

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

C-001

Tax Account Number

03-104443

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: M&M Real Estate Investments, LLC

Address: 206 Reckord Road, Fallston, Maryland 21014

Property Owner 2: _____

Address: _____

Representative Bradley R. Stover, Esq.

Address 124 North Main Street, Bel Air, Maryland 21014

2. Description of Property

Site Address 1012 S. Tollgate Road, Bel Air, Maryland 21014

Election District/Precinct 03-14

Councilmanic District C

Tax Map 49 Parcel 710 Block _____ Section _____ Lot _____

Total Acreage of Parcel .57 Area to be rezoned: .57

Current

Zoning: R1 Requested Zoning: R2

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Single Family Residential

B. Land Use Plan Designation:

Low Intensity

4. Zoning History

No Zoning Request in 2017

Existing Zoning and Land Use in surrounding area:

	<u>Zoning</u>	<u>Land Use</u>
North	R2	Single Family Residential approx. ¼ acre lots
		Single Family Residential approx. ½ acre lots
South	R1	Single Family Residential – small single family lots
East	R2	Single Family Residential approx. 1 acre lots
West	R1	

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

Request is consistent with the Land Use Map, but inconsistent with the large single family lots on Winter View Drive

B. Water and Sewer Master Plan

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

6. Environmental

Property is within a tier II watershed

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 within the development envelope. However, major sewer improvements are needed. In addition, the property is located within the Homestead-Wakefield attendance area which is currently under APF moratorium.

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**

C-001

.57 ACRES

FROM: R1 **TO:** R2

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 C-001

2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

C-001

.57

ACRES

FROM:

R1

TO:

R2

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** C-001

ATTACHMENTS YES ☒ NO

DATE COMPLETED 8/5/2024

PLANNER INITIALS DF

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # C-001 Applicant Name Bradley R. Stover Tax ID # 03104443
Tax Map 0049 Parcel # 0710 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 parcel)

☐ ☒

Property located within a SSPRA

☐ ☐

Designated Trout Stream Subwatershed

☒ ☐

Tier II Catchment Area

☐ ☒

Green Infrastructure (HUB ☐ CORE ☐ CORRIDOR ☐)

☐ ☒

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

☐ ☐

FIDS Habitat? (only in Critical Area)

☐ ☐

Critical Area Buffer (only in Critical Area)

☐ ☐

Tributary Streams (only in Critical Area)

☐ ☐

Habitat of Local Significance (only in Critical Area)



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

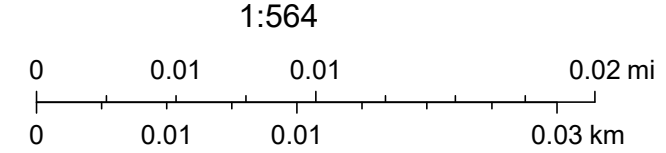
The entirety of the property is in a Tier II watershed.

Harford County Maryland



8/5/2024, 2:17:02 PM

-  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 C-001 Tax Map 49 Grid 4B Parcel 710 District No. 03 Tax ID No. 104443
Subdivision Name Winters View Lot No. N/A Acres 24,829 sq. ft.
Applicant/Owner Bradley R. Stover, Esq., and Robinson & Stover, LLC/ M & M Real Estate Investments 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: farm LUST (closed)

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. Records of an old septic system, 6-10 year category for sewer.

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

*further evaluation may be required

ATTACHMENTS ____ YES ☒ NO

DATE COMPLETED 8/22/24

PLANNER INITIALS JMB

Historic Preservation Checklist

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

Property Address 1012 S. Tollgate Rd., Bel Air

Current Zoning R1 Requested Zoning R2

Historic Inventory Number N/A

Comments:

No inventoried historic sites on this property.

