



WORKHORSE
RESIDENTIAL

Residences at Mt Washington

CHAP Presentation

August 12, 2025

The Workhorse Residential Why

A home and its location have the ability to define a lifestyle.

As residential developers, we believe beautiful design with quality construction in desirable locations and project efficiency don't have to be mutually exclusive.

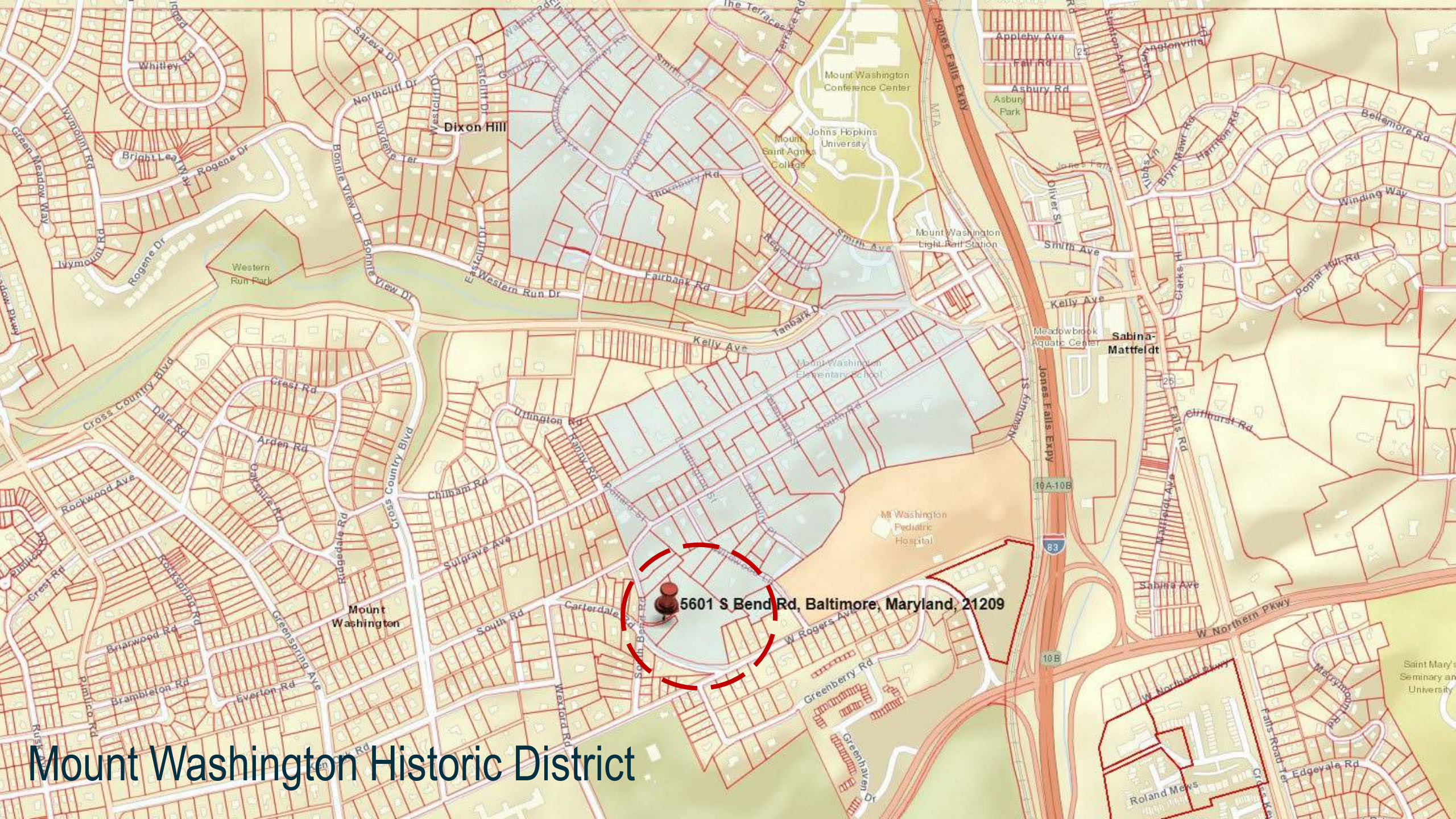
Workhorse Residential blurs the line between the custom and production home building models, providing customers with a high quality, turn-key home without the hassle, headache, and expense of the custom home building process.

With a focus on established, well positioned and amenity-rich communities throughout the Mid-Atlantic and Southeast, Workhorse Residential is
Built for a Lifestyle.

Workhorse Residential

- Residential Developer/Builder
- Development Focus: Spot Lots and Small Subdivisions
- Projects in Maryland, Virginia, North Carolina
- Over 250 lots currently in our pipeline
- Home Sale Price Point: \$700,000- \$3,000,000





