



Planning Commission Meeting Agenda

Berlin Town Hall
10 William Street
Wednesday, September 9, 2020
5:30 PM

SPECIAL NOTICE: Until further notice public attendance at Town meetings is prohibited due to gathering-size restrictions. Meetings will be streamed live on Facebook during this time. Your patience and understanding as we work to meet the restrictions on gathering size, while still conducting Town business is truly appreciated.

- Written questions will be accepted until 12:00 PM/NOON on the day of the meeting. Submit to:
 - Email: dengelhart@berlinmd.gov; please use Meeting Questions as your subject
 - Fax to: 410-641-2316
 - Mail to: Berlin Planning Department, Attn: Meeting Questions, 10 Williams St., Berlin, MD 21811. Mail should be posted no later close of business on the Friday before the meeting to help ensure delivery.
 - Drop off in one of the two drop boxes at Town Hall – one is at the rear of the building behind the stair tower, and the other is at the corner of Bay and Williams Street on the building.

To access the Meeting via live stream on Facebook, please click on the blue Facebook icon at the top of any page on the Town website, www.berlinmd.gov, or type @berlinmd in the Facebook search bar.

No response will be given to questions and comments submitted via Facebook during a regular meeting.

PUBLIC HEARINGS: If a public hearing is scheduled, questions will also be taken via Facebook during the Public Hearing portion of that meeting. A staff member will monitor the questions for duplicates, language and appropriateness to the Public Hearing topic. Depending on the volume of questions, we may not be able address everyone.

Responses will be given out loud via the live stream; they WILL NOT be responded to via the comments on Facebook.

Staff Report to the Berlin Planning Commission

Meeting date: Wednesday, September 9, 2020, 5:30 PM

Tonight's first case is an application for Site Plan Approval received from Old Ocean City Boulevard, LLC to construct a two story 6,562 square foot office building on a parcel directly across from the Barrett Building on the south side of Old Ocean City Boulevard, just east of Healthway Drive.

The applicants had previously presented a Concept Plan for the Planning Commission's review during the April 11, 2018 meeting. I have enclosed minutes of that meeting for your review. The parcel is zoned B-2 Shopping District, and the proposed use is permitted by right. Town Code requires 34 parking spaces, and 50 parking spaces are shown on the plan. State Highway and Town stormwater reviews and approvals are in place. Staff recommends Site Plan Approval.

Tonight's second case is a Concept Review received from Mr. John Salm, for a proposed apartment complex on North Main Street (MD Route 818) to be named Victorian Oaks. Mr. Salm presented a concept plan at our last meeting on August 12, 2020, and has returned with three separate options, two of which now show three story buildings.

The parcel currently is not within Town limits, but lies in Worcester County. Mr. Salm is again seeking Planning Commission input and feedback on the feasibility of future annexation and development. No motion or action of the Planning Commission is required.

Respectfully submitted,

A handwritten signature in blue ink, reading "David H. Engelbauer", with a long horizontal flourish extending to the right.

Planning Director



Mayor & Council of Berlin

10 William Street, Berlin, Maryland 21811

Phone 410-641-2770 Fax 410-641-2316

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Town of Berlin Planning Commission

September 9, 2020

5:30 PM

Berlin Town Hall – Council Chambers

1. Call to Order
2. Agenda Adoption
3. Approval of Minutes – August 12, 2020
4. Old Ocean City Blvd LLC. – Site Plan Approval
5. John Salm – Concept Plan for Victorian Oaks Manor
6. Discussion of Town of Berlin Resilience Element
7. Comments from the Commissioners
8. Comments from the Chairman
9. Comments from the Public
10. Comments from Staff
11. Adjournment

Town of Berlin
Planning Commission Meeting
August 12, 2020

The Planning Commission meeting for August 12, 2020 was called to order by Chairman Chris Denny at 5:29 PM. Members present were Chris Denny, Newt Chandler, Ron Cascio and Matt Stoehr. Absent from meeting were Phyllis Purnell and Pete Cosby. Staff present were Planning Director Dave Engelhart and Permit Coordinator Carolyn Duffy.

Chairman Chris Denny called for a motion to adopt the August 12th, 2020 agenda. Mr. Ron Cascio made the motion to approve the agenda adoption. Mr. Newt Chandler seconded the motion and it was unanimously accepted by the commission. Chairman Chris Denny called for a motion to approve the minutes from the June 24th, 2020 meeting. Mr. Newt Chandler made the motion to approve the minutes from the June 24th, 2020 meeting. Mr. Ron Cascio seconded the motion and it was unanimously accepted by the commission. Chairman Chris Denny called for a motion to approve the minutes from the July 8th, 2020 meeting. Mr. Ron Cascio made the motion to approve the minutes from the July 8th, 2020 meeting. Mr. Newt Chandler seconded the motion and it was unanimously accepted by the commission.

