

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

Case No. 5993  
 Date Filed 8/14/23  
 Hearing Date \_\_\_\_\_  
 Receipt \_\_\_\_\_  
 Fee \$450.00  
 Type Var

*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 5993 MAP 62 TYPE Variance  
ELECTION DISTRICT 01 TAX ID 01-153099  
LOCATION 619 West Baker Avenue, Abingdon 21009  
BY Craig and Deidra Reval  
Appealed because a variance from Section 267-63.5c(1)(g)  
of the Harford County Code to exceed a 31.25% impervious  
area cap to build an attached 2-story garage in the R2 district  
requires approval by the Board.

**Owner (please print or type)**

Name CRAIG REVAL Phone Number 410-322-4872

Address 619 W. BAKER AVE ABINGDON MD 21009  
Street Number Street City State Zip Code

Email CRAIGREVAL@GMAIL.COM

Co-Applicant DEIDRA REVAL Phone Number 410-322-3934

Address 619 W. BAKER AVE ABINGDON MD 21009  
Street Number Street City State Zip Code

Email DEIDRAG@AOL.COM

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 \_\_\_\_\_



## **REQUEST**

We are requesting a minor area variance of 613 Sq. feet. To the allotment of impervious land use in the Critical Bay area. The purpose of this variance is to construct a 2-story attached garage with a finished second floor.

## **JUSTIFICATION**

The justification for this request is twofold. 1. It will be necessary in the near future to have living accommodations for at least one of our parents. My wife's father lives with his wife on property that is part of a family trust controlled by his wife's children. They have permission to live there for free as long as she is alive. She is more elderly than my father-in-law with many more health issues and it is highly likely he will outlive her, resulting in his having a need for immediate housing and we want to be prepared for that inevitability.

We also need to better protect our vehicles. I have previously caught people attempting to steal the wheels off one of our vehicles while parked in our driveway in the middle of the night. The garage would give us the extra protection we need for this and another vehicle.

The area we live in does not have a homeowner's association. It is an old, established, eclectic neighborhood. There are homes decades old that have not been replaced or renovated, and there are many that have had substantial renovations or been completely demolished and rebuilt. Those renovations include adding second floors as well as garages. And some exceed the amount of impervious land allowed in the critical bay area.

The variance and renovations we are requesting would fall very much in line with what exists in the area. Our land is not directly adjacent to any waterway and there would be no change to the direction of any runoff, and would have no negative affect to neighbors or the critical Bay area.



## 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.)

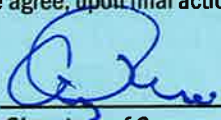
I/We agree to provide additional information as requested by the Department of Planning and Zoning or the Hearing Examiner.

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* 7/25/23  
Date

  
 \_\_\_\_\_  
*Signature of Co-Applicant* Date

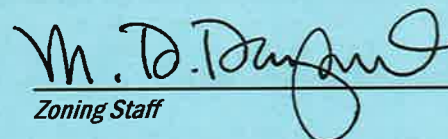
\_\_\_\_\_  
*Signature of Attorney/Representative* Date

\_\_\_\_\_  
*Director of Planning and Zoning* Date

  
 \_\_\_\_\_  
*Witness* 7.25.23  
Date

  
 \_\_\_\_\_  
*Witness* 7.25.23  
Date

\_\_\_\_\_  
*Witness* Date

  
 \_\_\_\_\_  
*Zoning Staff* 8.14.23  
Date

# PROPOSED CONSTRUCTION IN THE CRITICAL AREA

Building Permit No. \_\_\_\_\_  
 Reviewed By \_\_\_\_\_  
 Date of Approval \_\_\_\_\_