5601 S Bend Rd, Baltimore, Maryland, 21209








Mount Washington Historic District

-
- LEGEND**
- Topography
 - Utilities
 - Other
- ROBERT C. HARR, JR.**

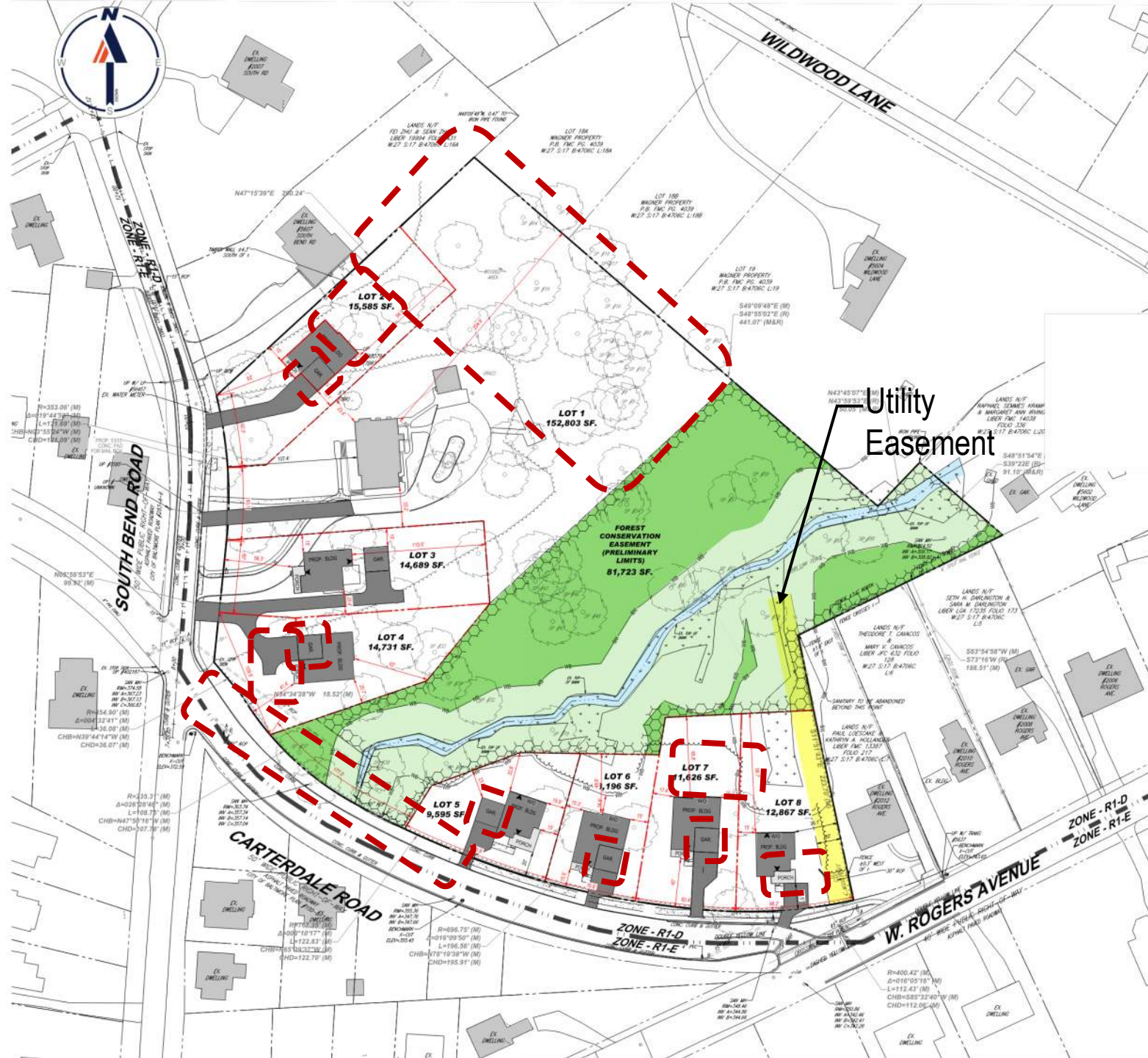
Existing Conditions

- (7) homes + (1) existing home
- (8) lots
- 1.87 acres in conservation
- Altered drive for original home
- Existing home lot reduced to 3.5 acres

LEGEND








-  Trees – Easement
-  Woodland Buffer - Easement
-  Stream Bed - Easement
-  Utility Easement
-  Existing Homes
-  Proposed Homes
-  Proposed Paving

Previous Subdivision Plan



- (7) homes + (1) existing home
- (8) lots, (4) are below minimum lot area to prioritize a single Forest Conservation Easement
- Increased Forest Conservation Easement around rear of property to 2.5 acres, which 34% above requirement
- Altered drive for existing home
- Existing home lot reduced to 3.5 acres

LEGEND

-  Trees – Easement
-  Woodland Buffer - Easement
-  Stream Bed - Easement
-  Utility Easement
-  Existing Homes
-  Proposed Homes
-  Proposed Paving








