

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

Case No. 5861
 Date Filed 11/16/15
 Hearing Date _____
 Receipt _____
 Fee \$400.00
 Type SE
BeA-000073-2015

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.

Shaded areas for Office Use Only

Nature of Request and Section(s) of Code

CASE 5861 MAP 17 TYPE Special Exception
ELECTION DISTRICT 05 TAX ID 05048362
LOCATION 46 Davis Road, Street 21154
BY Steven Bloyd
Appealed because a special exception pursuant to
Sec. 267-88F(6) of the Harford County Code to permit a
personal care boarding home in the AG District requires approval
by the Board.

Owner (please print or type)

Name Steven Wade Bloyd Phone Number Call Attorney
 Address 46 Davis Road, Street, Maryland 21154
Street Number Street City State Zip Code

Co-Applicant N/A Phone Number _____
 Address _____
Street Number Street City State Zip Code

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

Attorney/Representative Robert S. Lynch, Esquire
Elizabeth H. Thompson, Esquire Phone Number 410-879-2222
 Address Stark and Keenan, P.A., 30 Office Street, Bel Air, Maryland 21014
Street Number Street City State Zip Code

Land Description

Address and Location of Property 46 Davis Road, Street, Maryland, 21154.

Subdivision Land of John Street Davis Lot Number 4
Acreage/Lot Size 3.44 acres Election District 05 Zoning AG Tax ID # 05-048362
Tax Map No. 17 Grid No. 3B Parcel 284 Water/Sewer: Private Public

List ALL structures on property and current use: Two (2) story, single-family detached dwelling is located on the property. The use is residential.

Estimated time required to present case: 1 hour

If this Appeal is in reference to a Building Permit, state number No.

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: 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

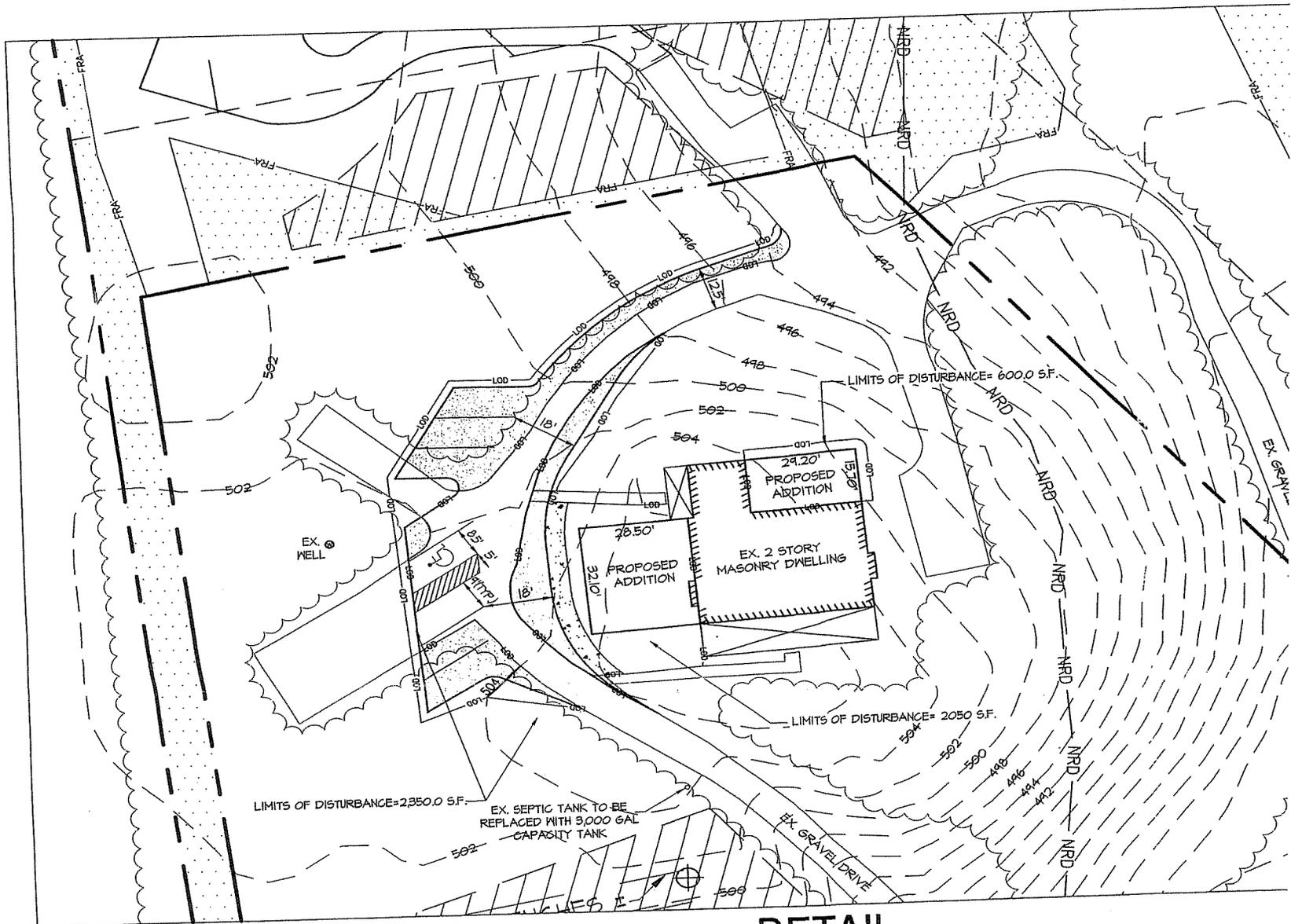
Request

Applicant seeks a Special Exception pursuant to Article IX, Section 267-88(F)(6) of the Harford County Zoning Code to construct a Personal-Care Boarding Home in the Agricultural District.

Justification

Applicant seeks approval for a Personal-Care Boarding Home to provide personal care to adults. The proposed use shall be located in a single-family detached dwelling currently located on the property. Applicant intends to modify the existing dwelling by adding additional square footage to the existing structure. The proposed residential use meets the 2.00 acre requirement for residential structures in the AG district. This application is not for the construction of a new dwelling. Applicant can comply with the provisions set forth in Chapter 199 of the Harford County Code as amended.

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.)



DETAIL
 SCALE 1" = 30'

BARRY GLASSMAN
HARFORD COUNTY EXECUTIVE

BILLY BONIFACE
DIRECTOR OF ADMINISTRATION



BRADLEY F. KILLIAN
DIRECTOR OF PLANNING & ZONING

December 21, 2015

STAFF REPORT

BOARD OF APPEALS CASE NO. 5861

APPLICANT/OWNER: Steven Wade Bloyd
46 Davis Road, Street, Maryland 21154

REPRESENTATIVE: Robert S. Lynch, Esquire
Stark and Keenan, P.A.
30 Office Street, Bel Air, MD 21014

LOCATION: 46 Davis Road
Tax Map: 17 / Grid: 3B / Parcel: 284 / Lot: 4
Election District: Five (5)

ACREAGE: 3.44+/- acres

ZONING: AG/Agricultural

DATE FILED: November 16, 2015

HEARING DATE: February 3, 2016



APPLICANT'S REQUEST and JUSTIFICATION:

Request:

“Applicant seeks a Special Exception pursuant to Article IX, Section 267-88(F)(6) of the Harford County Zoning Code to construct a Personal Care Boarding Home in the Agricultural District.”

