

HARFORD COUNTY, MARYLAND
Department of Planning and Zoning
220 South Main Street
Bel Air, Maryland 21014 / (410) 638-3103

2025 Comprehensive Zoning Assessment Report

Issue Number A-001

Tax Account Number 01089048

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: Feazell Property Management III, LLC (David Feazell, Managing Member)

Address: 1101 Oak Avenue, Joppa, MD 21085

Property Owner 2: _____

Address: _____

Representative Bradley R. Stover, Esq. and Robinson & Stover, LLC

Address 124 North Main Street, Bel Air, MD 21014

2. Description of Property

Site Address 1101 Oak Avenue, Joppa, MD 21085

Election District/Precinct 01-17 Councilmanic District A

Tax Map 65 Parcel 784 Block _____ Section _____ Lot _____

Total Acreage of Parcel 1.92 Area to be rezoned: 1.92

Current Zoning: B2 Requested Zoning: B3

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Construction services and suppliers use

B. Land Use Plan Designation:

Low Intensity

4. Zoning History

Requested B3 zoning in 2017. Received B2 zoning from County Council

Existing Zoning and Land Use in surrounding area:

	<u>Zoning</u>	<u>Land Use</u>
North	B3	Commercial Trade
		Oak Avenue Rubble – Waste Management
South	CI/R1	Single Family Residential approx. 1 acre
East	R1	Oak Avenue Rubble – Waste Management
West	R1	

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

This request is inconsistent with the Land Use Map, but consistent with the surrounding uses

B. Water and Sewer Master Plan

This property is within the Harford County Water and Sewer Service Area, but major local improvements to both water and sewer are needed.

6. Environmental

Environmental features on this property includes edge forests.

7. Historic/Land Preservation Issues:

No AG preservation or historic preservation impacts

8. Assessment Summary:

Although this request is inconsistent with the Land Use Map, it is consistent with the surrounding uses and is inside the development envelope.

9. Recommendations

Department of Planning and Zoning Recommendation:

B3

Planning Advisory Board Recommendation:

B3

10. Appendix

See attachments for agency reviews.



2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

A-001 1.92 ACRES A-001
FROM: B2 TO: B3

November 4, 2024 - Aberdeen High School

November 18, 2024 - Bel Air High School

**PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.**

Questions:

Harford County Planning & Zoning
www.harfordcountymd.gov

410-638-3103



PLEASE REFERENCE ISSUE NUMBER A-001



PLANNER INITIALS MK

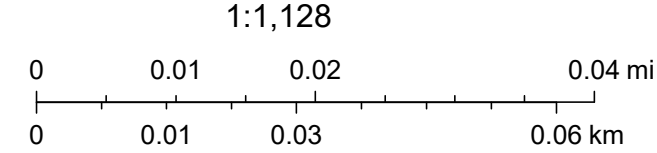
This parcel has some forest on the property, mostly edge forest.

Harford County Maryland



7/30/2024, 10:54:28 AM

-  Harford County Boundary
-  Cadastral



Baltimore County Government, Harford County Government, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number A-001 Tax Map 65 Grid 3B Parcel 784 District No. 01 Tax ID No. 089048
Subdivision Name N/A Lot No. N/A Acres 1.92
Applicant/Owner Bradley R. Stover, Esq., and Robinson & Stover, LLC/Feazell Property Management III LLC
Per DPW: Public sewer access: ☐ Public water access: ☐

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☐ conventional ☐ I&A ☐ Holding tanks ☐ Other ☒ Unknown
Soils rating for OSDS: ☒ slight ☐ moderate ☐ severe
Development potential based on soils rating: ☐ Reasonable ☒ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☐ Yes ☒ No ☐ Unknown
Are there OSDS/soil problems in the community? ☐ Yes ☐ No ☒ Unknown
If problem, explain: Additional soil tests may be required for any proposed uses.

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☐ Drilled ☐ Hand dug ☐ Spring ☐ Other ☒ Unknown
Do previous water quality results indicate a problem?: ☒ Yes ☐ No ☐ Unknown
If problem, explain: Voc concerns, Tested and no trace of VOC as indicated from a HD letter dated April 1998.
Are there groundwater contamination problems in the community?: ☐ Yes ☐ No ☒ Unknown
If problem, explain: _____
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☒ Yes ☐ No
If yes, list environmental concerns: Rubblefill

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☐ Yes ☒ No
If yes, list Water Source Protection District(s): _____

VI. Summary/Misc. Comments

Site is located in the Master Water and Sewer plan, 6-10 year category

Property reviewed by: Leonard W. Walinski, LEHS

Date: July 9, 2024

*further evaluation may be required

ATTACHMENTS ____ YES ☒ NO

DATE COMPLETED 7/30/24

PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # A-001 Applicant Name Bradley R. Stover, Esq., and Robinson & Stover, LLC (Authorized Agent)

Property Address 1101 Oak Avenue, Joppa, MD 21085

Current Zoning B2 Requested Zoning B3

Historic Inventory Number N/A

Comments:

No inventoried historic sites on this property.

ATTACHMENTS YES ☒ NO
DATE COMPLETED 8/30/2024
PLANNER INITIALS AR

Transportation Checklist

Issue # A-001 Applicant Name Bradley R. Stover, Esq., and Robinson & Stover, LLC

Property Address 1101 Oak Avenue, Joppa, MD 21085

Current Zoning B2 Requested Zoning B3

Most Recent ADT 27,952 (US 40)

LOS at the Nearest Intersection US 40 @ Joppa Road - C/22.6 (AM); C/25.9 (PM)

Estimated Trip Generation 1040 ADT (19,200 sq. ft. ITE Strip Retail Plaza)

Functional Classification Oak Ave - Local; US 40 - Principal Urban Arterial

Capital Improvements US 40 Paving - Harford/Baltimore County line to MD 152

Sidewalk Yes ☒ No

Comments:

ATTACHMENTS ____ YES ☒ NO

DATE COMPLETED 8/23/24

PLANNER INITIALS SPG

Zoning History

Issue # A-001 Applicant Name Bradley R. Stover, Esq., and Robinson & Stover, LLC

Property Address 1101 Oak Avenue, Joppa, MD 21085

Current Zoning B2 Requested Zoning B3

2018 Comp Zoning Issue A-001 2018 Request B3 Received B2

Comments:

ATTACHMENTS YES ☒ NO
DATE COMPLETED 08/05/2024
PLANNER INITIALS CCD

School Assessment

Issue # A-001 Applicant Name Bradley R. Stover, Esq., and Robinson and Stover, LLC

Property Address 1101 Oak Avenue, Joppa MD 21085

Current Zoning B2 Requested Zoning B3

Districts:

Elementary Riverside Adverse Impact No Utilization Rate 99%

Middle Magnolia Adverse Impact No Utilization Rate 70%

High Joppatowne Adverse Impact No Utilization Rate 85%

Comment

Joppatowne

ATTACHMENTS ____ YES ☒ NO

DATE COMPLETED 8/30/24

PLANNER INITIALS jw

AG Preservation Checklist

Issue # A-001 Applicant Name Faezell Property Management III, LLC

Property Address 1101 Oak Avenue

Current Zoning B2 Requested Zoning B3

_____ Harford County Agricultural Preservation Program

_____ Maryland Agricultural Land Preservation Foundation

_____ Rural Legacy (Department of Natural Resources)

_____ Maryland Environmental Trust

Comments:

No easement present on the property or adjacent to the subject property. No impact to ag preservation

HARFORD COUNTY, MARYLAND
Department of Planning and Zoning
220 South Main Street
Bel Air, Maryland 21014 / (410) 638-3103

2025 Comprehensive Zoning Assessment Report

Issue Number A-002

Tax Account Number 01104780

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: William MHP LLC

Address: 578 Trimble Rd, Joppa, MD 21805

Property Owner 2: _____

Address: _____

Representative William MHP LLC

Address 500 Ritchie Highway, Severna Park, MD 21146

2. Description of Property

Site Address 578 Trimble Rd, Joppa, MD 21805

Election District/Precinct 1-17 Councilmanic District A

Tax Map 0065 Parcel 0501 Block _____ Section _____ Lot _____

Total Acreage of Parcel 14.85 Area to be rezoned: 14.85

Current Zoning: R1 Requested Zoning: R4

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Residential – Mobile Homes

B. Land Use Plan Designation:

Low Intensity

4. Zoning History

No Zoning Request in 2017

Existing Zoning and Land Use in surrounding area:

	<u>Zoning</u>	<u>Land Use</u>
North	<u>R1</u>	Oak Avenue Rubble – Waste Management
South	<u>R1/R2</u>	Joppatowne High School Single Family Residential approx. ¾ acres
East	<u>R1</u>	Wooded/Vacant
West	<u>R1</u>	Wooded/Vacant

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

This property is located inside the development envelope, but the zoning request is inconsistent with the Land Use Map.

B. Water and Sewer Master Plan

This property is within the Harford County Water and Sewer Service Area, but major local improvements to both water and sewer are needed. Mobile home park is currently served by on-site well and septic.

6. Environmental

Environmental features on this property includes "Community" Source Water Assessment Area and forests. Mapped as "Hub" in the Green Infrastructure Plan.

7. Historic/Land Preservation Issues:

No AG preservation or historic preservation impacts.

8. Assessment Summary:

Zoning request is inconsistent with the Land Use Map and adjacent residential properties. The property is inside the development envelope. Major local water and sewer improvements are needed. Rezoning would have an impact on Parks and Recreation facilities. Traffic and safety concerns along this segment of Trimble Road. Increase in number of students will result in higher operating cost for HCPS.

9. Recommendations

Department of Planning and Zoning Recommendation:

No Change

Planning Advisory Board Recommendation:

No Change

10. Appendix

See attachments for agency reviews.

2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**


A-002 14.85 ACRES A-002
FROM: R1 TO: R4

November 4, 2024 - Aberdeen High School
November 18, 2024 - Bel Air High School

PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.

Questions:
Harford County Planning & Zoning
www.harfordcountymd.gov
410-638-3103

PLEASE REFERENCE ISSUE NUMBER A-002



ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 7/30/24

PLANNER INITIALS MK

CHECKLIST OF ENVIRONMENTAL ISSUES

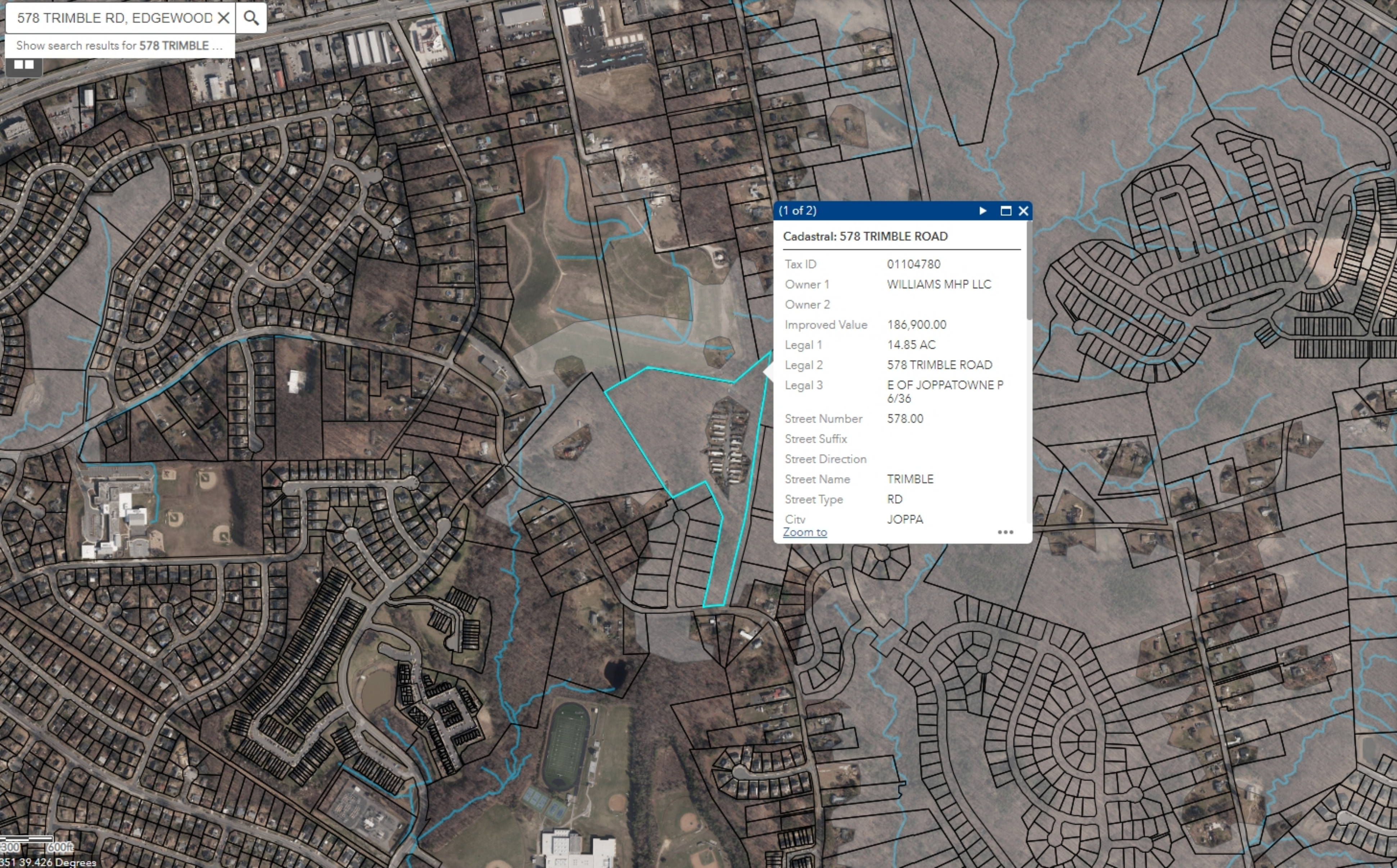
Issue # A-002 Applicant Name Williams MHP, LLC Tax ID # 01-104780
Tax Map 65 Parcel # 501 Lot # _____ Watershed Gunpowder Deer Creek ☐ / Bush River Priority ☐
Subwatershed (check one if applicable)

Yes No

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Source Water Assessment Area? <u>Williams Mobile Home Park (Community System)</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	NRD
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stream Buffer (75' <input type="checkbox"/>) or (150' <input type="checkbox"/>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wetlands NWI Mapped <input type="checkbox"/> Possible <input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	100-Year Floodplain on the Property If yes, Zone _____ Panel # _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Floodway
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Steep Slopes
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Forest Cover (<25% <input type="checkbox"/> 25-50% <input type="checkbox"/> 51- 75% <input checked="" type="checkbox"/> >75% <input type="checkbox"/> of total parcel)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Property located within a SSPRA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designated Trout Stream Subwatershed
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tier II Catchment Area
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Green Infrastructure (HUB <input checked="" type="checkbox"/> CORE <input type="checkbox"/> CORRIDOR <input type="checkbox"/>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	In the Critical Area? If so, circle Land Use Management Area (IDA <input type="checkbox"/> LDA <input type="checkbox"/> RCA <input type="checkbox"/>)
<input type="checkbox"/>	<input type="checkbox"/>	FIDS Habitat? (only in Critical Area)
<input type="checkbox"/>	<input type="checkbox"/>	Critical Area Buffer (only in Critical Area)
<input type="checkbox"/>	<input type="checkbox"/>	Tributary Streams (only in Critical Area)
<input type="checkbox"/>	<input type="checkbox"/>	Habitat of Local Significance (only in Critical Area)

If "yes" checked on any of the above, indicate extent of resource on the property below:

Property is mostly wooded, and is mapped as "Hub" in the Green Infrastructure plan. Due to the lack of public water, this MHP is a "Community" Source Water Assessment Area.



Layer List

Layers

☒

Cadastral

☐

Core Forests Greater than 50 Acres

☐

Core Forests Less Than 50 Acres

☐

Core Wetlands

☐

Core Aquatic Areas

☐

Corridors

☒

Hubs

☐

Bioretention

☐

Swale

☐

High Green Stormwater Potential

☐

County Owned Parcels with High Green Stormwater Potential



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number A-002 Tax Map 65 Grid 4B Parcel 501 District No. 01 Tax ID No. 104780
Subdivision Name N/A Lot No. N/A Acres 14.85
Applicant/Owner Williams MHP LLC
Per DPW: Public sewer access: ☐ Public water access: ☐

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☒ conventional ☐ I&A ☐ Holding tanks ☐ Other ☐ Unknown
Soils rating for OSDS: ☐ slight ☒ moderate ☐ severe
Development potential based on soils rating: ☐ Reasonable ☒ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☐ Yes ☐ No ☒ Unknown
Are there OSDS/soil problems in the community? ☐ Yes ☐ No ☒ Unknown
If problem, explain: _____

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☐ Drilled ☐ Hand dug ☐ Spring ☐ Other ☒ Unknown
Do previous water quality results indicate a problem?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____
Are there groundwater contamination problems in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☒ Yes ☐ No
If yes, list environmental concerns: Rubblefill

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☒ Yes ☐ No
If yes, list Water Source Protection District(s): Community water systems Williams MHP

VI. Summary/Misc. Comments

Site is within the Master Water and Sewer service area, 6-10 years

Property reviewed by: Leonard W. Walinski, LEHS Date: July 10, 2024

*further evaluation may be required

ATTACHMENTS ____ YES ☒ NO

DATE COMPLETED 7/30/24

PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # A-002 Applicant Name Williams MHP LLC

Property Address 578 Trimble Rd., Joppa, MD 21085

Current Zoning R1 Requested Zoning R4

Historic Inventory Number N/A

Comments:

No inventoried historic sites on this property.

ATTACHMENTS ☐ YES ☒ NO
DATE COMPLETED 8/30/2024
PLANNER INITIALS AR

Transportation Checklist

Issue # A-002 Applicant Name Williams MHP LLC

Property Address 578 Trimble Road, Joppa, MD 21078

Current Zoning R1 Requested Zoning R4

Most Recent ADT 9,722 (Trimble Road)

LOS at the Nearest Intersection Trimble Road @ Haverhill Road - B/10.0 (AM); B/10.3 (PM)

Estimated Trip Generation 820 ADT (ITE 74 townhouse units 513 ADT and 74 condo units 307 ADT)

Functional Classification Trimble Road - Urban Collector

Capital Improvements Trimble Road (Joppa Road to Garnett Road) - study need for safety and capacity improvements

Sidewalk ☐ Yes ☒ No

Comments:

ATTACHMENTS ___ YES ___ NO

DATE COMPLETED 8/23/24

PLANNER INITIALS SPG

Zoning History

Issue # A-002 Applicant Name Williams MHP LLC (Gordon Clement)

Property Address 578 Trimble Road, Joppa, MD 21085

Current Zoning R1 Requested Zoning R4

2018 Comp Zoning Issue N/A 2018 Request _____ Received _____

Comments:

ATTACHMENTS ___ YES ☒ NO
DATE COMPLETED 8/5/2024
PLANNER INITIALS KR

School Assessment

Issue # A-002 Applicant Name Williams MHP, LLC

Property Address 578 Trimble Road

Current Zoning R1 Requested Zoning R4

Districts:

Elementary Riverside Adverse Impact No Utilization Rate 99%

Middle Magnolia Adverse Impact No Utilization Rate 70%

Joppatowne
High R1 conventional max permitted density is 1.8 du/ga.
R4 conventional max permitted density is 8.0 du/ga. Adverse Impact No Utilization Rate 85%

Comment

Joppatowne

R1 conventional max permitted density is 1.8 du/ga.
R4 conventional max permitted density is 8.0 du/ga.

ATTACHMENTS ____ YES ☒ NO

DATE COMPLETED 8/30/24

PLANNER INITIALS jw

AG Preservation Checklist

Issue # A-002 Applicant Name Williams MHP, LLC

Property Address 578 Trimble Road

Current Zoning R1 Requested Zoning R4

_____ Harford County Agricultural Preservation Program

_____ Maryland Agricultural Land Preservation Foundation

_____ Rural Legacy (Department of Natural Resources)

_____ Maryland Environmental Trust

Comments:

The subject property is adjacent to the Fosters Run property recently purchased by Harford County for open space and recreation.

ATTACHMENTS ____ YES ____ NO

DATE COMPLETED _____

PLANNER INITIALS _____

Parks and Recreation Checklist

Issue # A-002 Applicant Name Williams MHP, LLC

Property Address 578 Trimble Road, Joppa, MD 21085

Current Zoning R1 Requested Zoning R5

County Park/Recreation Council Area Robert Copenhaver Park/Joppatowne Recreation Council

Comments:

This zoning request will increase the possible number of residents in this area of the County.

HARFORD COUNTY, MARYLAND
Department of Planning and Zoning
220 South Main Street
Bel Air, Maryland 21014 / (410) 638-3103

2025 Comprehensive Zoning Assessment Report

Issue Number A-003

Tax Account Number 141570

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: 700 Falconer, LLC (Ben Shapiro & Alice Oh, Managing Members)
Address: 700 Falconer Rd., Joppa, MD 21085
Property Owner 2: _____
Address: _____
Representative Joeseeph F. Snee, Jr., Esquire
Address 112 S. Main St, Bel Air, MD 21014

2. Description of Property

Site Address 700 Falconer Rd., Joppa, MD 21085
Election District/Precinct 01 Councilmanic District A
Tax Map 0069 Parcel 0103 Block _____ Section _____ Lot _____
Total Acreage of Parcel .238 Area to be rezoned: .238
Current Zoning: R3 Requested Zoning: B2

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Dentist Office

B. Land Use Plan Designation:

Medium Intensity

4. Zoning History

No Zoning Request in 2017

Existing Zoning and Land Use in surrounding area:

	<u>Zoning</u>	<u>Land Use</u>
North	R3	Single Family Residential approx. 0.3-0.4 acre lots
		Single Family Residential approx. 0.2 acre lots
South	R3	Harford County Sewer Station
East	R3	Single Family Residential approx. ¼ acre lots
West	R3	

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

Zoning request is consistent with the Land Use Map and is inside the development envelope.

B. Water and Sewer Master Plan

Property is within the County's planned water and sewer service areas.

6. Environmental

Environmental features on this property includes stream buffer, possible nontidal wetlands and NRD.

7. Historic/Land Preservation Issues:

No AG preservation or historic preservation impacts.

8. Assessment Summary:

This zoning request is consistent with the Land Use Map and is inside the development envelope. Joppa Farm Road is a collector road. The department recommends B1 zoning since the existing use is permitted in this zoning district. The subject property was originally approved as a home occupation and is also subject to previous board of appeals cases. Should the zoning be approved by council, the board cases will no longer be applicable.

9. Recommendations

Department of Planning and Zoning Recommendation:

B1

Planning Advisory Board Recommendation:

B1

10. Appendix

See attachments for agency reviews.

2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

A-003 .238 ACRES A-003
FROM: R3 TO: B2

November 4, 2024 - Aberdeen High School

November 18, 2024 - Bel Air High School

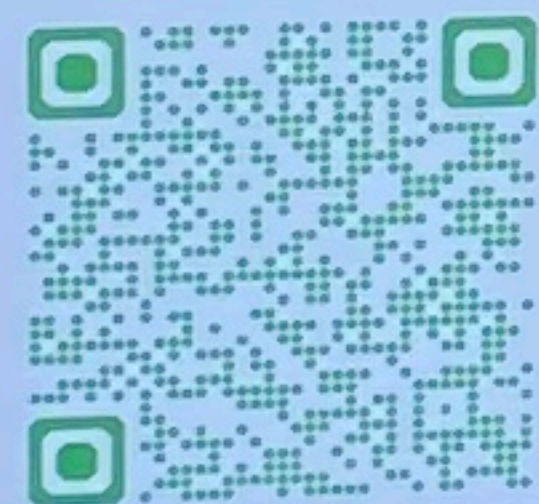
**PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.**

Questions:

Harford County Planning & Zoning

www.harfordcountymd.gov

410-638-3103



PLEASE REFERENCE **ISSUE NUMBER** A-003

2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

A-003 .238 ACRES A-003
FROM: R3 TO: B2

November 4, 2024 - Aberdeen High School
November 18, 2024 - Bel Air High School

PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.

Questions:
Harford County Planning & Zoning
www.harfordcountymd.gov
410-638-3103



PLEASE REFERENCE ISSUE NUMBER A-003

ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 7/30/24

PLANNER INITIALS MK

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # A-003 Applicant Name Joseph Snee (for 700 Falconer LLC) Tax ID # 01141570
Tax Map 69 Parcel # 103 Lot # 31 Watershed Gunpowder Deer Creek ☐ / Bush River Priority ☐
Subwatershed (check one if applicable)

Yes No

☐ ☒

Source Water Assessment Area? _____

☒ ☐

NRD

☒ ☐

Stream Buffer (75' ☒) or (150' ☐)

☒ ☐

Wetlands NWI Mapped ☐ Possible ☒

☐ ☒

100-Year Floodplain on the Property If yes, Zone _____ Panel # _____

☐ ☒

Floodway

☐ ☒

Steep Slopes

☐ ☒

Forest Cover (<25% ☐ 25-50% ☐ 51- 75% ☐ >75% ☐ of total parcel)

☐ ☒

Property located within a SSPRA

☐ ☒

Designated Trout Stream Subwatershed

☐ ☒

Tier II Catchment Area

☐ ☒

Green Infrastructure (HUB ☐ CORE ☐ CORRIDOR ☐)

☐ ☒

In the Critical Area? If so, circle Land Use Management Area (IDA ☐ LDA ☐ RCA ☐)

☐ ☐

FIDS Habitat? (only in Critical Area)

☐ ☐

Critical Area Buffer (only in Critical Area)

☐ ☐

Tributary Streams (only in Critical Area)

☐ ☐

Habitat of Local Significance (only in Critical Area)

If “yes” checked on any of the above, indicate extent of resource on the property below:

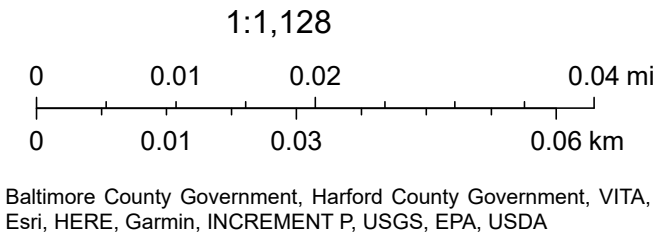
There is a potential stream/nontidal wetland behind the property. However, this property is already developed, and the footprint of development would not likely increase.

Harford County Maryland



7/30/2024, 4:21:57 PM

- Hydrology Lines
- Centerline
- Harford County Boundary
- Cadastral





Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number A-003 Tax Map 69 Grid 1A Parcel 103 District No. 01 Tax ID No. 141570
Subdivision Name Joppatowne Lot No. 31 Acres 10350 sq. ft +/-
Applicant/Owner Joseph F. Snee, Jr., Esquire/700 Falconer, LLC
Per DPW: Public sewer access: ☒ Public water access: ☒

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☐ conventional ☐ I&A ☐ Holding tanks ☐ Other ☐ Unknown
Soils rating for OSDS: ☐ slight ☐ moderate ☐ severe
Development potential based on soils rating: ☐ Reasonable ☐ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☐ Yes ☐ No ☐ Unknown
Are there OSDS/soil problems in the community? ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☐ Drilled ☐ Hand dug ☐ Spring ☐ Other ☐ Unknown
Do previous water quality results indicate a problem?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____
Are there groundwater contamination problems in the community?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☐ Yes ☒ No
If yes, list environmental concerns: _____

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☐ Yes ☒ No
If yes, list Water Source Protection District(s): _____

VI. Summary/Misc. Comments

Property reviewed by: Leonard W. Walinski, LEHS

Date: July 5, 2024

*further evaluation may be required

ATTACHMENTS ____ YES ☒ NO

DATE COMPLETED 7/30/24

PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # A-003 Applicant Name Joseph F. Snee, Jr., Esq.

