

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

HARFORD COUNTY COUNCIL
 MAR 6 2021
 PLANNING BOARD OF APPEALS
 HARFORD COUNTY, MD

Case No. 5943
 Date Filed 3/26/21
 Hearing Date _____
 Receipt _____
 Fee \$400
 Type Special Exception

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 5943 MAP 56 TYPE Special Exception
 ELECTION DISTRICT 01 TAX ID 01-073877
 LOCATION -2219 Old Emmorton Road, Bel Air 21015
 BY Rikin Parikh, 701 Cottondale Court, Bel Air 21015
 Appealed because a special exception pursuant to
 Sec. 267-88C(7) of the Harford County code to operate
 a private kindergarten program in the RO District requires
 approval by the Board.

Owner (please print or type)

Name RIKIN PARIKH Phone Number 443-722-7036

Address 701 COTTONDALE CT. BEL AIR MD 21015
Street Number Street City State Zip Code

rparikh@primroseofbelair.com

Co-Applicant _____ Phone Number _____

Address _____
Street Number Street City State Zip Code

Contract Purchaser B Phone Number _____

Address _____
Street Number Street City State Zip Code

Attorney/Representative _____ Phone Number _____

Address _____
Street Number Street City State Zip Code

RECEIVED
 MAR 26 2021
 PLANNING BOARD OF APPEALS
 HARFORD COUNTY, MD

Land Description

Address and Location of Property 2219 OLD EMMORTON RD, BEL AIR, MD-21015

Subdivision N/A Lot Number N/A

Acreage/Lot Size 2.07 ACRES Election District 1 Zoning R0 Tax ID # 01-073877

Tax Map No. 56 Grid No. 2D Parcel AD Water/Sewer: Private Public ✓

List ALL structures on property and current use: DAYCARE, STAND ALONE BUILDING

Estimated time required to present case: AS SOON AS POSSIBLE

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

SPECIAL EXCEPTION TO OPEN THE KINDERGARTEN ROOM
AND OFFER PRIVATE KINDERGARTEN PROGRAM AT
PRIMROSE SCHOOL OF BEL AIR.

Justification

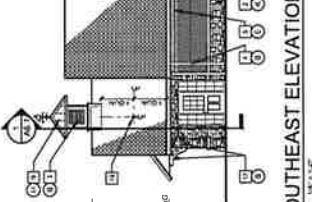
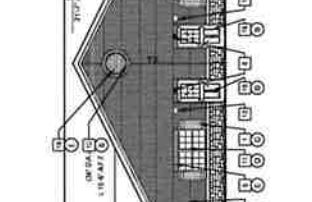
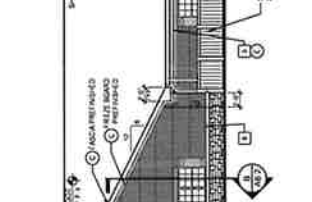
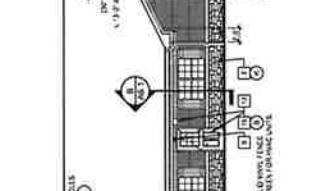
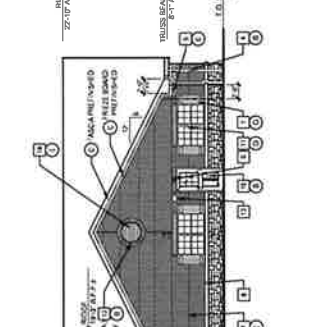
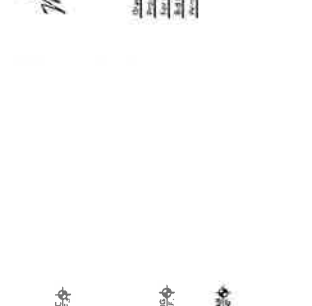
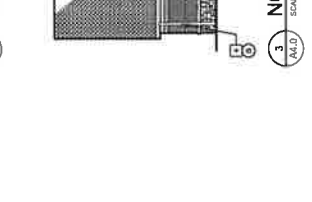
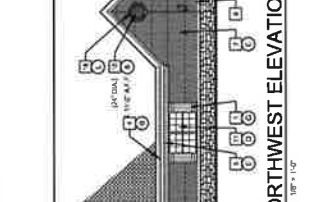
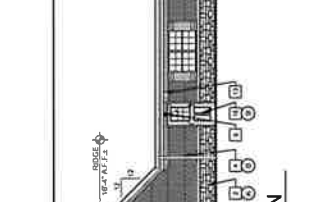
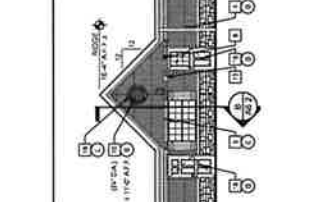
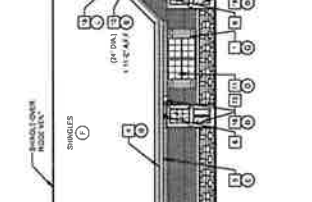
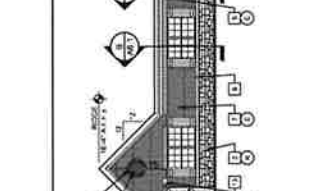
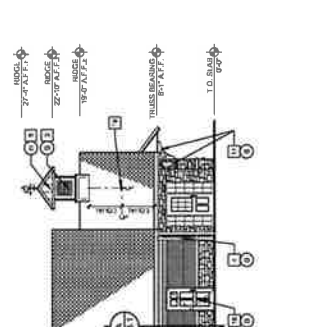
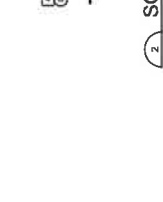
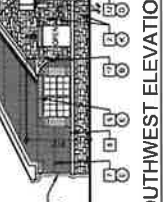
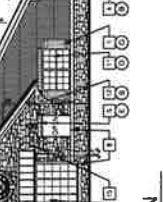
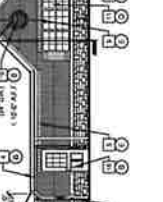
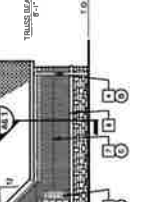
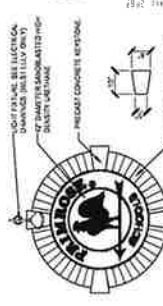
IN ORDER TO OFFER THE KINDERGARTEN PROGRAM AT
OUR FACILITY, WE REQUIRE AN APPROVAL FROM THE
MARYLAND STATE DEPARTMENT OF EDUCATION (MSDE).
MSDE IS REQUESTING AN APPROVAL LETTER FROM THE
ZONING DEPARTMENT TO PROCESS THE APPLICATION.

