

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

RECEIVED
 HARFORD COUNTY BOARD OF APPEALS
 JUN 29 2016
 ZONING BOARD OF APPEALS
 HARFORD COUNTY, MD

Case No. 5868
 Date Filed 6/28/16
 Hearing Date _____
 Receipt _____
 Fee \$450.00
 Type Var.

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 5868 MAP 62 TYPE Variance
ELECTION DISTRICT 01 TAX ID 01256602
LOCATION 4318 Foxglove Court, Belcamp 21017
BY Simon Grant
Appealed because a variance pursuant to Section 267-63M of the Harford County Code to permit a deck within the limited area of disturbance as required by the amendments to the Critical Area management area boundaries in a R4 District requires approval by the Board.

Owner (please print or type)

Name SIMON GRANT Phone Number 4434712836
 Address 4318 FOXGLOVE CT BELCAMP MD 21017
Street Number Street City State Zip Code

Co-Applicant CATHERINE GRANT Phone Number 4434712836
 Address 4318 FOXGLOVE CT BELCAMP MD 21017
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

Subdivision RIVERSIDE Lot Number 392
Acreage/Lot Size 1147 SF Election District 01 Zoning R4 Tax ID # 01256602
Tax Map No. 0062 Grid No. 0001E Parcel 0811 Water/Sewer: Private _____ Public

List ALL structures on property and current use:

Estimated time required to present case: 30 Minutes

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

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: IDA

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

SEE ATTACHED

Justification

SEE ATTACHED

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.)

Simon Grant – 4318 Foxglove Court, Belcamp MD 21017

Request

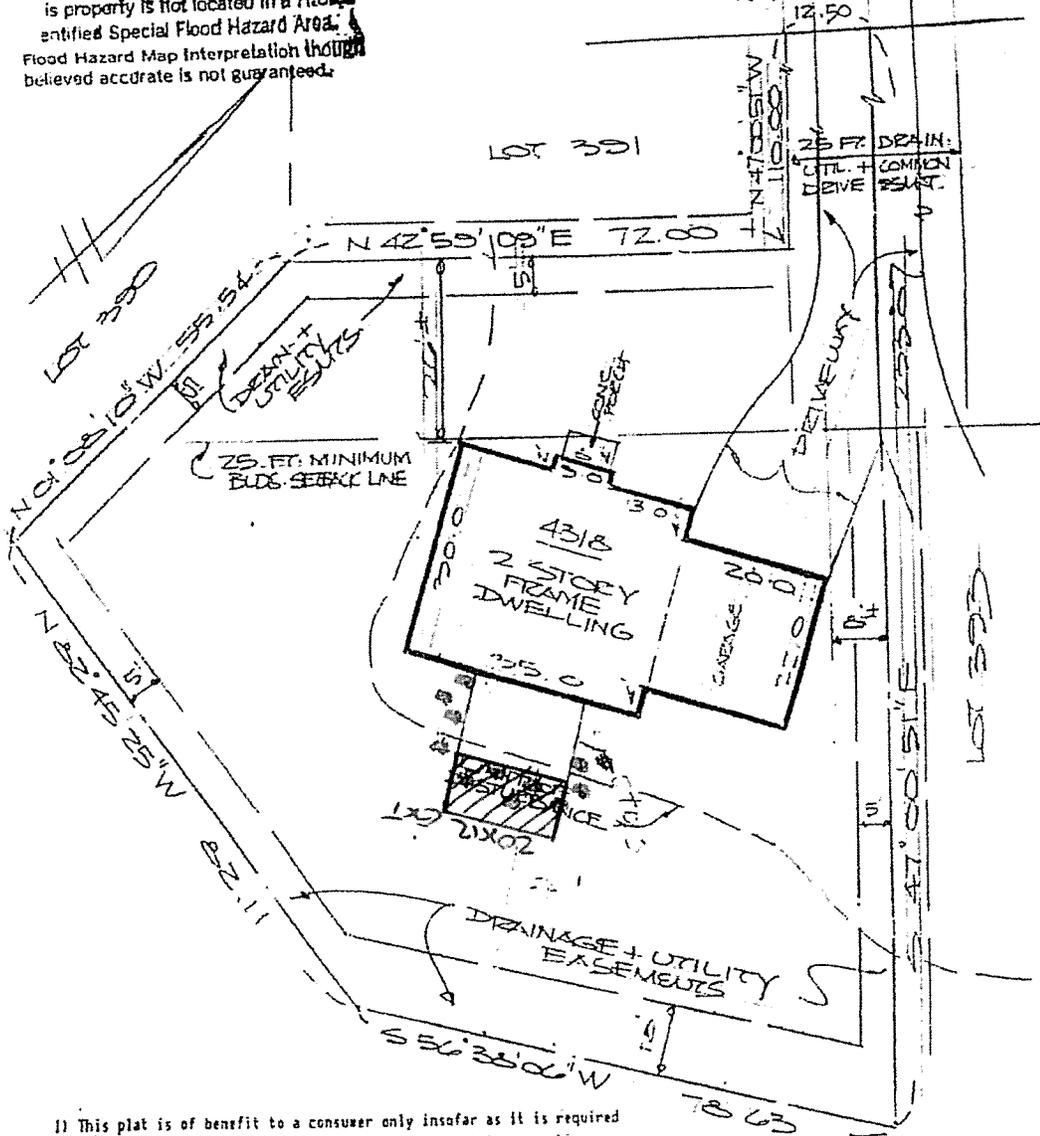
To increase the existing deck size to make deck more usable.

