

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

Case No. 5968
 Date Filed 5/12/22
 Hearing Date _____
 Receipt _____
 Fee \$ 450.00
 Type Var

Shaded areas for Office Use Only

Information to be Submitted with Application

1. A plot plan drawn to scale indicating all pertinent data.
2. A list of all adjoining property owners with mailing addresses.
3. Names and addresses of all persons having legal or equitable interest in the property.
4. All required supporting documentation or additional studies as may be required; including traffic and environmental studies, etc.

NOTE:

All applicants **MUST** schedule a pre-application meeting with the Department of Planning and Zoning prior to filing any application to the Board of Appeals.

To schedule please call 410-638-3119.

Nature of Request and Section(s) of Code

CASE 5968 MAP 24 TYPE Variance
ELECTION DISTRICT 04 TAX ID 04-001621
LOCATION 1416 Knopp Road, Jarrettsville 21084
BY John and Hazel Adair, 2407 Baldwin Mill Road, Fallston 21047
Appealed because a variance pursuant to Sec. 267-22F(5)(b) of the Harford County code to permit the creation of 3 panhandle lots less than 12.5' in width (11.16' proposed) in the AG District requires approval by the Board.

Owner (please print or type)

Name John H Adair Phone Number 410-274-1644
 Address 2407 Baldwin Mill Road, Fallston, MD 21047
Street Number Street City State Zip Code

Co-Applicant Hazel S. Adair hazeladair@gmail.com Phone Number 443-506-7356
 Address 2407 Baldwin Mill Road, Fallston, MD 21047
Street Number Street City State Zip Code

Contract Purchaser N/A Phone Number _____
 Address _____
Street Number Street City State Zip Code

Attorney/Representative _____ Phone Number _____
 Address _____
Street Number Street City State Zip Code

Land Description

Address and Location of Property 1416 KNOPP ROAD, JARRETTSVILLE, MD 21084

Subdivision N/A Lot Number _____

Acreage/Lot Size 30.789ACRES Election District 04 Zoning AG Tax ID # 04-001621

Tax Map No. 0024 Grid No. 0003E Parcel 0151 Water/Sewer: Private Public _____

List ALL structures on property and current use: (1) Modular Home and (1) Shed for storage

Estimated time required to present case: 30-60 minutes

If this Appeal is in reference to a Building Permit, state number N/A

Would approval of this petition violate the covenants and restrictions for your property? Yes _____ No

Is this property located within the County's Chesapeake Bay Critical Area? Yes _____ No

If so, what is the Critical Area Land Use designations: _____

Is this request the result of a zoning enforcement investigation? Yes _____ No

Is this request within one (1) mile of any incorporated town limits? Yes _____ No

Request

We are requesting a variance to permit the subdivision of a base parcel containing 30.789 acres located in an Agricultural District in order to create (3) Panhandle Lots. Each of the lots for the first 60' will be 11.166' wide which is less than the required 12.5' requirement.

Justification

The property is unique that it has 3 building rights but limited road frontage. Although the property does meet the requirement of at least 25' at the point of access to Knopp Road it does not meet the required road frontage for the (3) panhandle lots of 37.5' and per the attached concept drawing we have 33.5' leaving us 4' short overall for the initial entrance to the property but opening up to be totally compliant after the first 60'. The 3 building rights will be for members of our family and we plan to maintain the agricultural nature of the property consistent with neighboring property.

If additional space is needed, attach sheet to application. In answering the above questions, please refer to the Requirements that pertain to the type of approval request. (Special Exception, Variance, Critical Area or Natural Resource District (NRD) Variance, etc.)

Zoning Code Requirements

Appeal from Administrative Decision/Interpretation Requirements (Article 267-7A)

- (6) Render a final written determination, within 45 calendar days of the written request, of whether a proposed use is permitted in a particular zoning district, or whether a proposed use is a legal nonconforming use upon written request of any person. The Director of Planning may determine a materially similar use exists, based on the North American Industrial Classification System (NAICS). The final written determination of the Director of Planning shall be subject to appeal to the Board by the applicant within 20 calendar days of the date of the decision.