Green text highlights revisions from June 10 CHAP Hearing

Proposed Subdivision Plan



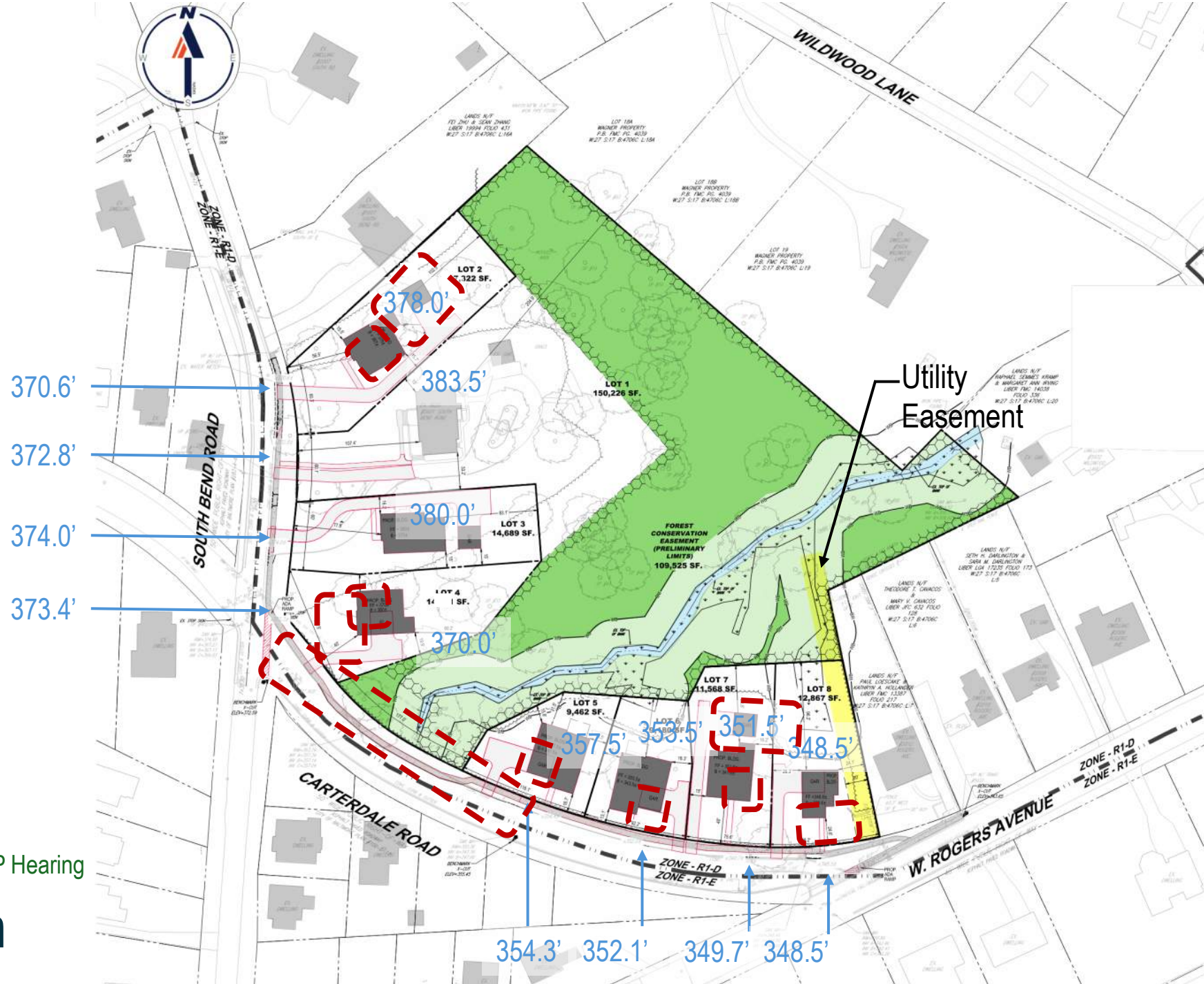
- Entries are at or above curb
- Walkout Basements
- No frontloaded garages
- No parking in front of homes
- No shared driveways
- Driveways per DOT Review
- Extended sidewalk around property

LEGEND

-  Trees – Easement
-  Woodland Buffer - Easement
-  Stream Bed - Easement
-  Utility Easement
-  Existing Homes
-  Proposed Homes
-  Proposed Paving

Green text highlights revisions from June 10 CHAP Hearing

Proposed Grading Plan



Summary of Community Context

- Wide Range of Architectural Styles
- Many Homes Built in Multiples
- Curb Cuts + Driveways are common
- Precedent for Garages incorporated into Primary Building