Chairman Chris Denny stated on the agenda was a concept plan for Arden Center. Mr. Joseph Moore Attorney, 319 South Main Street was present with Mr. John Salm the Owner of the property that they would be discussing. Mr. Joe Moore stated the purpose of this meeting was to lay some groundwork in case they wanted to annex the property into town. He stated Mr. Salm would describe to the commission what his plans were for the property. Mr. Joe Moore stated he had prepared maps for the packets to show the property was in growth area #3. He told the commission members that they must be in a growth area of a municipality to even be able to request to be annexed into town. They are in growth area #3 but located in the county. On map two he stated they are zoned C-2 in the county. He stated they intend to have a mixed-use development. Which would include mixed use residential. He also stated they would be requesting a change from a commercial zoning to an R-4 zone which in town allows planned unit development. He told the commission they were not doing spot zoning. He discussed the towns future land use map. He stated it was shown on the future land use map as mixed use.

Mr. Joe Moore read from the Comprehensive Plan that growth area #3 was the largest growth area and would be good for residential mixed use. He stated that Route 818 was a minor collector which is Main Street. He stated if they proceeded with annexation, they would have a traffic impact study done. Mr. Joe Moore stated if you look at the county the zoning is C-2. He said commercial uses are high use generators but residential was not. He explained if you have residential, people make a couple of trips to the stores but with commercial it would be more. Mr. Joe Moore proposed the zoning would be R-4. This would be planned unit development and be surrounded by the county C-2. He stated they have the requirements they need, and it comports with the future land use plan and they are already in the growth area. Mr. John Salm introduced his wife. He stated they had purchased the property in 2007. He told the commission members what was existing on their property as of now. He told the commission what he had envisioned was a need for multifamily use. He said they would take a large portion of the property and lay out 80 units in a circular pattern. He said 160 parking

spaces, small swimming pool and a dog park. He said he was hoping for connectivity. He stated he would put in a shared use path. He stated his property went back as far as the railroad. He stated he would like to talk to them about biking paths and thought that would be good for connectivity. He told the commission the only way he could do this project would be with the towns water and sewer. He stated the town extended water and sewer down Main Street and across the highway. He thought this project would benefit the town as well as them along with the other uses that were coming to the neighborhood. Mr. Salm stated both buildings would have an elevator. He said he was hoping to get some feedback from the commission on what he had to do. Chairman Chris Denny asked about the acreage he had. Mr. Newt Chandler stated that is a lot of people with a four-story building and little space. Mr. Joe Moore asked are you referring to the density. He stated the uses are not exceeding the population. Mr. Matt Stoehr said this was something he has been looking for in Berlin. Especially for younger people it's close to Berlin. But he stated they would need sidewalks on Route 818. He thought there was a need for it because there is no supply out there.

Mr. Joe Moore stated it was walkable to downtown Berlin. Mr. Newt Chandler asked about buildings 16 & 18 what were they. Mr. Salm stated they are proposed garages. Chairman Chris Denny asked if they had done a residential project before. Mr. Salm replied they had built residential before. Mr. Newt Chandler asked if those would be rental units. Mr. Salm replied they would all be rentals. Mr. Ron Cascio asked how many EDU's you would need. Mr. Salm said that is something they would have to discuss. Mr. Ron Cascio stated he was against annexation s for residential use. He stated they end up having to subsidize. He told Mr. Salm he understood what he was trying to do, but thought it was one more step to Berlin becoming Salisbury. Mr. Salm explained what uses would be allowed in the county for the property. Mr. Joe Moore stated they comport with the land use. He thought it would be a benefit to have more residential. Mr. Newt Chandler asked Mr. Salm how many bedrooms and what the rent would be. He replied three bedrooms would be around \$1400.00 to \$1500.00 dollars a month. Chairman Chris Denny asked if he had elevations. Mr. Salm didn't have elevations with him, he stated he has the architect selected already. The building would have a Victorian façade. He stated they had looked at many facades. He is assured that his architect knows what he is looking for.

Chairman Chris Denny asked what luxury meant. Mr. Salm stated a larger living room, master suites for bedroom, washer & dryers. Chairman Chris Denny asked if he was set on four stories. Mr. Salm stated he would have to rework what he has. Mr. Cascio replied this was the direction he was headed in. Mr. Matt Stoehr asked if he would have townhouses. Mr. Salm stated the townhouses were too expensive. Mr. Salm stated he thought it was a need for more apartments. Chairman Chris Denny asked would he build this at one time. Mr. Salm stated he would have to build at one time he couldn't have people living in a construction area. Mr. Newt Chandler asked what he would have to build in the county. Mr. Salm it would be commercial they have limited water and septic it would not support a restaurant. Mr. Salm stated they have boundaries that they can't go into, one by the powerlines and they have two areas of wetlands. He stated if this goes through, he would come back and ask for more buildings on the other side. He thought this was the best use for the property. He also asked about parking reductions. Chairman Denny stated it's basically one car per bedroom. Mr. Salm stated they would have a total of 49 garage spaces that could be rented for cars and there would be 112 parking spaces around the

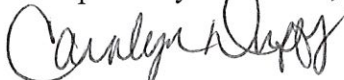
development. Chairman Chris Denny asked what height a four-story building would be. Mr. Salm replied about 45 feet in height they would have to stay under. Discussion on the height of Oceans East buildings on Seahawk Road. Mr. Matt Stoeck said it makes sense but only if they have the sidewalks. Planning Director Dave Engelhart told them it was a State Highway and if they would approve it, they would require you as the builder to put sidewalks in. Mr. Salm stated he had State Highway years ago to review his plan. Mr. Salm thanked the commission for their time.

