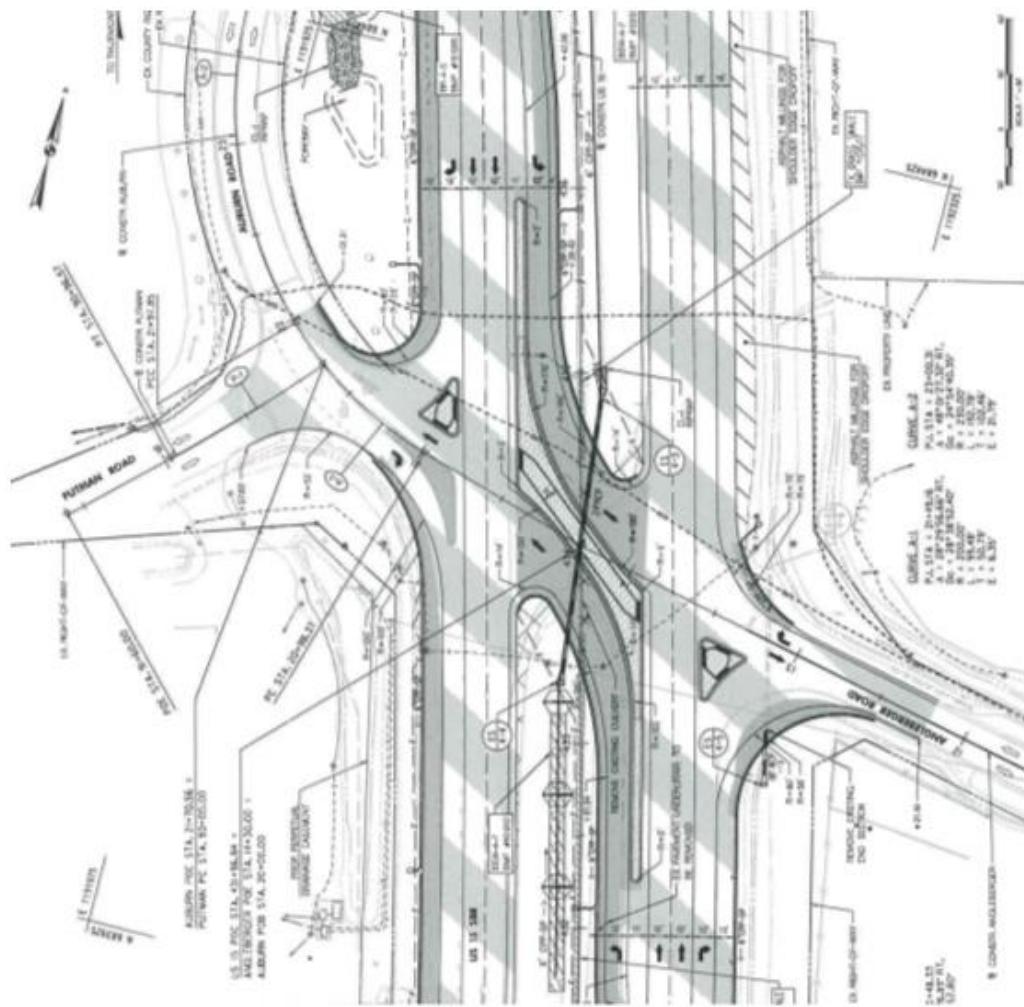
- Unregistered vehicles were utilizing the County Road System adjacent to their property and discussed with ownership. Since discussions, Beckley RVs has registered forklifts, gators, and tractors through the Maryland Department of Transportation Motor Vehicle Administration. At this time, Beckley RVs are researching other employee/customer transportation vehicles to replace the golf carts.

At the intersection of US 15 @ Angleberger Road/Auburn Road, the Maryland Department of Transportation State Highway Administration (MDOT SHA) is proposing new J-Turns to enhance safety and operations and the Semi-Final Plan is shown below in Figure 2. This improvement will include:

- Limit movements on Angleberger Road and Auburn Road @ US 15 to a Right In/Right Out/Left In Only.
- Channelize the left turns from US 15 to Angleberger Road and Auburn Road.
- Physically restrict the left turns out from Angleberger Road and Auburn Road to US 15.

As per MDOT SHA, the Final Plans are due to be completed in 2024 and construction to begin in 2024.

Figure 2 – SHA Improvement Plan (Semi-Final Review September 2023)



Based on the information provided, it is our opinion that the new Beckley's RVs Storage Lot with 210 spaces would have a minimal impact on traffic and the surrounding area roadway network based on the projected peak hour trips. Additionally, with the road improvements by MDOT SHA, safety and operations will be enhanced at US 15 @ Angleberger Road/Auburn Road.

If you have any questions, please let me know. Thank you.

Sincerely,



Joseph J. Caloggero, P.E., PTOE, PTP
Vice President

JJC:amr

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January 8, 2024

Andrew Brown, Chair
Board of Appeals
Frederick County
30 N. Market St.
Frederick, MD 21701



