

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 |
| South | CI/R1 | Oak Avenue Rubble – Waste Management |
| East | R1 | Single Family Residential approx. 1 acre |
| West | R1 | Oak Avenue Rubble – Waste Management |

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**

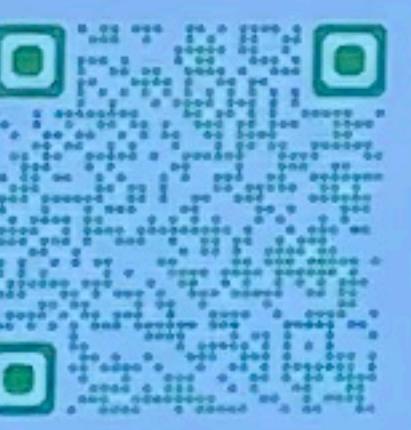
A-001 1.92 ACRES A-001
FROM: B2 TO: B3

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**

ATTACHMENTS ✓ YES NO

DATE COMPLETED 7/30/24

PLANNER INITIALS MK

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # A-001 Applicant Name Bradley R Stover Esq. Robinson & Stover Tax ID # 01-089048
Tax Map 65 Parcel # 784 Lot # 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 # 24025C0261E

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)

A 3x2 grid of six empty square boxes, each with a black border, intended for drawing or writing.

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



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

- Harford County Boundary
- Cadastral

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-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 | R1 | Oak Avenue Rubble – Waste Management |
| South | R1/R2 | Joppatowne High School Single Family Residential approx. $\frac{3}{4}$ acres |
| East | R1 | Wooded/Vacant |
| West | R1 | 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: RI TO: R4

November 4, 2024 - Aberdeen High School

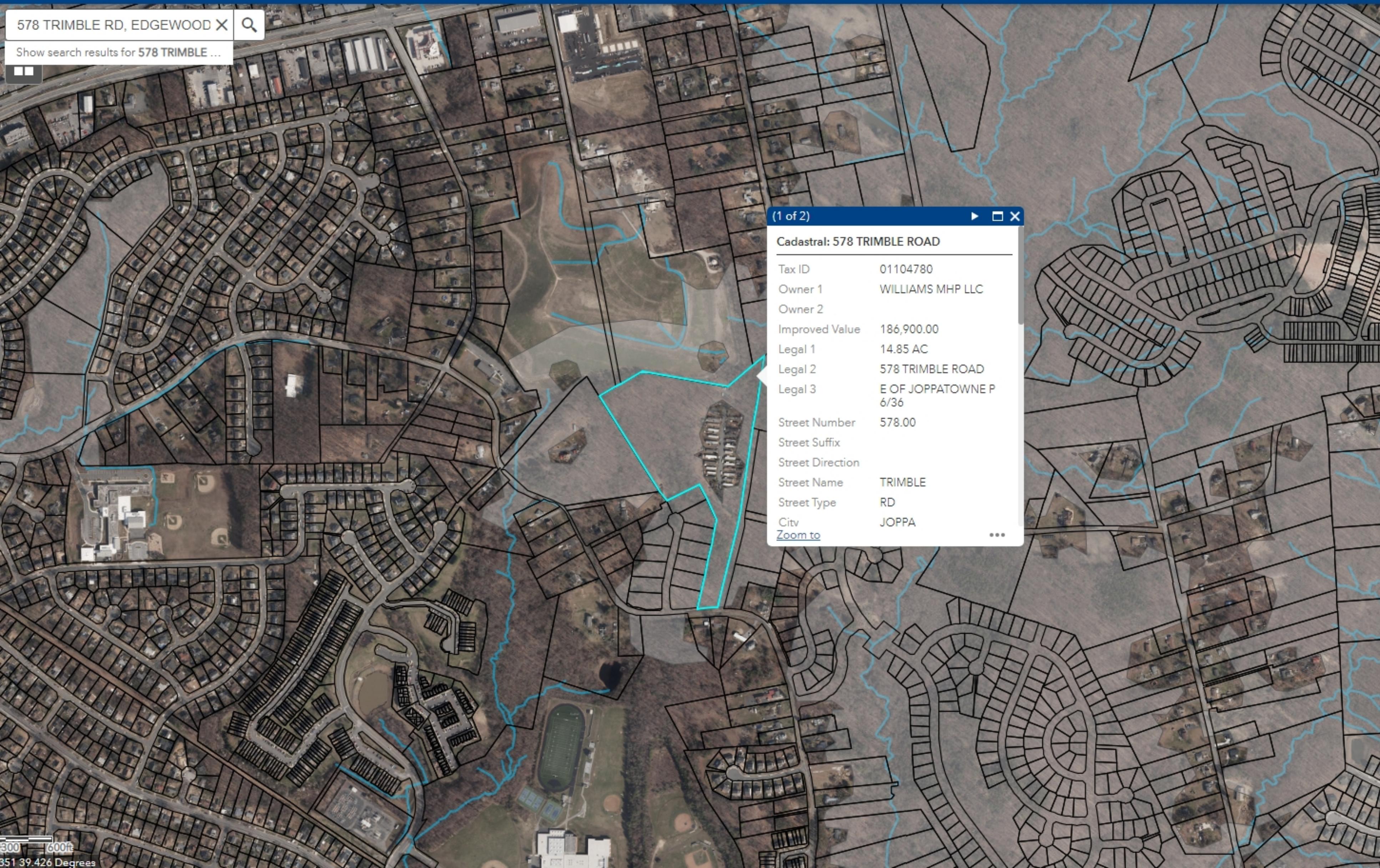
November 18, 2024 - Bel Air High School

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



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%

High Joppatowne
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 Joseph 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 |
| South | R3 | Single Family Residential approx. 0.2 acre lots |
| East | R3 | Harford County Sewer Station |
| West | R3 | Single Family Residential approx. 1/4 acre lots |

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

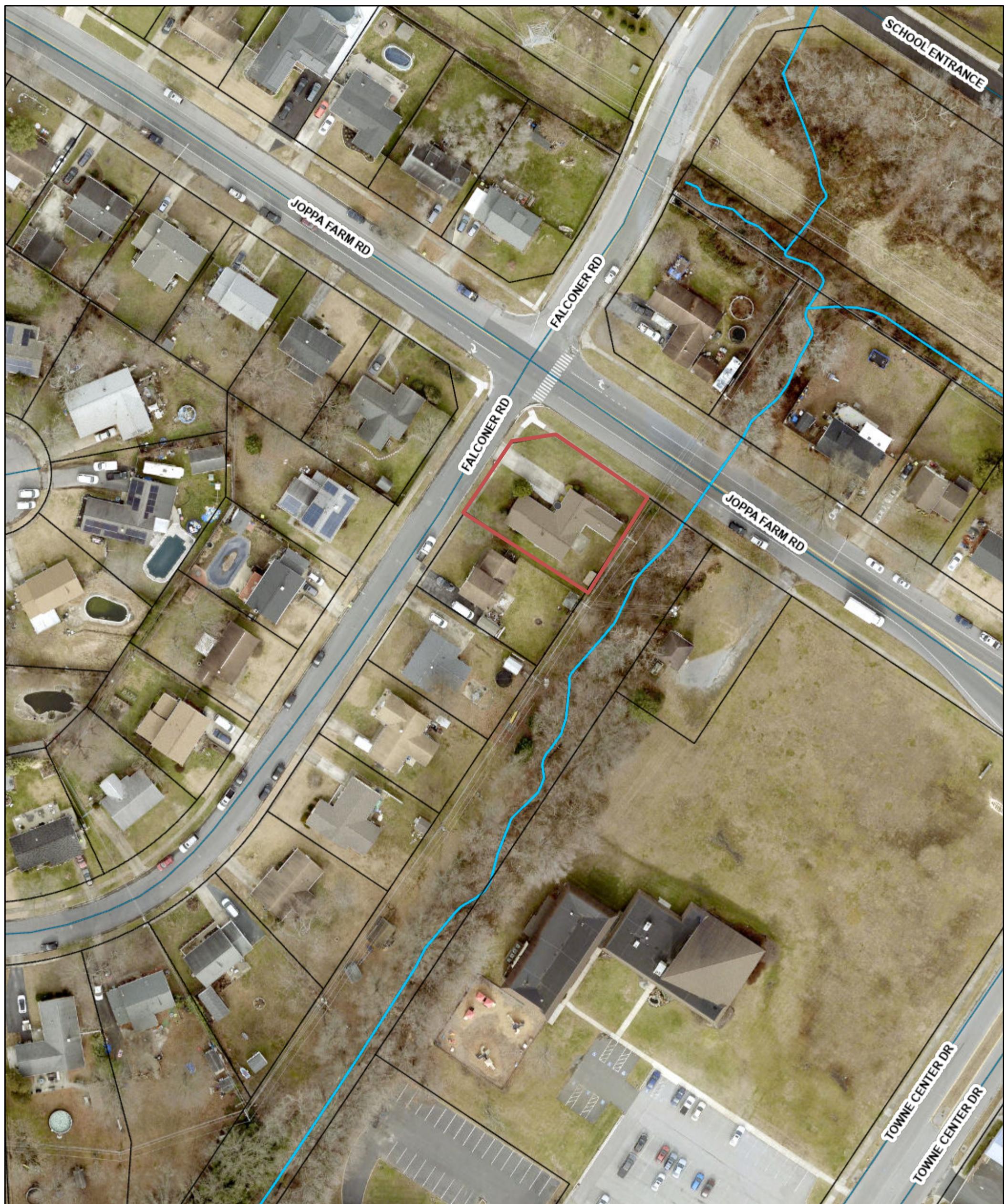
PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.

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



PLEASE REFERENCE ISSUE NUMBER A-003

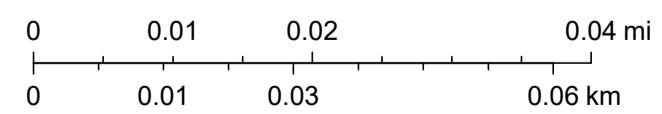
Harford County Maryland



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

- Hydrology Lines
- Centerline
- Harford County Boundary
- Cadastral

1:1,128



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

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 A-004
ACRES
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 Areas)

Habitat & Significance (only in Critical Area)

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

This panel 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

1:1,128

0 0.01 0.02 0.04 mi
0 0.01 0.02 0.03 0.06 km

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 |
| South | R1 | Single Family Residential approx. 0.4 acres |
| East | R1 | Residential – Single Family |
| West | R1 | Residential – Single Family |

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.



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

Steep Slopes
Erosion Class: <25% 25-50% 51-75% >75% Total

Forest Cover (<25% 25-50% 51-75% >75%) of total park area

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)

FIDS Habitat? (only in Critical Area)

 Critical Area Buffer (only in Critical Area)

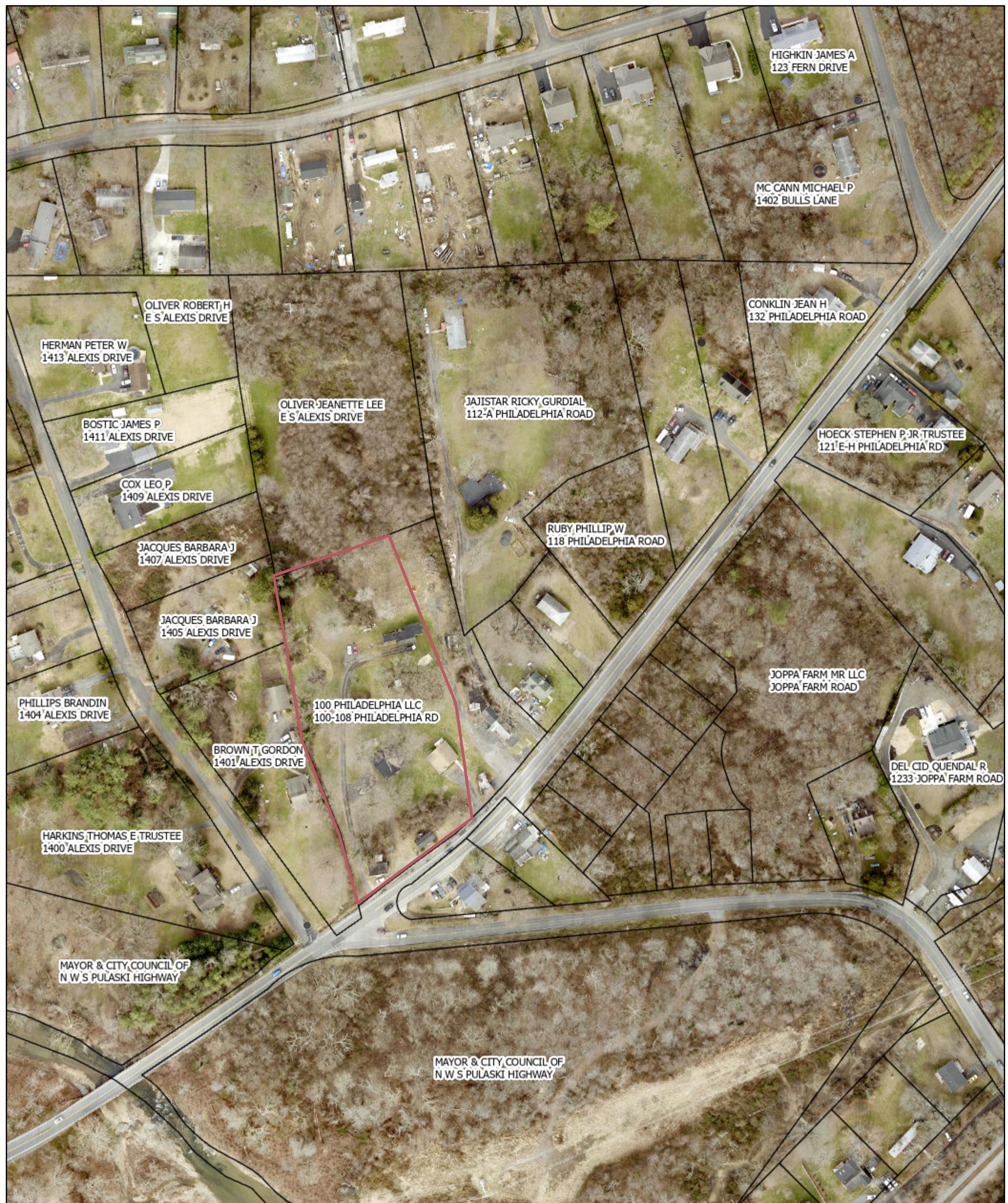
Tributary Streams (only in Critical Area)

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

1:2,257

0 0.02 0.04 0.08 mi
0 0.03 0.06 0.12 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-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 | <u>CI and B1</u> | Commercial – Instant Auto Sales and Services Medical Clinic – Global Healthcare Systems Single Family Residential |
| South | <u>R2</u> | Single Family Residential approx. 0.4 acre lots |
| East | <u>R2</u> | Vacant/Wooded Lot Single Family Residential |
| West | <u>GI</u> | AG/Commercial – Jones Produce Farm |

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.