Justifications

- A. The majority of my neighbors are able to enjoy much larger decks and do not have the same limitations for the Limit of Disturbance area around their properties which makes my circumstances very unique.
The topography of my land shows that there are no usable flat areas to use and enjoy as there are in neighboring properties.
- B. The majority of my land is positioned within the non-disturb area/Critical area.
My house has been built into the corner of the non-disturb area so that 75-80% of the land around my property is within the critical area. This therefore does not allow me to do anything with my property/land. The other 20-25% of the land is at the front of my property.
- C. I am not asking for any special privilege other than the fact that allowing me to increase my deck size would give me a small additional level area which I may be able to use & enjoy.
- D. 100% of my property area is on a slope, non-flat area. There is not a single area within my property that I could enjoy as a flat piece of ground. The only level area to enjoy is on my deck. None of the other space is usable.
- E. The physical impact into the critical area would be the three posts holding up the new portion of the deck. While I understand that's some small part of the roots from the existing nearby trees maybe damaged when digging footings for the three posts the impact is insignificant, and not detrimental to the surrounding plants or wildlife. The deck would be some distance above the ground and would not impact any other ground area in any way. No trees, shrubs or bushes are being removed or covered when building the extension to the deck.
- F. The deck extension would protrude into the habitat protection area, But no existing trees bushes or shrubs would be impacted by this extension. There is currently and empty space where very little plant life grows due to the coverage of the existing tree canopy. I would mitigate the intrusion into the critical area by planting new trees and shrubs to a ratio of 3:1.
- G. The extension of my existing deck would have no impact on any adjacent properties or neighboring land.

is property is not located in a F.O.D. identified Special Flood Hazard Area. Flood Hazard Map Interpretation though believed accurate is not guaranteed.

FOXGLOVE COURT (50 FT. WIDE)



- 1) This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
 - 2) This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
 - 3) This plat does not provide accurate identification of property boundary lines but such identification may not be required for the transfer of title or securing financing or re-financing.
- This is to certify that this drawing meets the Minimum Standards of Practice of the State of Maryland.

Lot 392, Final Plat Two, Section IIIM, Phase II, RIVERSIDE, VILLAGE OF CHURCH CREEK, Plat Book C.G.H. No. 76, Folio 38

ALL SETBACK DIMENSIONS ARE ± ONE FOOT UNLESS OTHERWISE NOTED.