Variance Requirements (Article 267-11)

- (A) Variances from the provisions or requirements of this Code may be granted if the Board finds that:
 - (1) By reason of the uniqueness of the property or topographical conditions, the literal enforcement of the Code would result in practical difficulty or unreasonable hardship; and
 - (2) The variance will not be substantially detrimental to adjacent properties, or will not materially impair the purpose of this Code or the public interest.

(The Board may impose such conditions as it deems necessary in each particular case. No variance shall exceed the minimum adjustment necessary to relieve the hardship imposed by literal enforcement of this Code.)

Special Overlay District Requirements (Article 267-62)

(E) Natural Resources District

Variances. The Board may grant a variance to Subsection C or D upon a finding by the Board that the proposed development has been designed to minimize adverse impacts to the Natural Resources District to the greatest extent possible. Prior to rendering approval, the Board shall request advisory comments from the Director of Planning, the Soil Conservation District and the Maryland Department of the Environment.

Chesapeake Bay Critical Area Overlay District (Article 267-63)

- (1) Variances from the provisions of this section may only be granted if, due to special features of a site or other circumstances, implementation of this section or a literal enforcement of its provisions would result in unwarranted hardship to an applicant.
- (2) All applications for variances shall be reviewed by the Director of Planning for conformance with applicable provisions of this section, and a written report shall be provided to the Board of Appeals.
- (3) In granting a variance, the Board shall issue written findings demonstrating that the requested approval complies with each of the following conditions:

- (a) That special conditions or circumstances exist that are peculiar to the land or structure within the County's Critical Area, and a literal enforcement of the Critical Area Program would result in an unwarranted hardship.
 - (b) That a literal interpretation of the provisions of this section will deprive the applicant of rights commonly enjoyed by other properties in similar geographic and land use management areas within the Critical Area.
 - (c) That the granting of a variance will not confer upon the applicant any special privilege that would be denied by this section to other lands or structures within the Critical Area.
 - (d) That the variance request is not based upon conditions or circumstances which are the result of actions by the applicant, nor does the request arise from any condition relating to land or building use, either permitted or nonconforming, on any neighboring property.
 - (e) That the granting of a variance will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the Critical Area, and the granting of the variance will be in harmony with the purpose and intent of this section.
 - (f) That all identified habitat protection areas on or adjacent to the site have been protected by the proposed development and implementation of either on-site or off-site programs.
 - (g) That the growth allocation for the County will not be exceeded by the granting of the variance.
 - (h) That the variance will not be substantially detrimental to adjacent properties or will not materially impair the purpose of the Code or the public interest.
- I. Special exceptions. All projects requiring approval as special exceptions within the Critical Area must meet the standards of this section. The Director of Planning may require such additional information, studies or documentation deemed necessary to ensure that applicable requirements of this district are met. Applications will not be considered complete for processing until all information as required by the Director of Planning has been received.

Change/Extension of Non-Conforming Use Requirements

267-20(3) - When authorized by the Board, one nonconforming use may be substituted for another nonconforming use.

267-21(d) - The Board may authorize the extension or enlargement of a nonconforming use, with or without conditions, provided that:

- (A) The proposed extension or enlargement does not change to a less restricted and more intense use.
- (B) The enlargement or extension does not exceed 50% of the gross square footage in use at the time of the creation of the nonconformity.

Special Exceptions Requirements (Article 267-87)

(a) Special exceptions require the approval of the Board of Appeals in accordance with 267-9 (Board of Appeals). The Board may impose such conditions limitations and restrictions as necessary to preserve harmony with adjacent uses, the purposes of this Code and the public health, safety and welfare.

- (b) A special exception grant or approval shall be limited to the Site Plan approved by the Board. Any substantial modification to the approved Site Plan shall require further Board approval.
- (c) Extension of any use or activity permitted as a special exception shall require further Board approval.
- (d) The Board may require a bond, irrevocable letter of credit or other appropriate guarantee as may be deemed necessary to assure satisfactory performance with regard to all or some of the conditions.
- (e) In the event the development or use is not commenced within 3 years from date of final decision, after all appeals have been exhausted, the approval for the special exception shall be void. In the event of delays, unforeseen at the time of application and approval, the Director of Planning shall have the authority to extend the approval for an additional 12 months or any portion thereof. **(See Article 267-88 for specific requirements of Special Exception uses.)**


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

I/We do hereby declare that no officer or employee of Harford County, whether elected or appointed, has received prior hereto or will receive subsequent hereto any monetary or material consideration, any service or thing of value, directly or indirectly, upon more favorable terms than those granted to the public generally in connection with the submission, processing, issuance, grant or aware of the within application or petition.

