

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

Case No. 5972
 Date Filed 7/25/22
 Hearing Date _____
 Receipt _____
 Fee \$400.00
 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 5972 MAP 57 TYPE Special Exception
 ELECTION DISTRICT 01 TAX ID 01-037714
 LOCATION 3405 Pebble Drive, Aberdeen 21001
 BY Lisa Russell
 Appealed because a special exception pursuant to Sec. 267-88F(6) of the Harford County code to operate a personal care boarding home in the RR District requires approval by the Board.

Owner (please print or type)

Name LISA Russell Phone Number 443 421 3606
 Address 3405 Pebble Drive Aberdeen MD 21001
Street Number Street City State Zip Code

Email jasjonnia@yahoo.com

Co-Applicant _____ Phone Number _____

Address _____
Street Number Street City State Zip Code

Email _____

Contract Purchaser _____ Phone Number _____

Address _____
Street Number Street City State Zip Code

Email _____

Attorney/Representative _____ Phone Number _____

Address _____
Street Number Street City State Zip Code

Email _____

Land Description

Address and Location of Property 3405 Pebble Drive, Aberdeen
MD 21001

Subdivision _____ Lot Number 39

Acreage/Lot Size 34055 Election District 1 Zoning RR Tax ID # 30-3758120 01-037714

Tax Map No. 57 Grid No. 1F Parcel 294 Water/Sewer: Private Public _____

List ALL structures on property and current use: _____

Estimated time required to present case: 15-20 min

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

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

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.)

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.

Lisa Russell 4/29/22
 Signature of Owner Date

Witness Date

Signature of Co-Applicant Date

Witness Date

Signature of Attorney/Representative Date

Witness Date

Jenny B. Jackson 7/25/22
 Director of Planning and Zoning Date

Zoning Staff Date

Planning and Zoning
220 S Main St.
Bel Air MD 21014
410-638-3103

04/29/2022

Lisa Russell
3405 Pebble Dr.
Aberdeen MD 21001
443-421-3606

To whom it may concern.

I Lisa Russell would respectfully like to obtain a personal care facility located at 3405 Pebble Dr. Aberdeen, MD to 21001 housing six people. In my quest to find the perfect location I recognized there is a need for assisted living facilities in Aberdeen. As an LPN over the past 30 years blessed to be able to work in various fields of Nursing the one, I have dear to my heart is the geriatric population. Using this property as an assistant living will allow clients to live in their own home. This will be a good rewarding experience to know that I can help the elderly alleviate their worries of activities of daily living and lessen the burden of families knowing that their loved ones are being cared for in respectful environment. I will be the soul person seeking licensing to operate this personally.

Thank You in Advance

A handwritten signature in cursive script that reads "Lisa Russell".

Lisa Russell

Justification Limitations. Guidelines and Standards

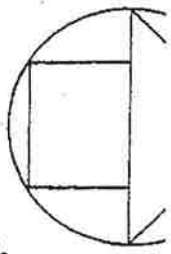
The proposed uses will fall within the applicable limitations guidelines and standards to be adhered to by the Board of Appeals as set forth in 5267-9(i):

1. The Subject Property and uses thereon should not have an impact on the number of persons living or working in the immediate area, which consists of residential uses and other assisted living uses.
2. The proposed uses should not have any negative impact on traffic conditions. The traffic impacts will be limited to the employees working on site and family members visiting the residents of the personal care boarding homes.
3. The proposed uses 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, smoke, fumes, vibration, glare, noise because of the proposed uses.
5. The proposed uses 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 public water and sewer. The Applicants 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 proximity with the Subject Property.
8. The proposed uses are consistent with the purposes of the Code, the Master Plan, and related studies for land use.
9. The proposed uses shall not have any environmental impact on any nearby sensitive features.

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



SECTION I OF ESTATES
 STONEY FOREST ESTATES
 (LIBER C.R.C. 16, FOLIO 22)



This Final Plat meets the essential requirements
 of the Subdivision Regulations of Harford County,
 Maryland, as adopted March 10, 1958, and is on
 file in the Land Records Office of the Clerk of
 the Circuit Court.

HARFORD COUNTY PLANNING & ZONING CO.

Date: **FEB 10 1967**

RECEIVED
 FEB 10 1967