

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

B-001

Tax Account Number

03032310 / 03058417 /
03058409

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: Dennis W. Remann, Managing Member of Reimann Family Realty, LLC

Address: 1531 Boggs Road, Forest Hill, Maryland 21050

Property Owner 2: _____

Address: _____

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

Address 124 North Main Street, Bel Air, Maryland 21014

2. Description of Property

Site Address 1801 Harford Road, Benson, MD 21018/ Route 147, Benson, MD 21018/
1803 Harford Road, Fallston, MD 21047

Election District/Precinct 03-09 Councilmanic District B
0710/
0644/

Tax Map 55 Parcel 0569 Block _____ Section _____ Lot _____

Total Acreage of Parcel .44 / .459 / .79 Area to be rezoned: .44 / .459 / .79
Current
Zoning: B2 Requested Zoning: B3

3. Land Use and Zoning Considerations

A. Existing Land Uses:

*Addiction Treatment Center
Vacant Lots*

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	<u>B3 (MD 147)</u>	Auto Dealership Parking Lot
South	<u>B2 (MD 147)</u>	Commercial/Retail
East	<u>B3 (Connolly Rd)</u>	US Post Office / Auto Detailing / Retail / Trade Service
West	<u>B2 (Connolly Rd)</u>	Office Commercial/Service

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

The zoning request is consistent with the Land Use Map and the properties are inside the development envelope.

B. Water and Sewer Master Plan

The properties are within the County's planned water and sewer service areas

6. Environmental

Environmental features on this property includes some edge forests.

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. Connolly Road will need widened/upgraded and traffic signal improved.

9. Recommendations

Department of Planning and Zoning Recommendation:

B3

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**

B-001

44/459/79 ACRES

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 B001

ATTACHMENTS ✓ YES NO

DATE COMPLETED 8/19/2024

PLANNER INITIALS DF

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # B-001 Applicant Name Bradley R. Stover Tax ID # 03058409 / 03032310 / 03058417
Tax Map 0055 Parcel # 0569 / 0710 / 0644 Lot # Watershed Atkisson Reservoir 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 par

Property located within a SSPRA

Designated Trout Stream Subwatershed

Tier II Catchment Area

Green Infrastructure (HUB CORE CORRIDOR)
Local Grids 3.16 sq mi 1.14 Hectares (Hectare)

FIDS-H1.1/2.2 (v1.0) in Critical Mode

FIIS Habitat? (only in Critical Area)
Critical Area Buffer (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:

Harford County Maryland



8/19/2024, 4:10:42 PM

1:1,128

Harford County Boundary

0 0.01 0.02
0 0.01 0.03 0.06 km

Cadastral Labels

Cadastral

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



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number B-001 Tax Map 55 Grid 1D Parcel 710 District No. 03 Tax ID No. 032310
Subdivision Name N/A Lot No. N/A Acres 0.79
Applicant/Owner Bradley R. Stover, Esq. and Robinson & Stover, LLC/ Dennis Reiman
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: Car sales LUST, gas station

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 Water and Sewer service area.

Property reviewed by: leonard W. Walinski

Date: July 10, 2024

*further evaluation may be required



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number B-001 Tax Map 55 Grid 1D Parcel 569 District No. 03 Tax ID No. 058409
Subdivision Name N/A Lot No. N/A Acres 0.459
Applicant/Owner Bradley R. Stover, Esq. and Robinson & Stover, LLC Dennis Reiman
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: Car sales LUST

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 Water and Sewer service area

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

*further evaluation may be required



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number B-001 Tax Map 55 Grid 1D Parcel 644 District No. 03 Tax ID No. 058417
Subdivision Name N/A Lot No. N/A Acres 0.440
Applicant/Owner Bradley R. Stover., Esq. and Robinson & Stover, LLC./Dennis Reiman
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: Car sales LUST, gas station

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 Water and Sewer service area

Property reviewed by: Leonard W. Walinski, LEHS

Date: 07/10/2024

*further evaluation may be required

ATTACHMENTS YES ✓ NO
DATE COMPLETED 8/21/24
PLANNER INITIALS JMB

Historic Preservation Checklist

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

Property Address 1801 Harford Rd., Benson/1803 Harford Rd., Fallston/Route 147, Benson

Current Zoning B2 Requested Zoning B3

Historic Inventory Number N/A

Comments:

No inventoried historic sites on these properties.

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

Transportation Checklist

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

1801 Harford Rd, Benson, MD 21018/ Route 147, Benson, MD 21018/ 1803 Harford Rd, Fallston, MD 21047
Property Address _____

Current Zoning B2 Requested Zoning B3

Most Recent ADT 14,575 (MD 147/Harford Road); 2900 (Connolly Road)

LOS at the Nearest Intersection MD 147 @ Connolly Road - B/17.2 (AM); C/20.3 (PM); B/17.2 (Sat)

Estimated Trip Generation 942 ADT (ITE 16,890 sq. ft. Strip Retail Plaza)

Functional Classification MD 147 - Minor Urban Arterial; Connolly Road - Minor Rural Collector

Capital Improvements None

Sidewalk _____ Yes X No _____

Comments:

ATTACHMENTS YES NO

DATE COMPLETED 8/23/24

PLANNER INITIALS SPG

Zoning History

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

Property Address 1803 Harford Road, Fallston, MD 21047

Current Zoning B2 Requested Zoning B3

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

Comments:

ATTACHMENTS YES NO

DATE COMPLETED 8/6/2024

PLANNER INITIALS KR

School Assessment

Issue # B-001

Applicant Name Bradley R. Stover

Property Address 1801 Harford Rd., Benson, MD 21018; 1803 Harford Rd., Fallston, MD 21047

Current Zoning B2

Requested Zoning B3

Districts:

Elementary Youth's Benefit Adverse Impact No Utilization Rate 99%

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 # B-001 Applicant Name Bradley R. Stover

Property Address multiple (1801 Harford Road)

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

B-002

Tax Account Number

03032213

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: Reimann Family Realty, LLC

Address: 1531 Boggs Road, Forest Hill, Maryland 21050

Property Owner 2: _____

Address: _____

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

Address 124 North Main Street, Bel Air, Maryland 21014

2. Description of Property

Site Address 1804 Harford Road, Fallston, Maryland 21047

Election District/Precinct 03-09

Councilmanic District B

Tax Map 55 Parcel 0299 Block _____ Section _____ Lot _____

Total Acreage of Parcel .809 Area to be rezoned: .809

Current
Zoning: B2 Requested Zoning: B3

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Office and Commercial/Service

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	<u>B2 (MD 147)</u>	Office
South	<u>R2 (MD 147)</u>	Single Family Residential
East	<u>B2 (Connolly Rd)</u>	Medical Office / Commercial-Retail / Trade Service
West	<u>B2 (Connolly Rd)</u>	Single Family Residential

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

The zoning request is consistent with the Land Use Map and the properties are inside the development envelope.

B. Water and Sewer Master Plan

The properties are within the County's planned water and sewer service areas

6. Environmental

Environmental features on this property includes some edge forests.

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. If the rezoning is approved, Connolly Road will need widened/upgraded and traffic signal improved. However, the department recommends no change at this time.

9. Recommendations

Department of Planning and Zoning Recommendation:

No Change

Planning Advisory Board Recommendation:

No Change

10. Appendix

See attachments for agency reviews.

1004
ADDICTION
CONNECTIONS
RESOURCE

CAPSTONE
LIVING FORWARD COUNSELING
JAY OFFICE
S. D. O. JR.

2024/2025 COMPREHENSIVE ZONING REVIEW

A REQUEST HAS BEEN SUBMITTED TO REZONE

B-002

.809 ACRES

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 B002

2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

B-001 44.459/79 ACRES

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 B001

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ATTACHMENTS ✓ YES NO

DATE COMPLETED 8/19/2024

PLANNER INITIALS DF

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue #B-002 Applicant Name REIMANN FAMILY REALTY LLC Tax ID #03032213
Tax Map 0055 Parcel # 0299 Lot # Watershed Atkisson Reservoir 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 par

Property located within a SSPRA

Designated Trout Stream Subwatershed

Tier II Catchment Area

Green Infrastructure (HUB CORE CORRIDOR)
Local Grids 3. If needed Local Management (IP) IP

FIDS-H1.1/2.2 (v1.0) in Critical Mode

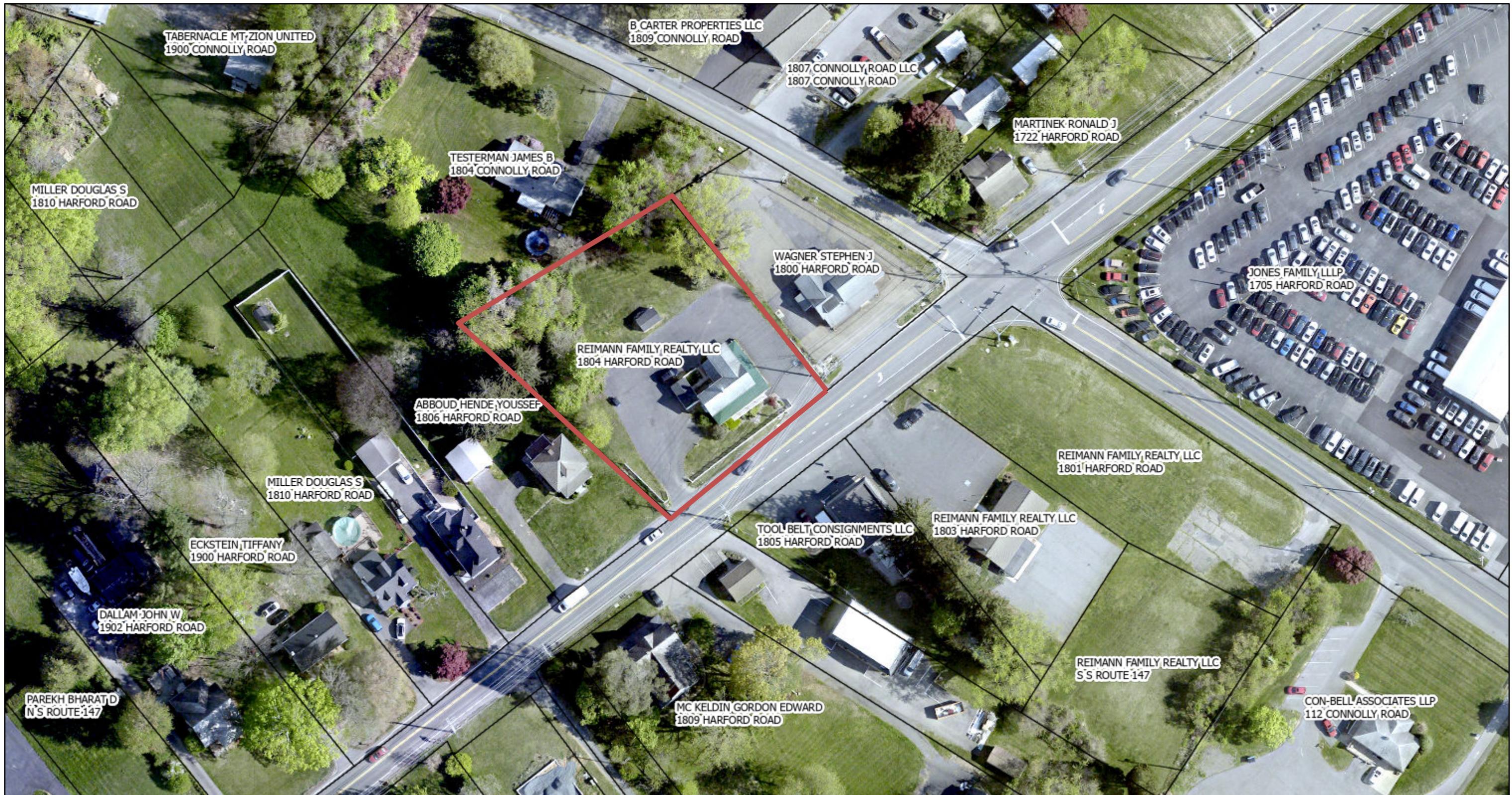
FIIS Habitat? (only in Critical Area)
Critical Area Buffer (only in Critical Area)

