

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

RECEIVED
 HARFORD COUNTY COUNCIL
 FEB 22 2023
 ZONING BOARD OF APPEALS
 HARFORD COUNTY, MD

Case No. 5983
 Date Filed 2/22/23
 Hearing Date _____
 Receipt _____
 Fee \$ 650.00
 Type Var/SE

Shaded areas for Office Use Only

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.

Nature of Request and Section(s) of Code

CASE 5983 MAP 62 TYPE Special Exception/Variance
ELECTION DISTRICT 01 TAX ID 01-095277
LOCATION 601 Otter Point Road, Abingdon 21009
BY Christopher White
Appealed because a special exception pursuant to
Section 267-88A(4) of the Harford County Code to permit
a marina and boat launching, storage and repair use and
variance from Type B buffer requirement in the B1 district
requires approval by the Board.

Owner (please print or type)

Name Christopher A. White Phone Number call attorney

Address 601 Otter Point Road, Abingdon, Maryland 21009
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
Robinson & Stover, LLC Phone Number 443-371-7248

Address 124 N. Main Street, Bel Air, MD 21014 bstover@robinsonstover.com
Street Number Street City State Zip Code

Land Description

Address and Location of Property 601 Otter Point Road, Abingdon, MD 21009

Subdivision Lots 11-15 Otter Point, Plat 189/30 Lot Number 11-15
Acreage/Lot Size _____ Election District 1st Zoning B1 Tax ID # 01-095277
Tax Map No. 62 Grid No. 4D Parcel 154 Water/Sewer: Private _____ Public

List ALL structures on property and current use: Marina outbuildings and office

Estimated time required to present case: 1 hour

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

Marina in the B1 District 267-88(A)(4).
Partial variance from Type B buffer requirement.

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 SPECIAL EXCEPTION AND VARIANCE
HARFORD COUNTY BOARD OF APPEALS STANDARD APPLICATION

Request

Special exception approval to permit a marina and boat launching, storage and repair use in the B1 District pursuant to §267- 88(A)(4) of the Harford County Zoning Code; partial variance from Type B buffer requirement.

Justification – Code Application

The subject property consists of a 1.649 acre parcel located at 601 Otter Point Road, Abingdon, Maryland 21009 (the “Subject Property”). The Subject Property is zoned B1 as defined in the Harford County Zoning Code. The Subject Property is improved by marina and associated outbuildings that have been actively used as a marina since the 1960s. The Applicant is the fee simple owner of the Subject Property. A portion of the property has been created by sedimentary fill area. By Order of the Circuit Court for Harford County, Maryland dated July 25, 2022 in the matter of *White v. Durkin, et al.*, Case No. C-12-CV-22-000036, Applicant was declared owner of such sedimentary fill area. Said Order is attached hereto.

The proposed use requires special exception approval from the Harford County Board of Appeals as more fully set forth in Section 267-88(A)(4) of the Harford County Zoning Code:

(a) In the urban residential districts, such facilities shall be a part of a Conventional with Open Space (OCS) development or a Planned Residential Development (PRD).

Not Applicable

(b) A type “B” buffer, pursuant to §267-30 (Buffer Yards), shall be provided along any boundary with an adjacent residential lot and along any public road.

Applicant seeks partial waiver of the type “B” buffer requirement in areas shown on the site plan whereupon existing structures on the Subject Property and structures on a neighboring property are within such proximity that a buffer is not practical.

Imposition of the requirement of a type “B” buffer in areas on the Subject Property whereon structures have long been located along the property line and are within close proximity to structures near the property line on adjoining properties would cause a hardship and be impractical. This property is unique insofar as it has been operated as a marina facility since the 1960’s, and the buildings constructed both on the marina site and on adjacent properties as shown on the site plan do not meet current setback requirements. It is impractical to require the Applicant to provide the type “B” buffer in the subject areas.

The two (2) adjacent property owners who would be impacted by the variance request have executed consents, indicating that they do not desire that the Applicant install a Type B buffer between their respective properties and the Subject Property. See:

1. Consent of Kenneth and Linda Ey, 614 Leight Road, Abingdon, Maryland 21009.
2. Consent of Simon Shea, 605 Otter Point Road, Abingdon, Maryland 21009.

Additionally, three (3) property owners who lie across the public roadbed from the Subject Property have executed consents, indicating that they do not desire that the Applicant install a Type B buffer between their respective properties and the Subject Property. See:

1. Consent of William and Jeanette Hash, 613 Leight Road, Abingdon, Maryland 21009.
2. Consent of Rose M. Rhoads, 615 Leight Road, Abingdon, Maryland 21009.
3. Consent of Sharon T. White, 617 Leight Road, Abingdon, Maryland 21009.