**NOTE: THIS FORM MUST BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION**

Owner's Name CRAIG + DEJORA REUAF  
 Construction Site Address 619 W Baker Avenue  
 Description of Proposed Construction GARAGE  
 BOA No. \_\_\_\_\_ Tax ID No. \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Tax Map \_\_\_\_\_ Block \_\_\_\_\_ Parcel \_\_\_\_\_ Lot \_\_\_\_\_ Zoning \_\_\_\_\_  
 Lot Size \_\_\_\_\_ sq. ft. Lot grandfathered for dwelling? Yes \_\_\_\_\_ No \_\_\_\_\_  
 Date of lot creation/approval (check one): on or before 12/1/85 \_\_\_\_\_ after 12/1/85 \_\_\_\_\_  
 Construction proposed in 100 foot or Expanded Critical Area Buffer? No \_\_\_\_\_ Yes \_\_\_\_\_  
 \*If Yes, \_\_\_\_\_ Buffer \_\_\_\_\_ Buffer Exempt Area \_\_\_\_\_  
 Construction proposed within other Habitat Protection Areas? No \_\_\_\_\_ Yes \_\_\_\_\_  
 \*If Yes, specify on back \_\_\_\_\_  
 Forested Area disturbed by proposed construction? \_\_\_\_\_ sq. ft.  
 Buffer Management Plan required? No \_\_\_\_\_ Yes \_\_\_\_\_ (if yes, attach)  
 Landscape Plan required? No \_\_\_\_\_ Yes \_\_\_\_\_ (if yes, attach)  
 Pollutant Reduction Plan required? No \_\_\_\_\_ Yes \_\_\_\_\_ (if yes, attach)  
 Critical Area Management District (check one): IDA \_\_\_\_\_ \* LDA \_\_\_\_\_ RCA \_\_\_\_\_  
 \* If IDA, Stop Here

**FOR CONSTRUCTION IN LDA and IRCA**

	Lot Coverage (sq. ft.)		Final Total
	Existing	Proposed	
Dwelling	1434	1434	
Other Bldgs.			
Garage		660	
Sidewalk/Walkway*	140	140	
Porches/Patios			
Driveway/Roadway	724	1049	
Shed(s)	339 + 112	0	
Pool + Concrete	1740	1740	
Staircase			
Deck (impervious)			
Other (specify below)			
<b>TOTAL</b>	<b>4489</b>	<b>5023</b>	

\*except for access to water

**PERMITTED LOT COVERAGE CALCULATIONS: 15% OF PARCEL (if not grandfathered)**

GRANDFATHERED LOTS: LOT/PARCEL SIZE	LOT COVERAGE
0 - 8,000 SQ. sq. ft.	25% of parcel + 500 sq. ft.
8,001 - 21,780 sq. ft.	31.25% of parcel
21,781 - 36,300 sq. ft.	5,445 sq. ft.
36,301 - 43,560 sq. ft.	15% of parcel
Over 43,560 sq. ft.	15% of parcel

**FINAL TOTAL  
PERMITTED  
4410 S.F.**

I have prepared these calculations and they are true and correct to the best of my knowledge and belief.

CRAIG REUAF  
 Property Owner/Applicant (printed name)

[Signature]  
 Property Owner/Applicant Signature date



013477



THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR RE-FINANCING.

THIS PLAT IS NOT TO BE RELEIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS, OR OTHER EXISTING OR FUTURE IMPROVEMENTS.

THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR RE-FINANCING.



# BERNARD S. LONGLEY et.al.

ELEC. DIST. NO.1 HARFORD COUNTY, MD.

**THOMPSON**  
1033 RTH  
**ASSOCIATES, LLC**  
Land Surveying & Engineering  
www.thompsonassociatesllc.com

402 N. HICKORY AVENUE  
SUITE B  
BEL AIR, MARYLAND  
410-803-0696

## PACA AVENUE

(20' R/W)