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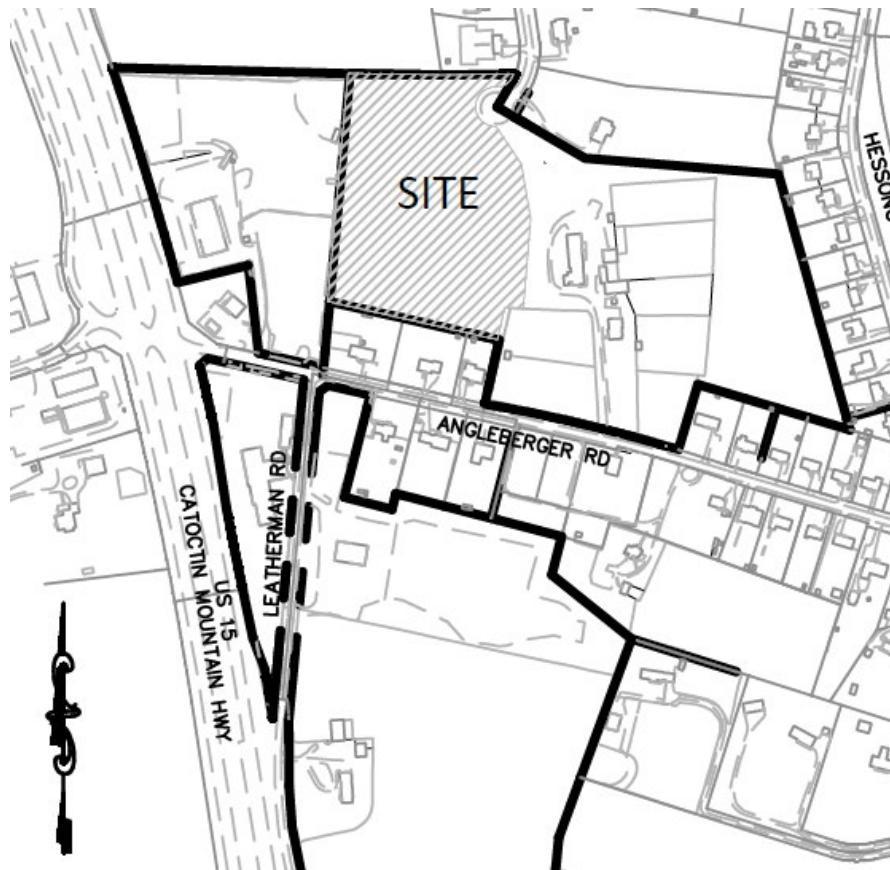
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Frederick County, Maryland
Our Job No.: 2023-0339

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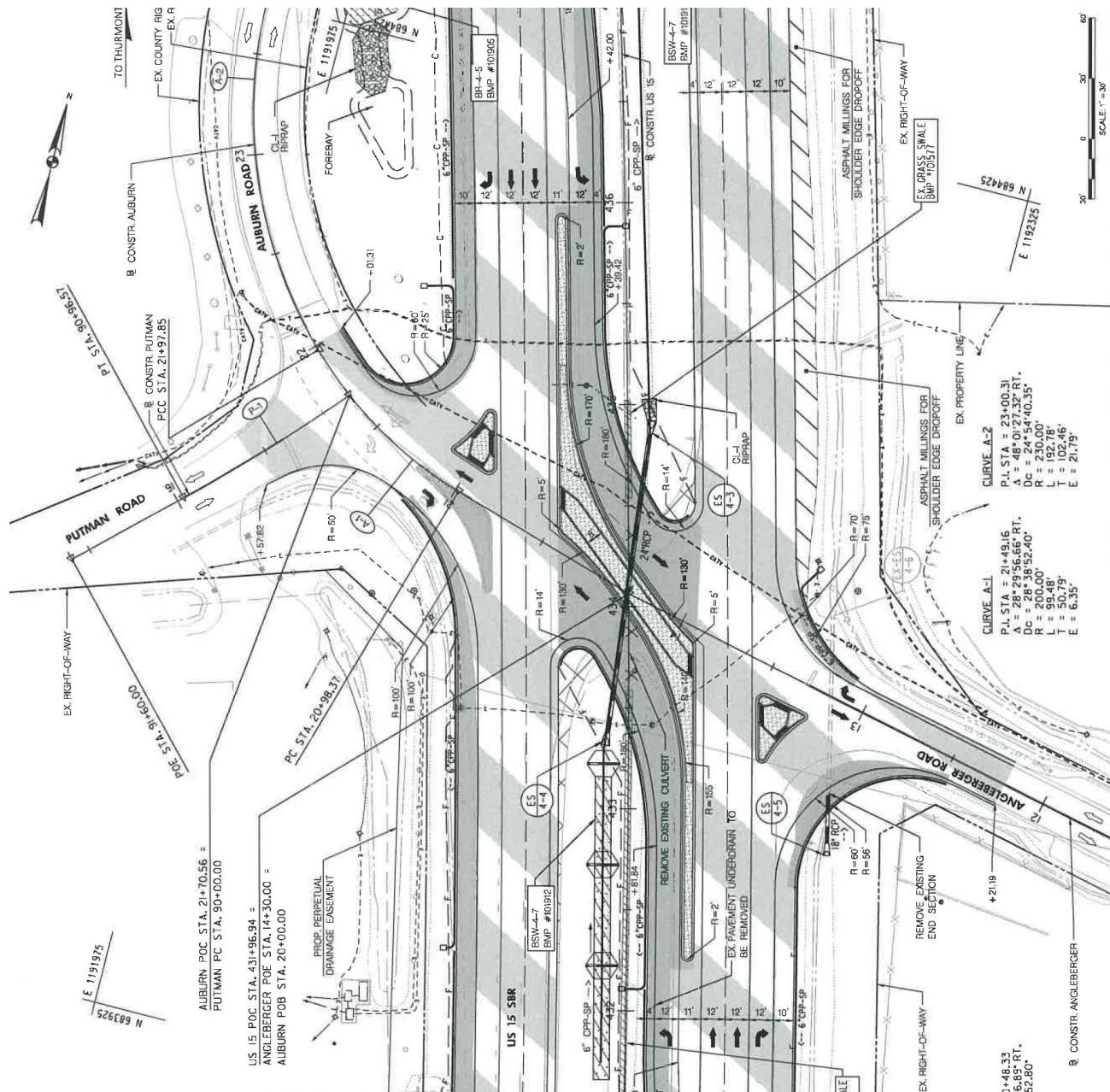
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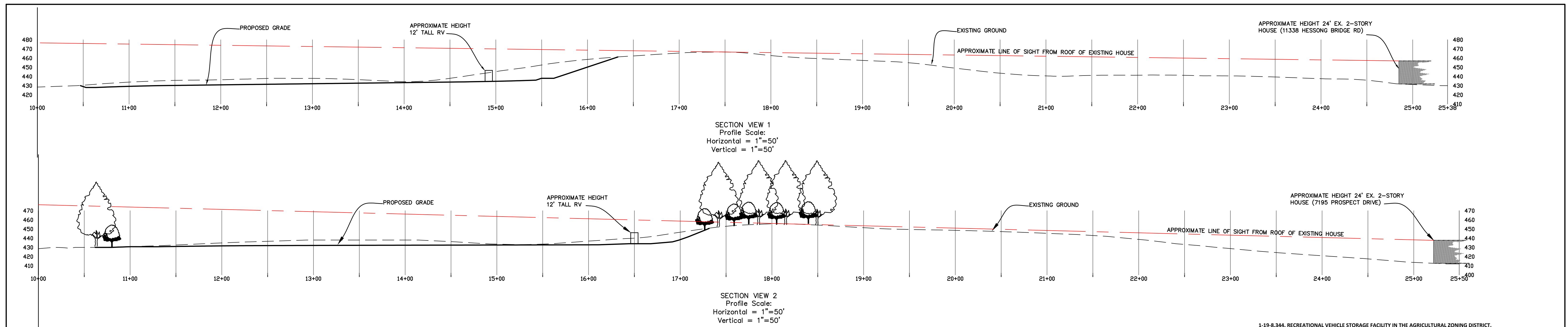