7/6/99 *[Signature]*

REG. NO. 8675



LOCATION DRAWING
4318 FOXGLOVE COURT, HARFORD COUNTY, MARYLAND

OFFICE OF
MANK & KUNST
POST OFFICE BOX 5448
TOWSON, MARYLAND 21285

SCALE
1" = 20'
DATE
7/6/99
JOB NO.
141
99 B

DR 1730

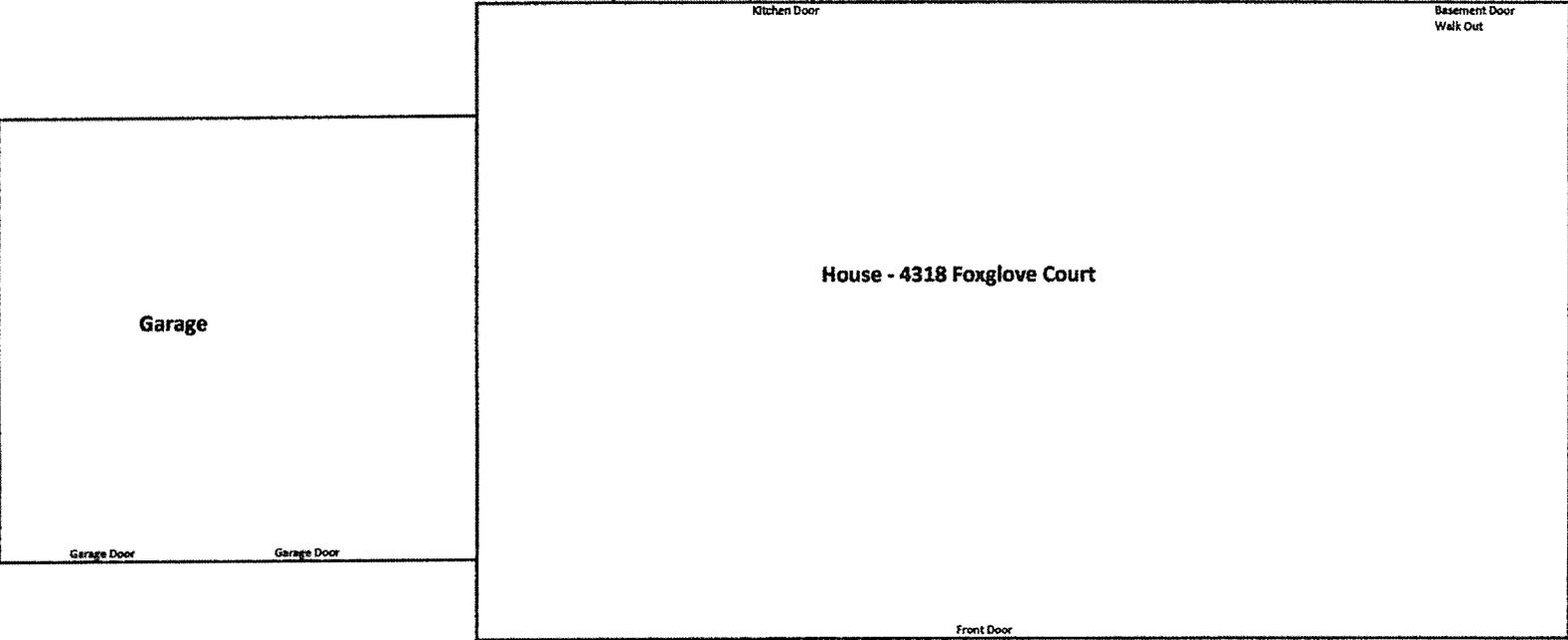
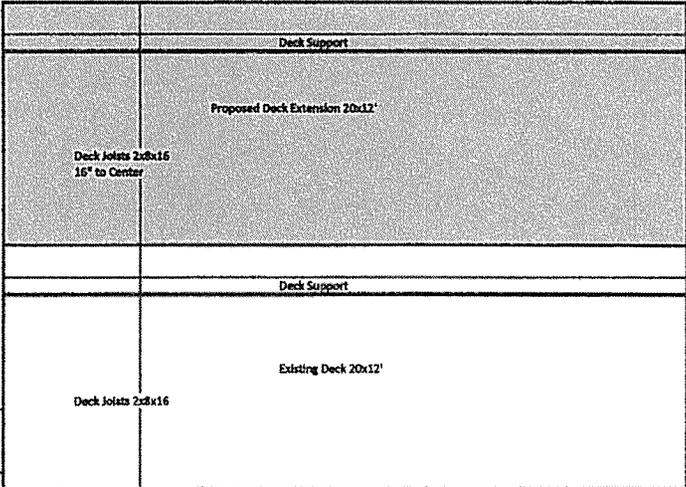
76/38

lot 392

Plan for Rear Deck Expansion @ 4318 Foxglove Ct, Belcamp MD 21017

Deck posts - 6x6x8/10
Deck support - 2x10x20
Deck Joists - 2x8x16

Deck joists will sit on the old deck support and span over to the new deck support
Deck flooring will be trex board
Rail will be white vinyl deck fencing