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Steven Bloyd

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CODE REQUIREMENTS:

The Applicant is requesting a Special Exception pursuant to Section 267-88F(6) of the Harford County Code to permit a Personal Care Boarding Home in the AG/Agricultural District.

Section 267-88F(6) of the Harford County Code reads:

- (6) *Personal-care boarding homes. This use may be granted in the AG, RR, R1, R2, R3, R4, RO, VB and VR districts, provided that:*
 - (a) *The proposed use shall be located in a single-family detached dwelling.*
 - (b) *The proposed use meets the minimum lot size requirements for a conventional single-family residence in the district where located.*
 - (c) *A maximum density of 1 Boarder per 2,000 square feet of lot area shall be maintained.*
 - (d) *Where an application is for construction of a new dwelling, the building shall be similar in appearance to other single-family dwellings in the neighborhood.*
 - (e) *Provisions of Chapter 199 of the Harford County Code, as amended, must be met.*

Section 267-9I of the Harford County Code will be discussed in detail later in the report.

LAND USE and ZONING ANALYSIS:

Land Use – Master Plan:

The Applicants property is located on the north side of Davis Road approximately 650-feet east of MD Route 24 (Rocks Road). A location map and a copy of the Applicant’s site plan are enclosed with the report (Attachments 1 and 2).

The subject property is located outside of the Development Envelope. The predominant land use designation in the area is Agricultural. The Natural Features Map reflects Deer Creek Scenic River District, Sensitive Species Project Review Areas, Stream Systems and Agricultural

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Preservation Districts and Easements. The subject property is designated as Agricultural which is defined by the 2012 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 a portion of the 2012 Land Use Map and the Natural Features Map (Attachments 3 and 4).

Land Use – Existing:

The existing land uses in the area are consistent with the intent of the Master Plan. The predominant land use in this area of the County is Agriculture; which includes cropland, pastureland and large areas of dense woodland. Many of the farms in this area of the County are in Agricultural Preservation Easement programs. Residential uses include single-family dwellings typically located on large lots. Institutional uses include churches and schools. Recreational uses include parks and the Geneva Farms Golf Course.

The subject property is an irregularly shaped panhandle lot that contains approximately 3.44+/- acres. The Applicant also owns the unimproved lots abutting the subject property to the north and south. The subject property is improved with an attractive two-story colonial style single family dwelling. The subject property is predominately wooded with mature forest except in the vicinity of the dwelling. The topography of the subject property is level to gently sloping around the house with steep grades on the east and south side of the property. Access to the subject property from Davis Road is via a gravel driveway which will serve as a common driveway in the future for the two unimproved lots also owned by the Applicant. A topography map, aerial photograph and site photos are enclosed with the report (Attachments 5, 6 and 7A-D).

Zoning:

The zoning classifications in the area are consistent with the 2012 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 8).

Zoning History:

The Applicant previously received approval to operate a personal care boarding home from the subject property in 2011 under Case No. 5743. The Applicant also received Site Plan approval for the proposed use in 2012 (S12-019); however, both the Board approval and Site Plan approval have expired. Therefore, the Applicant has submitted the current application for re-

approval. A copy of the Hearing Examiner's Decision in Case No. 5743 and the Site Plan approval letter are enclosed with this report (Attachments 9 and 10).

SUMMARY:

The Applicant is requesting a Special Exception pursuant to Section 267-88F(6) of the Harford County Code to permit a Personal Care Boarding Home in the AG/Agricultural District. Section 267-88F(6) of the Harford County Code reads:

- (6) *Personal-care boarding homes. This use may be granted in the AG, RR, R1, R2, R3, R4, RO, VB and VR districts, provided that:*

The subject property is zoned AG/Agricultural.

- (a) *The proposed use shall be located in a single-family detached dwelling.*

The personal care boarding home will be located within an existing single-family dwelling located on the subject property.

- (b) *The proposed use meets the minimum lot size requirements for a conventional single-family residence in the district where located.*

The minimum lot size in the AG/Agricultural District is 2.00 acres. The subject property is 3.44+/- acres in size.

- (c) *A maximum density of 1 Boarder per 2,000 square feet of lot area shall be maintained.*

The Applicant is proposing a 16-bed facility which is below the allowable density for the proposed use on the subject property.

- (d) *Where an application is for construction of a new dwelling, the building shall be similar in appearance to other single-family dwellings in the neighborhood.*

Not applicable to this request. The Applicant proposes to construct additions to the existing dwelling. The proposed additions shall be compatible with the existing dwelling

- (e) *Provisions of Chapter 199 of the Harford County Code, as amended, must be met.*

The Applicant shall comply with Chapter 199 of the Harford County Code.

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Section 267-9I:

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

The proposed personal care boarding facility is located within a rural area of the County and will not have an adverse impact on persons living or working in the immediate area.

- (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 subject property fronts on a County owned and maintained road. There is adequate sight distance at the existing driveway entrance. The proposed facility will not adversely impact the existing road network.

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

The proposal is consistent with the orderly growth of the neighborhood and will not have a 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 proposed use will not adversely impact surrounding properties.

- (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 local Sheriff's Office and the Maryland State Police will provide police protection. The Whiteford Volunteer Fire Department will provide fire protection and emergency services. The existing dwelling is currently serviced by a private well and septic system. The owner/operator will be responsible for choosing a solid waste disposal service.

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

The proposal is consistent with generally accepted planning principles.

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

The proposal will have no impact on the surrounding land uses.

(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 conforms to the intent of the 2004 Master Plan.

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

The request should not adversely impact the Natural Resource District located on this lot.

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

Not applicable to this request.

Conclusion:

The Applicant is proposing to establish a personal care boarding home for 16 residents in an existing dwelling. Two additions to the existing dwelling are proposed to accommodate the residents. The proposed use was previously approved by the Board under Case No. 5473 and received Site Plan approval. The location is ideal for the proposed use and will not have an adverse impact on surrounding properties. The proposed personal care boarding home will provide a much needed community amenity for the citizens of Harford County.

RECOMMENDATION and or SUGGESTED CONDITIONS:

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

1. The Applicant shall submit a detailed site plan to be reviewed and approved thru the Development Advisory Committee.
2. The Applicant shall obtain all necessary State and County permits to construct the additions and operate the Personal Care Boarding Home.
3. The Applicant must meet the provisions of Chapter 199 of the Harford County Code, as amended.
4. The number of residents shall be limited to no more than 16.