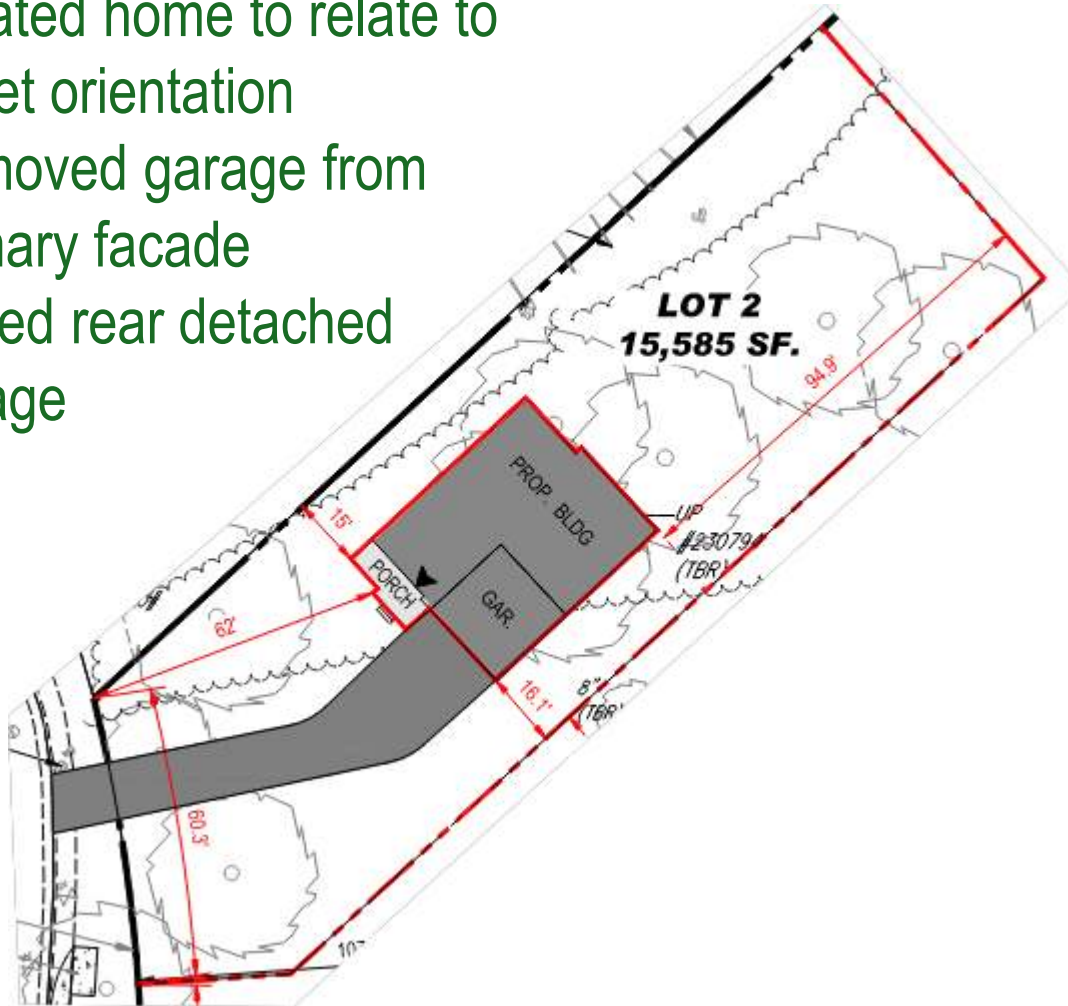
Architectural Responses to June Hearing

- Increased the depth of porches
- Added wrap around porches
- Removed frontloaded garages
- Increased freestanding garages from 1 to 3
- Added windows to secondary elevations
- Augmented architectural detailing on secondary elevations

Green text highlights revisions from June 10 CHAP Hearing

Architectural Design

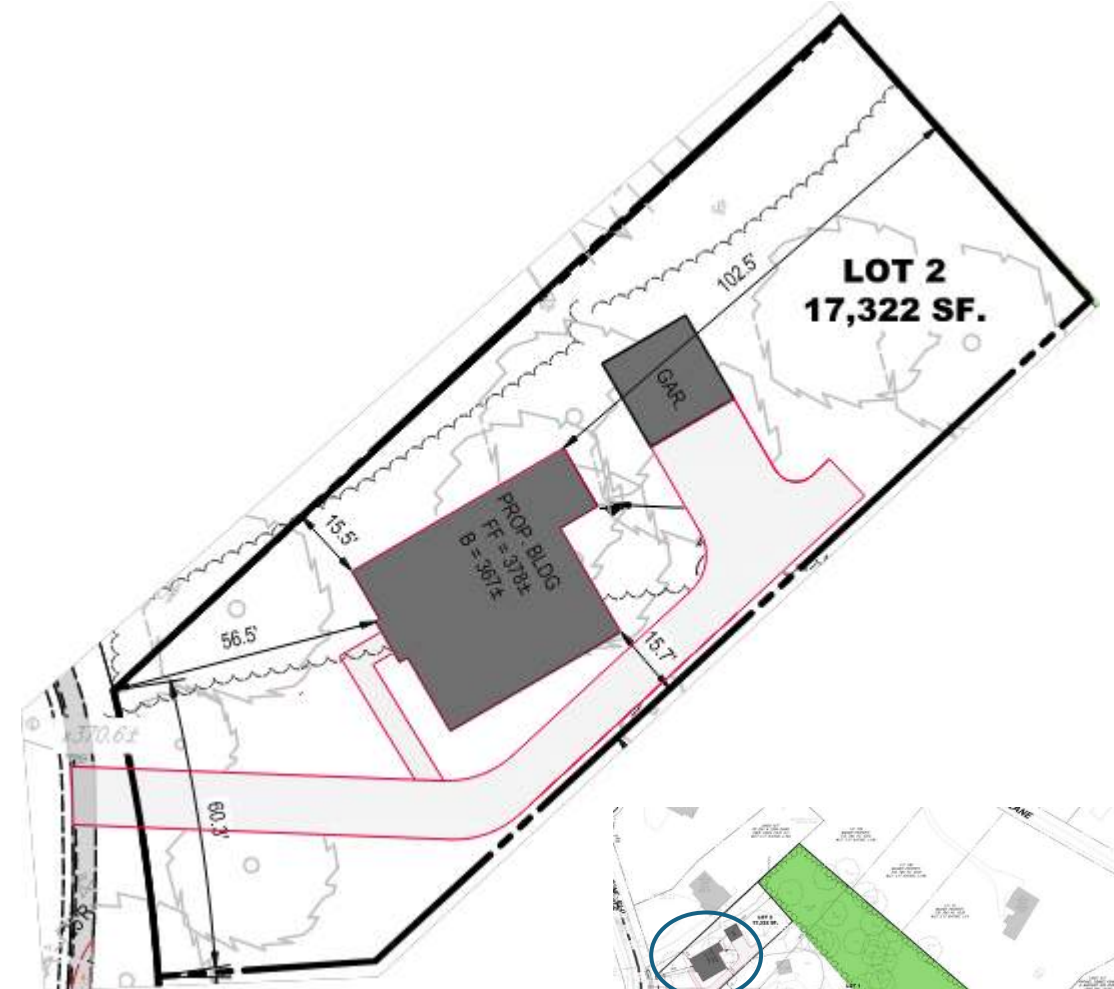
- Rotated home to relate to street orientation
- Removed garage from primary facade
- Added rear detached garage



