

STANDARD APPLICATION
Harford County
Board of Appeals
 Bel Air, Maryland 21014

RECEIVED
 HARFORD COUNTY COUNCIL
 DEC 12 2019
 ZONING BOARD OF APPEALS
 HARFORD COUNTY, MD

Case No	5920
Date Filed	12/12/19
Hearing Date	
Receipt	
Fees	\$4100
Type	SF

Information to be Submitted with Application

1. A plot plan drawn to scale indicating all pertinent data.
2. A list of all adjoining property owners with mailing addresses.
3. Names and addresses of all persons having legal or equitable interest in the property.
4. All required supporting documentation or additional studies as may be required; including traffic and environmental studies, etc.

NOTE:

All applicants MUST schedule a pre-application meeting with the Department of Planning and Zoning prior to filing any application to the Board of Appeals.

To schedule please call 410-638-3119.

Shaded areas for Office Use Only

Nature of Request and Section(s) of Code
CASE 5920 MAP 19 TYPE Special Exception
ELECTION DISTRICT 05 TAX ID 05035651
LOCATION 1700 Castleton Road, Darlington 21034
BY Castleton LLC
Appealed because a Special Exception pursuant to Section 267-88H(I) of the Harford County Code to permit a construction services use in the AG District requires approval by the Board.

Owner (please print or type)

Name Castleton LLC Phone Number Attorney - 410-879-2222

Address 2011 Klein Plaza Drive, Forest Hill, Maryland 21050-2617
Street Number Street City State Zip Code

Co-Applicant JPS Properties, LLC Phone Number Attorney - 410-879-2222

Address 2105 Emmorton Park Rd., Suite 104, Edgewood, Maryland 21040
Street Number Street City State Zip Code

Contract Purchaser JPS Properties, LLC Phone Number Attorney - 410-879-2222

Address 2105 Emmorton Park Rd., Suite 104, Edgewood, Maryland 21040
Street Number Street City State Zip Code

Attorney/Representative David S. Lynch, Esquire
 Stark and Keenan, P.A. Phone Number 410-879-2222

Address 30 Office Street, Bel Air, Maryland 21014
Street Number Street City State Zip Code

Land Description

Address and Location of Property 1700 Castleton Road, Darlington, Maryland 21034-1006

Subdivision 0000 Lot Number n/a
Acreage/Lot Size 100.70 acres Election District 05 Zoning AG Tax ID # 035651
Tax Map No. 0019 Grid No. 0002D Parcel 0042 Water/Sewer: Private Public

List ALL structures on property and current use: Agricultural Use - 3 Story Frame & Stone Dwelling, Garage; 2 Barns; Shed, Silo

Estimated time required to present case: 1 hour

If this Appeal is in reference to a Building Permit, state number n/a

Would approval of this petition violate the covenants and restrictions for your property? Yes No

Is this property located within the County's Chesapeake Bay Critical Area? Yes No

If so, what is the Critical Area Land Use designations: n/a

Is this request the result of a zoning enforcement investigation? Yes No

Is this request within one (1) mile of any incorporated town limits? Yes No

Request

See attached

Justification

See attached

If additional space is needed, attach sheet to application. In answering the above questions, please refer to the Requirements that pertain to the type of approval request. (Special Exception, Variance, Critical Area or Natural Resource District (NRD) Variance, etc.)

ATTACHMENT TO HARFORD COUNTY BOARD OF APPEALS APPLICATION

Applicant: JPS Properties, LLC
Subject Property Address: 1700 Castleton Road, Darlington, Maryland 21034-1006

REQUEST AND JUSTIFICATION

REQUEST:

A special exception, pursuant to Section 267-88(H)(1), to allow a construction services use in the AG District.

JUSTIFICATION:

The proposed site is an approximately 100 acre farm, of which approximately 44 acres are actively tillable. The proposed use is to utilize the structures on the Subject Property for an electrical construction service business for JPS Electrical Services LLC. The outbuildings will be used to store equipment and support the existing farm operation.

The proposed use meets the requirements of the Harford County Zoning Code. All commercial vehicles will be stored entirely within an enclosed building or be fully buffered from view of adjacent residential lots and public roads. The Applicant will install landscaping around the proposed area of use in accordance with the accompanying Site Plan.

The proposed use will not have an adverse impact on the existing agricultural community and will not have any adverse impact greater than that inherently associated with the construction services use at any other location in the AG District.

