

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

HARFORD COUNTY
 OCT 16 2020
 ZONING BOARD OF APPEALS
 HARFORD COUNTY, MD

Case No. 5937
 Date Filed 10/15/20
 Hearing Date _____
 Receipt _____
 Fee \$400
 Type SE

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 5937 MAP 47 TYPE Special Exception
 ELECTION DISTRICT 04 TAX ID 04-398703
 LOCATION 2804 Scarff Road, Fallston 21047
 BY Platinum Construction Group, 1374 West Jarrettsville Road, Forest Hill 21050
 Appealed because a special exception pursuant to Sec. 267-88H(9) of the Harford County code to permit a restaurant/brewery in the VB District requires approval by the Board.

Owner (please print or type)

Name Platinum Construction Group, LLC Phone Number Call Attorney

Address 1374 W. Jarrettsville Road, Forest Hill, Maryland 21050
Street Number Street City State Zip Code

Co-Applicant _____ Phone Number _____

Address _____
Street Number Street City State Zip Code

Contract Purchaser _____ Phone Number _____

Address _____
Street Number Street City State Zip Code

Attorney/Representative Bradley R. Stover
Shaffer, McLaughlin & Stover, LLC Phone Number 410-420-7992

Address 836 South Main Street, Suite 102, Bel Air, Maryland 21014 brad@smslawoffice.com
Street Number Street City State Zip Code

Land Description

Address and Location of Property 2804 Scarff Road, Fallston, MD 21047; near intersection of Maryland Routes 152 & 165

Subdivision Addie Estates; Plat 204/31 Lot Number 4

Acreage/Lot Size 2.94 Election District 4th Zoning VB Tax ID # 04-398703

Tax Map No. 47 Grid No. 1A Parcel 386 Water/Sewer: Private Public

List ALL structures on property and current use: Vacant single family residence

Estimated time required to present case: 90 minutes

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:

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

Brewery Pub use in the Village-Business (VB) District; 267-88(H)(9).

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.)

REQUEST AND JUSTIFICATION FOR A SPECIAL EXCEPTION
HARFORD COUNTY BOARD OF APPEALS STANDARD APPLICATION

Request

Special exception approval to permit a restaurant/brewery pub use in the VB District §267-88(H)(9) of the Harford County Zoning Code.

Justification – Code Application

The Subject Property consist of a 2.94-acre parcel located at 2804 Scarff Road, Fallston, Maryland 21047 (the “Subject Property”). The Subject Property is zoned Village-Business (VB) as defined in the Harford County Zoning Code. The Subject Property is owned by Platinum Construction Group, LLC. Applicant desires to develop and operate a restaurant and brewery pub business at the Subject Property. The proposed use requires special exception approval from the Harford County Board of Appeals, as more fully set forth in §267-88(H)(9) of the Harford County Zoning Code. The Applicant meets the requirements of that statute, namely:

- (1) The use is located with direct access to Maryland Route 165, which is an arterial or collector road.
- (2) As shown on the site plan, a Type A Buffer pursuant to §267-30 of the Code is contemplated along adjacent residential lots and public right of ways.

Justification – Limitations, Guidelines and Standards

The proposed use will fall within the applicable limitations guidelines and standards to be adhered to by the Board of Appeals as set forth in §267-9(i):

1. The Subject Property and use thereon should not have an impact on the number of persons living or working in the immediate area, which consists of other retail and village business uses. Activity on the Subject Property will consist of a family atmosphere restaurant and brew pub.
2. The proposed use should not have any negative impact on traffic conditions. Applicant acknowledges that it may be required to obtain a Traffic Impact Analysis during the DAC process.
3. The proposed use should not affect the orderly growth of the neighborhood and community.
4. There will be no effect as the result of any odors, dust, gas, simoke, fumes, vibration, glare, noise as a result of the proposed use. The use is located near a State road and other retail village uses. The use will be buffered and subject to lighting and landscaping plan review during the DAC process

5. The proposed use shall not have any adverse impact on facilities, fire protection, sewage, water, trash and garbage collection or the like. The Subject Property shall be served by on-site well and septic. The owner of the Subject Property will provide for trash and garbage collection.