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.)

KEYED NOTES:	
1	WALL FINISHING SHALL BE AS SHOWN FOR EACH WALL.
2	STONE: SEE EXTERIOR COLOR SCHEDULE FOR MANUFACTURER. COPIES WITH FINISHING SPECIFICATIONS SECTION OF DRAWINGS. BRONZE STAINING SEAM ROOF (BURY IN ROOF) FOR ALL ROOFS. BRONZE STAINING SEAM ROOF (BURY IN ROOF) FOR ALL ROOFS.
3	EXTRUDED ALUMINUM WIDE OUTLETS WITH SPIRE AND BENTLE AT 30" O.C. SYSTEMS SHALL BE CONNECTED TO DOWNSPOUTS TO MAINTAIN DRAINAGE SYSTEMS.
4	BACKSLOPE OF ROOF.
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EXTERIOR COLOR SCHEDULE	
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50	BRICK VENEER

PRIMROSE SCHOOL OF BEL AIR
2219 OLD EMMERTON RD
BEL AIR, MD



CONSTRUCTION OCCUPANT REVISIONS

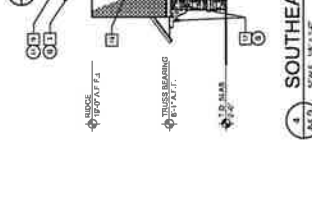
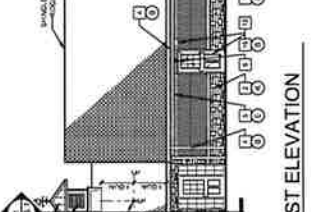
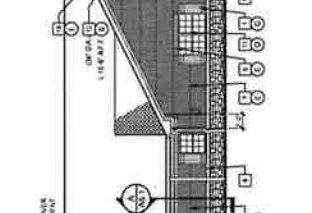
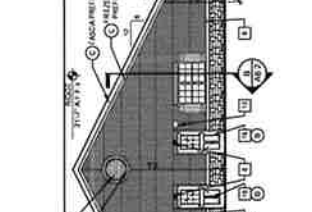
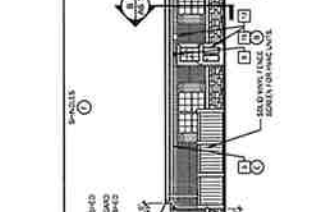
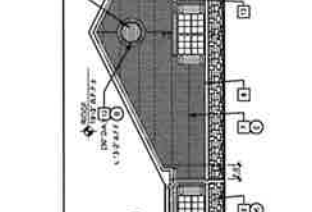
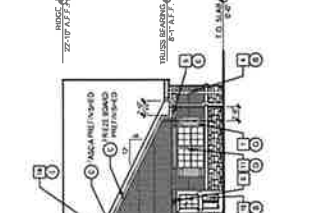
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DATE

