

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

Case No. 5582  
 Date Filed 11/09/06  
 Hearing Date \_\_\_\_\_  
 Receipt \_\_\_\_\_  
 Fee \$600

*Shaded Areas for Office Use Only*

<p align="center"><b>Type of Application</b></p> <p><input type="checkbox"/> Administrative Decision/Interpretation</p> <p><input checked="" type="checkbox"/> <b>Special Exception</b></p> <p><input type="checkbox"/> Use Variance</p> <p><input type="checkbox"/> Change/Extension of Non-Conforming Use</p> <p><input type="checkbox"/> Minor Area Variance</p> <p><input type="checkbox"/> Area Variance</p> <p><input type="checkbox"/> Variance from Requirements of the Code</p> <p><input type="checkbox"/> Zoning Map/Drafting Correction</p>	<p align="center"><b>Nature of Request and Section(s) of Code</b> _____</p> <p><u>CASE 5582 MAP 11 TYPE Special Exception</u></p> <p><u>ELECTION DISTRICT 05 LOCATION 1244 Ridge Rd., Pylesville, MD 21132</u></p> <p><u>BY Cecil Campbell</u></p> <p><u>Appealed because a special exception pursuant to Section 267-53D (1) of the Harford</u></p> <p><u>County Code to permit commercial vehicle/equipment storage and Section 267-53H (1)</u></p> <p><u>of the Harford County Code to permit construction services in the Ag District requires</u></p> <p><u>approval by the Board.</u></p>
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*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.*

**Applicant/Owner (please print or type)**

Name CECIL CAMPBELL Phone Number 410-808-9513  
 Address 1244 RIDGE ROAD PYLESVILLE MD 21132  
Street Number Street City State Zip Code

Co-Applicant \_\_\_\_\_ Phone Number \_\_\_\_\_  
 Address \_\_\_\_\_  
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 1244 RINGE ROAD PYLESVILLE, MD 21132  
ONE MILE WEST OF RT 136.

Subdivision N/A Lot Number N/A

Acreage/Lot Size 8.43 Election District 05 Zoning AG

Tax Map No. 11 Grid No. 2A Parcel 41 Water/Sewer: Private  Public

List ALL structures on property and current use: SINGLE FAMILY DWELLING - 24X24 BARN  
USED FOR STORAGE

Estimated time required to present case: 30 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? 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: N/A

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**

OPERATE FAMILY PLUMBING AND HEATING BUSINESS OUT OF MY  
HOME. STORE THREE COMMERCIAL VANS, ONE DUMP TRUCK  
W/TRAILER AND ONE BACKHOE. ALL EQUIPMENT WILL BE  
GARAGED. I AM CURRENTLY IN THE PROCESS OF CON-  
STRUCTING A 35X60 GARAGE.

**Justification**

MY PROPERTY IS VERY SECLUDED. THE NORTH AND EAST  
SIDE IS SURROUNDED BY A 156 ACRE WOODED PARCEL. MY  
NEIGHBORS TO THE SOUTH AND WEST CANNOT SEE MY  
HOME OR GARAGE. MY HOME AND GARAGE ARE NOT VISIBLE  
FROM THE COUNTY ROAD. THEREFORE, I DO NOT THINK THIS WILL  
HAVE A NEGATIVE IMPACT ON SURROUNDING PROPERTIES OR TRAFFIC.

*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.)*

LINE OF NEW DRIVEWAY,



NORTH BASED ON MONUMENTS FOUND ALONG THE NORTH 71° EAST 41 PERCH LINE OF ALJ 3394.