BARRY GLASSMAN
HARFORD COUNTY EXECUTIVE

BILLY BONIFACE
DIRECTOR OF ADMINISTRATION



BRADLEY F. KILLIAN
DIRECTOR OF PLANNING & ZONING

August 3, 2016

STAFF REPORT

BOARD OF APPEALS CASE NO. 5868

APPLICANT/OWNER: Simon Grant
4318 Foxglove Court, Belcamp, MD 21017

Co-APPLICANT: Catherine Grant
4318 Foxglove Court, Belcamp, MD 21017

LOCATION: 4318 Foxglove Court, Belcamp, MD 21017
Tax Map: 62 / Grid: 1E / Parcel: 811 / Lot: 392
Election District: First (1st)

ACREAGE: 0.26± acres

ZONING: R4/ Urban Residential District

DATE FILED: June 28, 2016

HEARING DATE: August 29, 2016



APPLICANTS' REQUEST and JUSTIFICATION:

See Attachment 1.

CODE REQUIREMENTS:

The Applicants are requesting a variance pursuant to Section 267-63M of the Harford County Code to permit a deck within the limited area of disturbance as required by the amendments to the Critical Area management area boundaries in the R4/Urban Residential District.

Maryland's New Center Of Opportunity

410.638.3103 | 410.879.2000 | TTY Maryland Relay 711 | www.harfordcountymd.gov

220 South Main Street, Bel Air, Maryland 21014

THIS DOCUMENT IS AVAILABLE IN ALTERNATIVE FORMAT UPON REQUEST

STAFF REPORT

Board of Appeals Case Number 5868

Grant

Page 2 of 5

LAND USE and ZONING ANALYSIS:

Land Use – Master Plan:

The subject property is located on the south side of Foxglove Court approximately 1,400 feet west of Church Creek Road in the Riverside Community. A location map and a copy of the applicants' site plans are enclosed with the report (Attachment 2 and 3A & 3B).

The subject property is located within the Development Envelope. The predominant land use designations in the immediate area are Medium and High Intensities and Industrial/Employment. The Natural Features Map reflects Parks, Stream Systems, Chesapeake Bay Critical Area and Sensitive Species Project Review Areas (SSPRA). The subject property is designated as Medium Intensity which is defined by the 2012 Master Plan as:

Medium Intensity - Areas within the Development Envelope where residential development is the primary land use. Areas within the Development Envelope where residential development is the primary land use. Development densities shall range from 3.5 to 7.0 dwelling units per acre. Limited commercial uses such as grocery and convenience stores, banks, and professional offices are intended for this designation.

Enclosed with the report are copies of a portion of the 2012 Land Use Map and the Natural Features Map (Attachments 4 and 5).

The 2016 Master Plan has been adopted and will become effective on September 12, 2016. The property is located within the Medium Intensity designation on the 2016 Land Use Map (Attachment 6).

Land Use – Existing:

The existing land uses in this area of the County are generally consistent with the 2012 Master Plan and the 2016 Master Plan. Residential uses include single family dwellings, townhouses, apartments and condominiums. Institutional uses include schools and churches. Commercial uses include restaurants, gas stations, hotels, and shopping centers with a variety of retail and service uses.

The subject property is irregular in shape, contains approximately 0.26± acres and is identified as Lot 392 in the Riverside community. The subject property is improved with a two-story single family dwelling and small deck on the rear of the dwelling. The applicants wish to expand the existing deck 20 ft x 12 ft. There is also a small shed in the rear of the property. The remainder of the subject property consists of a mixture of mature forest, individual trees and maintained lawn. The topography of the subject property places the dwelling on the top of a hill with the remainder of the property sloping away from the house. The rear yard slopes severely to the southwest. Enclosed with the report are copies of the topography map, aerial photograph and site photographs (Attachments 7, 8, and 9).

STAFF REPORT

Board of Appeals Case Number 5868

Grant

Page 3 of 5

The subject property is encumbered with a "Limited Area of Disturbance" that is a non-disturbance area similar to a Natural Resource District (NRD). This limited area of disturbance was a result of a Growth Allocation. Enclosed with the report is a copy of the plat for the subject property showing the limited area of disturbance line (Attachment 10).