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:

Harford County Maryland



8/19/2024, 4:11:11 PM

1:1,128

Harford County Boundary

0 0.01 0.02 0.04 mi
0 0.01 0.02 0.03 0.06 km

Cadastral Labels

Cadastral

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



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number B-002 Tax Map 55 Grid 1D Parcel 299 District No. 03 Tax ID No. 032213
Subdivision Name N/A Lot No. N/A Acres .809
Applicant/Owner Bradley R. Stover, Esq., and Robinson & Stover, LLC/ Reiman Family Realty 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: Old gas station LUST

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. Site presently has a well, no info on type.

Property reviewed by: Leonard W. Walinski, LEHS

Date: July 10, 2024

*further evaluation may be required

ATTACHMENTS YES ✓ NO
DATE COMPLETED 8/21/24
PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # B-002 Applicant Name Bradley R. Stover, Esq., and Robinson & Stover, LLC (Authorized Agent)

Property Address 1804 Harford Rd., Fallston

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 # B-002 Applicant Name Bradley R. Stover, Esq., and Robinson & Stover, LLC (Authorized Agent)

Property Address 1804 Harford Road, Fallston, MD 21047

Current Zoning B2 Requested Zoning B3

Most Recent ADT 14,575 (MD 147/Harford Road)

LOS at the Nearest Intersection MD 147 @ Connolly Road - B/17.2 (AM); C/20.3 (PM); B/17.2 (Sat)

Estimated Trip Generation 571 ADT (ITE 571 sq. ft. Strip Retail Plaza)

Functional Classification MD 147 - Minor Urban Arterial

Capital Improvements None

Sidewalk Yes No

Comments:

ATTACHMENTS YES NO

DATE COMPLETED 8/23/24

PLANNER INITIALS SPG

Zoning History

Issue # B-002 Applicant Name Bradley R. Stover, Esq., and Robinson & Stover, LLC

Property Address 1804 Harford Road, Fallston, MD 21047

Current Zoning B2 Requested Zoning B3

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

Comments:

ATTACHMENTS YES NO

DATE COMPLETED 8/6/2024

PLANNER INITIALS KR

School Assessment

Issue # B-002 Applicant Name Bradley R. Stover, Esq., and Robinson & Stover, LLC

Property Address 1804 Harford Rd., Fallston, MD 20147

Current Zoning B2 Requested Zoning B3

Districts:

Elementary Youth's Benefit Adverse Impact No Utilization Rate 99%

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 # B-002 Applicant Name Bradley R. Stover, Esq. and Robinson & Stover, LLC

Property Address 1804 Harford Road

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

B-003

Tax Account Number

03028828

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: B. Scott Striebinger

Address: 18 Vista View Court, Kingsville, Maryland 21087

Property Owner 2: _____

Address: _____

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

Address 124 North Main Street, Bel Air, Maryland 21014

2. Description of Property

Site Address 3095 Bel Air Road, Fallston, Maryland 21047

Election District/Precinct 03-09 Councilmanic District B

Tax Map 60 Parcel 3 Block _____ Section _____ Lot _____

Total Acreage of Parcel 29.759 Area to be rezoned: 29.759

Current Zoning: AG Requested Zoning: B3

3. Land Use and Zoning Considerations

A. Existing Land Uses:

*Commercial – Golf Driving Range
Single Family Residential*

B. Land Use Plan Designation:

Agricultural

4. Zoning History

No Zoning Request in 2017

Existing Zoning and Land Use in surrounding area:

	<u>Zoning</u>	<u>Land Use</u>
North	RO	Single Family Residential
South	AG	State Park
East	AG	Single Family Residential State Park
West	AG	Single Family Residential Agricultural

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

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

B. Water and Sewer Master Plan

This property is located outside of the water and sewer service area. Water and sewer have not been planned for this area. Major upgrades are required.

6. Environmental

Environmental features on this property includes 150-foot stream buffer, possible nontidal wetlands, floodway, steep slopes, forests, and SSPRA. Approximate NRD is 50%. Mapped as "Hub" with "Core Forests and Wetlands" in the Green Infrastructure Plan.

7. Historic/Land Preservation Issues:

No AG preservation or historic preservation impacts

8. Assessment Summary:

This zoning request is inconsistent with the Land Use Map and the property is located outside of the development envelope and the water and sewer service area. Zoning request impacts environmental resources. The US 1 at Reckord Road is a failing intersection. US 1 would require extensive widening and improvements to provide safe access to the site.

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**

B-003

29.759

ACRES

FROM: AG

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 **B-003**



Harford County Maryland



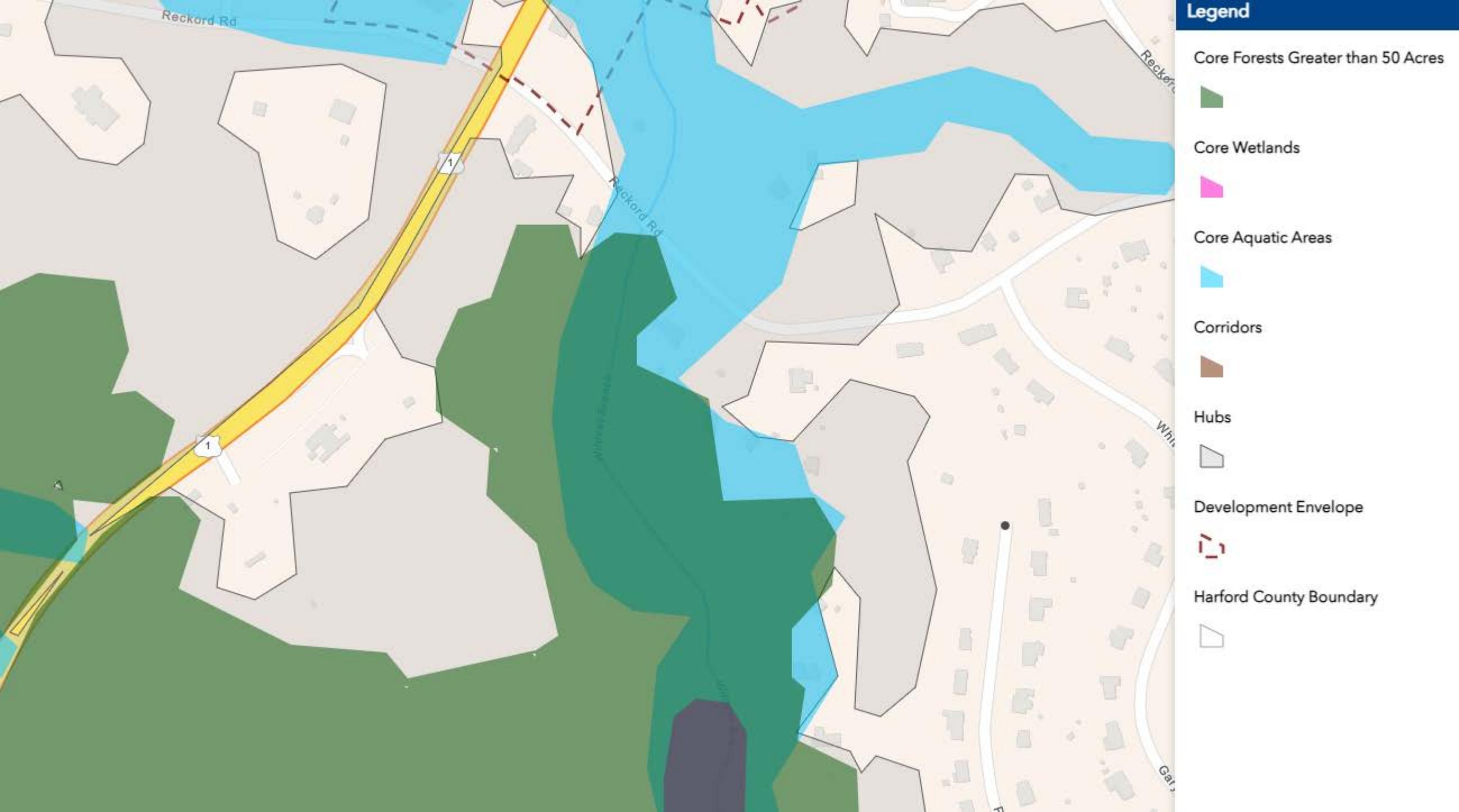
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- Map1 - nrds_85-12
- Map1 - Over25Over40k
- Hydrology Lines
- Harford County Boundary
- Cadastral
- 100 Year Flood Zone
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- AE

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





Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number B-003 Tax Map 60 Grid 1C Parcel 3 District No. 03 Tax ID No. 028828
Subdivision Name N/A Lot No. N/A Acres 29.759
Applicant/Owner Bradley R. Stover, Esq. and Robinson & Stover, LLC/ 3095 Bel Air Road
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:

Are percolation tests present, up to date, and satisfactory on this property? Yes Limited Yes No Unknown

Are there OSDS/soil problems in the community?

Yes No Unknown

If problem, explain: additional soil test may be required for building purposes

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

Outside of Master Water and Sewer Plan.