6. The requested use is consistent with generally accepted engineering and planning principles and practices.

7. There will be no additional impact on structures in the vicinity, such as schools, houses of worship, theaters, or hospitals, none of which are in close proximity with the Subject Property.

8. The proposed use is consistent with the purposes of the Code, the Master Plan and related studies for land use and the like, insofar as the use is a special exception use in the VB district, and will serve the residents living in the nearby area.

9. The proposed use shall not have any environmental impact on any nearby sensitive features. There are no applicable opportunities for recreation or open space.

10. The proposed use shall not have any negative impacts on any cultural or historic landmarks, of which none are known on the Subject Property.

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 9/17/20
Date

Witness Date

Signature of Co-Applicant Date

Witness Date

 _____
Signature of Attorney/Representative 9/20/2020
Date

 _____
Witness 9/20/20
Date

Director of Planning and Zoning Date

 _____
Zoning Staff 10-15-20
Date



TAX MAP 47
PARCEL 386

LINE TABLE

1/4" = 1' (AS SHOWN)	1/8" = 1' (AS SHOWN)
1/16" = 1' (AS SHOWN)	1/32" = 1' (AS SHOWN)

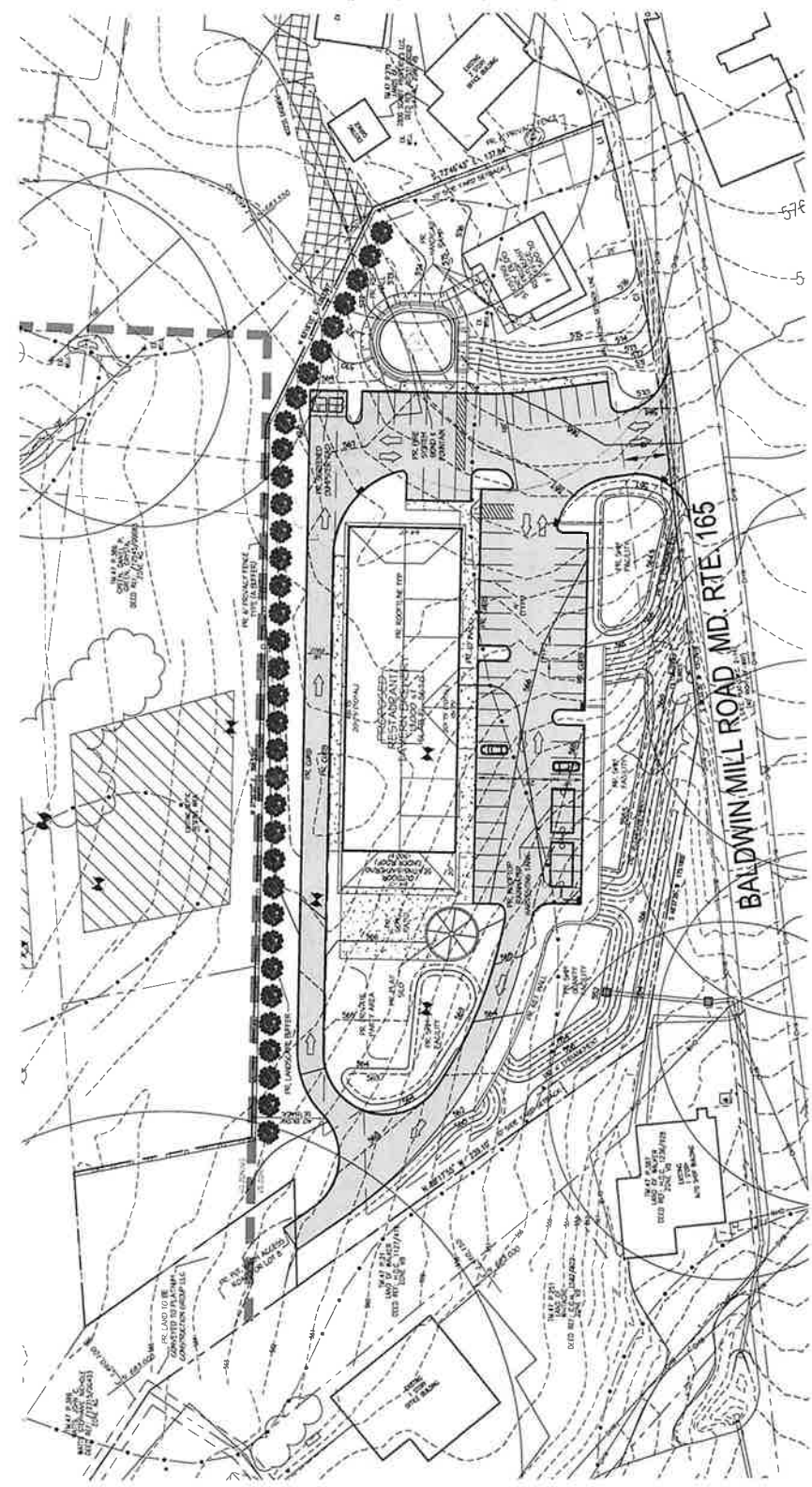
CURVE TABLE

1/4" = 1' (AS SHOWN)	1/8" = 1' (AS SHOWN)	1/16" = 1' (AS SHOWN)	1/32" = 1' (AS SHOWN)
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LEGEND

EXISTING	PROPOSED
PROPERTY LINES	PROPOSED CURTAIN
WALKING SIGNAGE LINE	PROPOSED DRIVE
CONCRETE WALKS	PROPOSED CONCRETE