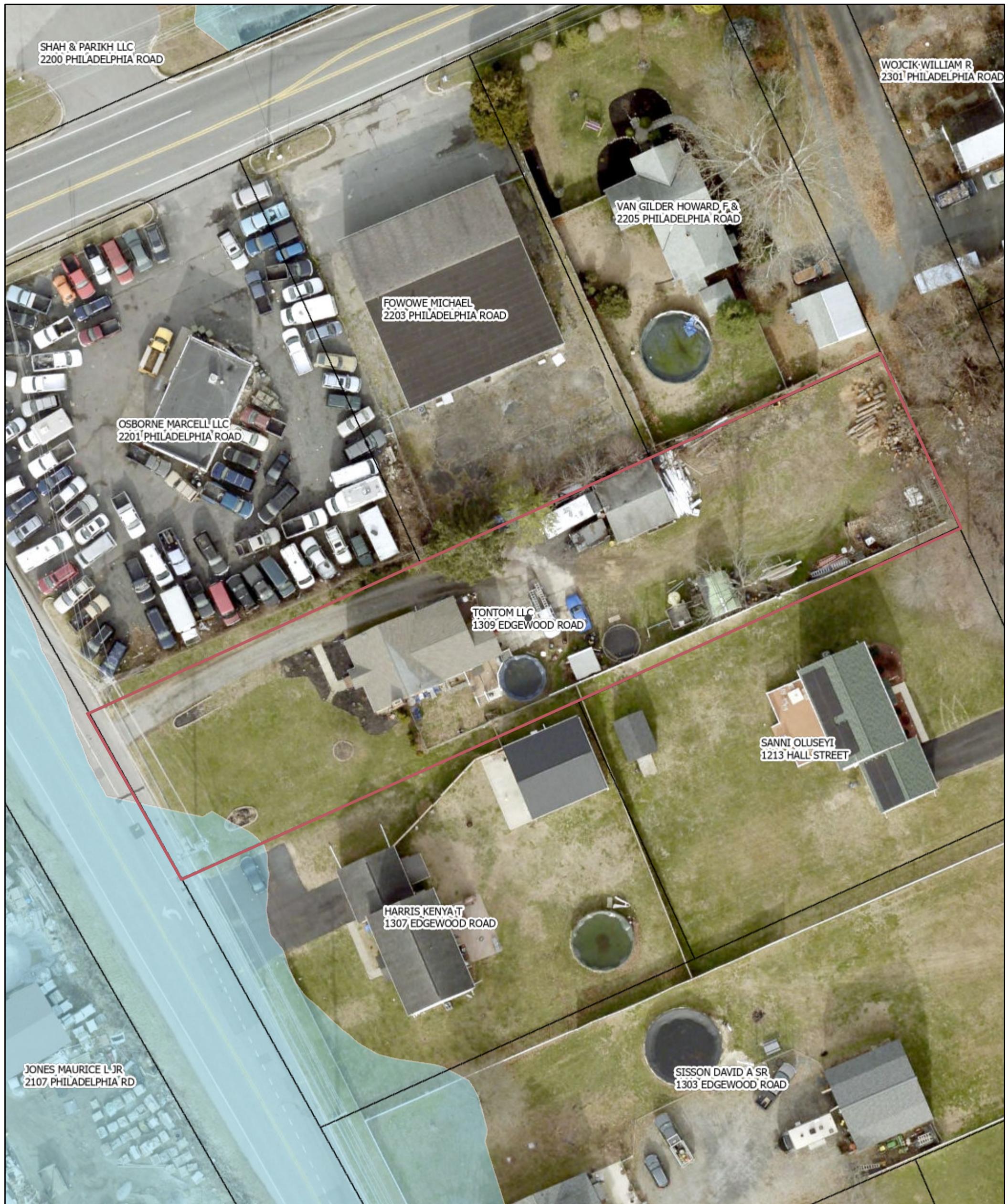
Questions:
Harford County Planning & Zoning
www.harfordcountymd.gov

410-638-3103



PLEASE REFERENCE ISSUE NUMBER A-006

Harford County Maryland



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

Harford County Boundary

1:564

Cadastral Labels

0 0.01 0.01 0.02 mi
0 0.01 0.01 0.01 0.03 km

Cadastral

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

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 |
| South | CI | Industrial/Commercial – Intercon Truck of Baltimore, Inc. |
| East | CI | Industrial/Commercial – Auston Contracting |
| West | CI | Vacant Lot |

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

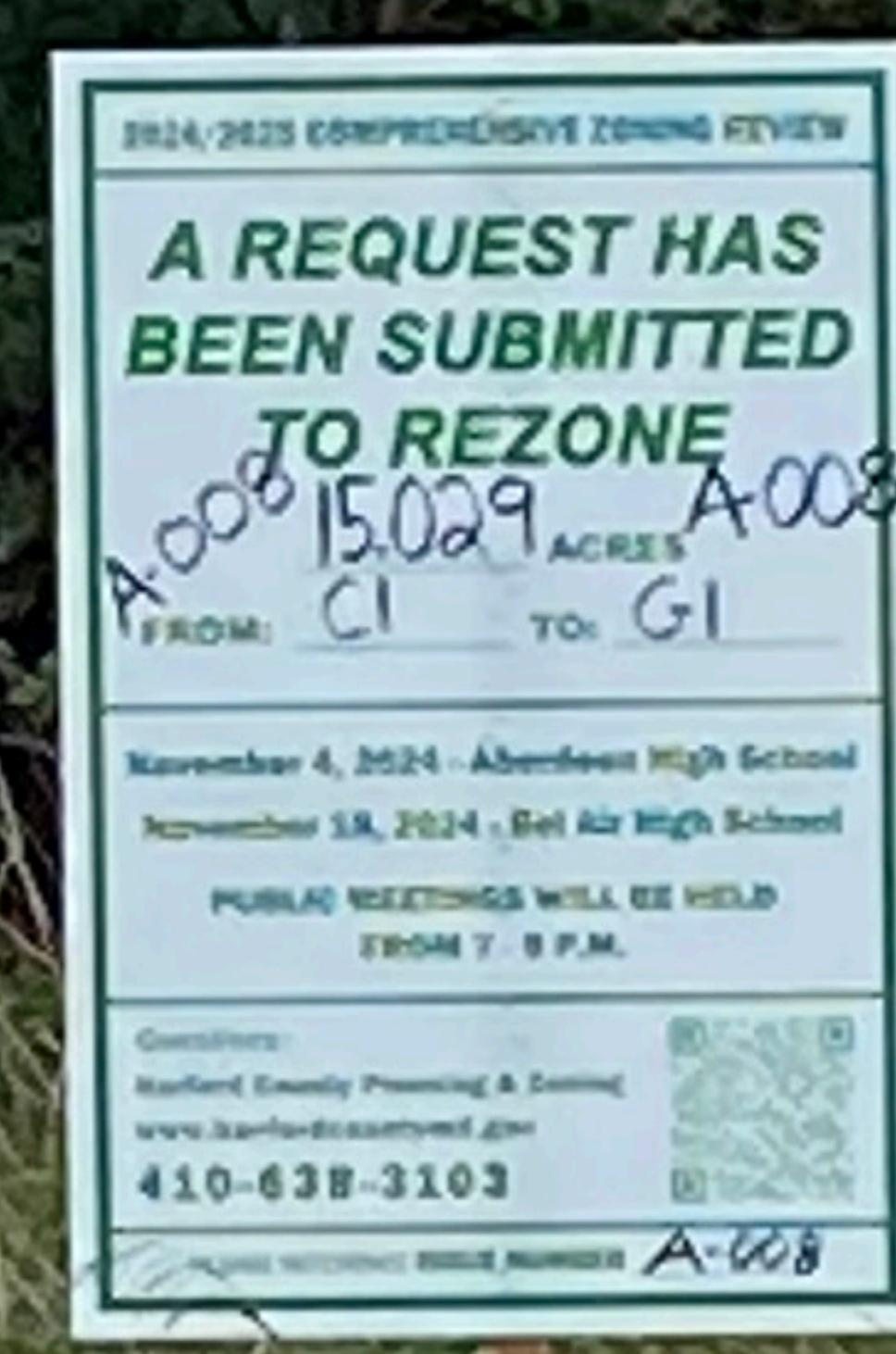
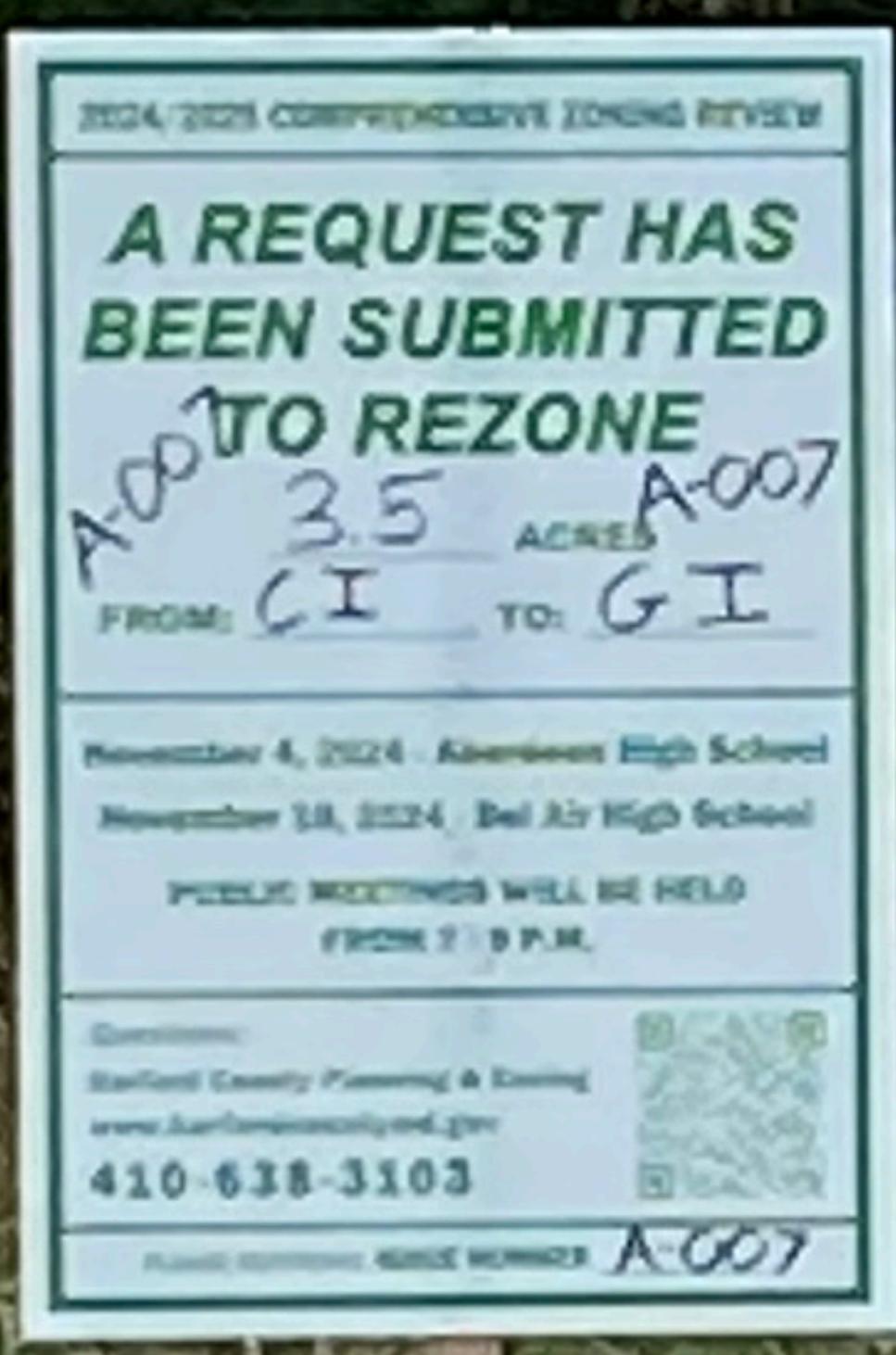
Planning Advisory Board Recommendation:

No Change

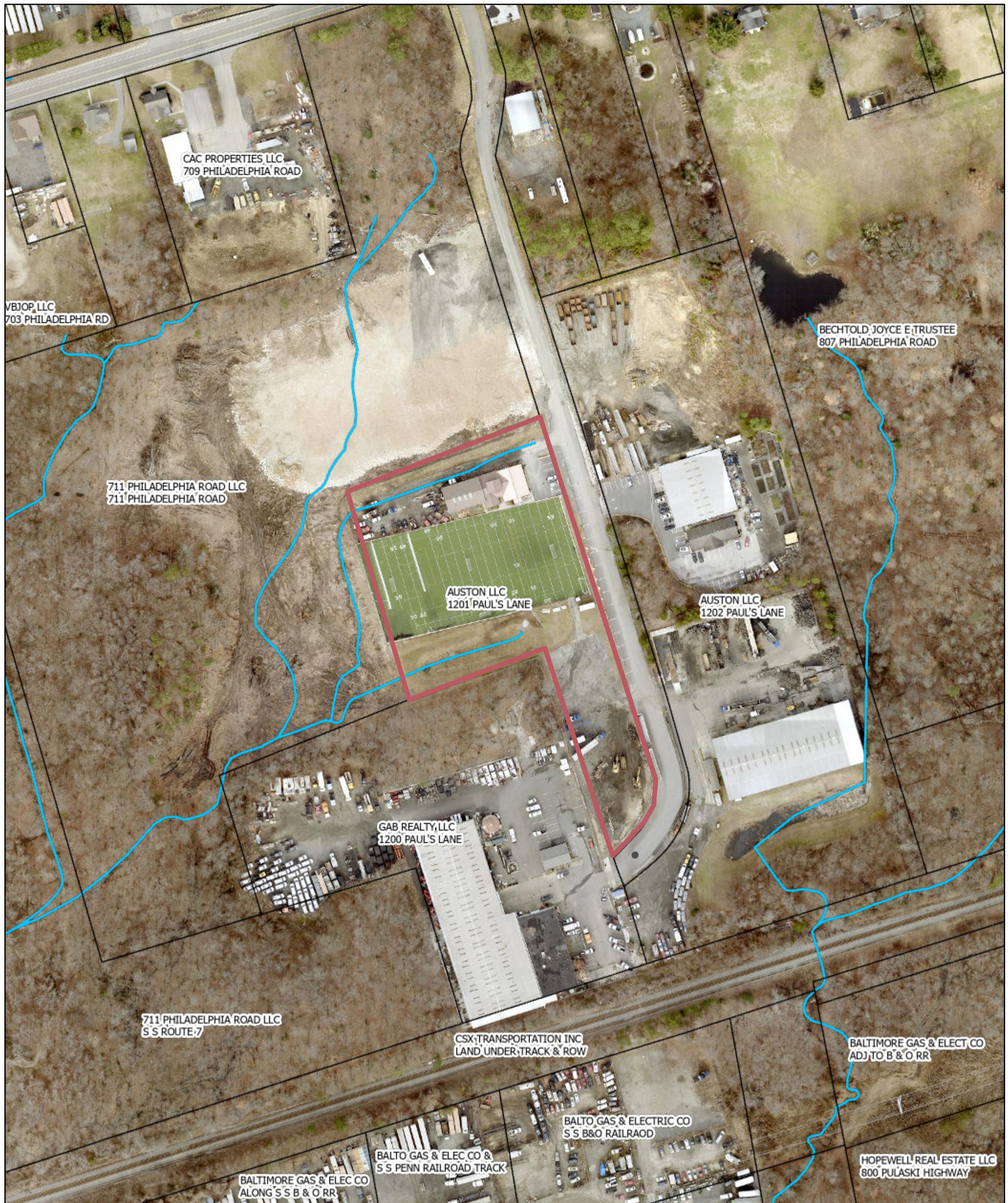
10. Appendix

See attachments for agency reviews.





Harford County Maryland



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

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

1:2,257

0 0.02 0.04 0.08 mi
0 0.03 0.06 0.12 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-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 Yes No Unknown

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 Cl Requested Zoning Gl

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 |
| South | CI | Athletic Fields – Pauls Lane Training Facility Industrial/Commercial |
| East | CI | Industrial/Commercial |
| West | CI | Vacant/Wooded Lot |

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: CI TO: GI

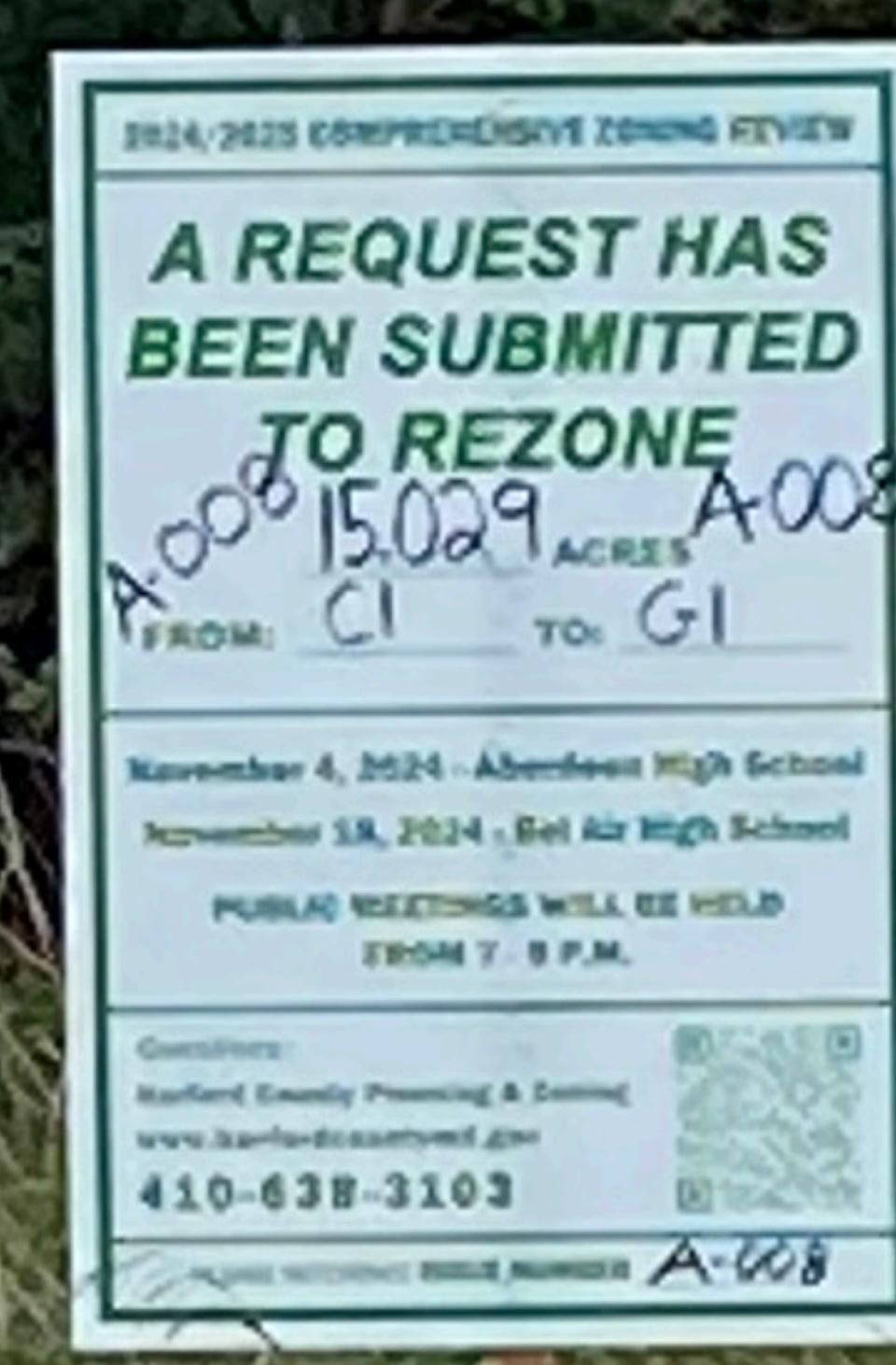
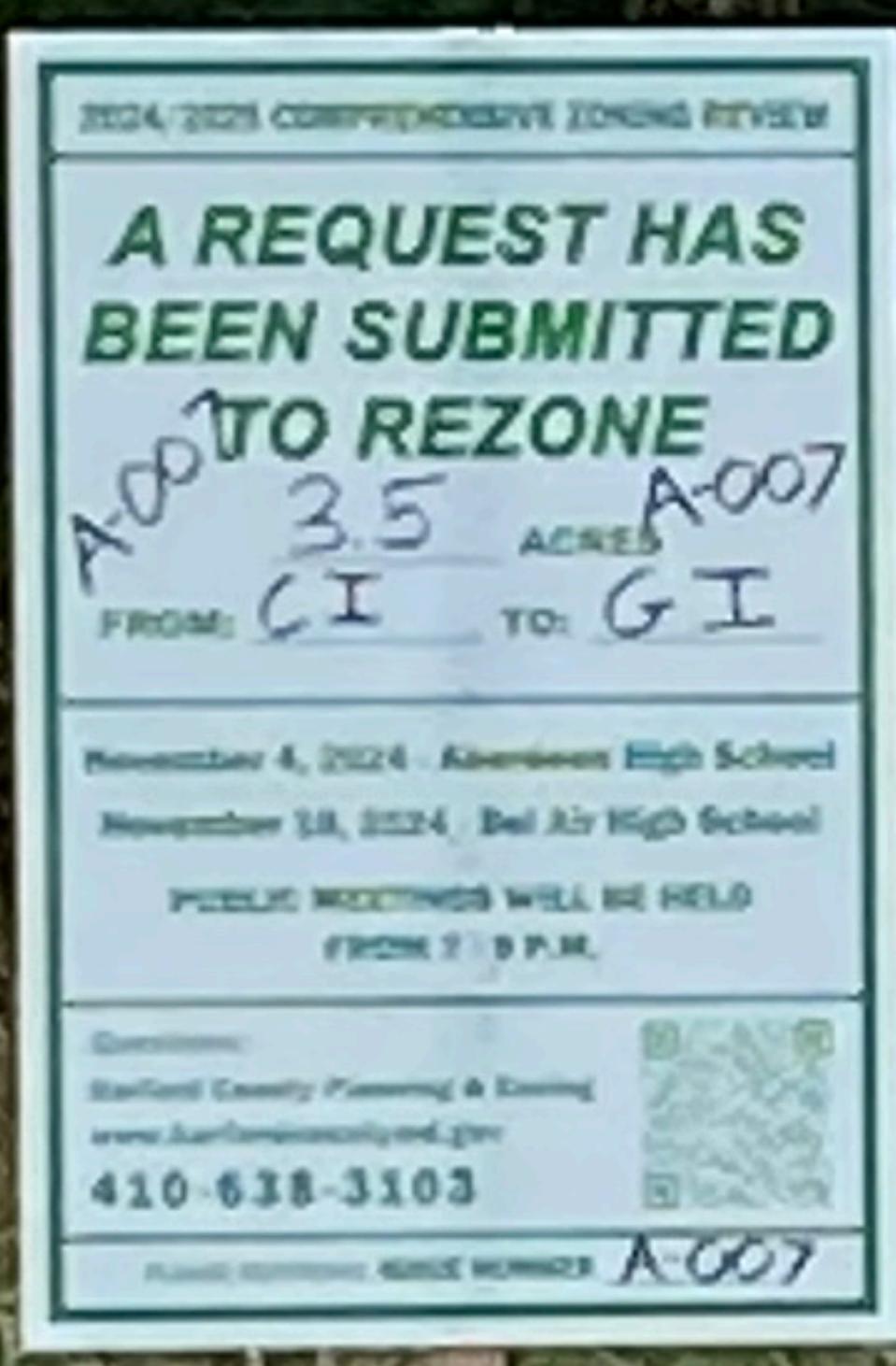
November 4, 2024 - Aberdeen High School
November 18, 2024 - Bel Air High School

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

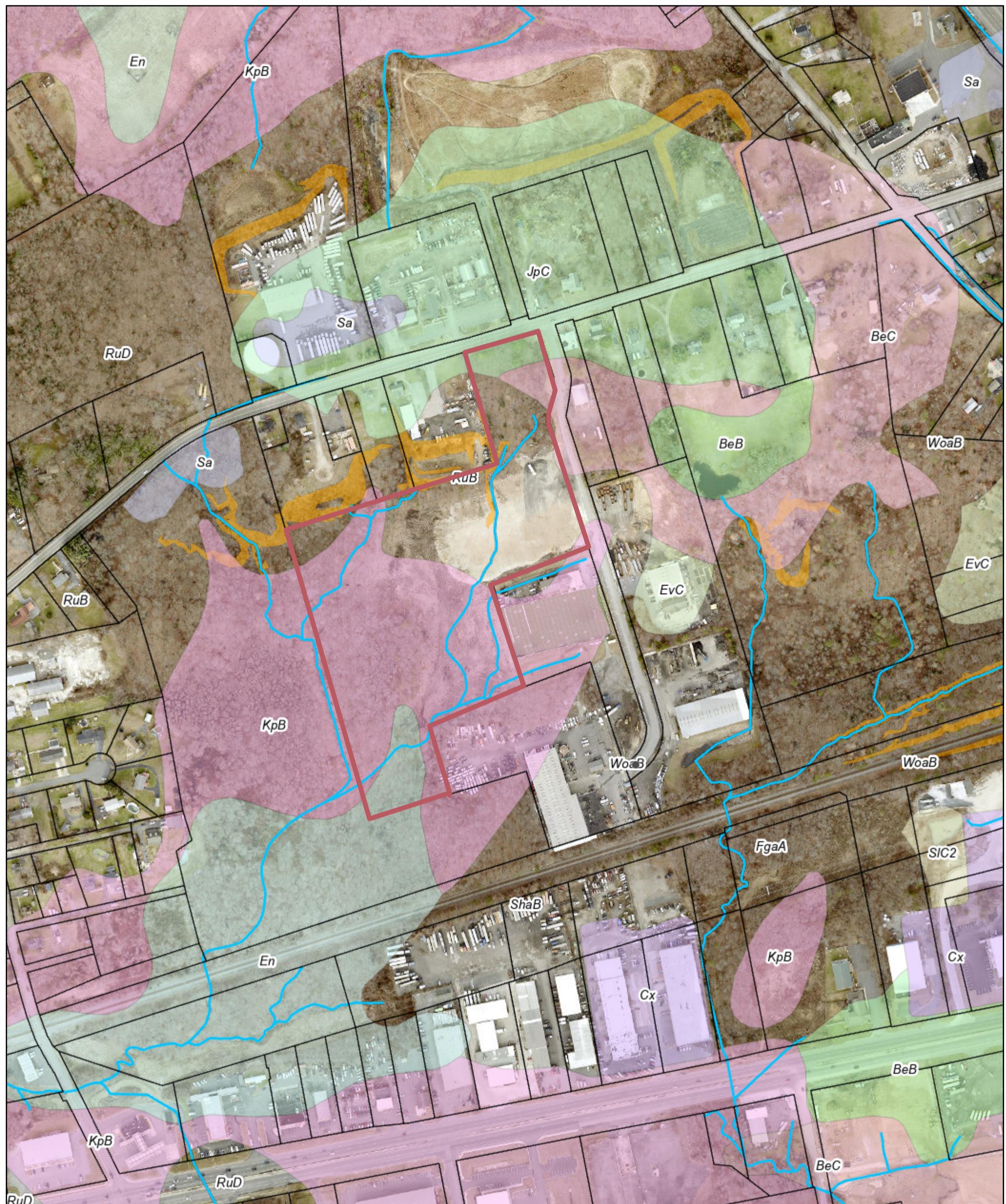
Questions:
Harford County Planning & Zoning
www.harfordcountymd.gov
410-638-3103