I/We do solemnly declare and affirm under the penalties of perjury that this petition contains names and addresses of all persons having legal or equitable interest in the property, including shareholders owning more than five percent (5%) of the stock in a corporation having any interest in the property, except those corporations listed and traded on a recognized stock exchange.

I/We do solemnly declare and affirm under the penalties of perjury that the contents of the foregoing affidavit are true and correct to the best of my/our knowledge, information and belief.

I/We agree, upon final action, to comply with all requirements or conditions imposed by the Board.

 _____
Signature of Owner 4/27/22
Date

 _____
Witness 4-27-22
Date

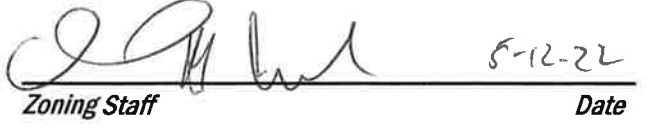
 _____
Signature of Co-Applicant 4/27/22
Date

 _____
Witness 4-27-22
Date

Signature of Attorney/Representative *Date*

Witness *Date*

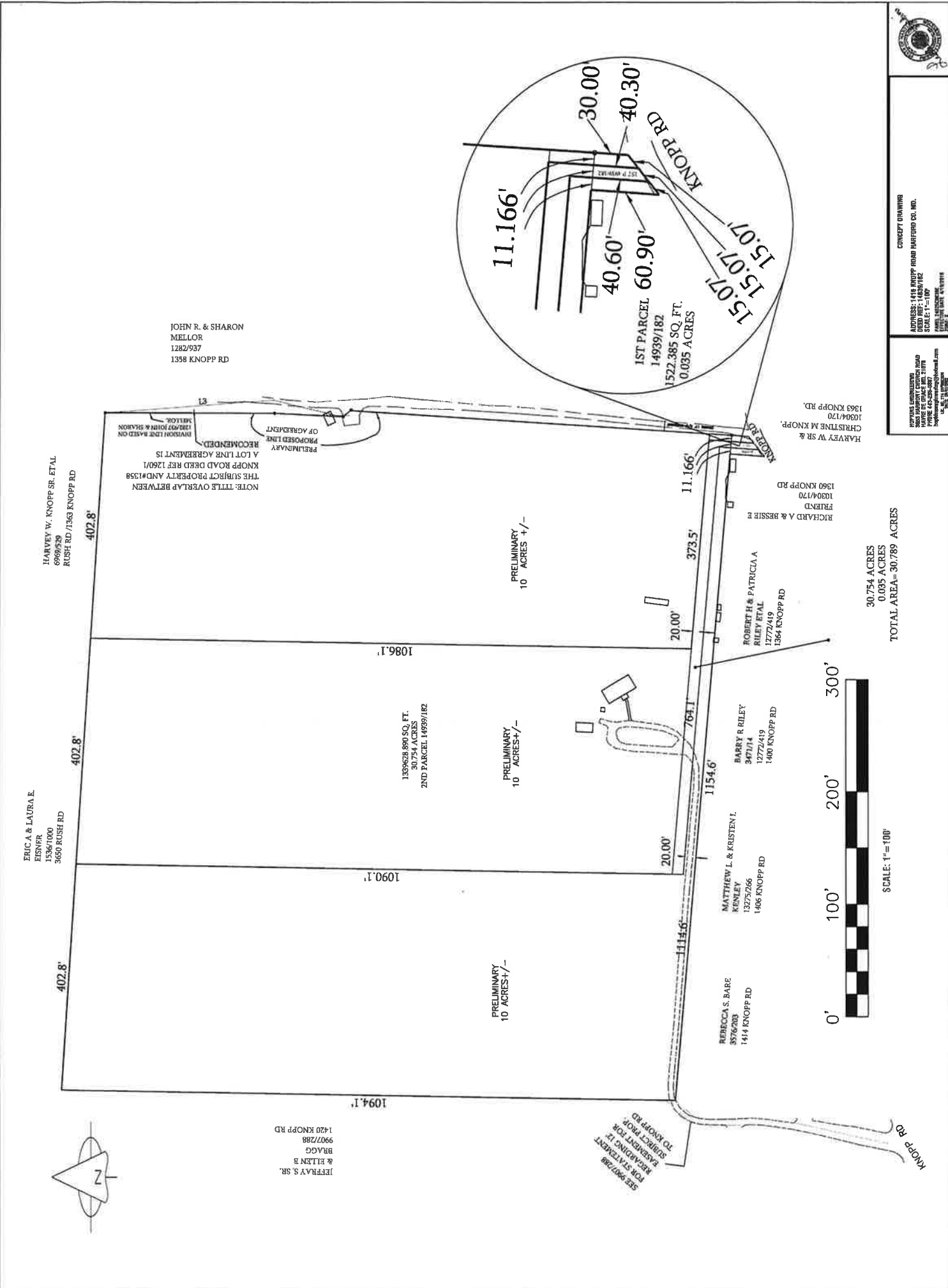
Director of Planning and Zoning *Date*

 _____
Zoning Staff 5-12-22
Date



CONCEPT DRAWING
 ADDRESS: 1414 KNOPP ROAD HARTFORD CT. 06105
 DEED REF: 14839/182
 SCALE: 1"=100'
 DATE: 05/13/18

TOPSCALE ENGINEERING
 2003 SHANNON CHURCH ROAD
 HARTFORD, CT 06105
 PHONE: 442-285-8872
 FAX: 442-285-8873
 www.topscaleengineering.com



TOTAL AREA=30.789 ACRES
 30.754 ACRES
 0.035 ACRES



SCALE: 1"=100'



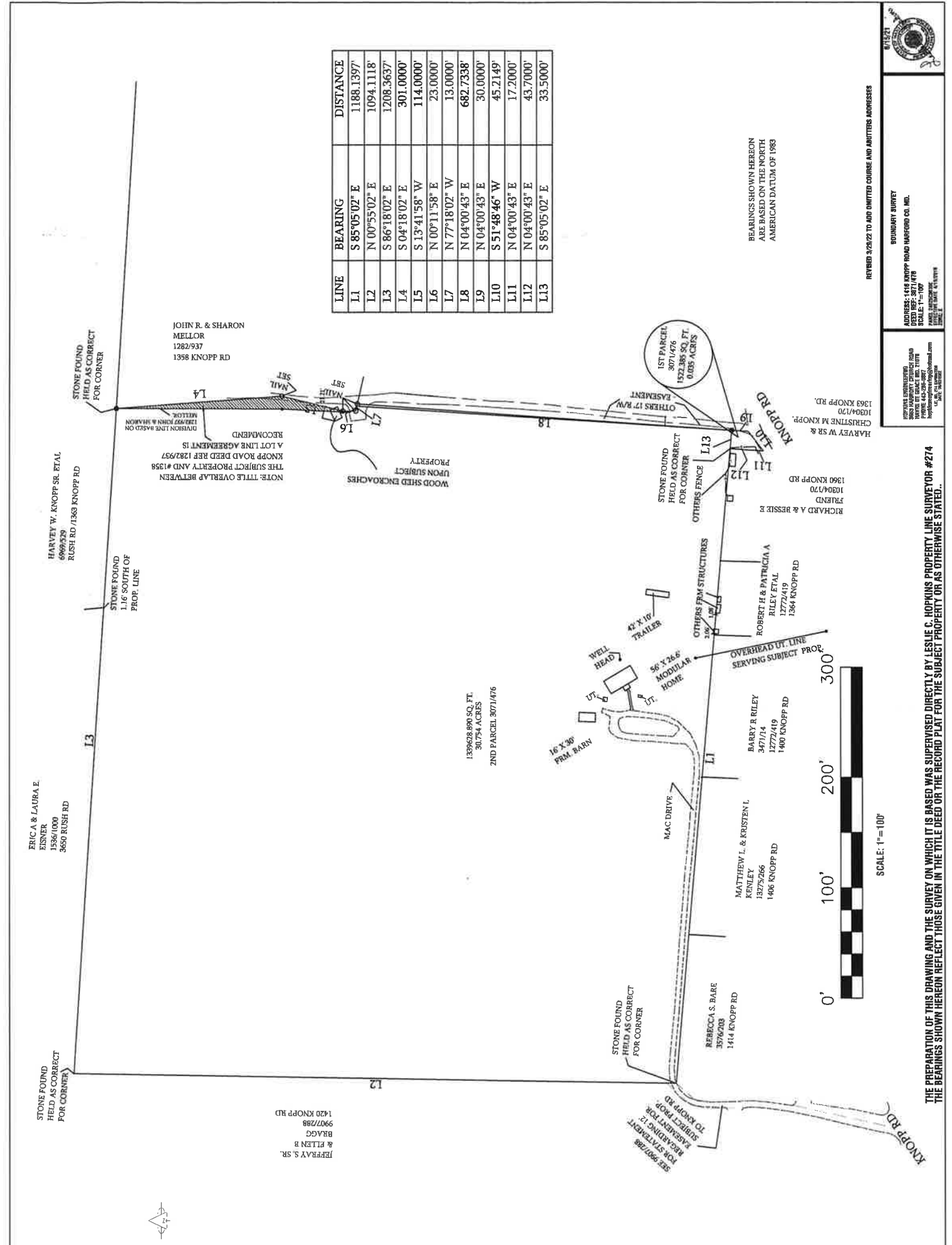
BOUNDARY SURVEY
 ADDRESS: 1416 KNOPP ROAD HARFORD CO. MD.
 DEED REF: 3671/476
 SCALE: 1"=100'
 DATE: 08/14/19