Joseph J. Caloggero, P.E., PTOE, PTP
Vice President

JJC:amr

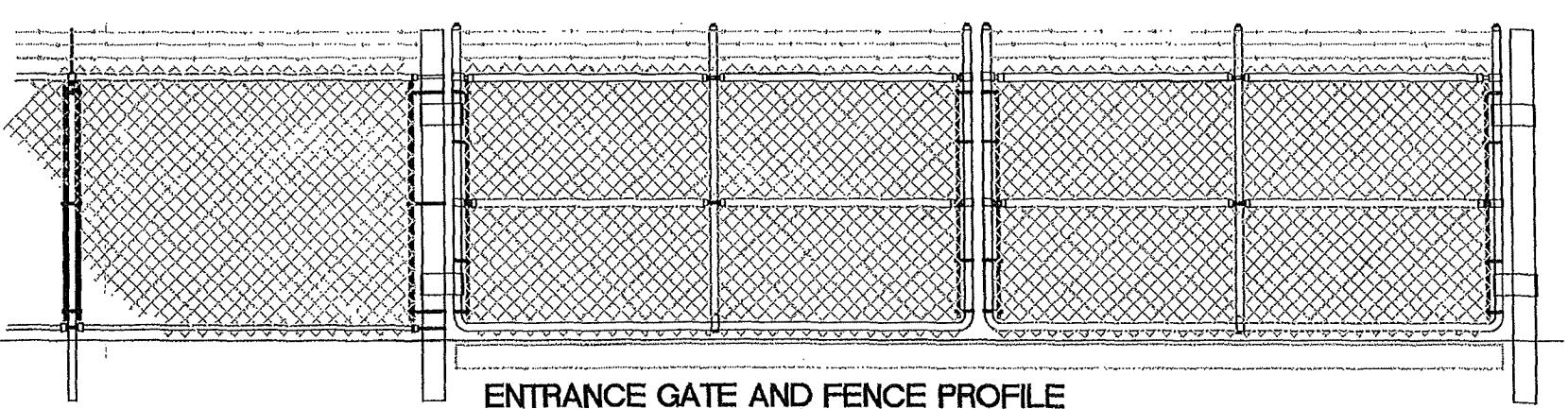
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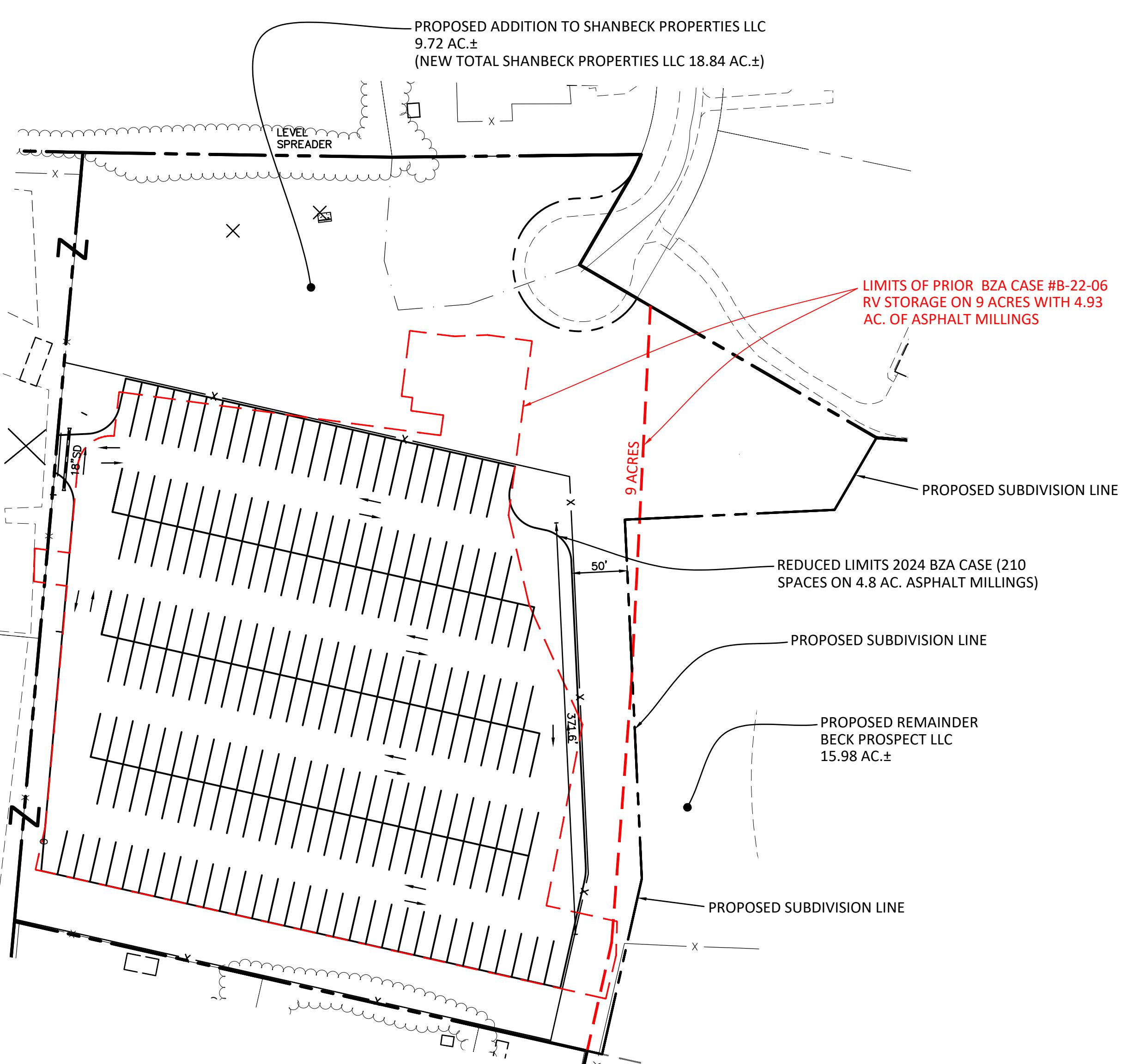