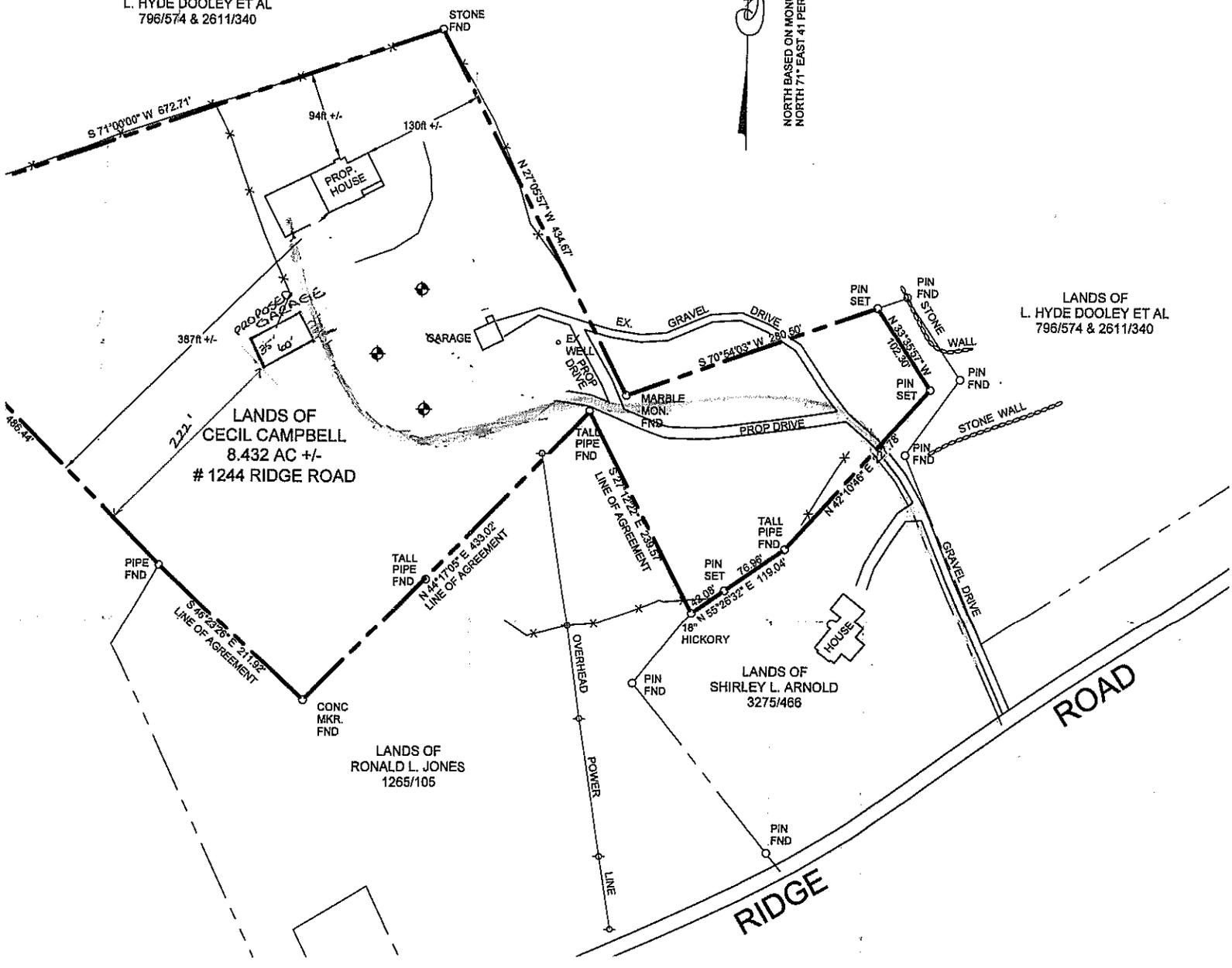
LANDS OF L. HYDE DOOLEY ET AL 796/574 & 2611/340