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Board of Appeals, Review



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Eric Vacek, Planner
Board of Appeals, Review



Anthony S. McClune, AICP
Chief, Current Planning Division

EV/ASM/jf



BOA Case No. 5861

Location Map

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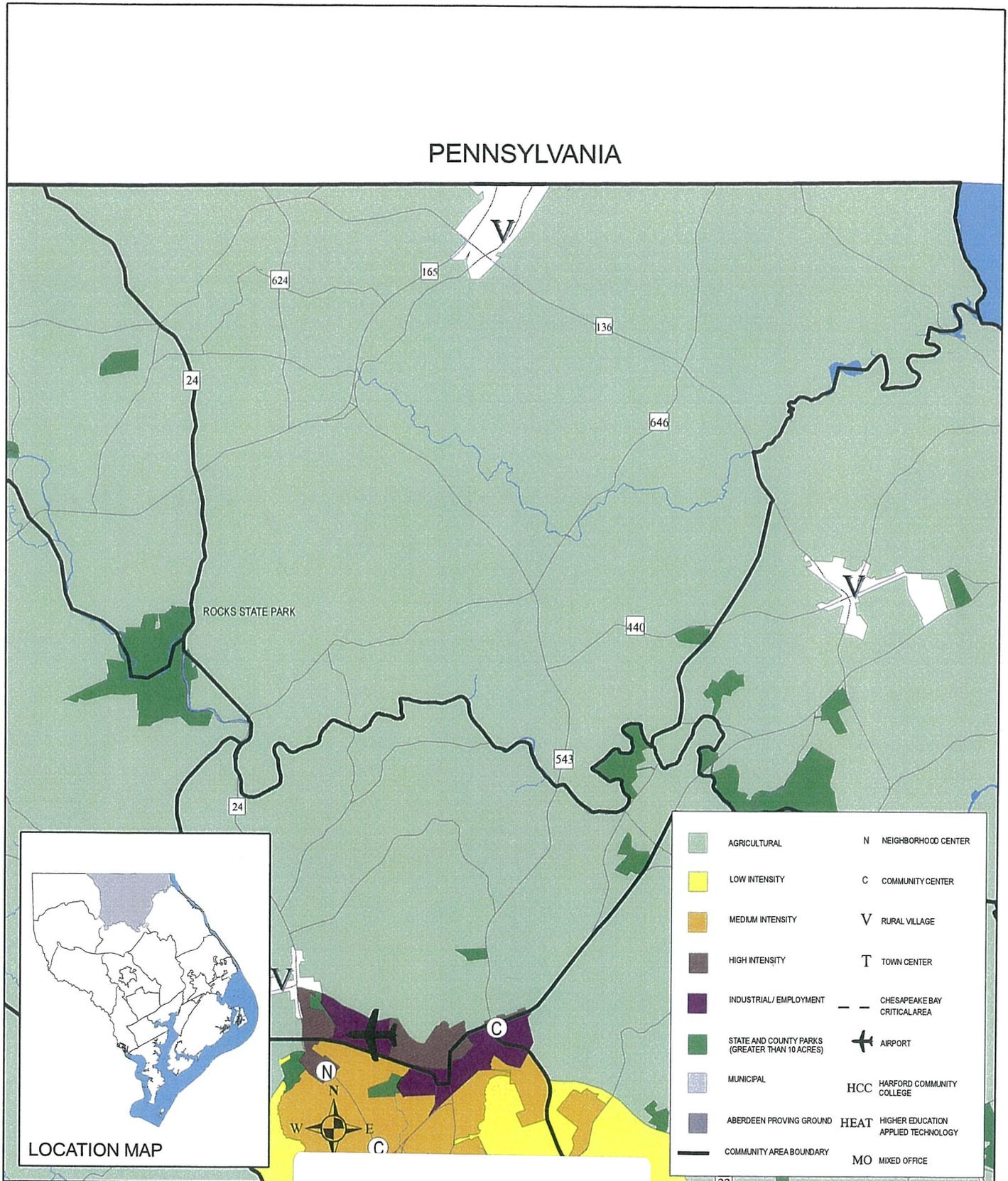
ATTACHMENT 1