SECTION VIEW 1
Profile Scale:
Horizontal = 1"=50'
Vertical = 1"=50'

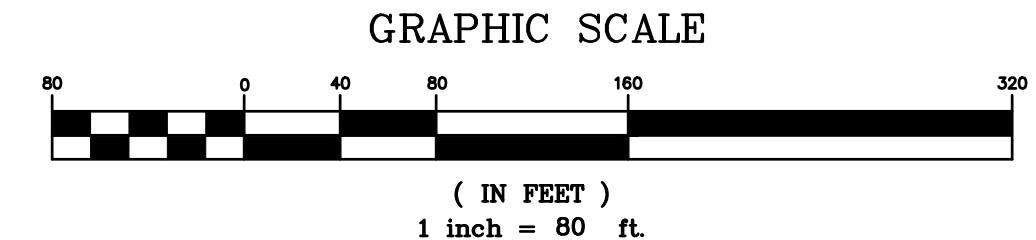
SECTION VIEW 2
Profile Scale:
Horizontal = 1"=50'
Vertical = 1"=50'



CHAIN LINK FENCE WITH SCREENING SLATS TO BE PROVIDED ON NORTH & SOUTH FENCE SECTIONS ONLY.



COMPARISON 2022 (BZA CASE #B-22-06) RV STORAGE
LIMITS IN RED OVER CURRENT PROPOSAL
(9 ACRES & 270 (269 PLAN) SPACES PRIOR CASE)
SCALE: 1"= 80'