ATTACHMENT TO HARFORD COUNTY BOARD OF APPEALS APPLICATION

Applicant: JPS Properties, LLC
Subject Property Address: 1700 Castleton Road, Darlington, Maryland 21034-1006

CASTLETON LLC- MEMBERS

The following is a list of the members of Castleton LLC:

1. Stephen Klein
2. David Klein
3. Victoria Klein
4. Marshall J. Klein
5. Sarah Klein
6. Rachel Klein
7. Jacob Klein
8. Samuel Klein

Zoning Code Requirements

Appeal from Administrative Decision/Interpretation Requirements (Article 267-7A)

- (6) Render a final written determination, within 45 calendar days of the written request, of whether a proposed use is permitted in a particular zoning district, or whether a proposed use is a legal nonconforming use upon written request of any person. The Director of Planning may determine a materially similar use exists, based on the North American Industrial Classification System (NAICS). The final written determination of the Director of Planning shall be subject to appeal to the Board by the applicant within 20 calendar days of the date of the decision.

Variance Requirements (Article 267-11)

- (A) Variances from the provisions or requirements of this Code may be granted if the Board finds that:
- (1) By reason of the uniqueness of the property or topographical conditions, the literal enforcement of the Code would result in practical difficulty or unreasonable hardship; and
 - (2) The variance will not be substantially detrimental to adjacent properties, or will not materially impair the purpose of this Code or the public interest.

(The Board may impose such conditions as it deems necessary in each particular case. No variance shall exceed the minimum adjustment necessary to relieve the hardship imposed by literal enforcement of this Code.)

Special Overlay District Requirements (Article 267-62)

(E) Natural Resources District

Variances. The Board may grant a variance to Subsection C or D upon a finding by the Board that the proposed development has been designed to minimize adverse impacts to the Natural Resources District to the greatest extent possible. Prior to rendering approval, the Board shall request advisory comments from the Director of Planning, the Soil Conservation District and the Maryland Department of the Environment.

Chesapeake Bay Critical Area Overlay District (Article 267-63)

- (1) Variances from the provisions of this section may only be granted if, due to special features of a site or other circumstances, implementation of this section or a literal enforcement of its provisions would result in unwarranted hardship to an applicant.
- (2) All applications for variances shall be reviewed by the Director of Planning for conformance with applicable provisions of this section, and a written report shall be provided to the Board of Appeals.
- (3) In granting a variance, the Board shall issue written findings demonstrating that the requested approval complies with each of the following conditions:

- (a) That special conditions or circumstances exist that are peculiar to the land or structure within the County's Critical Area, and a literal enforcement of the Critical Area Program would result in an unwarranted hardship.
 - (b) That a literal interpretation of the provisions of this section will deprive the applicant of rights commonly enjoyed by other properties in similar geographic and land use management areas within the Critical Area.
 - (c) That the granting of a variance will not confer upon the applicant any special privilege that would be denied by this section to other lands or structures within the Critical Area.
 - (d) That the variance request is not based upon conditions or circumstances which are the result of actions by the applicant, nor does the request arise from any condition relating to land or building use, either permitted or nonconforming, on any neighboring property.
 - (e) That the granting of a variance will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the Critical Area, and the granting of the variance will be in harmony with the purpose and intent of this section.
 - (f) That all identified habitat protection areas on or adjacent to the site have been protected by the proposed development and implementation of either on-site or off-site programs.
 - (g) That the growth allocation for the County will not be exceeded by the granting of the variance.
 - (h) That the variance will not be substantially detrimental to adjacent properties or will not materially impair the purpose of the Code or the public interest.
- I. Special exceptions. All projects requiring approval as special exceptions within the Critical Area must meet the standards of this section. The Director of Planning may require such additional information, studies or documentation deemed necessary to ensure that applicable requirements of this district are met. Applications will not be considered complete for processing until all information as required by the Director of Planning has been received.

Change/Extension of Non-Conforming Use Requirements

267-20(3) - When authorized by the Board, one nonconforming use may be substituted for another nonconforming use.

267-21(d) - The Board may authorize the extension or enlargement of a nonconforming use, with or without conditions, provided that:

- (A) The proposed extension or enlargement does not change to a less restricted and more intense use.
- (B) The enlargement or extension does not exceed 50% of the gross square footage in use at the time of the creation of the nonconformity.

Special Exceptions Requirements (Article 267-87)

(a) Special exceptions require the approval of the Board of Appeals in accordance with 267-9 (Board of Appeals). The Board may impose such conditions limitations and restrictions as necessary to preserve harmony with adjacent uses, the purposes of this Code and the public health, safety and welfare.

(b) A special exception grant or approval shall be limited to the Site Plan approved by the Board. Any substantial modification to the approved Site Plan shall require further Board approval.