WALL MOUNT SIGN

SCALE: 1/2" = 1'-0"

1 NORTHWEST ELEVATION



1 NORTHWEST ELEVATION
2 SOUTHWEST ELEVATION
3 NORTHWEST ELEVATION
4 SOUTHEAST ELEVATION

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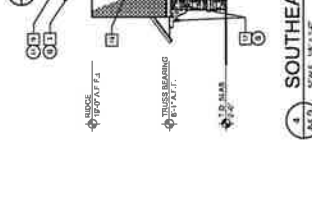
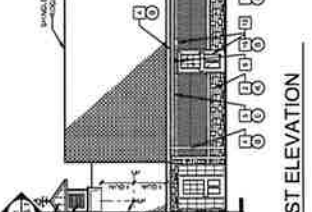
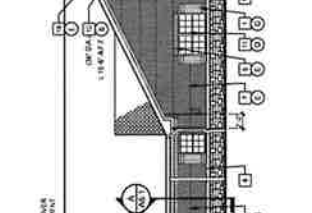
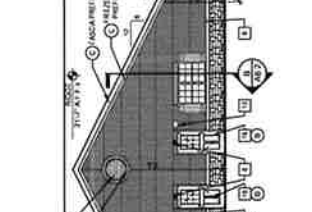
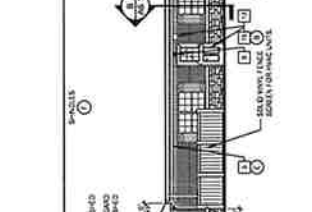
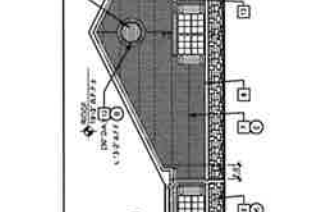
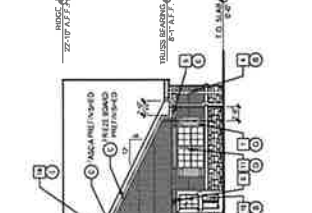
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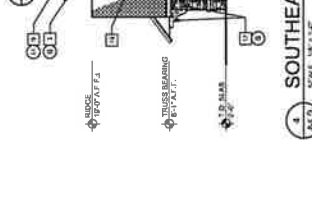
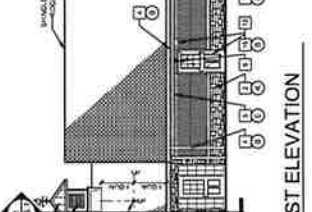
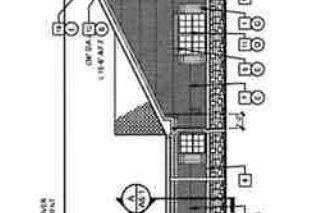
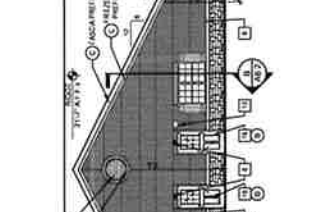
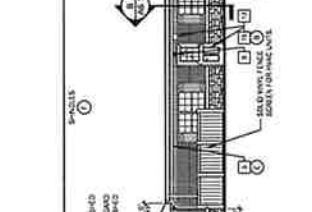
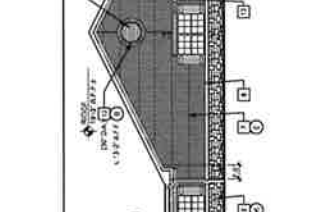
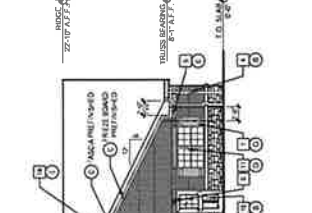
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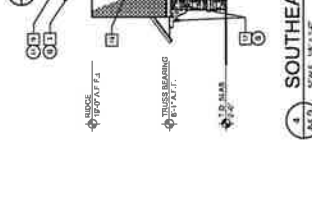
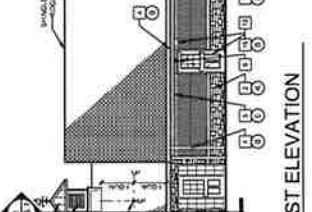