LAND USE MAP

Whiteford Cardiff Pylesville Street Community Area

Harford County, Maryland



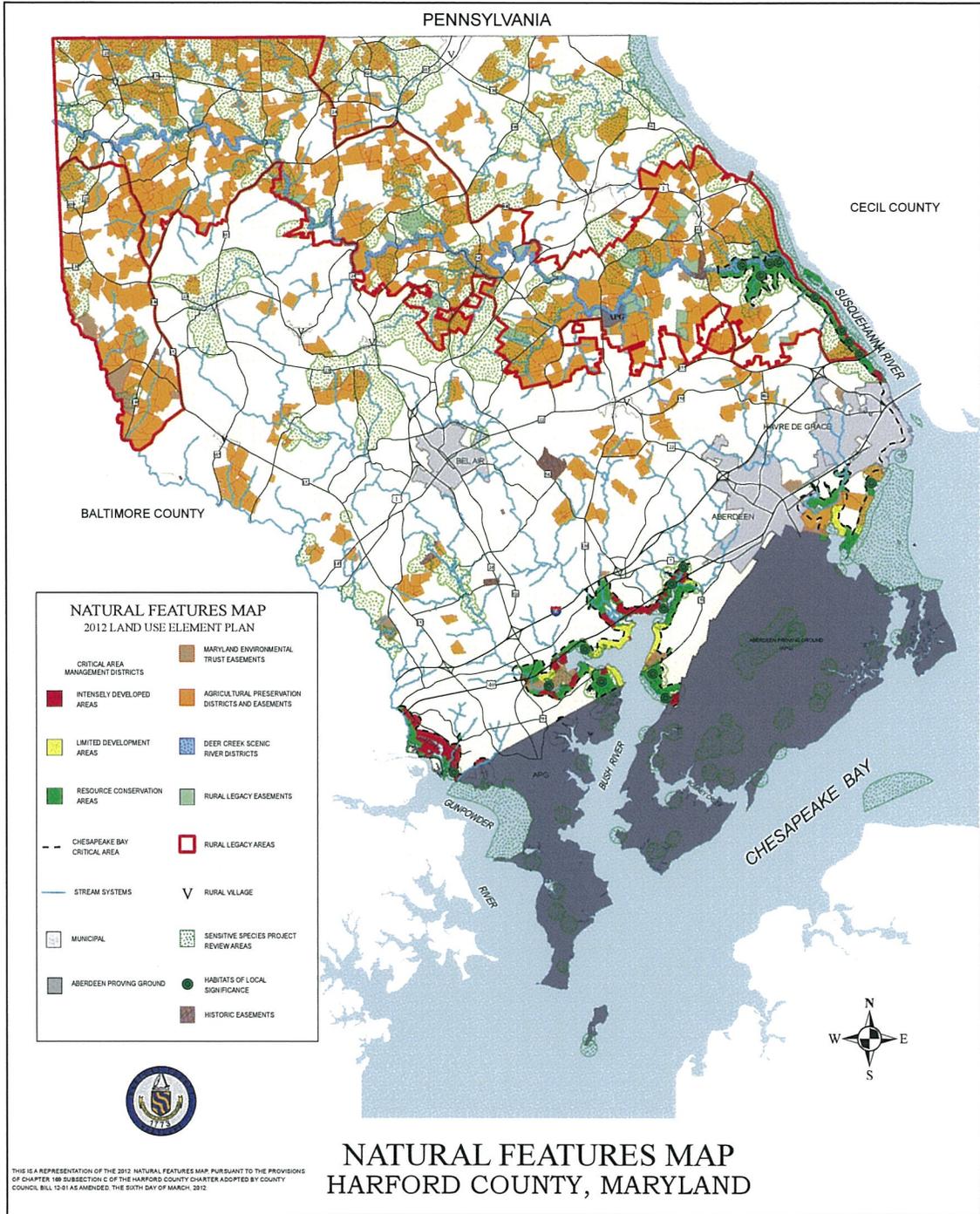
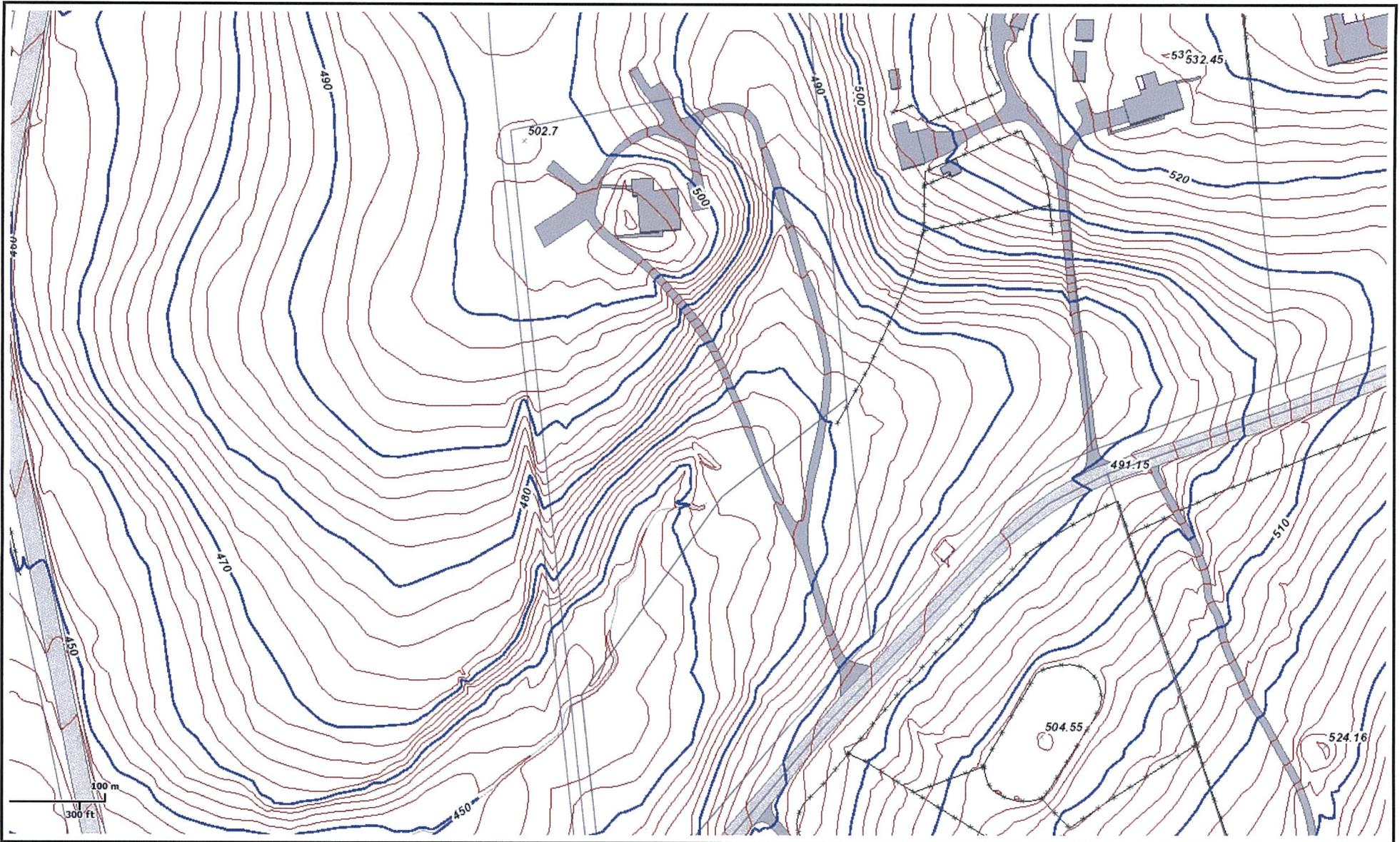