Previous Site Plan

Green text highlights revisions from June 10 CHAP Hearing

Lot 2



Proposed Site Plan



- Revised primary elevation
- Added 11'-0" deep wrap around porch
- Added trim, siding variation, roofline and windows on secondary elevations



Street Elevation 370.6'

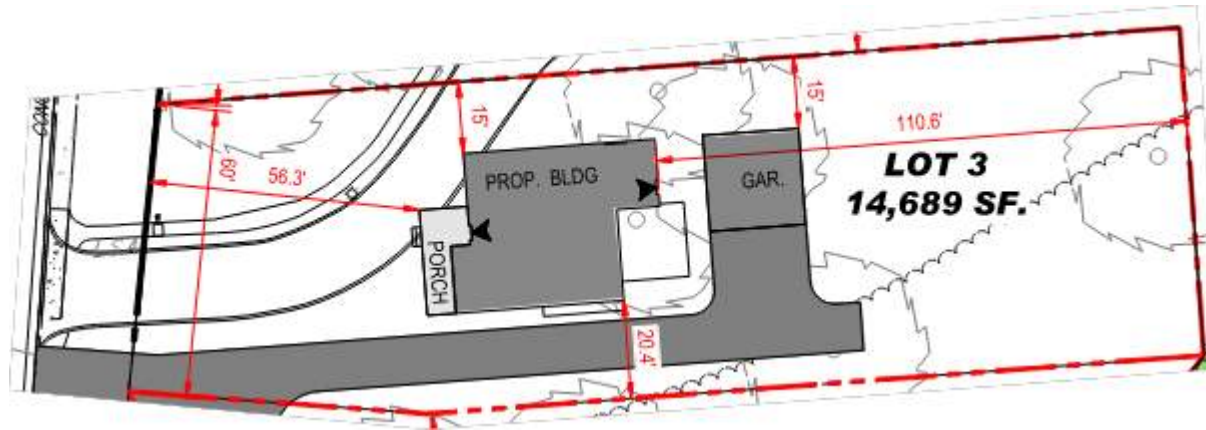
Green text highlights revisions

Lot 2

Previous Elevation



- Independent driveway
- Increased front setback to 77'-0" (40'-0" min)



Green text highlights revisions from June 10 CHAP Hearing

Lot 3



- Revised primary elevation to 1.5 story
- Added wrap around porch
- Added trim, siding variation, roofline and windows on secondary elevations



Street Elevation 374.0'

