**I M P R O V E M E N T A S S O C I A T I O N, I N C .**

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David Murphy

Elm Street Development

[dmurphy@elmstreetdev.com](mailto:dmurphy@elmstreetdev.com)

January 23, 2020

Dear Mr. Murphy:

The Perry Hall Improvement Association (PHIA) provides the following comments and recommendations regarding the Proposed PUD development of the Gerst Farm. This property has been in discussion for possible development for over 25 years.

In response to the PUD proposal, the PHIA Board Members provide the following.

* The PHIA is not opposed to the development of Gerst Farm, as long as it is

developed in a community sensitive manner including appropriate housing design and density and meets PUD regulations and guidelines.

* Any development will have to address issues of school overcrowding, and road adequacy.
* The PHIA raised the Gerst Farm as a zoning issues in the 2016 CZMP. Councilman

Marks supported this request and rezoned the property to DR-1H. PHIA is not opposed to developing the property at a density not to exceed that of the prior zoning.

* As the PUD is proposed as an aged restricted community the appropriate mechanisms need to put in place to assure this objective.

Attached please find a more detailed analysis of the PHIA and a more detailed description of our

recommendations.

If you require any additional information, please feel free to contact me at [pmjpa@aol.com](mailto:pmjpa@aol.com).

Sincerely,

Jack Ahmrein, President

Perry Hall Improvement Association