Property Address 700 Falconer Rd., Joppa

Current Zoning R3 Requested Zoning B2

Historic Inventory Number N/A

Comments:

No inventoried historic sites on this property.

ATTACHMENTS ☐ YES ☒ NO
DATE COMPLETED 8/12/2024
PLANNER INITIALS AR

Transportation Checklist

Issue # A-003 Applicant Name Joseph F. Snee, Jr., Esquire

Property Address 700 Falconer Road, Joppa, MD 21085

Current Zoning R3 Requested Zoning B2

Most Recent ADT 15,910 (Joppa Farm Road)

LOS at the Nearest Intersection Joppa Farm Road @ Towne Center Drive - B/12.2 (AM); B/14.5 (PM)

Estimated Trip Generation 330 ADT (ITE 2,380 sq. ft. Strip Retail Plaza)

Functional Classification Falconer Road - Local; Joppa Farm Road - Urban Collector

Capital Improvements None

Sidewalk X Yes ☐ No ☐

Comments:

ATTACHMENTS ___ YES ___ NO

DATE COMPLETED 8/23/24

PLANNER INITIALS SPG

Zoning History

Issue # A-003 Applicant Name Joseph F. Snee, Jr., Esquire

Property Address 700 Falconer Road, Joppa, MD 21085

Current Zoning R3 Requested Zoning B2

2018 Comp Zoning Issue N/A 2018 Request _____ Received _____

Comments:

ATTACHMENTS YES ☒ NO
DATE COMPLETED 08/07/2024
PLANNER INITIALS CD

School Assessment

Issue # A-003 Applicant Name Joseph F. Snee, Jr.

Property Address 700 Falconer Road, Joppa

Current Zoning R3 Requested Zoning B2

Districts:

Elementary Joppatowne Adverse Impact No Utilization Rate 75%

Middle Magnolia Adverse Impact No Utilization Rate 70%

High Joppatowne Adverse Impact No Utilization Rate 85%

Comment

Joppatowne

ATTACHMENTS ____ YES ☒ NO

DATE COMPLETED 8/30/24

PLANNER INITIALS jw

AG Preservation Checklist

Issue # A-003 Applicant Name Joseph F. Snee, Jr., Esquire

Property Address 700 Falconer Road

Current Zoning R3 Requested Zoning B2

_____ Harford County Agricultural Preservation Program

_____ Maryland Agricultural Land Preservation Foundation

_____ Rural Legacy (Department of Natural Resources)

_____ Maryland Environmental Trust

Comments:

No easement present on the property or adjacent to the subject property. No impact to ag preservation

HARFORD COUNTY, MARYLAND
Department of Planning and Zoning
220 South Main Street
Bel Air, Maryland 21014 / (410) 638-3103

2025 Comprehensive Zoning Assessment Report

Issue Number A-004

Tax Account Number 01106376

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: Isolda Reyes

Address: 909 Long Bar Harbor Road, Abingdon, MD 21009

Property Owner 2: _____

Address: _____

Representative Isolda Reyes

Address 909 Long Bar Harbor Road, Abingdon, MD 21009

2. Description of Property

Site Address 909 Long Bar Harbor Road, Abingdon, MD 21009

Election District/Precinct 1-15 Councilmanic District A

Tax Map 0062 Parcel 0504 Block _____ Section _____ Lot _____

Total Acreage of Parcel .06549 Area to be rezoned: .06549

Current Zoning: R2 Requested Zoning: B2

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Single Family Residential

B. Land Use Plan Designation:

Medium Intensity

4. Zoning History

No Zoning Request in 2017

Existing Zoning and Land Use in surrounding area:

	<u>Zoning</u>	<u>Land Use</u>
North	R2/B3	Commercial/Retail
		Single Family Residential approx. ½ acre lots
South	R2	Commercial/Service – Harford Yoga and Meditation Studio
East	B1	Gas Station/Convenience Store
West	B3	

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

This zoning request is consistent with the Land Use Map and is inside the development envelope but is inconsistent with residential uses along Long Bar Harbor.

B. Water and Sewer Master Plan

Property is within the County's planned water and sewer service areas.

6. Environmental

Environmental features on this property includes forest cover, mostly edge forest.

7. Historic/Land Preservation Issues:

No AG preservation or historic preservation impacts.

8. Assessment Summary:

Although this property is inside the development envelope and consistent with the Land Use Plan, the expansion of commercial zoning beyond the route 40 corridor into a residential neighborhood is not appropriate. It was brought to the attention of the Department of Planning and Zoning that this property sold during the review process, but SDAT has not been updated. We attempted to reach out to the new owner by mail to see if they would like to continue with this zoning request or withdraw the application. Our letter was returned as "undeliverable".

9. Recommendations

Department of Planning and Zoning Recommendation:

No Change

Planning Advisory Board Recommendation:

No Change

10. Appendix

See attachments for agency reviews.



2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

A-004 0.6549 ACRES A-004
FROM: R2 TO: B2

November 4, 2024 - Aberdeen High School
November 18, 2024 - Bel Air High School

**PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.**

Questions:
Harford County Planning & Zoning
www.harfordcountymd.gov
410-638-3103

PLEASE REFERENCE ISSUE NUMBER A-004

ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 8/15/2024

PLANNER INITIALS DF

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # A-004

Applicant Name Isolda Reyes

Tax ID # 01106376

Tax Map 0062

Parcel # 0504

Lot # _____

Watershed Bush River

Deer Creek ☐

/ Bush River Priority ☒

Subwatershed (check one if applicable)

Yes No

☐ ☒

Source Water Assessment Area? _____

☐ ☒

NRD

☐ ☒

Stream Buffer (75' ☐) or (150' ☐)

☐ ☒

Wetlands NWI Mapped ☐ Possible ☐

☐ ☒

100-Year Floodplain on the Property If yes, Zone _____ Panel # _____

☐ ☒

Floodway

☐ ☒

Steep Slopes

☒ ☐

Forest Cover (<25% ☒ 25-50% ☐ 51- 75% ☐ >75% ☐ of total parcel)

☐ ☒

Property located within a SSPRA

☐ ☒

Designated Trout Stream Subwatershed

☐ ☒

Tier II Catchment Area

☐ ☒

Green Infrastructure (HUB ☐ CORE ☐ CORRIDOR ☐)

☐ ☒

In the Critical Area? If so, circle Land Use Management Area (IDA ☐ LDA ☐ RCA ☐)

☐ ☐

FIDS Habitat? (only in Critical Area)

☐ ☐

Critical Area Buffer (only in Critical Area)

☐ ☐

Tributary Streams (only in Critical Area)

☐ ☐

Habitat of Local Significance (only in Critical Area)



If “yes” checked on any of the above, indicate extent of resource on the property below:

This parcel has some forest on the property, mostly edge forest.

Harford County Maryland



8/18/2024, 3:09:05 PM

-  Harford County Boundary
-  Cadastral Labels
-  Cadastral



Harford County Government, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number A-004 Tax Map 62 Grid 3D Parcel 504 District No. 01 Tax ID No. 106376
Subdivision Name N/A Lot No. N/A Acres .06549
Applicant/Owner Isolda Reyes
Per DPW: Public sewer access: ☒ Public water access: ☒

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☐ conventional ☐ I&A ☐ Holding tanks ☐ Other ☐ Unknown
Soils rating for OSDS: ☐ slight ☐ moderate ☐ severe
Development potential based on soils rating: ☐ Reasonable ☐ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☐ Yes ☐ No ☐ Unknown
Are there OSDS/soil problems in the community? ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☐ Drilled ☐ Hand dug ☐ Spring ☐ Other ☐ Unknown
Do previous water quality results indicate a problem?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____
Are there groundwater contamination problems in the community?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☐ Yes ☒ No
If yes, list environmental concerns: _____

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☐ Yes ☒ No
If yes, list Water Source Protection District(s): _____

VI. Summary/Misc. Comments

Site serviced by public water and sewer per Water and Sewer maps

Property reviewed by: Leonard W. Walinski, LEHS Date: July 10, 2024

*further evaluation may be required

ATTACHMENTS ____ YES ☒ NO

DATE COMPLETED 8/15/24

PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # A-004 Applicant Name Isolda Reyes

Property Address 909 Long Bar Harbor Rd, Abingdon

Current Zoning R2 Requested Zoning B2

Historic Inventory Number N/A

Comments:

No inventoried historic sites on this property.

ATTACHMENTS ☐ YES ☒ NO
DATE COMPLETED 8/30/2024
PLANNER INITIALS AR

Transportation Checklist

Issue # A-004 Applicant Name Isolda Reyes

Property Address 909 Long Bar Harbor Road

Current Zoning R2 Requested Zoning B2

Most Recent ADT 23,130 (US 40)

LOS at the Nearest Intersection US 40 @ Pamela Drive - B/11.0 (AM); B/13.9 (PM); B/12.3 (Sat)

Estimated Trip Generation 286 ADT (1,344 sq. ft. ITE Strip Retail Plaza)

Functional Classification Long Bar Harbor - Local; US 40 - Principal Urban Arterial

Capital Improvements None

Sidewalk ☐ Yes ☒ No

Comments:

ATTACHMENTS ___ YES ___ NO

DATE COMPLETED 8/23/24

PLANNER INITIALS SPG

Zoning History

Issue # A-004 Applicant Name Isolda Reyes

Property Address 909 Long Bar Harbor Road, Abingdon, MD 21009

Current Zoning R2 Requested Zoning B2

2018 Comp Zoning Issue N/A 2018 Request _____ Received _____

Comments:

ATTACHMENTS YES ☒ NO
DATE COMPLETED 08/07/2024
PLANNER INITIALS CD

School Assessment

Issue # A-004 Applicant Name Isolda Reyes

Property Address 909 Long Bar Harbor Road

Current Zoning R2 Requested Zoning B2

Districts:

Elementary Old Post Road Adverse Impact No Utilization Rate 64%

Middle Edgewood Adverse Impact No Utilization Rate 77%

High Edgewood Adverse Impact No Utilization Rate 83%

Comment

Edgewood

ATTACHMENTS ___ YES ☒ NO

DATE COMPLETED 8/30/24

PLANNER INITIALS jw

AG Preservation Checklist

Issue # A-004 Applicant Name Isolda Reyes

Property Address 909 Long Bar Harbor Road

Current Zoning R2 Requested Zoning B2

_____ Harford County Agricultural Preservation Program

_____ Maryland Agricultural Land Preservation Foundation

_____ Rural Legacy (Department of Natural Resources)

_____ Maryland Environmental Trust

Comments:

No easement present on the property or adjacent to the subject property. No impact to ag preservation

HARFORD COUNTY, MARYLAND
Department of Planning and Zoning
220 South Main Street
Bel Air, Maryland 21014 / (410) 638-3103

2025 Comprehensive Zoning Assessment Report

Issue Number

A-005

Tax Account Number

01031201

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: 100 Philadelphia Road LLC

Address: 607 Silverbell Drive, Edgewood, Maryland 21040

Property Owner 2: _____

Address: _____

Representative Bradley R. Stover, Esq., and Robinson & Stover, LLC (Authorized Agent)

Address 124 North Main Street, Bel Air, Maryland 21014

2. Description of Property

Site Address 100 Philadelphia Road (100-108 Philadelphia Road), Joppa, Maryland 21085

Election District/Precinct 01-02

Councilmanic District A

Tax Map 01031201 Parcel 49 Block _____ Section _____ Lot _____

Total Acreage of Parcel 2.79 Area to be rezoned: 2.79

Current

Zoning: R1 Requested Zoning: R2

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Residential/Commercial

B. Land Use Plan Designation:

Low Intensity

4. Zoning History

No Zoning request in 2017

Existing Zoning and Land Use in surrounding area:

<u>Zoning</u>		<u>Land Use</u>
North	R1	Single Family Residential approx. 3 acres
		Single Family Residential approx. 0.4 acres
South	R1	Residential – Single Family
East	R1	Residential – Single Family
West	R1	

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

This property is located inside the development envelope however the surrounding area has developed as very low intensity residential.

B. Water and Sewer Master Plan

This property is within the Harford County Water Service Area. This property is within the Master Plan Sewer Service Area and within the Joppa Area Sanitary Subdistrict, but major local improvements are needed.

6. Environmental

This property has some forest on site, mostly edge forest.

7. Historic/Land Preservation Issues:

This zoning request has no impacts to AG preservation or historic preservation.

8. Assessment Summary:

The property is located inside the development envelope; however the surrounding area has developed as very low intensity residential. Major sewer improvements are needed. Traffic and safety is a concern. The skewed MD 7 at Joppa Farm Road intersection is failing with limited site distance and high volume. Increase in number of students will result in higher operating cost for HCPS.

9. Recommendations

Department of Planning and Zoning Recommendation:

No Change

Planning Advisory Board Recommendation:

No Change

10. Appendix

See attachments for agency reviews.



2024-2025 COMPREHENSIVE ZONING REVIEW
A REQUEST HAS BEEN SUBMITTED
TO REZONE
FROM: R1 TO: R2
2.74 ACRES
November 4, 2024 - Abington High School
November 18, 2024 - Oak Air High School
PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 PM
Contact: Planning & Zoning
410-638-3103
A-065

ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 8/15/2024

PLANNER INITIALS DF

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # A-005 Applicant Name Bradley R. Stover, Esq., and Robinson & Stover, LLC Tax ID # 01031201
Tax Map 0064 Parcel # 0049 Lot # _____ Watershed Little Gunpowder Falls Deer Creek ☐ / Bush River Priority ☐
Subwatershed (check one if applicable)

Yes No

☐ ☒

Source Water Assessment Area? _____

☐ ☒

NRD

☐ ☒

Stream Buffer (75' ☐) or (150' ☐)

☐ ☒

Wetlands NWI Mapped ☐ Possible ☐

☐ ☒

100-Year Floodplain on the Property If yes, Zone _____ Panel # _____

☐ ☒

Floodway

☐ ☒

Steep Slopes

☒ ☐

Forest Cover (<25% ☒ 25-50% ☐ 51- 75% ☐ >75% ☐ of total parcel)

☐ ☒

Property located within a SSPRA

☐ ☒

Designated Trout Stream Subwatershed

☐ ☒

Tier II Catchment Area

☐ ☒

Green Infrastructure (HUB ☐ CORE ☐ CORRIDOR ☐)

☐ ☒

In the Critical Area? If so, circle Land Use Management Area (IDA ☐ LDA ☐ RCA ☐)

☐ ☐

FIDS Habitat? (only in Critical Area)

☐ ☐

Critical Area Buffer (only in Critical Area)

☐ ☐

Tributary Streams (only in Critical Area)

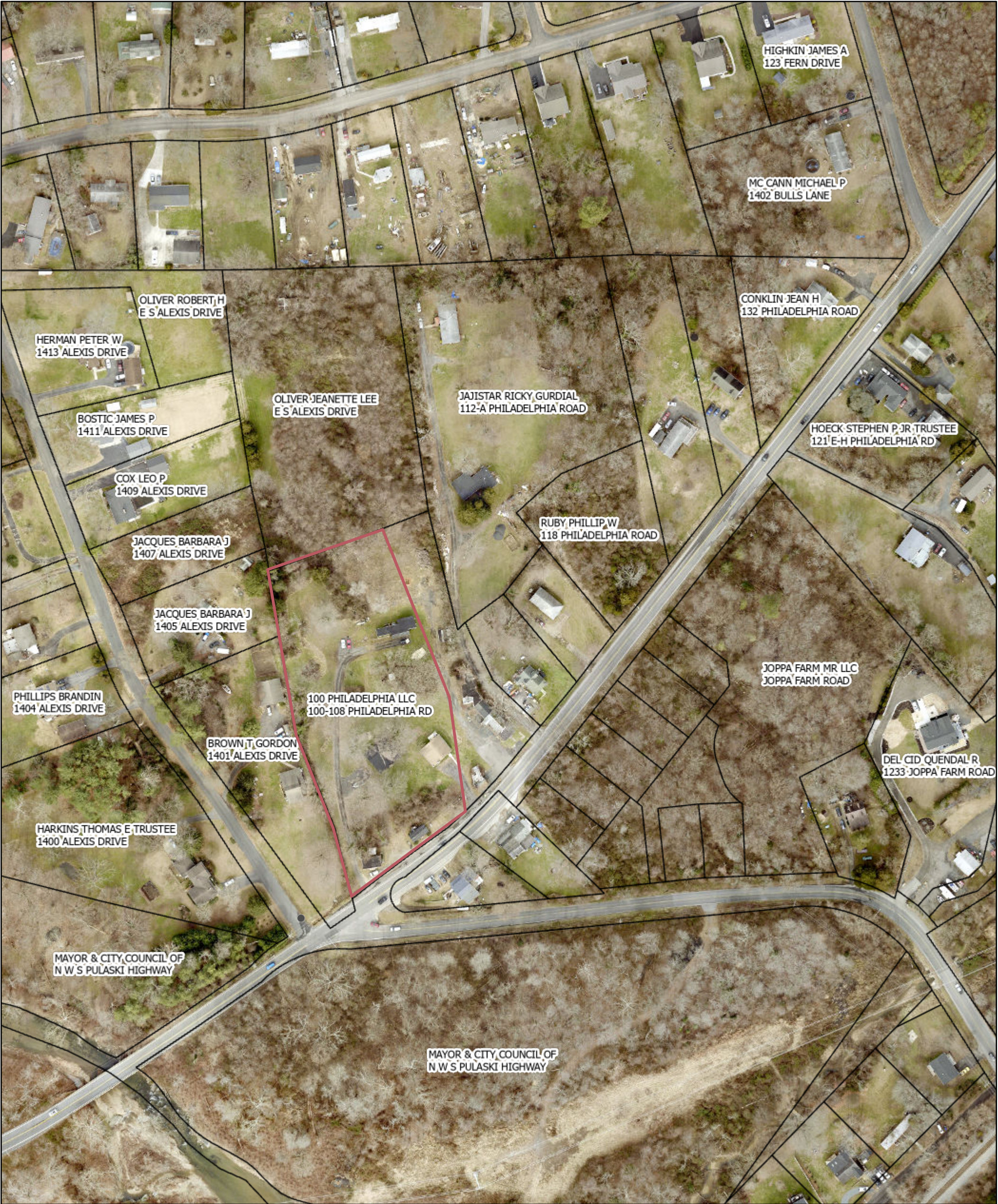
☐ ☐

Habitat of Local Significance (only in Critical Area)



If “yes” checked on any of the above, indicate extent of resource on the property below:

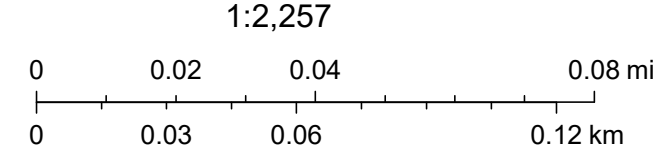
This parcel has some forest on the property, mostly edge forest.

Harford County Maryland



8/18/2024, 3:31:36 PM

-  Harford County Boundary
-  Cadastral Labels
-  Cadastral



Baltimore County Government, Harford County Government, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number A-005 Tax Map 64 Grid 3E Parcel 49 District No. 01 Tax ID No. 031201
Subdivision Name N/A Lot No. N/A Acres 2.79
Applicant/Owner Bradley R. Stover, Esq., and Robinson & Stover, LLC/ 100 Philadelphia Road LLC
Per DPW: Public sewer access: ☐ Public water access: ☐

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☒ conventional ☐ I&A ☐ Holding tanks ☐ Other ☐ Unknown
Soils rating for OSDS: ☐ slight ☒ moderate ☐ severe
Development potential based on soils rating: ☐ Reasonable ☒ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☒ Yes ☐ No ☐ Unknown
Are there OSDS/soil problems in the community? ☒ Yes ☐ No ☐ Unknown
If problem, explain: HD has plans for I and A, however not installed yet. Additional tests may be required.

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☐ Drilled ☐ Hand dug ☐ Spring ☐ Other ☒ Unknown
Do previous water quality results indicate a problem?: ☐ Yes ☐ No ☒ Unknown
If problem, explain: _____
Are there groundwater contamination problems in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☐ Yes ☒ No
If yes, list environmental concerns: _____

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☐ Yes ☒ No
If yes, list Water Source Protection District(s): _____

VI. Summary/Misc. Comments

Property reviewed by: Leonard W. Walinski, LEHS Date: July 12, 2024

*further evaluation may be required

ATTACHMENTS ____ YES ☒ NO

DATE COMPLETED 8/15/24

PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # A-005 Applicant Name Bradley R. Stover, Esq., and Robinson & Stover, LLC (Authorized Agent)

Property Address 100 Philadelphia Rd. (100-108 Philadelphia Rd.), Joppa

Current Zoning R1 Requested Zoning R2

Historic Inventory Number N/A

Comments:

No inventoried historic sites on this property.

ATTACHMENTS ☐ YES ☒ NO
DATE COMPLETED 8/30/2024
PLANNER INITIALS AR

Transportation Checklist

Issue # A-005 Applicant Name Bradley R. Stover, Esq., and Robinson & Stover, LLC (Authorized Agent)

Property Address 100 Philadelphia Road (100-108 Philadelphia Road), Joppa, Maryland 21085

Current Zoning R1 Requested Zoning R2

Most Recent ADT 9065 (MD 7)

LOS at the Nearest Intersection MD 7 @ Joppa Farm Road - E/37.7 (AM); E/39.1 (PM)

Estimated Trip Generation 119 ADT (ITE 6 single family units 76 ADT and 6 townhouse units 43 ADT)

Functional Classification MD 7 - Minor Urban Arterial

Capital Improvements None

Sidewalk ☐ Yes ☒ No

Comments:

Intersection of MD 7 @ Joppa Farm Road is an existing failing intersection

ATTACHMENTS ___ YES ___ NO

DATE COMPLETED 8/23/24

PLANNER INITIALS SPG

Zoning History

Issue # A-005 Applicant Name Bradley R. Stover, Esq., and Robinson & Stover, LLC

Property Address 100 Philadelphia Road, Joppa, MD 21085

Current Zoning R1 Requested Zoning R2

2018 Comp Zoning Issue N/A 2018 Request _____ Received _____

Comments:

ATTACHMENTS YES ☒ NO
DATE COMPLETED 08/07/2024
PLANNER INITIALS CD

School Assessment

Issue # A-005 Applicant Name Bradley R. Stover, Esq., and Robinson & Stover, LLC

Property Address 100 Philadelphia Road (100-108 Philadelphia Road), Joppa, MD 21085

Current Zoning R1 Requested Zoning R2

Districts:

Elementary Joppatowne Adverse Impact No Utilization Rate 75%

Middle Magnolia Adverse Impact No Utilization Rate 70%

High Joppatowne Adverse Impact No Utilization Rate 85%

Comment

Joppatowne

ATTACHMENTS ____ YES ☒ NO

DATE COMPLETED 8/30/24

PLANNER INITIALS jw

AG Preservation Checklist

Issue # A-005 Applicant Name Bradley R. Stover, Esq., and Robinson & Stover, LLC

Property Address 100 Philadelphia Road

Current Zoning R1 Requested Zoning R2

_____ Harford County Agricultural Preservation Program

_____ Maryland Agricultural Land Preservation Foundation

_____ Rural Legacy (Department of Natural Resources)

_____ Maryland Environmental Trust

Comments:

No easement present on the property or adjacent to the subject property. No impact to ag preservation

HARFORD COUNTY, MARYLAND
Department of Planning and Zoning
220 South Main Street
Bel Air, Maryland 21014 / (410) 638-3103

2025 Comprehensive Zoning Assessment Report

Issue Number A-006

Tax Account Number 01012746

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: TonTom LLC

Address: 1705 Waltman Road, Edgewood, MD 21040

Property Owner 2: _____

Address: _____

Representative Obafemi Olubunmi Oluwasola

Address 1705 Waltman Road, Edgewood, MD 21040

2. Description of Property

Site Address 1309 Edgewood Road, Edgewood, MD 21040

Election District/Precinct 1-15 Councilmanic District A

Tax Map 0065 Parcel 0153 Block _____ Section _____ Lot _____

Total Acreage of Parcel 0.5 Area to be rezoned: 0.5

Current Zoning: R2 Requested Zoning: B3

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Single Family Residential

B. Land Use Plan Designation:

Industrial/Employment

4. Zoning History

No Zoning Request in 2017

Existing Zoning and Land Use in surrounding area:

	<u>Zoning</u>	<u>Land Use</u>
North	CI and B1	Commercial – Instant Auto Sales and Services Medical Clinic – Global Healthcare Systems Single Family Residential
		Single Family Residential approx. 0.4 acre lots
South	R2	Vacant/Wooded Lot Single Family Residential
East	R2	AG/Commercial – Jones Produce Farm
West	GI	

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

This zoning request is inconsistent with the Land Use Map. This property is located inside the development envelope.

B. Water and Sewer Master Plan

This property is within the Harford County planned water and sewer service areas.

6. Environmental

Environmental features include 100-year floodplain. Property is within a Tier II Catchment Area.

7. Historic/Land Preservation Issues:

No AG preservation or historic preservation impacts.

8. Assessment Summary:

This property is located inside the development envelope, but the zoning request is inconsistent with the Land Use Map. Due to the small size and narrow configuration of the property the rezoning to a commercial zoning, the subject property will not have sufficient area to establish permitted commercial uses. If approved this may cause the need for variance request.

9. Recommendations

Department of Planning and Zoning Recommendation:

No Change

Planning Advisory Board Recommendation:

No Change

10. Appendix

See attachments for agency reviews.



2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

A-006 .5 ACRES A-006
FROM: R2 TO: B3

November 4, 2024 - Aberdeen High School
November 18, 2024 - Bel Air High School

PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.