Property reviewed by: Leonard W. Walinski, LEHS

Date: July 9, 2024

*further evaluation may be required

ATTACHMENTS YES NO
DATE COMPLETED 8/21/24
PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # B-003 Applicant Name Bradley R. Stover, Esq., and Robinson and Stover, LLC (Authorized Agent)

Property Address 3095 Bel Air Rd., Fallston

Current Zoning AG 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 # B-003 Applicant Name Bradley R. Stover, Esq., and Robinson & Stover, LLC (Authorized Agent)

Property Address 3095 Bel Air Rd, Fallston, MD 21047

Current Zoning AG Requested Zoning B3

Most Recent ADT 20,645 (US 1/Bel Air Road)

LOS at the Nearest Intersection US 1 @ Reckord Road - F/572.0 (AM); F/166.0 (PM)

Estimated Trip Generation 13,634 ADT (ITE 297,590 sq. ft. Shopping Center)

Functional Classification US 1 - Principal Rural Arterial

Capital Improvements US 1 Paving - Harford/Baltimore County line to MD 152

Sidewalk Yes No

Comments:

Intersection of US 1 @ Reckord Road is an existing failing intersection and an improvement is identified and included in the addendum section of the County's Priority Letter

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 8/6/2024

PLANNER INITIALS KR

School Assessment

Issue # B-003 Applicant Name Bradley R. Stover, Esq., and Robinson & Stover, LLC

Property Address 3095 Bel Air Rd., Fallston MD., 21047

Current Zoning AG Requested Zoning B3

Districts:

Elementary Youth's Benefit Adverse Impact No Utilization Rate 99%

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 # B-003 Applicant Name Bradley R. Stover, Esq. and Robinson & Stover, LLC

Property Address 3095 Bel Air Road

Current Zoning AG Requested Zoning B3

____ Harford County Agricultural Preservation Program

____ Maryland Agricultural Land Preservation Foundation

____ Rural Legacy (Department of Natural Resources)

____ Maryland Environmental Trust

Comments:

Subject Property is adjacent to Gunpowder State Park and is located outside of the designated development envelope.

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

B-004

Tax Account Number

01072579

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: Shiv Management, LLC (Piyash Patel, Managing Member)

Address: 2410 Old Mountain Central Road, Joppa, MD 21085

Property Owner 2: _____

Address: _____

Representative Joseph F. Snee, Jr., Esquire

Address 112 S. Main Street, Bel Air, MD 21014

2. Description of Property

Site Address 2410 Old Mountain Road Central

Election District/Precinct 01 Councilmanic District B

Tax Map 0061 Parcel 0372 Block _____ Section _____ Lot _____

Total Acreage of Parcel .579 Area to be rezoned: .579

Current Zoning: B1 Requested Zoning: B2

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Convenience / Liquor Store

B. Land Use Plan Designation:

Agricultural

4. Zoning History

No Zoning Request in 2017

Existing Zoning and Land Use in surrounding area:

	<u>Zoning</u>	<u>Land Use</u>
North	AG	Single Family Residential
South	B1	Single Family Residential Vacant/Wooded Lot
East	AG	Single Family Residential
West	AG	Single Family Residential

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

This zoning request is inconsistent with the Land Use Map and is located outside of the development envelope.

B. Water and Sewer Master Plan

This property is outside of the water and sewer service area. Future service is not programmed.

6. Environmental

No environmental impacts

7. Historic/Land Preservation Issues:

No AG preservation or historic preservation impacts

8. Assessment Summary:

This property has been operating as a legal nonconforming use for decades. This zoning request legitimizes the use and allows the property owner to make upgrades to the use as needed without Board of Appeals approval.

9. Recommendations

Department of Planning and Zoning Recommendation:

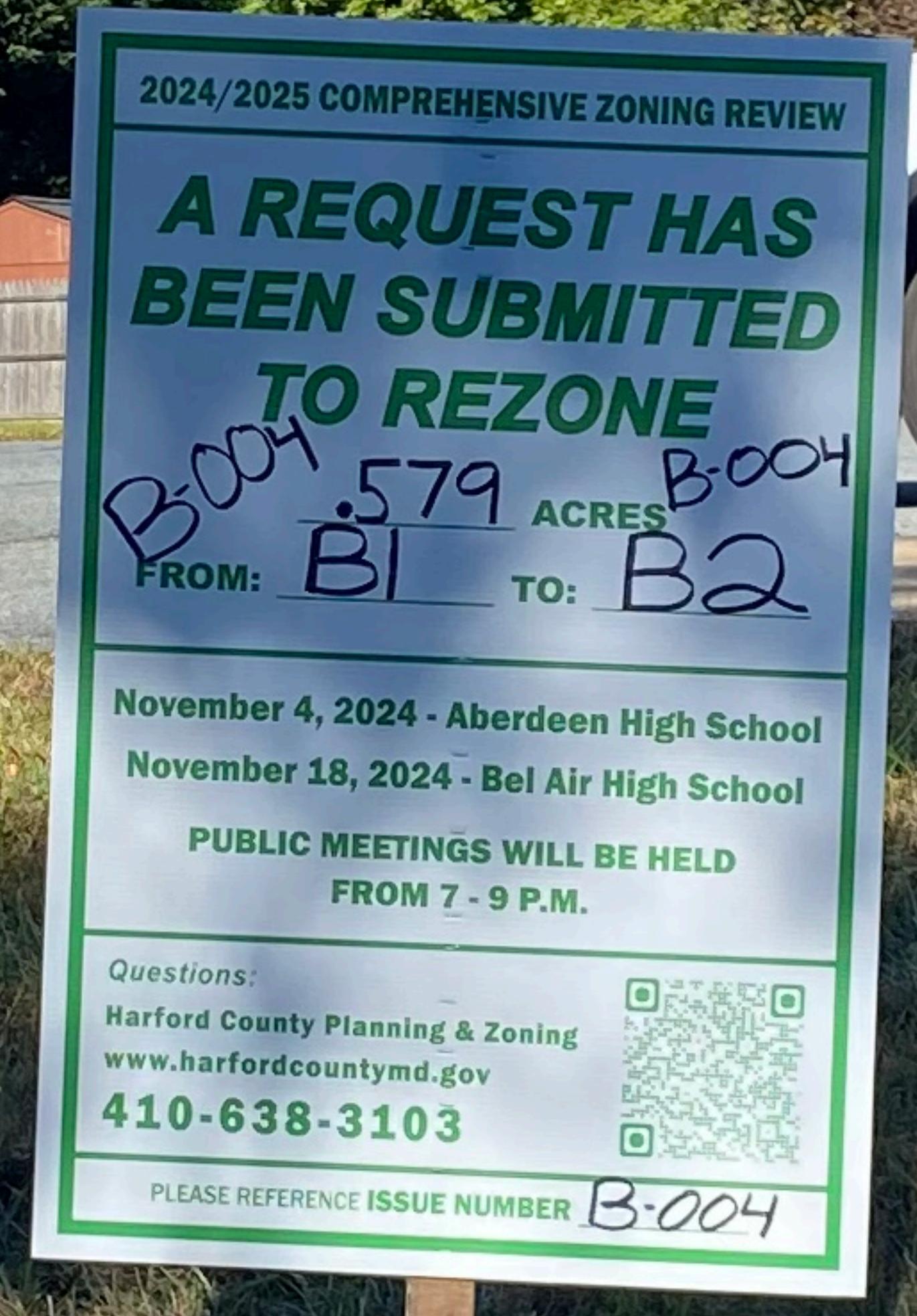
B2

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**

B-004 .579 ACRES B-004
FROM: BI 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 **B-004**

ATTACHMENTS ✓ YES NO

DATE COMPLETED 8/19/2024

PLANNER INITIALS DF

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # B-004 Applicant Name Joseph F. Snee Jr.; Esquire Tax ID # 01072579
Tax Map 0061 Parcel # 0372 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 par

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:

Harford County Maryland



8/19/2024, 4:17:31 PM

1:1,128

Harford County Boundary

0 0.01 0.02 0.04 mi
0 0.01 0.02 0.03 0.06 km

Cadastral Labels

Cadastral

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



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number B-004 Tax Map 61 Grid 3A Parcel 372 District No. 01 Tax ID No. 072579
Subdivision Name N/A Lot No. N/A Acres .579
Applicant/Owner Joseph F. Snee, Esquire/ Shiv Management, 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 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 19, 2024

*further evaluation may be required

ATTACHMENTS YES ✓ NO
DATE COMPLETED 8/21/24
PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # B-004 Applicant Name Joseph F. Snee, Jr., Esq.

Property Address 2410 Old Mountain Road Central, Joppa

Current Zoning B1 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 # B-004 Applicant Name Joseph F Snee, Jr., Esquire

Property Address 2410 Old Mountain Road Central

Current Zoning B1 Requested Zoning B2

Most Recent ADT 24,920 (MD 152/Mountain Road)

LOS at the Nearest Intersection MD 152 @ Singer Road - B/14.4 (AM); B/13.4 (PM)

Estimated Trip Generation 474 ADT (ITE 5,790 sq. ft. Strip Retail Plaza)

Functional Classification Old Mountain Road - Local Road; MD 152 - Principal Rural Arterial

Capital Improvements None

Sidewalk Yes No

Comments:

ATTACHMENTS YES NO

DATE COMPLETED 8/23/24

PLANNER INITIALS SPG

Zoning History

Issue # B-004 Applicant Name Joseph F. Snee, Jr., Esquire

Property Address 2410 Old Mountain Road South, Joppa, MD 21085

Current Zoning B1 Requested Zoning B2

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

Comments:

ATTACHMENTS YES NO

DATE COMPLETED 8/6/2024

PLANNER INITIALS KR

School Assessment

Issue # B-004 Applicant Name Joseph F. Snee Jr.; Esquire

Property Address 2410 Old Mountain Rd. Central

Current Zoning B1 Requested Zoning B2

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 # B-004 Applicant Name Joseph F. Snee Jr.; Esquire

Property Address 2410 Old Mountain Road Central

Current Zoning B1 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

B-005

Tax Account Number

03041948

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: William F Thomas, Jean L Chenworth, Charles W Thomas

Address: 2019 Fallston Rd., Fallston, MD 21047

Property Owner 2: _____

Address: _____

Representative Arthur E Leonard

Address 2110 Rosante Ct., Fallston, MD 21047

2. Description of Property

Site Address 2019 Fallston Road, Fallston, MD 21047

Election District/Precinct 3-04 Councilmanic District B

Tax Map 0047 Parcel 0421 Block _____ Section _____ Lot _____

Total Acreage of Parcel 48.738 Area to be rezoned: 1.97

Current
Zoning: B1 & RR Requested Zoning: B1

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Sawmill

B. Land Use Plan Designation:

Agricultural

4. Zoning History

Requested B1/RR Zoning in 2017. No Zoning Change from County Council

Existing Zoning and Land Use in surrounding area:

	<u>Zoning</u>	<u>Land Use</u>
North	AG	Single Family Residential Farm
South	B1 and AG	Commercial/Retail/Service – Walgreens and 7Eleven Institutional – Church and School
East	RR and AG	Single Family Residential Elementary School – Youth's Benefit
West	RR	Single Family Residential approx. 2 acre lots

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

This request is inconsistent with the Land Use Map and is outside of the development envelope.