ASPHALT	PROPOSED ASPHALT
PAVING	PROPOSED PAVING
EXISTING DRIVE	PROPOSED DRIVE
EXISTING SIDEWALK	PROPOSED SIDEWALK
EXISTING POLE	PROPOSED POLE
EXISTING SIGN	PROPOSED SIGN
EXISTING CLEARCUT	PROPOSED CLEARCUT
EXISTING STAIRS TO TOP OF SLOPE	PROPOSED STAIRS TO TOP OF SLOPE



SITE DATA

OWNER: PATRICK CORPORATION, LLC
 PROJECT: 2804 SCARFF ROAD, BALDWIN MILL, MD 21035

DESIGNER: DAVID G. TAYLOR & ASSOCIATES, LLC
 163 SPANNE WOODS COURT
 ABERDEEN, MD 21005
 TEL: (410) 276-3839
 FAX: (410) 276-3838
 WWW: WWW.DGTAYLOR.COM

DATE: 08/14/2013
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 SCALE: AS SHOWN

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SIDEWALK UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE WALKWAY UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVEWAY UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVEWAY UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVEWAY UNLESS OTHERWISE NOTED.

PLAN TO ACCOMPANY SPECIAL EXCEPTION HEARING
2804 SCARFF ROAD
PROPOSED RESTAURANT/TAVERN BREWERY & FARM MARKET
 TAX MAP 47, GRID 14, PARCEL 386, LOT 4
 4TH ELECTION DISTRICT
 HANOVER COUNTY, MARYLAND

PROFESSIONAL DESIGNATION
 I CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND AND AM A MEMBER OF THE PROFESSIONAL ENGINEERS SOCIETY OF MARYLAND.

PROFESSIONAL SEAL
 STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 12-10-2011

DGT
 David G. Taylor & Associates, LLC

David G. Taylor & Associates, LLC
 163 Spanne Woods Court
 Aberdeen, MD 21005
 Call (410) 276-3839
 Email dg@dgta.com

DATE: 08/14/2013
 SCALE: AS SHOWN