Questions:
Harford County Planning & Zoning
www.harfordcountymd.gov
410-638-3103



PLEASE REFERENCE ISSUE NUMBER A-006

ATTACHMENTS YES NO

DATE COMPLETED 8/15/2024

PLANNER INITIALS DF

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # A-006

Applicant Name TonTom LLC

Tax ID # 01012746

Tax Map 0065

Parcel # 0153

Lot # _____

Watershed Lower Winters Run

Deer Creek ☐

/ Bush River Priority ☐

Subwatershed (check one if applicable)

Yes No

☐ ☒

Source Water Assessment Area? _____

☐ ☒

NRD

☐ ☒

Stream Buffer (75' ☐) or (150' ☐)

☐ ☒

Wetlands NWI Mapped ☐ Possible ☐

☒ ☐

100-Year Floodplain on the Property If yes, Zone AE Panel # 24025C0258E

☐ ☒

Floodway

☐ ☒

Steep Slopes

☐ ☒

Forest Cover (<25% ☐ 25-50% ☐ 51- 75% ☐ >75% ☐ of total parcel)

☐ ☒

Property located within a SSPRA

☐ ☒

Designated Trout Stream Subwatershed

☒ ☐

Tier II Catchment Area

☐ ☒

Green Infrastructure (HUB ☐ CORE ☐ CORRIDOR ☐)

☐ ☒

In the Critical Area? If so, circle Land Use Management Area (IDA ☐ LDA ☐ RCA ☐)

☐ ☐

FIDS Habitat? (only in Critical Area)

☐ ☐

Critical Area Buffer (only in Critical Area)

☐ ☐

Tributary Streams (only in Critical Area)

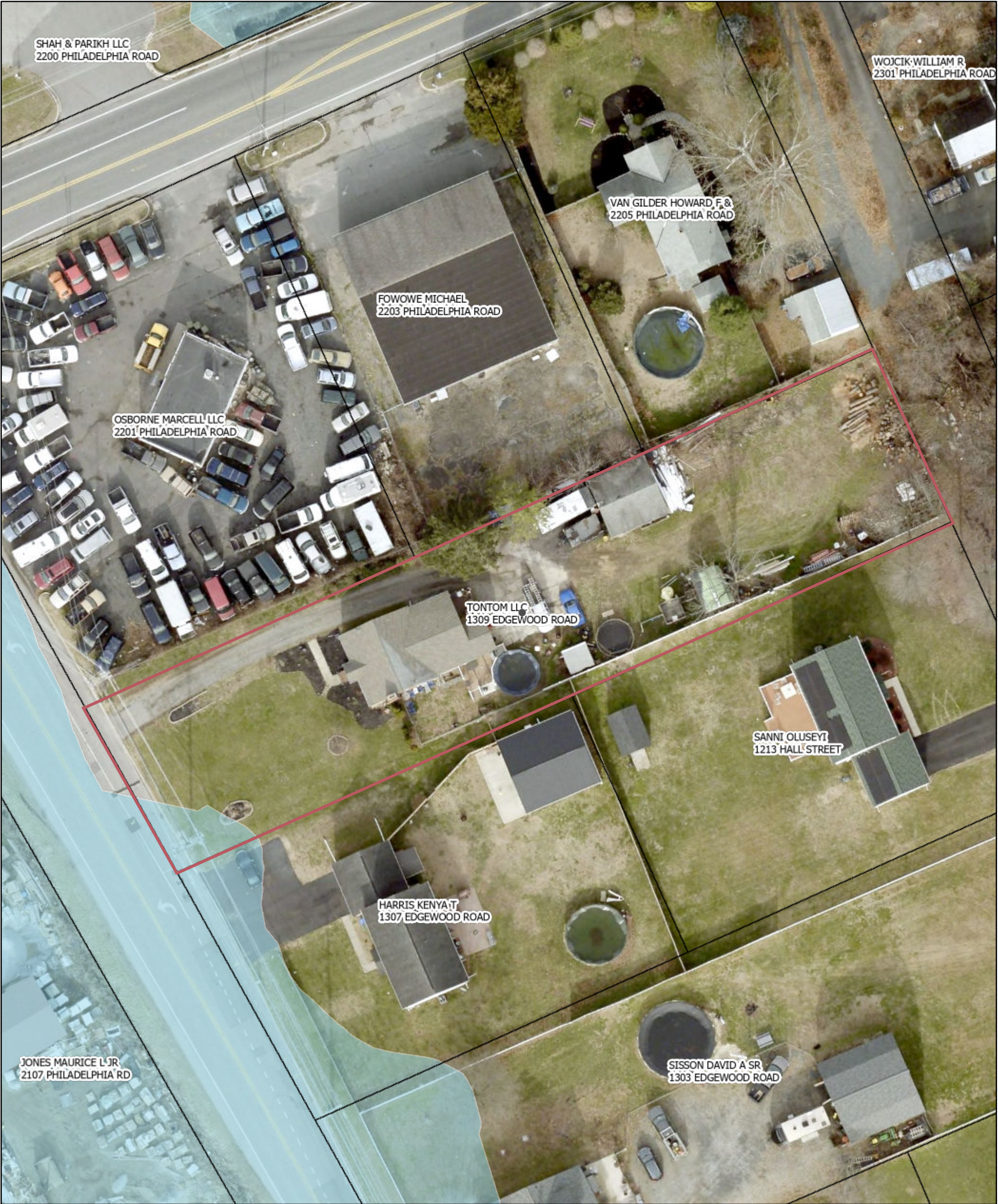
☐ ☐

Habitat of Local Significance (only in Critical Area)

If “yes” checked on any of the above, indicate extent of resource on the property below:

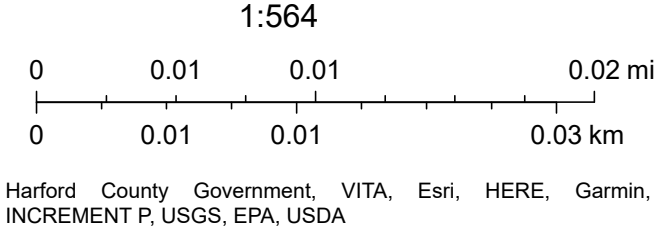
This parcel has 100-year floodplain in the southwest corner. This parcel is entirely within a Tier II catchment area.

Harford County Maryland



8/18/2024, 3:58:18 PM

- Harford County Boundary
- Cadastral Labels
- Cadastral
- 100 Year Flood Zone
- AE





Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number A-006 Tax Map 65 Grid 1F Parcel 153 District No. 01 Tax ID No. 012746
Subdivision Name Rock Hall Lot No. N/A Acres 0.5
Applicant/Owner TonTom LLC/Obafemi Olubunmi Oluwasola
Per DPW: Public sewer access: ☒ Public water access: ☒

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☐ conventional ☐ I&A ☐ Holding tanks ☐ Other ☐ Unknown
Soils rating for OSDS: ☐ slight ☐ moderate ☐ severe
Development potential based on soils rating: ☐ Reasonable ☐ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☐ Yes ☐ No ☐ Unknown
Are there OSDS/soil problems in the community? ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☐ Drilled ☐ Hand dug ☐ Spring ☐ Other ☐ Unknown
Do previous water quality results indicate a problem?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____
Are there groundwater contamination problems in the community?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☐ Yes ☒ No
If yes, list environmental concerns: _____

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☐ Yes ☒ No
If yes, list Water Source Protection District(s): _____

VI. Summary/Misc. Comments

Site located within the Water and Sewer service area.

Property reviewed by: Leonard W. Walinski, LEHS

Date: 07/17/2024

*further evaluation may be required

ATTACHMENTS ____ YES ☒ NO

DATE COMPLETED 8/15/24

PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # A-006 Applicant Name TonTom, LLC Managing Member Obafemi Oluwasola

Property Address 1309 Edgewood Rd., Edgewood

Current Zoning R2 Requested Zoning B3

Historic Inventory Number N/A

Comments:

No inventoried historic sites on this property.

ATTACHMENTS ☐ YES ☒ NO
DATE COMPLETED 8/30/2024
PLANNER INITIALS AR

Transportation Checklist

Issue # A-006 Applicant Name TonTom LLC Managing member Obafemi Oluwasola

Property Address 1309 Edgewood Road

Current Zoning R2 Requested Zoning B3

Most Recent ADT 9385 ADT (Edgewood Road); 9065 (MD 7)

LOS at the Nearest Intersection MD 7 @ Edgewood Road - C/22.5 (AM); C/23.8 (PM); C/21.5 (Sat)

Estimated Trip Generation 441 ADT (5,000 sf. ft. ITE Strip Retail Plaza)

Functional Classification Edgewood Road - Minor Urban Arterial; MD 7 - Minor Urban Arterial

Capital Improvements None

Sidewalk ☐ Yes ☒ No

Comments:

ATTACHMENTS ___ YES ___ NO

DATE COMPLETED 8/23/24

PLANNER INITIALS SPG

Zoning History

Issue # A-006 Applicant Name TonTom LLC (Managing Member Obafemi Oluwasola)

Property Address 1309 Edgewood Road, Edgewood, MD 21040

Current Zoning R2 Requested Zoning B3

2018 Comp Zoning Issue N/A 2018 Request _____ Received _____

Comments:

ATTACHMENTS YES ☒ NO
DATE COMPLETED 08/07/2024
PLANNER INITIALS CD

School Assessment

Issue # A-006 Applicant Name TonTom LLC, Managing member Obafemi Oluwasola

Property Address 1309 Edgewood Road

Current Zoning R2 Requested Zoning B3

Districts:

Elementary Old Post Road Adverse Impact No Utilization Rate 64%

Middle Edgwood Adverse Impact No Utilization Rate 77%

High Edgewood Adverse Impact No Utilization Rate 83%

Comment

Edgewood

ATTACHMENTS ___ YES ☒ NO

DATE COMPLETED 8/30/24

PLANNER INITIALS jw

AG Preservation Checklist

Issue # A-006 Applicant Name TonTom LLC

Property Address 100 Philadelphia Road

Current Zoning R2 Requested Zoning B3

_____ Harford County Agricultural Preservation Program

_____ Maryland Agricultural Land Preservation Foundation

_____ Rural Legacy (Department of Natural Resources)

_____ Maryland Environmental Trust

Comments:

No easement present on the property or adjacent to the subject property. No impact to ag preservation

HARFORD COUNTY, MARYLAND
Department of Planning and Zoning
220 South Main Street
Bel Air, Maryland 21014 / (410) 638-3103

2025 Comprehensive Zoning Assessment Report

Issue Number

A-007

Tax Account Number

01149725

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: Auston, LLC

Address: 1202 Pauls Lane, Joppa, MD 21085

Property Owner 2: _____

Address: _____

Representative Robert S. Lynch

Address 30 Office Street, Bel Air, MD 21014

2. Description of Property

Site Address 1201 Pauls Lane, Joppa, MD 21085

Election District/Precinct 1-02

Councilmanic District A

Tax Map 0065

Parcel 0546

Block _____

Section _____

Lot _____

Total Acreage of Parcel 3.50

Area to be rezoned: 3.50

Current

Zoning: CI

Requested Zoning: GI

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Athletic Field – Pauls Lane Training Facility

B. Land Use Plan Designation:

Industrial/Employment

4. Zoning History

No Zoning Request in 2017

Existing Zoning and Land Use in surrounding area:

<u>Zoning</u>		<u>Land Use</u>
North	CI	Vacant Lot
		Industrial/Commercial – Intercon Truck of Baltimore, Inc.
South	CI	Industrial/Commercial – Auston Contracting
East	CI	Vacant Lot
West	CI	

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

This property is located inside the development envelope and is consistent with the Land Use Map.

B. Water and Sewer Master Plan

This property is within the Harford County Water and Sewer Service Area, but major local improvements to both water and sewer are needed.

6. Environmental

Environmental features on this property includes 75-foot stream buffer. Approximate NRD is 10%

7. Historic/Land Preservation Issues:

No AG preservation or historic preservation impacts

8. Assessment Summary:

This zoning request is consistent with the Land Use Map and the property is located inside the development envelope. Major improvement for water service needed due to the required 2500 gpm fireflow for industrial uses. Major sewer improvements needed too. MD 7 geometrics will need to be upgraded with any future development of industrial zoning. There is a need for additional areas of industrial zoning for all industrial zoning districts in the county due to diminishing inventory of industrial land.

9. Recommendations

Department of Planning and Zoning Recommendation:

GI

Planning Advisory Board Recommendation:

No Change

10. Appendix

See attachments for agency reviews.



2024 / 2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

A-007 3.5 ACRES *A-007*
FROM: C1 TO: G1

November 4, 2024 - Aberdeen High School
November 18, 2024 - Bel Air High School

PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.

Questions
Harford County Planning & Zoning
www.harfordcountymd.gov
410-638-3103

PLEASE REFERENCE ISSUE NUMBER *A-007*



2024-2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

A-007 3.5 ACRES *A-007*
FROM: *CI* TO: *GI*

November 4, 2024 - Aberdeen High School
November 18, 2024 - Bel Air High School
PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.

Consultants:
Harford County Planning & Zoning
www.harfordcountymd.gov
410-638-3103

PROJECT NUMBER: *A-007*

2024-2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

A-008 15.029 ACRES *A-008*
FROM: *CI* TO: *GI*

November 4, 2024 - Aberdeen High School
November 18, 2024 - Bel Air High School
PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.

Consultants:
Harford County Planning & Zoning
www.harfordcountymd.gov
410-638-3103

PROJECT NUMBER: *A-008*

2024-2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

A-009 8.18 ACRES *A-009*
FROM: *CI* TO: *GI*

November 4, 2024 - Aberdeen High School
November 18, 2024 - Bel Air High School
PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.

Consultants:
Harford County Planning & Zoning
www.harfordcountymd.gov
410-638-3103

PROJECT NUMBER: *A-009*

ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 8/16/2024

PLANNER INITIALS DF

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # A-007 Applicant Name Robert S. Lynch Tax ID # 01149725
Tax Map 0065 Parcel # 0546 Lot # _____ Watershed Little Gunpowder Falls Deer Creek ☐ / Bush River Priority ☐
Subwatershed (check one if applicable)

Yes No

☐ ☒

Source Water Assessment Area? _____

☒ ☐

NRD

☒ ☐

Stream Buffer (75' ☒) or (150' ☐)

☐ ☒

Wetlands NWI Mapped ☐ Possible ☐

☐ ☒

100-Year Floodplain on the Property If yes, Zone _____ Panel # _____

☐ ☒

Floodway

☐ ☒

Steep Slopes

☐ ☒

Forest Cover (<25% ☐ 25-50% ☐ 51- 75% ☐ >75% ☐ of total parcel)

☐ ☒

Property located within a SSPRA

☐ ☒

Designated Trout Stream Subwatershed

☐ ☒

Tier II Catchment Area

☐ ☒

Green Infrastructure (HUB ☐ CORE ☐ CORRIDOR ☐)

☐ ☒

In the Critical Area? If so, circle Land Use Management Area (IDA ☐ LDA ☐ RCA ☐)

☐ ☐

FIDS Habitat? (only in Critical Area)

☐ ☐

Critical Area Buffer (only in Critical Area)

☐ ☐

Tributary Streams (only in Critical Area)

☐ ☐

Habitat of Local Significance (only in Critical Area)

If “yes” checked on any of the above, indicate extent of resource on the property below:

There are streams on the parcel that receive a 75-foot Buffer.

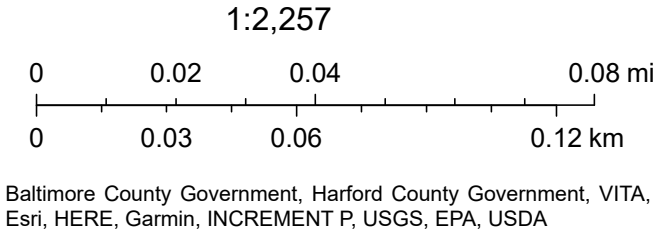
Approximately 10% of the property is NRD.

Harford County Maryland



8/18/2024, 5:00:05 PM

- Hydrology Lines
- Harford County Boundary
- Cadastral Labels
- Cadastral





Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number A-007 Tax Map 65 Grid 2B Parcel 546 District No. 01 Tax ID No. 149725
Subdivision Name Petrick Lot No. 1 Acres 3.50
Applicant/Owner Robert S. Lynch/ Auston, LLC
Per DPW: Public sewer access: ☐ Public water access: ☐

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☐ conventional ☐ I&A ☐ Holding tanks ☐ Other ☒ Unknown
Soils rating for OSDS: ☐ slight ☐ moderate ☒ severe
Development potential based on soils rating: ☐ Reasonable ☒ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☒ Yes ☐ No ☐ Unknown
Are there OSDS/soil problems in the community? ☐ Yes ☒ No ☐ Unknown
If problem, explain: Additional soil test may be required

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☒ Drilled ☐ Hand dug ☐ Spring ☐ Other ☐ Unknown
Do previous water quality results indicate a problem?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____
Are there groundwater contamination problems in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☐ Yes ☒ No
If yes, list environmental concerns: _____

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☐ Yes ☒ No
If yes, list Water Source Protection District(s): _____

VI. Summary/Misc. Comments

Site in the Master Water and Sewer service area, Sewer 0-5 years, Map indicates that the site can be serviced by public water.

Property reviewed by: Leonard W. Walinski, LEHS Date: July 26, 2024

*further evaluation may be required

ATTACHMENTS ____ YES ☒ NO

DATE COMPLETED 8/15/24

PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # A-007 Applicant Name Robert S. Lynch

Property Address 1201 Pauls Lane, Joppa

Current Zoning CI Requested Zoning GI

Historic Inventory Number N/A

Comments:

No inventoried historic sites on this property.

ATTACHMENTS ☐ YES ☒ NO
DATE COMPLETED 8/30/2024
PLANNER INITIALS AR

Transportation Checklist

Issue # A-007 Applicant Name Robert S. Lynch

Property Address 1201 Pauls Lane, Joppa, MD 21085

Current Zoning CI Requested Zoning GI

Most Recent ADT 9065 ADT (MD 7)

LOS at the Nearest Intersection MD 152 @ MD 7 - C/30.9 (AM); C/34.2 (PM); MD 7 @ Joppa Road - C/15.6 (AM); C/24.9 (PM)

Estimated Trip Generation 672 ADT (52,500 sq. ft. ITE Industrial Park)

Functional Classification Pauls Lane - Local Road; MD 7 - Minor Urban Arterial

Capital Improvements None

Sidewalk ☐ Yes ☒ No

Comments:

ATTACHMENTS ___ YES ___ NO

DATE COMPLETED 8/23/24

PLANNER INITIALS SPG

Zoning History

Issue # A-007 Applicant Name Robert S. Lynch

Property Address 1201 Pauls Lane, Joppa, 2085

Current Zoning CI Requested Zoning GI

2018 Comp Zoning Issue N/A 2018 Request _____ Received _____

Comments:

ATTACHMENTS YES ☒ NO
DATE COMPLETED 08/07/2024
PLANNER INITIALS CD

School Assessment

Issue # A-007 Applicant Name Robert S. Lynch

Property Address 1201 Pauls Lane, Joppa MD 21085

Current Zoning CI Requested Zoning GI

Districts:

Elementary Joppatowne Adverse Impact No Utilization Rate 75%

Middle Magnolia Adverse Impact No Utilization Rate 70%

High Joppatowne Adverse Impact No Utilization Rate 85%

Comment

Joppatowne

ATTACHMENTS ___ YES ☒ NO

DATE COMPLETED 8/30/24

PLANNER INITIALS jw

AG Preservation Checklist

Issue # A-007 Applicant Name Robert S. Lynch

Property Address 1201 Pauls Lane

Current Zoning CI Requested Zoning GI

_____ Harford County Agricultural Preservation Program

_____ Maryland Agricultural Land Preservation Foundation

_____ Rural Legacy (Department of Natural Resources)

_____ Maryland Environmental Trust

Comments:

No easement present on the property or adjacent to the subject property. No impact to ag preservation

HARFORD COUNTY, MARYLAND
Department of Planning and Zoning
220 South Main Street
Bel Air, Maryland 21014 / (410) 638-3103

2025 Comprehensive Zoning Assessment Report

Issue Number A-008

Tax Account Number 01074407

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: 711 Philadelphia Road LLC

Address: 1202 Pauls Lane, Joppa, MD 21085

Property Owner 2: _____

Address: _____

Representative Robert S. Lynch

Address 30 Office Street, Bel Air, MD 21014

2. Description of Property

Site Address 711 Philadelphia Rd, Joppa, MD 21085

Election District/Precinct 1-02 Councilmanic District A

Tax Map 0065 Parcel 0102 Block _____ Section _____ Lot _____

Total Acreage of Parcel 15.029 Area to be rezoned: 15.029

Current Zoning: CI Requested Zoning: GI

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Vacant Lot

B. Land Use Plan Designation:

Industrial/Employment

4. Zoning History

No Zoning Request in 2017

Existing Zoning and Land Use in surrounding area:

	<u>Zoning</u>	<u>Land Use</u>
North	CI	Industrial/Commercial Single Family Residential – large lot approx. 2.75 acres
		Athletic Fields – Pauls Lane Training Facility Industrial/Commercial
South	CI	Industrial/Commercial
East	CI	Vacant/Wooded Lot
West	CI	

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

This property is located inside the development envelope and is consistent with the Land Use Map.

B. Water and Sewer Master Plan

This property is within the Harford County Water Service Area. This property is within the Master Plan Sewer Service Area, but major local improvements are needed.

6. Environmental

Environmental features on this property includes 75-foot stream buffer, steep slopes, possible nontidal wetlands, and forests. Approximate NRD is 50%. Mapped as "Hub" with a "Core Aquatic Area" in the Green Infrastructure Plan.

7. Historic/Land Preservation Issues:

No AG preservation or historic preservation impacts.

8. Assessment Summary:

This zoning request is consistent with the Land Use Map and the property is located inside the development envelope. Major improvement for water service needed due to the required 2500 gpm fireflow for industrial uses. Major sewer improvements needed too. MD 7 geometrics will need to be upgraded with any future development of industrial zoning. There is a need for additional areas of industrial zoning for all industrial zoning districts in the county due to diminishing inventory of industrial land.

9. Recommendations

Department of Planning and Zoning Recommendation:

GI

Planning Advisory Board Recommendation:

No Change

10. Appendix

See attachments for agency reviews.

2024/2025 COMPREHENSIVE ZONING REVIEW

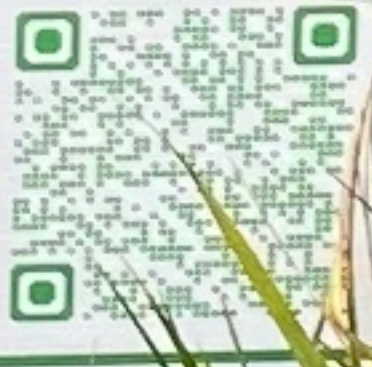
**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

A-008 15.029 ACRES A-008
FROM: C1 TO: G1

November 4, 2024 - Aberdeen High School
November 18, 2024 - Bel Air High School

**PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.**

Questions:
Harford County Planning & Zoning
www.harfordcountymd.gov
410-638-3103



PLEASE REFERENCE ISSUE NUMBER **A-008**

2024-2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

A-007 3.5 ACRES *A-007*
FROM: *CI* TO: *GI*

November 4, 2024 - Aberdeen High School
November 18, 2024 - Bel Air High School
PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.

Consultants:
Harford County Planning & Zoning
www.harfordcountymd.gov
410-638-3103

Project Number: *A-007*

2024-2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

A-008 15.029 ACRES *A-008*
FROM: *CI* TO: *GI*

November 4, 2024 - Aberdeen High School
November 18, 2024 - Bel Air High School
PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.

Consultants:
Harford County Planning & Zoning
www.harfordcountymd.gov
410-638-3103

Project Number: *A-008*

2024-2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

A-009 8.18 ACRES *A-009*
FROM: *CI* TO: *GI*

November 4, 2024 - Aberdeen High School
November 18, 2024 - Bel Air High School
PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.

Consultants:
Harford County Planning & Zoning
www.harfordcountymd.gov
410-638-3103

Project Number: *A-009*

ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 8/16/2024

PLANNER INITIALS DF

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # A-008

Applicant Name Robert S. Lynch

Tax ID # 01074407

Tax Map 0065

Parcel # 0102

Lot # _____

Watershed Little Gunpowder Falls

Deer Creek ☐

/ Bush River Priority ☐

Subwatershed (check one if applicable)

Yes No

☐ ☒

Source Water Assessment Area? _____

☒ ☐

NRD

☒ ☐

Stream Buffer (75' ☒) or (150' ☐)

☒ ☐

Wetlands NWI Mapped ☐ Possible ☒

☐ ☒

100-Year Floodplain on the Property If yes, Zone _____ Panel # _____

☐ ☒

Floodway

☒ ☐

Steep Slopes

☒ ☐

Forest Cover (<25% ☐ 25-50% ☐ 51- 75% ☐ >75% ☒ of total parcel)

☐ ☒

Property located within a SSPRA

☐ ☒

Designated Trout Stream Subwatershed

☐ ☒

Tier II Catchment Area

☒ ☐

Green Infrastructure (HUB ☒ CORE ☒ CORRIDOR ☐)

☐ ☒

In the Critical Area? If so, circle Land Use Management Area (IDA ☐ LDA ☐ RCA ☐)

☐ ☐

FIDS Habitat? (only in Critical Area)

☐ ☐

Critical Area Buffer (only in Critical Area)

☐ ☐

Tributary Streams (only in Critical Area)

☐ ☐

Habitat of Local Significance (only in Critical Area)

If "yes" checked on any of the above, indicate extent of resource on the property below:

There are streams on the parcel that receive a 75-foot Buffer.

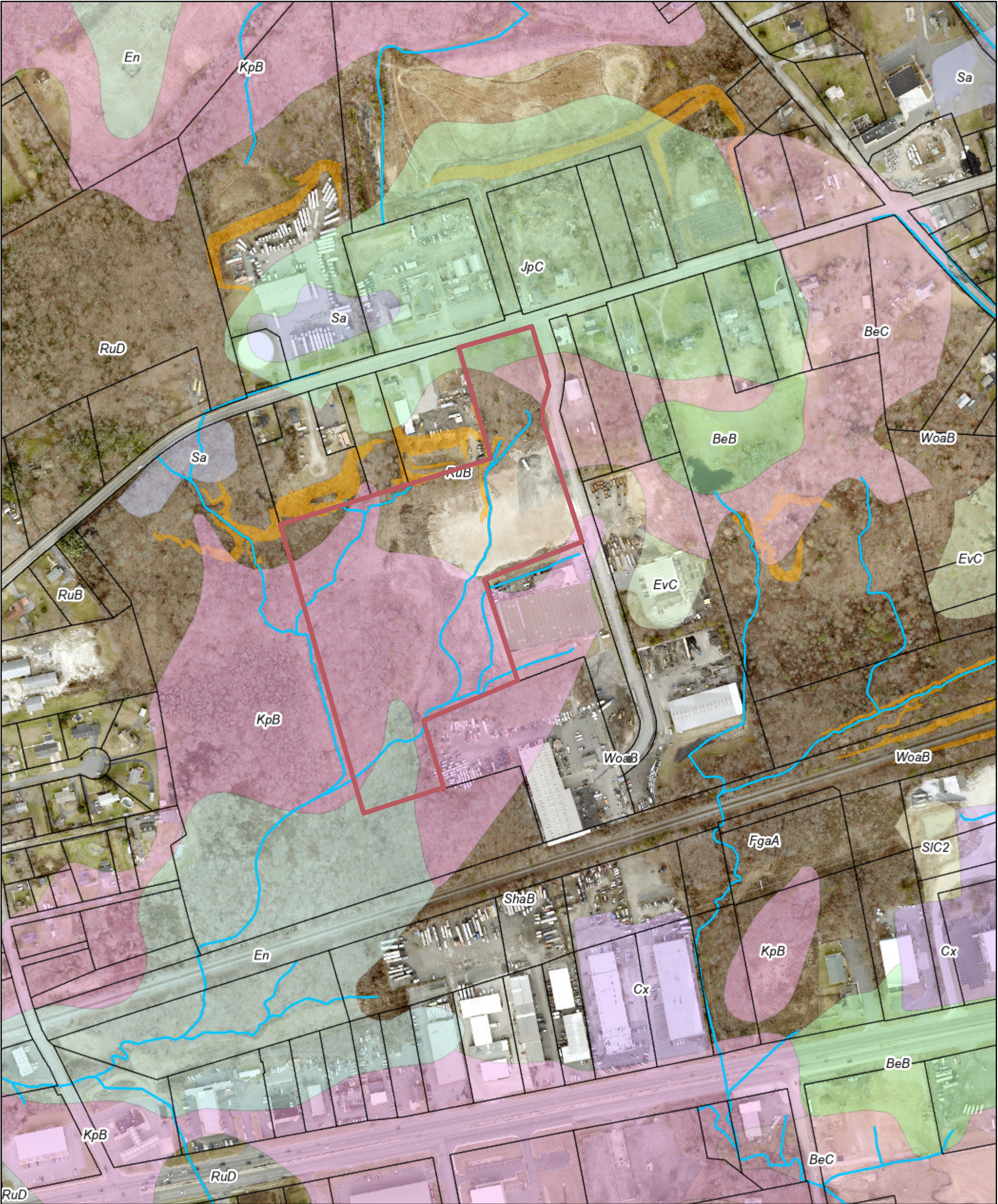
There are possible wetlands due to hydric soils (Elkton silt loam and Keyport silt loam).