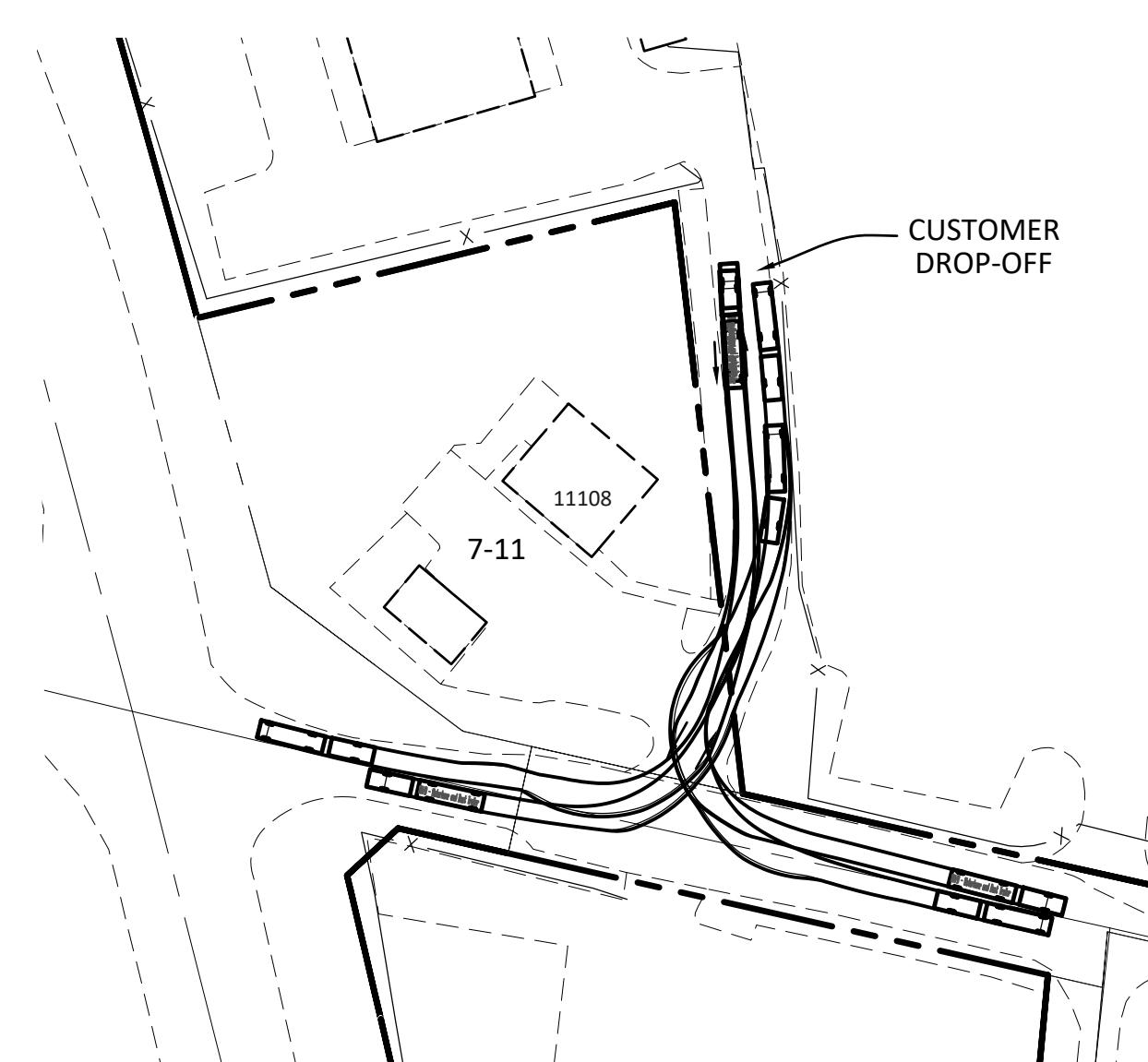


GRAPHIC SCALE
SCALE: 1"= 80'
(IN FEET)
1 inch = 80 ft.

PUBLIC RV VEHICLE CIRCULATION PLAN
SCALE: 1"= 80"

1-19-8-344. RECREATIONAL VEHICLE STORAGE FACILITY IN THE AGRICULTURAL ZONING DISTRICT.
A recreational vehicle storage facility shall be permitted in the Agricultural Zoning District where the following provisions are met:
(A) The recreational vehicle storage facility shall be permitted only on a parcel that is adjacent to or adjoining a parcel on which a conforming recreational vehicle sales and service center is located. For the purposes of this subsection, a property separated from a recreational vehicle sales and service center by a transportation or utility right-of-way (whether fee simple estate or lesser interest in reality) is deemed to be adjacent along the length of such right-of-way.
(B) No structure for the storage of recreational vehicles is permitted.
(C) No recreational vehicle sales are permitted on the parcel containing the recreational vehicle storage.
(D) The storage facility may include one accessory building for the purpose of maintenance of recreational vehicles stored on-site. The building shall not exceed 5,000 square feet to accommodate the maintenance of stored recreational vehicles, related offices, and equipment.
(E) Maintenance activities (including all equipment and supplies) shall be conducted within a structure enclosed by a chain-link fence 3' high and screening with a 1/2" mesh.
(F) Maintenance activities shall be conducted in least 100 feet from any residential dwelling on adjacent properties. All other activities shall maintain a minimum setback of 50' from all property lines. All structures shall be setback a minimum of 50' from all property lines.
(G) Structures, parking, and recreational vehicles shall not be located within the setback areas.
(H) A maximum height of 30'.
(I) A vehicle circulation plan shall be submitted indicating adequate turn radius is provided both to and from the subject property as well as for vehicle movement within the site for all proposed vehicles and equipment.
(J) The Board of Appeals may increase the minimum landscaping, buffering, and screening as provided in § 1-19-6.401, to minimize the adverse effects of the project on surrounding properties.
(K) Petroleum, flammable liquid, or hazardous substance storage tanks shall have a 100% catchment basin, or double-walled containment and a spill protection overflow alarm. This does not apply to propane or natural gas tanks.
(L) The project shall comply with § 1-6-50 (Wellhead Protection Ordinance) of the Frederick County Code at the time of site development plan approval.
(Ord. 13-25-653, 10-31-2013; Ord. 14-23-678, 11-13-2014)

PROPOSED LANDSCAPING					
KEY	QTY	COMMON NAME	LATIN NAME	REMARKS	SIZE
10	54	GREEN GIANT ARBORVITAE	THUJA STANDISHII × PLICATA 'GREEN GIANT'	B&B	2-2-1/2'CAL
TA	8	AMERICAN LINDEN	TILIA AMERICANA	B&B	2-2-1/2'CAL
29	92	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	B&B	2-2-1/2'CAL
TC	17	LITTLELEAF LINDEN	TILIA CORDATA	B&B	2-2-1/2'CAL
11	65	WHITE PINE	PINUS STROBUS	B&B	6-8' HGT.