Chairman Chris Denny called Ocean's East Subdivision Preliminary Plat Review. Presenting was Mr. Mark Cropper Attorney, Mr. Blair Rinner Owner and Mr. Brock Parker Architect was also present. Mr. Brock Parker stated they were reworking lot lines around phase one of Oceans East now that they know where the buildings are located. They are now working on the subdivision lines for phase two and the setbacks. He stated the density and setbacks are being met by this. They are trying to make sure they have the amount of density for the buildings. Mr. Parker stated this is for phase one and phase two and the rest would remain one large parcel. He showed the existing lines of phase one. He showed where phase two would begin on the map for the commission members. He stated the remaining land was coming off Mary Road. Mr. Cascio asked would the entrance be coming off Mary Road. Mr. Parker replied that it would not, the entrance is still on Sea Hawk Road. Mr. Rinner stated it would be 25 townhomes and around 133 apartments. Mr. Newt Chandler asked what the rental rates were out at Oceans East. Mr. Rinner replied they can run an average of 1200 to 1800 dollars. Some have granite for luxury. Mr. Rinner said the townhomes would run 1800 to 1900 dollars a month with garage. Mr. Newt Chandler stated he has not heard of anything happening out there. He then asked where these people are coming from. Mr. Rinner stated it is very diverse they have teachers, Comcast workers so diverse. Mr. Newt Chandler asked about the square footage. Mr. Rinner replied 1700 square foot. Planning Director Dave Engelhart asked about the remaining portion of parcel 91 would that be part of phase three.

Planning Director Dave Engelhart stated the commission does not vote on this but if they wanted to make changes, they would voice it now and the applicant would fix it before they come back with a plat to have recorded. Chairman Chris Denny asked if anyone had more questions. No one replied.

Chairman Chris Denny asked about Franklin Ave. Mr. Engelhart stated that a letter had been sent out to the property owner. That stated the material and wood around the house needed to be removed and was considered junk after it has been on property for so long. Discussion pursued. With no other comments meeting was adjourned. Motion to adjourn made by Newt Chandler. Mr. Ron Cascio seconded the motion. Adjourned 6:25PM

Respectfully Submitted,


Carolyn Duffy

OLD OCEAN CITY ROAD, BERLIN
WORCESTER COUNTY, MARYLAND

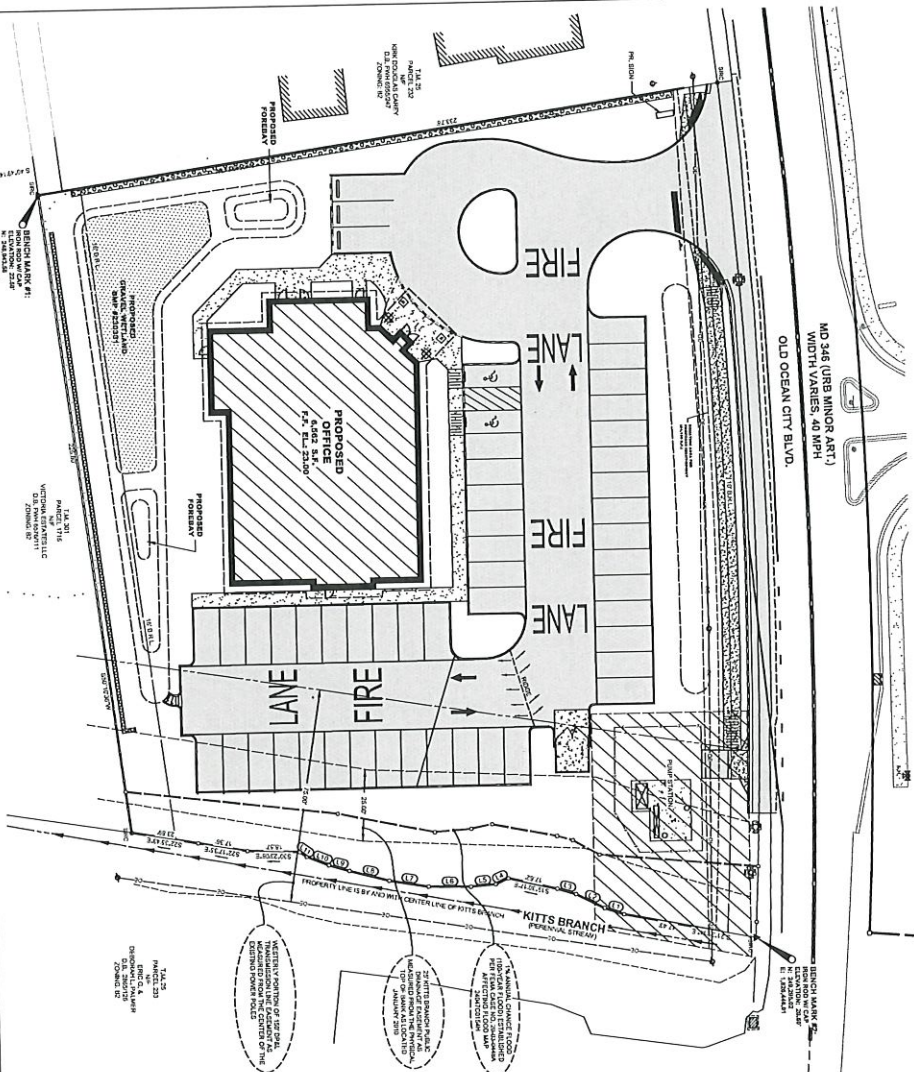
OLD OCEAN CITY BLVD

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FOREST CONSERVATION NOTE
THIS PROJECT IS SUBJECT TO THE FOREST CONSERVATION APPROVAL, FC1911-29, ON FILE WITH THE WORCESTER DEVELOPMENT REVIEW AND PERMITTING, FOREST C MET VIA OFF-SITE MITIGATION.