Figure 23

ATTACHMENT 4

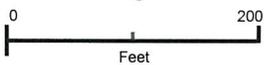


BOA Case No. 5861

Topography Map

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ATTACHMENT 5



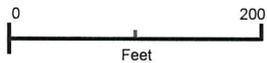


BOA Case No. 5861

2014 Aerial Photography

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ATTACHMENT 6







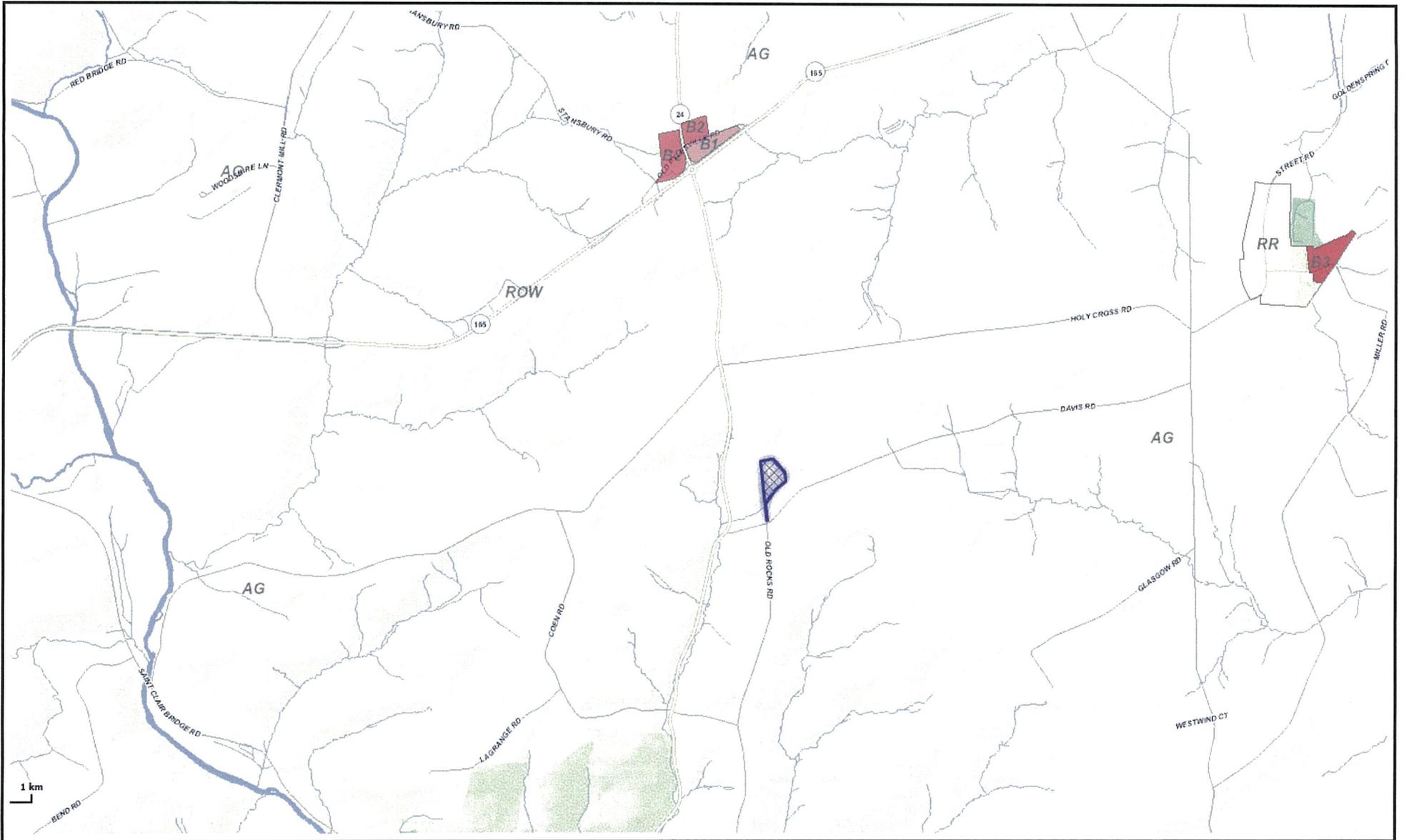
ATTACHMENT 7B



ATTACHMENT 7C



ATTACHMENT 7D

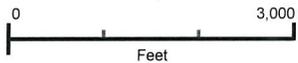


BOA Case No. 5861

Zoning Map

Printed: Dec 10, 2015

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ATTACHMENT 8



APPLICANT:
Steven Bloyd

REQUEST: A special exception to permit
a personal care boarding home in the AG
District

HEARING DATE: August 31, 2011

BEFORE THE
ZONING HEARING EXAMINER
FOR HARFORD COUNTY
BOARD OF APPEALS
Case No. 5743

ZONING HEARING EXAMINER'S DECISION

APPLICANT: Steven Bloyd

LOCATION: 46 Davis Road, Street
Tax Map: 17 / Grid: 3B / Parcel: 284 / Lot: 4
Fifth (5th) Election District

ZONING: AG / Agricultural District

REQUEST: A special exception, pursuant to Section 267-53F(8) of the Harford County Code, to permit a personal care boarding home in the Agricultural District.

TESTIMONY AND EVIDENCE OF RECORD:

The Applicant, Steven Bloyd, testified in support of his application for a special exception. The Applicant testified he is a Pastor with a 100 member church. He has been a minister for 21 years and a pastor for 20 years. He is seeking a special exception to construct a personal care boarding home for 16 residents in the Agricultural District. He anticipates the residents will be from within a 15 mile radius of his church and the boarding home. The property sits on 3.44 acres and is zoned Agricultural. He has owned the property for 12 years and owns two other adjacent lots that are wooded and vacant.

The Applicant testified with reference to Exhibit No. 3-A, which is an aerial photograph of the property and the area. He said the area is primarily rural and mostly agricultural, with large parcels and dwellings. Exhibit No. 3-B showed to the west of the property, there is a farm and to the east are wooded parcels with two dwellings. As previously referenced, the Applicant owns property to the north and south of the proposed personal care boarding home.

Also accepted into evidence was Exhibit No. 1 (Board of Appeals application) and Exhibit No. 2 (Department of Planning and Zoning Staff Report and attachments).

Case No. 5743 – Steven Bloyd

The Applicant also testified to various site photographs, marked and accepted into evidence as Exhibit No. 4. The Applicant identified Exhibit 4-A which is a southern view photo from his porch. Exhibit No. 4-B is a front view from his house and Exhibit 4-C is a side view of his house. He described the home as a 15 year old Colonial. Exhibit No. 4-D shows an existing sunroom. Exhibit No. 4-E is a view of the parking area and Exhibit No. 4-F is another view of the sunroom. Exhibit No. 4-G shows the back of the home, with two French doors, where the Applicant plans to expand the home.

The Applicant's plan is to add one story on the back of the home, next to the sunroom. On the west side, he plans to add a two-story addition with private rooms and bathrooms. The addition will be able to house no more than 16 residents.

The planned entrance will be off Davis Road on the existing driveway. He said there will be no disturbance to the Natural Resource District on the property. (see site plan Exhibit No. 6).

The Applicant then testified with respect to the requirements of Section 267-88F(6) of the Harford County Code to permit a personal care boarding home in the AG/Agricultural District. The Applicant said that the proposed personal care boarding home would be located in a single-family home. He can also meet the 2.0 acre requirement as his property is 3.44 acres. The Applicant proposes 16 beds and this is below the maximum density requirement of 1 boarder per 2,000 square feet of lot area. The proposed addition to the existing home will be similar to the current home which is Colonial. There will be wood siding and it will be architecturally compatible with the color of the current home. The Applicant will also take all necessary steps to obtain the appropriate approval of all other agencies as required, including but not limited to the Harford County Health Department, the Office on Aging, the Department of Inspections, Licenses and Permits, and the State Fire Marshal.

The Applicant next introduced Exhibit No. 6 and indicated he spoke to the Health Department concerning a suitable septic system on the proposed site plan. He received a memo from the Health Department where he received preliminary approval, subject to additional approval. The Applicant anticipates he will be able to meet all the necessary approvals for the septic system.

The Applicant next testified to Harford County Code Section 267-9I and the specific requirements for a special exception.

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

The Applicant testified that the proposed Board home is in a rural area and it will have no adverse impact on the County.

Case No. 5743 – Steven Bloyd

- (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 Applicant testified that the property fronts on a country road, there is adequate site distances at the existing driveway entrance, and there will be no adverse impact.

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

There will be no fiscal impact on the County and the proposed addition is on privately owned property.

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

There will be no adverse impact. The residence is in a quiet area with trees, and the Applicant does not anticipate removing many trees. The property will essentially stay the same.

- (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.*

There will be no impact as the property is on a private well and septic.

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

The Applicant anticipates receiving all approvals from the County and State.

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

There will be no impact on the community or surroundings land uses.

Case No. 5743 – Steven Bloyd

- (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.*

There will be no impact as it is consistent with the 2004 Master Plan and will not change the rural nature of the property.

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

There will be no environmental impact on the Natural Resource District.

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

There will be no impact to cultural and historic landmarks.

The Applicant made telephone calls and sent letter to neighbors. Submitted as Exhibit No. 7-A, 7-B and 7-C were letters to neighbors. There was no response from Mr. Martin with respect to Exhibit No. 7-A. With respect to Exhibit No. 7-B, the Applicant spoke with the neighbor over the phone and it was favorable. With respect to Exhibit No. 7-C, there was no response. The Applicant also explained that he met with Mr. Hash on the north side of the property. Mr. Hash has no opposition to the proposed special exception.