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

Transportation Checklist

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

Property Address 1012 S. Tollgate Road, Bel Air, MD 21014

Current Zoning R1 Requested Zoning R2

Most Recent ADT 11,880 (Tollgate Road)

LOS at the Nearest Intersection Tollgate Road @ MacPhail Road - A/5.4 (AM); A/7.4 (PM); Tollgate Road @ Ring Factory Road - A/5.1 (AM); A/7.5 (PM)

Estimated Trip Generation 14 ADT (ITE 2 Single Family Attached Units)

Functional Classification Tollgate Road - Urban Collector

Capital Improvements None

Sidewalk X Yes ☐ No ☐

Comments:

ATTACHMENTS ___ YES ___ NO

DATE COMPLETED 8/27/24

PLANNER INITIALS SPG

Zoning History

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

Property Address 1012 S. Tollgate Road, Bel Air, MD 21014

Current Zoning R1 Requested Zoning R2

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

Comments:

ATTACHMENTS ___ YES ___ NO

DATE COMPLETED 8/13/2024

PLANNER INITIALS KR

School Assessment

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

Property Address 1012 S. Tollgate Rd, Bel Air, MD 21014

Current Zoning R1 Requested Zoning R2

Districts:

Elementary Homestead/Wakefield Adverse Impact Yes Utilization Rate 115%

Middle Bel Air Adverse Impact No Utilization Rate 87%

High Bel Air Adverse Impact No Utilization Rate 80%

Comment

ATTACHMENTS ____ YES ☒ NO
DATE COMPLETED 9/17/2024
PLANNER INITIALS jw

AG Preservation Checklist

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

Property Address 1012 SOUTH TOLLGATE ROAD

Current Zoning R1 Requested Zoning R2

_____ Harford County Agricultural Preservation Program

_____ Maryland Agricultural Land Preservation Foundation

_____ Rural Legacy (Department of Natural Resources)

_____ Maryland Environmental Trust

Comments:

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

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

2025 Comprehensive Zoning Assessment Report

Issue Number

C-002

Tax Account Number

A-03-128067

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: James and Tammie Greenwell

Address: 1312 Conowingo Road, Bel Air, MD 21014

Property Owner 2: _____

Address: _____

Representative James and Tammie Greenwell

Address 1312 Conowingo Road, Bel Air, MD 21014

2. Description of Property

Site Address 1312 Conowingo Road, Bel Air, MD 21014

Election District/Precinct 03-06

Councilmanic District C

Tax Map 0041

Parcel 0045

Block _____

Section _____

Lot _____

Total Acreage of Parcel .629

Area to be rezoned: .629

Current

Zoning: R2

Requested Zoning: RO

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Single Family Residential

B. Land Use Plan Designation:

Medium Intensity

4. Zoning History

No Zoning Request in 2017

Existing Zoning and Land Use in surrounding area:

	<u>Zoning</u>	<u>Land Use</u>
North	RO	Single Family Residential
		Single Family Residential
South	RO	Multifamily Residential
East	R3	AG/Single Family Residential
West	R2	

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

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

B. Water and Sewer Master Plan

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

6. Environmental

N/A

7. Historic/Land Preservation Issues:

No impacts to AG preservation or historic preservation

8. Assessment Summary:

Zoning request is consistent with the Land Use Plan and is within the development envelope. Consistent with the zoning of adjacent properties.

9. Recommendations

Department of Planning and Zoning Recommendation:

RO

Planning Advisory Board Recommendation:

RO

10. Appendix

See attachments for all comments from the public meetings, Advisory Boards and other sources.

2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

C-002

.629

ACRES

FROM:

R2

TO:

R0

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** C-002

ATTACHMENTS YES ☒ NO

DATE COMPLETED 8/22/24

PLANNER INITIALS MK

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # C-002 Applicant Name James and Tammy Greenwell Tax ID # 03128067
Tax Map 41 Parcel # 45 Lot # _____ Watershed Bynum Run Deer Creek ☐ / Bush River Priority ☒
Subwatershed (check one if applicable)

Yes No

☐ ☒

Source Water Assessment Area? _____

☐ ☒

NRD

☐ ☒

Stream Buffer (75' ☐) or (150' ☐)

☐ ☒

Wetlands NWI Mapped ☐ Possible ☐

☐ ☒

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

☐ ☒

Floodway

☐ ☒

Steep Slopes

☒ ☐

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

☐ ☒

Property located within a SSPRA

☐ ☒

Designated Trout Stream Subwatershed

☐ ☒

Tier II Catchment Area

☐ ☒

Green Infrastructure (HUB ☐ CORE ☐ CORRIDOR ☐)

☐ ☒

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

☐ ☐

FIDS Habitat? (only in Critical Area)

☐ ☐

Critical Area Buffer (only in Critical Area)

☐ ☐

Tributary Streams (only in Critical Area)