Property is mostly wooded, and is mapped as "Hub" with "Core Aquatic Areas" in the Green Infrastructure plan.

There are slopes over 25%, but none over 40,000 square feet.

Approximately 50% of the property is NRD, depending on wetland location.

Harford County Maryland



8/18/2024, 5:05:08 PM

Soil Classifications

EvC

BeB

BeC

Cx

En

JpC

KpB

Sa

SIC2

Hydrology Lines

Harford County Boundary

Cadastral

Greater Than 25 Percent

1:4,514

00.040.080.16 mi

00.050.10.2 km

Baltimore County Government, Harford County Government, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



Legend

Core Forests Greater than 50 Acres



Core Wetlands



Core Aquatic Areas



Corridors



Hubs



Development Envelope



Harford County Boundary





Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number A-008 Tax Map 65 Grid 2B Parcel 102 District No. 01 Tax ID No. 074407
Subdivision Name N/A Lot No. N/A Acres 15.029
Applicant/Owner Robert S. Lynch/ 711 Philadelphia Road LLC
Per DPW: Public sewer access: ☐ Public water access: ☐

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☒ conventional ☐ I&A ☐ Holding tanks ☐ Other ☐ Unknown
Soils rating for OSDS: ☐ slight ☐ moderate ☒ severe
Development potential based on soils rating: ☐ Reasonable ☒ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☐ Yes ☒ No ☐ Unknown
Are there OSDS/soil problems in the community? ☐ Yes ☐ No ☒ Unknown
If problem, explain: Additional soil tests may be required.

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☐ Drilled ☐ Hand dug ☐ Spring ☐ Other ☒ Unknown
Do previous water quality results indicate a problem?: ☐ Yes ☐ No ☒ Unknown
If problem, explain: _____
Are there groundwater contamination problems in the community?: ☐ Yes ☐ No ☒ Unknown
If problem, explain: _____
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☐ Yes ☒ No
If yes, list environmental concerns: _____

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☐ Yes ☒ No
If yes, list Water Source Protection District(s): _____

VI. Summary/Misc. Comments

Site located in the Master Water and Sewer Plan, 0-5 years category for water and sewer

Property reviewed by: Leonard W. Walinski, LEHS

Date: July 26, 2024

*further evaluation may be required

ATTACHMENTS ____ YES ☒ NO

DATE COMPLETED 8/15/24

PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # A-008 Applicant Name Robert S. Lynch

Property Address 711 Philadelphia Rd., Joppa

Current Zoning CI Requested Zoning GI

Historic Inventory Number N/A

Comments:

No inventoried historic sites on this property.

ATTACHMENTS ☐ YES ☒ NO
DATE COMPLETED 8/30/2024
PLANNER INITIALS AR

Transportation Checklist

Issue # A-008 Applicant Name Robert S. Lynch

Property Address 711 Philadelphia Road, Joppa, MD 21085

Current Zoning CI Requested Zoning GI

Most Recent ADT 9065 ADT (MD 7)

LOS at the Nearest Intersection MD 152 @ MD 7 - C/30.9 (AM); C/34.2 (PM); MD 7 @ Joppa Road - C/15.6 (AM); C/24.9 (PM)

Estimated Trip Generation 1433 ADT (225,435 sq. ft. ITE Industrial Park)

Functional Classification Pauls Lane - Local Road; MD 7 - Minor Urban Arterial

Capital Improvements None

Sidewalk ☐ Yes ☒ No

Comments:

ATTACHMENTS ___ YES ___ NO

DATE COMPLETED 8/23/24

PLANNER INITIALS SPG

Zoning History

Issue # A-008 Applicant Name Robert S. Lynch

Property Address 711 Philadelphia Road, Joppa, 21085

Current Zoning CI Requested Zoning GI

2018 Comp Zoning Issue N/A 2018 Request _____ Received _____

Comments:

ATTACHMENTS YES ☒ NO
DATE COMPLETED 08/07/2024
PLANNER INITIALS CD

School Assessment

Issue # A-008 Applicant Name Robert S. Lynch

Property Address 711 Philadelphia Rd., Joppa MD 21085

Current Zoning CI Requested Zoning GI

Districts:

Elementary Joppatowne Adverse Impact No Utilization Rate 75%

Middle Magnolia Adverse Impact No Utilization Rate 70%

High Joppatowne Adverse Impact No Utilization Rate 85%

Comment

Joppatowne

ATTACHMENTS ___ YES ☒ NO

DATE COMPLETED 8/30/24

PLANNER INITIALS jw

AG Preservation Checklist

Issue # A-008 Applicant Name Robert S. Lynch

Property Address 711 Philadelphia Road

Current Zoning CI Requested Zoning GI

_____ Harford County Agricultural Preservation Program

_____ Maryland Agricultural Land Preservation Foundation

_____ Rural Legacy (Department of Natural Resources)

_____ Maryland Environmental Trust

Comments:

No easement present on the property or adjacent to the subject property. No impact to ag preservation

HARFORD COUNTY, MARYLAND
Department of Planning and Zoning
220 South Main Street
Bel Air, Maryland 21014 / (410) 638-3103

2025 Comprehensive Zoning Assessment Report

Issue Number

A-009

Tax Account Number

01207989

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: Auston LLC

Address: 1202 Pauls Lane, Joppa, MD 21085

Property Owner 2: _____

Address: _____

Representative Robert S. Lynch

Address 30 Office Street, Bel Air, MD 21014

2. Description of Property

Site Address 1202 Pauls Lane, Joppa, MD 21085

Election District/Precinct 1-02

Councilmanic District A

Tax Map 0065 Parcel 0992 Block _____ Section _____ Lot _____

Total Acreage of Parcel 8.18

Area to be rezoned: 8.18

Current

Zoning: CI

Requested Zoning: GI

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Industrial/Commercial – Auston Contracting

B. Land Use Plan Designation:

Industrial/Employment

4. Zoning History

No Zoning Request in 2017

Existing Zoning and Land Use in surrounding area:

	<u>Zoning</u>	<u>Land Use</u>
North	CI	Industrial/Commercial
South	CI	Railroad Vacant/Wooded
East	R1/CI	Single Family Residential – large wooded lot approx. 17.5 acres
West	CI	Vacant Lot Athletic Field – Pauls Lane Training Facility Industrial/Commercial – Intercon Truck of Baltimore

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

This property is located inside the development envelope and is consistent with the Land Use Map.

B. Water and Sewer Master Plan

This property is within the Harford County Water and Sewer Service Area, but major local improvements to both water and sewer are needed.

6. Environmental

Environmental features on this property includes 75-foot stream buffer, nontidal wetlands, and forests. Approximate NRD is 15%. Mapped as "Hub" in the Green Infrastructure Plan.

7. Historic/Land Preservation Issues:

No AG preservation or historic preservation impacts

8. Assessment Summary:

This zoning request is consistent with the Land Use Map and the property is located inside the development envelope. Major improvement for water service needed due to the required 2500 gpm fireflow for industrial uses. Major sewer improvements needed too. MD 7 geometrics will need to be upgraded with any future development of industrial zoning. There is a need for additional areas of industrial zoning for all industrial zoning districts in the county due to diminishing inventory of industrial land.

9. Recommendations

Department of Planning and Zoning Recommendation:

GI

Planning Advisory Board Recommendation:

No Change

10. Appendix

See attachments for agency reviews.

2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**


A009 8.18 ACRES A009
FROM: C1 TO: G1

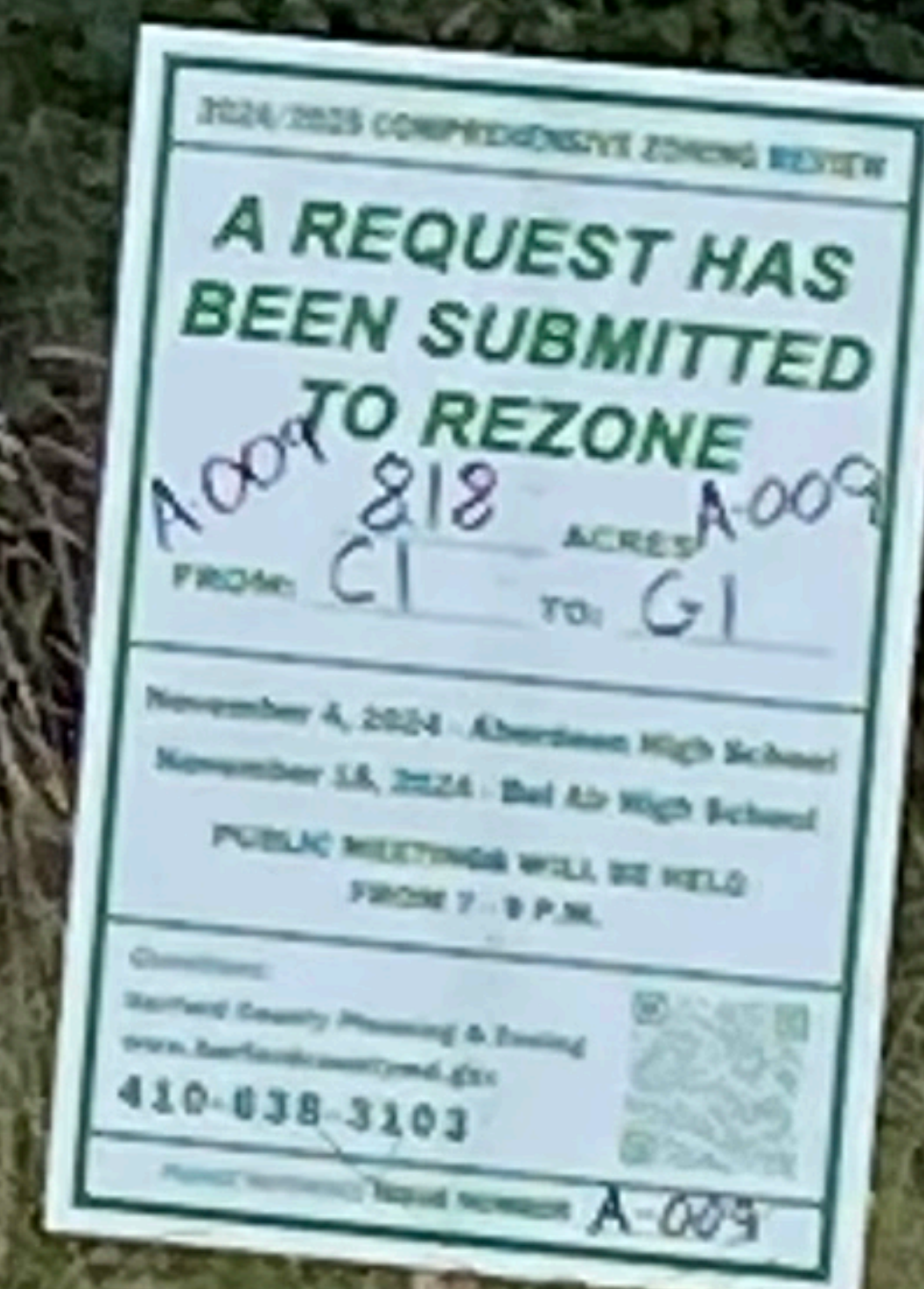
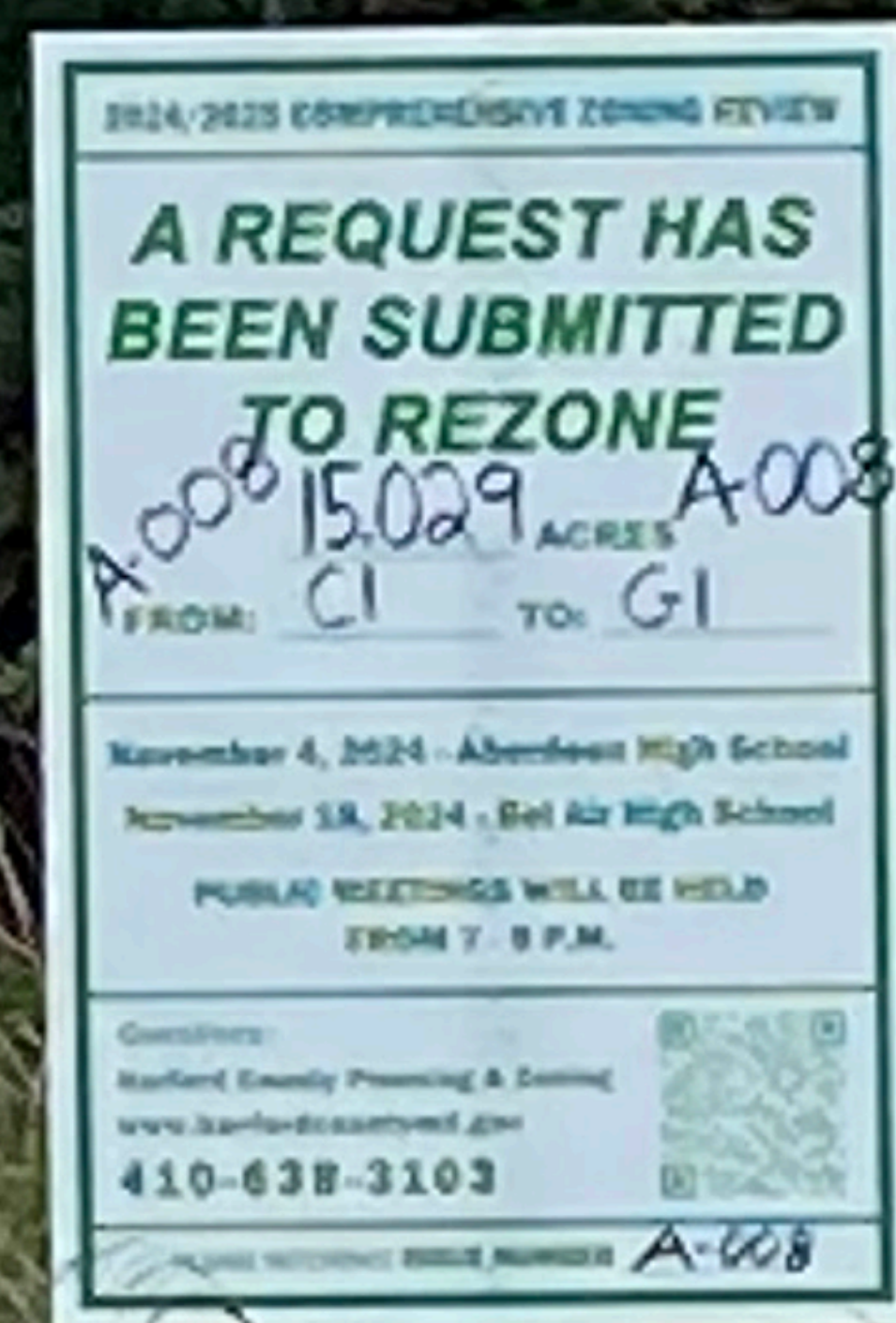
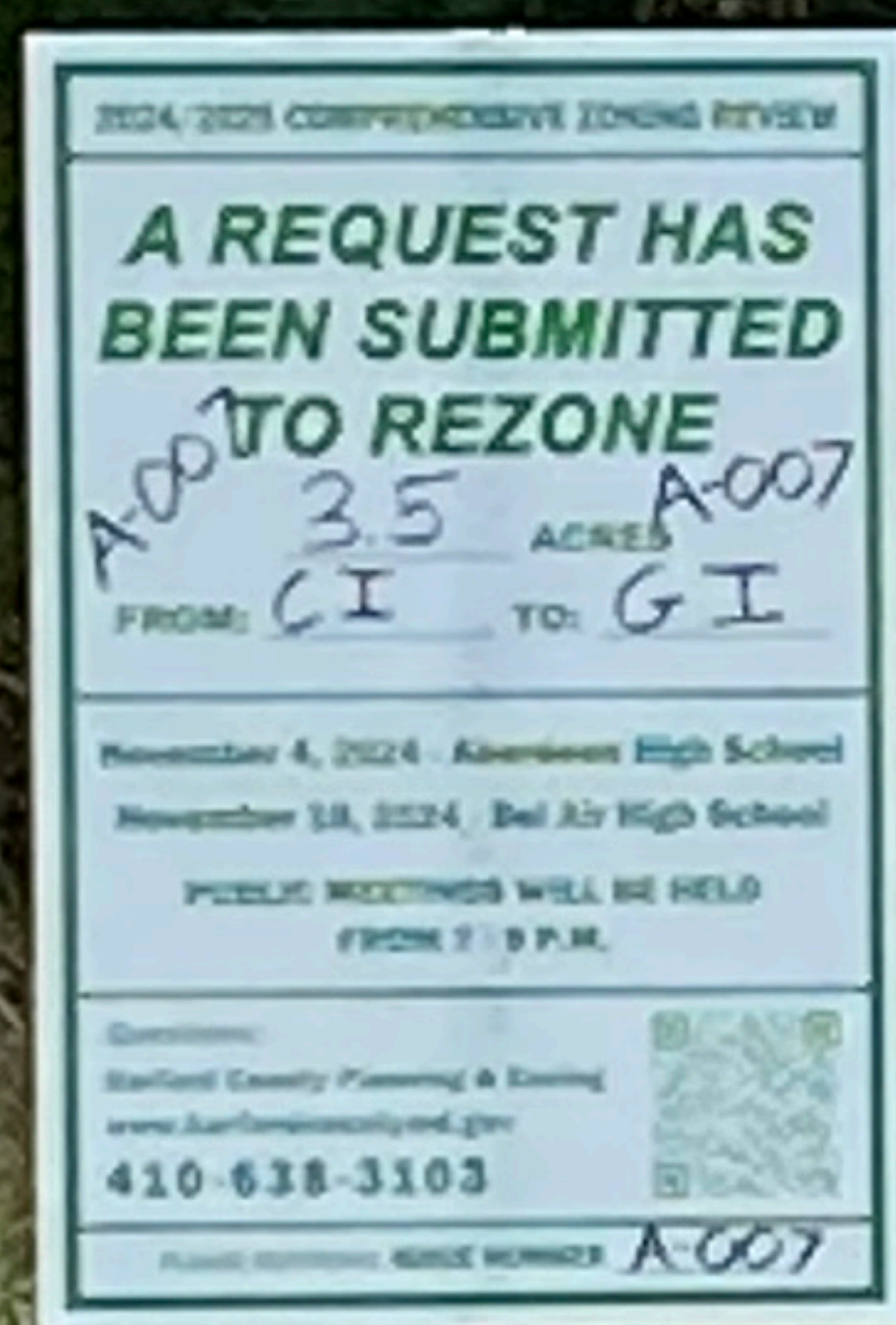
November 4, 2024 - Aberdeen High School
November 18, 2024 - Bel Air High School

PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.

Questions:
Harford County Planning & Zoning
www.harfordcountymd.gov
410-638-3103

PLEASE REFERENCE ISSUE NUMBER A-009





ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 8/16/2024

PLANNER INITIALS DF

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # A-009 Applicant Name Robert S. Lynch Tax ID # 01207989
Tax Map 0065 Parcel # 0992 Lot # _____ Watershed Little Gunpowder Falls Deer Creek ☐ / Bush River Priority ☐
Subwatershed (check one if applicable)

Yes No

☐ ☒

Source Water Assessment Area? _____

☒ ☐

NRD

☒ ☐

Stream Buffer (75' ☒) or (150' ☐)

☒ ☐

Wetlands NWI Mapped ☒ Possible ☐

☐ ☒

100-Year Floodplain on the Property If yes, Zone _____ Panel # _____

☐ ☒

Floodway

☐ ☒

Steep Slopes

☒ ☐

Forest Cover (<25% ☒ 25-50% ☐ 51- 75% ☐ >75% ☐ of total parcel)

☐ ☒

Property located within a SSPRA

☐ ☒

Designated Trout Stream Subwatershed

☐ ☒

Tier II Catchment Area

☒ ☐

Green Infrastructure (HUB ☒ CORE ☐ CORRIDOR ☐)

☐ ☒

In the Critical Area? If so, circle Land Use Management Area (IDA ☐ LDA ☐ RCA ☐)

☐ ☐

FIDS Habitat? (only in Critical Area)

☐ ☐

Critical Area Buffer (only in Critical Area)

☐ ☐

Tributary Streams (only in Critical Area)

☐ ☐

Habitat of Local Significance (only in Critical Area)

If “yes” checked on any of the above, indicate extent of resource on the property below:

The parcel had some forest cover, mostly edge forest with some marked as "Hub" in the Green Infrastructure plan.

There are streams on the parcel that receive a 75-foot Buffer.

There is an NWI mapped wetland on the property.

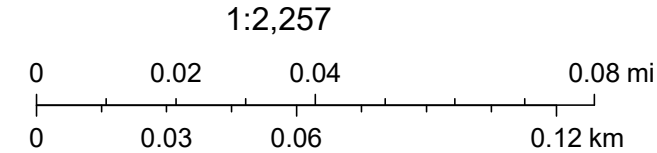
Approximately 15% of the parcel is NRD.

Harford County Maryland



8/18/2024, 5:22:52 PM

- Map1 - natwetinvp
- Hydrology Lines
- Harford County Boundary
- Cadastral Labels
- Cadastral
- Greater Than 25 Percent



Baltimore County Government, Harford County Government, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



Legend

Core Forests Greater than 50 Acres



Core Wetlands



Core Aquatic Areas



Corridors



Hubs



Development Envelope



Harford County Boundary





Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number A-009 Tax Map 65 Grid 2B Parcel 992 District No. 01 Tax ID No. 207989
Subdivision Name N/A Lot No. N/A Acres 8.18
Applicant/Owner Robert S. Lynch/ Auston, LLC
Per DPW: Public sewer access: ☐ Public water access: ☐

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☒ conventional ☐ I&A ☐ Holding tanks ☐ Other ☐ Unknown
Soils rating for OSDS: ☐ slight ☐ moderate ☒ severe
Development potential based on soils rating: ☐ Reasonable ☒ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☐ Yes ☐ No ☒ Unknown
Are there OSDS/soil problems in the community? ☐ Yes ☐ No ☒ Unknown
If problem, explain: Additional soil tests may be required

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☐ Drilled ☐ Hand dug ☐ Spring ☐ Other ☒ Unknown
Do previous water quality results indicate a problem?: ☐ Yes ☐ No ☒ Unknown
If problem, explain: _____
Are there groundwater contamination problems in the community?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☐ Yes ☒ No
If yes, list environmental concerns: _____

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☐ Yes ☒ No
If yes, list Water Source Protection District(s): _____

VI. Summary/Misc. Comments

Site located in the Master Water and Sewer area, 005 years sewer category, map indicates site is serviced by public water.

Property reviewed by: Leonard W. Walinski, LEHS

Date: July 26, 2024

*further evaluation may be required

ATTACHMENTS ____ YES ☒ NO

DATE COMPLETED 8/15/24

PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # A-009 Applicant Name Robert S. Lynch

Property Address 1202 Pauls Lane, Joppa

Current Zoning CI Requested Zoning GI

Historic Inventory Number N/A

Comments:

No inventoried historic sites on this property.

ATTACHMENTS ☐ YES ☒ NO
DATE COMPLETED 8/30/2024
PLANNER INITIALS AR

Transportation Checklist

Issue # A-009 Applicant Name Robert S. Lynch

Property Address 1202 Pauls Lane, Joppa, MD 21085

Current Zoning CI Requested Zoning GI

Most Recent ADT 9065 ADT (MD 7)

LOS at the Nearest Intersection MD 152 @ MD 7 - C/30.9 (AM); C/34.2 (PM); MD 7 @ Joppa Road - C/15.6 (AM); C/24.9 (PM)

Estimated Trip Generation 1044 ADT (122,700 sq. ft. ITE Industrial Park)

Functional Classification Pauls Lane - Local Road; MD 7 - Minor Urban Arterial

Capital Improvements None

Sidewalk ☐ Yes ☒ No

Comments:

ATTACHMENTS ___ YES ___ NO

DATE COMPLETED 8/23/24

PLANNER INITIALS SPG

Zoning History

Issue # A-009 Applicant Name Robert S. Lynch

Property Address 1202 Pauls Lane, Joppa, MD 21085

Current Zoning CI Requested Zoning GI

2018 Comp Zoning Issue N/A 2018 Request _____ Received _____

Comments:

ATTACHMENTS YES ☒ NO
DATE COMPLETED 08/07/2024
PLANNER INITIALS CD

School Assessment

Issue # A-009 Applicant Name Robert S. Lynch

Property Address 1202 Pauls Lane, Joppa MD 21085

Current Zoning CI Requested Zoning GI

Districts:

Elementary Joppatowne Adverse Impact No Utilization Rate 75%

Middle Magnolia Adverse Impact No Utilization Rate 70%

High Joppatowne Adverse Impact No Utilization Rate 85%

Comment

Joppatowne

ATTACHMENTS ____ YES ☒ NO

DATE COMPLETED 8/30/24

PLANNER INITIALS jw

AG Preservation Checklist

Issue # A-009 Applicant Name Robert S. Lynch

Property Address 1202 Pauls Lane

Current Zoning CI Requested Zoning GI

_____ Harford County Agricultural Preservation Program

_____ Maryland Agricultural Land Preservation Foundation

_____ Rural Legacy (Department of Natural Resources)

_____ Maryland Environmental Trust

Comments:

No easement present on the property or adjacent to the subject property. No impact to ag preservation

HARFORD COUNTY, MARYLAND
Department of Planning and Zoning
220 South Main Street
Bel Air, Maryland 21014 / (410) 638-3103

2025 Comprehensive Zoning Assessment Report

Issue Number

A-010

Tax Account Number

01020374

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: 711 Philadelphia Road LLC

Address: 1202 Pauls Lane, Joppa, MD 21085

Property Owner 2: _____

Address: _____

Representative Robert S. Lynch

Address 30 Office Street, Bel Air, MD 21014

2. Description of Property

Site Address Route 7, Joppa, MD 21085

Election District/Precinct 1-02

Councilmanic District A

Tax Map 0065 Parcel 0522 Block _____ Section _____ Lot _____

Total Acreage of Parcel 23.71 Area to be rezoned: 23.71

Current

Zoning: CI Requested Zoning: GI

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Vacant/Wooded

B. Land Use Plan Designation:

Industrial/Employment

4. Zoning History

No Zoning Request in 2017

Existing Zoning and Land Use in surrounding area:

	<u>Zoning</u>	<u>Land Use</u>
North	<u>R1/LI</u>	Single Family Residential
South	<u>CI</u>	Railroad Vacant/Wooded Parking
East	<u>CI</u>	Residential – Single Family Vacant/Wooded Industrial/Commercial – Intercon Truck of Baltimore
West	<u>R1/CI</u>	Single Family Residential Institutional – First Baptist Church Vacant/Wooded

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

This property is located inside the development envelope and is consistent with the Land Use Map.

B. Water and Sewer Master Plan

This property is within the Harford County Water Service Area. This property is within the Master Plan Sewer Service Area, but major local improvements are needed.

6. Environmental

Environmental features on this property includes 75-foot stream buffer, possible nontidal wetlands, steep slopes, and forests. Approximate NRD is 30%. Mapped as "Hub" with "Core Aquatic Areas" in the Green Infrastructure Plan.

7. Historic/Land Preservation Issues:

No AG preservation or historic preservation impacts.