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113. FIRE EXTINGUISHER (PORTABLE, 5 LBS. A.M.S. TYPE, ABC)			114. FIRE EXTINGUISHER (PORTABLE, 5 LBS. A.M.S. TYPE, ABC)		
115. FIRE EXTINGUISHER (PORTABLE, 5 LBS. A.M.S. TYPE, ABC)			116. FIRE EXTINGUISHER (PORTABLE, 5 LBS. A.M.S. TYPE, ABC)		
117. FIRE EXTINGUISHER (PORTABLE, 5 LBS. A.M.S. TYPE, ABC)			118. FIRE EXTINGUISHER (PORTABLE, 5 LBS. A.M.S. TYPE, ABC)		
119. FIRE EXTINGUISHER (PORTABLE, 5 LBS. A.M.S. TYPE, ABC)			120. FIRE EXTINGUISHER (PORTABLE, 5 LBS. A.M.S. TYPE, ABC)		

Line	Length	Chd. Bearing	Period Line Value
L1	7.2	S10°29'28"E	
L2	11.6	S0°21'25"E	
L3	8.4	S10°14'45"E	
L4	8.9	S10°14'45"E	
L5	12.5	S10°14'45"E	
L6	12.5	S10°14'45"E	
L7	10.5	S10°14'45"E	
L8	10.5	S10°14'45"E	
L9	12.4	S10°14'45"E	
L10	12.4	S10°14'45"E	
L11	3.2	S10°14'45"E	
L12	3.2	S10°14'45"E	

VICINITY MAP

Scale: 1" = 1000'

Source: U.S. Geological Survey, 1998

[illegible]

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC GROUP, SALSBUERY, MD., 3" HORIZONTAL DATUM IS BASE
2. THE BOUNDARY LINES FOR

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC GROUP, SALSBUERY, MD., 3" HORIZONTAL DATUM IS BASE
2. THE BOUNDARY LINES FOR

OWNER / DEVELOPER CERTIFICATION

OWNER / DEVELOPER CERTIFICATION

ENGINEERS CERTIFICATION

ENGINEERS CERTIFICATION

ALFREY A. HARMAN P.E. NO. DATE

ARCHITECTURE
ENGINEERING

Dover, DE
309 S. Greenview Ave
Dover, DE 19904
Tel. 302 734 7950
Fax 302 734 7965

Salisbury, MD
312 West Main St. Suite 300
Salisbury, MD 21801
Tel. 410 546 9100
Fax 410 546 9624

Wilmington, NC
3333 Jacobs Drive, Suite 120
Wilmington, North Carolina 28403
Tel. 910 341 7600
Fax 910 341 7506

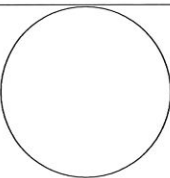
www.beckermfg.com



MARYLAND 346
(OLD OCEAN CITY RD)
TOWN OF BERLIN
WORCESTER COUNTY

MARYLAND 346
(OLD OCEAN CITY RD)
TOWN OF BERLIN
WORCESTER COUNTY

<div>PRELIMINARY NOT FOR CONSTRUCTION ISSUED 06/11/2023</div>	
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PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME,
AND THAT I AM A DULY LICENSED
ARCHITECT UNDER THE LAWS OF THE
STATE OF MARYLAND.
LICENSE NUMBER: 5133-A
EXPIRATION DATE: 03/03/2021