Zoning:

The zoning classifications in the area are generally consistent with the 2012 and 2016 Master Plans as well as the existing land uses. The predominant zoning classifications in the area are R1, R3 and R4/Urban Residential Districts. Commercial zoning includes B1/Neighborhood Business District, B2/Community Business District and B3/General Business District zoning. Industrial zoning includes GI/General Industrial District which is associated with the Riverside Industrial Park. The subject property is zoned R4/Urban Residential District as shown on the enclosed zoning map (Attachment 11).

SUMMARY:

The Applicants are requesting a variance pursuant to Section 267-63M of the Harford County Code to permit a deck within the limited area of disturbance as required by the amendments to the Critical Area management area boundaries in the R4/Urban Residential District.

H. Variances.

- (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 (see Subsection H(5) below) 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.*

This report is being provided to the Board of Appeals on behalf of the Director of Planning and Zoning.

- (4) 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.*

STAFF REPORT

Board of Appeals Case Number 5868

Grant

Page 4 of 5

The "Limit of Disturbance" is unique to the Riverside subdivision which was the result of a Growth Allocation. The "Limit of Disturbance" does not allow the property owner reasonable use and enjoyment of their property.

(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.

The "Limit of Disturbance" significantly affects the subject property. The Board granted a similar variance in 2012 under Case No. 5784 for a shed at 4338 Foxglove Court to be located within the "Limit of Disturbance", as well as other similar cases within the subdivision.

(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.

The granting of this variance will not confer upon the Applicants 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.

The "Limit of Disturbance" was the result of a Growth Allocation which creates a practical hardship for the property owner.

(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.

The granting of the variance will not adversely affect water quality or adversely impact fish, wildlife or plant habitat within the Critical Area. The granting of the variance will be in harmony with the purpose and intent of the Critical Area program. The Applicants will be required to mitigate their impact by planting native vegetation. They have proposed to mitigate at a 3:1 ratio.

(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.

As stated above, the Applicants are required to mitigate their impact by planting native vegetation.

STAFF REPORT

Board of Appeals Case Number 5868

Grant

Page 5 of 5

(g) That the variance will not be substantially detrimental to adjacent properties or will not materially impair the purpose of this Part 1 or the public interest.

The variance will not adversely affect any adjacent properties or materially impair the purpose of the Code or the public interest.

The Applicants are proposing to construct a 12-foot by 20-foot extension to the existing deck. The variance is necessary since the remaining portion of the property is encumbered by the Limited Area of Disturbance. The proposal will require minimal disturbance and there will be no adverse impacts to the Critical Area.

The Department finds that the subject property is unique. The Limited Area of Disturbance is unique to the Riverside community and was the result of a Growth Allocation. The rear yard of the subject property is almost entirely encumbered by the Limited Area of Disturbance. Additionally, the entire property slopes significantly to the southwest. The Applicants will be required to submit a mitigation plan to the Department of Planning and Zoning for review and approval.

The Critical Area Commission has provided comments to the Department stating that they have no objection to the requested variance.

RECOMMENDATION and/or SUGGESTED CONDITIONS:

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

1. The Applicants shall obtain all necessary permits and inspections for the new deck.
2. A mitigation plan shall be submitted to the Department of Planning and Zoning for review and approval.
3. The existing shed must be relocated outside of the Limited Area of Disturbance and the area allowed to revegetate.



Jennifer R. Wilson, Planner



Anthony S. McClune, AICP
Chief, Current Planning Division

ASM:JW/jf

Request

To increase the existing deck size to make deck more usable.

Justifications

- A. The majority of my neighbors are able to enjoy much larger decks and do not have the same limitations for the Limit of Disturbance area around their properties which makes my circumstances very unique. The topography of my land shows that there are no usable flat areas to use and enjoy as there are in neighboring properties.
- B. The majority of my land is positioned within the non-disturb area/Critical area. My house has been built into the corner of the non-disturb area so that 75-80% of the land around my property is within the critical area. This therefore does not allow me to do anything with my property/land. The other 20-25% of the land is at the front of my property.
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- G. The extension of my existing deck would have no impact on any adjacent properties or neighboring land.