8. Assessment Summary:

This zoning request is consistent with the Land Use Map and the property is located inside the development envelope. Major improvement for water service needed due to the required 2500 gpm fireflow for industrial uses. Major sewer improvements needed too. MD 7 geometrics will need to be upgraded with any future development of industrial zoning. There is a need for additional areas of industrial zoning for all industrial zoning districts in the county due to diminishing inventory of industrial land.

The department has recommended 3.13 +/- acres of parcel 522 to be rezoned to GI. The department recommended split zoning as a buffer to adjacent residential uses.

9. Recommendations

Department of Planning and Zoning Recommendation:

CI/GI

Planning Advisory Board Recommendation:

No Change

10. Appendix

See attachments for agency reviews.



2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

A010 2371 ACRES A010
FROM: **C1** TO: **G1**

November 4, 2024 - Aberdeen High School
November 18, 2024 - Del Air High School
PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.

Questions:
Hartford County Planning & Zoning
www.hartfordcountymd.gov
410-638-3103

PLEASE NOTICED: RESOL. NUMBER **A 010**



ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 8/16/2024

PLANNER INITIALS DF

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # A-010 Applicant Name Robert S. Lynch Tax ID # 01020374
Tax Map 0065 Parcel # 0522 Lot # _____ Watershed Little Gunpowder Falls Deer Creek ☐ / Bush River Priority ☐
Subwatershed (check one if applicable)

Yes No

☐ ☒

Source Water Assessment Area? _____

☒ ☐

NRD

☒ ☐

Stream Buffer (75' ☒) or (150' ☐)

☒ ☐

Wetlands NWI Mapped ☐ Possible ☒

☐ ☒

100-Year Floodplain on the Property If yes, Zone _____ Panel # _____

☐ ☒

Floodway

☒ ☐

Steep Slopes

☒ ☐

Forest Cover (<25% ☐ 25-50% ☐ 51- 75% ☐ >75% ☒ of total parcel)

☐ ☒

Property located within a SSPRA

☐ ☒

Designated Trout Stream Subwatershed

☐ ☒

Tier II Catchment Area

☒ ☐

Green Infrastructure (HUB ☒ CORE ☒ CORRIDOR ☐)

☐ ☒

In the Critical Area? If so, circle Land Use Management Area (IDA ☐ LDA ☐ RCA ☐)

☐ ☐

FIDS Habitat? (only in Critical Area)

☐ ☐

Critical Area Buffer (only in Critical Area)

☐ ☐

Tributary Streams (only in Critical Area)

☐ ☐

Habitat of Local Significance (only in Critical Area)

If “yes” checked on any of the above, indicate extent of resource on the property below:

There are streams on the parcel that receive a 75-foot Buffer.

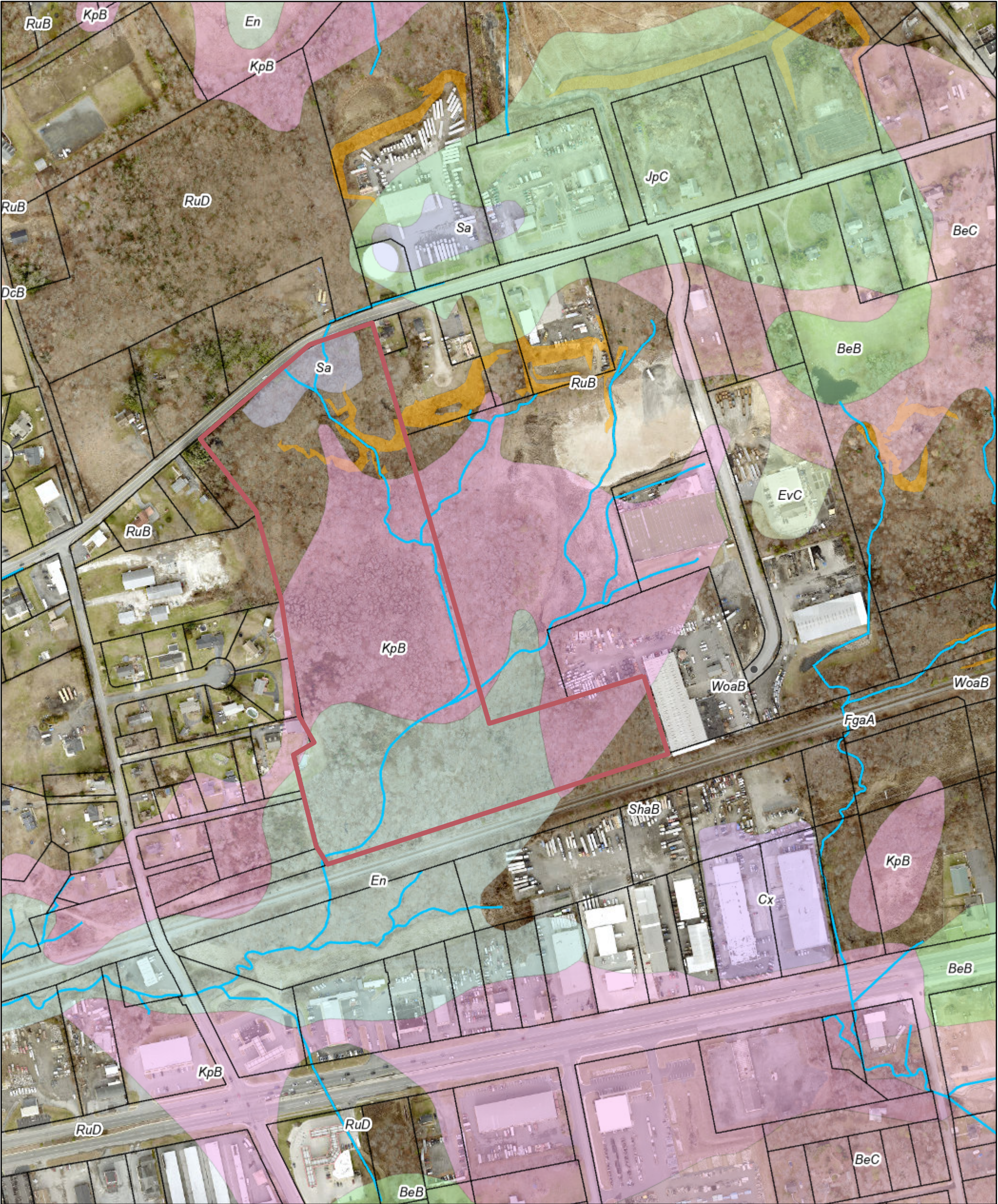
There are possible wetlands due to hydric soils (Elkton silt loam and Keyport silt loam).

There are slopes over 25%, but none over 40,000 square feet.

Property is mostly wooded, and is mapped as "Hub" with "Core Aquatic Areas" in the Green Infrastructure plan.

Approximately 30% of the property is NRD, depending on wetland location.

Harford County Maryland



8/18/2024, 5:17:23 PM

Soil Classifications

En

BeB

BeC

Cx

DcB

EvC

JpC

KpB

Sa

Hydrology Lines

Harford County Boundary

Cadastral

Greater Than 25 Percent

1:4,514

00.040.080.16 mi

00.050.10.2 km

Baltimore County Government, Harford County Government, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



Legend

Core Forests Greater than 50 Acres



Core Wetlands



Core Aquatic Areas



Corridors



Hubs



Development Envelope



Harford County Boundary





Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number A010 Tax Map 65 Grid 2A Parcel 522 District No. 01 Tax ID No. 020374
Subdivision Name N/A Lot No. N/A Acres 23.71
Applicant/Owner Robert S. Lynch/ 711 Philadelphia Road LLC
Per DPW: Public sewer access: ☐ Public water access: ☐

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☐ conventional ☐ I&A ☐ Holding tanks ☐ Other ☒ Unknown
Soils rating for OSDS: ☐ slight ☒ moderate ☐ severe
Development potential based on soils rating: ☐ Reasonable ☒ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☐ Yes ☒ No ☐ Unknown
Are there OSDS/soil problems in the community? ☐ Yes ☒ No ☐ Unknown
If problem, explain: Additional soil tests may be required

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☐ Drilled ☐ Hand dug ☐ Spring ☐ Other ☒ Unknown
Do previous water quality results indicate a problem?: ☐ Yes ☐ No ☒ Unknown
If problem, explain: _____
Are there groundwater contamination problems in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☐ Yes ☒ No
If yes, list environmental concerns: _____

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☐ Yes ☒ No
If yes, list Water Source Protection District(s): _____

VI. Summary/Misc. Comments

Site located in the Master Water and Sewer service area, 0-5 years category

Property reviewed by: Leonard W. Walinski, LEHS

Date: July 26, 2024

*further evaluation may be required

ATTACHMENTS ____ YES ☒ NO

DATE COMPLETED 8/15/24

PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # A-010 Applicant Name Robert S. Lynch

Property Address Route 7, Joppa

Current Zoning CI Requested Zoning GI

Historic Inventory Number N/A

Comments:

No inventoried historic sites on this property.

ATTACHMENTS ☐ YES ☒ NO
DATE COMPLETED 8/30/2024
PLANNER INITIALS AR

Transportation Checklist

Issue # A-010 Applicant Name Robert S. Lynch

Property Address Route 7, Joppa, MD 21085

Current Zoning CI Requested Zoning GI

Most Recent ADT 9065 ADT (MD 7)

LOS at the Nearest Intersection MD 152 @ MD 7 - C/30.9 (AM); C/34.2 (PM); MD 7 @ Joppa Road - C/15.6 (AM); C/24.9 (PM)

Estimated Trip Generation 1816 ADT (355,650 sq. ft. ITE Industrial Park)

Functional Classification Pauls Lane - Local Road; MD 7 - Minor Urban Arterial

Capital Improvements None

Sidewalk ☐ Yes ☒ No

Comments:

ATTACHMENTS ___ YES ___ NO

DATE COMPLETED 8/23/24

PLANNER INITIALS SPG

Zoning History

Issue # A-010 Applicant Name Robert S. Lynch

Property Address No Address (Tax ID 1020374)

Current Zoning CI Requested Zoning GI

2018 Comp Zoning Issue N/A 2018 Request _____ Received _____

Comments:

ATTACHMENTS ☐ YES ☒ NO
DATE COMPLETED 08/07/2024
PLANNER INITIALS CD

School Assessment

Issue # A-010 Applicant Name Robert S. Lynch

Property Address Route 7, Joppa MD 21085

Current Zoning CI Requested Zoning GI

Districts:

Elementary Joppatowne Adverse Impact No Utilization Rate 75%

Middle Magnolia Adverse Impact No Utilization Rate 70%

High Joppatowne Adverse Impact No Utilization Rate 85%

Comment

Joppatowne

ATTACHMENTS ___ YES ☒ NO

DATE COMPLETED 8/30/24

PLANNER INITIALS jw

AG Preservation Checklist

Issue # A-010 Applicant Name Robert S. Lynch

Property Address Route 7, Joppa

Current Zoning CI Requested Zoning GI

_____ Harford County Agricultural Preservation Program

_____ Maryland Agricultural Land Preservation Foundation

_____ Rural Legacy (Department of Natural Resources)

_____ Maryland Environmental Trust

Comments:

No easement present on the property or adjacent to the subject property. No impact to ag preservation

HARFORD COUNTY, MARYLAND
Department of Planning and Zoning
220 South Main Street
Bel Air, Maryland 21014 / (410) 638-3103

2025 Comprehensive Zoning Assessment Report

Issue Number A-011

Tax Account Number 01006118

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: Bierman Family LLC, Albert J. Bierman, Managing Member

Address: 3440 Dorothy Avenue, Joppa, MD 21085

Property Owner 2: _____

Address: _____

Representative Robert S. Lynch

Address 30 Office Street, Bel Air, MD 21014

2. Description of Property

Site Address 1010 Magnolia Road, Joppa, MD 21085

Election District/Precinct 1-17 Councilmanic District A

Tax Map 0065 Parcel 0571 Block _____ Section _____ Lot _____

Total Acreage of Parcel .455 Area to be rezoned: .455

Current Zoning: R1 Requested Zoning: B3

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Single Family Residential (Vacant)

B. Land Use Plan Designation:

High Intensity

4. Zoning History

No Zoning Request in 2017

Existing Zoning and Land Use in surrounding area:

	<u>Zoning</u>	<u>Land Use</u>
North	B3	Restaurant
		Single Family Residential
South	R1	Gas Station Vacant/Wooded Lot
East	B3	Addiction Treatment Center
West	B3	

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

This property is located inside the development envelope and is consistent with the Land Use Map.

B. Water and Sewer Master Plan

This property is within the Harford County Water Service Area. This property is within the Master Plan Sewer Service Area, but major local improvements are needed.

6. Environmental

Environmental features on this property includes some edge forests. Approximate NRD is 5%.

7. Historic/Land Preservation Issues:

No AG preservation or historic preservation impacts

8. Assessment Summary:

This zoning request is consistent with the Land Use Map and is located inside the development envelope.

9. Recommendations

Department of Planning and Zoning Recommendation:

B3

Planning Advisory Board Recommendation:

B3

10. Appendix

See attachments for agency reviews.

2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

A-011 .455 ACRES A-011
FROM: RI TO: B3

November 4, 2024 - Aberdeen High School
November 18, 2024 - Bel Air High School

PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.

Questions:
Harford County Planning & Zoning
www.harfordcountymd.gov
410-638-3103

PLEASE REFERENCE ISSUE NUMBER A-011

ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 8/16/2024

PLANNER INITIALS DF

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # A-011 Applicant Name Robert S. Lynch Tax ID # 01006118
Tax Map 0065 Parcel # 0571 Lot # _____ Watershed Gunpowder River Deer Creek ☐ / Bush River Priority ☐
Subwatershed (check one if applicable)

Yes No

☐ ☒

Source Water Assessment Area? _____

☒ ☐

NRD

☐ ☒

Stream Buffer (75' ☐) or (150' ☐)

☐ ☒

Wetlands NWI Mapped ☐ Possible ☐

☐ ☒

100-Year Floodplain on the Property If yes, Zone _____ Panel # _____

☐ ☒

Floodway

☐ ☒

Steep Slopes

☒ ☐

Forest Cover (<25% ☒ 25-50% ☐ 51- 75% ☐ >75% ☐ of total parcel)

☐ ☒

Property located within a SSPRA

☐ ☒

Designated Trout Stream Subwatershed

☐ ☒

Tier II Catchment Area

☐ ☒

Green Infrastructure (HUB ☐ CORE ☐ CORRIDOR ☐)

☐ ☒

In the Critical Area? If so, circle Land Use Management Area (IDA ☐ LDA ☐ RCA ☐)

☐ ☐

FIDS Habitat? (only in Critical Area)

☐ ☐

Critical Area Buffer (only in Critical Area)

☐ ☐

Tributary Streams (only in Critical Area)

☐ ☐

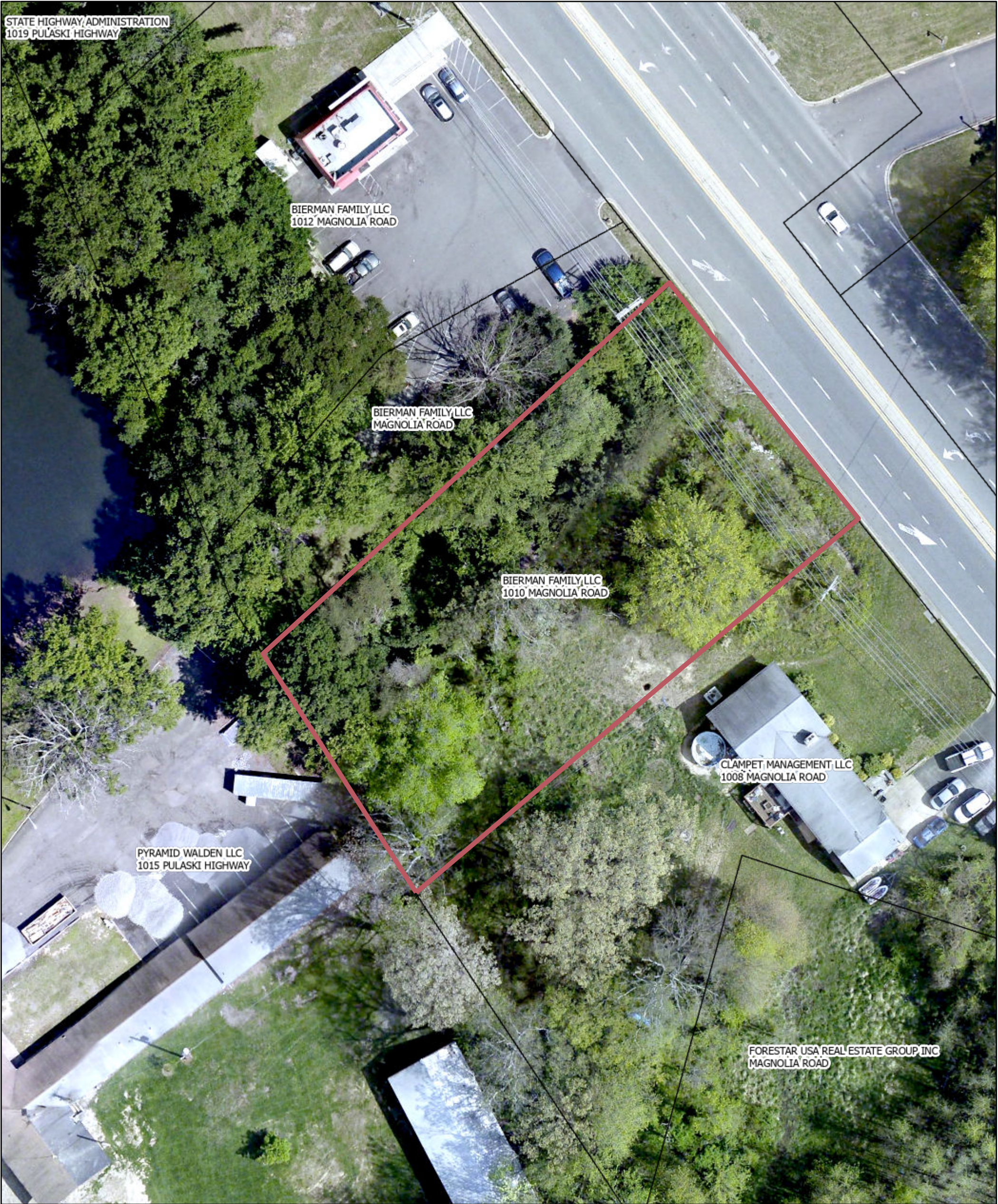
Habitat of Local Significance (only in Critical Area)

If “yes” checked on any of the above, indicate extent of resource on the property below:



The parcel has some edge forest cover.

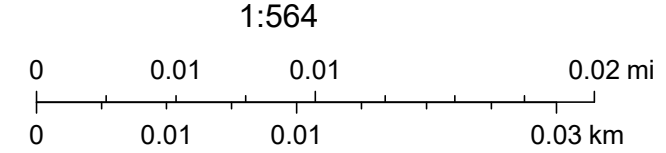
Approximately 5% of the parcel is NRD from a pond on a neighboring parcel.

Harford County Maryland



8/18/2024, 5:56:05 PM

-  Harford County Boundary
-  Cadastral Labels
-  Cadastral



Baltimore County Government, Harford County Government, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number A-011 Tax Map 65 Grid 2C Parcel 571 District No. 01 Tax ID No. 006118
Subdivision Name N/A Lot No. N/A Acres 19,819
Applicant/Owner Robert S. Lynch/ Bierman Family LLC
Per DPW: Public sewer access: ☐ Public water access: ☐

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☒ conventional ☐ I&A ☐ Holding tanks ☐ Other ☐ Unknown
Soils rating for OSDS: ☐ slight ☐ moderate ☒ severe
Development potential based on soils rating: ☐ Reasonable ☒ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☐ Yes ☒ No ☐ Unknown
Are there OSDS/soil problems in the community? ☐ Yes ☐ No ☒ Unknown
If problem, explain: Additional soil tests may be required

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☐ Drilled ☐ Hand dug ☐ Spring ☐ Other ☒ Unknown
Do previous water quality results indicate a problem?: ☐ Yes ☐ No ☒ Unknown
If problem, explain: _____
Are there groundwater contamination problems in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☒ Yes ☐ No
If yes, list environmental concerns: LUST, dump

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☐ Yes ☒ No
If yes, list Water Source Protection District(s): _____

VI. Summary/Misc. Comments

Site is located in Master Water and Sewer service area, 6-10 year category for w and s.

Property reviewed by: Leonard W. Walinski, LEHS

Date: July 26, 2024

*further evaluation may be required

ATTACHMENTS ____ YES ☒ NO

DATE COMPLETED 8/15/24

PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # A-011 Applicant Name Robert S. Lynch

Property Address 1010 Magnolia Rd., Joppa

Current Zoning R1 Requested Zoning B3

Historic Inventory Number N/A

Comments:

No inventoried historic sites on this property.

ATTACHMENTS YES ☒ NO
DATE COMPLETED 8/30/2024
PLANNER INITIALS AR

Transportation Checklist

Issue # A-011 Applicant Name Robert S Lynch

Property Address 1010 Magnolia Rd, Joppa, MD 21085

Current Zoning R1 Requested Zoning B3

Most Recent ADT 14,535 ADT (MD 152/Magnolia Road)

LOS at the Nearest Intersection US 40 @ MD 152 - C/31.7 (AM); D/40.6 (PM)

Estimated Trip Generation 422 ADT (4,550 sq. ft. ITE Strip Retail Plaza)

Functional Classification MD 152/Magnolia Road - Minor Urban Arterial

Capital Improvements US 40 Paving - Harford/Baltimore County line to MD 152

Sidewalk Yes ☒ No

Comments:

ATTACHMENTS ___ YES ___ NO

DATE COMPLETED 8/23/24

PLANNER INITIALS SPG

Zoning History

Issue # A-011 Applicant Name Robert S. Lynch

Property Address 1010 Magnolia Road, Joppa, MD 21085

Current Zoning R1 Requested Zoning B3

2018 Comp Zoning Issue N/A 2018 Request _____ Received _____

Comments:

ATTACHMENTS YES ☒ NO
DATE COMPLETED 08/07/2024
PLANNER INITIALS CD

School Assessment

Issue # A-011 Applicant Name Robert S. Lynch

Property Address 1010 Magnolia Road, Joppa MD 21085

Current Zoning R1 Requested Zoning B3

Districts:

Elementary Riverside Adverse Impact No Utilization Rate 99%

Middle Magnolia Adverse Impact No Utilization Rate 70%

High Joppatowne Adverse Impact No Utilization Rate 85%

Comment

Joppatowne

ATTACHMENTS ___ YES ☒ NO

DATE COMPLETED 8/30/24

PLANNER INITIALS jw

AG Preservation Checklist

Issue # A-011 Applicant Name Robert S. Lynch

Property Address 1010 Magnolia Road

Current Zoning R1 Requested Zoning B3

_____ Harford County Agricultural Preservation Program

_____ Maryland Agricultural Land Preservation Foundation

_____ Rural Legacy (Department of Natural Resources)

_____ Maryland Environmental Trust

Comments:

No easement present on the property or adjacent to the subject property. No impact to ag preservation

HARFORD COUNTY, MARYLAND
Department of Planning and Zoning
220 South Main Street
Bel Air, Maryland 21014 / (410) 638-3103

2025 Comprehensive Zoning Assessment Report

Issue Number A-012

Tax Account Number 01034820

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: Bierman Family LLC, Albert J. Bierman, Managing Member

Address: 3440 Dorothy Avenue, Joppa, MD 21085

Property Owner 2: _____

Address: _____

Representative Robert S. Lynch

Address 30 Office Street, Bel Air, MD 21014

2. Description of Property

Site Address 1405 Clayton Road, Joppa, MD 21085

Election District/Precinct 1-02 Councilmanic District A

Tax Map 0065 Parcel 0059 Block _____ Section _____ Lot _____

Total Acreage of Parcel 8.99 Area to be rezoned: 8.99

Current Zoning: R1 Requested Zoning: B3

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Vacant/Wooded Lot

B. Land Use Plan Designation:

Industrial/Employment

4. Zoning History

No Zoning Request in 2017

Existing Zoning and Land Use in surrounding area:

<u>Zoning</u>		<u>Land Use</u>
North	R1	Vacant/Wooded Lot
		Residential – Single Family
South	R1	Commercial/Utilities Building - Verizon
		Vacant/Wooded Lot
East	R1	Residential – Single Family
West	R1	

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

The request is inconsistent with the land use designation on the land use map, and inconsistent with the plan for the area.

B. Water and Sewer Master Plan

This property is within Harford County Water Service Area. This property is within the Master Plan sewer service area, but major local improvements are needed.

6. Environmental

Environmental features on this property includes streams, possible nontidal wetlands, and forests. Approximate NRD is 30%

7. Historic/Land Preservation Issues:

No impacts to AG preservation or historic preservation

8. Assessment Summary:

This zoning request is not consistent with the Land Use map or consistent with the surrounding single-family residential uses. Major sewer improvements are needed. There are environmental constraints on the property.

9. Recommendations

Department of Planning and Zoning Recommendation:

No Change

Planning Advisory Board Recommendation:

No Change

10. Appendix

See attachments for agency reviews.

2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**


A-012 8.99 ACRES A-012
FROM: RI TO: B3

November 4, 2024 - Aberdeen High School
November 18, 2024 - Bel Air High School

PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.

Questions:
Harford County Planning & Zoning
www.harfordcountymd.gov
410-638-3103

PLEASE REFERENCE ISSUE NUMBER A-012



2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

A-012 8.99 ACRES A-012
FROM: RI TO: B3

November 4, 2024 - Aberdeen High School

November 18, 2024 - Bel Air High School

**PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.**

Questions:

Harford County Planning & Zoning

www.harfordcountymd.gov

410-638-3103



PLEASE REFERENCE ISSUE NUMBER A-012

ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 8/16/2024

PLANNER INITIALS DF

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # A-012 Applicant Name Robert S. Lynch Tax ID # 01034820
Tax Map 0065 Parcel # 0059 Lot # _____ Watershed Lower Winters Run Deer Creek ☐ / Bush River Priority ☐
Subwatershed (check one if applicable)

Yes No

☐ ☒

Source Water Assessment Area? _____

☒ ☐

NRD

☒ ☐

Stream Buffer (75' ☐) or (150' ☐)

☒ ☐

Wetlands NWI Mapped ☐ Possible ☒

☐ ☒

100-Year Floodplain on the Property If yes, Zone _____ Panel # _____

☐ ☒

Floodway

☐ ☒

Steep Slopes

☒ ☐

Forest Cover (<25% ☐ 25-50% ☐ 51- 75% ☐ >75% ☒ of total parcel)

☐ ☒

Property located within a SSPRA

☐ ☒

Designated Trout Stream Subwatershed

☐ ☒

Tier II Catchment Area

☐ ☒

Green Infrastructure (HUB ☐ CORE ☐ CORRIDOR ☐)

☐ ☒

In the Critical Area? If so, circle Land Use Management Area (IDA ☐ LDA ☐ RCA ☐)

☐ ☐

FIDS Habitat? (only in Critical Area)

☐ ☐

Critical Area Buffer (only in Critical Area)

☐ ☐

Tributary Streams (only in Critical Area)

☐ ☐

Habitat of Local Significance (only in Critical Area)

If “yes” checked on any of the above, indicate extent of resource on the property below:

There are streams on the property that receive a 75-foot Buffer.