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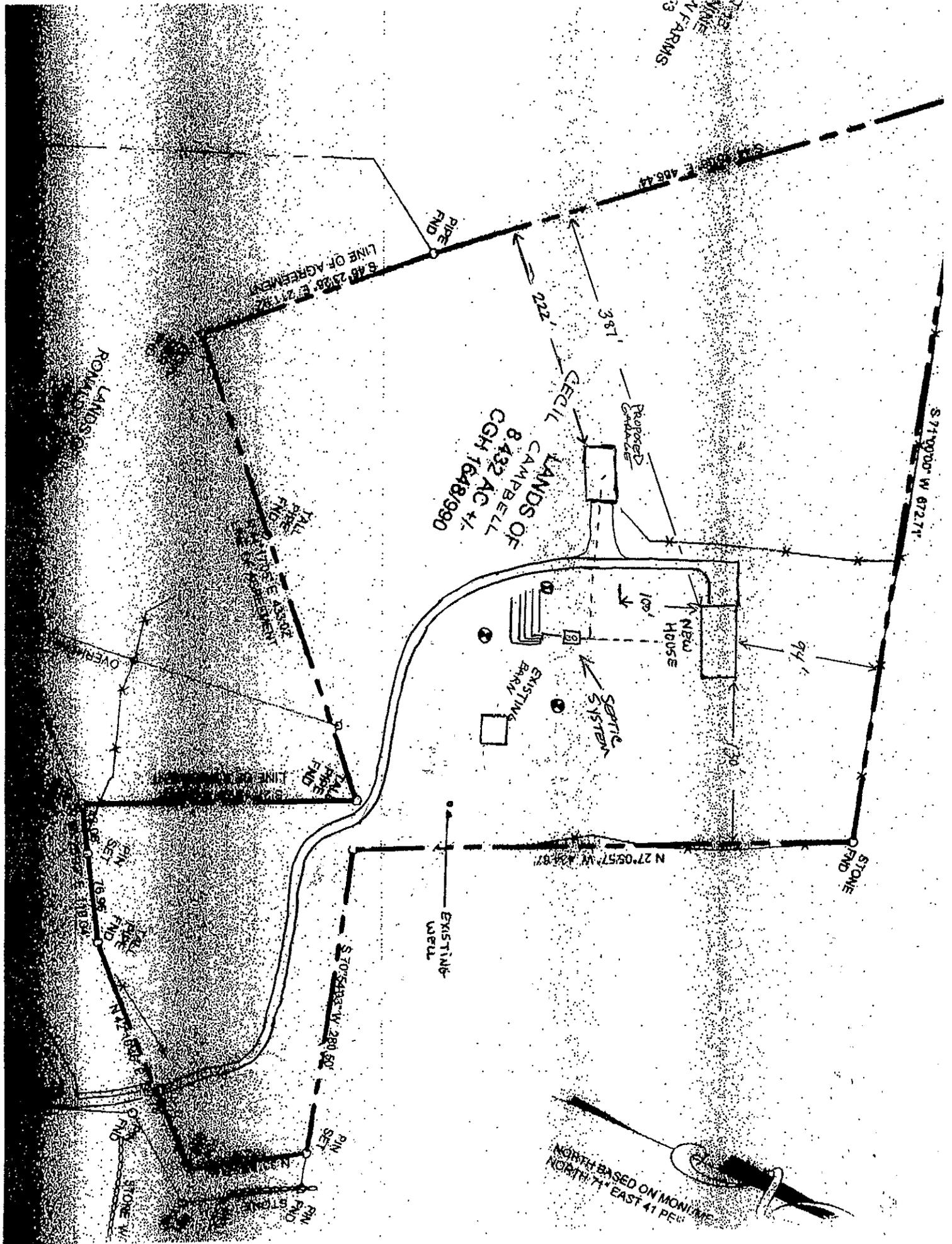
LANDS OF CECIL CAMPBELL 8.432 AC +/- # 1244 RIDGE ROAD

LANDS OF SHIRLEY L. ARNOLD 3275/466

LANDS OF RONALD L. JONES 1265/105



728  
WINE  
N/FARMS



DAVID R. CRAIG  
HARFORD COUNTY EXECUTIVE

LORRAINE COSTELLO  
DIRECTOR OF ADMINISTRATION



C. PETE GUTWALD  
DIRECTOR OF PLANNING & ZONING

## HARFORD COUNTY GOVERNMENT

### DEPARTMENT OF PLANNING & ZONING

January 26, 2007

### STAFF REPORT

### BOARD OF APPEALS CASE NO. 5582

APPLICANT/OWNER: Cecil Campbell  
1244 Ridge Road, Pylesville, Maryland 21132

Co-APPLICANT: Beverly L. Campbell  
1244 Ridge Road, Pylesville, Maryland 21132

REPRESENTATIVE: Applicants

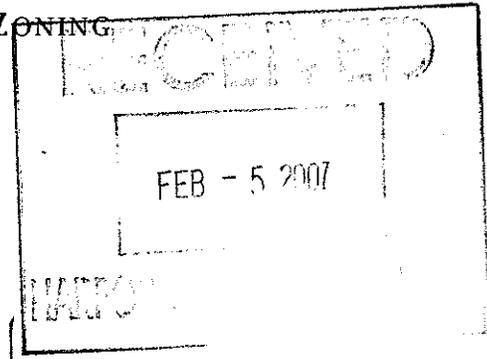
LOCATION: 1244 Ridge Road  
Tax Map: 11 / Grid: 2B / Parcel: 41  
Election District: Fifth (5)

ACREAGE: 8.43 acres

ZONING: AG/Agricultural

DATE FILED: November 9, 2006

HEARING DATE: February 12, 2007



### APPLICANT'S REQUEST and JUSTIFICATION:

#### Request:

"Operate family plumbing and heating business out of my home. Store three commercial vans, one dump truck with trailer and one backhoe. All equipment will be garaged. I am currently in the process of constructing a 35 by 60 garage."

*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.

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Cecil & Beverly Campbell

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### Justification:

“My property is very secluded. The north and east side is surrounded by a 156 acre wooded parcel. My neighbors to the south and west cannot see my home or garage. My home and garage are not visible from the County Road. Therefore, I do not think this will have a negative impact on surrounding properties or passer bys.”