BOA 5868

Location Map

Printed: Jul 26, 2016

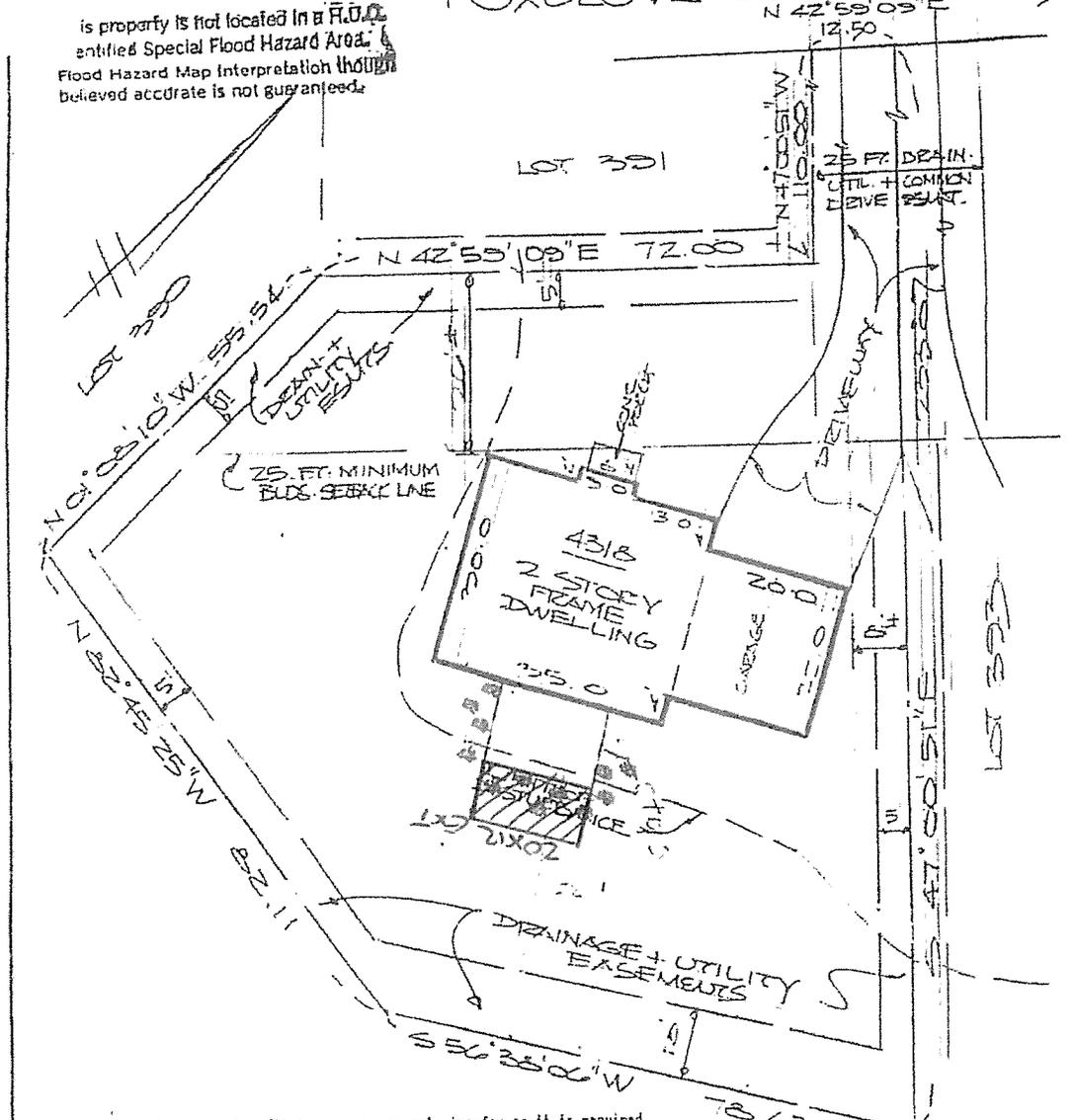
Copyright 2012, Harford County Government

ATTACHMENT 2



is property is not located in a F.H.A. entitled Special Flood Hazard Area. Flood Hazard Map Interpretation though believed accurate is not guaranteed.

FOXGLOVE COURT (50 FT. WIDE)



- 1) This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
 - 2) This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
 - 3) This plat does not provide accurate identification of property boundary lines but such identification may not be required for the transfer of title or securing financing or re-financing.
- This is to certify that this drawing meets the Minimum Standards of Practice of the State of Maryland.

Lot 392, Final Plat Two,
Section IIIM, Phase II,
RIVERSIDE, VILLAGE OF CHURCH
CREEK, Plat Book C.G.H. No.
76, Folio 38

ALL SETBACK DIMENSIONS ARE ± ONE FOOT UNLESS OTHERWISE NOTED.