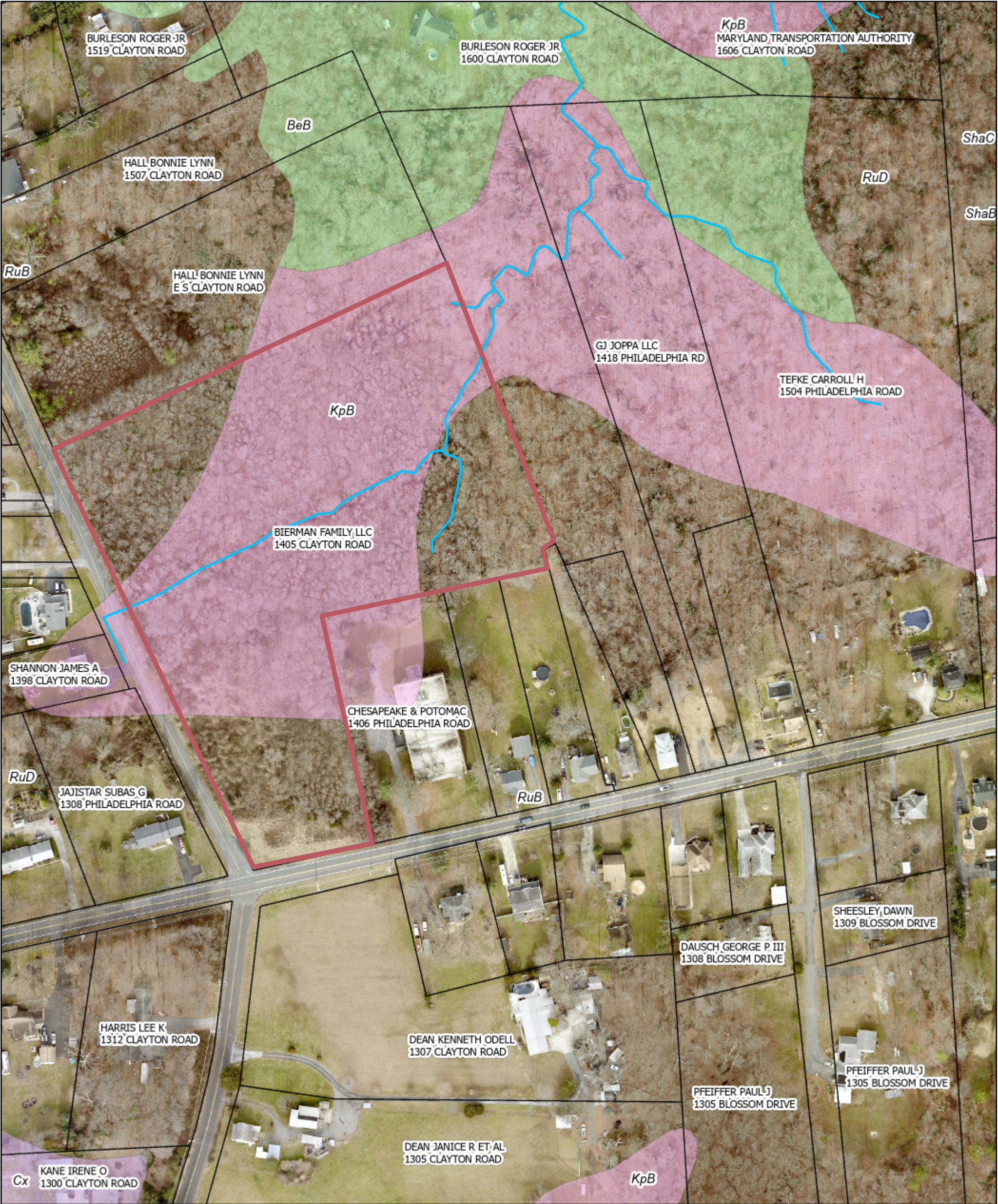
There are possible wetlands on the property due to hydric soil (Keyport silt loam).

The property is mostly wooded.

There are slopes over 20%, but none over 25%.

Approximately 30% of the parcel is NRD, this percentage could increase with the presence of wetlands.

Harford County Maryland



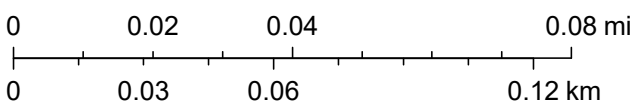
8/18/2024, 6:08:43 PM

Soil Classifications

- BeB
- Cx
- KpB

- Hydrology Lines
- Harford County Boundary
- Cadastral Labels
- Cadastral

1:2,257



Baltimore County Government, Harford County Government, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number A-012 Tax Map 65 Grid 1C Parcel 59 District No. 01 Tax ID No. 034820
Subdivision Name N/A Lot No. N/A Acres 8.99
Applicant/Owner Robert S. Lynch/ Bierman Family LLC
Per DPW: Public sewer access: ☐ Public water access: ☐

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☐ conventional ☐ I&A ☐ Holding tanks ☐ Other ☒ Unknown
Soils rating for OSDS: ☐ slight ☐ moderate ☒ severe
Development potential based on soils rating: ☐ Reasonable ☒ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☐ Yes ☒ No ☐ Unknown
Are there OSDS/soil problems in the community? ☐ Yes ☒ No ☐ Unknown
If problem, explain: Additional soil tests may be required

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☐ Drilled ☐ Hand dug ☐ Spring ☐ Other ☒ Unknown
Do previous water quality results indicate a problem?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____
Are there groundwater contamination problems in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☐ Yes ☒ No
If yes, list environmental concerns: _____

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☐ Yes ☒ No
If yes, list Water Source Protection District(s): _____

VI. Summary/Misc. Comments

Site located in the Master Water and Sewer area, 6-10 for sewer category, map indicates site is serviced by public water.

Property reviewed by: Leonard W. Walinski, LEHS

Date: July 26, 2024

*further evaluation may be required

ATTACHMENTS ____ YES ☒ NO

DATE COMPLETED 8/15/24

PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # A-012 Applicant Name Robert S. Lynch

Property Address 1405 Clayton Rd., Joppa

Current Zoning R1 Requested Zoning B3

Historic Inventory Number N/A

Comments:

No inventoried historic sites on this property.

ATTACHMENTS ☐ YES ☒ NO
DATE COMPLETED 8/30/2024
PLANNER INITIALS AR

Transportation Checklist

Issue # A-012 Applicant Name Robert S. Lynch

Property Address 1405 Clayton Rd, Joppa, MD 21085

Current Zoning R1 Requested Zoning B3

Most Recent ADT 9065 ADT (MD 7)

LOS at the Nearest Intersection MD 7 @ Clayton Road - B/13.2 (AM); C/16.7 (PM); B/11.3 (Sat)

Estimated Trip Generation 4023 ADT (89,900 sq. ft. ITE Strip Retail Plaza)

Functional Classification Clayton Road - Local Road; MD 7 - Minor Urban Arterial

Capital Improvements None

Sidewalk ☐ Yes ☒ No

Comments:

ATTACHMENTS ___ YES ___ NO

DATE COMPLETED 8/23/24

PLANNER INITIALS SPG

Zoning History

Issue # A-012 Applicant Name Robert S. Lynch

Property Address 1405 Clayton Road, Joppa, MD 21085

Current Zoning R1 Requested Zoning B3

2018 Comp Zoning Issue N/A 2018 Request _____ Received _____

Comments:

ATTACHMENTS YES ☒ NO
DATE COMPLETED 08/07/2024
PLANNER INITIALS CD

School Assessment

Issue # A-012 Applicant Name Robert S. Lynch

Property Address 1405 Clayton Road, Joppa, MD 21085

Current Zoning R1 Requested Zoning B3

Districts:

Elementary Joppatowne Adverse Impact No Utilization Rate 75%

Middle Fallston Adverse Impact No Utilization Rate 96%

High Fallston Adverse Impact No Utilization Rate 67%

Comment

Fallston

ATTACHMENTS ___ YES ☒ NO

DATE COMPLETED 8/30/24

PLANNER INITIALS jw

AG Preservation Checklist

Issue # A-012 Applicant Name Robert S. Lynch

Property Address 1405 Clayton Rd

Current Zoning R1 Requested Zoning B3

_____ Harford County Agricultural Preservation Program

_____ Maryland Agricultural Land Preservation Foundation

_____ Rural Legacy (Department of Natural Resources)

_____ Maryland Environmental Trust

Comments:

No easement present on the property or adjacent to the subject property. No impact to ag preservation

HARFORD COUNTY, MARYLAND
Department of Planning and Zoning
220 South Main Street
Bel Air, Maryland 21014 / (410) 638-3103

2025 Comprehensive Zoning Assessment Report

Issue Number

A-013

Tax Account Number

01031198

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: RSR – Real Estate LLC

Address: 2006 Cherry Rd, Edgewood, MD 21040

Property Owner 2: _____

Address: _____

Representative Shannon Rodriguez

Address 2006 Cherry Rd, Edgewood, MD 21040

2. Description of Property

Site Address 112 Philadelphia Rd, Joppa, MD 21085

Election District/Precinct 1-02

Councilmanic District A

Tax Map 0064 Parcel 0214 Block _____ Section _____ Lot _____

Total Acreage of Parcel 0.78

Area to be rezoned: 0.78

Current

Zoning: R1

Requested Zoning: R4

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Retail/Commercial (Vacant)

B. Land Use Plan Designation:

Low Intensity

4. Zoning History

No Zoning Request in 2017

Existing Zoning and Land Use in surrounding area:

	<u>Zoning</u>	<u>Land Use</u>
North	R1	Single Family Residential approx. 3 acres
		Single Family Residential approx. 0.4 acres Wooded Lot
South	R1	Single Family Residential
East	R1	Residential/Commercial
West	R1	

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

This property is located inside the development envelope, but the zoning request is inconsistent with the Land Use Map.

B. Water and Sewer Master Plan

This property is within the Harford County Water Service Area. This property is within the Master Plan Sewer Service Area, but major local improvements are needed.

6. Environmental

This property has some forest on site, mostly edge forest.

7. Historic/Land Preservation Issues:

This zoning request has no impacts to AG preservation or historic preservation.

8. Assessment Summary:

This zoning request is inconsistent with the Land Use Map. The property is located inside the development envelope. Major sewer improvements are needed. Traffic and safety are a concern. The skewed MD 7 at Joppa Farm Road intersection is failing with limited site distance and high volume. Increase in number of students will result in higher operating cost for HCPS.

9. Recommendations

Department of Planning and Zoning Recommendation:

No Change

Planning Advisory Board Recommendation:

No Change

10. Appendix

See attachments for agency reviews.



2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

A-013 .78 ACRES A-013
FROM: R1 TO: R4

November 4, 2024 - Aberdeen High School
November 18, 2024 - Bel Air High School

**PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.**

Questions:
Harford County Planning & Zoning
www.harfordcountymd.gov
410-638-3103

PLEASE REFERENCE **ISSUE NUMBER** A-013

ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 8/16/2024

PLANNER INITIALS DF

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # A-013 Applicant Name Robert Rodriguez Tax ID # 01031198
Tax Map 0064 Parcel # 0214 Lot # _____ Watershed Little Gunpowder Falls Deer Creek ☐ / Bush River Priority ☐
Subwatershed (check one if applicable)

Yes No

☐ ☒

Source Water Assessment Area? _____

☐ ☒

NRD

☐ ☒

Stream Buffer (75' ☐) or (150' ☐)

☐ ☒

Wetlands NWI Mapped ☐ Possible ☐

☐ ☒

100-Year Floodplain on the Property If yes, Zone _____ Panel # _____

☐ ☒

Floodway

☐ ☒

Steep Slopes

☒ ☐

Forest Cover (<25% ☒ 25-50% ☐ 51- 75% ☐ >75% ☐ of total parcel)

☐ ☒

Property located within a SSPRA

☐ ☒

Designated Trout Stream Subwatershed

☐ ☒

Tier II Catchment Area

☐ ☒

Green Infrastructure (HUB ☐ CORE ☐ CORRIDOR ☐)

☐ ☒

In the Critical Area? If so, circle Land Use Management Area (IDA ☐ LDA ☐ RCA ☐)

☐ ☐

FIDS Habitat? (only in Critical Area)

☐ ☐

Critical Area Buffer (only in Critical Area)

☐ ☐

Tributary Streams (only in Critical Area)

☐ ☐

Habitat of Local Significance (only in Critical Area)



If “yes” checked on any of the above, indicate extent of resource on the property below:

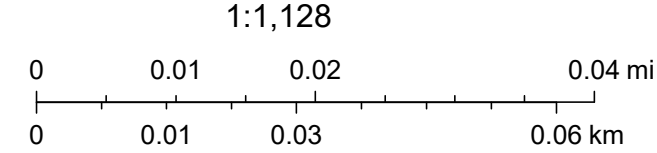
This parcel has some forest on the property, mostly edge forest.

Harford County Maryland



8/18/2024, 6:16:07 PM

-  Harford County Boundary
-  Cadastral Labels
-  Cadastral



Baltimore County Government, Harford County Government, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number A-013 Tax Map 64 Grid 3E Parcel 214 District No. 01 Tax ID No. 031198
Subdivision Name N/A Lot No. N/A Acres .78
Applicant/Owner Robert Rodriguez/ RSR-Real Estate LLC
Per DPW: Public sewer access: ☐ Public water access: ☒

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☐ conventional ☐ I&A ☐ Holding tanks ☐ Other ☒ Unknown
Soils rating for OSDS: ☐ slight ☒ moderate ☐ severe
Development potential based on soils rating: ☐ Reasonable ☒ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☐ Yes ☒ No ☒ Unknown
Are there OSDS/soil problems in the community? ☐ Yes ☒ No ☐ Unknown
If problem, explain: Soil test may be required

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☐ Drilled ☐ Hand dug ☐ Spring ☐ Other ☐ Unknown
Do previous water quality results indicate a problem?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____
Are there groundwater contamination problems in the community?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☒ Yes ☐ No
If yes, list environmental concerns: UST

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☐ Yes ☒ No
If yes, list Water Source Protection District(s): _____

VI. Summary/Misc. Comments

Public sewer in the 6-10 year category

Property reviewed by: Leonard W. Walinski, LEHS

Date: August 1, 2024

*further evaluation may be required

ATTACHMENTS ____ YES ☒ NO

DATE COMPLETED 8/15/24

PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # A-013 Applicant Name Robert Rodriguez

Property Address 112 Philadelphia Rd., Joppa

Current Zoning R1 Requested Zoning R4

Historic Inventory Number _____

Comments:

ATTACHMENTS YES ☒ NO
DATE COMPLETED 8/30/2024
PLANNER INITIALS AR

Transportation Checklist

Issue # A-013 Applicant Name Robert Rodriguez

Property Address 112 Philadelphia Rd, Joppa, MD 21085

Current Zoning R1 Requested Zoning R4

Most Recent ADT 9065 (MD 7)

LOS at the Nearest Intersection MD 7 @ Joppa Farm Road - E/37.7 (AM); E/39.1 (PM)

Estimated Trip Generation 120 ADT (ITE 7 multifamily housing dwelling units)

Functional Classification MD 7 - Minor Urban Arterial

Capital Improvements None

Sidewalk Yes ☒ No

Comments:

Intersection of MD 7 @ Joppa Farm Road is an existing failing intersection

ATTACHMENTS ___ YES ___ NO

DATE COMPLETED 8/23/24

PLANNER INITIALS SPG

Zoning History

Issue # A-013 Applicant Name Robert Rodriguez

Property Address 112 Philadelphia Road, Joppa, MD 21085

Current Zoning R1 Requested Zoning R4

2018 Comp Zoning Issue N/A 2018 Request _____ Received _____

Comments:

ATTACHMENTS YES ☒ NO
DATE COMPLETED 08/07/2024
PLANNER INITIALS CD

School Assessment

Issue # A-013 Applicant Name Robert Rodriguez

Property Address 112 Philadelphia Road, Joppa MD 21085

Current Zoning R1 Requested Zoning R4

Districts:

Elementary Joppatowne Adverse Impact No Utilization Rate 75%

Middle Magnolia Adverse Impact No Utilization Rate 70%

Joppatowne
High R1 conventional max permitted density is 1.8 du/ga
R4 conventional max permitted density is 8.0 du/ga Adverse Impact No Utilization Rate 85%

Comment

Joppatowne

R1 conventional max permitted density is 1.8 du/ga

R4 conventional max permitted density is 8.0 du/ga

ATTACHMENTS ____ YES ☒ NO

DATE COMPLETED 8/30/24

PLANNER INITIALS jw

AG Preservation Checklist

Issue # A-013 Applicant Name Robert Rodriguez

Property Address 112 Philadelphia Road

Current Zoning R1 Requested Zoning R4

_____ Harford County Agricultural Preservation Program

_____ Maryland Agricultural Land Preservation Foundation

_____ Rural Legacy (Department of Natural Resources)

_____ Maryland Environmental Trust

Comments:

No easement present on the property or adjacent to the subject property. No impact to ag preservation

HARFORD COUNTY, MARYLAND
Department of Planning and Zoning
220 South Main Street
Bel Air, Maryland 21014 / (410) 638-3103

2025 Comprehensive Zoning Assessment Report

Issue Number A-014

Tax Account Number 01131877/01049631

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: Richard Ferrigno, Corporate Secretary of Joppatowne Christian Church. Inc.

Address: 213 Brittany Drive, Joppa, MD 21085

Property Owner 2: _____

Address: _____

Representative Adam Shellenbarger

Address 409 Garnett Road, Joppa, MD 21085

2. Description of Property

Site Address 725 Trimble Road, Joppa, MD 21085

Election District/Precinct 01-18 Councilmanic District A

Tax Map 0069 Parcel 0097/0009 Block _____ Section _____ Lot _____

Total Acreage of Parcel 4.49 Area to be rezoned: 4.49

Current Zoning: R3 Requested Zoning: B2

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Church

B. Land Use Plan Designation:

Medium Intensity

4. Zoning History

No Zoning Request in 2017

Existing Zoning and Land Use in surrounding area:

	<u>Zoning</u>	<u>Land Use</u>
North	R1	Single Family Residential approx. 1 acre lots
		Single Family Residential approx. ¼ acre lots
South	R3	Single Family Residential approx. ¼ acre lots
East	R3	Single Family Residential approx. ¼ acre lots
West	R3	Single Family Residential approx. ¼ acre lots

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

This zoning request is consistent with the Land Use Map but is inconsistent with the adjacent residential land uses. This property is located inside the development envelope.

B. Water and Sewer Master Plan

Property is within the County's planned water and sewer service areas

6. Environmental

This property is mapped as a "Corridor" in the Green Infrastructure Plan.

7. Historic/Land Preservation Issues:

No impacts to AG preservation or historic preservation

8. Assessment Summary:

This zoning request is consistent with the Land Use Map and is within the development envelope, but the request is inconsistent with the adjacent residential land uses.

9. Recommendations

Department of Planning and Zoning Recommendation:

No Change

Planning Advisory Board Recommendation:

No Change

10. Appendix

See attachments for agency reviews.

2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

A-014 4.49 ACRES A-014
FROM: R3 TO: B2

November 4, 2024 - Aberdeen High School
November 18, 2024 - Bel Air High School

PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.

Questions:
Harford County Planning & Zoning
www.harfordcountymd.gov
410-638-3103

PLEASE REFERENCE ISSUE NUMBER A-014



2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

A-014 4.49 ACRES A-014
FROM: R3 TO: B2

November 4, 2024 - Aberdeen High School
November 18, 2024 - Bel Air High School

**PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.**

Questions:
Harford County Planning & Zoning
www.harfordcountymd.gov
410-638-3103



PLEASE REFERENCE ISSUE NUMBER **A-014**

ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 8/16/2024

PLANNER INITIALS DF

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # A-014

Applicant Name Joppatowne Christian Church

Tax ID # 01131877; 01049631

Tax Map 0069

Parcel # 0097; 0009

Lot # _____

Watershed Gunpowder River

Deer Creek ☐

/ Bush River Priority ☐

Subwatershed (check one if applicable)

Yes No

☐ ☒

Source Water Assessment Area? _____

☐ ☒

NRD

☐ ☒

Stream Buffer (75' ☐) or (150' ☐)

☐ ☒

Wetlands NWI Mapped ☐ Possible ☐

☐ ☒

100-Year Floodplain on the Property If yes, Zone _____ Panel # _____

☐ ☒

Floodway

☐ ☒

Steep Slopes

☒ ☐

Forest Cover (<25% ☒ 25-50% ☐ 51- 75% ☐ >75% ☐ of total parcel)

☐ ☒

Property located within a SSPRA

☐ ☒

Designated Trout Stream Subwatershed

☐ ☒

Tier II Catchment Area

☒ ☐

Green Infrastructure (HUB ☐ CORE ☐ CORRIDOR ☒)

☐ ☒

In the Critical Area? If so, circle Land Use Management Area (IDA ☐ LDA ☐ RCA ☐)

☐ ☐

FIDS Habitat? (only in Critical Area)

☐ ☐

Critical Area Buffer (only in Critical Area)

☐ ☐

Tributary Streams (only in Critical Area)

☐ ☐

Habitat of Local Significance (only in Critical Area)



If "yes" checked on any of the above, indicate extent of resource on the property below:

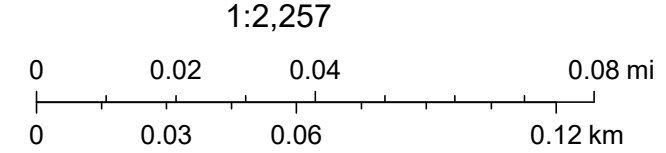
This parcel has some forest on the property, mostly edge forest, mapped as "Corridor" in the Green Infrastructure plan.

Harford County Maryland

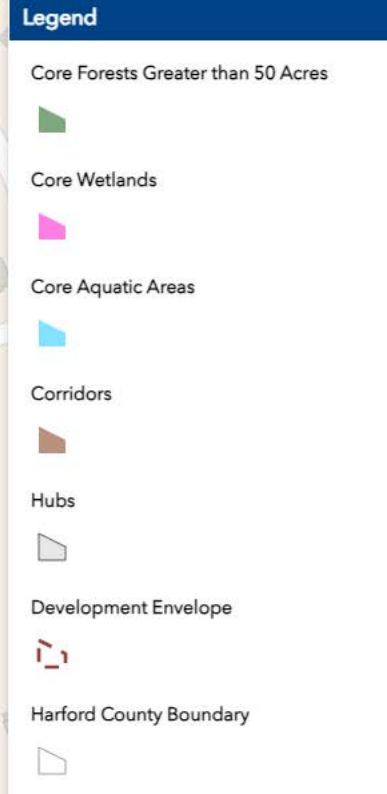
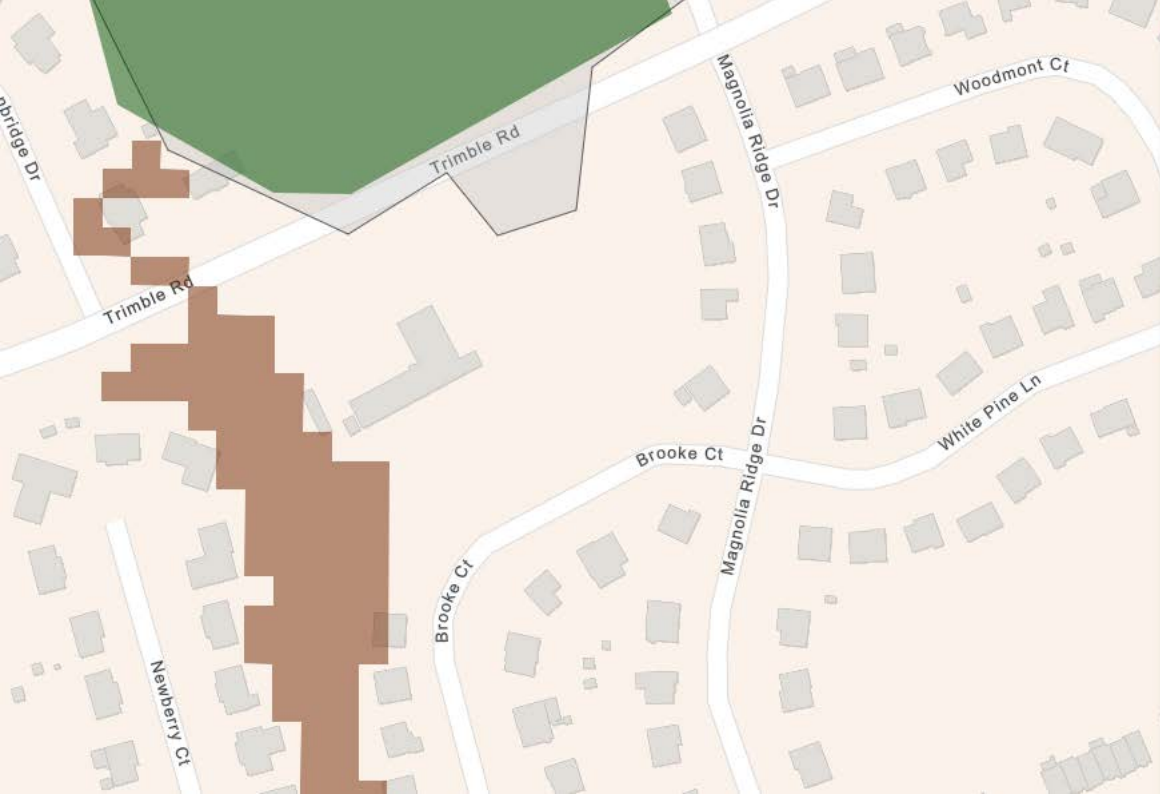


8/18/2024, 7:29:52 PM

-  Harford County Boundary
-  Cadastral Labels
-  Cadastral



Baltimore County Government, Harford County Government, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA





Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number A-014 Tax Map 69 Grid 1C Parcel 97 District No. 01 Tax ID No. 131877
Subdivision Name N/A Lot No. N/A Acres 4.49
Applicant/Owner Joppatowne Christian Church/Richard Ferrigno
Per DPW: Public sewer access: ☒ Public water access: ☒

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☐ conventional ☐ I&A ☐ Holding tanks ☐ Other ☐ Unknown
Soils rating for OSDS: ☐ slight ☐ moderate ☐ severe
Development potential based on soils rating: ☐ Reasonable ☐ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☐ Yes ☐ No ☐ Unknown
Are there OSDS/soil problems in the community? ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☐ Drilled ☐ Hand dug ☐ Spring ☐ Other ☐ Unknown
Do previous water quality results indicate a problem?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____
Are there groundwater contamination problems in the community?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☐ Yes ☒ No
If yes, list environmental concerns: _____

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☐ Yes ☒ No
If yes, list Water Source Protection District(s): _____

VI. Summary/Misc. Comments

Property reviewed by: Leonard W. Walinski, LEHS

Date: August 1, 2024

*further evaluation may be required



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number A-014 Tax Map 69 Grid 1C Parcel 9 District No. 01 Tax ID No. 049631
Subdivision Name N/A Lot No. N/A Acres 4.49
Applicant/Owner Joppatowne Christian Church/Richard Ferrigno
Per DPW: Public sewer access: ☒ Public water access: ☒

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☐ conventional ☐ I&A ☐ Holding tanks ☐ Other ☐ Unknown
Soils rating for OSDS: ☐ slight ☐ moderate ☐ severe
Development potential based on soils rating: ☐ Reasonable ☐ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☐ Yes ☐ No ☐ Unknown
Are there OSDS/soil problems in the community? ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☐ Drilled ☐ Hand dug ☐ Spring ☐ Other ☐ Unknown
Do previous water quality results indicate a problem?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____
Are there groundwater contamination problems in the community?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☐ Yes ☒ No
If yes, list environmental concerns: _____

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☐ Yes ☒ No
If yes, list Water Source Protection District(s): _____

VI. Summary/Misc. Comments

Property reviewed by: Leonard W. Walinski, LEHS

Date: August 1, 2024

*further evaluation may be required

ATTACHMENTS ____ YES ☒ NO

DATE COMPLETED 8/15/24

PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # A-014 Applicant Name Joppatowne Christian Church

Property Address 725 Trimble Rd., Joppa

Current Zoning R3 Requested Zoning B2

Historic Inventory Number N/A

Comments:

No inventoried historic sites on this property.