PROJECT TITLE
**OLD OCEAN
CITY BLVD, WC**

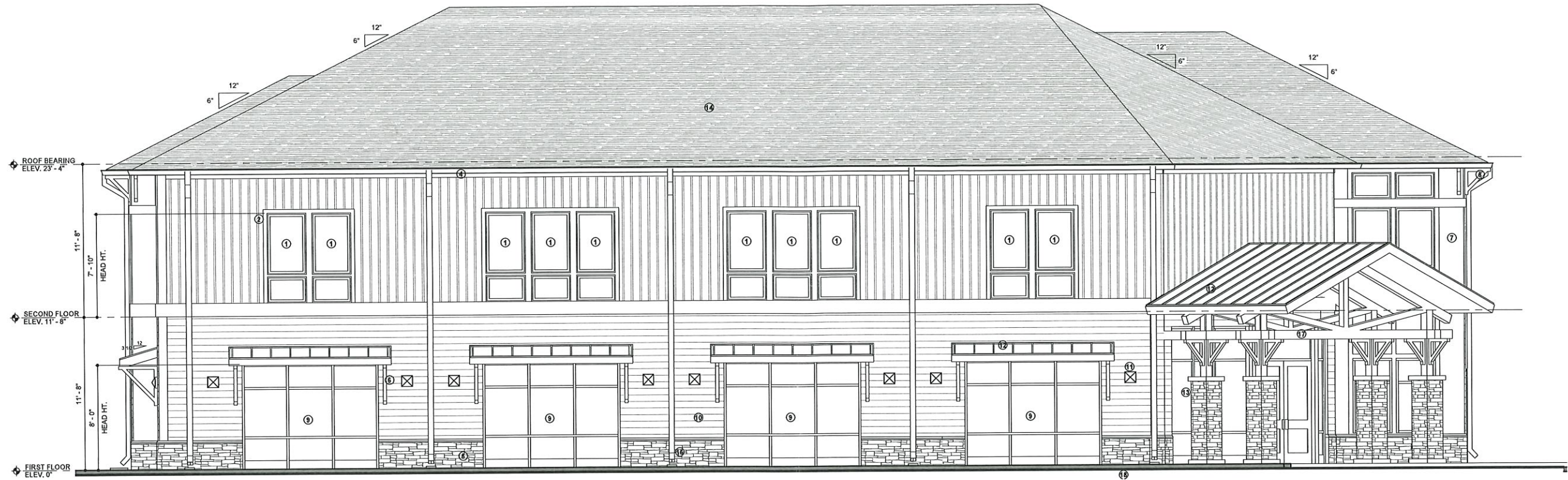
OLD OCEAN CITY BLVD,
BERLIN, MARYLAND

ISSUED FOR
PERMIT
12/20/19

SHEET TITLE
**EXTERIOR
ELEVATIONS**

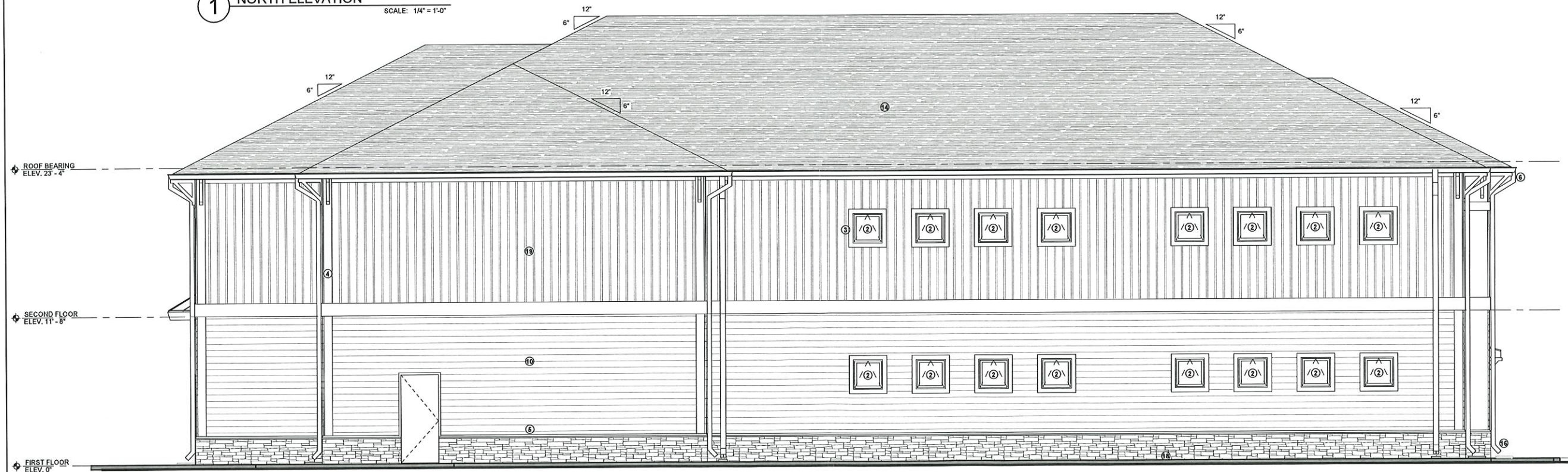
Mark	Date	Description
PROJECT NO:	2008067.11	
DATE:	12.20.2019	
SCALE:	1/4" = 1'-0"	
DRAWN BY:	BMR PROJ MGR: WES	

A201
COPYRIGHT © 2019



1 NORTH ELEVATION

SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

EXTERIOR MATERIALS LEGEND

- ① PICTURE WINDOW - BASIS OF DESIGN - "ANDERSEN A SERIES"
- ② AWNING WINDOW - BASIS OF DESIGN - "ANDERSEN A SERIES"
- ③ 4" VINYL TRIM (TYP. AT WINDOW / DOOR TRIM)
- ④ 8" VINYL TRIM (TYP. AT CORNER BOARDS)
- ⑤ 24" HIGH STONE VENEER BASE WITH CAST STONE CAP
- ⑥ WOOD BRACKET WITH AZEK WRAP
- ⑦ BUILT-UP AZEK PANEL

- ⑧ ALUMINUM STOREFRONT ENTRY
- ⑨ ALUMINUM STOREFRONT
- ⑩ VINYL LAP SIDING (6" EXPOSURE) - BASIS OF DESIGN - "CEDAR IMPRESSIONS"
- ⑪ DECORATIVE LIGHT FIXTURES / WALL SCONCE
- ⑫ STANDING SEAM METAL ROOF
- ⑬ MASONRY PIER W/ CAST STONE CAP AROUND STEEL COLUMN W/ 8" CELLULAR PVC COLUMN COVER

