

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

RECEIVED

MAR 9 2006

Case No. 5527  
 Date Filed 3/6/06  
 Hearing Date \_\_\_\_\_  
 Receipt \_\_\_\_\_  
 Fee \$450.00

HARFORD COUNTY CO.

Shaded Areas for Office Use Only

**Type of Application**

\_\_\_\_\_ Administrative Decision/Interpretation  
 \_\_\_\_\_ Special Exception  
 \_\_\_\_\_ Use Variance  
 \_\_\_\_\_ Change/Extension of Non-Conforming Use  
 \_\_\_\_\_ Minor Area Variance  
 \_\_\_\_\_ Area Variance  
 \_\_\_\_\_ Variance from Requirements of the Code  
 \_\_\_\_\_ Zoning Map/Drafting Correction  
 \_\_\_\_\_

**Nature of Request and Section(s) of Code** \_\_\_\_\_

CASE 5527 MAP 56 TYPE Variance

ELECTION DISTRICT 01 LOCATION 303 Millwright Circle, Abingdon 21009

BY George and Sandra Sevick

Appealed because a variance pursuant to Sec. 267-36(B) Table VI of the Harford  
County Code to permit an addition to encroach the 40' rear yard setback (30' setback  
proposed) in the R3 District, requires approval by the Board.

*NOTE: A pre-conference is required for property within the NRD/Critical Area or requests for an Integrated Community Shopping Center, a Planned Residential Development, mobile home park and Special Exceptions.*

**Owner (please print or type)**

Name GEORGE A. SEVICK JR Phone Number 410-569-7663  
 Address 303 MILLWRIGHT CIRCLE ABINGDON MD 21009  
Street Number Street City State Zip Code

Co-Applicant SANDRA K. SEVICK Phone Number 410-569-7663  
 Address 303 MILLWRIGHT CIRCLE ABINGDON MD 21009  
Street Number Street City State Zip Code

Contract Purchaser \_\_\_\_\_ 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 303 MILLWRIGHT CIRCLE  
ABINGDON MARYLAND 21009

Subdivision MILLSTONE INN Lot Number 22

Acreage/Lot Size \_\_\_\_\_ Election District 01-12 Zoning R-3

Tax Map No. 56 Grid No. 0003 F Parcel 00538 Water/Sewer: Private NO Public YES

List ALL structures on property and current use: ATTACHED VILLA- PRINCIPLE  
RESIDENCE

Estimated time required to present case: 15 MINUTES

If this Appeal is in reference to a Building Permit, state number 15

Would approval of this petition violate the covenants and restrictions for your property? NO - APPROVAL ATTACHED

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

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

Is this request the result of a zoning enforcement investigation? Yes \_\_\_\_\_ No X

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

**Request** VARIANCE  
DECREASE SETBACK FROM 40' TO 30' TO  
ATTACHE SUNROOM  
12' WIDE X 13' DEEP

PROPERTY DEPTH FROM EXISTING HOUSE IS 43'

**Justification**  
TO APPLY FOR BUILDING PERMIT

*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.)*

# MRA

## PROPERTY MANAGEMENT, INC.

MANAGERS OF CONDOMINIUMS, HOMEOWNER  
ASSOCIATIONS, & COMMUNITY ASSOCIATIONS

January 20, 2006

George & Sandra Sevick, Jr.  
303 Millwright Circle  
Abingdon, MD 21009

Re: Millstone I Homeowners Association, Inc.;  
Architectural Submittal: Deck & Sunroom

Dear Mr. & Mrs. Sevick:

The Architectural Review Board has approved your plans as submitted for a deck and sunroom, subject to the following conditions:

- Receipt of any/all Harford County permits and approvals.
- Compliance with all Covenant and restrictions, setbacks, easements, right of ways, etc.
- All Approvals are valid from one year of being issued.