All consents are attached hereto.

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 the use thereon should not have an impact on the number of persons living or working in the immediate area. The subject marina does not seek to expand but rather remain in its current configuration as it has existed since the 1960's.
2. The use should not have any negative impact on traffic conditions, insofar as any existing traffic conditions on site have remained relatively static since the 1960's.
3. The use should not affect the orderly growth of the neighborhood and community, insofar as the marina has been operating since the 1960's.
4. There will be no effect as the result of any odors, dust, gas, smoke, fumes, vibration, glare or noise as the result of the use. Again, the operation will remain the same as what has existed since the 1960's.
5. The use shall not have any adverse impact on facilities, fire protection, sewage, water, trash and garbage collection or the like. The Subject Property is served by public water and sewer and the owner of the Subject Property provides for trash and garbage collection.
6. The requested use is consistent with generally accepted engineering planning principles and practices. The subject use is located on a body of water and is used for marina purposes.
7. There would 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 to the Subject Property.

8. The use is consistent with the purposes of the Code, the Master Plan and related studies for land use and the like.
9. The use will not have any environmental impact on any nearby sensitive features.
10. The use will not have any negative impacts on any cultural or historic landmarks.

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.)

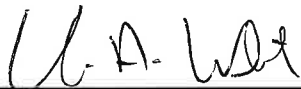
I/We agree to provide additional information as requested by the Department of Planning and Zoning or the Hearing Examiner.

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.

 11/17/22
 Signature of Owner Date

 11-17-22
 Witness Date

 Signature of Co-Applicant Date

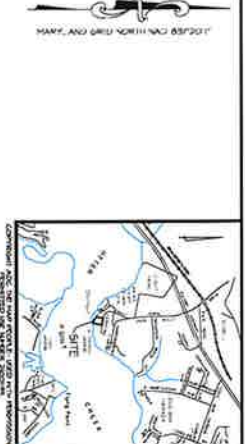
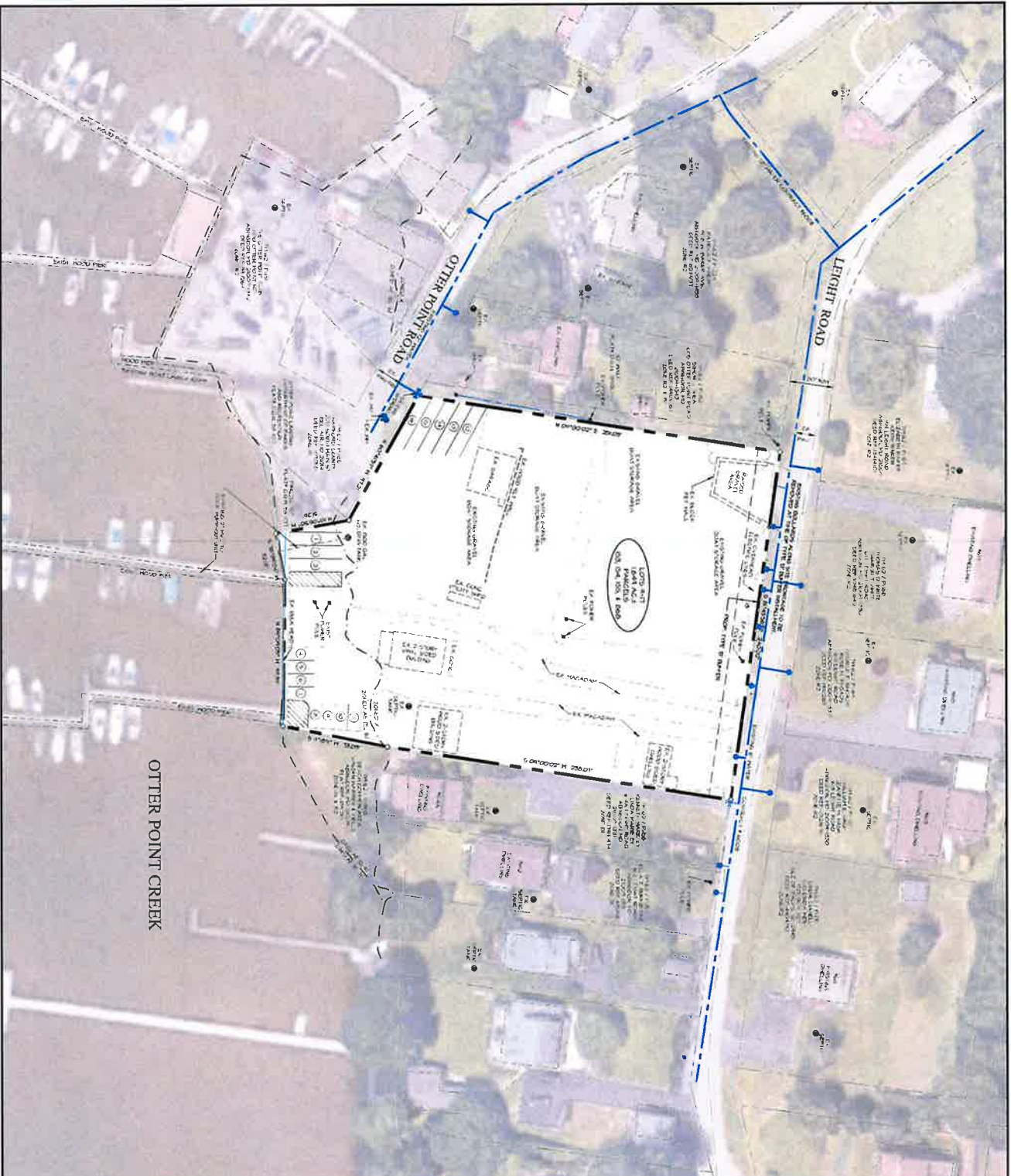
 Witness Date