The Applicant also reviewed the Staff Report, marked as Applicant's Exhibit No. 2. He specifically reviewed the requirements on the last page of the Staff Report concerning obtaining a detailed site plan and obtaining approval through the Development Advisory Committee, and obtaining all necessary State and County permits. The Applicant indicated that he agrees to those conditions and intends to seek said approval if the special exception is granted.

Next testified Anthony McClune, Deputy Director of the Department of Planning and Zoning. Mr. McClune testified that he reviewed the application, visited the property and also reviewed the surrounding neighborhood. The property is designated in an Agricultural District, pursuant to the 2004 Land Use Plan. The subject property is 3.44 acres and is one of three lots in a subdivision the Applicant owns. He described the area as agricultural with residential uses and recreational uses, including a golf course.

Mr. McClune referenced Harford County Code Section 267-88F(6) and testified the Applicant meets or exceeds all the requirements. He specifically noted that number of the residents is well below the density allowance and the proposed addition will match the rest of the existing dwelling. He noted that the Applicant will need to obtain the specific licensing and operation requirements, as referenced in Section 267-88F(6)(e).

Case No. 5743 – Steven Bloyd

Mr. McClune also referenced Section 267-9I of the Harford County Code, and noted that the Applicant's proposal meets or exceeds all of those requirements. Mr. McClune subsequently testified to all of the requirements and referenced the Staff Report (Exhibit No. 2).

Mr. McClune indicated that there are two conditions for the proposed special exception. The Applicant must submit a detailed site plan to be reviewed and approved through the Development Advisory Committee, and must also obtain all necessary State and County permits to construct the addition and operate the personal care boarding home.

No other testimony or evidence was submitted, and there was no testimony or evidence given in opposition to the Applicant's request for a special exception.

APPLICABLE LAW:

The Applicant is requesting a special exception, pursuant to Section 267-88F(6) of the Harford County Code which states:

- “(8) Personal Care Boarding Homes. These uses may be granted in the AG, RR, R, R1, R2, R3, R4, RO, VB, and VR Districts, provided that:*
- (a) The proposed use shall be located in a single-family detached dwelling.*
 - (b) The proposed use meets the minimum lot size requirements for a conventional single-family residence in the district where located.*
 - (c) A maximum density of one (1) boarded per two thousand (2,000) square feet of lot area shall be maintained.*
 - (d) Where an application is for construction of a new dwelling, the building shall be similar in appearance to other single-family dwellings in the neighborhood.*
 - (e) Provisions of Chapter 199 of the Harford County Code, as amended, must be met.”*

Furthermore, Section 267-9I of the Harford County Code, Limitations, Guides, and Standards, is applicable to this request.

Case No. 5743 – Steven Bloyd

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

The Applicant, Steven Bloyd, intends to operate a personal care boarding home on the subject property, which is located in an AG/Agricultural District. The proposed personal care boarding home will be limited to 16 residents and will be constructed as an addition to an existing, well-maintained and attractive Colonial home. The addition will be harmonious to the existing home. The proposal is also within the density requirement of Section 267-88F(6)(c). The Applicant easily meets the requirements of Section 267-88F(6) for a special exception for a personal care boarding home in the Agricultural District.

The Applicant must also meet the requirements of Section 267-9I, "Limitations, Guides and Standards", of the Harford County Code. The Applicant's proposal also easily meets all requirements of this Section. The proposal will not have any detrimental impact on the area or to the County, or create any traffic issues. The proposal will be consistent with the area and have no negative fiscal impact on the County or on any need to provide services. The proposal is also consistent with the current area, including the 2004 Master Land Use Plan. There will be no environmental impact on the surrounding area.

Having met all the specific and general requirements of the Harford County Code, the use, nevertheless, must be shown to have no greater impact at this location than at another location within the district. While addressed above and for reasons set forth above, it is easily found that the proposed use will have no greater impact here than at some other location within the zone.

Accordingly, the use as described and as will be conditioned, will have no adverse impact on the neighborhood and certainly no impact greater than that which would normally expect from such a use in the agriculturally zoned district.

CONCLUSION:

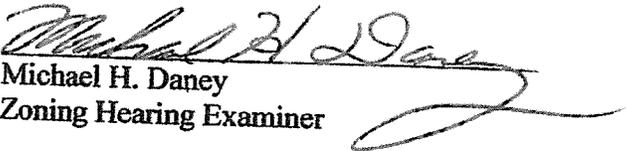
It is accordingly recommended that the requested special exception be granted, subject to the following conditions:

1. The Applicant shall submit a detailed site plan to be reviewed and approved through the Department Advisory Committee.
2. The Applicant shall all necessary State and County permits to construct the addition and operate the personal care boarding home.
3. The Applicant must meet the provisions of Chapter 199 of the Harford County Code, as amended.

Case No. 5743 – Steven Bloyd

4. The number of residents shall be limited to no more than 16.

Date: October 7, 2011


Michael H. Daney
Zoning Hearing Examiner

Any appeal of this decision must be received by 5:00 p.m. on NOVEMBER 7, 2011.

DAVID R. CRAIG
HARFORD COUNTY EXECUTIVE



C. PETE GUTWALD
DIRECTOR OF PLANNING AND ZONING

MARY F. CHANCE
DIRECTOR OF ADMINISTRATION

HARFORD COUNTY GOVERNMENT

Department of Planning and Zoning

ATTACHMENT 10

SITE PLAN APPROVAL

SUBDIVISION: JOHN STREET DAVIS – LOT 4

PLAN NO.: 12-019
SERIES: 1

SUBMITTED: 02/17/2012

ENCLOSED AREA: 3.44 ± acres LOTS: 1 ZONING: AG

LOCATION: North side of Davis Road, east of Rocks Road (Maryland Route 24)
Tax Map 17: Parcel 284, Lot 4; Fifth Election District.

PURPOSE OF PLAN: To convert an existing dwelling to a Personal Care Boarding Home.

This plan proposes to create a Personal Care Boarding Home from an existing dwelling. The property is zoned Agricultural (AG) and totals 3.44 +/- acres. This plan is subject to the terms and conditions noted in Harford County Board of Appeals Case 5743-“Steven Bloyd”. This plan shall obtain all necessary State and County permits and shall meet the provisions stated in Chapter 199 of the Harford County Code, as amended. A maximum of one (1) boarder per two thousand (2,000) square feet of lot area shall be maintained.

This site contains environmentally sensitive areas including a stream, steep slopes and associated buffers. The stream and 75 foot buffers shall be labeled as “Natural Resource District” (NRD) on the final plat. Natural Resource District shown on the prior plat shall remain consistent with this plan. The Army Corp of Engineers has indicated DA authority may be required for this project. Please contact Mr. Steve Elinsky (Army Corps of Engineers) at 410-962-4503 for additional details. If required the Department of Planning and Zoning shall request that approved copies of the permit be provided for informational purposes.

A Landscaping plan (L12-019) has been submitted and approved at this time. A surety shall be submitted to assure the planting of the approved landscaping plan. The surety in the form of a bond or letter of credit, shall be received prior to the issuance of a grading permit or building permit application. The Harford County Department of Planning and Zoning shall be notified in writing when the plantings are installed. The bond shall be released following an on-site inspection of the plantings. All site lighting shall be subject to review and directed down and away from the adjacent residential areas.