TOPCON ENGINEERING
 3825 WOODBURY COUNTRY ROAD
 HARFORD, MD 21144
 PHONE: 443-256-2872
 FAX: 443-256-2873
 www.topcon-engineering.com
 License: 15436

REVISED 3/25/22 TO ADD OMITTED COURSE AND ADJUSTED ADDRESSES

LINE	BEARING	DISTANCE
L1	S 85°05'02" E	1188.1397'
L2	N 00°55'02" E	1094.1118'
L3	S 86°18'02" E	1208.3637'
L4	S 04°18'02" E	301.0000'
L5	S 13°41'58" W	114.0000'
L6	N 00°11'58" E	23.0000'
L7	N 77°18'02" W	13.0000'
L8	N 04°00'43" E	682.7338'
L9	N 04°00'43" E	30.0000'
L10	S 51°48'46" W	45.2149'
L11	N 04°00'43" E	17.2000'
L12	N 04°00'43" E	43.7000'
L13	S 85°05'02" E	33.5000'

BEARINGS SHOWN HEREON
 ARE BASED ON THE NORTH
 AMERICAN DATUM OF 1983



THE PREPARATION OF THIS DRAWING AND THE SURVEY ON WHICH IT IS BASED WAS SUPERVISED DIRECTLY BY LESLIE C. HOPKINS PROPERTY LINE SURVEYOR #274 THE BEARINGS SHOWN HEREON REFLECT THOSE GIVEN IN THE TITLE DEED OR THE RECORD PLAT FOR THE SUBJECT PROPERTY OR AS OTHERWISE STATED.

1416 KNOPP ROAD -ADJOINING PROPERTY OWNERS LIST

OWNER	MAILING ADDRESS
Jeffrey S Sr and Ellen B Bragg	1420 Knopp Road, Jarrettsville, MD 21084
Eric A and Laura E Eisner	3650 Rush Road, Jarrettsville, MD 21084
Harvey W. Knopp Sr. ETAL	1363 Knopp Road, Jarrettsville, MD 21084
John R and Sharon Mellor	1358 Knopp Road, Jarrettsville, MD 21084
Harvey W Sr and Christine M Knopp	1363 Knopp Road, Jarrettsville, MD 21084
Richard A and Bessie E Friend	1360 Knopp Road, Jarrettsville, MD 21084
Robert H and Patricia A Riley ETAL	1364 Knopp Road, Jarrettsville, MD 21084
Barry R Riley	1400 Knopp Road, Jarrettsville, MD 21084
Matthew L and Kristen L Kenley	1406 Knopp Road, Jarrettsville, MD 21084
Rebecca S. Bare	1414 Knopp Road, Jarrettsville, MD 21084