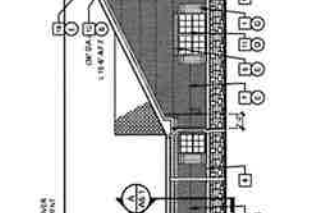
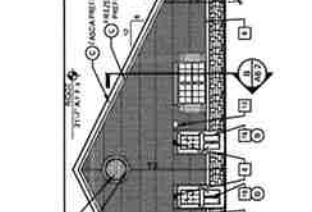
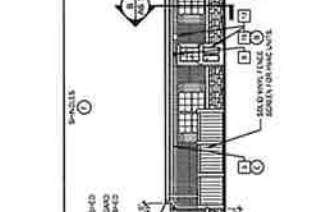
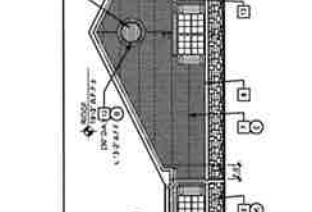
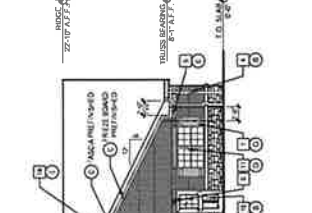
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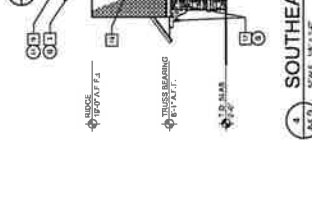
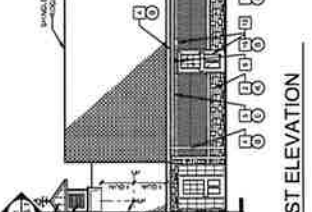
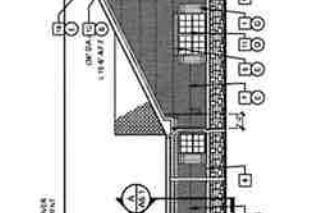
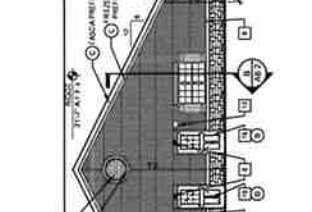
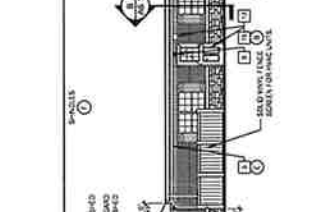
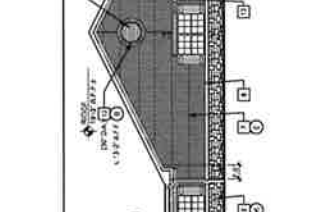
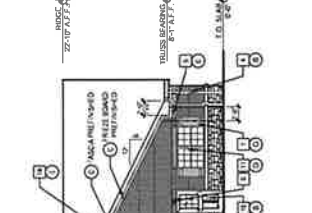
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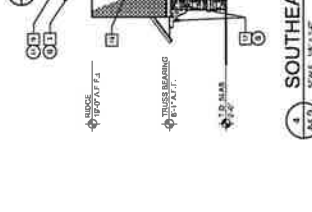
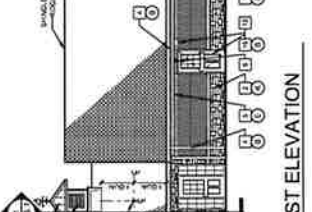
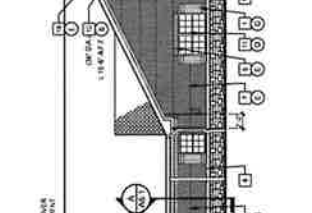
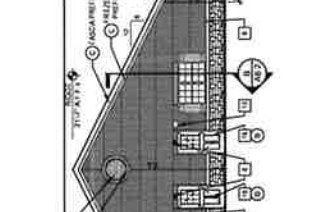
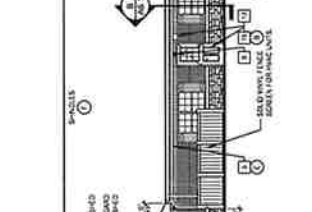
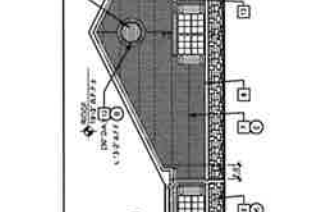
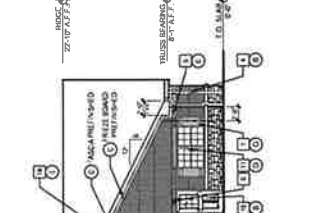
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