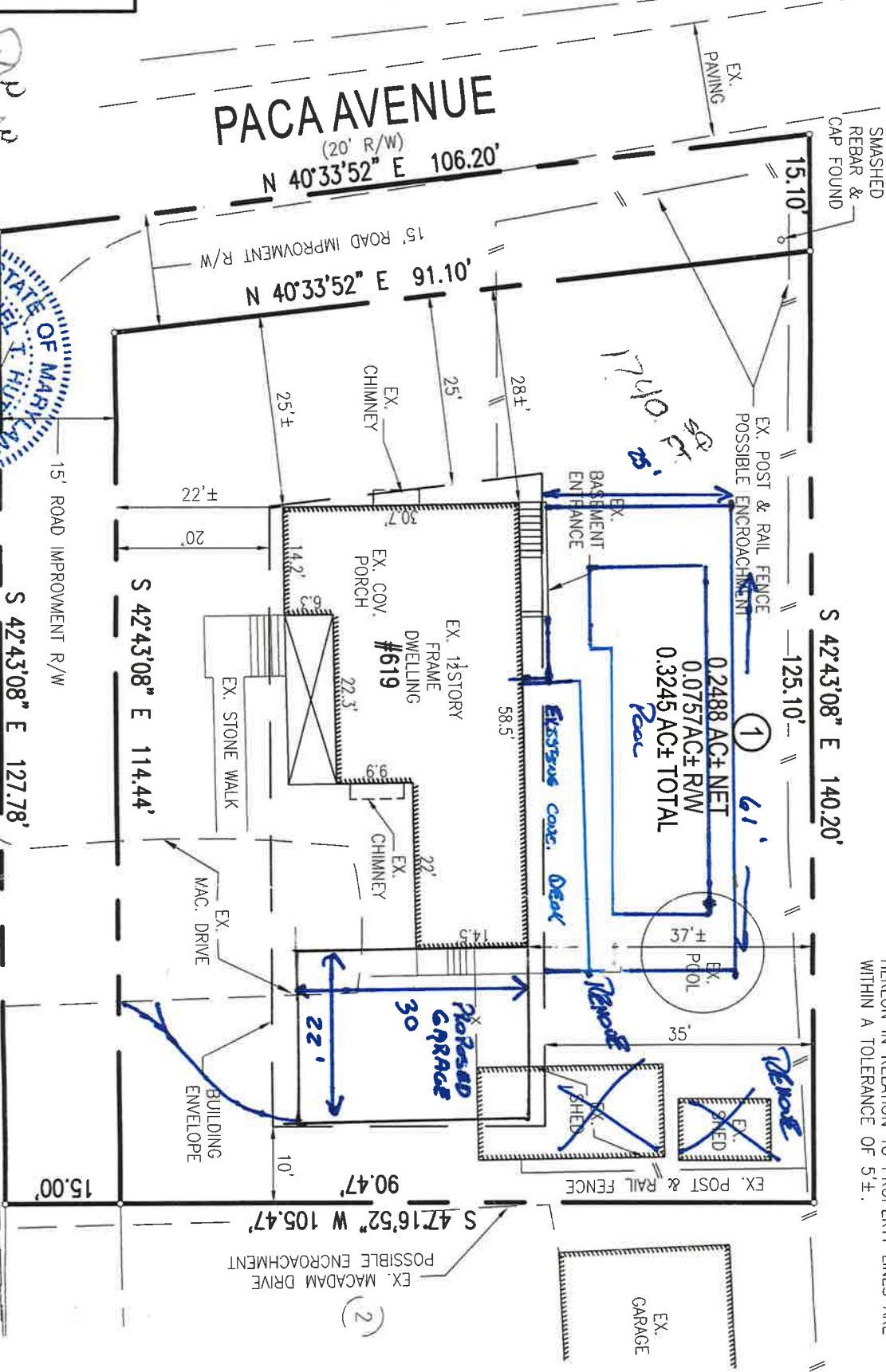
N 40°33'52" E 106.20'

15' ROAD IMPROVMENT R/W  
N 40°33'52" E 91.10'

S 42°43'08" E 114.44'  
S 42°43'08" E 127.78'

## BAKER AVENUE

(20' R/W)



NOTE: POSITIONS OF IMPROVEMENTS SHOWN HEREON IN RELATION TO PROPERTY LINES ARE WITHIN A TOLERANCE OF 5'±.

DATE: 06-13-2014

REGISTERED PROFESSIONAL LAND SURVEYOR

NO. 21682

EXP. DATE 12-13-2014

SAMUEL T. HURLOCK, LAND SURVEYOR

STATE OF MARYLAND

PROFESSIONAL SEAL

PLAT REF: H.D.C. 48-42  
DEED REF: J.J.R. 5259/464