- ⑭ ASPHALT SHINGLE ROOFING - BASIS OF DESIGN - "CERTAINTED LANDMARK SERIES" OVER CONT. ICE AND WATER SHIELD
- ⑮ FLASHING - SEE DETAILS
- ⑯ DOWNSPOUT, GUTTER, & SPLASH BLOCK
- ⑰ STEEL CANOPY
- ⑱ SIDEWALK / CONC.
- ⑲ BOARD AND BATTEN SIDING - BASIS OF DESIGN - "CEDAR IMPRESSIONS"

N/F
JUDITH A. ASHTON AND
JEREMY A. & LINDSEY N. ASHTON
/0704800035
PARCEL # 143
TAX MAP # 25
USE: RESIDENTIAL
WO. CO. ZONING: C-2
(NON-CONFORMING)

PROPERTY LINE
(TYP.)

N/F
BUAS IRR TR RE LLC
SVH 0507000238
PARCEL # 142
TAX MAP # 25
USE: VACANT
WO. CO. ZONING: C-2

UPLANDS

UPLANDS

EX. DENSE TREES

UPLANDS

DELMARVA POWER & LIGHT
COMPANY - 190' EASEMENT
DEED: FWH 38/448
AREA: 2.80 +/- AC

KITTS BRANCH PDA (PRONG 5)

N.T.W.

EXISTING 18" CPP
(TO BE REPLACED)

EXISTING 6" DRAINAGE
(TO REMAIN)

DOG PARK

NON-PDA
WEST LANE & TRAIL
TO REMAIN (TYP.)

FLAT-STYLE
MULTIFAMILY - 68 UNITS

PROPOSED
LOT 1
7.21 +/- AC.

3-STORY MULTIFAMILY
BUILDING C - 18 UNITS

3-STORY MULTIFAMILY
BUILDING B - 20 UNITS

3-STORY MULTIFAMILY
BUILDING A - 48 UNITS

TO ROUTE 50

11' DEDICATION STRIP FOR ROAD WIDENING

EXISTING 18" CONCRETE PIPE

N/F
CANGEMI, CHARLES P.
AND CANGEMI JUDITH G.
0704800409
TAX MAP # 25, PARCEL # 7
USE: AGRICULTURAL
WO. CO. ZONING: R-2
(NON-CONFORMING)

N/F
INGLESIDE FARM, LLC
SVH 0511000440
TAX MAP #25, PARCEL #140
USE: AGRICULTURE
WO. CO. ZONING: R-2
(NON-CONFORMING)

N/F
DELMARVA POWER & LIGHT
COMPANY - FEE SIMPLE
TAX MAP #25, PARCEL #470
USE: INDUSTRIAL
WO. CO. ZONING: R-2
(NON-CONFORMING)

LOT 1 SITE DATA:

PARCEL 64: ID# 03-016811 TOTAL SITE AREA: 19.319 +/- AC.

PROPOSED SUBDIVISION OF LOT 1: 7.21 +/- AC.

EXISTING ZONING:
WO. CO. C-2, GENERAL COMMERCIAL
EXISTING PRINCIPAL USES ON PARCEL 64:
RETAIL AND SERVICE ESTABLISHMENTS (OFFICE)
SELF-STORAGE FACILITIES

PROPOSED ZONING:
TOWN OF BERLIN: R-4 RESIDENCE DISTRICT (PUD)
TOWN OF BERLIN - GROWTH AREA 3 (MAP 5)
TOWN OF BERLIN - MIXED USE (MAP 4)