PLEASE REFERENCE ISSUE NUMBER A-008



Harford County Maryland



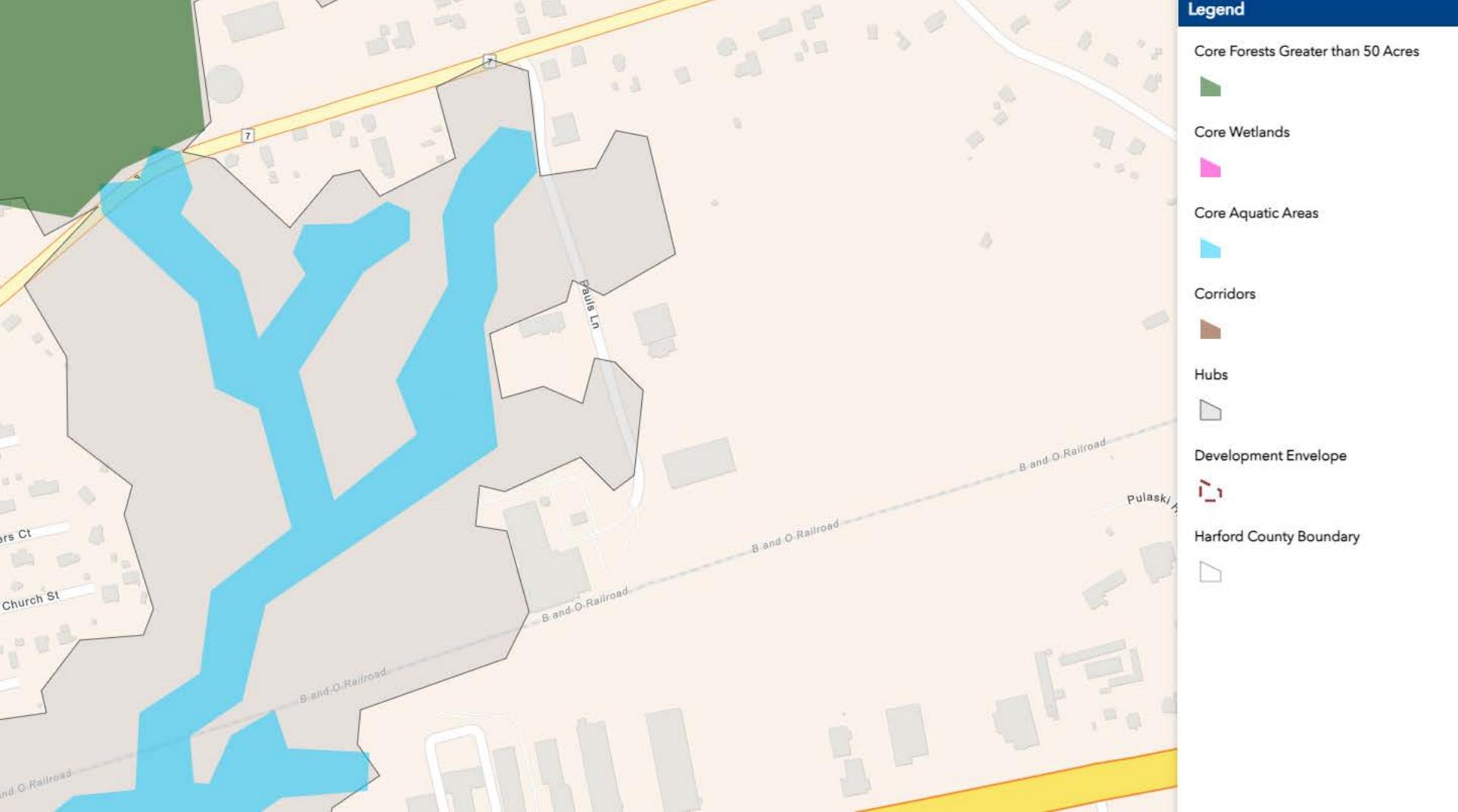
8/18/2024, 5:05:08 PM

| Soil Classifications | | Hydrology Lines |
|----------------------|------|-------------------------|
| BeB | EvC | |
| BeC | JpC | Hydrology Lines |
| Cx | KpB | Harford County Boundary |
| En | Sa | Cadastral |
| | | Greater Than 25 Percent |
| | SIC2 | |

1:4,514

0 0.04 0.08 0.12 0.16 mi
0 0.05 0.1 0.15 0.2 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-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 Cl Requested Zoning Gl

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: CI TO: GI

November 4, 2024 - Aberdeen High School

November 18, 2024 - Bel Air High School

PUBLIC MEETINGS WILL BE HELD

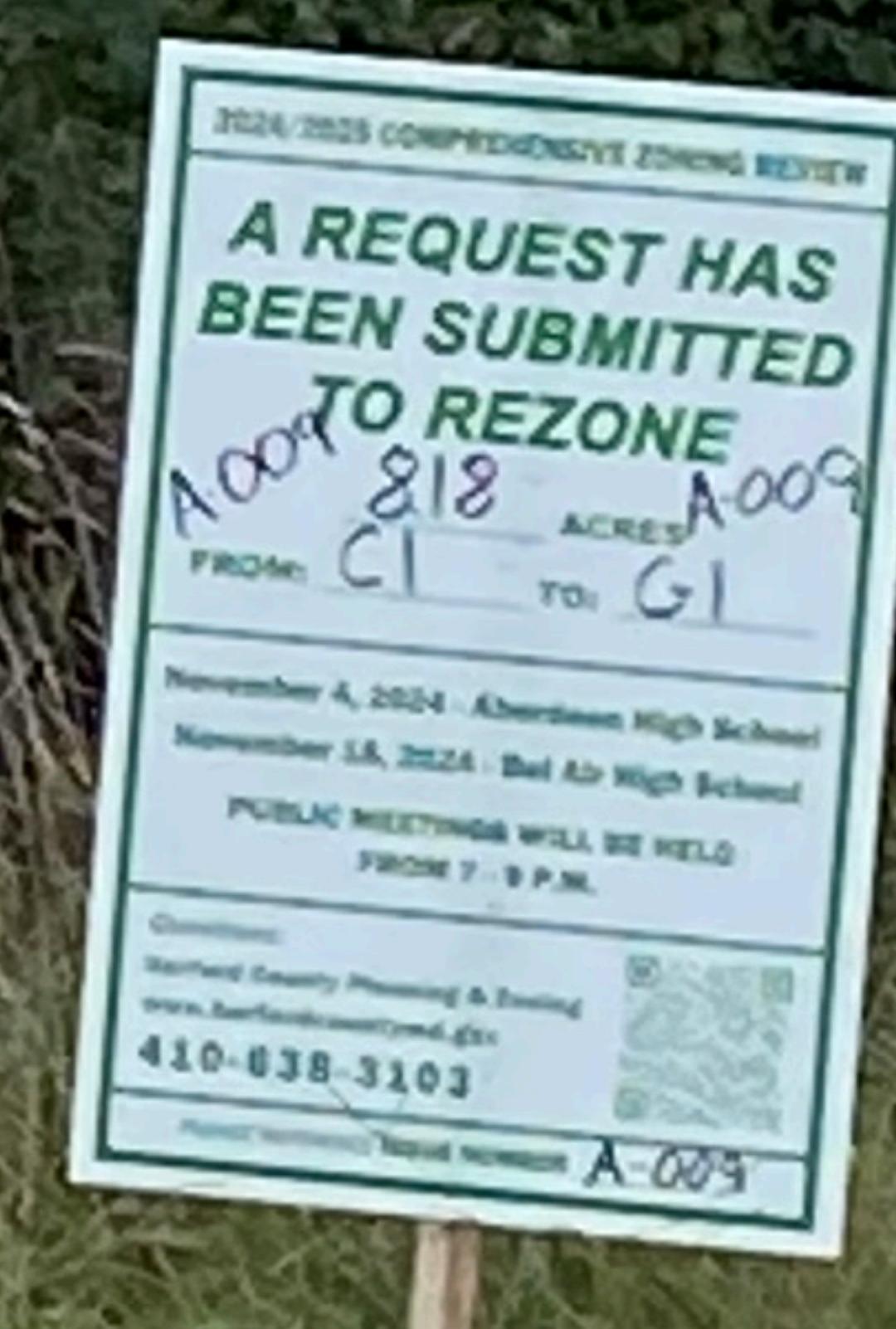
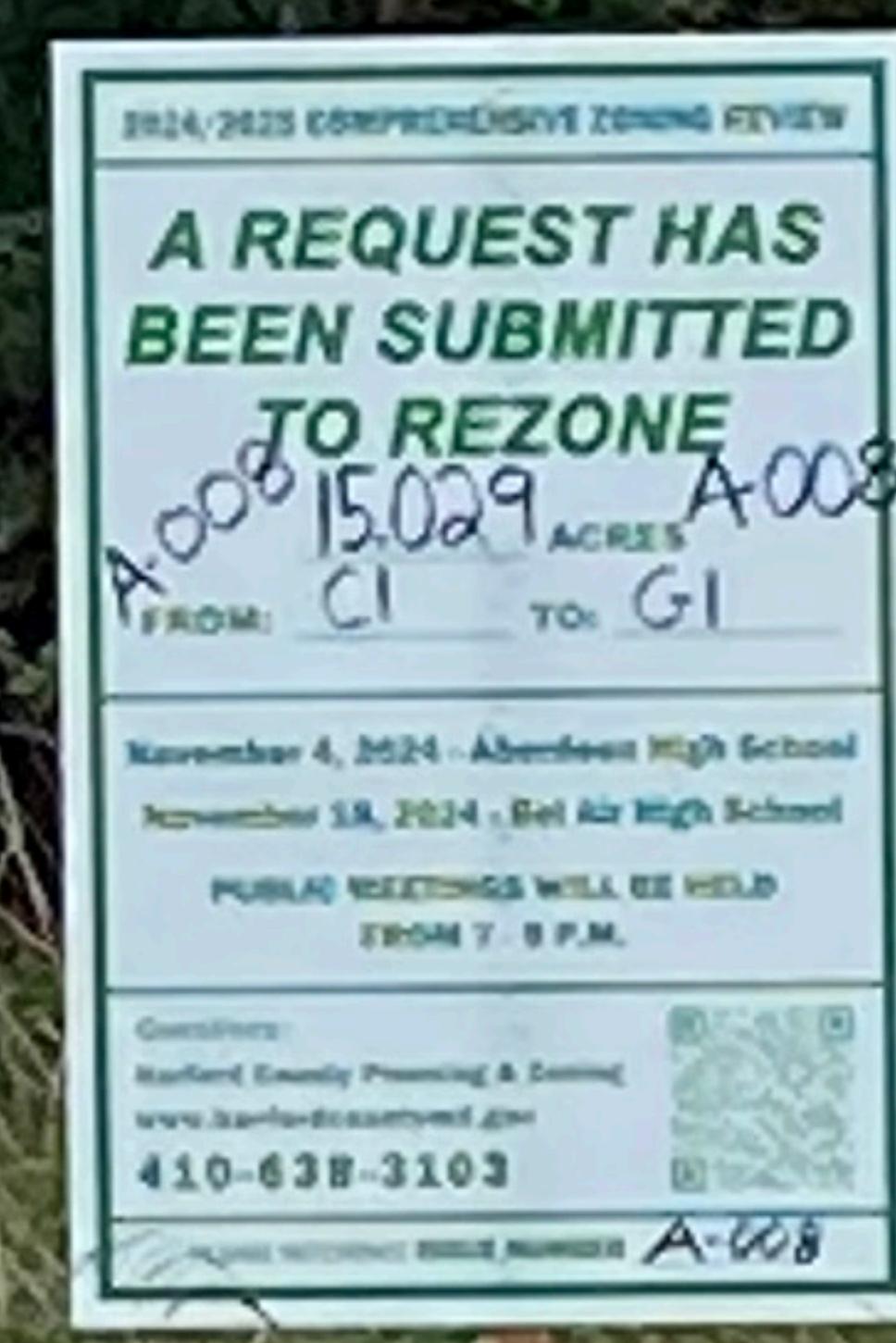
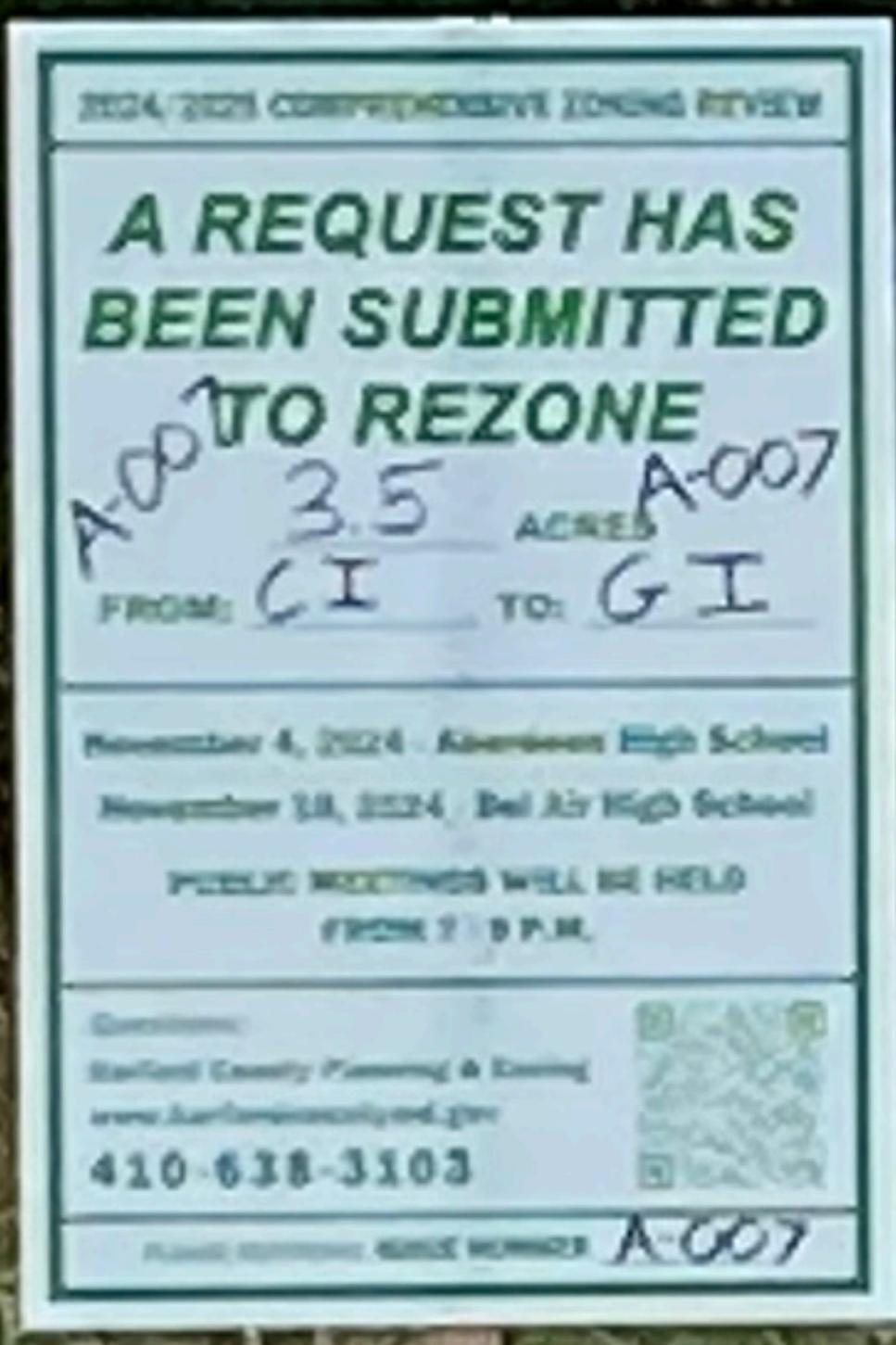
FROM 7 - 9 P.M.