B. Water and Sewer Master Plan

This property is outside of the water and sewer service area. Future service is not programmed.

6. Environmental

There are no environmental features on the portion of the property requesting to be rezoned.

7. Historic/Land Preservation Issues:

No AG preservation or historic preservation impacts

8. Assessment Summary:

The B1 zoning is a neighborhood commercial district intended to serve communities. The expansion of existing B1 on the property acknowledges the ongoing commercial use of the property and will give flexibility for future commercial use of the property. However, sawmills are not permitted in the B1 district and the existing sawmill will continue to be recognized as a non-conforming use. The department recommends B1 zoning for the 1.97 +/- acres RR shown on the application.

9. Recommendations

Department of Planning and Zoning Recommendation:

B1/RR

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

B-005 199 ACRES

FROM: BI/BR TO: BI

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

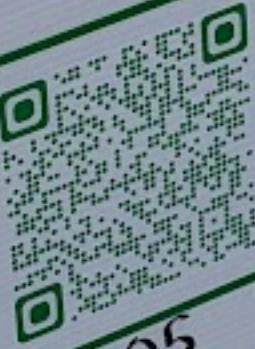
PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.

Questions:

Harford County Planning & Zoning
www.harfordcountymd.gov

410-638-3103

PLEASE REFERENCE ISSUE NUMBER B-005



2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

B-005

1.99 ACRES

FROM: B1/RR TO: B1

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 B-005

ATTACHMENTS ✓ YES NO

DATE COMPLETED 8/20/2024

PLANNER INITIALS DF

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # B-005 Applicant Name William F. Thomas, Jr., Jean L. Chenworth & Charles Thomas Tax ID # 03041948
Tax Map 0047 Parcel # 0421 Lot # Watershed Little Gunpowder Falls / Atkisson Rese 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

Designated Trout Stream

Tier II Catchment Area

Green Infrastructure (HUB CORE CORRIDOR)
 In the Critical Areas? If so, circle Land Use Management Area (LDA LDA LDA)

<input type="checkbox"/>	<input type="checkbox"/>	FIDS Habitat? (only in Critical Area)
<input type="checkbox"/>	<input type="checkbox"/>	Critical Area Buffer (only in Critical Area)
<input type="checkbox"/>	<input type="checkbox"/>	Tributary Streams (only in Critical Area)
<input type="checkbox"/>	<input type="checkbox"/>	Habitat of Local Significance (only in Critical Area)

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

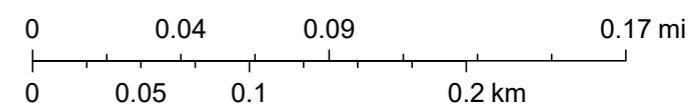
Harford County Maryland



8/20/2024, 2:48:09 PM

1:4,514

- Harford County Boundary
- Cadastral



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



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number B-005 Tax Map 47 Grid 2E Parcel 421 District No. 03 Tax ID No. 041948
Subdivision Name N/A Lot No. N/A Acres 1.970
Applicant/Owner Art Leonard/William F. Thomas, Jean Chenworth, Charles Thomas
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: gasoline

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 8/21/24
PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # B-005 Applicant Name William F. Thomas, Jr., Jean L. Chenworth & Charles Thomas

Property Address 2019 Fallston Rd., Fallston

Current Zoning B1 & RR Requested Zoning B1

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 # B-005 Applicant Name William F. Thomas, Jr., Jean L. Chenworth & Charles Thomas

Property Address 2019 Fallston Road, Fallston, MD 21047

Current Zoning B1 & RR Requested Zoning B1

Most Recent ADT 22,915 (MD 152/Fallston Road); 3,160 (Pleasantville Road)

LOS at the Nearest Intersection MD 152 @ Pleasantville Road - C/22.0 (AM); C/22.1 (PM)

Estimated Trip Generation 336 ADT (ITE 19,700 sq. ft. Building Materials and Lumber Store)

Functional Classification MD 152 - Principal Rural Arterial; Pleasantville Road - Minor Rural Collector

Capital Improvements None

Sidewalk Yes No

Comments:

ATTACHMENTS YES NO

DATE COMPLETED 8/23/24

PLANNER INITIALS SPG

Zoning History

Issue # B-005 Applicant Name Arthur E. Leonard

Property Address 2019 Fallston Road, Fallston, MD 21047

Current Zoning B1/RR Requested Zoning B1

2018 Comp Zoning Issue B-006 2018 Request B1/RR Received No Change

Comments:

ATTACHMENTS YES NO

DATE COMPLETED 8/8/2024

PLANNER INITIALS KR

School Assessment

Issue # B-005

William F. Thomas, Jr., Jean L. Chenworth & Charles Thomas

Applicant Name _____

Property Address 2019 Fallston Road, Fallston, MD 21047

Current Zoning RR/B1

Requested Zoning B1

Districts:

Elementary Youth's Benefit Adverse Impact No Utilization Rate 99%

Middle Fallston Adverse Impact No Utilization Rate 96%

High Fallston Adverse Impact No Utilization Rate 67%

Comment

ATTACHMENTS YES NO
DATE COMPLETED 8/30/24
PLANNER INITIALS JW

AG Preservation Checklist

Issue # B-005 Applicant Name William F. Thomas, Jr., Jean L. Chenworth & Charles Thomas

Property Address 2019 Fallston Road

Current Zoning B1/RR Requested Zoning B1

____ 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

B-006

Tax Account Number

03037738

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: Richard Lee Deutsch

Address: 23275 Pompeii Dr. Dana Point, CA 92629

Property Owner 2: _____

Address: _____

Representative Robert S. Lynch

Address 30 Office Street, Bel Air, MD 21014

2. Description of Property

Site Address Belair Road, Fallston, MD

Election District/Precinct 3-09 Councilmanic District B

Tax Map 055 Parcel 0074 Block _____ Section _____ Lot _____

Total Acreage of Parcel 16.33 Area to be rezoned: 12.438

Current
Zoning: AG/B3 Requested Zoning: B3

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Vacant/Wooded

B. Land Use Plan Designation:

Agricultural

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>B3 and R2</u>	Vacant Land Commercial/Retail – Aumar Village
South	<u>AG</u>	Utility Easement – BGE
East	<u>B3 and AG</u>	Vacant Land/Storage Commercial/Retail/Vet
West	<u>AG</u>	Farm

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

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

B. Water and Sewer Master Plan

This property is located outside of the water and sewer service area. Water and sewer have not been planned for this area. Major upgrades are required.

6. Environmental

Environmental features on this property includes possible nontidal wetlands and forest cover. Approximate NRD is 15%. Mapped as "Hub" in the Green Infrastructure Plan. There are significant flooding issues within the Wildcat Branch watershed. The department has concerns with contributing additional areas of impervious surfaces to the watershed.

7. Historic/Land Preservation Issues:

Property is adjacent to a MALPF easement. No historic preservation impacts.

8. Assessment Summary:

This zoning request is inconsistent with the Land Use Map and the property is located outside of the development envelope and the water and sewer service area. The zoning request impacts environmental features and AG preservation. Traffic safety concerns due to access onto a high-volume and high-speed multilane roadway with no center turn lane. The subject properties have an open zoning enforcement investigation for nonpermitted uses of the property and development within sensitive environmental areas including streams, wetlands, floodplain, and associated NRD areas.