(c) Extension of any use or activity permitted as a special exception shall require further Board approval.

(d) The Board may require a bond, irrevocable letter of credit or other appropriate guarantee as may be deemed necessary to assure satisfactory performance with regard to all or some of the conditions.

(e) In the event the development or use is not commenced within 3 years from date of final decision, after all appeals have been exhausted, the approval for the special exception shall be void. In the event of delays, unforeseen at the time of application and approval, the Director of Planning shall have the authority to extend the approval for an additional 12 months or any portion thereof. (See Article 267-88 for specific requirements of Special Exception uses.)

I/We agree to provide additional information as requested by the Department of Planning and Zoning or the Hearing Examiner.

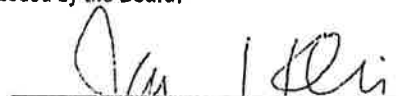
I/We do hereby declare that no officer or employee of Harford County, whether elected or appointed, has received prior hereto or will receive subsequent hereto any monetary or material consideration, any service or thing of value, directly or indirectly, upon more favorable terms than those granted to the public generally in connection with the submission, processing, issuance, grant or aware of the within application or petition.


I/We do solemnly declare and affirm under the penalties of perjury that this petition contains names and addresses of all persons having legal or equitable interest in the property, including shareholders owning more than five percent (5%) of the stock in a corporation having any interest in the property, except those corporations listed and traded on a recognized stock exchange.

I/We do solemnly declare and affirm under the penalties of perjury that the contents of the foregoing affidavit are true and correct to the best of my/our knowledge, information and belief.


I/We agree, upon final action, to comply with all requirements or conditions imposed by the Board.



Signature of Owner 12/10/19
Date


Witness 12/10/19
Date

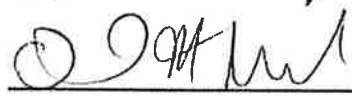

Signature of Co-Applicant 12/11/19
Date


Witness 12/11/19
Date


Signature of Attorney/Representative 12/11/19
Date


Witness 12/11/19
Date

Director of Planning and Zoning Date


Zoning Staff 12-12-19
Date



VICINITY MAP
1" = 250'

SITE DATA

1700 - UNDATED HOUSE MAPS
 0825 SURVEY FOR 8/29/18
 PRESENT ZONING: A2
 1/4" MAP NO. 19, PARCELS 140.42
 1/4" MAP NO. 19, PARCELS 140.43
 PROPOSED USE: RESIDENTIAL ZONING SERVICES
 2' OF WINDSHIELD & 2' TIA
 4' OF BUILDING COVERAGE = 0.115

FLOOD NOTE

SEE THE SPECIAL STUDY FOR FLOODING & AS SHOWN ON THE PLAN AND EXHIBIT 201C
 DATED APRIL 19, 2018.