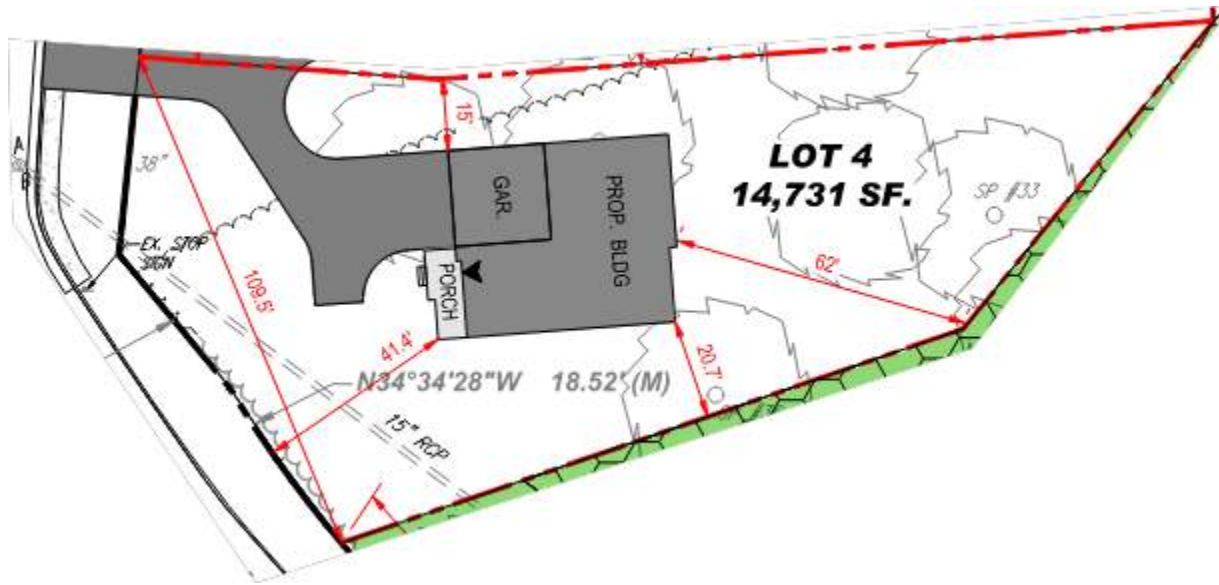
Green text highlights revisions

Lot 3

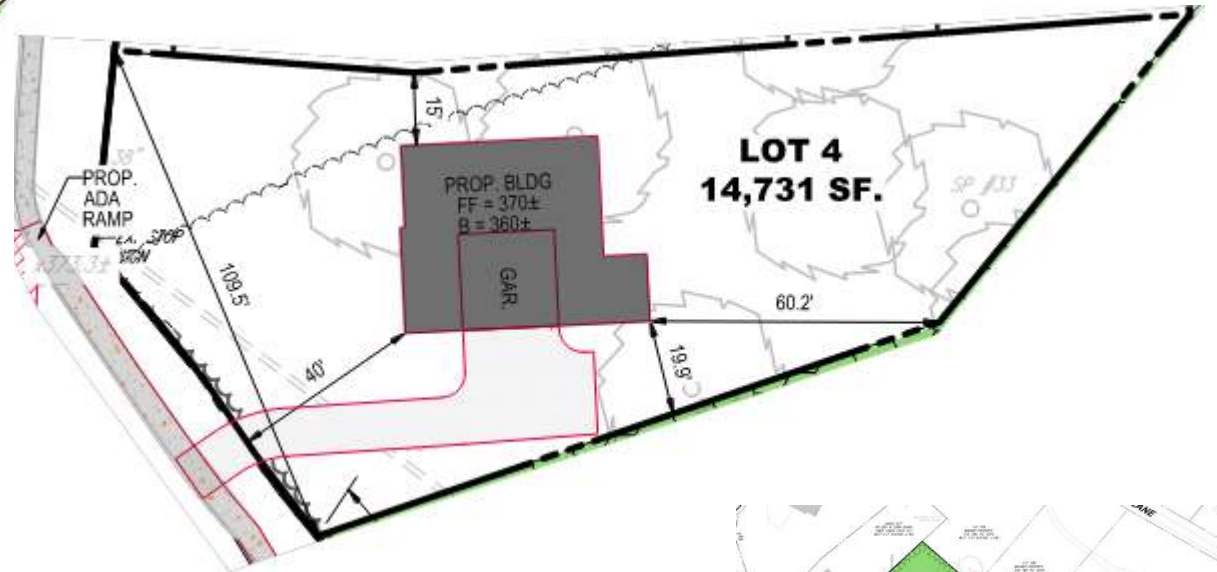
Previous Elevation



- Independent driveway
- Removed garage from primary facade



Previous Site Plan



Proposed Site Plan

Green text highlights revisions from June 10 CHAP Hearing

Lot 4



- Revised primary elevation
- Added 11'-0" deep wrap around porch
- Added trim, siding variation, roofline and windows on secondary elevations



Street Elevation 373.4'

Green text highlights revisions

Lot 4

Previous Elevation



- Front yard setback is 16'-0" (40'-0" min)
- Lot area variance to prioritize Forest Conservation
- Removed garage from primary facade



Previous Site Plan



Proposed Site Plan

Green text highlights revisions from June 10 CHAP Hearing

Lot 5



- Added wrap around porch
- Added trim, siding variation, roofline and windows on secondary elevations



Street Elevation 354.3'

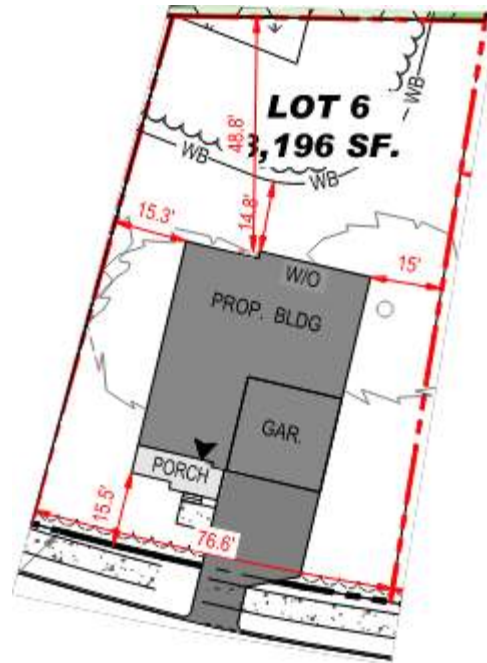
Green text highlights revisions

Lot 5

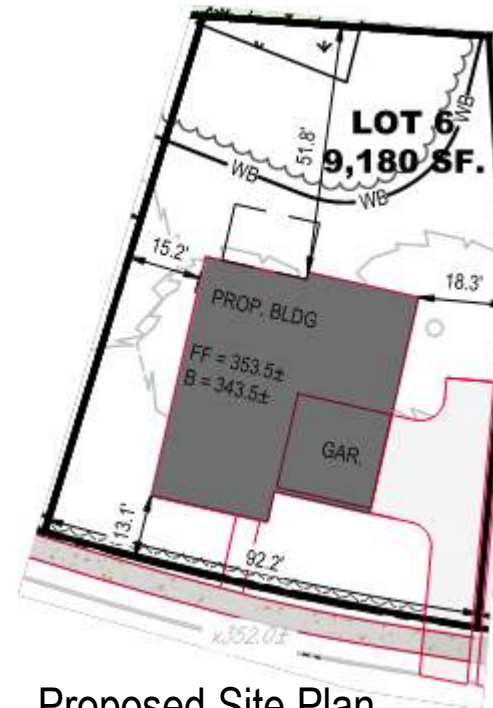
Previous Elevation



- Front yard setback is 13'-0" (40'-0" min)
- Lot area variance to prioritize Forest Conservation
- Removed garage from primary facade