SITE DEVELOPMENT DATA:

THE PURPOSE OF THIS BOARD OF ZONING APPEALS SITE PLAN IS TO DEVELOP AN APPROXIMATELY 4.84 ACRE ASPHALT MILLINGS PAVED AREA FOR RECREATIONAL VEHICLE STORAGE PARKING ON A PORTION OF THE 25.7 ACRE BECK PROSPECT LLC PROPERTY LOCATED AT 11214 ANGLEBERGER ROAD THURMONT. THE RECREATIONAL VEHICLE STORAGE PARKING LOT WILL BE BUILT IN ACCORDANCE WITH SECTION 1-19-8.344 OF THE FREDERICK COUNTY MARYLAND ZONING ORDINANCE. THE PROPOSED NUMBER OF VEHICLE STORAGE SPACES IS 120. THE PROPOSED RECREATIONAL VEHICLE STORAGE PARKING AREA WILL BE SUBDIVIDED FROM THE REMAINING AGRICULTURAL PARCEL AND ADDED TO SHANBECK PROPERTIES, LLC BY AN ADDITION PLAT IF THE BZA APPROVES THE SPECIAL EXCEPTION.

1. THE SITE IS LOCATED IN THE FREDERICK PLANNING REGION.
2. TOPOGRAPHY AND AERIAL IMAGERY IS BASED ON COUNTY GIS.
3. SITE TAX ACCOUNT NUMBER 20-392770. TAX MAP 32 PARCEL 29.
4. EXISTING ZONING: AGRICULTURE (Ag).
5. EXISTING USE: AGRICULTURE.
6. PROPOSED USE: RECREATIONAL VEHICLE STORAGE FACILITY WITH REMAINING ACREAGE AS AGRICULTURAL USE.
7. AREA SUMMARY:
 - TOTAL PROPERTY AREA: 25.70 ACRES± (REMAINDER PER PB. 78 P. 100)
 - TOTAL PROPOSED SUBDIVISION ADDITION TO SHANBECK PROPERTIES LLC: 9.72 ACRES±
 - REMAINING AGRICULTURAL PARCEL: 15.98 ACRES±
8. WATER & SEWER CLASSIFICATION IS NPS - NO PLANNED SERVICE.
9. THERE ARE NO FEMA FLOODPLAIN ON THIS SITE PER FEMA.
10. LIGHTING IS TO BE MEASURED FROM THE GROUND TO THE POINT OF ILLUMINATION OR LENS. THERE WILL BE NO LIGHT SPILLAGE OVER 0.5 FT CANDLES AT THE PROPERTY LINE. 18' MAXIMUM FROM POINT OF ILLUMINATION TO GROUND.
11. PROPOSED LIGHTING LEVELS IN THIS NEW RV STORAGE LOT WILL BE REDUCED 50% ONE HOUR AFTER CLOSING TO 1/2 AN HOUR BEFORE OPENING.
12. STORMWATER WILL BE PROVIDED IN ACCORDANCE WITH THE MD 2007 SWM ACT BY IMPLEMENTING ESD'S TO THE MEP.
13. FRO REQUIREMENTS WILL BE MET BY TAKING CREDIT FOR THE PROPOSED FOREST AREAS AS SHOWN AND PURCHASE OF FOREST BANKING CREDITS FOR ANY SHORTFALL.
14. ANY PROPOSED GATED ACCESS POINTS TO HAVE KNOX BOX ACCESS CONTROL.
15. NO NEW SIGNAGE PROPOSED WITHIN THE NEW RV STORAGE LOT.
16. THE RECREATIONAL VEHICLE STORAGE SITE WILL NOT BE OPEN TO THE PUBLIC OR ACCESSED BY THE PUBLIC.
17. TOTAL PROPOSED RECREATIONAL VEHICLE SPACES: 186 - 15' X 40' SPACES
24 - 15' X 50' SPACES
210 - TOTAL SPACES
18. NO NEW BUILDING STRUCTURES ARE PROPOSED WITH THIS BZA APPLICATION.
19. NO SALES ARE PROPOSED ON THE RV STORAGE PARCEL TM 32 P 29 TAX ACCOUNT 20-392770.
20. THE EXISTING BARN, AGRICULTURAL OUTBUILDINGS AND HOUSE ARE NOT PART OF THE RV STORAGE APPLICATION AND NO CHANGE OF USE IS PROPOSED FOR THESE STRUCTURES WITH THIS APPLICATION.
21. NO ACCESSORY MAINTENANCE ACTIVITIES ARE PROPOSED ON THIS SITE.
22. NO PETROLEUM, FLAMMABLE LIQUID OR HAZARDOUS SUBSTANCE STORAGE TANKS OF 270 GALLONS OR MORE ARE PROPOSED ON THIS SITE.
23. SITE IS NOT LOCATED IN A WELLHEAD PROTECTION AREA PER 11.18.2022 DIVISION OF PLANNING & PERMITTING WELLHEAD PROTECTION AREA MAP.
24. ASPHALT MILLINGS WILL BE USED AS A PAVEMENT SURFACE IN THE PROPOSED RV STORAGE LOT.
25. THE PROPOSED SWM FACILITIES WILL NEED TO BE LINED WITH IMPERMEABLE LINER DUE TO PROXIMITY TO THE SEPTIC AREA.