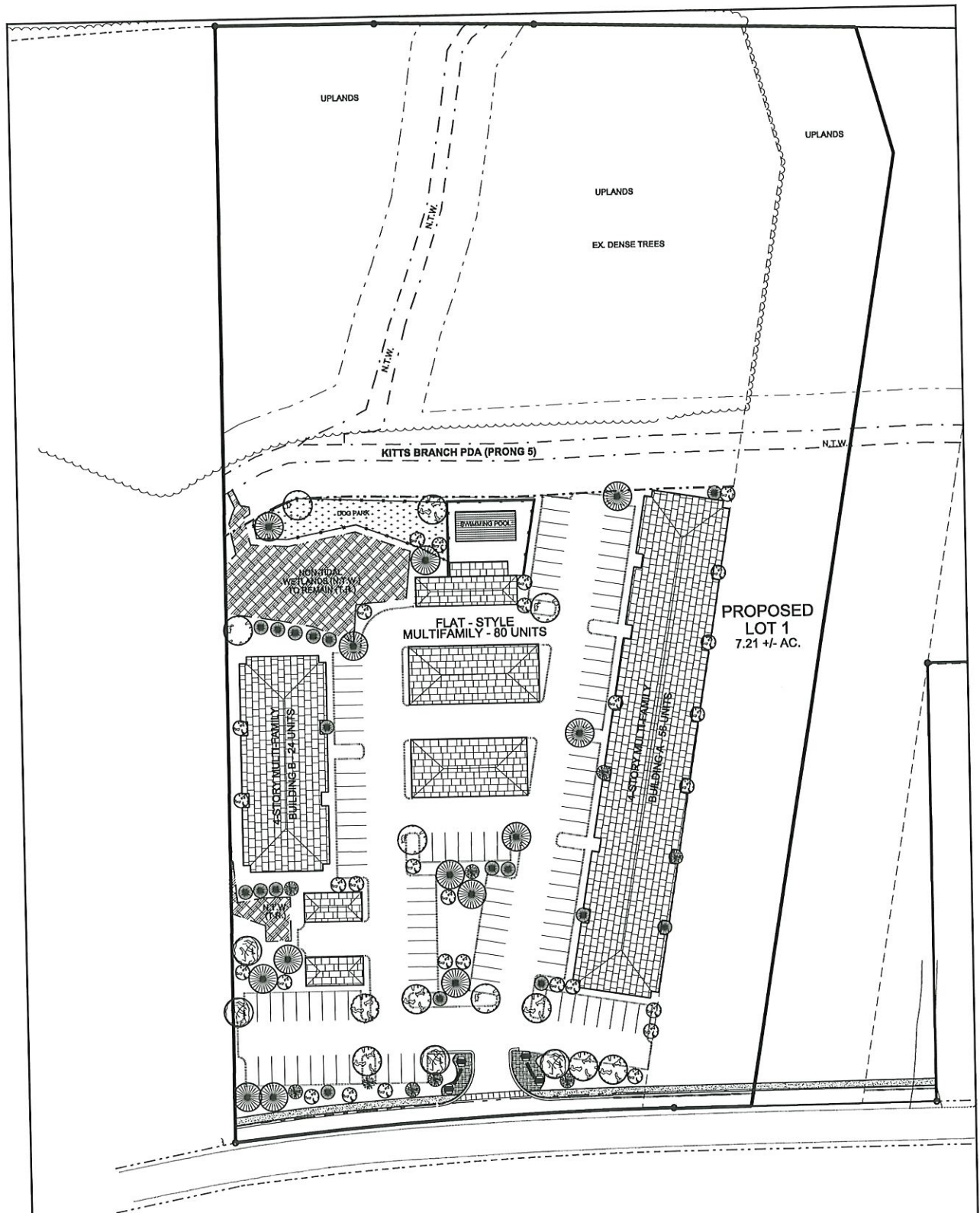
SETBACKS (R-4):
FRONT YARD: TO BE DETERMINED
SIDE YARD: TO BE DETERMINED
REAR YARD: TO BE DETERMINED

REQUIRES ANNEXATION BY MAYOR AND COUNCIL ALONG WITH
CONCURRENCE FROM WORCESTER COUNTY COMMISSIONERS
PROPOSED MULTI-FAMILY RESIDENCE DEVELOPMENT BY PUD
RESIDENCES FROM 1-BEDROOM THRU 3-BEDROOM
68 RESIDENCES

PARKING SUMMARY:
REQUIRED PARKING (68 X 2 PER RESIDENCE) = 136 STALLS
PROVIDED PARKING:
15 STALLS IN DETACHED GARAGES
119 STALLS AT GRADE

OPTION 1 VICTORIAN OAKS

on NORTH MAIN, BERLIN, MARYLAND



LOT 1 SITE DATA:

PARCEL 54: ID# 03-016811 TOTAL SITE AREA: 19.319 +/- AC.

PROPOSED SUBDIVISION OF LOT 1: 7.21 +/- AC.

EXISTING ZONING:

WO. CO. C-2, GENERAL COMMERCIAL
EXISTING PRINCIPAL USES ON PARCEL 54:
RETAIL AND SERVICE ESTABLISHMENTS (OFFICE)
SELF-STORAGE FACILITIES

PROPOSED ZONING:

TOWN OF BERLIN: R-4 RESIDENCE DISTRICT (PUD)
TOWN OF BERLIN - GROWTH AREA 3 (MAP 5)
TOWN OF BERLIN - MIXED USE (MAP 4)

SETBACKS (R-4):