Previous Site Plan



Proposed Site Plan

Green text highlights revisions from June 10 CHAP Hearing

Lot 6



- Added wrap around porch
- Added trim, siding variation, roofline and windows on secondary elevations



Street Elevation 352.1'

Green text highlights revisions

Lot 6

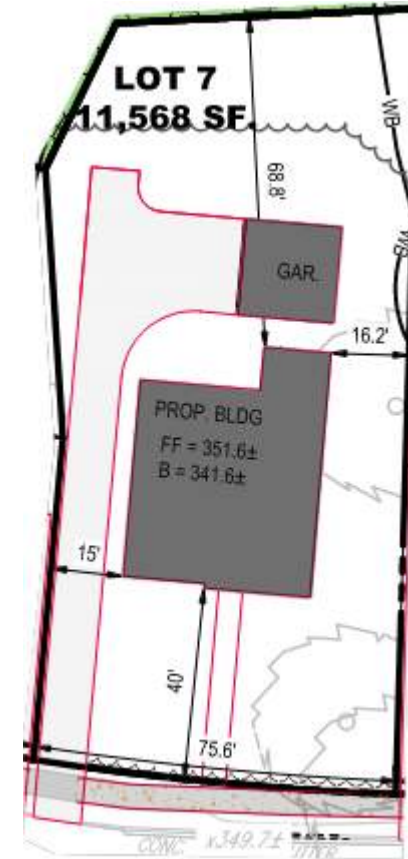
Previous Elevation



- Lot area variance to prioritize Forest Conservation
- Removed garage from primary façade
- Added rear detached garage



Previous Site Plan



Proposed Site Plan

Green text highlights revisions from June 10 CHAP Hearing

Lot 7





Street Elevation 349.7'

Green text highlights revisions

Lot 7

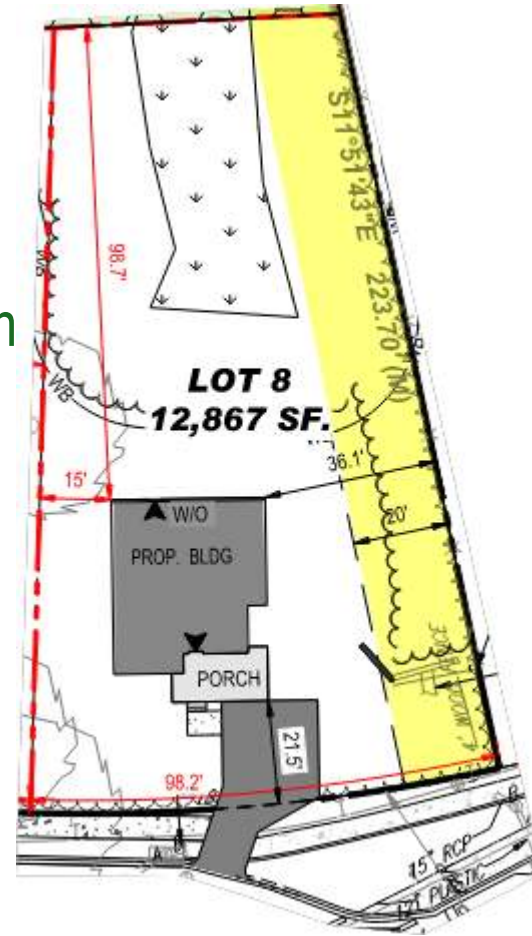
Previous Elevation



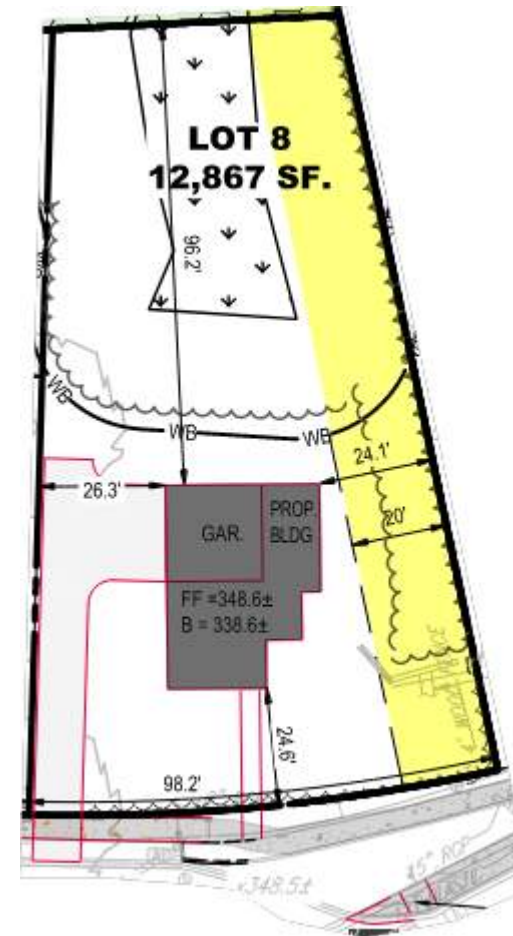
- Added 11'-0" deep wrap around porch
- Added trim, siding variation, roofline and windows on secondary elevations



- Front yard setback is 24'-0" (40'-0" min)
- Lot area variance to prioritize Forest Conservation
- Removed parking pad from front yard



Previous Site Plan



Proposed Site Plan

Green text highlights revisions from June 10 CHAP Hearing

Lot 8



- Added 10'-0" deep wrap around porch
- Added trim, siding variation, roofline and windows on secondary elevations