Preserving Harford's past; promoting Harford's future ~ (410) 638-3103

MY DIRECT PHONE NUMBER IS

PRELIMINARY PLAN APPROVAL

John Street Davis – Lot 4

P12-019, Series: 1

Page 2 of 3

All proposed signage shall conform to the Sign Code and will require permits from the Harford County Department of Planning and Zoning. The entry drive shall be clearly marked with appropriate signage.

The Department of Planning and Zoning recommends paving the parking area in response to the proposed use of the property. Handicap parking areas shall be paved to provide reasonable access to the dwelling

The Harford County Health Department has reviewed and extended its approval for the above referenced Site Plan. This plan proposes to convert an existing residence into a Personal Care Boarding home with additions. The site will be serviced by an individual well and an on-site disposal system. Prior to release of the Use and Occupancy Permit (U and O) the Health Department shall require:

1. A licensed drain-layer or plumber must obtain an On-site Sewage Disposal System (OSDS) permit to install the septic system for the facility. The permit includes a fee of \$160.00. The required septic system consists of a 3,000 gallon two compartment concrete septic tank, and an additional 180' x 2' X 8' of drainfield to the existing OSDS. Once the system is installed, it must be inspected and approved by the Harford County Health Department.
2. Water samples must be collected from the drinking water supply and tested for nitrates, bacteria, turbidity and pH levels. The samples must yield satisfactory results for approval of the Use and Occupancy permit. It may be necessary to install treatment equipment in order to yield satisfactory results.

The Harford County Department of Public Works, Division of Water and Sewer has reviewed and approved this Site Plan. The property is not located within the Development Envelope and is not proposed to be serviced by public utilities. The Harford County Code prohibits peak sewage flows exceeding 10,000 gallons per day into a septic system unless the criteria stated in the code can be met. One of the criteria is that the property must be connected to the County sewerage system within ten years. Since the property cannot meet this requirement, the peak sewage flow from this facility may not exceed 10,000 gallons per day.

A grading permit or standard sediment control plan shall be required for land disturbing activities exceeding 5,000 square feet. In addition, stormwater management must be addressed.

An access permit is required to upgrade the existing driveway to current standards. The driveway shall be paved to a 24 ft. minimum width within the right-of-way. No monumental structures are permitted within the right-of-way.

The boarding house must have a Knox Box installed per N.F.P.A 1, Part III, 3-6. During the conversion of this property please keep in mind the residents may require medical treatment. Doorways, halls, stairs, etc. must be constructed to accommodate an ambulance stretcher. Most stretchers are approximately seven feet in length and two feet wide.

PRELIMINARY PLAN APPROVAL

John Street Davis – Lot 4

P12-019, Series: 1

Page 3 of 3

The common drive easement shall be amended for Lots 4, 4A and 4B, respectively. The addresses of panhandle lots shall be displayed at the entrance within ten (10) feet of the public roadway, at least three feet high and at each driveway to indicate the proper lane of access for each property.

The final plat shall bear the following:

1. Address: lot 4 – same
2. Signature of all owners of record; and
3. All plat plan notes.

Subject to the conditions as stated herein, site plan approval is hereby granted and is valid for two years. Request for an extension must be submitted in writing at least 60 days prior to the expiration of this approval. Final approval is contingent on the plan's compliance with all other State, County, and Federal regulations. If a final plat is required, it must be recorded in the Harford County Land Records prior to building permit application.

The signed original of this letter, indicating concurrence by the owner/developer with the conditions as stated herein, must be returned within sixty (60) calendar days of the date of this approval.


Eric Vacek, Planner

 6/14/12
Milton D. Davenport, Chief Date
Planning and Zoning

I hereby accept the conditions of this site plan approval

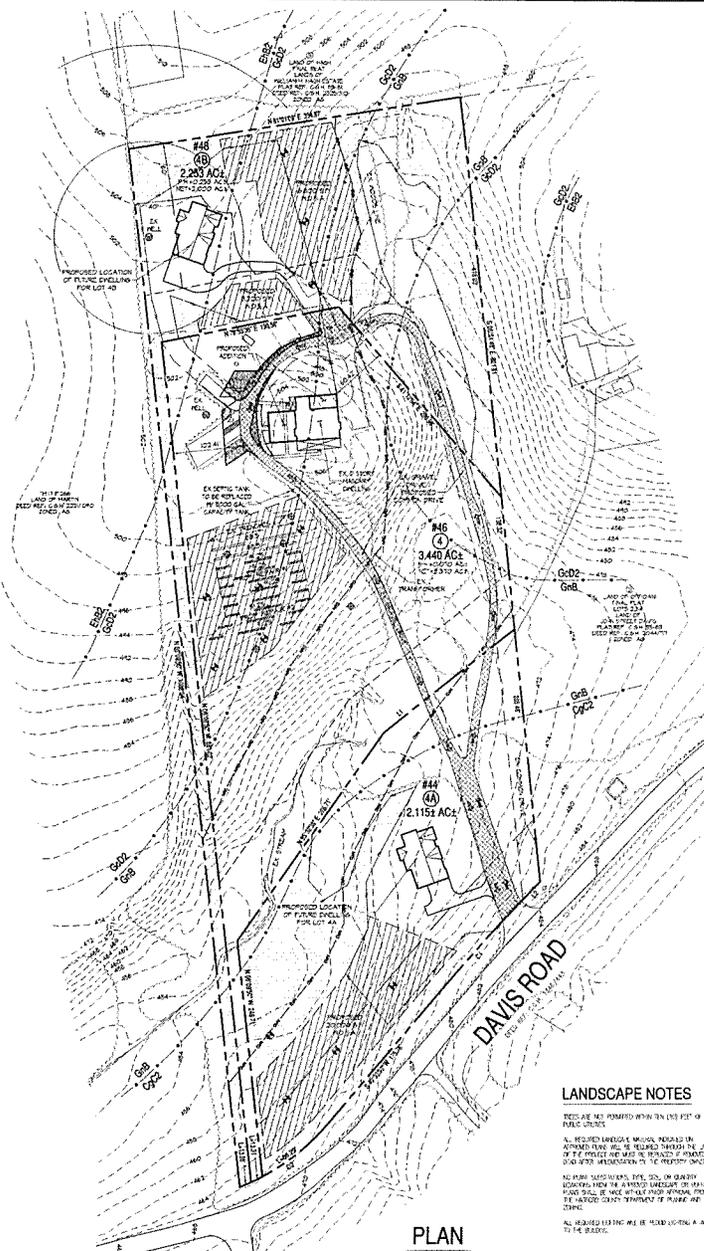
 6-22-12
Steven W. Bloyd Date
Owner/Developer - Signature