ATTACHMENTS YES ☒ NO
DATE COMPLETED 8/30/2024
PLANNER INITIALS AR

Transportation Checklist

Issue # A-014 Applicant Name Joppatowne Christian Church

Property Address 725 Trimble Rd, Joppa, MD 21085

Current Zoning R3 Requested Zoning B2

Most Recent ADT 9,722 (Trimble Road)

LOS at the Nearest Intersection Trimble Road @ Fort Hoyle Road - A/5.8 (AM); A/5.8 (PM); A/4.3 (Sat)

Estimated Trip Generation 1627 ADT (33,100 sq. ft. ITE Strip Retail Plaza)

Functional Classification Trimble Road - Urban Collector

Capital Improvements Trimble Road (Joppa Road to Garnett Road) - study need for safety and capacity improvements

Sidewalk X Yes No

Comments:

ATTACHMENTS ___ YES ___ NO

DATE COMPLETED 8/23/24

PLANNER INITIALS SPG

Zoning History

Issue # A-014 Applicant Name Joppatowne Christian Church Inc.

Property Address 725 Trimble Road, Joppa, MD 21085

Current Zoning R3 Requested Zoning B2

2018 Comp Zoning Issue N/A 2018 Request _____ Received _____

Comments:

ATTACHMENTS ____ YES ☒ NO
DATE COMPLETED 08/07/2024
PLANNER INITIALS CD

School Assessment

Issue # A-014 Applicant Name Joppatowne Christian Church

Property Address 725 Trimble Road, Joppa, MD 21085

Current Zoning R3 Requested Zoning B2

Districts:

Elementary Riverside/Magnolia Adverse Impact No Utilization Rate 99%/94%

Middle Magnolia Adverse Impact No Utilization Rate 70 %

High Joppatowne Adverse Impact No Utilization Rate 85%

Comment

ATTACHMENTS ____ YES ☒ NO
DATE COMPLETED 8/30/24
PLANNER INITIALS jw

AG Preservation Checklist

Issue # A-014 Applicant Name Joppatowne Christian Church

Property Address 725 Trimble Road

Current Zoning R3 Requested Zoning B2

_____ Harford County Agricultural Preservation Program

_____ Maryland Agricultural Land Preservation Foundation

_____ Rural Legacy (Department of Natural Resources)

_____ Maryland Environmental Trust

Comments:

No easement present on the property or adjacent to the subject property. No impact to ag preservation

HARFORD COUNTY, MARYLAND
Department of Planning and Zoning
220 South Main Street
Bel Air, Maryland 21014 / (410) 638-3103

2025 Comprehensive Zoning Assessment Report

Issue Number A-015

Tax Account Number 01002015

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: Seyed M Mirjafary

Address: 1903 Rock Spring Rd, Forest Hill, MD 21050

Property Owner 2: _____

Address: _____

Representative Seyed M Mirjafary

Address 1903 Rock Spring Rd, Forest Hill, MD 21050

2. Description of Property

Site Address 411 Philadelphia Rd, Joppa, MD 21085

Election District/Precinct 1-02 Councilmanic District A

Tax Map 64 Parcel 69 Block _____ Section _____ Lot _____

Total Acreage of Parcel 9.74 Area to be rezoned: 9.74

Current Zoning: R1 Requested Zoning: R4

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Vacant Lot

B. Land Use Plan Designation:

Low Intensity

4. Zoning History

No Zoning Request in 2017

Existing Zoning and Land Use in surrounding area:

	<u>Zoning</u>	<u>Land Use</u>
North	<u>R1</u>	Single Family Residential – large lots
South	<u>R1</u>	Utilities – BGE Railroad
East	<u>R1</u>	Single Family Residential – large lots
West	<u>R1</u>	Single Family Residential – large lots

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

This zoning request is inconsistent with the Land Use Map. This property is located inside the development envelope

B. Water and Sewer Master Plan

This property is within the Harford County Water Service Area. This property is within the Master Plan Sewer Service Area, but major local improvements are needed.

6. Environmental

Environmental features on this property includes steep slopes, possible nontidal wetlands, and forests. Approximate NRD is 10%. Mapped as "Hub" with a "Core Aquatic Area" in the Green Infrastructure Plan

7. Historic/Land Preservation Issues:

No impacts to AG preservation or historic preservation

8. Assessment Summary:

This property is located inside the development envelope, but the zoning request is inconsistent with the Land Use Map. Major local sewer improvements are needed. Rezoning would have an impact on Parks and Recreation facilities. Traffic and safety concerns along MD 7 due to grades and curves. Increase in number of students will result in higher operating cost for HCPS.

9. Recommendations

Department of Planning and Zoning Recommendation:

No Change

Planning Advisory Board Recommendation:

No Change

10. Appendix

See attachments for agency reviews.



ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 8/16/2024

PLANNER INITIALS DF

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # A-015 Applicant Name Seyed M. Mirjafary Tax ID # 01002015
Tax Map 0064 Parcel # 0069 Lot # _____ Watershed Little Gunpowder Falls Deer Creek ☐ / Bush River Priority ☐
Subwatershed (check one if applicable)

Yes No

☐ ☒

Source Water Assessment Area? _____

☒ ☐

NRD

☒ ☐

Stream Buffer (75' ☒) or (150' ☐)

☐ ☐

Wetlands NWI Mapped ☐ Possible ☒

☐ ☒

100-Year Floodplain on the Property If yes, Zone _____ Panel # _____

☐ ☒

Floodway

☐ ☒

Steep Slopes

☒ ☐

Forest Cover (<25% ☐ 25-50% ☐ 51- 75% ☒ >75% ☐ of total parcel)

☐ ☒

Property located within a SSPRA

☐ ☒

Designated Trout Stream Subwatershed

☐ ☒

Tier II Catchment Area

☒ ☐

Green Infrastructure (HUB ☒ CORE ☒ CORRIDOR ☐)

☐ ☒

In the Critical Area? If so, circle Land Use Management Area (IDA ☐ LDA ☐ RCA ☐)

☐ ☐

FIDS Habitat? (only in Critical Area)

☐ ☐

Critical Area Buffer (only in Critical Area)

☐ ☐

Tributary Streams (only in Critical Area)

☐ ☐

Habitat of Local Significance (only in Critical Area)

If "yes" checked on any of the above, indicate extent of resource on the property below:

The property has a stream that receives a 75-foot Buffer.

There are slopes over 20% but none over 25%.

Property is mostly wooded, and is mapped as "Hub" with a "Core Aquatic Area" in the Green Infrastructure plan.

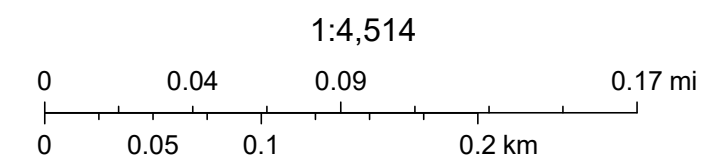
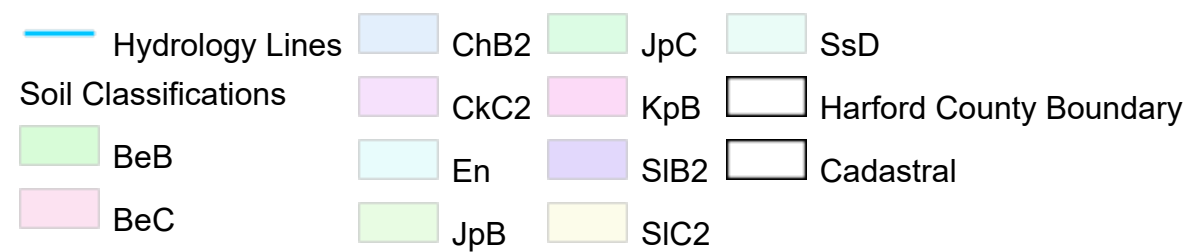
There are possible wetlands due to soil with hydric components (Keyport silt loam).

Approximately 10% of the parcel is NRD. This could increase with possible wetlands.

Harford County Maryland



8/18/2024, 7:47:49 PM



Baltimore County Government, Harford County Government, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number A-015 Tax Map 64 Grid 2F Parcel 69 District No. 01 Tax ID No. 002015
Subdivision Name N/A Lot No. N/A Acres 9.74
Applicant/Owner Seyed M. Mirjafary
Per DPW: Public sewer access: ☒ Public water access: ☐

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☐ conventional ☐ I&A ☐ Holding tanks ☐ Other ☒ Unknown
Soils rating for OSDS: ☐ slight ☐ moderate ☒ severe
Development potential based on soils rating: ☐ Reasonable ☒ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☐ Yes ☒ No ☐ Unknown
Are there OSDS/soil problems in the community? ☐ Yes ☒ No ☐ Unknown
If problem, explain: Additional soil test may be required

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☐ Drilled ☐ Hand dug ☐ Spring ☐ Other ☐ Unknown
Do previous water quality results indicate a problem?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____
Are there groundwater contamination problems in the community?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☐ Yes ☒ No
If yes, list environmental concerns: _____

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☐ Yes ☒ No
If yes, list Water Source Protection District(s): _____

VI. Summary/Misc. Comments

Property reviewed by: Leonard W. Walinski, LEHS Date: August 2, 2024

*further evaluation may be required

ATTACHMENTS ____ YES ☒ NO

DATE COMPLETED 8/15/24

PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # A-015 Applicant Name Seyed M. Mirjafary

Property Address 411 Philadelphia Rd., Joppa

Current Zoning R1 Requested Zoning R4

Historic Inventory Number N/A

Comments:

No inventoried historic sites on this property.

ATTACHMENTS ☐ YES ☒ NO
DATE COMPLETED 8/30/2024
PLANNER INITIALS AR

Transportation Checklist

Issue # A-015 Applicant Name Seyed M Mirjafary

Property Address 411 Philadelphia Rd, Joppa, MD 21085

Current Zoning R1 Requested Zoning R4

Most Recent ADT 9065 ADT (MD 7)

LOS at the Nearest Intersection MD 7 @ Joppa Road - C/15.6 (AM); C/24.9 (PM)

Estimated Trip Generation 706 ADT (ITE 49 townhouse units 323 ADT and 48 apartment units 383 ADT)

Functional Classification MD 7 - Minor Urban Arterial

Capital Improvements None

Sidewalk ☐ Yes ☒ No

Comments:

ATTACHMENTS ___ YES ___ NO

DATE COMPLETED 8/23/24

PLANNER INITIALS SPG

Zoning History

Issue # A-015 Applicant Name Seyed M. Mirjafary

Property Address 411 Philadelphia Road, Joppa, MD 21085

Current Zoning R1 Requested Zoning R4

2018 Comp Zoning Issue N/A 2018 Request _____ Received _____

Comments:

ATTACHMENTS ☐ YES ☒ NO
DATE COMPLETED 08/07/2024
PLANNER INITIALS CD

School Assessment

Issue # A-015 Applicant Name Seyed M. Mirjafary

Property Address 411 Philadelphia Road

Current Zoning R1 Requested Zoning R4

Districts:

Elementary Joppatowne Adverse Impact No Utilization Rate 75%

Middle Magnolia Adverse Impact No Utilization Rate 70%

High Joppatowne Adverse Impact No Utilization Rate 85%

Comment

R1 conventional max permitted density is 1.8 du/ga.
R4 conventional max permitted density is 8.0 du/ga.

ATTACHMENTS ____ YES ☒ NO

DATE COMPLETED 8/30/24

PLANNER INITIALS jw

AG Preservation Checklist

Issue # A-015 Applicant Name Seyed M. Mirjafary

Property Address 411 Philadelphia Road

Current Zoning R1 Requested Zoning R4

_____ Harford County Agricultural Preservation Program

_____ Maryland Agricultural Land Preservation Foundation

_____ Rural Legacy (Department of Natural Resources)

_____ Maryland Environmental Trust

Comments:

No easement present on the property or adjacent to the subject property. No impact to ag preservation

ATTACHMENTS ____ YES ____ NO

DATE COMPLETED _____

PLANNER INITIALS _____

Parks and Recreation Checklist

Issue # A-015 Applicant Name Seyed M. Mirjafary

Property Address 411 Philadelphia Road

Current Zoning R1 Requested Zoning R4

County Park/Recreation Council Area Joppatowne Recreation Council

Comments:

This zoning request will increase the possible number of residents in this area of the County.

HARFORD COUNTY, MARYLAND
Department of Planning and Zoning
220 South Main Street
Bel Air, Maryland 21014 / (410) 638-3103

2025 Comprehensive Zoning Assessment Report

Issue Number	<div>A-016</div>
Tax Account Number	<div>1301399719</div>

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1:	<u>Joppa Farm Mr. LLC</u>
Address:	<u>101 W. Chesapeake Ave, Unit 27746, Towson, MD 21285</u>
Property Owner 2:	<u></u>
Address:	<u></u>
Representative	<u>Jospeh Moran</u>
Address	<u>101 W. Chesapeake Ave, Unit 27746, Towson, MD 21285</u>

2. Description of Property

Site Address	<u>1311, 1313, 1315, 1317, 1319, 1321, 1323, 1325, 1327, 1329 Joppa Farm Rd, Joppatowne, MD 21085</u>				
Election District/Precinct	<u>1-02</u>	Councilmanic District	<u>A</u>		
Tax Map	<u>64</u>	Parcel	<u>271</u>	Block	<u></u>
				Section	<u></u>
				Lot	<u></u>
Total Acreage of Parcel	<u>5.29</u>		Area to be rezoned:	<u>5.29</u>	
Current Zoning:	<u>R1</u>		Requested Zoning:	<u>R4</u>	

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Vacant/Wooded Lots

B. Land Use Plan Designation:

Low Intensity

4. Zoning History

No Zoning request in 2017

Existing Zoning and Land Use in surrounding area:

	<u>Zoning</u>	<u>Land Use</u>
North	R1	Single Family Residential
		Single Family Residential
South	R1	Single Family Residential
East	R1	Single Family Residential
West	R1	Single Family Residential Vacant/Wooded Lot

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

This property is located inside the development envelope, but the zoning request is inconsistent with the Land Use Map.

B. Water and Sewer Master Plan

This property is within the Harford County Water Service Area. This property is within the Master Plan Sewer Service Area, but major local improvements are needed.

6. Environmental

Environmental features on this property includes stream buffer, possible nontidal wetlands, and forests. Approximate NRD is 35%. Mapped as "Hub" with a "Core Aquatic Area" in the Green Infrastructure Plan. Critical Area on the property and mapped FIDS habitat.

7. Historic/Land Preservation Issues:

This zoning request has no impacts to AG preservation or historic preservation.

8. Assessment Summary:

This zoning request is inconsistent with the Land Use Map. The property is located inside the development envelope. Major sewer improvements are needed. Rezoning would have an impact on Parks and Recreation facilities. Traffic and safety are a concern. The skewed MD 7 at Joppa Farm Road intersection is failing with limited site distance and high volume. Increase in number of students will result in higher operating cost for HCPS.

9. Recommendations

Department of Planning and Zoning Recommendation:

No Change

Planning Advisory Board Recommendation:

No Change

10. Appendix

See attachments for agency reviews.

2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

A-016 5.29 ACRES A-016
FROM: R1 TO: R4

November 4, 2024 - Aberdeen High School
November 18, 2024 - Bel Air High School
PUBLIC MEETINGS WILL BE HELD
FROM 7-9 P.M.

Questions:
Harford County Planning & Zoning
www.harfordcountypa.gov
410-638-3103

PLANNING DEPARTMENT CASE NUMBER A-016

2024-2025 COMPREHENSIVE ZONING REVIEW
**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**
A016 5.29 ACRES A016
FROM: R1 TO: R4
November 4, 2024 - Abundant High School
November 18, 2024 - Bel Air High School
PUBLIC HEARINGS WILL BE HELD
FROM 7 - 9 P.M.
Baltimore
Harford County Planning & Zoning
www.harfordcountymd.gov
410-638-3103
A016

ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 8/16/2024

PLANNER INITIALS DF

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # A-016

Applicant Name Joppa Farm Mr. LLC

Tax ID # Multiple, see notes below

Tax Map

Parcel #

Lot #

Watershed Little Gunpowder Falls

Deer Creek ☐

/

Bush River Priority ☐

Subwatershed (check one if applicable)

Yes No

☐ ☒

Source Water Assessment Area?

☒ ☐

NRD

☒ ☐

Stream Buffer (75' ☒) or (150' ☐)

☒ ☐

Wetlands NWI Mapped ☐ Possible ☐

☐ ☒

100-Year Floodplain on the Property If yes, Zone Panel #

☐ ☒

Floodway

☐ ☒

Steep Slopes

☒ ☐

Forest Cover (<25% ☐ 25-50% ☐ 51- 75% ☐ >75% ☒ of total parcel)

☐ ☒

Property located within a SSPRA

☐ ☒

Designated Trout Stream Subwatershed

☐ ☒

Tier II Catchment Area

☒ ☐

Green Infrastructure (HUB ☒ CORE ☒ CORRIDOR ☐)

☒ ☐

In the Critical Area? If so, circle Land Use Management Area (IDA ☐ LDA ☐ RCA ☒)

☒ ☐

FIDS Habitat? (only in Critical Area)

☐ ☒

Critical Area Buffer (only in Critical Area)

☐ ☒

Tributary Streams (only in Critical Area)

☐ ☒

Habitat of Local Significance (only in Critical Area)

If “yes” checked on any of the above, indicate extent of resource on the property below:

Tax ID: 01399722; 01399712(lot 2); 01399713(lot 3); 01399714(lot 4); 01399715(lot 5); 01399716(lot 6); 01399717(lot 7); 01399718(lot 8); 01399719(lot 9); 01399720(lot 10); 01399721(lot 11)

There is a 75-foot Buffer from a stream on an adjacent property.

There are possible wetlands due to soils with hydric components (Beltsville silt loam, Keyport silt loam). There is a non-tidal wetland mapped on the plat.

The parcels are mostly wooded, are are ampped "Hub" with "Core Aquatic Areas" in the Green Infrastructure plan.

There is Critical Area (RCA) at the southern end of the property. The RCA is mapped as FIDS habitat.

Approxiamtely 35% of the parcels is NRD.

Harford County Maryland



8/18/2024, 7:18:01 PM

- Map1 - ForestInteriorDwellingSpecies2023.lyr

Hydrology Lines

Harford County Boundary

Cadastral Labels
- Cadastral

Critical Area

Intensely Developed Areas

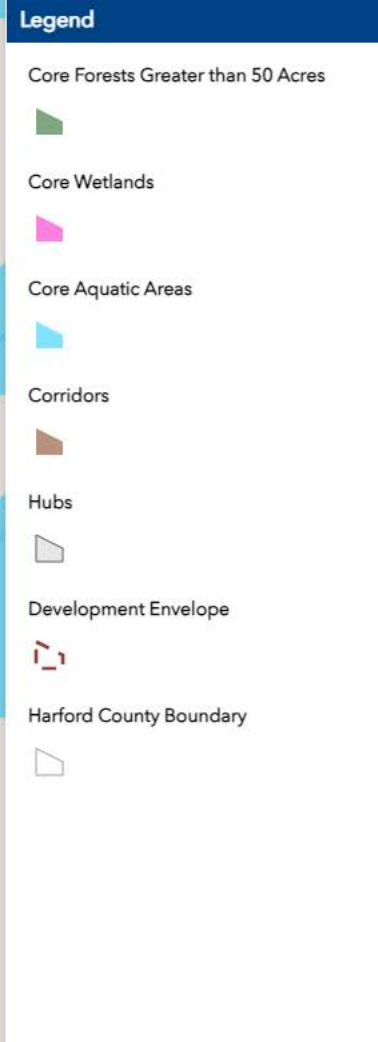
Resource Conservation Areas

1:1,128

0 0.01 0.02 0.04 mi

0 0.01 0.03 0.06 km

Baltimore County Government, Harford County Government, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA





Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number A-016 (3) Tax Map 64 Grid 3E Parcel 271 District No. 01 Tax ID No. 399712
Subdivision Name Mariners Rest Lot No. 2 Acres 9191 sq. ft.
Applicant/Owner Joppa Farm MR, LLC
Per DPW: Public sewer access: ☒ Public water access: ☒

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☐ conventional ☐ I&A ☐ Holding tanks ☐ Other ☐ Unknown
Soils rating for OSDS: ☐ slight ☐ moderate ☐ severe
Development potential based on soils rating: ☐ Reasonable ☐ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☐ Yes ☐ No ☐ Unknown
Are there OSDS/soil problems in the community? ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☐ Drilled ☐ Hand dug ☐ Spring ☐ Other ☐ Unknown
Do previous water quality results indicate a problem?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____
Are there groundwater contamination problems in the community?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☒ Yes ☐ No
If yes, list environmental concerns: UST

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☐ Yes ☒ No
If yes, list Water Source Protection District(s): _____

VI. Summary/Misc. Comments

Property reviewed by: Leonard W. Walinski, LEHS

Date: August 5, 2024

*further evaluation may be required



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number A-016 (4) Tax Map 64 Grid 3E Parcel 271 District No. 01 Tax ID No. 399713
Subdivision Name Mariners Rest Lot No. 3 Acres 9583 sq. ft.
Applicant/Owner Joppa Farm MR, LLC
Per DPW: Public sewer access: ☒ Public water access: ☒

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☐ conventional ☐ I&A ☐ Holding tanks ☐ Other ☐ Unknown
Soils rating for OSDS: ☐ slight ☐ moderate ☐ severe
Development potential based on soils rating: ☐ Reasonable ☐ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☐ Yes ☐ No ☐ Unknown
Are there OSDS/soil problems in the community? ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☐ Drilled ☐ Hand dug ☐ Spring ☐ Other ☐ Unknown
Do previous water quality results indicate a problem?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____
Are there groundwater contamination problems in the community?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☒ Yes ☐ No
If yes, list environmental concerns: UST

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☐ Yes ☒ No
If yes, list Water Source Protection District(s): _____

VI. Summary/Misc. Comments

Property reviewed by: Leonard W. Walinski, LEHS

Date: August 5, 2024

*further evaluation may be required



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number A-016 (5) Tax Map 64 Grid 3E Parcel 271 District No. 01 Tax ID No. 399714
Subdivision Name Mariners Rest Lot No. 4 Acres 9583 sq. ft.
Applicant/Owner Joppa Farm MR, LLC
Per DPW: Public sewer access: ☒ Public water access: ☒

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☐ conventional ☐ I&A ☐ Holding tanks ☐ Other ☐ Unknown
Soils rating for OSDS: ☐ slight ☐ moderate ☐ severe
Development potential based on soils rating: ☐ Reasonable ☐ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☐ Yes ☐ No ☐ Unknown
Are there OSDS/soil problems in the community? ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☐ Drilled ☐ Hand dug ☐ Spring ☐ Other ☐ Unknown
Do previous water quality results indicate a problem?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____
Are there groundwater contamination problems in the community?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☒ Yes ☐ No
If yes, list environmental concerns: UST

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☐ Yes ☒ No
If yes, list Water Source Protection District(s): _____

VI. Summary/Misc. Comments

Property reviewed by: Leonard W. Walinski, LEHS

Date: August 5, 2024

*further evaluation may be required



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number A-016 (6) Tax Map 64 Grid 3E Parcel 271 District No. 01 Tax ID No. 399715
Subdivision Name Mariners Rest Lot No. 5 Acres 9583 sq. ft.
Applicant/Owner Joppa Farm MR, LLC
Per DPW: Public sewer access: ☒ Public water access: ☒

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☐ conventional ☐ I&A ☐ Holding tanks ☐ Other ☐ Unknown
Soils rating for OSDS: ☐ slight ☐ moderate ☐ severe
Development potential based on soils rating: ☐ Reasonable ☐ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☐ Yes ☐ No ☐ Unknown
Are there OSDS/soil problems in the community? ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☐ Drilled ☐ Hand dug ☐ Spring ☐ Other ☐ Unknown
Do previous water quality results indicate a problem?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____
Are there groundwater contamination problems in the community?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☒ Yes ☐ No
If yes, list environmental concerns: UST

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☐ Yes ☒ No
If yes, list Water Source Protection District(s): _____

VI. Summary/Misc. Comments

Property reviewed by: Leonard W. Walinski, LEHS

Date: August 5, 2024

*further evaluation may be required



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number A-016 (7) Tax Map 64 Grid 3E Parcel 271 District No. 01 Tax ID No. 399716
Subdivision Name Mariners Rest Lot No. 10 Acres 8712 sq ft
Applicant/Owner Joppa Farm MR, LLC
Per DPW: Public sewer access: ☒ Public water access: ☒

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☐ conventional ☐ I&A ☐ Holding tanks ☐ Other ☐ Unknown
Soils rating for OSDS: ☐ slight ☐ moderate ☐ severe
Development potential based on soils rating: ☐ Reasonable ☐ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☐ Yes ☐ No ☐ Unknown
Are there OSDS/soil problems in the community? ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☐ Drilled ☐ Hand dug ☐ Spring ☐ Other ☐ Unknown
Do previous water quality results indicate a problem?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____
Are there groundwater contamination problems in the community?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☒ Yes ☐ No
If yes, list environmental concerns: UST

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☐ Yes ☒ No
If yes, list Water Source Protection District(s): _____

VI. Summary/Misc. Comments

Property reviewed by: Leonard W. Walinski, LEHS Date: August 2, 2024

*further evaluation may be required



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number A-016 (8) Tax Map 64 Grid 3E Parcel 271 District No. 01 Tax ID No. 399717
Subdivision Name Mariners Rest Lot No. 7 Acres 8799sq. ft.
Applicant/Owner Joppa Farm MR, LLC
Per DPW: Public sewer access: ☒ Public water access: ☒

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☐ conventional ☐ I&A ☐ Holding tanks ☐ Other ☐ Unknown
Soils rating for OSDS: ☐ slight ☐ moderate ☐ severe
Development potential based on soils rating: ☐ Reasonable ☐ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☐ Yes ☐ No ☐ Unknown
Are there OSDS/soil problems in the community? ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☐ Drilled ☐ Hand dug ☐ Spring ☐ Other ☐ Unknown
Do previous water quality results indicate a problem?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____
Are there groundwater contamination problems in the community?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☒ Yes ☐ No
If yes, list environmental concerns: UST

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☐ Yes ☒ No
If yes, list Water Source Protection District(s): _____

VI. Summary/Misc. Comments

Property reviewed by: Leonard W. Walinski, LEHS Date: August 5, 2024

*further evaluation may be required



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number A-016 (9) Tax Map 64 Grid 3E Parcel 271 District No. 01 Tax ID No. 399718
Subdivision Name Mariners Rest Lot No. 8 Acres 10,236 sq. ft.
Applicant/Owner Joppa Farm MR, LLC
Per DPW: Public sewer access: ☒ Public water access: ☒

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☐ conventional ☐ I&A ☐ Holding tanks ☐ Other ☐ Unknown
Soils rating for OSDS: ☐ slight ☐ moderate ☐ severe
Development potential based on soils rating: ☐ Reasonable ☐ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☐ Yes ☐ No ☐ Unknown
Are there OSDS/soil problems in the community? ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☐ Drilled ☐ Hand dug ☐ Spring ☐ Other ☐ Unknown
Do previous water quality results indicate a problem?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____
Are there groundwater contamination problems in the community?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☒ Yes ☐ No
If yes, list environmental concerns: UST