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**

B-006

12.438 **ACRES**

FROM: AG/B3 — **TO: AG**

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 B-006

Harford County Maryland



8/20/2024, 2:27:58 PM

1:4,514

0 0.04 0.09 0.17 mi
0 0.05 0.1 0.2 km

Hydrology Lines

100 Year Flood Zone

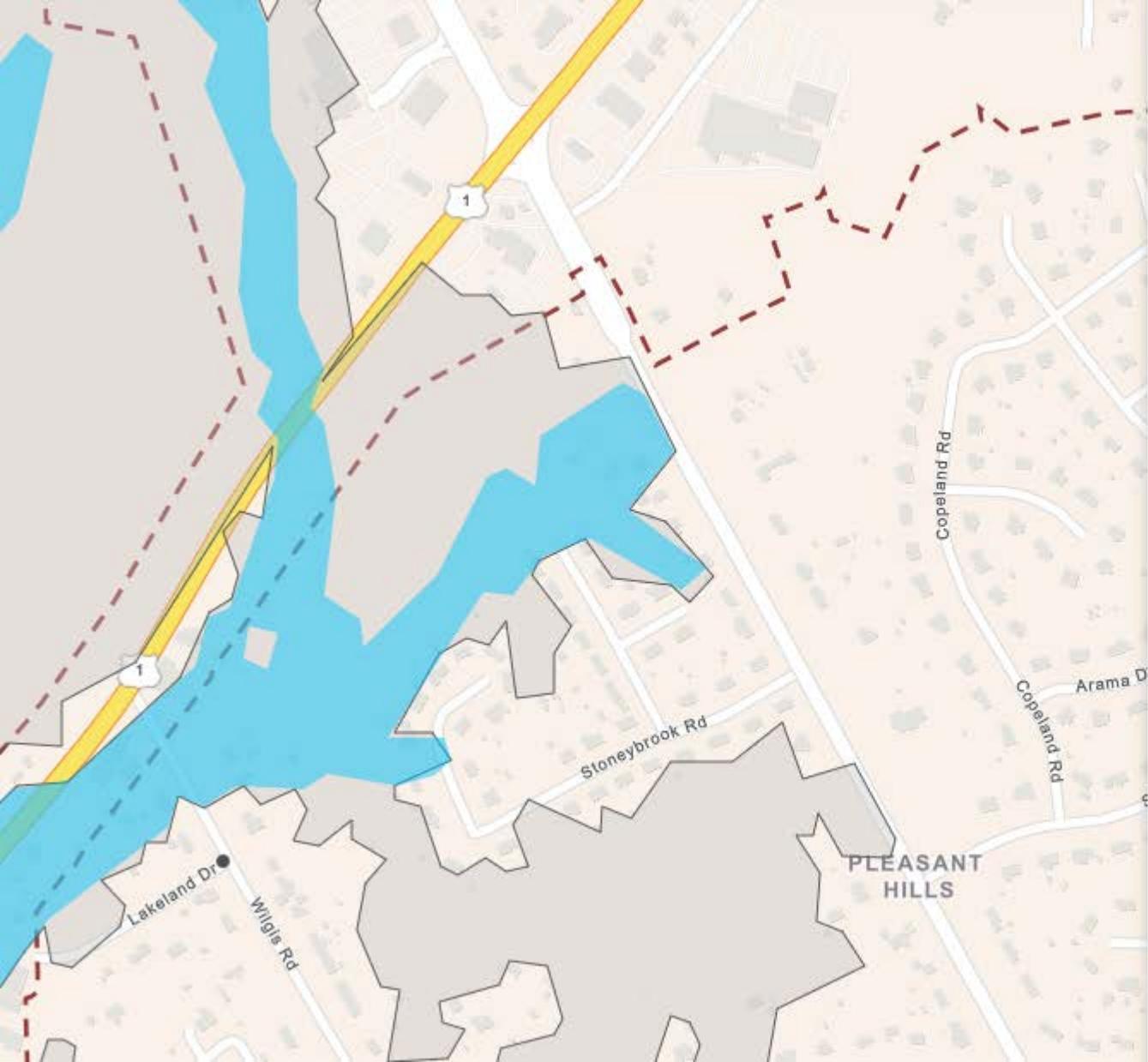
Harford County Boundary

A

Cadastral

AE

Baltimore County Government, Harford County Government, 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 B-006 Tax Map 55 Grid 3C Parcel 74 District No. 03 Tax ID No. 037738
Subdivision Name N/A Lot No. N/A Acres 12.438
Applicant/Owner Robert S. Lynch/Richard Lee Deutsch
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 will 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

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

No file information

Property reviewed by: Leonard W. Walinski, LEHS

Date: August 1, 2024

*further evaluation may be required

ATTACHMENTS YES ✓ NO
DATE COMPLETED 8/21/24
PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # B-006 Applicant Name Robert S. Lynch

Property Address Bel Air Rd., Fallston (Tax ID: 03-037738)

Current Zoning AG/B3 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 # B-006 Applicant Name Robert S. Lynch

Property Address Bel Air Rd, Fallston, MD

Current Zoning AG/B3 Requested Zoning B3

Most Recent ADT 20,645 (US 1/Bel Air Road)

LOS at the Nearest Intersection US 1 @ MD 152 - C/29.5 (AM); C/33.2 (PM)

Estimated Trip Generation 10,127 ADT (ITE 163,300 sq. ft. Shopping Center)

Functional Classification US 1 - Principal Rural Arterial

Capital Improvements US 1 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 # B-006 Applicant Name Robert S. Lynch

Property Address No Address (Tax ID 3037738)

Current Zoning AG/B3 Requested Zoning B3

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

Comments:

ATTACHMENTS YES NO

DATE COMPLETED 8/8/2024

PLANNER INITIALS KR

School Assessment

Issue # B-006

Applicant Name Robert S. Lynch

Property Address N S Bel Air Road, Fallston, MD 21047

Current Zoning AG/B3

Requested Zoning B3

Districts:

Elementary Youth's Benefit Adverse Impact No Utilization Rate 99%

Middle Fallston Adverse Impact No Utilization Rate 96%

High Fallston Adverse Impact No Utilization Rate 67%

Comment

ATTACHMENTS YES NO
DATE COMPLETED 8/30/24
PLANNER INITIALS JW

AG Preservation Checklist

Issue # B-006 Applicant Name Robert S. Lynch

Property Address Bel Air Road

Current Zoning AG/B3 Requested Zoning B3

____ Harford County Agricultural Preservation Program

____ Maryland Agricultural Land Preservation Foundation

____ Rural Legacy (Department of Natural Resources)

____ Maryland Environmental Trust

Comments:

Subject property is adjacent to a MALPF easement, and the portion of the property to be rezoned is outside of the development envelope.

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

B-007

Tax Account Number

03038955

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: The Harford Building LLC, (Robert Lehnhoff, Managing Member)

Address: 11116 Red Lion Road, White Marsh, MD 21162

Property Owner 2: _____

Address: _____

Representative Joseph F. Snee, Jr., Esquire

Address 112 S. Main Street, Bel Air, MD 21014

2. Description of Property

Site Address 2901 Bel Air Road, Fallston, MD 21047

Election District/Precinct 3-09 Councilmanic District B

Tax Map 0055 Parcel 0191 Block _____ Section _____ Lot _____

Total Acreage of Parcel 1.34 Area to be rezoned: 1.34

Current
Zoning: RO Requested Zoning: B3

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Single Family Residential

B. Land Use Plan Designation:

Agricultural

4. Zoning History

Requested RO Zoning in 2017. Received RO Zoning from County Council

Existing Zoning and Land Use in surrounding area:

	<u>Zoning</u>	<u>Land Use</u>
North	B3	Commercial – Taco's Tolteca Restaurant
South	AG	Commercial – Golf Driving Range
East	AG	Single Family Residential
West	AG	Single Family Residential

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

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

B. Water and Sewer Master Plan

This property is located outside of the water and sewer service area. Water and sewer have not been planned for this area. Major upgrades are required.

6. Environmental

Environmental features on this property includes some edge forest cover.

7. Historic/Land Preservation Issues:

No AG preservation or historic preservation impacts.

8. Assessment Summary:

This zoning request is inconsistent with the Land Use Map and the property is located outside of the development envelope and the water and sewer service area. The US 1 at Reckord Road is a failing intersection and may need to be signalized. US 1 would require extensive widening and improvements to provide safe access to the site and improve sight distance.

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

B-007

134

ACRES

FROM: RD **TO:** B3

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 B-007

2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

B-007

1.34 ACRES

FROM: RO 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 B-007



Harford County Maryland



8/20/2024, 1:56:41 PM

1:1,128

Harford County Boundary

0 0.01 0.02
0 0.01 0.03 0.04 mi
0 0.01 0.02 0.03 0.06 km

Cadastral Labels

Cadastral

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



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number B-007 Tax Map 55 Grid 4C Parcel 191 District No. 03 Tax ID No. 038955
Subdivision Name N/A Lot No. N/A Acres 1.34
Applicant/Owner Joseph F. Snee, Esquire/ The Harford Building 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

Water service is in the 0-5 category. _____

Property reviewed by: Leonard W. Walinski, LEHS

Date:

August 1, 2024

*further evaluation may be required

ATTACHMENTS YES ✓ NO
DATE COMPLETED 8/21/24
PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # B-007 Applicant Name Joseph F. Snee, Jr., Esq.

Property Address 2901 Bel Air Rd., Fallston

Current Zoning RO 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 # B-007 Applicant Name Joseph F. Snee, Jr., Esquire

Property Address 2901 Bel Air Road, Fallston, MD 21047

Current Zoning RO Requested Zoning B3

Most Recent ADT 20,645 (US 1/Bel Air Road)

LOS at the Nearest Intersection US 1 @ Reckord Road - F/572.0 (AM); F/166.0 (PM)

Estimated Trip Generation 795 ADT (ITE 13,400 sq. ft. Strip Retail Plaza)

Functional Classification US 1 - Principal Rural Arterial; Reckord Road - Minor Rural Collector

Capital Improvements US 1 Paving - Harford/Baltimore County line to MD 152

Sidewalk Yes No

Comments:

Intersection of US 1 @ Reckord Road is an existing failing intersection and an improvement is identified and included in the addendum section of the County's Priority Letter

ATTACHMENTS YES NO

DATE COMPLETED 8/23/24

PLANNER INITIALS SPG

Zoning History

Issue # B-007 Applicant Name Joseph F. Snee, Jr., Esquire

Property Address 2901 Belair Road, Fallston, MD 21047

Current Zoning RO Requested Zoning B3

2018 Comp Zoning Issue B-006 2018 Request RO Received RO

Comments:

ATTACHMENTS YES NO

DATE COMPLETED 8/8/2024

PLANNER INITIALS KR

School Assessment

Issue # B-007 Applicant Name Joseph F. Snee, Jr., Esquire

Property Address 2901 Bel Air Road, Fallston, MD 21047

Current Zoning RO Requested Zoning B3

Districts:

Elementary Youth's Benefit Adverse Impact No Utilization Rate 99%

Middle Fallston Adverse Impact No Utilization Rate 96%

High Fallston Adverse Impact No Utilization Rate 67%

Comment

ATTACHMENTS YES ✓ NO
DATE COMPLETED 8/30/24
PLANNER INITIALS JW

AG Preservation Checklist

Issue # B-007 Applicant Name Joseph F. Snee, Jr., Esquire

Property Address 2901 Bel Air Road

Current Zoning RO Requested Zoning B3

_____ Harford County Agricultural Preservation Program

_____ Maryland Agricultural Land Preservation Foundation

_____ Rural Legacy (Department of Natural Resources)

_____ Maryland Environmental Trust

Comments:

Subject property is nearly adjacent to Gunpowder State Park and is outside of the development envelope.

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

B-008

Tax Account Number

03400839

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: The Harford Building LLC, (Robert Lehnhoff, Managing Member)

Address: 11116 Red Lion Road, White Marsh, MD 21162

Property Owner 2: _____

Address: _____

Representative Joseph F. Snee, Jr., Esquire

Address 112 S. Main Street, Bel Air, MD 21014

2. Description of Property

Site Address N S Bel Air Rd, Fallston 21047

Election District/Precinct 3-09 Councilmanic District B

Tax Map 0055 Parcel 0862 Block _____ Section _____ Lot _____

Total Acreage of Parcel 7.18 Area to be rezoned: 6.92

Current
Zoning: B3/AG Requested Zoning: B3

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Commercial – Landscape Supply

B. Land Use Plan Designation:

Agricultural

4. Zoning History

No Zoning Request in 2017

Existing Zoning and Land Use in surrounding area:

	<u>Zoning</u>	<u>Land Use</u>
North	AG	Utility Easement - BGE
South	AG	Commercial
East	B3	Commercial/Service – Auto Body Shop and Barber Shop
West	AG	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 and the property is located outside the development envelope.

B. Water and Sewer Master Plan

This property is located outside of the water and sewer service area. Water and sewer have not been planned for this area. Major upgrades are required.

6. Environmental

Environmental features on this property includes 75-foot stream buffer, possible wetlands, 100-year floodplain, and forest cover. Approximate NRD is 15%. Mapped as "Hub" in the Green Infrastructure Plan. There are significant flooding issues within the Wildcat Branch watershed. The department has concerns with contributing additional areas of impervious surfaces to the watershed.

7. Historic/Land Preservation Issues:

Property is adjacent to a MALPF easement. No historic preservation impacts.