FRONT YARD: TO BE DETERMINED
SIDE YARD: TO BE DETERMINED
REAR YARD: TO BE DETERMINED

REQUIRES ANNEXATION BY MAYOR AND COUNCIL ALONG WITH
CONCURRENCE FROM WORCESTER COUNTY COMMISSIONERS

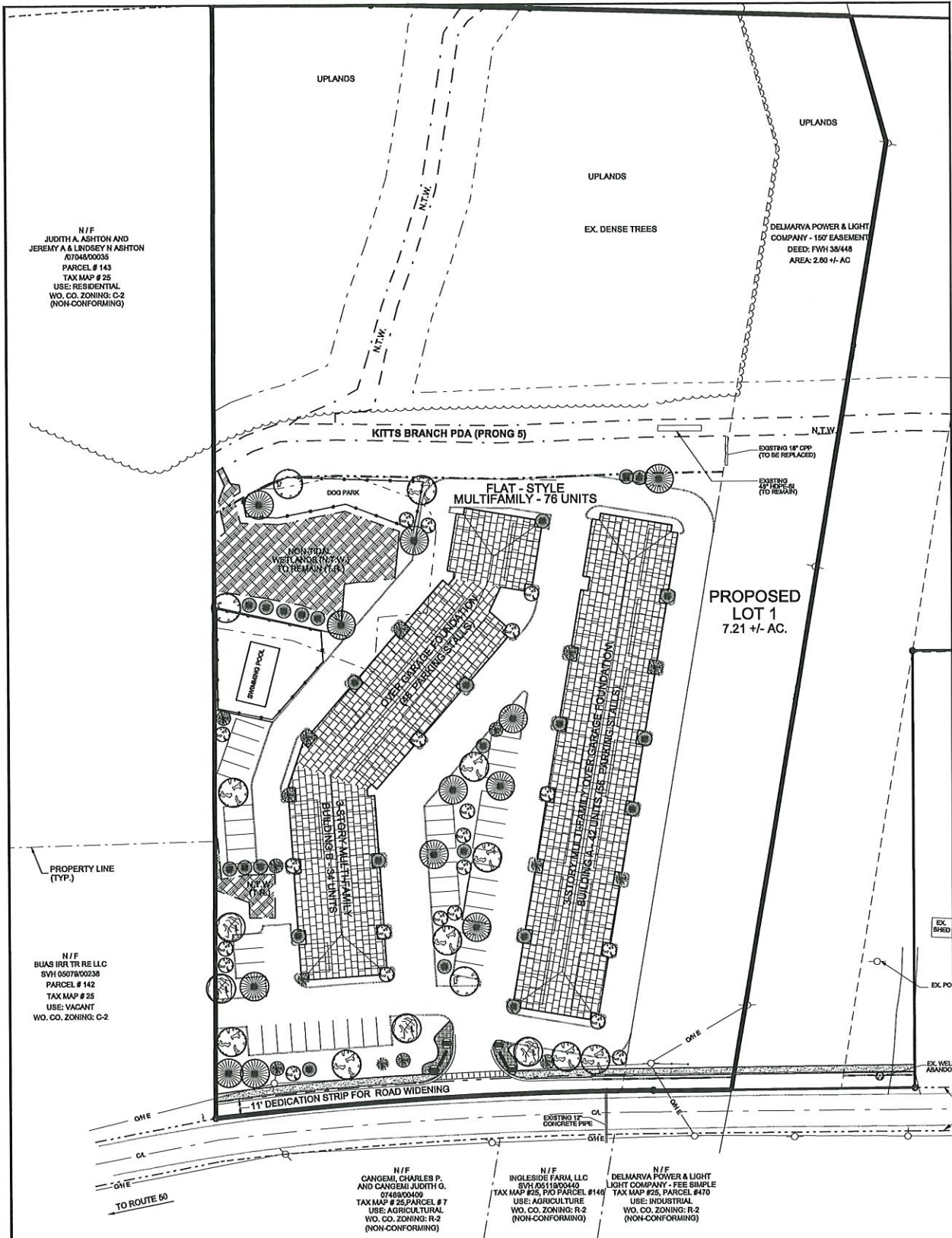
PROPOSED MULTI-FAMILY RESIDENCE DEVELOPMENT BY PUD
RESIDENCES FROM 1-BEDROOM THRU 3-BEDROOM
80 RESIDENCES

PARKING SUMMARY:

REQUIRED PARKING (80 X 2 PER RESIDENCE) = 160 STALLS
PROVIDED PARKING:
49 STALLS IN DETACHED GARAGES
112 STALLS AT GRADE

OPTION 2 VICTORIAN OAKS

on NORTH MAIN, BERLIN, MARYLAND



LOT 1 SITE DATA:

PARCEL 54: IDF 03-018811 TOTAL SITE AREA: 19.319 +/- AC.

PROPOSED SUBDIVISION OF LOT 1: 7.21 +/- AC.

EXISTING ZONING:
WO. CO. C-2, GENERAL COMMERCIAL
EXISTING PRINCIPAL USES ON PARCEL 54:
RETAIL AND SERVICE ESTABLISHMENTS (OFFICE)
SELF-STORAGE FACILITIES

PROPOSED ZONING:
TOWN OF BERLIN: R-4 RESIDENCE DISTRICT (PUD)
TOWN OF BERLIN - GROWTH AREA 3 (MAP 5)
TOWN OF BERLIN - MIXED USE (MAP 4)
SETBACKS (R-4):
FRONT YARD: TO BE DETERMINED
SIDE YARD: TO BE DETERMINED
REAR YARD: TO BE DETERMINED

REQUIRES ANNEXATION BY MAYOR AND COUNCIL, ALONG WITH CONCURRENCE FROM WORCESTER COUNTY COMMISSIONERS
PROPOSED MULTI-FAMILY RESIDENCE DEVELOPMENT BY PUD
RESIDENCES FROM 1-BEDROOM THRU 3-BEDROOM
76 RESIDENCES

PARKING SUMMARY:
REQUIRED PARKING (76 X 2 PER RESIDENCE) = 152 STALLS
PROVIDED PARKING:
104 STALLS IN GARAGES
41 STALLS AT GRADE

OPTION 3 VICTORIAN OAKS

on NORTH MAIN, BERLIN, MARYLAND



08-26-20

45 feet



08-26-20

75 feet



08-26-20

90 feet