This approval is granted only for this request as stated. Any change in design, dimensions, material, color or anything different than originally proposed must be re-submitted for further consideration. Failure to do so will cause this approval to be null and void.

This approval acknowledges, only, that the project does not violate the covenants or bylaws of the community association. The homeowner has total responsibility for the projects building design, materials and engineering integrity. In the event this construction fails for any reason, at any time, homeowner assumes total responsibility for all loss and damages as a result of such failure.

We hope your new addition provides you with many years of enjoyment.

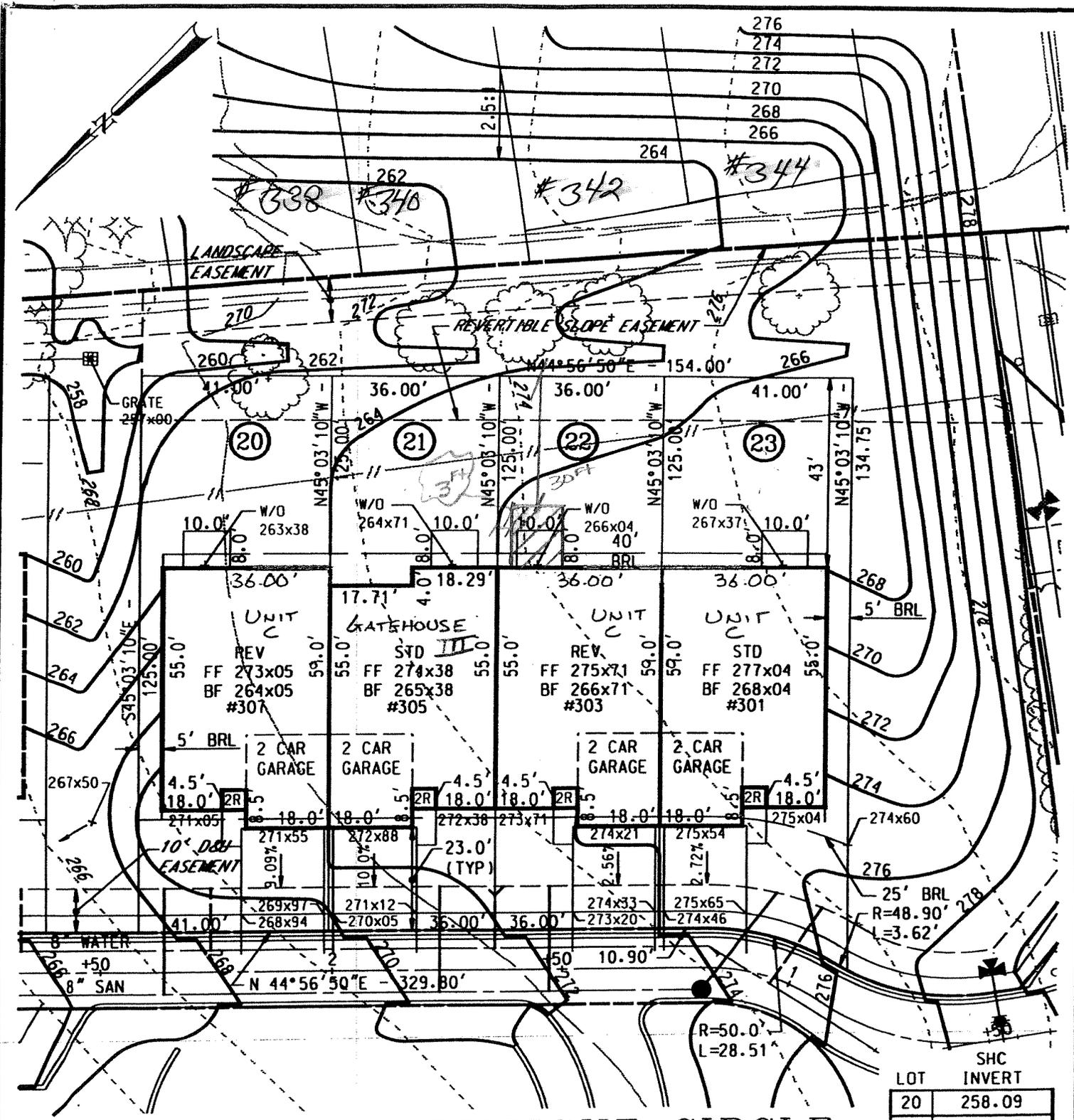
Very truly yours,  
MRA Property Management, Inc.