8. Assessment Summary:

This zoning request is inconsistent with the Land Use Map and the property is located outside of the development envelope and the water and sewer service area. The zoning request impacts environmental features and AG preservation. Traffic safety concerns due to access onto a high-volume and high-speed multilane roadway with no center turn lane. The subject properties have an open zoning enforcement investigation for nonpermitted uses of the property and development within sensitive environmental areas including streams, wetlands, floodplain, and associated NRD areas.

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

B-008

6.92 ACRES

FROM: B3/AG TO: B3

November 4, 2024 - Aberdeen High School

November 18, 2024 - Bel Air High School

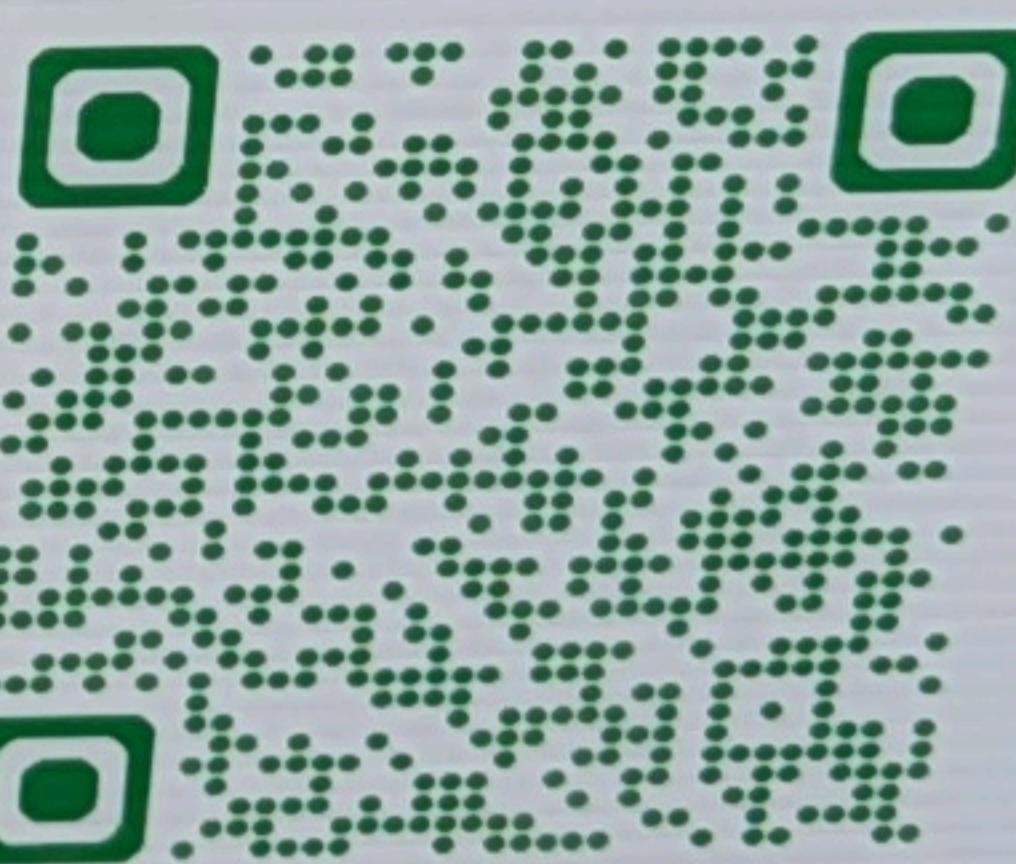
**PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.**

Questions:

Harford County Planning & Zoning

www.harfordcountymd.gov

410-638-3103



PLEASE REFERENCE ISSUE NUMBER **B-008**

ATTACHMENTS YES NO

DATE COMPLETED 8/20/2024

PLANNER INITIALS _____

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # B-008 Applicant Name Joseph F. Snee, Jr., Esquire Tax ID # 03400839
Tax Map 0055 Parcel # 0862 Lot # _____ Watershed Little Gunpowder Falls Deer Creek / Bush River Priority
Subwatershed (check one if applicable)

Yes No

<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

Source Water Assessment Area? _____

<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------

NRD

<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------

Stream Buffer (75') or (150')

<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------

Wetlands NWI Mapped Possible

<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------

100-Year Floodplain on the Property If yes, Zone^A A Panel # 24025C0232E

<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

Floodway

<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

Steep Slopes

<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

Property located within a SSPRA

<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

Designated Trout Stream Subwatershed

<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

Tier II Catchment Area

<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------

Green Infrastructure (HUB CORE CORRIDOR)

<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

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

<input type="checkbox"/>	<input type="checkbox"/>

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 on the property that receives a 75-foot Buffer.

There is the possibility of wetlands due to hydric soils (Wetland very stony silt loam).

The parcel is mostly wooded and described as "Hub" with "Core Aquatic Areas" in the Green Infrastructure plan.

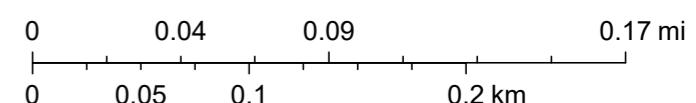
The parcel is about 15% NRD but could increase with the presence of wetlands.

Harford County Maryland



8/20/2024, 2:27:19 PM

1:4,514



Hydrology Lines

100 Year Flood Zone

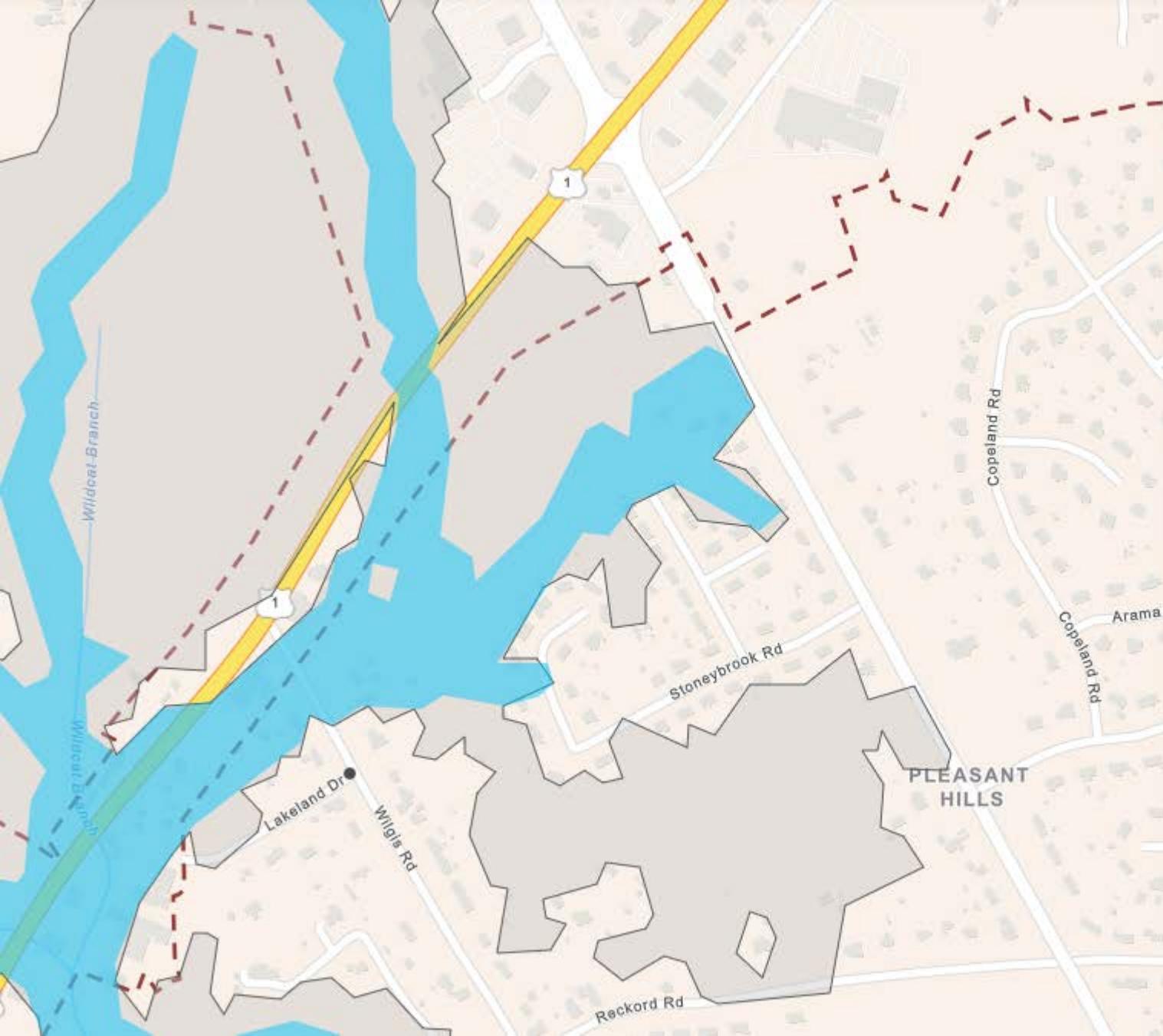
Harford County Boundary

A

Cadastral

AE

Baltimore County Government, Harford County Government, 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 B-008 Tax Map 55 Grid 3C Parcel 862 District No. 03 Tax ID No. 400839
Subdivision Name N/A Lot No. N/A Acres 6.92
Applicant/Owner Joseph F. Snee, Esquire/ The Harford Building 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: LUST

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

No file information.

Property reviewed by: Leonard W. Walinski, LEHS Date: August 1, 2024

*further evaluation may be required

ATTACHMENTS YES ✓ NO
DATE COMPLETED 8/21/24
PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # B-008 Applicant Name Joseph F. Snee, Jr., Esq.