348.5'

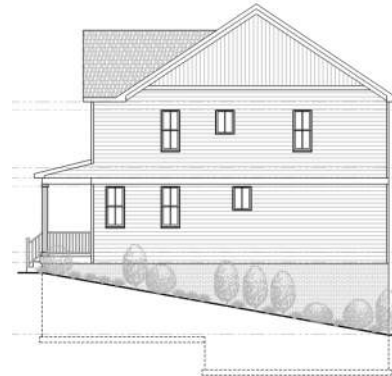


Street Elevation 348.5'

Green text highlights revisions

Lot 8

Previous Elevation





Proposed Architectural Quality + Characteristics



ROOF:
Certainteed Landmark
Asphalt Shingles



SIDING:
Hardie Siding and Trim



FOUNDATION:
Stamped Concrete



WINDOWS:
Pella Lifestyle Series



DOORS:
Therma-Tru Exterior
Doors

Proposed Building Materials



North Side



South Side

Outside of Historic District

Context: W. Rogers Avenue





East + South Side



West Side

Outside of Historic District

Context: Carterdale Road | 5500 Block of South Bend Road





East Side – In Historic District



West Side – Outside of Historic District



Context: 5600 Block of South Bend Road





North Side



South Side

Outside of Historic District

Context: 2100 Block of Carterdale Road





North Side

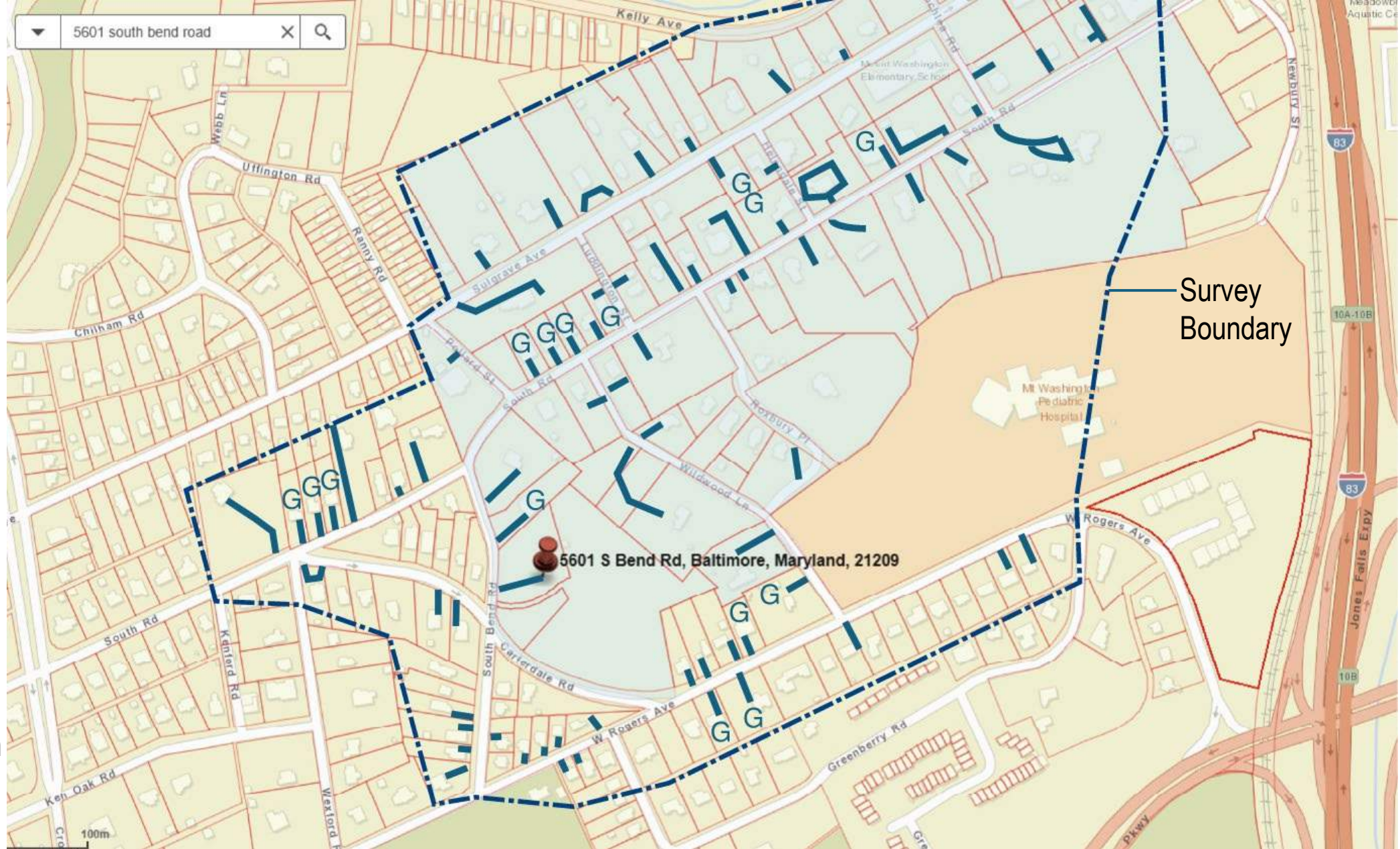


South Side

Outside of Historic District

Context: 2100 Block of Carterdale Road





Vehicular Access Survey

Thank you