Barbara Flanagan, Property Manager  
Agent for Millstone I

cc: Board File  
Architectural File





# MILLWRIGHT CIRCLE

MILLSTONE - UNIT "C"  
FORMERLY GATEHOUSE MODEL

REVISED: 03/22/04

LOT	SHC INVERT
20	258.09
21	261.25
22	262.53
23	264.74

M:/PROJECTS/2001163/ENGR/PSPL20-23.DGN - JIK

SCALE 1" = 30'	DATE 03/18/04
DR. BY JIK	CH. BY LES
PLAT NO. 111/34	JOB NO. 2001163.01

**FWM**  
**FREDERICK WARD ASSOCIATES**  
www.frederickward.com

P.O. Box 727, 5 South Main Street  
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410-893-1243 fax  
REGIONAL OFFICES  
Columbia, Maryland and Warrenton, Virginia

ARCHITECTS | ENGINEERS | PLANNERS | SURVEYORS

**SITE AND GRADING PLAN**  
**MILLSTONE**  
**LOTS #20 TO #23**  
FIRST ELECTION DISTRICT  
HARFORD COUNTY, MARYLAND

DAVID R. CRAIG  
HARFORD COUNTY EXECUTIVE

LORRAINE COSTELLO  
DIRECTOR OF ADMINISTRATION



C. PETE GUTWALD  
DIRECTOR OF PLANNING & ZONING

## HARFORD COUNTY GOVERNMENT

Department of Planning and Zoning

April 6, 2006

### STAFF REPORT

### **BOARD OF APPEALS CASE NO. 5527**

APPLICANT/OWNER: George A. Sevick Jr.  
303 Millwright Circle, Abingdon, Maryland 21009

Co-APPLICANT: Sandra K. Sevick  
303 Millwright Circle, Abingdon, Maryland 21009

REPRESENTATIVE: Applicants

LOCATION: 303 Millwright Circle – Millstone Subdivision  
Tax Map: 56 / Grid: 3F / Parcel: 053 / Lot: 22  
Election District: 01

ACREAGE: 4500 square feet

ZONING: R3/Urban Residential District.

DATE FILED: March 6, 2006

HEARING DATE: April 26, 2006

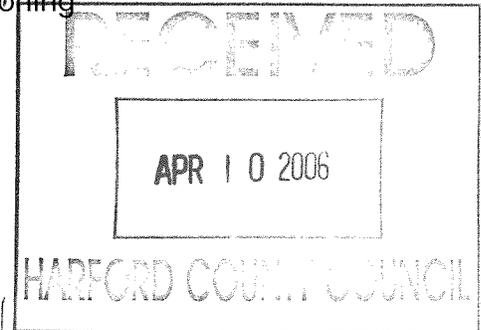
### **APPLICANT'S REQUEST and JUSTIFICATION:**

#### Request:

“Variance to decrease setback from 40’ to 30’ to attach sunroom 12’ wide by 13’ deep. Property depth from existing house is 43’.”

#### Justification:

“To apply for building permit.”



*Preserving Harford's past: promoting Harford's future*

MY DIRECT PHONE NUMBER IS (410) 638-3103

220 SOUTH MAIN STREET BEL AIR, MARYLAND 21014 410.638.3000 • 410.879.2000 • TTY 410.638.3086 • www.harfordcountymd.gov

THIS DOCUMENT IS AVAILABLE IN ALTERNATIVE FORMAT UPON REQUEST.