Owner/Developer - Print Name

MDD:ELV/dm

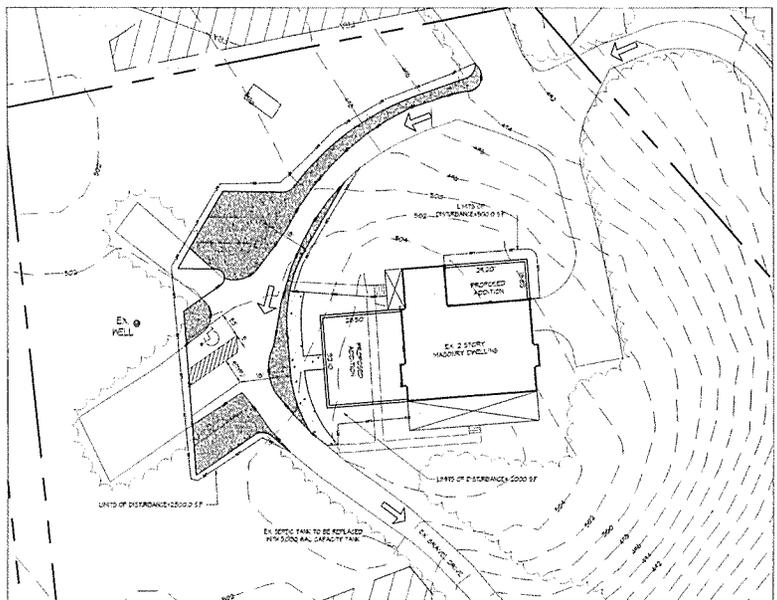
cc: P&Z; DPW; Health Dept.;
SHA; Engineer; Owner

2012 JUN 22 10:48 AM
P&Z

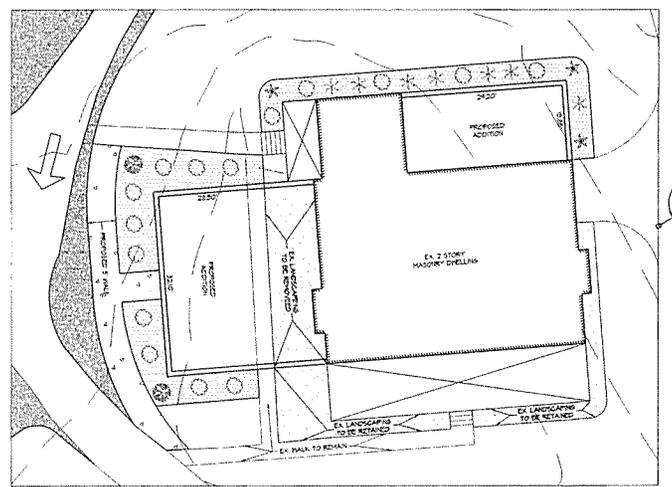


PLAN
SCALE 1" = 60'

LANDSCAPE NOTES
 1. ALL REQUIRED LANDSCAPING SHALL BE INSTALLED WITHIN THE PERIOD OF 90 DAYS FROM THE DATE OF THE PERMIT TO CONSTRUCT.
 2. ALL REQUIRED LANDSCAPING SHALL BE INSTALLED WITHIN THE PERIOD OF 90 DAYS FROM THE DATE OF THE PERMIT TO CONSTRUCT.
 3. ALL REQUIRED LANDSCAPING SHALL BE INSTALLED WITHIN THE PERIOD OF 90 DAYS FROM THE DATE OF THE PERMIT TO CONSTRUCT.
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 5. ALL REQUIRED LANDSCAPING SHALL BE INSTALLED WITHIN THE PERIOD OF 90 DAYS FROM THE DATE OF THE PERMIT TO CONSTRUCT.



DETAIL
SCALE 1" = 20'



LANDSCAPE PLAN
SCALE 1" = 20'

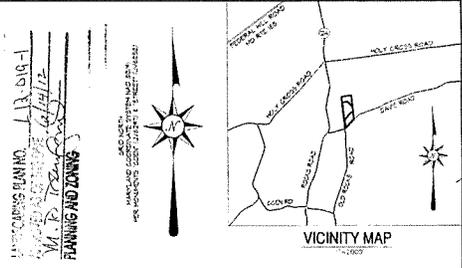
LINE TABLE

LINE	BEARING	DISTANCE
1-2	N 33°55'30" E	175.00'
2-3	S 45°11'00" W	33.87'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
1-2	2500.00'	175.00'	171.89'	3.42°23'10" W	33.00°00'00"
2-3	2200.00'	117.86'	111.54'	1.54°35'50" W	29.00°00'00"

PURPOSE NOTE
 THE PURPOSE OF THIS PLAN IS TO REVISE THE PREVIOUSLY SUBMITTED PLAN AND TO PROVIDE FOR THE PROPOSED ADDITION TO THE EX. 2 STORY MASONRY DWELLING. THE LANDSCAPING IS PROPOSED TO BE INSTALLED WITHIN THE PERIOD OF 90 DAYS FROM THE DATE OF THE PERMIT TO CONSTRUCT. THE LANDSCAPING IS PROPOSED TO BE INSTALLED WITHIN THE PERIOD OF 90 DAYS FROM THE DATE OF THE PERMIT TO CONSTRUCT.



AREA TABULATION
 TOTAL AREA OF SITE = 1.25 AC
 TOTAL AREA OF DISTURBANCE = 0.0025 AC
 EXISTING IMPROVED AREA = 0.0025 AC
 TOTAL PROPOSED IMPROVED AREA = 0.0025 AC
 TOTAL IMPROVED AREA = 0.0050 AC
 TOTAL UNIMPROVED AREA = 1.2450 AC

FLOOD NOTE
 THE SITE IS NOT IN A FLOOD HAZARD AREA.
 EFFECTIVE DATE: JANUARY 7, 2002

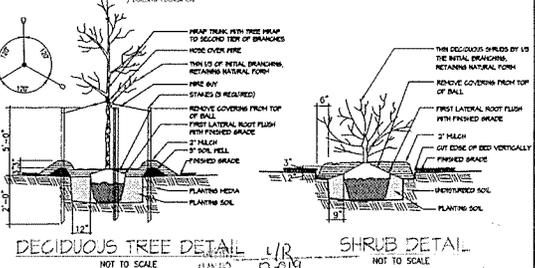
OWNER/DEVELOPER
 STEVEN W. ALONZO
 6/10/12

OWNER
 JOHN STREET DAVIS
 422 HICKORY AVENUE
 BAY AREA, CALIFORNIA 94024
 PHONE: 415-838-0206
 FAX: 415-838-0206
 WWW: THOMPSONLANDSCAPE.COM

TREE & SHRUB LIST

SYM	QTY	BOTANICAL NAME (COMMON NAME)	AGE
2	2	AGAVE PALM (AGAVE COMMUNIS)	1' TO 2' CAL
13	13	SEIKO CEMETARY COMPACT (CONTRACT JAPANESE HOLLY)	3 GALLON
3	3	PHOENIX PALM (PHOENIX PALM)	3 GALLON
7	7	AZALEA (AZALEA)	1 GALLON

ESTIMATE OF LANDSCAPING COST ESTIMATE = \$1,200.00



SITE PLAN / LANDSCAPING PLAN

REVISION NO.	DATE	DESCRIPTION
1	02/14/2012	ISSUED FOR PERMIT

JOHN STREET DAVIS

THOMPSON LANDSCAPE

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 BAY AREA, CALIFORNIA 94024
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