 12/2/22
 Signature of Attorney/Representative Date

 12/2/22
 Witness Date

 Director of Planning and Zoning Date

 2-22-23
 Zoning Staff Date




- SITE DATA**
- 1. OWNER: PARCELS 153, 154, 155 & 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

TYPE 'F' BUFFER PLANTING REQUIREMENTS

THESE BUFFER PLANTING REQUIREMENTS SHALL BE FULFILLED WITHIN THE LANDSCAPE PLAN AND SHALL BE SPECIFIC TO THE LOCATION AND USE OF EACH PARCEL. THE BUFFER PLANTING SHALL BE MAINTAINED FOR THE LIFE OF THE PROJECT AND SHALL BE REPAIRED OR REPLANTED AS NECESSARY.





Bay State Land Services

2013 East Street Road
 Suite 6
 Duxbury, MA 02546
 Telephone: 508.793.3477
 Fax: 508.793.3482
 Email: info@baystateland.com
www.baystateland.com

ZONING EXHIBIT PLAN
LOT 15 & THRU 17
OTTER POINT
 PARCELS 153, 154, 155, & 156

PROJECT NO. ZS01

DATE: 12/15/13

SCALE: 1"=50'

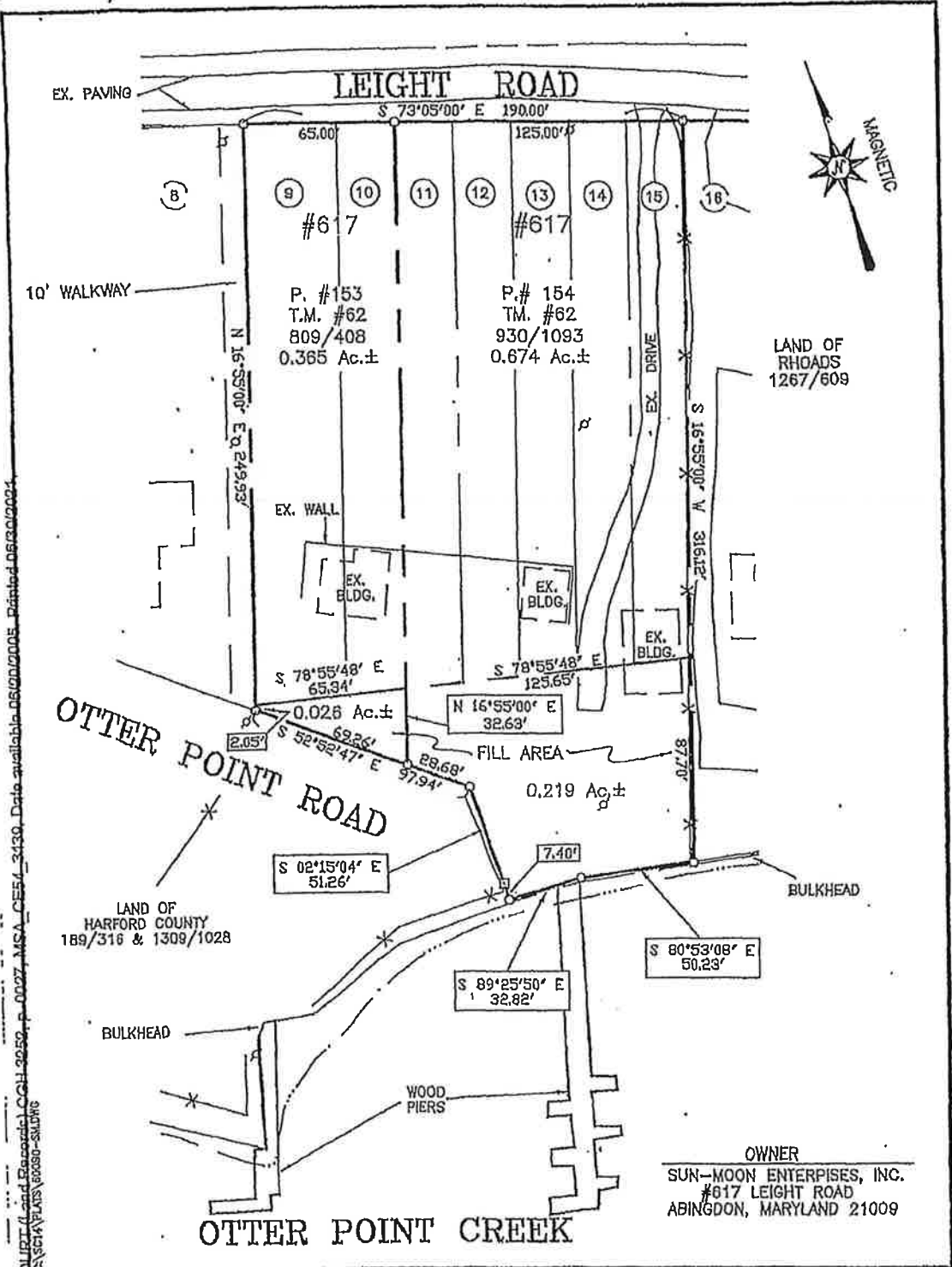
DRAWN BY: [Name]

CHECKED BY: [Name]

TABLE 1. REVISION SUMMARY

NO.	DATE	DESCRIPTION
1	12/15/13	ISSUED FOR PERMIT

PROJECT NO.	ZS01
DATE	12/15/13
SCALE	1"=50'
DRAWN BY	[Name]
CHECKED BY	[Name]



HARFORD COUNTY CIRCUIT COURT (and Records) COH 9050, p. 0027, MSA, CEE4, 2430, Date available 06/01/2005, Printed 06/20/2004
 (S) 5214 PLANS 80080-SALOW