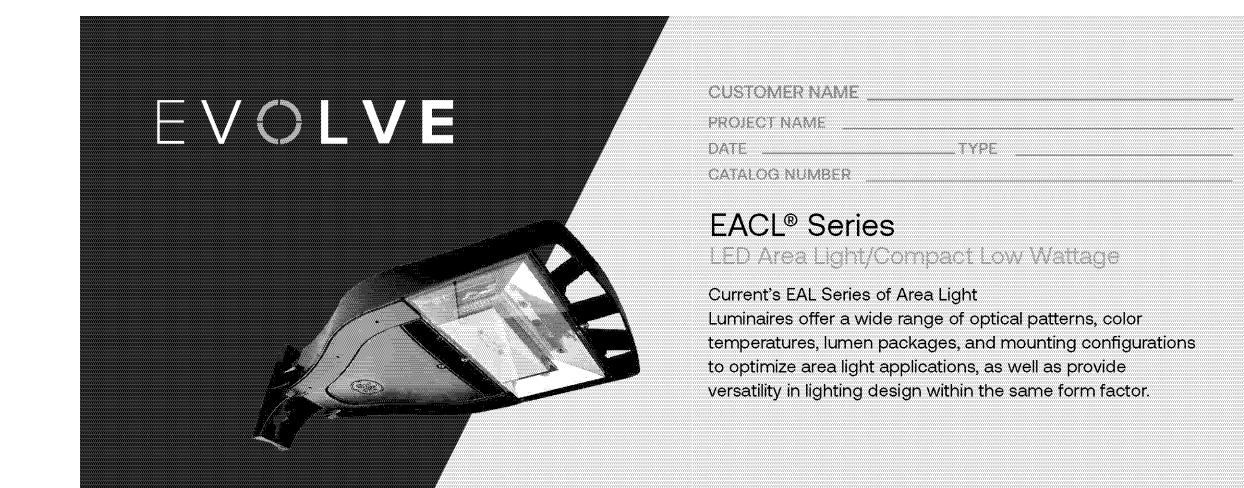
HARRIS SMARIGA	
PLANNERS ENGINEERS SURVEYORS	REVISIONS: 3/11/24 REVISE PER AGENCY COMMENTS 5/15/24 REVISE PER AGENCY COMMENTS
REVISIONS: 3/11/24 REVISE PER AGENCY COMMENTS 5/15/24 REVISE PER AGENCY COMMENTS	
BOARD OF ZONING APPEALS NOTES AND DETAILS	
BECKLEY'S RVs B 276165 SITUATED AT 11214 ANGLEBERGER RD THURMONT, MARYLAND 21788	
SCALE: AS SHOWN DRAWN DLS CHECKED BY: SFZ DATE: OCT. 2023	SP-2 SHEET: 3 OF 3 PROJECT: SP-2



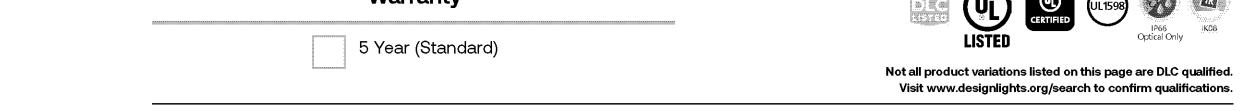
Luminaires Schedule					
Tag	Symbol	Qty	Label	Arrangement	Description
A	■	8	EAC1010D4AD740	Single	EVOLVE: EAC1010D4AD740 (18FT POLE)
A2	□	12	EAC1010D4AD740	Back-Back	EVOLVE: EAC1010D4AD740 DOUBLE (18FT POLE)

Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
SITE WITH OFFSET Planar	Illuminance	FC	0.47	4.9	0.0
NEW PARKING AREA	Illuminance	FC	1.23	4.9	0.2

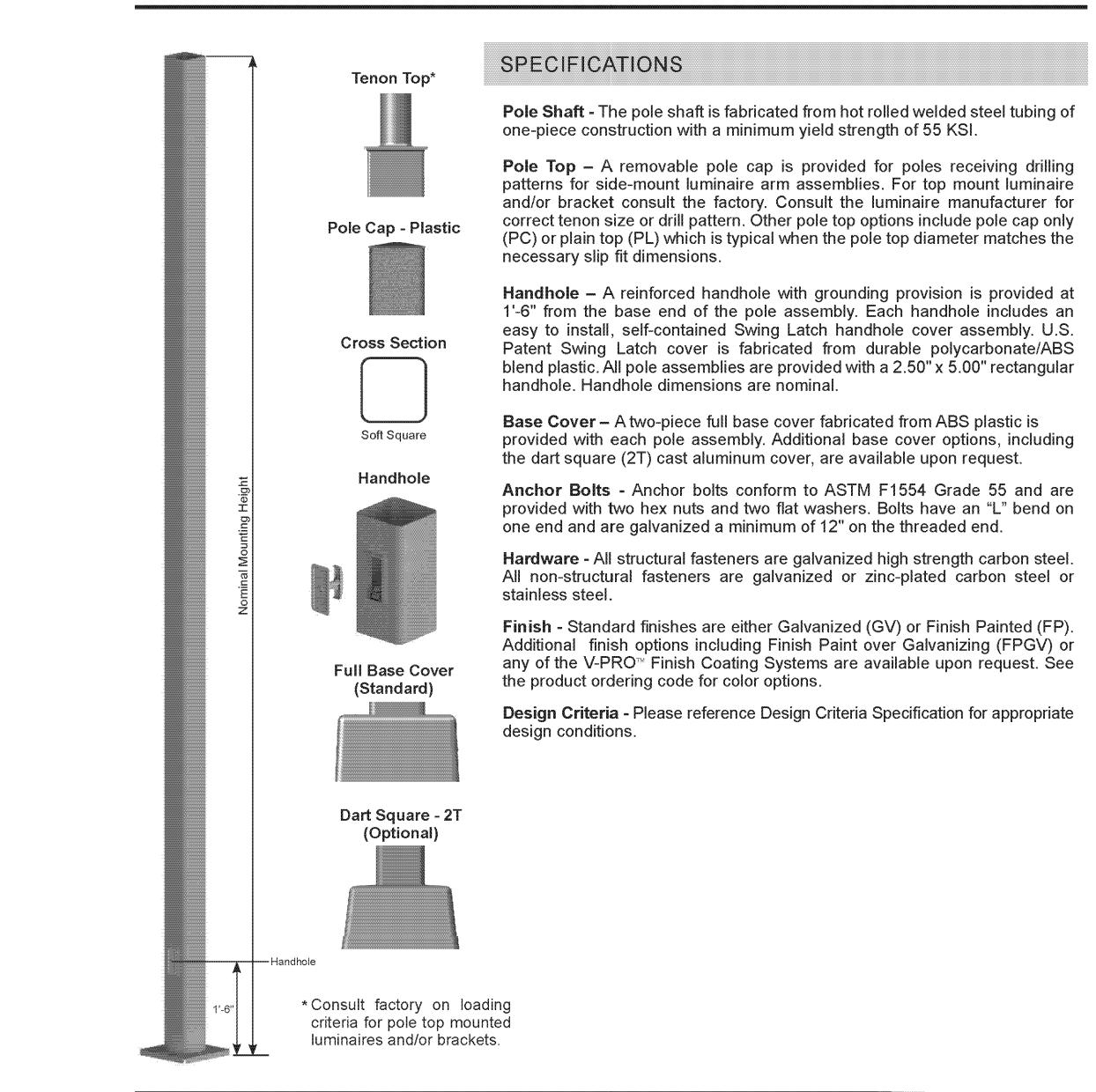
IESNA RP-8-18: BASIC SITE LIGHTING
1.0 FC AVG / 0.2 FC MIN / 40:1 MAX:MIN
FREDERICK COUNTY LIGHTING ORDINANCE:
LIGHTING SHALL NOT EXCEED 0.50 FC AS MEASURED FROM THE PROPERTY LINE