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☐ Yes ☒ No
If yes, list Water Source Protection District(s): _____

VI. Summary/Misc. Comments

Property reviewed by: Leonard W. Walinski, LEHS

Date: August 5, 2024

*further evaluation may be required



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number A-016 (1) Tax Map 64 Grid 3E Parcel 271 District No. 01 Tax ID No. 399719
Subdivision Name Mariners Rest Lot No. 9 Acres 7535 sq. ft.
Applicant/Owner Joppa Farm MR, LLC
Per DPW: Public sewer access: ☒ Public water access: ☒

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☐ conventional ☐ I&A ☐ Holding tanks ☐ Other ☐ Unknown
Soils rating for OSDS: ☐ slight ☐ moderate ☐ severe
Development potential based on soils rating: ☐ Reasonable ☐ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☐ Yes ☐ No ☐ Unknown
Are there OSDS/soil problems in the community? ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☐ Drilled ☐ Hand dug ☐ Spring ☐ Other ☐ Unknown
Do previous water quality results indicate a problem?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____
Are there groundwater contamination problems in the community?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☒ Yes ☐ No
If yes, list environmental concerns: UST

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☐ Yes ☒ No
If yes, list Water Source Protection District(s): _____

VI. Summary/Misc. Comments

Property reviewed by: Leonard W. Walinski, LEHS Date: August 5, 2024

*further evaluation may be required



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number A-016 (11) Tax Map 64 Grid 3E Parcel 271 District No. 01 Tax ID No. 399720
Subdivision Name Mariners Rest Lot No. 10 Acres 7797 sq ft
Applicant/Owner Joppa Farm MR, LLC
Per DPW: Public sewer access: ☒ Public water access: ☒

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☐ conventional ☐ I&A ☐ Holding tanks ☐ Other ☐ Unknown
Soils rating for OSDS: ☐ slight ☐ moderate ☐ severe
Development potential based on soils rating: ☐ Reasonable ☐ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☐ Yes ☐ No ☐ Unknown
Are there OSDS/soil problems in the community? ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☐ Drilled ☐ Hand dug ☐ Spring ☐ Other ☐ Unknown
Do previous water quality results indicate a problem?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____
Are there groundwater contamination problems in the community?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☒ Yes ☐ No
If yes, list environmental concerns: UST

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☐ Yes ☒ No
If yes, list Water Source Protection District(s): _____

VI. Summary/Misc. Comments

Property reviewed by: Leonard W. Walinski, LEHS Date: August 2, 2024

*further evaluation may be required



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number A-016 (10) Tax Map 64 Grid 3E Parcel 271 District No. 01 Tax ID No. 399721
Subdivision Name Mariners Rest Lot No. 11 Acres 14331 sq. ft.
Applicant/Owner Joppa Farm MR, LLC
Per DPW: Public sewer access: ☒ Public water access: ☒

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☐ conventional ☐ I&A ☐ Holding tanks ☐ Other ☐ Unknown
Soils rating for OSDS: ☐ slight ☐ moderate ☐ severe
Development potential based on soils rating: ☐ Reasonable ☐ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☐ Yes ☐ No ☐ Unknown
Are there OSDS/soil problems in the community? ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☐ Drilled ☐ Hand dug ☐ Spring ☐ Other ☐ Unknown
Do previous water quality results indicate a problem?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____
Are there groundwater contamination problems in the community?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☒ Yes ☐ No
If yes, list environmental concerns: UST

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☐ Yes ☒ No
If yes, list Water Source Protection District(s): _____

VI. Summary/Misc. Comments

Property reviewed by: Leonard W. Walinski, LEHS

Date: August 5, 2024

*further evaluation may be required



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number A-016 (2) Tax Map 64 Grid 2E Parcel 271 District No. 01 Tax ID No. 399722
Subdivision Name Mariners Rest Lot No. open space Acres 2.84 ac
Applicant/Owner Joppa Farm MR, LLC
Per DPW: Public sewer access: ☒ Public water access: ☒

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☐ conventional ☐ I&A ☐ Holding tanks ☐ Other ☐ Unknown
Soils rating for OSDS: ☐ slight ☐ moderate ☐ severe
Development potential based on soils rating: ☐ Reasonable ☐ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☐ Yes ☐ No ☐ Unknown
Are there OSDS/soil problems in the community? ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☐ Drilled ☐ Hand dug ☐ Spring ☐ Other ☐ Unknown
Do previous water quality results indicate a problem?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____
Are there groundwater contamination problems in the community?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☒ Yes ☐ No
If yes, list environmental concerns: UST

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☐ Yes ☒ No
If yes, list Water Source Protection District(s): _____

VI. Summary/Misc. Comments

Property reviewed by: Leonard W. Walinski, LEHS Date: August 5, 2024

*further evaluation may be required

ATTACHMENTS ____ YES ☒ NO

DATE COMPLETED 8/15/24

PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # A-016 Applicant Name JOPPA FARM MR, LLC

Property Address Multiple - See List Below

Current Zoning R1 Requested Zoning R4

Historic Inventory Number N/A

Comments:

No inventoried historic sites on these properties.

Full list of properties for issue A-016:

1313 Joppa Farm Rd (Lot 9)
Parcel 271, Joppa Farm Road
1329 Joppa Farm Rd (Lot 2)
1327 Joppa Farm Rd (Lot 3)
1325 Joppa Farm Rd (Lot 4)
1321 Joppa Farm Rd (Lot 5)
1319 Joppa Farm Rd (Lot 6)
1317 Joppa Farm Rd (Lot 7)
1315 Joppa Farm Road (Lot 8)
1323 Joppa Farm Rd (Lot 11)
1311 Joppa Farm Rd (Lot 10)

ATTACHMENTS YES ☒ NO
DATE COMPLETED 8/30/2024
PLANNER INITIALS AR

Transportation Checklist

Issue # A-016 Applicant Name Joppa Farm Mr. LLC

Property Address Multiple Addresses Below

Current Zoning R1 Requested Zoning R4

Most Recent ADT 3904 (Joppa Farm Road); 9065 (MD 7)

LOS at the Nearest Intersection MD 7 @ Joppa Farm Road - E/37.7 (AM); E/39.1 (PM)

Estimated Trip Generation 320 ADT (ITE 21 townhouse units 110 ADT and 21 apartment units 210 ADT)

Functional Classification Joppa Farm Road - Urban Collector; MD 7 - Minor Urban Arterial

Capital Improvements None

Sidewalk Yes ☒ No

Comments:

Full list of properties for issue A-016:

1313 Joppa Farm Rd (Lot 9)
Parcel 271, Joppa Farm Road
1329 Joppa Farm Rd (Lot 2)
1327 Joppa Farm Rd (Lot 3)
1325 Joppa Farm Rd (Lot 4)
1321 Joppa Farm Rd (Lot 5)
1319 Joppa Farm Rd (Lot 6)
1317 Joppa Farm Rd (Lot 7)
1315 Joppa Farm Road (Lot 8)
1323 Joppa Farm Rd (Lot 11)
1311 Joppa Farm Rd (Lot 10)

Intersection of MD 7 @ Joppa Farm Road is an existing failing intersection

ATTACHMENTS ___ YES ___ NO

DATE COMPLETED 8/23/24

PLANNER INITIALS SPG

Zoning History

Issue # A-016 Applicant Name Joppa Farm MR LLC (Joseph Moran, Authorized Agent)

Property Address Joppa Farm Road (multiple, see log)

Current Zoning R1 Requested Zoning R4

2018 Comp Zoning Issue N/A 2018 Request _____ Received _____

Comments:

ATTACHMENTS ___ YES ☒ NO
DATE COMPLETED 08/07/2024
PLANNER INITIALS CD

School Assessment

Issue # A-016 Applicant Name Joppa Farm Mr. LLC

Property Address Joppa Farm Road (see comments for additional detail)

Current Zoning R1 Requested Zoning R4

Districts:

Elementary Joppatowne Adverse Impact No Utilization Rate 75%

Middle Magnolia Adverse Impact No Utilization Rate 70%

High Joppatowne Adverse Impact No Utilization Rate 85%

Comment

R1 conventional max permitted density is 1.8 du/ga.
R4 conventional max permitted density is 8.0 du/ga.

Full list of properties for issue A-016:

1313 Joppa Farm Rd (Lot 9)
Parcel 271, Joppa Farm Road
1329 Joppa Farm Rd (Lot 2)
1327 Joppa Farm Rd (Lot 3)
1325 Joppa Farm Rd (Lot 4)
1321 Joppa Farm Rd (Lot 5)
1319 Joppa Farm Rd (Lot 6)
1317 Joppa Farm Rd (Lot 7)
1315 Joppa Farm Road (Lot 8)
1323 Joppa Farm Rd (Lot 11)
1311 Joppa Farm Rd (Lot 10)

ATTACHMENTS ___ YES ☒ NO

DATE COMPLETED 8/30/24

PLANNER INITIALS jw

AG Preservation Checklist

Issue # A-016 Applicant Name Joppa Farm Mr. LLC

Property Address multiple (Philadelphia Rd & Joppa Farm Rd)

Current Zoning R1 Requested Zoning R4

_____ Harford County Agricultural Preservation Program

_____ Maryland Agricultural Land Preservation Foundation

_____ Rural Legacy (Department of Natural Resources)

_____ Maryland Environmental Trust

Comments:

No easement present on the property or adjacent to the subject property. No impact to ag preservation

ATTACHMENTS ____ YES ____ NO

DATE COMPLETED _____

PLANNER INITIALS _____

Parks and Recreation Checklist

Issue # A-016 Applicant Name Joppa Farm Mr. LLC

Property Address Various

Current Zoning R1 Requested Zoning R4

County Park/Recreation Council Area Joppatowne Recreation Council

Comments:

This zoning request will increase the possible number of residents in this area of the County.

HARFORD COUNTY, MARYLAND
Department of Planning and Zoning
220 South Main Street
Bel Air, Maryland 21014 / (410) 638-3103

2025 Comprehensive Zoning Assessment Report

Issue Number A-017

Tax Account Number 01398182

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: Joppa Farm Mr. LLC

Address: 101 W. Chesapeake Ave, Unit 27746, Towson, MD 21285

Property Owner 2: _____

Address: _____

Representative Jospeh Moran

Address 101 W. Chesapeake Ave, Unit 27746, Towson, MD 21285

2. Description of Property

Site Address Joppa Farm Road, Joppa, MD 21085

Election District/Precinct 1-02 Councilmanic District A

Tax Map 64 Parcel 296 Block _____ Section _____ Lot _____

Total Acreage of Parcel 2.05 Area to be rezoned: 2.05

Current Zoning: R1 Requested Zoning: R4

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Single Family Residential/Vacant

B. Land Use Plan Designation:

Low Intensity

4. Zoning History

No Zoning request in 2017

Existing Zoning and Land Use in surrounding area:

<u>Zoning</u>		<u>Land Use</u>
North	R1	Single Family Residential
		Power Lines Railroad
South	R1	Vacant/Wooded Lots
East	R1	Vacant/Wooded Lots
West	R1	

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

This property is located inside the development envelope, but the zoning request is inconsistent with the Land Use Map.

B. Water and Sewer Master Plan

This property is within the Harford County Water Service Area. This property is within the Master Plan Sewer Service Area, but major local improvements are needed.

6. Environmental

Environmental features on this property includes stream buffer, possible nontidal wetlands, floodplain, and forests. Approximate NRD is 90%. Mapped as "Hub" with a "Core Aquatic Area" in the Green Infrastructure Plan. Critical Area and Critical Area Buffer is on the property.

7. Historic/Land Preservation Issues:

This zoning request has no impacts to AG preservation or historic preservation.

8. Assessment Summary:

This zoning request is inconsistent with the Land Use Map. The property is located inside the development envelope. Major sewer improvements are needed. Rezoning would have an impact on Parks and Recreation facilities. Traffic and safety are a concern. The skewed MD 7 at Joppa Farm Road intersection is failing with limited site distance and high volume. Increase in number of students will result in higher operating cost for HCPS.

9. Recommendations

Department of Planning and Zoning Recommendation:

No Change

Planning Advisory Board Recommendation:

No Change

10. Appendix

See attachments for agency reviews.



2024 ZONING COMPREHENSIVE ZONING REVIEW
**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**
A-07 205 ACRES A-07
FROM: R1 TO: R4
November 4, 2024 - American High School
November 24, 2024 - Red Air High School
PUBLIC HEARINGS WILL BE HELD
FROM 7 - 9 P.M.
Contact:
Berkshire County Planning & Zoning
www.berkshireplanning.org
410-636-3103
Berkshire County Planning & Zoning A-07

ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 8/16/2024

PLANNER INITIALS DF

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # A-017 Applicant Name Joppa Farm MR, LLC Tax ID # 01398182
Tax Map 0064 Parcel # 0296 Lot # _____ Watershed Little Gunpowder Falls Deer Creek ☐ / Bush River Priority ☐
Subwatershed (check one if applicable)

Yes No

<input type="checkbox"/>	<input checked="" type="checkbox"/>	Source Water Assessment Area? _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	NRD
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stream Buffer (75' <input checked="" type="checkbox"/>) or (150' <input checked="" type="checkbox"/>)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wetlands NWI Mapped <input type="checkbox"/> Possible <input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	100-Year Floodplain on the Property If yes, Zone ^A _____ Panel # <u>24025C0261E</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Floodway
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Steep Slopes
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Forest Cover (<25% <input type="checkbox"/> 25-50% <input type="checkbox"/> 51- 75% <input type="checkbox"/> >75% <input checked="" type="checkbox"/> of total parcel)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Property located within a SSPRA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designated Trout Stream Subwatershed
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tier II Catchment Area
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Green Infrastructure (HUB <input checked="" type="checkbox"/> CORE <input checked="" type="checkbox"/> CORRIDOR <input type="checkbox"/>)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	In the Critical Area? If so, circle Land Use Management Area (IDA <input type="checkbox"/> LDA <input type="checkbox"/> RCA <input checked="" type="checkbox"/>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	FIDS Habitat? (only in Critical Area)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Critical Area Buffer (only in Critical Area)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tributary Streams (only in Critical Area)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Habitat of Local Significance (only in Critical Area)

If “yes” checked on any of the above, indicate extent of resource on the property below:

There is a stream that receives a 75-foot Buffer and a stream that receives a 150-foot Buffer.

There is 100-year Floodplain on the property.

There are slopes over 20% but none over 25%.

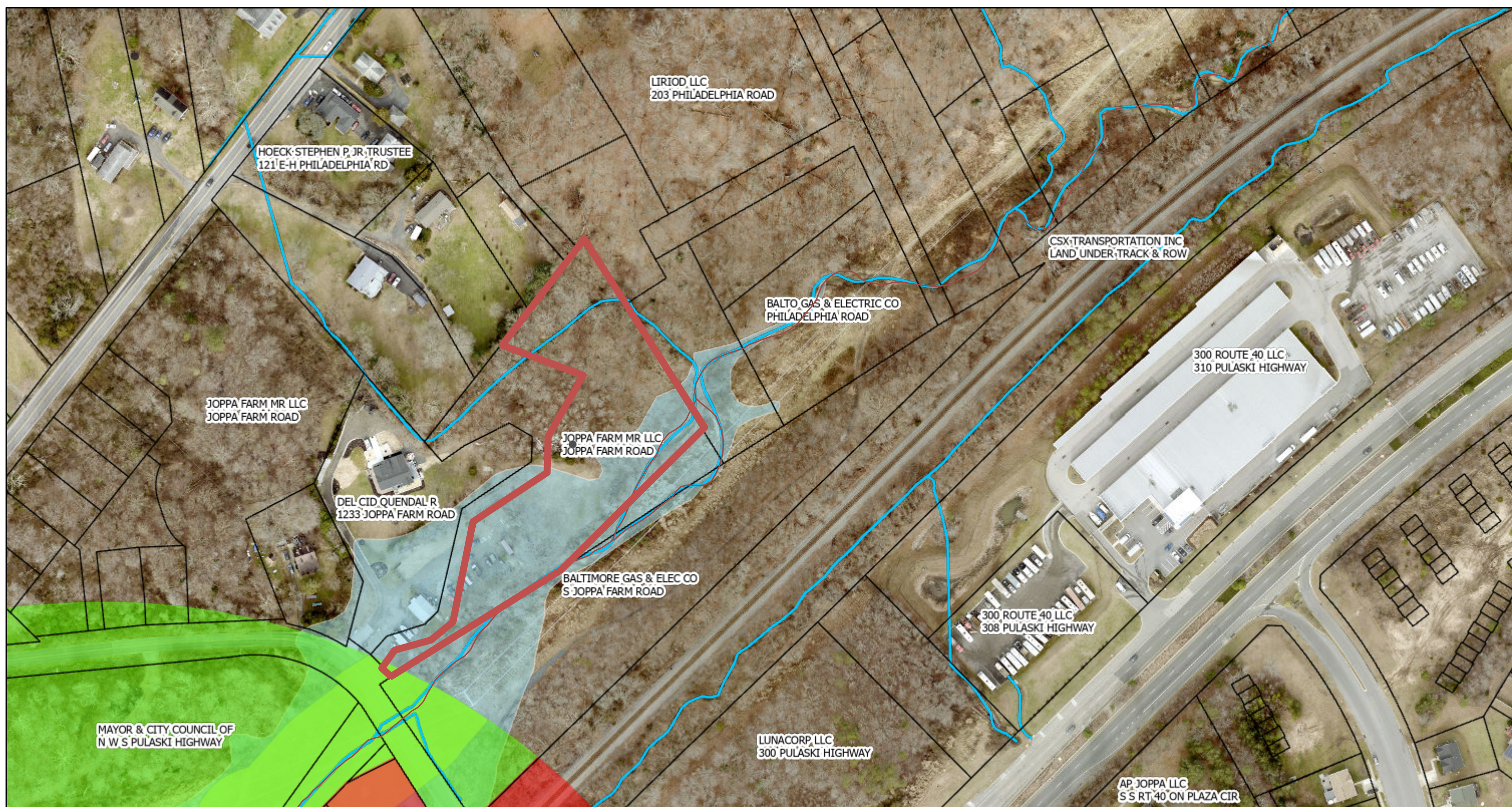
Property is mostly wooded, and is mapped as "Hub" with "Core Aquatic Areas" in the Green Infrastructure plan.

There is a section of RCA in the southwest corner of the property. There is also Critical Area Buffer.

Approximately 90% of the property is NRD.

There are non-tidal wetlands on the property.

Harford County Maryland



9/10/2024, 10:06:05 AM

Map1 - nrds_85-12

Hydrology Lines

Harford County Boundary

Cadastral Labels

Cadastral

100 Year Flood Zone

A

Critical Area Buffer

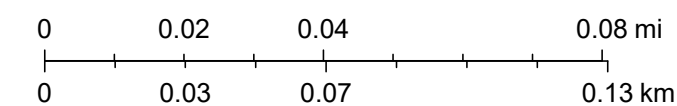
Buffer

Critical Area

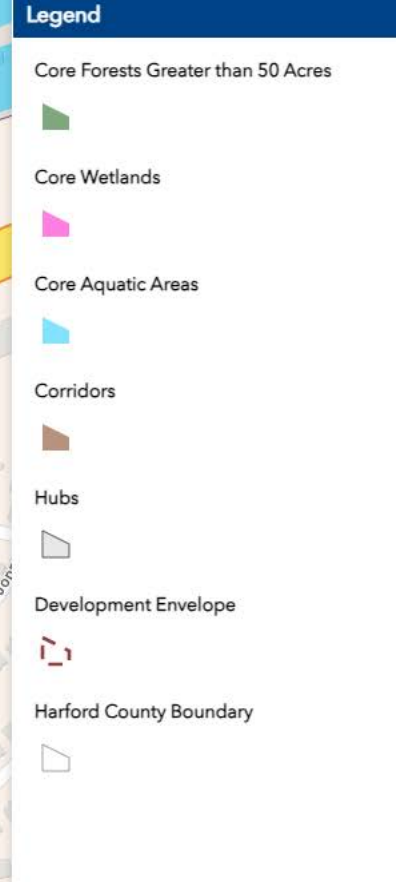
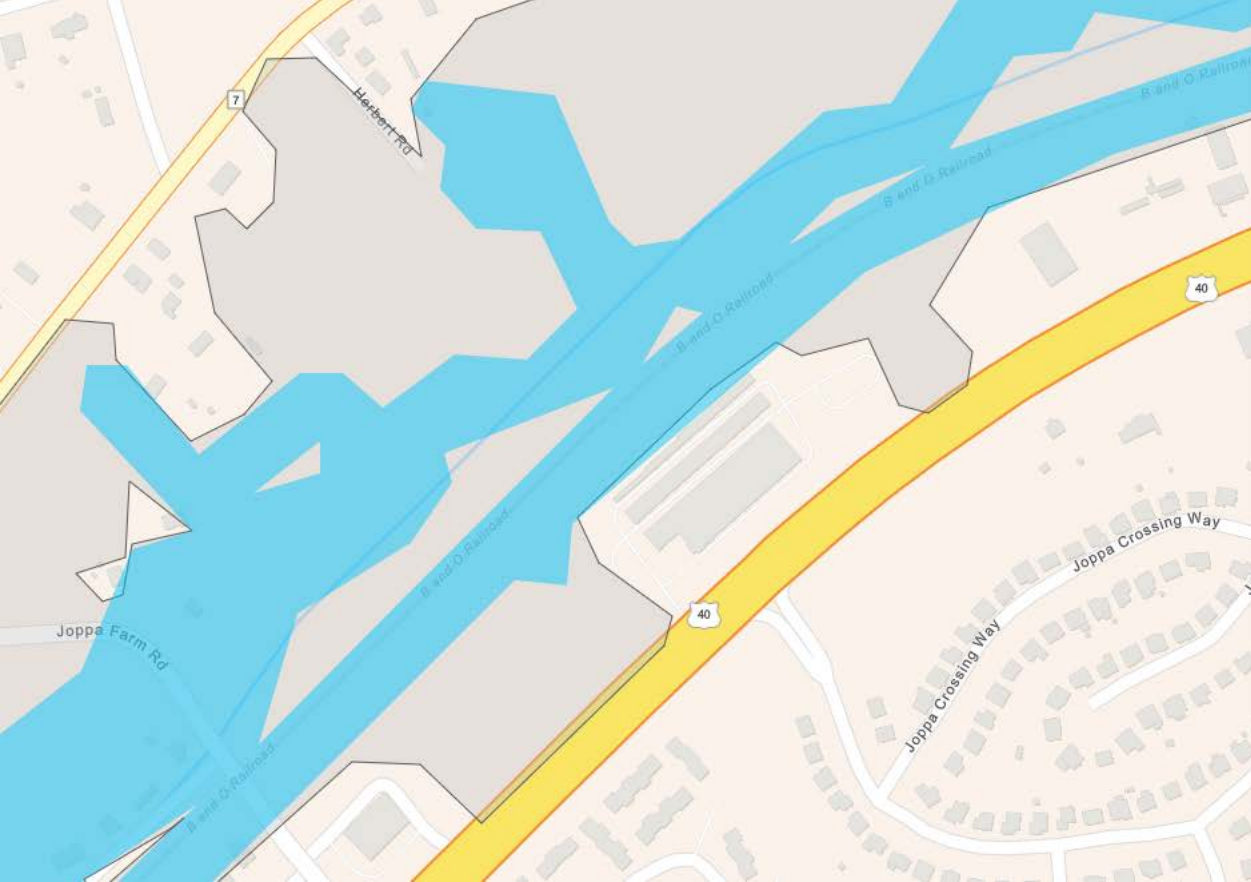
Intensely Developed Areas

Resource Conservation Areas

1:2,257



Baltimore County Government, Harford County Government, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA





Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number A-017 Tax Map 64 Grid 3E Parcel 296 District No. 01 Tax ID No. 398182
Subdivision Name Mariners Rest Lot No. open space Acres 2.05 ac
Applicant/Owner Joppa Farm MR, LLC
Per DPW: Public sewer access: ☒ Public water access: ☒

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☐ conventional ☐ I&A ☐ Holding tanks ☐ Other ☐ Unknown
Soils rating for OSDS: ☐ slight ☐ moderate ☐ severe
Development potential based on soils rating: ☐ Reasonable ☐ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☐ Yes ☐ No ☐ Unknown
Are there OSDS/soil problems in the community? ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☐ Drilled ☐ Hand dug ☐ Spring ☐ Other ☐ Unknown
Do previous water quality results indicate a problem?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____
Are there groundwater contamination problems in the community?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☒ Yes ☐ No
If yes, list environmental concerns: UST

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☐ Yes ☒ No
If yes, list Water Source Protection District(s): _____

VI. Summary/Misc. Comments

Property reviewed by: Leonard W. Walinski, LEHS

Date: August 5, 2024

*further evaluation may be required

ATTACHMENTS ____ YES ☒ NO

DATE COMPLETED 8/15/24

PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # A-017 Applicant Name JOPPA FARM MR, LLC

Property Address Joppa Farm Rd., Joppa (Tax Map 0064, Parcel 0296)

Current Zoning R1 Requested Zoning R4

Historic Inventory Number N/A

Comments:

No inventoried historic sites on this property.

ATTACHMENTS ☐ YES ☒ NO
DATE COMPLETED 8/30/2024
PLANNER INITIALS AR

Transportation Checklist

Issue # A-017 Applicant Name Joppa Farm MR LLC

Property Address No Address (Tax ID 1398182)

Current Zoning R1 Requested Zoning R4

Most Recent ADT 3904 (Joppa Farm Road); 9065 (MD 7)

LOS at the Nearest Intersection MD 7 @ Joppa Farm Road - E/37.7 (AM); E/39.1 (PM)

Estimated Trip Generation 137 ADT (ITE 8 townhouse units 10 ADT and 8 apartment units 127 ADT)

Functional Classification Joppa Farm Road - Urban Collector; MD 7 - Minor Urban Arterial

Capital Improvements None

Sidewalk ☐ Yes ☒ No

Comments:

Intersection of MD 7 @ Joppa Farm Road is an existing failing intersection

ATTACHMENTS ___ YES ___ NO

DATE COMPLETED 8/23/24

PLANNER INITIALS SPG

Zoning History

Issue # A-017 Applicant Name Joppa Farm MR LLC (Joseph Moran, Authorized Agent)

Property Address No Address (Tax ID 1398182)

Current Zoning R1 Requested Zoning R4

2018 Comp Zoning Issue N/A 2018 Request _____ Received _____

Comments:

ATTACHMENTS ____ YES ____ NO

DATE COMPLETED _____

PLANNER INITIALS _____

Parks and Recreation Checklist

Issue # A-017 Applicant Name Joppa Farm MR, LLC

Property Address Tax ID 1301398182

Current Zoning R1 Requested Zoning R4

County Park/Recreation Council Area Joppatowne Recreation Council

Comments:

This zoning request will increase the possible number of residents in this area of the County.

ATTACHMENTS ___ YES ☒ NO

DATE COMPLETED 8/30/24

PLANNER INITIALS jw

AG Preservation Checklist

Issue # A-017 Applicant Name Joppa Farm Mr. LLC

Property Address Joppa Farm Rd

Current Zoning R1 Requested Zoning R4

_____ Harford County Agricultural Preservation Program

_____ Maryland Agricultural Land Preservation Foundation

_____ Rural Legacy (Department of Natural Resources)

_____ Maryland Environmental Trust

Comments:

No easement present on the property or adjacent to the subject property. No impact to ag preservation