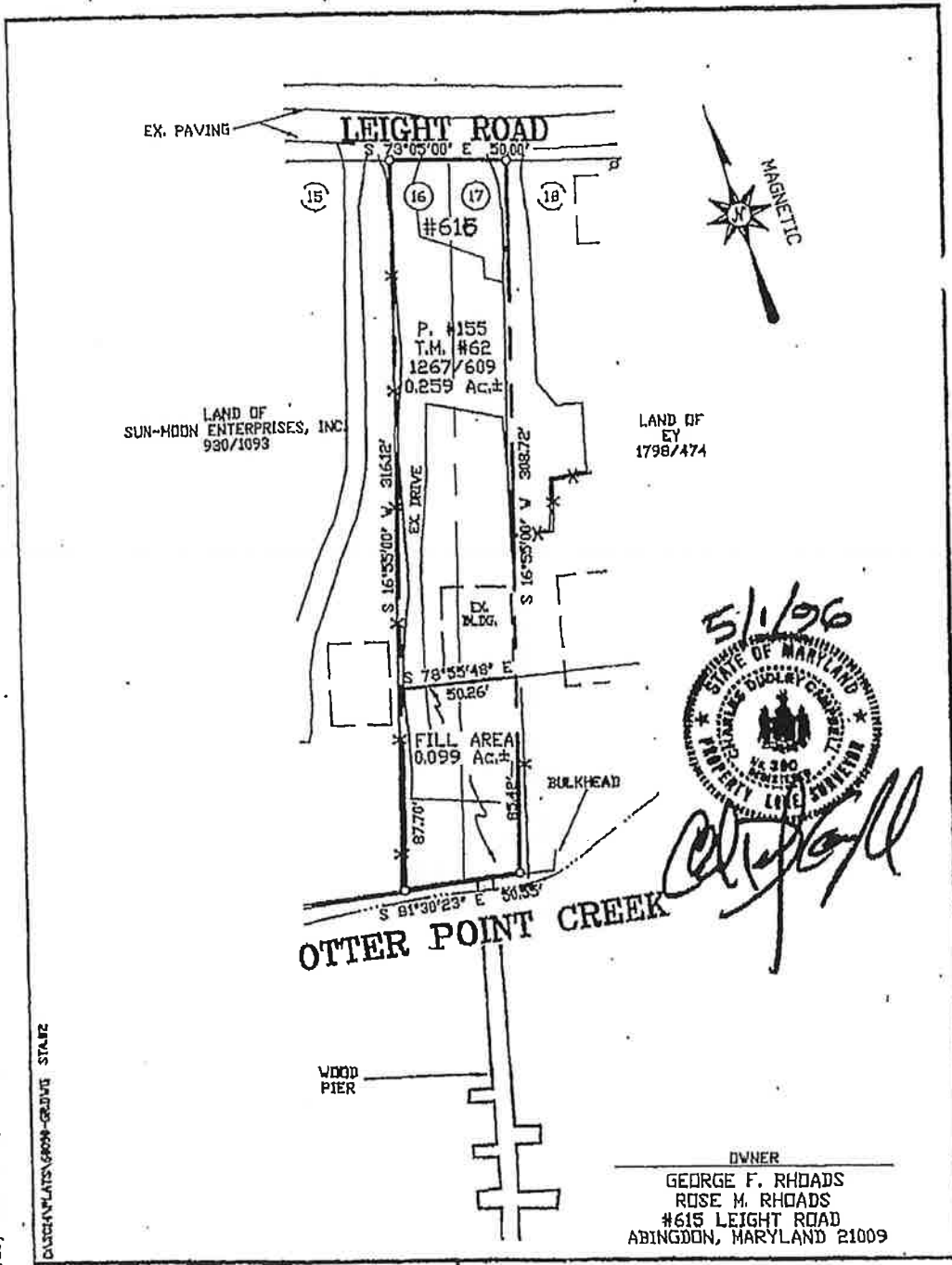
CNA
 campbell & nolan associates, inc.

Civil Engineers * Land Surveyors * Geotechnical Engineers
 P.O. Box 441 * Bel Air, Maryland 21014-0441
 (410)879-7200 * (410)838-2784 * Fax (410)838-1811

SURVEY PLAT
 LAND OF
SUN-MOON ENTERPRISES, INC.

FIRST ELECTION DISTRICT HARFORD COUNTY, MARYLAND
 SCALE: 1" = 50' DATE: 5/1/96 DRAWN BY: CJL JOB NO: 60090

HARFORD COUNTY CIRCUIT COURT (Land Records) CGH 2598, p. 0214, MSA_CEP4_2485, Date available 06/22/2005. Printed 06/30/2021.



5/1/96
 STATE OF MARYLAND
 HARFORD COUNTY
 PROPERTY LINE SURVEYOR
 No. 390
 [Signature]

OWNER
 GEORGE F. RHOADS
 ROSE M. RHOADS
 #615 LEIGHT ROAD
 ABINGDON, MARYLAND 21009

CNA
 campbell & nolan associates, inc.

CNA Engineers * Land Surveyors * Geotechnical Engineers
 P.O. Box 441 * Bel Air, Maryland 21014-0441
 (410)879-7200 * (410)838-2784 * Fax (410)838-1811

SURVEY PLAT
 LAND OF
GEORGE F. & ROSE M. RHOADS

FIRST ELECTION DISTRICT HARFORD COUNTY, MARYLAND
 SCALE: 1" = 50' DATE: 5/1/96 DRAWN BY: CJL JOB NO: 60090

LIBER 2598 FOLIO 214

CHRISTOPHER A. WHITE

* IN THE

Plaintiff

* CIRCUIT COURT

v.

* FOR

PATRICIA MOSES DURKIN, et al.