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)

A 3x2 grid of six empty square boxes, each with a black border, intended for drawing or writing.

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:

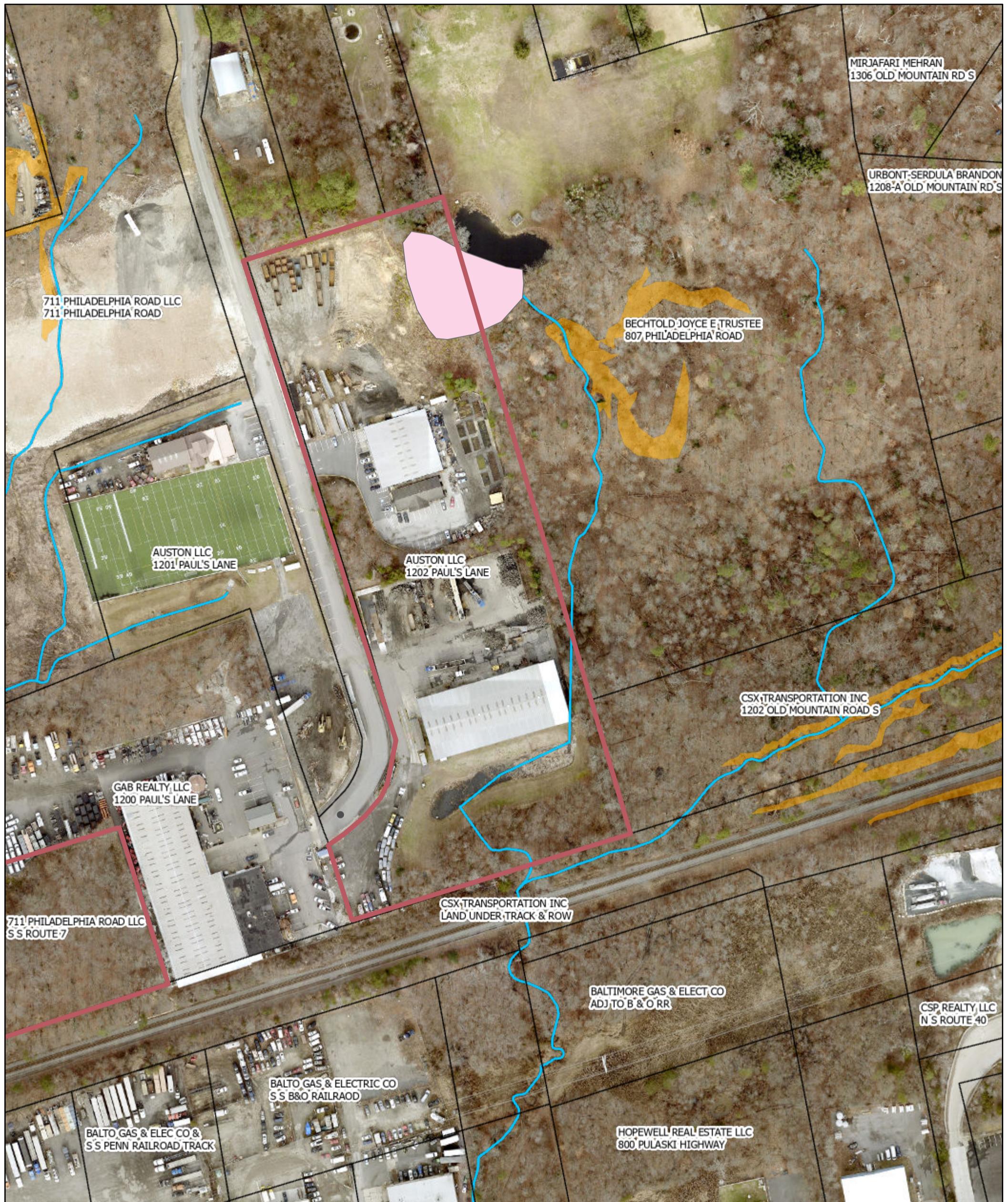
The parcel had some forest cover, mostly edge forest with some marked as "Hub" in the Green Infrastructure plan.

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

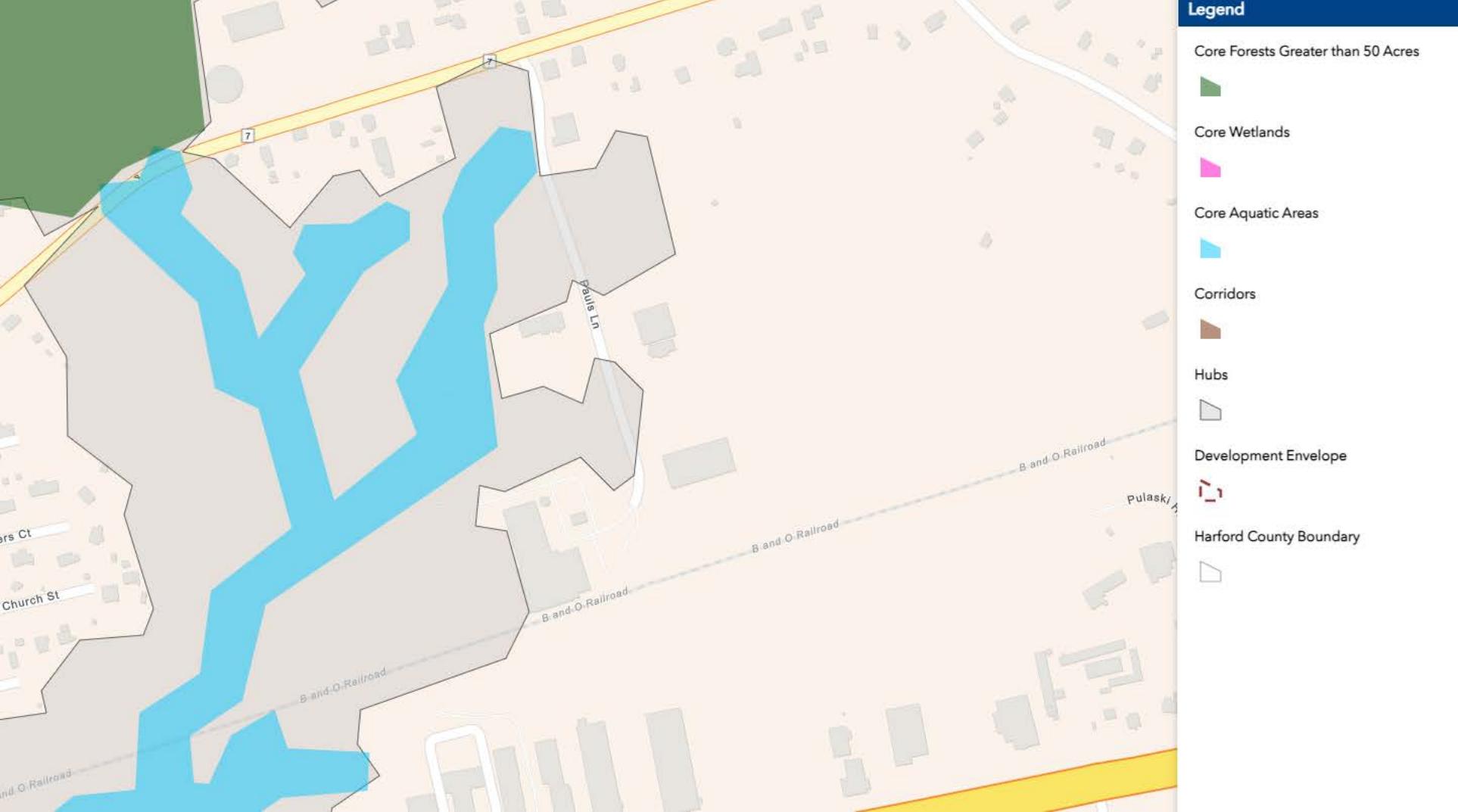
Cadastral

Greater Than 25 Percent

1:2,257

0 0.02 0.04 0.08 mi
0 0.03 0.06 0.12 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-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 Cl Requested Zoning Gl

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 | R1/LI | Single Family Residential |
| South | CI | Railroad Vacant/Wooded Parking |
| East | CI | Residential – Single Family Vacant/Wooded Industrial/Commercial – Intercon Truck of Baltimore |
| West | R1/CI | 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:

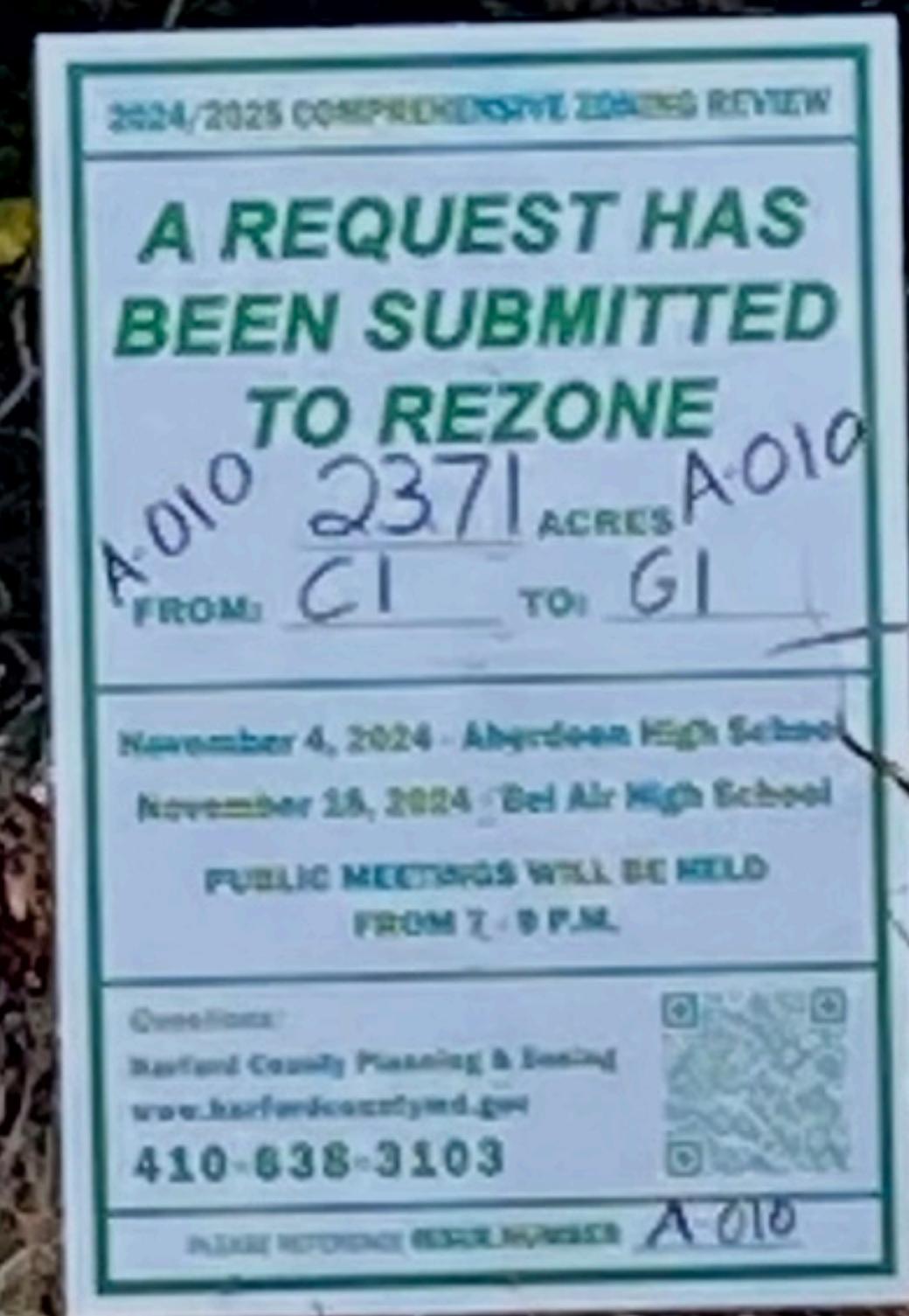
CI/GI

Planning Advisory Board Recommendation:

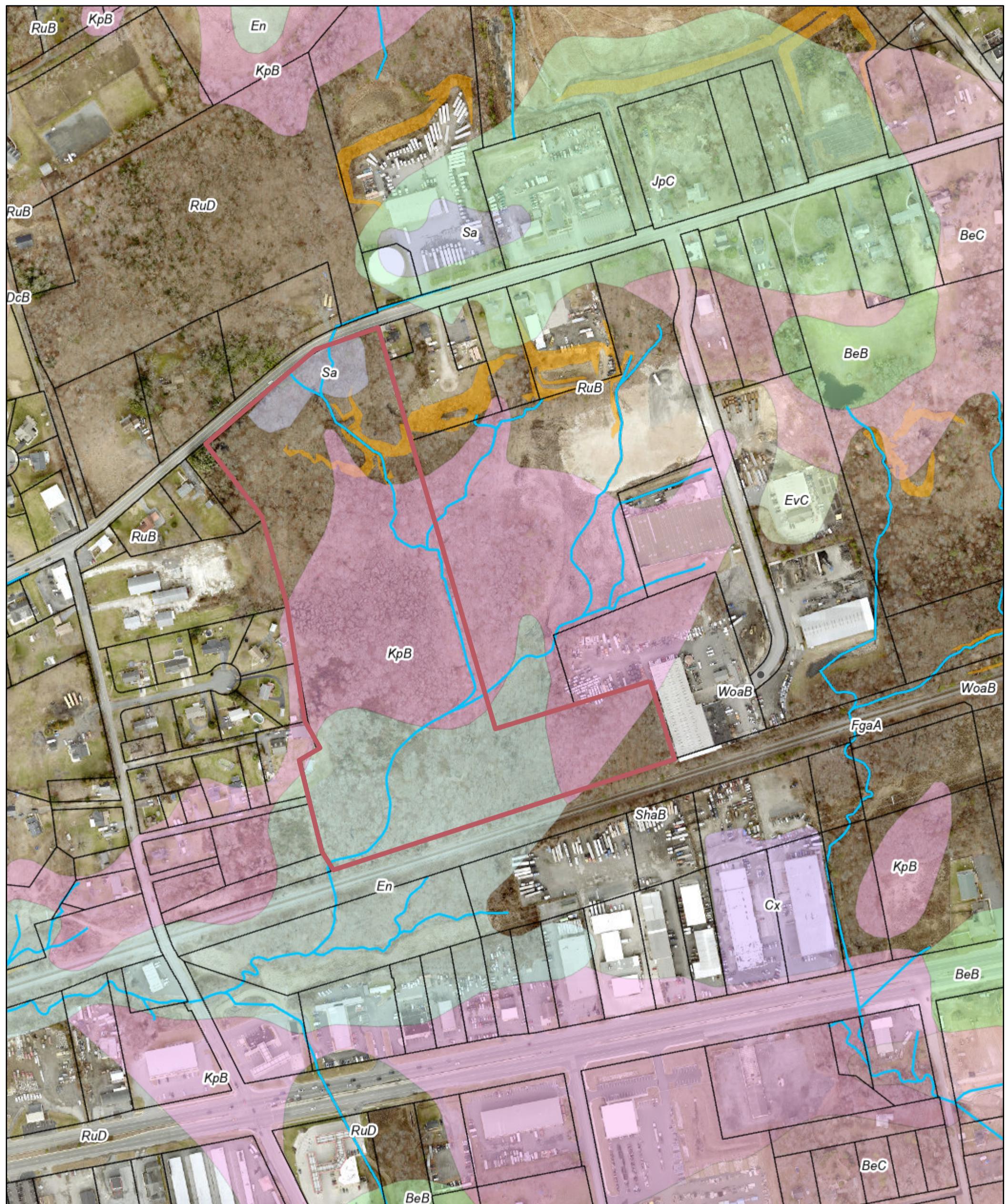
No Change

10. Appendix

See attachments for agency reviews.



Harford County Maryland



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

Soil Classifications En Hydrology Lines

BeB

EvC

Harford County Boundary

BeC

JpC

Cadastral

Cx

KpB

Greater Than 25 Percent

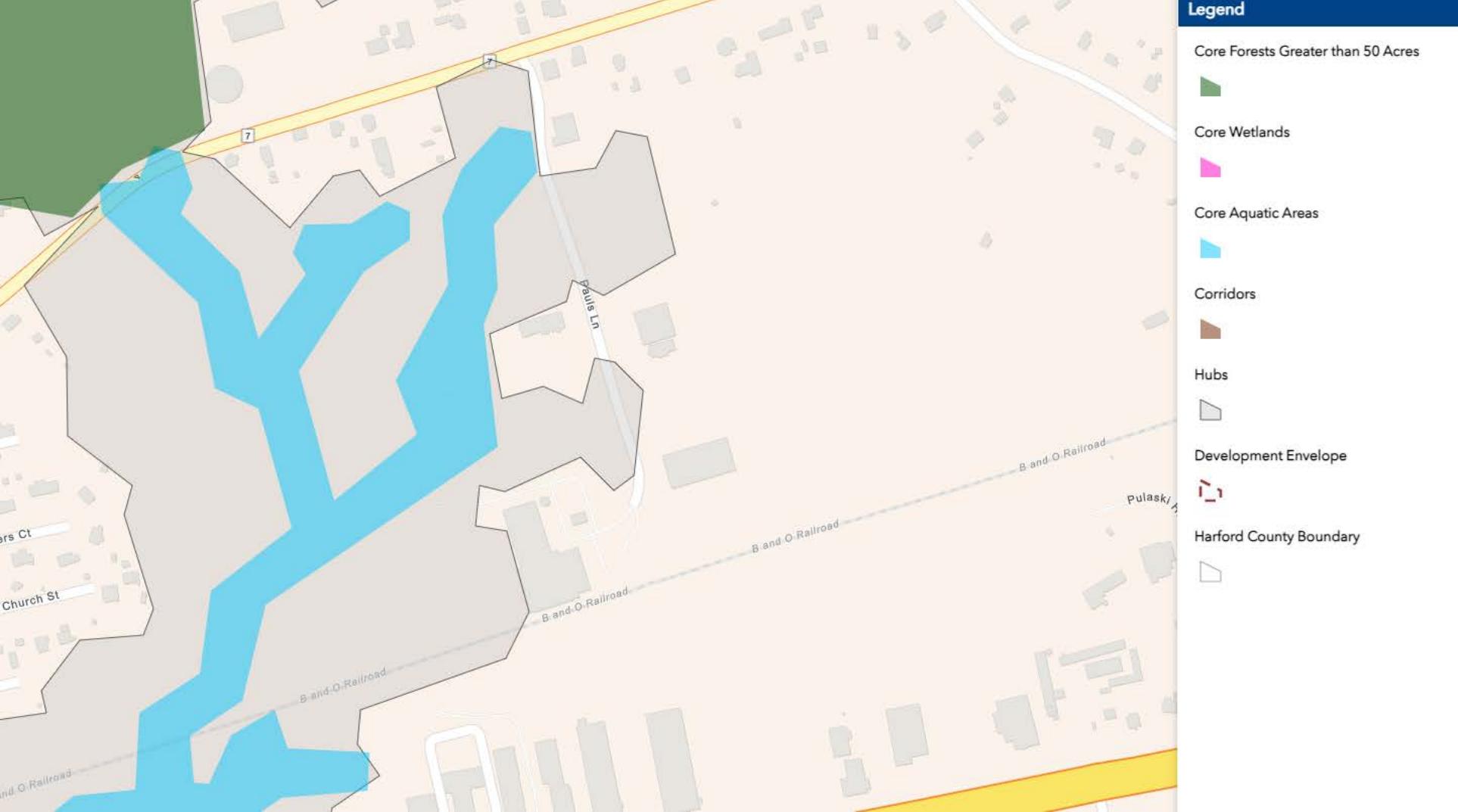
DcB

Sa

1:4,514

0 0.04 0.08 0.12 0.16 mi
0 0.05 0.1 0.15 0.2 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 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 |
| South | R1 | Single Family Residential |
| East | B3 | Gas Station Vacant/Wooded Lot |
| West | B3 | Addiction Treatment Center |

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

30-3

Harford County Maryland



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

- Harford County Boundary
- Cadastral Labels
- Cadastral

1:564

0 0.01 0.01 0.02 mi
0 0.01 0.01 0.01 0.03 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-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 |
| South | R1 | Residential – Single Family |
| East | R1 | Commercial/Utilities Building - Verizon Vacant/Wooded Lot |
| West | R1 | Residential – Single Family |

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.**

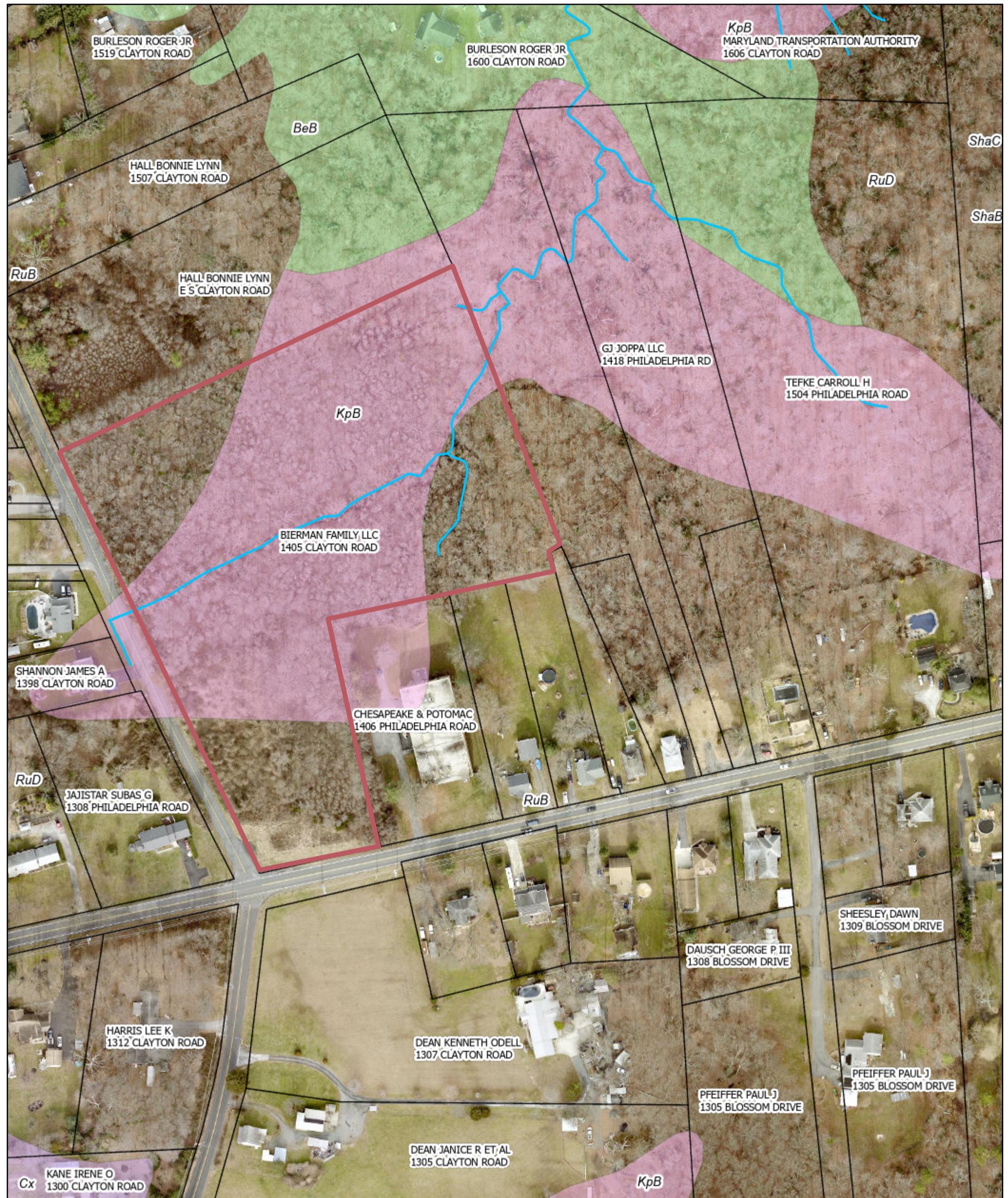
Questions:

Harford County Planning & Zoning
www.harfordcountymd.gov

410-638-3103

PLEASE REFERENCE ISSUE NUMBER **A-012**

Harford County Maryland



8/18/2024 6:08:43 PM

Soil Classifications — Hydrology Lines

Hydrology Lines
BeB Harford County Boundary

Cx Cadastral Label
KnB

1-2 257

A number line representing distance. The scale is marked from 0 to 0.12 km. Major tick marks are labeled at 0, 0.02, 0.04, and 0.08 mi. Minor tick marks are labeled at 0.03, 0.06, and 0.12 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-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 |
| South | R1 | Single Family Residential approx. 0.4 acres Wooded Lot |
| East | R1 | Single Family Residential |
| West | R1 | Residential/Commercial |

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:

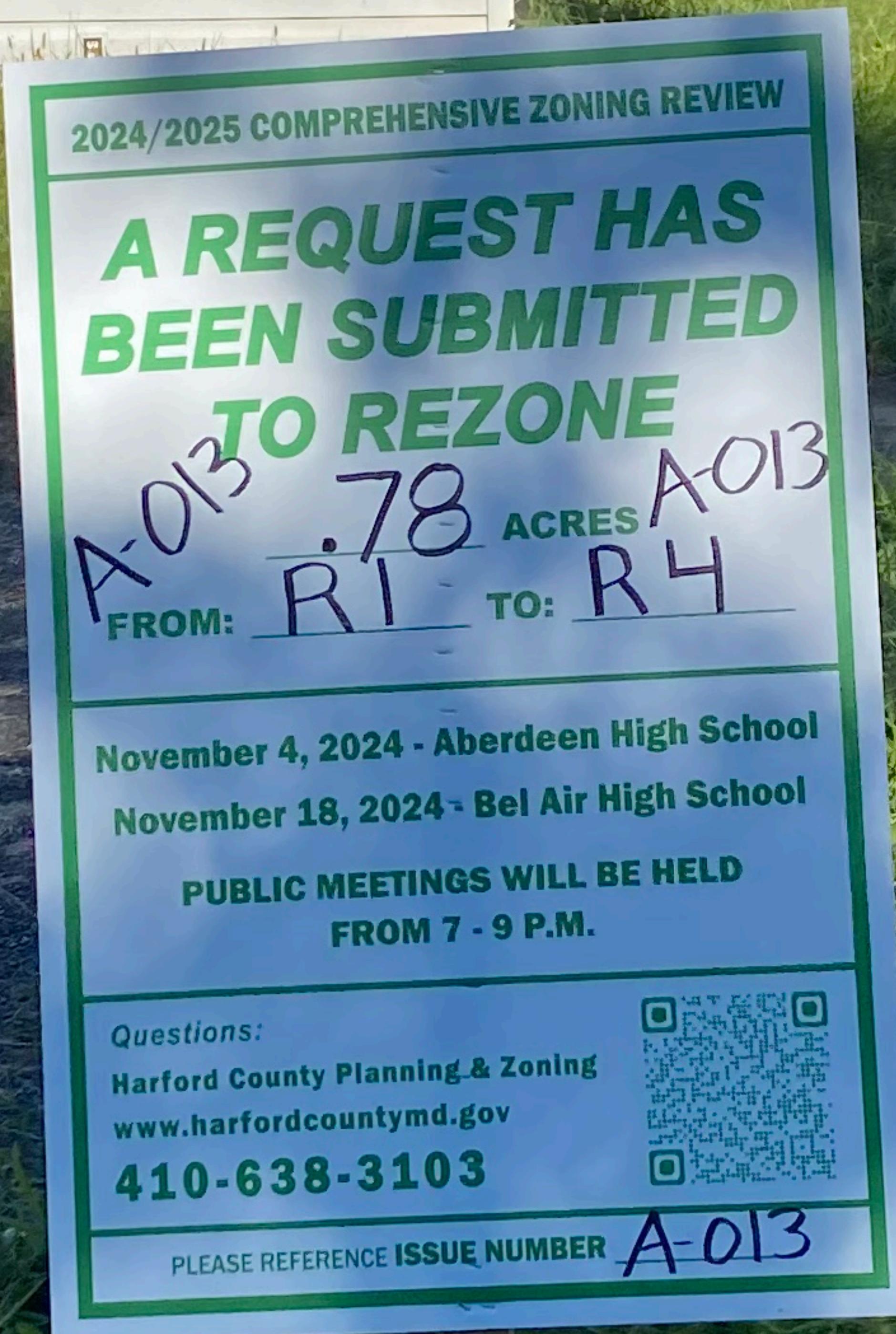
No Change

Planning Advisory Board Recommendation:

No Change

10. Appendix

See attachments for agency reviews.



Harford County Maryland



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

- Harford County Boundary
- Cadastral Labels
- Cadastral

1:1,128

0 0.01 0.02 0.04 mi
0 0.01 0.02 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-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%

High Joppatowne
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.

Richard Ferrigno, Corporate Secretary of Joppatowne Christian Church.

Property Owner 1: 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 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 |
| South | R3 | Single Family Residential approx. 1/4 acre lots |
| East | R3 | Single Family Residential approx. 1/4 acre lots |
| West | R3 | Single Family Residential approx. 1/4 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:

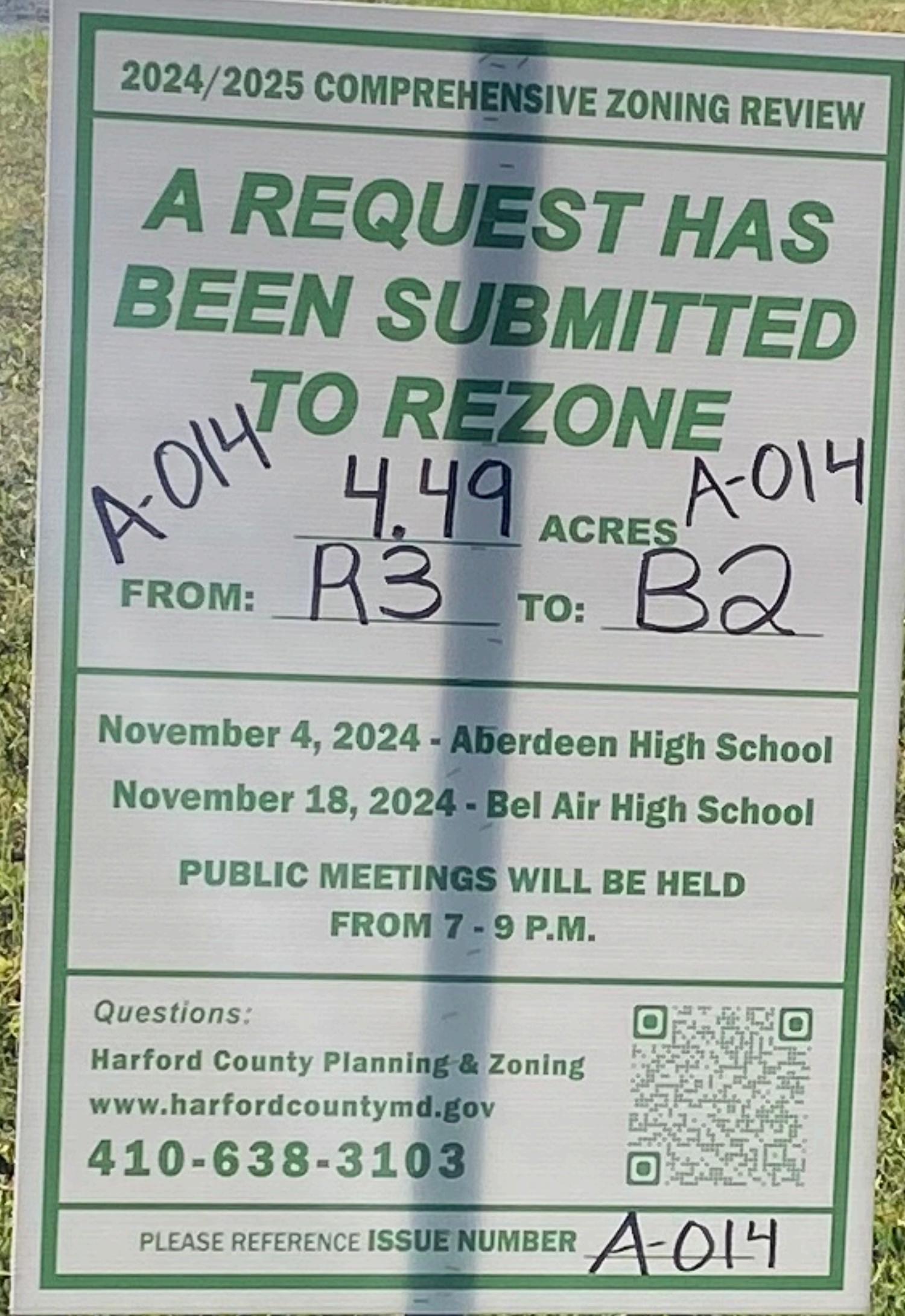
No Change

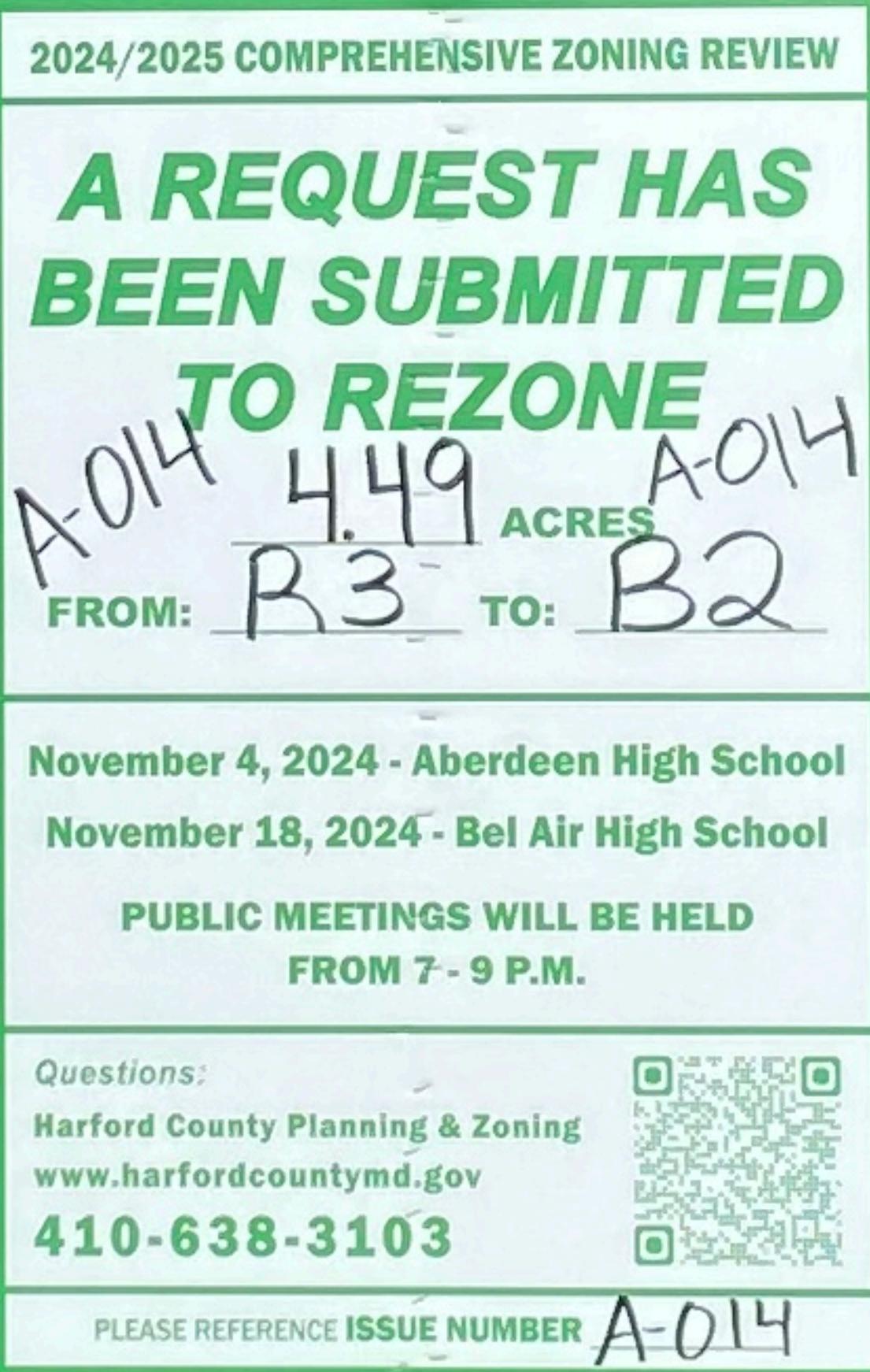
Planning Advisory Board Recommendation:

No Change

10. Appendix

See attachments for agency reviews.





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

Time H Catalogue of Assets

In the Critical Area? If so, circle Land Use Management Area (LDA 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

1:2,257

0 0.02 0.04
0 0.03 0.06
0.08 mi 0.12 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-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 | R1 | Single Family Residential – large lots |
| South | R1 | Utilities – BGE Railroad |
| East | R1 | Single Family Residential – large lots |
| West | R1 | 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.



Harford County Maryland



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

1:4,514

0 0.04 0.09 0.17 mi
0 0.05 0.1 0.2 km

| | | | |
|----------------------|------|------|-------------------------|
| Hydrology Lines | ChB2 | JpC | SsD |
| Soil Classifications | CkC2 | KpB | Harford County Boundary |
| BeB | En | SIB2 | Cadastral |
| BeC | JpB | SIC2 | |

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

A-016

Tax Account Number

1301399719

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 1311, 1313, 1315, 1317, 1319, 1321, 1323, 1325, 1327, 1329 Joppa Farm Rd, Joppatowne, MD 21085

Election District/Precinct 1-02 Councilmanic District A

Tax Map 64 Parcel 271 Block _____ Section _____ Lot _____

Total Acreage of Parcel 5.29 Area to be rezoned: 5.29

Current Zoning: R1 Requested Zoning: R4

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 |
| 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:

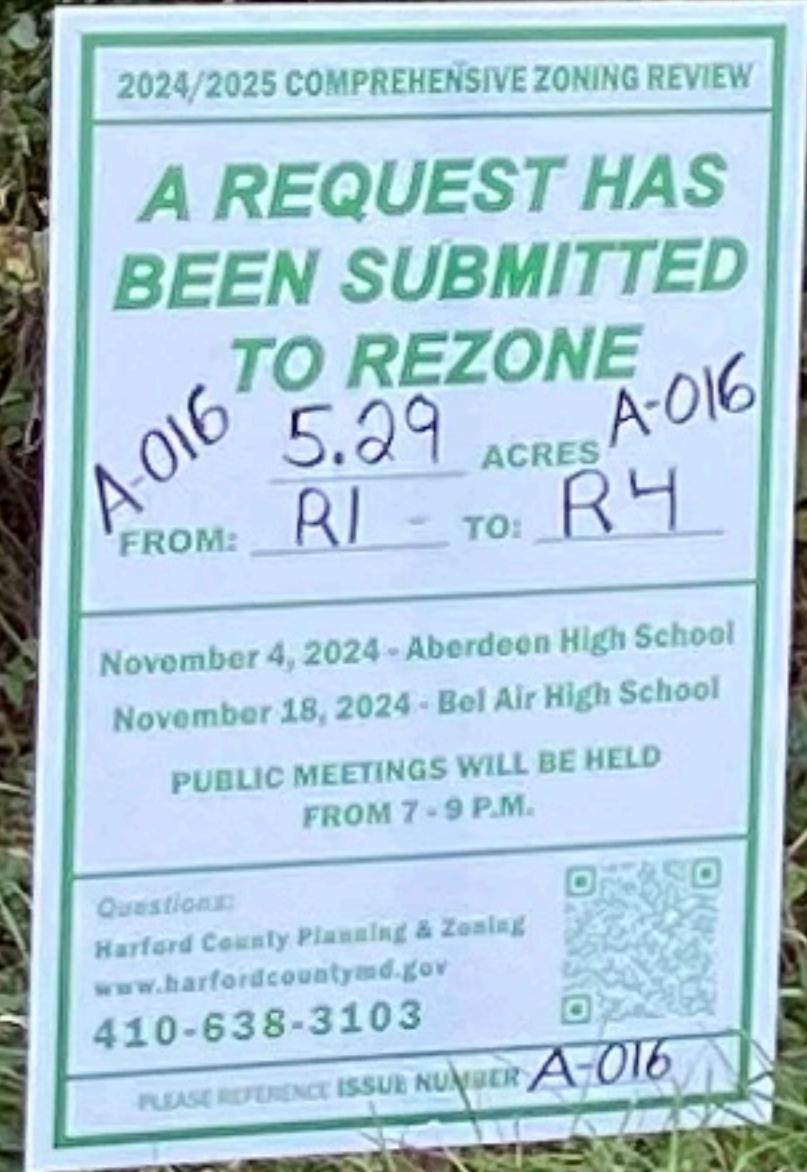
No Change

Planning Advisory Board Recommendation:

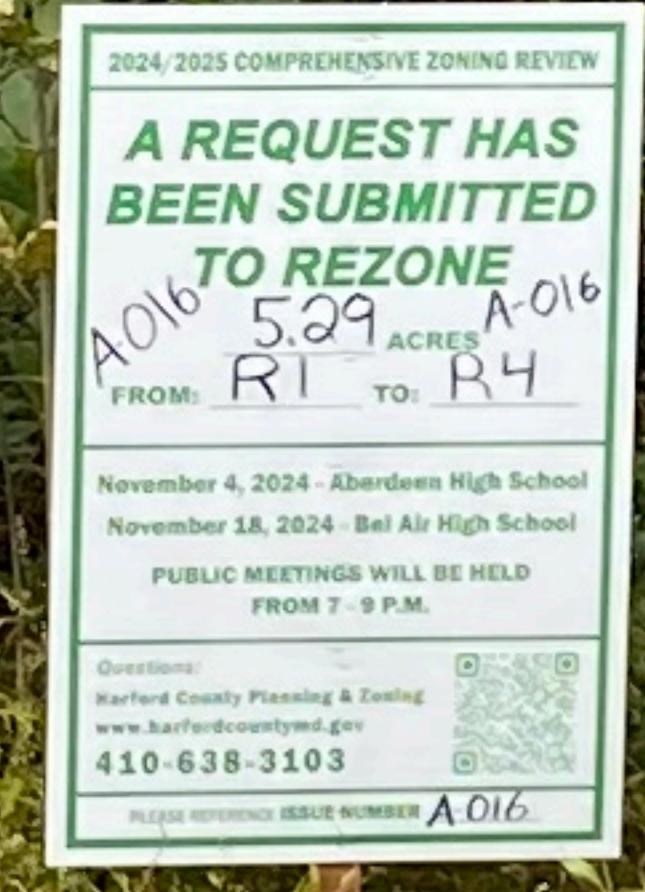
No Change

10. Appendix

See attachments for agency reviews.



0981



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.

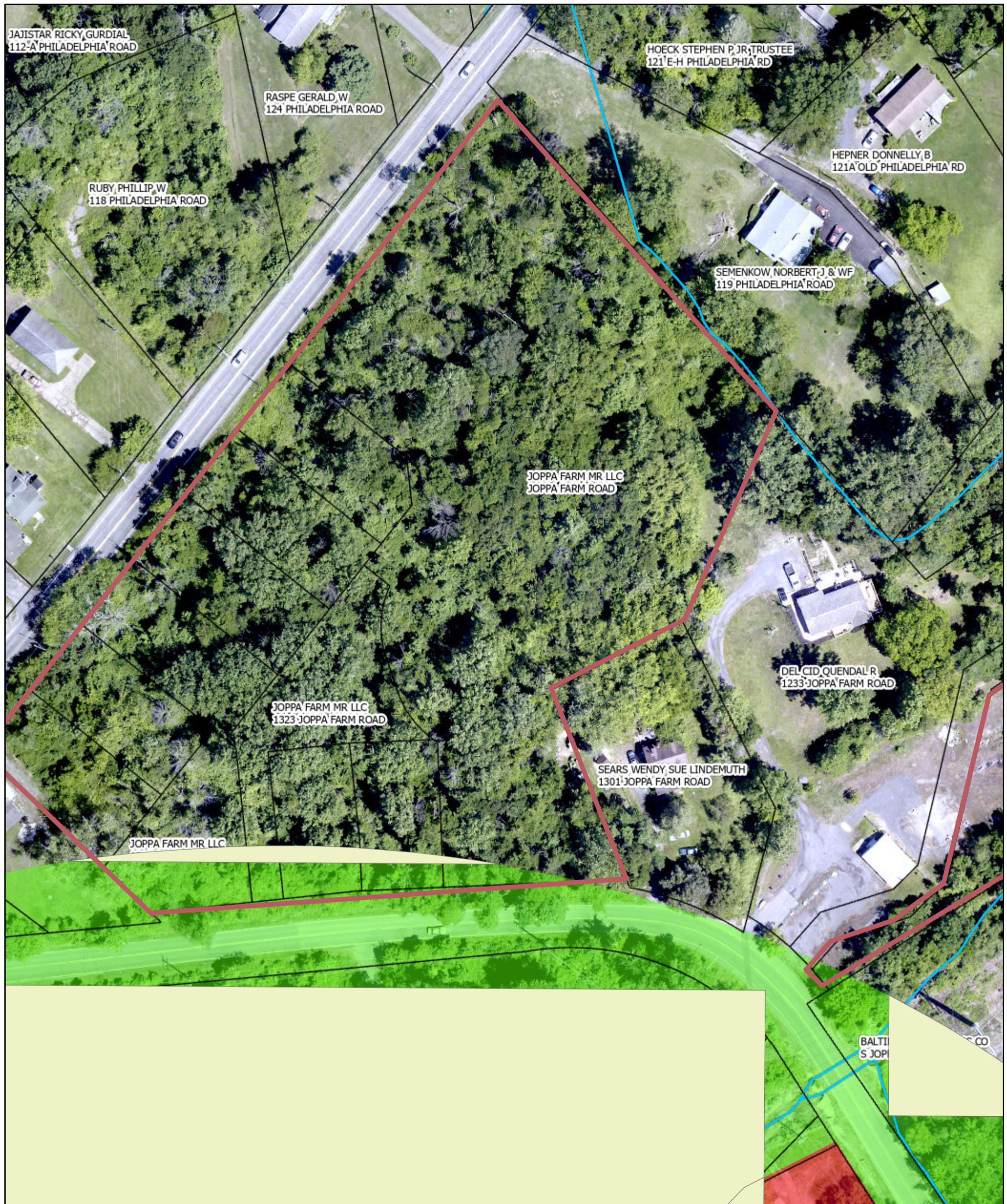
There are possible wetlands due to soils with hydric components (Beltsville silt loam, Keyport silt loam). There is a non-tidal wetland mapped on the plat.

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

Cadastral

Critical Area

Intensely Developed Areas

Resource Conservation Areas

Hydrology Lines

Harford County Boundary

Cadastral Labels

1:1,128

0 0.01 0.02 0.04 mi
0 0.01 0.02 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 |
| South | R1 | Power Lines Railroad |
| East | R1 | Vacant/Wooded Lots |
| West | R1 | Vacant/Wooded Lots |

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:

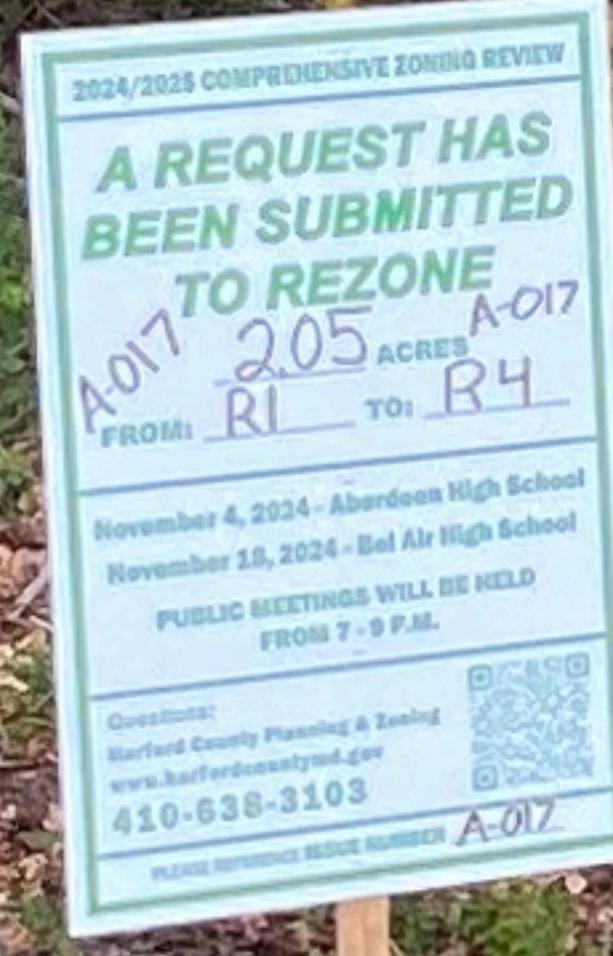
No Change

Planning Advisory Board Recommendation:

No Change

10. Appendix

See attachments for agency reviews.



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

Source Water Assessment Area? _____

NRD

Stream Buffer (75') or (150')

Wetlands NWI Mapped Possible

100-Year Floodplain on the Property If yes, Zone A Panel # 24025C0261E

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 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%.

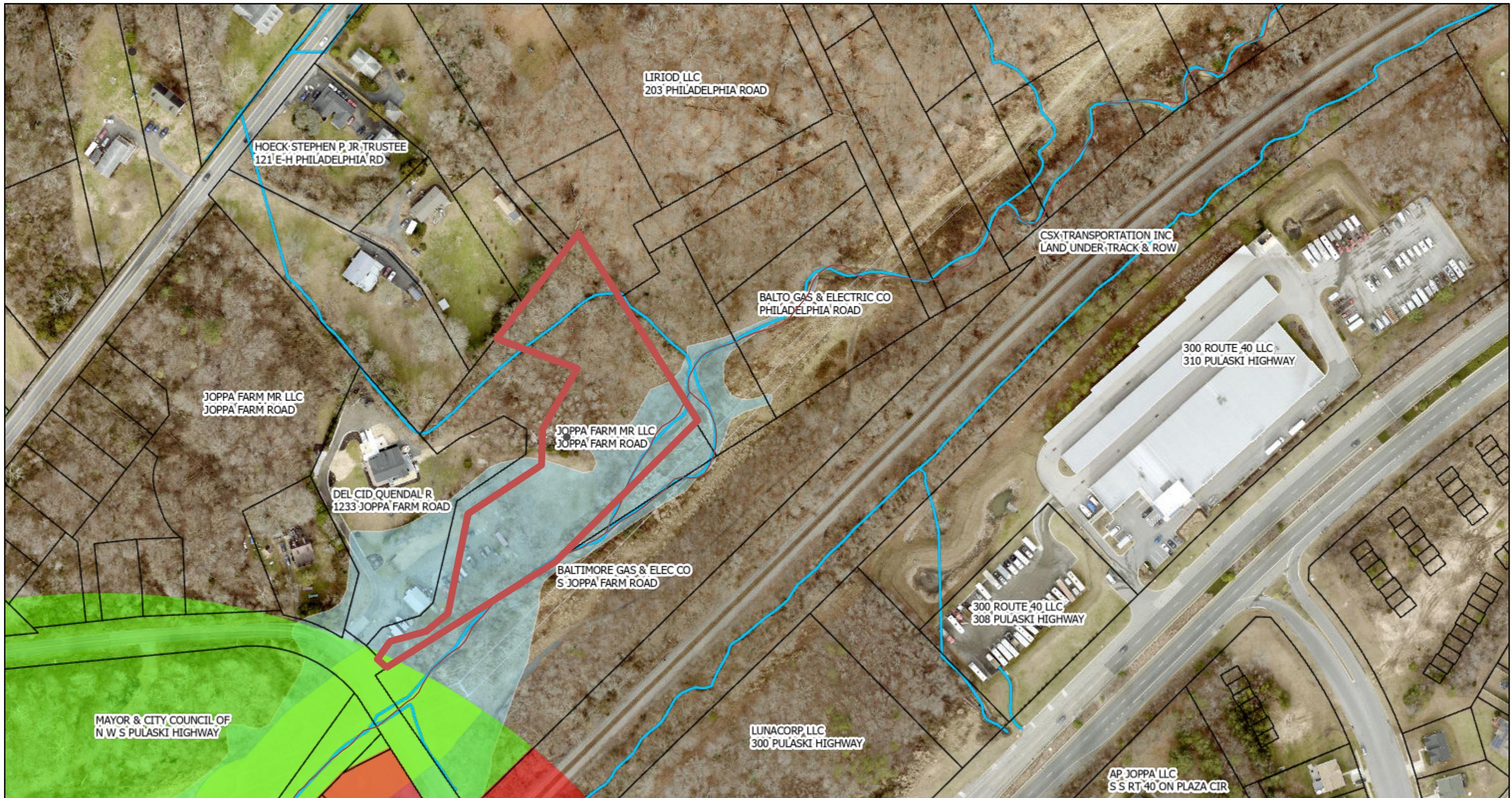
Property is mostly wooded, and is mapped as "Hub" with "Core Aquatic Areas" in the Green Infrastructure plan.

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

1:2,257

- Map1 - nrds_85-12
- Hydrology Lines
- Harford County Boundary
- Cadastral Labels
- Cadastral
- 100 Year Flood Zone
- A
- Critical Area
- Intensely Developed Areas
- Resource Conservation Areas
- Critical Area Buffer
- Buffer

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

2021 Harford County Government

0 0.02 0.04 0.08 mi
0 0.03 0.07 0.13 km

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-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