Property Address N S Bel Air Road, Fallston (Tax ID: 03-400839)

Current Zoning B3/AG 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 # B-008 Applicant Name Joseph F. Snee, Jr., Esquire

Property Address N S Bel Air Rd, Fallston, MD 21047

Current Zoning B3/AG Requested Zoning B3

Most Recent ADT 20,645 (US 1/Bel Air Road)

LOS at the Nearest Intersection US 1 @ MD 152 - C/29.5 (AM); C/33.2 (PM)

Estimated Trip Generation 1965 ADT (ITE 71,800 sq. ft. Shopping Plaza)

Functional Classification US 1 - Principal Rural Arterial

Capital Improvements US 1 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 # B-008 Applicant Name Joseph F. Snee, Jr., Esquire

Property Address No Address (Tax ID 3400839)

Current Zoning B3/AG Requested Zoning B3

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

Comments:

ATTACHMENTS YES NO

DATE COMPLETED 8/8/2024

PLANNER INITIALS KR

School Assessment

Issue # B-008

Applicant Name Joseph F. Snee, Jr., Esquire

Property Address N S Bel Air Road, Fallston, MD 21047

Current Zoning B3/AG

Requested Zoning B3

Districts:

Elementary Youth's Benefit Adverse Impact No Utilization Rate 99%

Middle Fallston Adverse Impact No Utilization Rate 96%

High Fallston Adverse Impact No Utilization Rate 67%

Comment

ATTACHMENTS YES ✓ NO
DATE COMPLETED 8/30/24
PLANNER INITIALS JW

AG Preservation Checklist

Issue # B-008 Applicant Name Joseph F. Snee, Jr., Esquire

Property Address N/S Bel Air Road

Current Zoning AG/B3 Requested Zoning B3

____ Harford County Agricultural Preservation Program

____ Maryland Agricultural Land Preservation Foundation

____ Rural Legacy (Department of Natural Resources)

____ Maryland Environmental Trust

Comments:

Subject property is adjacent to a MALPF easement, and the portion of the property to be rezoned is outside of the development envelope.

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

B-009

Tax Account Number

01023918

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: Sina Ighani

Address: 2537 Sinsko Lane, Joppa, MD 21085

Property Owner 2: Sandra Krauss, et al

Address: 2537 Sinsko Lane, Joppa, MD 21085

Representative

Address

2. Description of Property

Site Address 2507 Franklinville Road, Joppa, MD 20185

Election District/Precinct 1-01 Councilmanic District B

Tax Map 0061 Parcel 0380 Block Section Lot

Total Acreage of Parcel 39.41 Area to be rezoned: 39.41

Current
Zoning: AG Requested Zoning: LI

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Single Family Residential

B. Land Use Plan Designation:

Agricultural

4. Zoning History

No Zoning Request in 2017

Existing Zoning and Land Use in surrounding area:

	<u>Zoning</u>	<u>Land Use</u>
North	AG	Commercial – Gene's Evergreens Single Family Residential lot sizes vary from approx. 1 acre to approx. 5-¾ acres
South	AG	Single Family Residential approx. 24.4 acres
East	AG and B2	Convenience Store/Gas Station – Royal Farms Vacant/Wooded Lot
West	AG	Single Family Residential

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

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

B. Water and Sewer Master Plan

This property is outside of the water and sewer service area. Future service is not programmed.

6. Environmental

Environmental features on this property includes 150-foot stream buffer and 75-foot stream buffer, possible wetlands, and forest cover. Approximate NRD is 40%. Mapped as "Hub" with "Core Forests" in the Green Infrastructure Plan.

7. Historic/Land Preservation Issues:

No AG preservation impacts. Rezoning is likely to result in the loss of inventoried historic resources.

8. Assessment Summary:

This zoning request is inconsistent with the Land Use Map and the property is located outside of the development envelope and the water and sewer service area without any future service programmed. Zoning request impacts environmental resources and inventoried historic resources. Traffic congestion and safety concerns due to narrow width of Franklinville Road and failing intersection of Franklinville Road at MD 152. MD 152 is an existing overburden roadway.

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
B-009 39.41 ACRES B-009
FROM: AG TO: LI

November 4, 2024 - Aberdeen High School

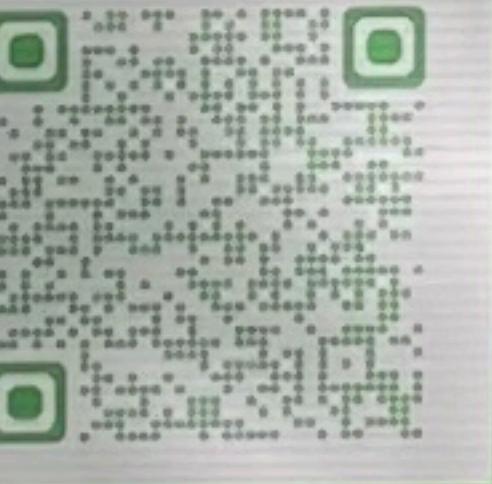
November 18, 2024 - Bel Air High School

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

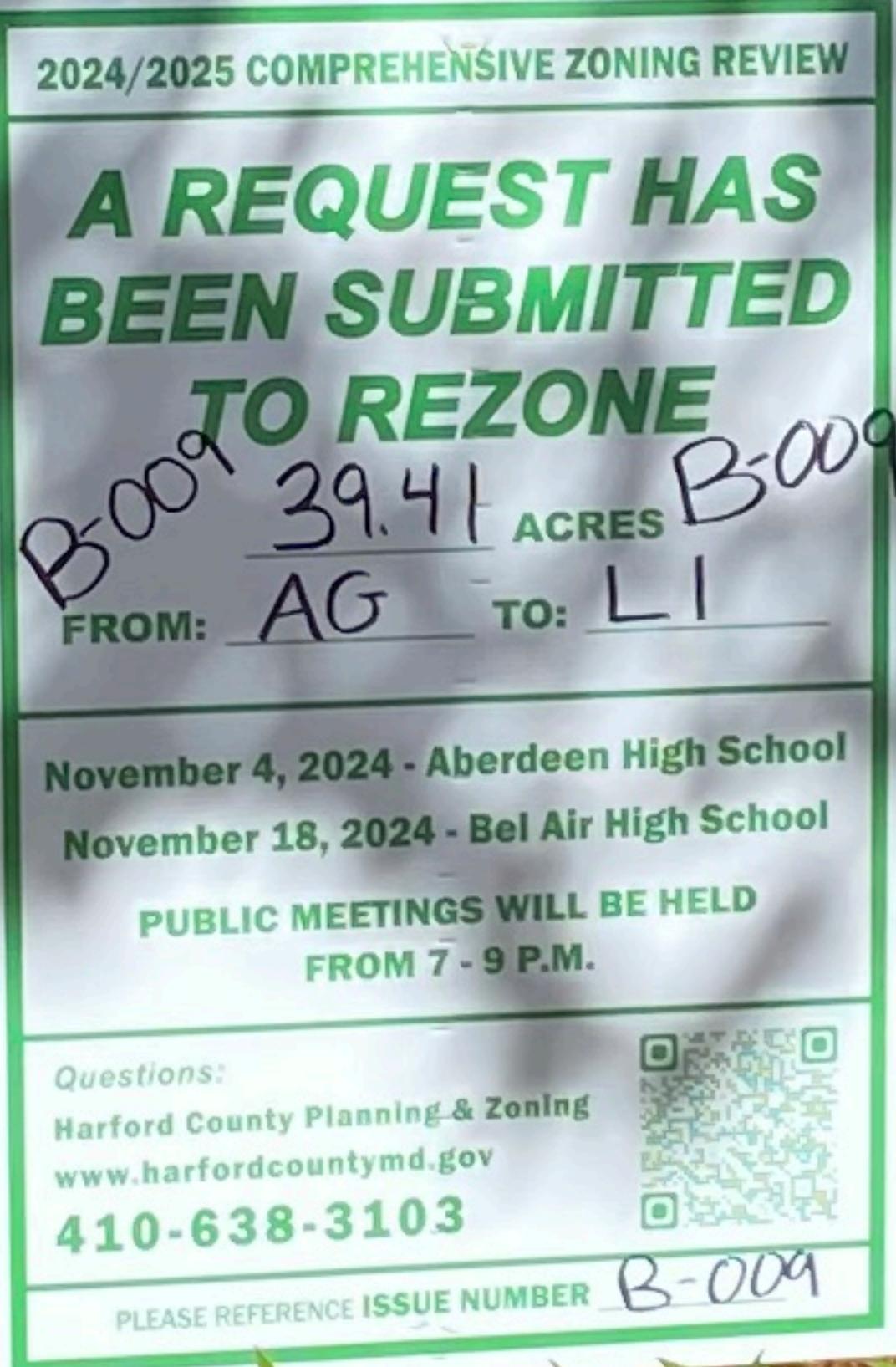
Questions:

Harford County Planning & Zoning
www.harfordcountymd.gov

410-638-3103



PLEASE REFERENCE ISSUE NUMBER **B-009**



ATTACHMENTS ✓ YES NO

DATE COMPLETED 8/20/2024

PLANNER INITIALS DF

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue #B-009 Applicant Name Sina Ighani Tax ID #01023918
Tax Map 0061 Parcel # 0380 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:

There are streams on the property; the major stream receives a 150-foot Buffer and the others receive a 75-foot Buffer.

There is a strong possibility of wetlands due to hydric soils (Hatboro-Codorus complex, Elkton silt loam)

The parcel is mostly covered in forest, described as "Hub" with "Core Forests Greater than 50 Acres" in the Green Infrastructure plan.

Approximately 40% of the parcel is NRD from streams, but this could increase with the presence of wetlands.