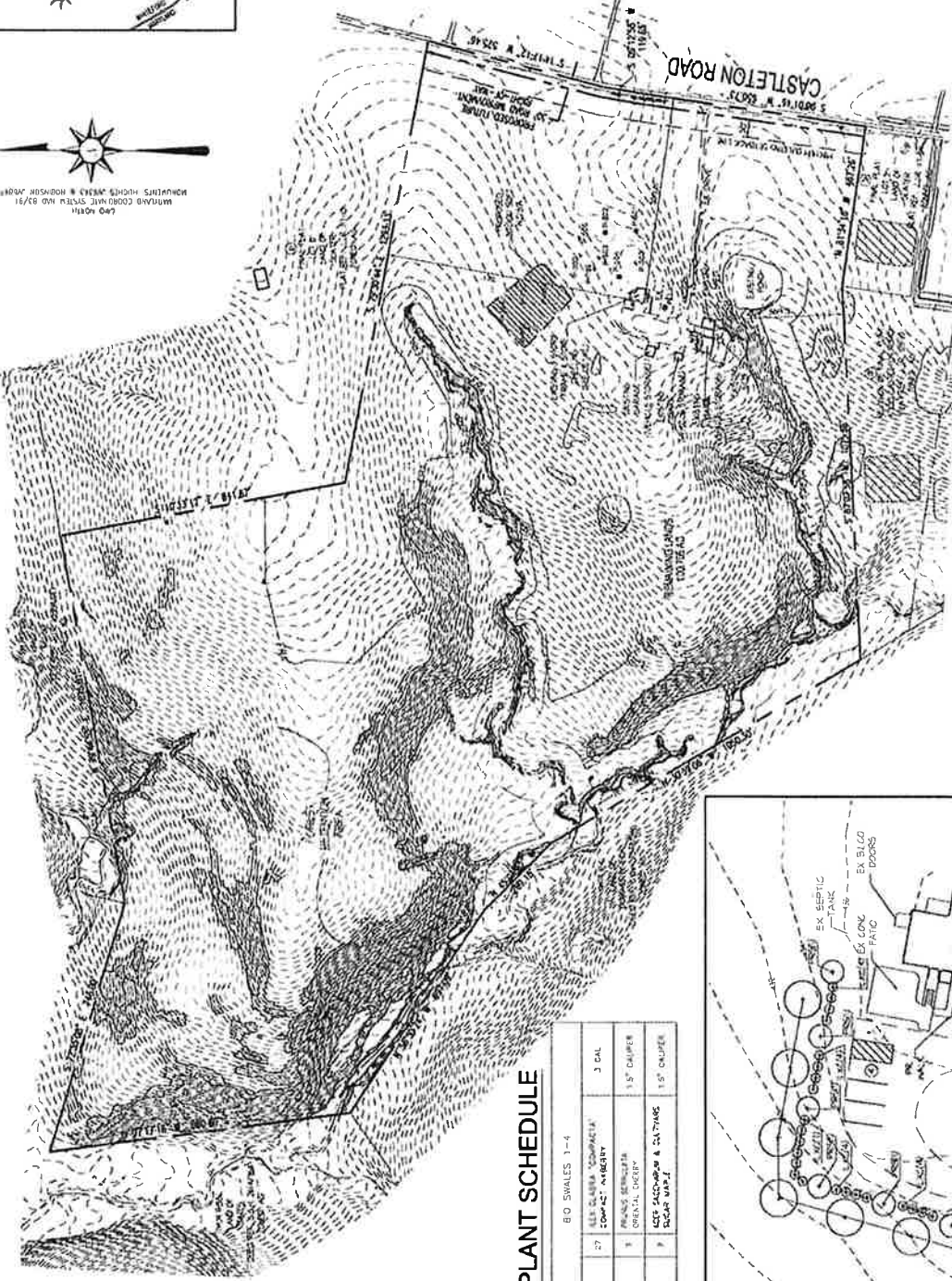


JOB NO.	2277-3
SCALE:	AS SHOWN
DATE:	12-05-2019
DRAWN BY:	SPH
DESIGNED BY:	SPH
REVIEWED BY:	JK
HARRIS COUNTY, TEXAS	

**PLAN TO ACCOMPANY
 SPECIAL EXCEPTION HEARING
 FOR
 #1700 CASTLETON ROAD**

407 Hickey Avenue
 Suite 407, Houston, TX 77056
 Phone: 281-553-3066
 Fax: 281-553-3066
www.thompsonassociatesllc.com

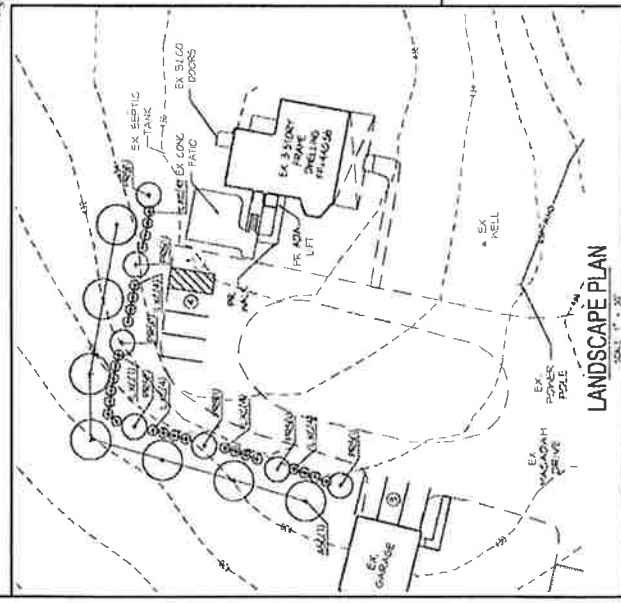
**JOSEPH
 THOMPSON
 &
 ASSOCIATES, LLC**
 Land Surveying & Engineering
www.thompsonassociatesllc.com



PLAN
SCALE: 1" = 300'

PLANT SCHEDULE

BO SIZES 1-4	
ILXC	27 "COMPACT" ANEMONE
PRS	1 FRASER SERRAVALLE ORIENTAL CHERRY
ASC	7 ACE SACCHINUM & CULTIVARS PEAR MAJESTY
	3 GAL
	1 1/2" DIAPER
	1 1/2" DIAPER



LANDSCAPE PLAN
SCALE: 1" = 30'