### CODE REQUIREMENTS:

The Applicants are requesting a special exception pursuant to Section 267-53D(1) of the Harford County Code to permit commercial vehicle/equipment storage and Section 267-53H(1) of the Harford County Code to permit construction services in the AG/Agricultural District.

Section 267-53D(1) of the Harford County Code reads:

#### *D. Motor Vehicle and related services.*

- (1) Commercial vehicle and equipment storage and farm vehicle and equipment sales and service. These uses may be granted in the AG District, and commercial vehicle and equipment storage may be granted in the VB District, provide that:
  - (a) The vehicles and equipment are stored entirely within an enclosed building or fully screened from view of adjacent residential lots and public roads.*
  - (b) The sales and service of construction and industrial equipment may be permitted as an accessory use incidental to the sales and service of farm vehicles and equipment.*
  - (c) A minimum parcel area of two (2) acres shall be provided.**

#### *H. Services. [Amended by Bill No. 97-54]*

- (1) Construction services and suppliers. These uses may be granted in the AG and VB Districts, provided that a buffer yard ten feet wide shall be provided around all outside storage and parking areas when adjacent to residential lot or visible from a public road.*

Section 267-91 of the Harford County Code will be discussed in detail later in the report

### LAND USE and ZONING ANALYSIS:

#### Land Use – Master Plan:

The Applicant’s property is located in the northeast area of the County. The parcel is situated southwest of the Village of Whiteford, on the north side of Ridge Road, west of MD Route 136. A location map and a copy of the Applicant’s site plan are enclosed with the report (Attachments 1 and 2).

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The property is located outside of the Development Envelope. The predominant Land Use designation in this area of the County is Agricultural. The Natural Features Map reflects stream systems. The Applicant's property is designated as Agricultural which is defined by the 2004 Master Plan as:

*Agricultural – Areas where agriculture is the primary land use, but where development rights are available. Residential development is possible at a density of 1.0 dwelling unit for every 10 acres. Commercial uses within this area are intended to serve the agriculture industry or residents of the area while maintaining the character of the surrounding countryside.*

Enclosed with the report are copies of portions of the 2004 Land Use Map and the Natural Features Map (Attachments 3 and 4).

### Land Use – Existing:

The existing Land Uses conform to the overall intent of the 2004 Master Plan. The predominant land use is Agriculture which includes cropland, pastureland and large areas of dense woodland. There are no major residential developments. The subdivision recorded as Grandview Farms borders the subject property on the west side and across the south side of Ridge Road. Commercial uses are located in the Village of Whiteford. The topography in this area of the County ranges from rolling to steep. A topography map and a copy of the aerial photograph are enclosed with the report (Attachments 5 and 6).

The subject property is an unusual shaped parcel located on the north side of Ridge Road. The property begins approximately 300 feet back from Ridge Road at the end of a private right-of-way which the Applicants own. The right-of-way serves the Applicants' property and another dwelling. The property is 8.432 acres in size and contains open area as well as woodland. The area surrounding the property is also densely wooded. The topography of the property is rolling to steep.

The improvements consist of a stone and frame dwelling with an attached 2 car garage, an old frame building for storage and situated to the front of the property, and a gravel driveway. The septic system is located approximately 150 feet in front of the house and the well is located to the front of the property and towards the easterly property line. The dwelling is located to the rear of the property. The proposed garage will be located in front of and to the left of the dwelling and the driveway and will be tucked into the edge of the woods. The property and improvements appear to be well maintained. Enclosed with the report are site photographs along with an enlargement of the aerial photograph (Attachments 7 and 8).

### Zoning:

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The zoning classifications in the area are consistent with the 2004 Master Plan as well as the existing land uses. The predominant zoning classification is AG/Agricultural which includes the subject property. Enclosed with the report is a copy of the Zoning Map (Attachment 9).

**SUMMARY:**

The Applicants are requesting a special exception pursuant to Section 267-53D(1) of the Harford County Code to permit commercial vehicle/equipment storage and Section 267-53H(1) of the Harford County Code to permit construction services in the AG/Agricultural District.

Section 267-53D(1):

*D. Motor Vehicle and related services.*

- (1) Commercial vehicle and equipment storage and farm vehicle and equipment sales and service. These uses may be granted in the AG District, and commercial vehicle and equipment storage may be granted in the VB District, provided that:*

The subject property is zoned AG/Agricultural.