Harford County Maryland



8/20/2024, 3:11:44 PM

1:4,514

0 0.04 0.09 0.17 mi
0 0.05 0.1 0.2 km

Map1 - nrds_85-12

Hydrology Lines

Harford County Boundary

Cadastral

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



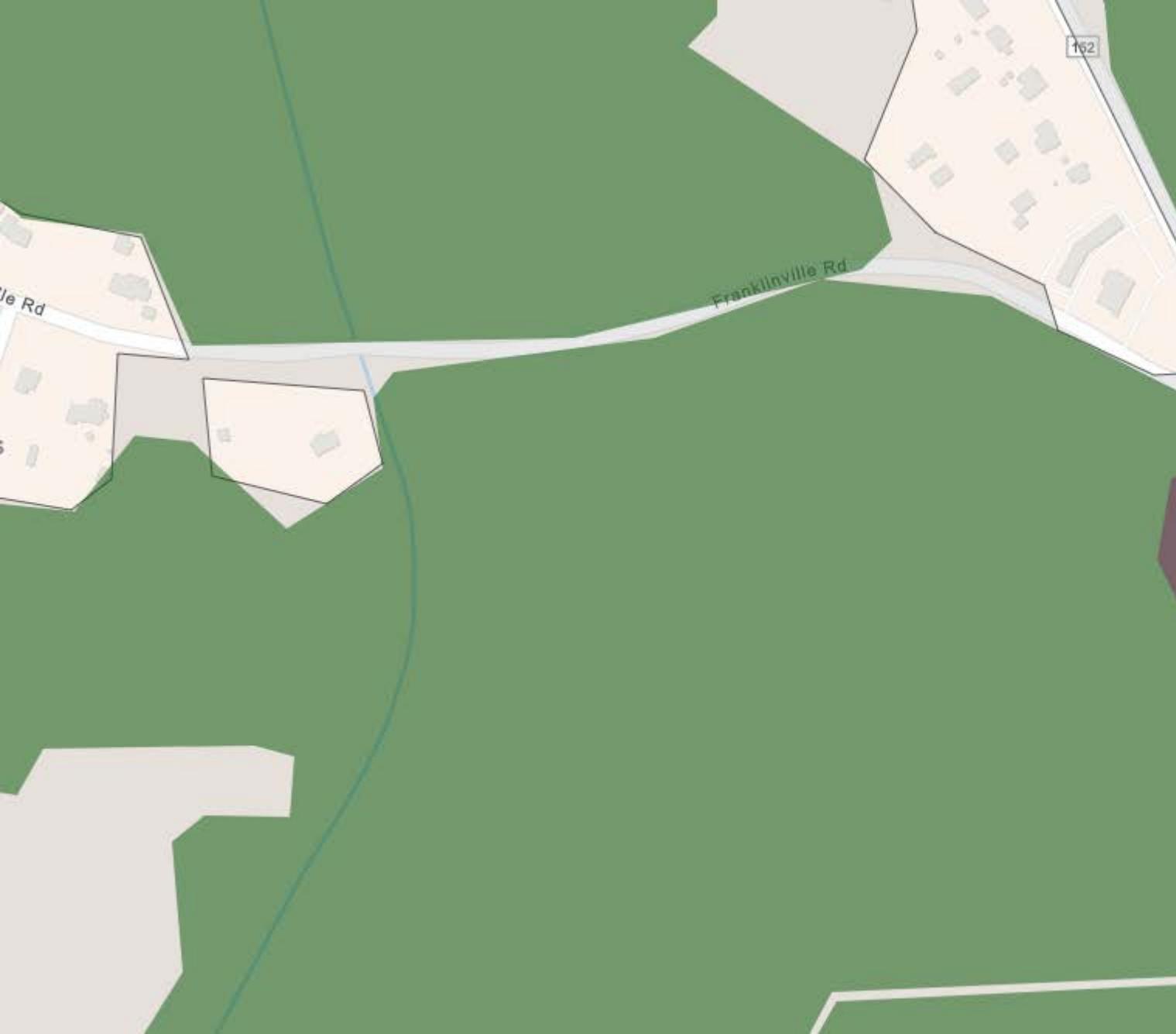
Hubs



Development Envelope



Harford County Boundary





Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number B-009 Tax Map 61 Grid 4A Parcel 380 District No. 01 Tax ID No. 023918
Subdivision Name N/A Lot No. N/A Acres 39.41
Applicant/Owner Sina Ighani and Sandra Kraus
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 Yes No Unknown

Are there OSDS/soil problems in the community? Yes No Unknown

If problem, explain: High water table, 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: gas station

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 8/21/24
PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # B-009 Applicant Name Sina Ighani

Property Address 2507 Franklinville Rd., Joppa

Current Zoning AG Requested Zoning LI

Historic Inventory Number HA-885, HA-886

Comments:

This property contains two documented historic sites that were found to be not eligible for the National Register of Historic Places (NRHP) in 2019.

Jesse H. Clawson House (HA-885)

A ca. 19th century stone and frame clapboard farmhouse, last documented in a fair condition in 2019.

Jesse H. Clawson Springhouse (HA-886)

A ca. 19th century stone and frame springhouse, approximately 10 feet by 15 feet, last documented in a ruinous condition in 2019.

ROBERT G. CASSILLY Harford County Executive

ROBERT S. McCORD
Director of Administration



SHANE P. GRIMM, AICP
Director of Planning & Zoning

MEMORANDUM

TO: Harford County Department of Planning and Zoning
FROM: Harford County Historic Preservation Commission
THROUGH: Jacob M. Bensen, Historic Preservation Planner
DATE: September 4, 2024
SUBJECT: 2024-25 Countywide Zoning Review: HPC Comments

Issue # B-009 Property Address: 2507 Franklinville Rd., Joppa

The rezoning is likely to result in the loss of a inventoried historic resources. HPC recommends retaining the AG zoning in the area immediately surrounding the inventoried historic sites HA-885 and HA-886.

Jacqueline Seneschal
Chair, Harford County Historic Preservation Commission

9/4/2024
Date

Harford County Celebrates 250 Years ~ 1773-2023

410.638.3103 | 410.879.2000 | 220 South Main Street, Bel Air, Maryland 21014 | www.harfordcountymd.gov

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

Transportation Checklist

Issue # B-009 Applicant Name Sina Ighani

Property Address 2507 Franklinville, Joppa, MD 21085

Current Zoning AG Requested Zoning LI

Most Recent ADT 24,920 (MD 152/Mountain Road)

LOS at the Nearest Intersection MD 152 @ Franklinville Road - E/47.2 (AM); C/18.2 (PM); C/17.9 (Sat)

Estimated Trip Generation 2273 ADT (ITE 591,150 sq. ft. General Light Industrial)

Functional Classification Franklinville Road - Local Road; MD 152 - Principal Rural Arterial

Capital Improvements I-95 Northbound ETL Extension

Sidewalk Yes No

Comments:

Intersection of MD 152 @ Franklinville Road is an existing failing intersection

ATTACHMENTS YES NO

DATE COMPLETED 8/23/24

PLANNER INITIALS SPG

Zoning History

Issue # B-009 Applicant Name Sina Ighani

Property Address 2507 Franklinville Road, Joppa, MD 21085

Current Zoning AG Requested Zoning LI

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

Comments:

ATTACHMENTS YES NO

DATE COMPLETED 8/8/2024

PLANNER INITIALS KR

School Assessment

Issue # B-009

Applicant Name Sina Ighani

Property Address 2507 Franklinville Road, Joppa, MD 21085

Current Zoning AG

Requested Zoning LI

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

ATTACHMENTS YES ✓ NO
DATE COMPLETED 8/30/24
PLANNER INITIALS JW

AG Preservation Checklist

Issue # B-009 Applicant Name Sina Ighani

Property Address 2507 Franklinville Road

Current Zoning AG Requested Zoning LI

_____ Harford County Agricultural Preservation Program

_____ Maryland Agricultural Land Preservation Foundation

_____ Rural Legacy (Department of Natural Resources)

_____ Maryland Environmental Trust

Comments:

No easement is present on the property or adjacent to the subject property. Subject property is within a rural area and located outside of the development envelope

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

B-010

Tax Account Number

04086473

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: Timothy Burke

Address: 2208 Engle Road, Fallston, MD 21047

Property Owner 2: Gladys Burke

Address: 2208 Engle Road, Fallston, MD 21047

Representative

Address

2. Description of Property

Site Address 2208 Engle Road, Fallston, MD 21047

Election District/Precinct 4-06 Councilmanic District B

Tax Map 0039 Parcel 0151 Block Section Lot 3

Total Acreage of Parcel 6.3637 Area to be rezoned: 6.3637

Current
Zoning: AG Requested Zoning: R1

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Single Family Residential

B. Land Use Plan Designation:

Agricultural

4. Zoning History

No Zoning Request in 2017

Existing Zoning and Land Use in surrounding area:

	<u>Zoning</u>	<u>Land Use</u>
North	AG	Single Family Residential
South	AG	Single Family Residential
East	AG	Single Family Residential
West	AG	Single Family Residential

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

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

B. Water and Sewer Master Plan

This property is outside of the water and sewer service area. Future service is not programmed.

6. Environmental

Environmental features on this property includes 75-foot stream buffer, possible nontidal wetlands, steep slopes, and forest cover. Approximate NRD is 60%.

7. Historic/Land Preservation Issues:

No AG preservation or historic preservation impacts.

8. Assessment Summary:

This zoning request is inconsistent with the Land Use Map and the property is located outside of the development envelope and the water and sewer service area without any future service programmed.

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**

B-Q10 *6.36* *ACRES* *B-Q10*
FROM: AG TO: R1

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 *B-Q10*



Harford County Maryland



8/20/2024, 2:58:39 PM

1:2,257

0 0.02 0.04 0.08 mi
0 0.03 0.07 0.13 km

Map1 - Over25Over40k

Hydrology Lines

Harford County Boundary

Cadastral Labels

Cadastral

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



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number B-010 Tax Map 39 Grid 2A Parcel 151 District No. 04 Tax ID No. 086473
Subdivision Name Fleming Lot No. 3 Acres 6.3637
Applicant/Owner Timothy Burke, Gladys Burke
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 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

Property reviewed by: Leonard W. Walinski, LEHS

Date: August 2, 2024

*further evaluation may be required

ATTACHMENTS YES ✓ NO
DATE COMPLETED 8/22/24
PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # B-010 Applicant Name Timothy Burke and Gladys Burke

Property Address 2208 Engle Rd., Fallston

Current Zoning AG Requested Zoning R1

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 # B-010 Applicant Name Timothy Burke Gladys Burke

Property Address 2208 Engle Rd

Current Zoning AG Requested Zoning R1

Most Recent ADT 5,050 (MD 152/Fallston Road)

LOS at the Nearest Intersection MD 152 @ Hess Road - C/18.6 (AM); D/28.2 (PM); B/11.7 (Sat)

Estimated Trip Generation 132 ADT (ITE 11 Single Family Units)

Functional Classification Engle Road - Local Road; MD 152 - Minor Urban Arterial

Capital Improvements None

Sidewalk Yes No

Comments:

Intersection of MD 152 @ Hess Road is an existing failing intersection

ATTACHMENTS YES NO

DATE COMPLETED 8/23/24

PLANNER INITIALS SPG

Zoning History

Issue # B-010 Applicant Name Timothy Burke; Gladys Burke

Property Address 2208 Engle Road, Fallston, MD 21047

Current Zoning AG Requested Zoning R1

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

Comments:

ATTACHMENTS YES NO

DATE COMPLETED 8/8/2024

PLANNER INITIALS KR

School Assessment

Issue # B-010 Applicant Name Timothy Burke & Gladys Burke

Property Address 2208 Engle Road, Fallston, MD 21047

Current Zoning AG Requested Zoning R1

Districts:

Elementary Jarrettsville Adverse Impact No Utilization Rate 91%

Middle Fallston Adverse Impact No Utilization Rate 96%

High Fallston Adverse Impact No Utilization Rate 67%

Comment

ATTACHMENTS YES ✓ NO
DATE COMPLETED 8/30/24
PLANNER INITIALS JW

AG Preservation Checklist

Issue # B-010 Applicant Name Timothy Burke & Gladys Burke

Property Address 2208 Engle Road

Current Zoning AG Requested Zoning R1

____ Harford County Agricultural Preservation Program

____ Maryland Agricultural Land Preservation Foundation

____ Rural Legacy (Department of Natural Resources)

____ Maryland Environmental Trust

Comments:

No easement is present on the property or adjacent to the subject property. Subject property is within a rural area and located outside of the development envelope