☐ ☐

Habitat of Local Significance (only in Critical Area)

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

Sparse tree cover in back yard



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number C-002 Tax Map 41 Grid 2A Parcel 45 District No. 03 Tax ID No. 128067
Subdivision Name Kahoe Johnson Lot No. _____ Acres 27,400 sq. ft.
Applicant/Owner _____

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 tests may be required

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

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

IV. Environmental Concerns *

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

V. Public Water Supplies

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

VI. Summary/Misc. Comments

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

*further evaluation may be required

ATTACHMENTS ____ YES ☒ NO

DATE COMPLETED 8/22/24

PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # C-002 Applicant Name James and Tammie Greenwell

Property Address 1312 Conowingo Rd., Bel Air

Current Zoning R2 Requested Zoning RO

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 # C-002 Applicant Name James and Tammy Greenwell

Property Address 1312 Conowingo Rd, Bel Air, MD, 21014-1801

Current Zoning R2 Requested Zoning RO

Most Recent ADT 10,524 (US 1 Business/Conowingo Road)

LOS at the Nearest Intersection US 1 Bypass @ US 1 Business/Conowingo Road - D/25.6 (AM); D/27.5 (PM)

Estimated Trip Generation 30 ADT (ITE 2,072 sq. ft. Small Office Building)

Functional Classification US 1 Business/Conowingo Road - Minor Urban Arterial

Capital Improvements Ma & Pa Trail Segments 2 & 3; US 1 Business Resurfacing - US 1 Bypass to Moores Mill Road

Sidewalk ☐ Yes ☒ No

Comments:

ATTACHMENTS ___ YES ___ NO

DATE COMPLETED 8/27/24

PLANNER INITIALS SPG

Zoning History

Issue # C-002 Applicant Name James Greenwell; Tammie Greenwell

Property Address 1312 Conowingo Road, Bel Air, MD 21014

Current Zoning R2 Requested Zoning RO

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

Comments:

ATTACHMENTS ___ YES ___ NO

DATE COMPLETED 8/13/2024

PLANNER INITIALS KR

School Assessment

Issue # C-002 Applicant Name James & Tammie Greenwell

Property Address 1312 Conowingo Rd, Bel Air, MD 21014

Current Zoning R2 Requested Zoning RO

Districts:

Elementary Hickory Adverse Impact No Utilization Rate 99%

Middle Southampton Adverse Impact No Utilization Rate 83%

High C. Milton Wright Adverse Impact No Utilization Rate 81%

Comment

ATTACHMENTS ____ YES ☒ NO
DATE COMPLETED 9/17/2024
PLANNER INITIALS jw

AG Preservation Checklist

Issue # C-002 Applicant Name James & Tammie Greenwell

Property Address 1312 CONOWINGO ROAD

Current Zoning R2 Requested Zoning RO

_____ 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

C-003

Tax Account Number

03-161587

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: Maziar Mirjafari

Address: 1220 Emmorton Rd, Bel Air, MD 21014

Property Owner 2: _____

Address: _____

Representative Seyed Mirjafari

Address 1903 Rock Spring Rd, Forest Hill, MD 21250

2. Description of Property

Site Address 1220 Emmorton Rd, Bel Air, MD 21014

Election District/Precinct 3-15

Councilmanic District C

Tax Map 49 Parcel 772 Block _____ Section _____ Lot _____

Total Acreage of Parcel 0.425 Area to be rezoned: 0.425

Current

Zoning: R2 Requested Zoning: B3

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Single Family Residential

B. Land Use Plan Designation:

Low Intensity

4. Zoning History

No Zoning Request in 2017

Existing Zoning and Land Use in surrounding area:

	<u>Zoning</u>	<u>Land Use</u>
North	R2	Vacant Lot/Single Family Residential
		Single Family Residential approx. 1/3 acre
South	R2	Single Family Residential approx. 1/3 acre
		Single Family Residential approx. ¾ acre
East	R1	
West	R2	

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

Zoning request is inconsistent with the Land Use Map and the adjacent residential properties

B. Water and Sewer Master Plan

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

6. Environmental

Property is within the tier II catchment area

7. Historic/Land Preservation Issues:

No impacts to AG preservation or historic preservation

8. Assessment Summary:

Zoning request is inconsistent with the Land Use Map and adjacent residential properties. Traffic and safety concerns along this corridor with access and egress. This area of MD 924 is predominately residential and not commercial like other sections of the corridor.