EVOLVE	
CUSTOMER NAME	
PROJECT NAME	
DATE	
CATALOG NUMBER	
EAC10 Series	
LED Area Light/compact Low Wattage	
Current's EAC Series of Area Light	
Luminaires offer a wide range of optical patterns, color temperatures, lumen packages, and mounting configurations to optimize area light applications, as well as provide versatility in lighting design within the same form factor.	
Construction	
Housing:	Die-cast aluminum housing with integral heat sink for maximum heat transfer
Paint:	Corrosion resistant polyester powder paint, minimum 2.0 mil thickness Standard & Black, Dark Gray, Gray, White & custom colors available Optional textured finish available
Weight:	19 lbs (8.6 kg) Max depending on configuration
Lumen Maintenance	
Projected Lxx per IES TM-21-11 at 25°C	
LUMEN CODES	LXX10K @ HOURS
A2, A3, A4, B2, B3, B4	25,000 HR 50,000 HR 60,000 HR
C2, C3, C4D2, D3, D4	L94
E2, E3, E4, F2, F3, F4	L90 L88
H2H3, H4	L96 L98
Note: Projected Lxx based on 100W & 50,000 hour testing. Accepted industry tolerance apply to initial lumens. See IESNA RP-8-18 for more information.	
Optical System	
Lumens:	2,900 - 20,400
Distribution:	Asymetric Forward Type IV Asymetric Wide Type III Asymetric Narrow Auto Type II
Efficacy:	123 - 143 LPW
CCT:	3000K, 4000K, 5000K
CR:	70
Electrical	
Input Voltage:	120-277V & 347-480V
Input Frequency:	50/60Hz
Power Factor:	> 90% at rated watts
Total Harmonic Distortion:	< 20% at rated watts
Surge Protection*	
TYPICAL GND FAULT	ENHANCED GND FAULT
6kV/6kA*	10kV/9kA*
*Per ANSI C136.2-2015	
Warranty	
<input type="checkbox"/> 5 Year (Standard)	
LED.com	
© 2015 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice or obligation. All rights reserved. All rights reserved. All rights reserved. All rights reserved.	
OPI93-EVOLVE-LED-Area-Lighting-EAC10-Series-2015	
Current	



DS330	
Fatigue Resistant	
Soft Square Steel Post	
Job Name:	Client Name:
Job Location - City:	State:
Product: DS330	Created By: _____ Date: _____
	Quoter: _____ Customer Approval: _____ Date: _____
SPECIFICATIONS	
Pole Shaft - The pole shaft is fabricated from hot rolled welded steel tubing of one-piece construction with a minimum yield strength of 55 KSI.	
Pole Top - A removable pole cap is provided for poles receiving drilling patterns for side-mount luminaire arm assemblies. For top mount luminaire and/or bracket consult the factory. Consult the luminaire manufacturer for connection details.	
Other pole top options include pole cap only (PC) or plain top (PL) which is typical when the pole top diameter matches the necessary slip fit dimensions.	
Handle - A reinforced handle with grounding provision is provided at 1'-6" from the base end of the pole assembly. Each handle includes an easy to install handle lock. Patent Pending.	
Patent Swing Latch cover is fabricated from durable polycarbonate/ABS blend plastic. All pole assemblies are provided with a 2.50" x 5.00" rectangular handle.	
Base Cover - A one-piece full base cover fabricated from ABS plastic is provided with each pole assembly. Additional base cover options, including the flat square (2T) cast aluminum cover, are available upon request.	
Anchor Bolts - Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of 12" on the threaded end.	
Hardware - Structural fasteners are galvanized high strength carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.	
Finish - Standard finishes are either Galvanized (GV) or Finish Painted (FP). Additional finish options including Finish Paint over Galvanizing (FPG) or any of the following Finish Coatings are available upon request. See the product ordering code for color options.	
Design Criteria - Please reference Design Criteria Specification for appropriate design conditions.	



VALMONT INDUSTRIES, INC. 2600 10A STREET, PO BOX 358 - VALLEY, NE 68064 USA 800.825.5688 VALMONTSTRUCTURES.COM

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REVISIONS: 4/23/24 REVISE PER AGENCY COMMENTS

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