**CODE REQUIREMENTS:**

The Applicant is requesting a variance pursuant to Section 267-36(B) Table VI of the Harford County Code to permit an addition to encroach the 40 foot rear yard setback (30 foot setback proposed) in the R3/Urban Residential District.

Enclosed with the report is a copy of Section 267-36(B) Table VI of the Harford County Code (Attachment 1).

**LAND USE and ZONING ANALYSIS:**

Land Use – Master Plan:

The Applicants' property is located south of Bel Air in the development of Millstone. The lot is situated east of Laurel Bush Road on the east side of Millwright Circle. A location map and a copy of the Applicants' site plan are enclosed with the report (Attachments 2 and 3).

The property is located within the Development Envelope. The predominant land use designations are Low, Medium and High Intensities. The subject property is designated as Low Intensity which is defined by the 2004 Master Plan:

*Low Intensity – Areas within the Development Envelope where residential development is the primary land use. Density ranges from 1.0 to 3.5 dwelling units per acre. Neighborhood commercial uses such as convenience stores, doctors' offices, and banks are example of some of the nonresidential uses associated with this designation.*

Enclosed with the report are copies of portions of the 2004 Land Use Map and the Natural Features Map (Attachments 4 and 5).

Land Use – Existing:

The existing land uses conform to the overall intent of the 2004 Master Plan. Residential uses include single-family dwellings, townhouses and condominiums. Commercial uses are mainly located along MD Route 24 and MD Route 924 (Emmorton Road). The Topography in the area ranges from rolling to steep especially near the stream valleys. A copy of the aerial photograph and a topography map are enclosed with the report (Attachments 6 and 7).

The subject lot (lot 22) is located on Millwright Circle. The lot is a townhouse lot, rectangular in shape and approximately 4500 square feet in size. The topography slopes up gently from the road to the front of the buildings and slopes down to the rear to create a walk out basement. Most of the units have decks attached to the rear of the units. There were no sunroom additions observed on any of the other units. Site photographs along with an enlargement of the aerial photograph are enclosed with the report (Attachments 8 and 9).

STAFF REPORT

Board of Appeals Case Number 5527

George and Sandra Sevick

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The Applicants have submitted a letter from the property management company, MRA extending their approval subject to obtaining approval from Harford County (Attachment 10)

Zoning:

The zoning classifications in the area are consistent with the 2004 Master Plan as well as the existing land uses. Residential zoning ranges from R1 to R3/Urban Residential District. The subject property is zoned R3/Urban Residential District as shown on the enclosed copy of the Zoning Map (Attachment 11).

**SUMMARY:**

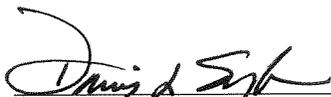
The Applicant is requesting a variance pursuant to Section 267-36(B) Table VI of the Harford County Code to permit an addition to encroach the 40 foot rear yard setback (30 foot setback proposed) in the R3/Urban Residential District.

Variances of this nature may be approved by the Board of Appeals pursuant to Section 267-11 of the Harford County Code, provided it finds by reason of the uniqueness of the property or topographical conditions that literal enforcement of the Code would result in practical difficulty and undue hardship. Further, the applicant must show that the request will not be substantially detrimental to adjacent properties or will not materially impair the purpose of the Code or the public interest.

The Department finds that the subject property is not unique. The shape, size and topography of the lot are similar to the other lots in the development. The other units are similarly restricted from creating additions. The applicants could build a screened porch or deck without requiring Board of Appeals approval.

**RECOMMENDATION and or SUGGESTED CONDITIONS:**

The Department of Planning and Zoning recommends that the requested variance be denied.



Dennis J. Sigler, Coordinator  
Zoning & Board of Appeals Review



Anthony S. McClune, AICP  
Deputy Director, Planning and Zoning

DJS/ASM/jf