* HARFORD COUNTY

Defendants

* CASE NO.: C-12-CV-22-000036

* * * * *

FINAL DECLARATORY JUDGMENT ORDER


This matter having come before the Court for a hearing and final adjudication of Plaintiff, Christopher A. White's Amended Verified Complaint to Quiet Title, several of the Defendants having filed Answers to the Complaint and consented to the relief requested, and Orders of Default having been entered against other Defendants and no motions to vacate having been filed, the case now ready for disposition, on this July 25th, 2022 by the Circuit Court for Harford County, Maryland

ORDERED, That Christopher A. White, his personal representatives, heirs and assigns, is the fee simple absolute owner of all of those parcels of land described in the Amended Verified Complaint to Quiet Title designated as FILL AREA as containing 0.026 of an acre of land, more or less, and as containing 0.219 of an acre of land, more or less, and shown on the "Survey Plat Land of Sun-Moon Enterprises, Inc." dated May 1, 1996, recorded among the Land Records of Harford County at Liber 3252, folio 0027, a copy of which is attached hereto, and the Defendants and all other persons are enjoined from asserting any claim, at law or otherwise, relating to the ownership, use, occupancy, or possession of the FILL AREA, or any portion thereof; and

IT IS FURTHER ORDERED, that Christopher A. White, his personal representatives, heirs and assigns is the fee simple absolute owner of all of that parcel of land described in the Amended Verified Complaint to Quiet Title designated as FILL AREA containing 0.099 acres of

Entered: Clerk, Circuit Court for
Harford County, MD
July 26, 2022

land, more or less, shown on "Survey Plat Land of George F. & Rose M. Rhoads" dated May 1, 1996, recorded among the Land Records of Harford County at Liber 2598, folio 0214, a copy of which is attached hereto, and the Defendants and all other persons are enjoined from asserting any claim, at law or otherwise, relating to the ownership, use, occupancy, possession of the FILL AREA, or any portion thereof.


Judge, Circuit Court for Harford County

Consent

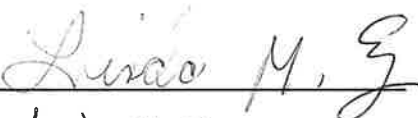
I/we Kenneth Mark Ey and Linda Marie Ey, hereby
Consent to the Board of Appeals application of Chris White to operate the Otter Creek Marina,
601 Otter Point Rd, Abingdon MD 21009

In the B1 Business District. As an adjacent property owner, I do not desire that Mr. White install
a type B buffer between my property and the Otter Creek Marina.

Signature: 

Name: K Mark Ey

Address: 614 Leight RD Abingdon MD 21009

Signature: 

Name: Linda M Ey

Address: 614 Leight RD Abingdon MD 21009

Consent

I/we Simon Shea and _____, hereby

Consent to the Board of Appeals application of Chris White to operate the Otter Creek Marina,
601 Otter Point Rd, Abingdon MD 21009

In the B1 Business District. As an adjacent property owner, I do not desire that Mr. White install
a type B buffer between my property and the Otter Creek Marina.

Signature: Simon Shea

Name: Simon Shea

Address: 605 Otter Point Rd

Signature: _____

Name: _____

Address: _____

Consent

HASH

I/we William + Jeanette and Jeanette Hash, hereby
Consent to the Board of Appeals application of Chris White to operate the Otter Creek Marina,
601 Otter Point Rd, Abingdon MD 21009

In the B1 Business District. As an adjacent property owner, I do not desire that Mr. White install
a type B buffer between my property and the Otter Creek Marina.

Signature: William E. Hash

Name: William E. Hash

Address: 613 Leight Rd Abingdon MD

Signature: Jeanette M. Hash

Name: Jeanette M. Hash

Address: 613 Leight Rd Abingdon MD

Consent

I/we Rose M. Rhoads and _____, hereby

Consent to the Board of Appeals application of Chris White to operate the Otter Creek Marina,
601 Otter Point Rd, Abingdon MD 21009

In the B1 Business District. As an adjacent property owner, I do not desire that Mr. White install
a type B buffer between my property and the Otter Creek Marina.

Signature: Rose M. Rhoads

Name: Rose M. Rhoads

Address: 615 Leight Rd., Abingdon, MD 21009

Signature: _____

Name: _____

Address: _____

Consent

I/we SHARON T. White and _____, hereby

Consent to the Board of Appeals application of Chris White to operate the Otter Creek Marina,
601 Otter Point Rd, Abingdon MD 21009

In the B1 Business District. As an adjacent property owner, I do not desire that Mr. White install
a type B buffer between my property and the Otter Creek Marina.

Signature: Sharon J. White

Name: SHARON T. White

Address: 617 LEIGHT RD., Abingdon, Md 21009

Signature: _____

Name: _____

Address: _____