9. Recommendations

Department of Planning and Zoning Recommendation:

No Change

Planning Advisory Board Recommendation:

No Change

10. Appendix

See attachments for all comments from the public meetings, Advisory Boards and other sources.

2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

C-003

425

ACRES

FROM:

R2

TO:

R3

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**

C-003



2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

C-003

.425 - ACRES

FROM: ~~B2 R-3~~ 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** C-003

ATTACHMENTS YES ☒ NO

DATE COMPLETED 8/22/24

PLANNER INITIALS MK

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # C-003 Applicant Name Seyed Mirjafary Tax ID # 03161587
Tax Map 49 Parcel # 772 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 parcel)

☐ ☒

Property located within a SSPRA

☐ ☒

Designated Trout Stream Subwatershed

☒ ☐

Tier II Catchment Area

☐ ☒

Green Infrastructure (HUB ☐ CORE ☐ CORRIDOR ☐)

☐ ☒

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

☐ ☐

FIDS Habitat? (only in Critical Area)

☐ ☐

Critical Area Buffer (only in Critical Area)

☐ ☐

Tributary Streams (only in Critical Area)

☐ ☐

Habitat of Local Significance (only in Critical Area)

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

Preproperty is within a MDE designated Tier 2 watershed



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number C-003 Tax Map 49 Grid 3C Parcel 772 District No. 03 Tax ID No. 161587
Subdivision Name Woodbine Lot No. 3 and 4 Acres .425
Applicant/Owner _____
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: PEC, 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

Property reviewed by: Leonard W. Walinski, LEHS

Date: August 6, 2024

*further evaluation may be required

ATTACHMENTS ____ YES ☒ NO

DATE COMPLETED 8/22/24

PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # C-003 Applicant Name Mazyar Mirjafary, represented by Seyed Mirjafary

Property Address 1220 Emmorton Rd., Bel Air

Current Zoning R2 Requested Zoning B3

Historic Inventory Number N/A

Comments:

No inventoried historic sites on this property.

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

Transportation Checklist

Issue # C-003 Applicant Name Maziyar Mirjafari Represented by Seyed Mirjafary

Property Address 1220 Emmorton Rd, Bel Air, MD 21014

Current Zoning R2 Requested Zoning B3

Most Recent ADT 13,282 (MD 924/Emmorton Road)

LOS at the Nearest Intersection MD 924 @ Ring Factory Road - C/27.8 (AM); C/34.9 (PM); C/24.0 (Sat)

Estimated Trip Generation 289 ADT (ITE 1,404 sq. ft. Strip Retail Plaza)

Functional Classification MD 924/Emmorton Road - Minor Urban Arterial

Capital Improvements None

Sidewalk X Yes ☐ No ☐

Comments:

ATTACHMENTS ___ YES ___ NO

DATE COMPLETED 8/27/24

PLANNER INITIALS SPG

Zoning History

Issue # C-003 Applicant Name Seyed Mirjafari

Property Address 1220 Emmorton Road, Bel Air, MD 21014

Current Zoning R2 Requested Zoning B3

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

Comments:

ATTACHMENTS ___ YES ___ NO

DATE COMPLETED 8/13/2024

PLANNER INITIALS KR

School Assessment

Issue # C-003 Applicant Name Seyed Mirjafary

Property Address 1220 Emmorton Rd, Bel Air, MD 21014

Current Zoning R2 Requested Zoning B3

Districts:

Elementary Homestead/Wakefield Adverse Impact Yes Utilization Rate 115%

Middle Bel Air Adverse Impact No Utilization Rate 87%

High Bel Air Adverse Impact No Utilization Rate 80%

Comment

ATTACHMENTS ___ YES ☒ NO
DATE COMPLETED 9/17/2024
PLANNER INITIALS jw

AG Preservation Checklist

Issue # C-003 Applicant Name Seyed Mirjafary

Property Address 1220 Emmorton Road

Current Zoning R2 Requested Zoning B3

_____ Harford County Agricultural Preservation Program

_____ Maryland Agricultural Land Preservation Foundation

_____ Rural Legacy (Department of Natural Resources)

_____ Maryland Environmental Trust

Comments:

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