- (a) The vehicles and equipment are stored entirely within an enclosed building or fully screened from view of adjacent residential lots and public roads.*

The Applicants are presently constructing a 35 foot by 60 foot garage pursuant to permit 2006313B0050 (Attachment 10). If the Board approves the special exceptions as requested all of the vehicles and equipment will be stored in the building. The Applicant presently has 3 commercial vans, one dump truck with trailer, and one backhoe.

- (b) The sales and service of construction and industrial equipment may be permitted as an accessory use incidental to the sales and service of farm vehicles and equipment.*

Not applicable to the request.

- (c) A minimum parcel area of two (2) acres shall be provided.*

The Applicants property is 8.43 acres.

Section 267-53H(1):

*H. Services. [Amended by Bill No. 97-54]*

- (1) Construction services and suppliers. These uses may be granted in the AG and VB Districts, provided that a buffer yard ten feet wide shall be provided around*

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*all outside storage and parking areas when adjacent to residential lot or visible from a public road.*

The subject property is zoned AG/Agricultural. The Applicant's property is over 8 acres and the proposed storage area is approximately 700 feet from the road. The property contains a significant amount of wooded area. The existing forest provides sufficient screening for the proposed building.

Section 267-9I:

(1) *The number of persons living or working in the immediate area.*

The proposal should have no adverse impact on individuals working and living in the area. This area of the County contains large active farms which utilize large vehicles and equipment.

(2) *Traffic conditions, including facilities for pedestrians, such as sidewalks and parking facilities, the access of vehicles to roads; peak periods of traffic, and proposed roads, but only if construction of such roads will commence within the reasonably foreseeable future.*

The proposal will not adversely impact traffic in the area. Ridge Road is a paved County owned and maintained road. Sight distance on Ridge Road from the Applicant's access to the property is good in both directions.

(3) *The orderly growth of the neighborhood and community and the fiscal impact on the county.*

The use is permitted in the Agricultural District as a Special Exception with Board of Appeals Approval. The use will not have an adverse fiscal impact on the County.

(4) *The effect of odors, dust, gas, smoke, fumes, vibration, glare and noise upon the use of surrounding properties.*

The number of commercial vehicles and equipment proposed by this request will not have an adverse impact on the community based on the issues listed in this section of the Code.

(5) *Facilities for police, fire protection, sewerage, water, trash and garbage collection and disposal and the ability of the county or persons to supply such services.*

The Harford County Sheriff's Office and the Maryland State Police will provide police protection. The Whiteford/Cardiff Volunteer Fire Departments will provide fire protection and emergency services. The property is served by a private well and septic system. A company of the Applicant's choice will handle trash collection.

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- (6) *The degree to which the development is consistent with generally accepted engineering and planning principles and practices.*

With appropriate conditions the request will be consistent with generally accepted planning principles and practices.

- (7) *The structures in the vicinity, such as schools, houses of worship, theaters, hospitals and similar places of public use.*

The proposal should have no impact on any of the uses listed in this subsection.

- (8) *The purposes set forth in this Part 1, the Master Plan and related studies for land use, roads, parks, schools, sewers, water, population, recreation and the like.*

The proposal is consistent with the Master Plan.

- (9) *The environmental impact, the effect on sensitive natural features and opportunities for recreation and open space.*

The proposal should have no impact on the surrounding natural features.

- (10) *The preservation of cultural and historic landmarks.*

The request should not impact any cultural or historic landmarks.

The Applicants have submitted a list of vehicles and equipment generally stored on the property. This list includes 3 commercial vans, a dump truck with trailer and a backhoe. These vehicles are used in the plumbing and heating company owned by the Applicant. The Applicant is constructing a garage that will house all the equipment, vehicles and supplies used in the business. During the pre-application meeting, the Applicant stated that no customers come to the site.

**RECOMMENDATION and or SUGGESTED CONDITIONS:**

The Department of Planning and Zoning recommends that the request be approved subject to the following conditions:

1. The Applicants shall submit a detailed site plan to be reviewed and approved thru the Development Advisory Committee.
2. The approval is limited to three vans, one dump truck, one trailer and one backhoe. The Applicants may replace any vehicles, trailers or equipment as necessary.
3. The vehicles, trailer, equipment, and supplies used in the business shall be stored within the building.

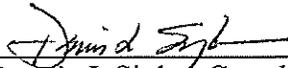
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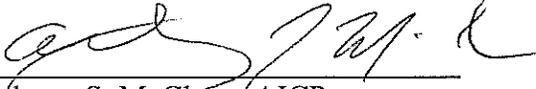
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4. This approval is for the Applicants use only and shall terminate should the property be sold or transferred.

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

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

DJS/ASM/jf