7/6/99 *[Signature]*

REG. NO. 8675

	LOCATION DRAWING	SCALE 1" = 20'
	4318 FOXGLOVE COURT, HARFORD COUNTY, MARYLAND	
	OFFICE OF MANK & KUNST POST OFFICE BOX 5448 TOWSON, MARYLAND 21285	

76/38
01-256602

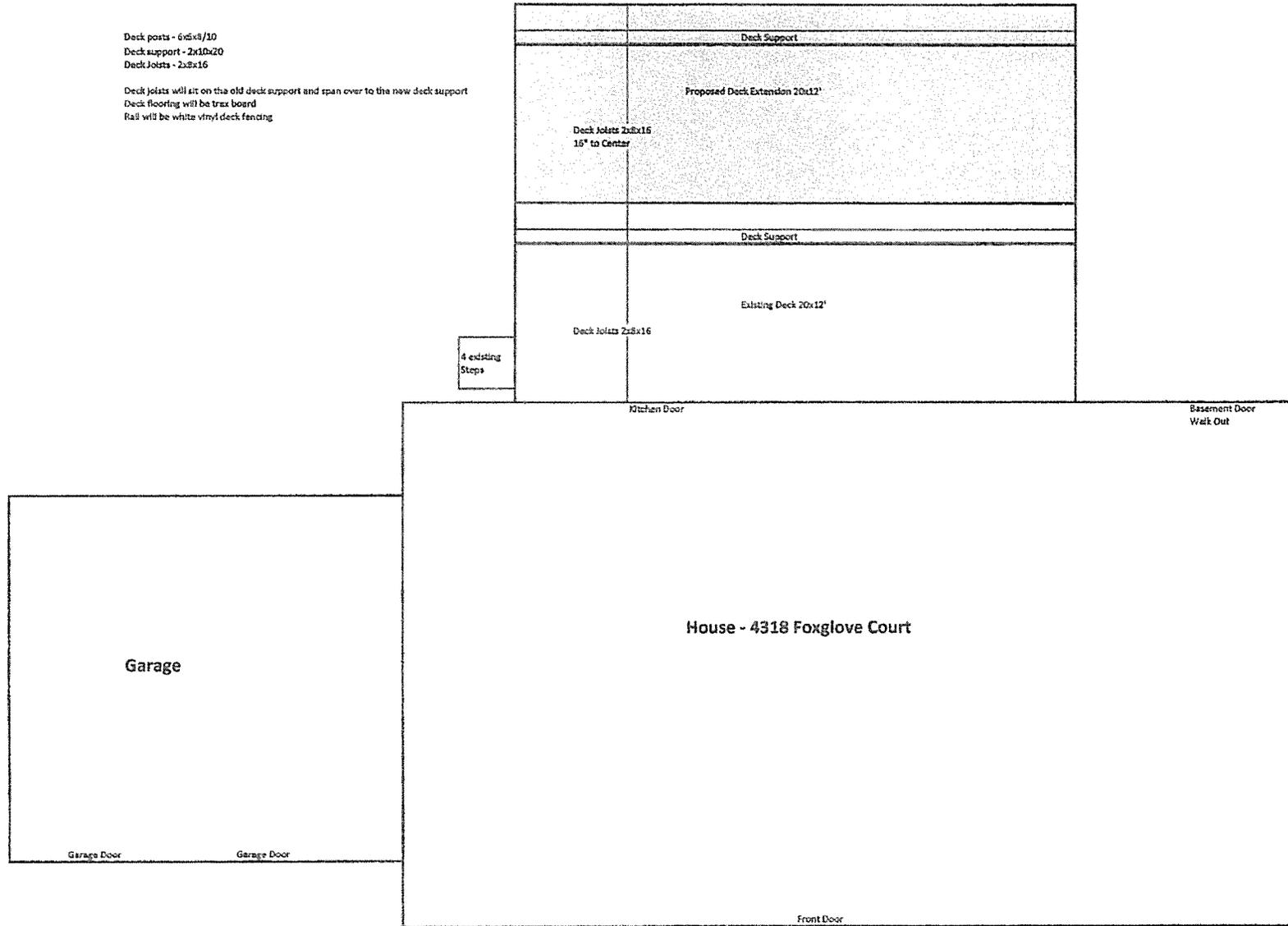
lot 392

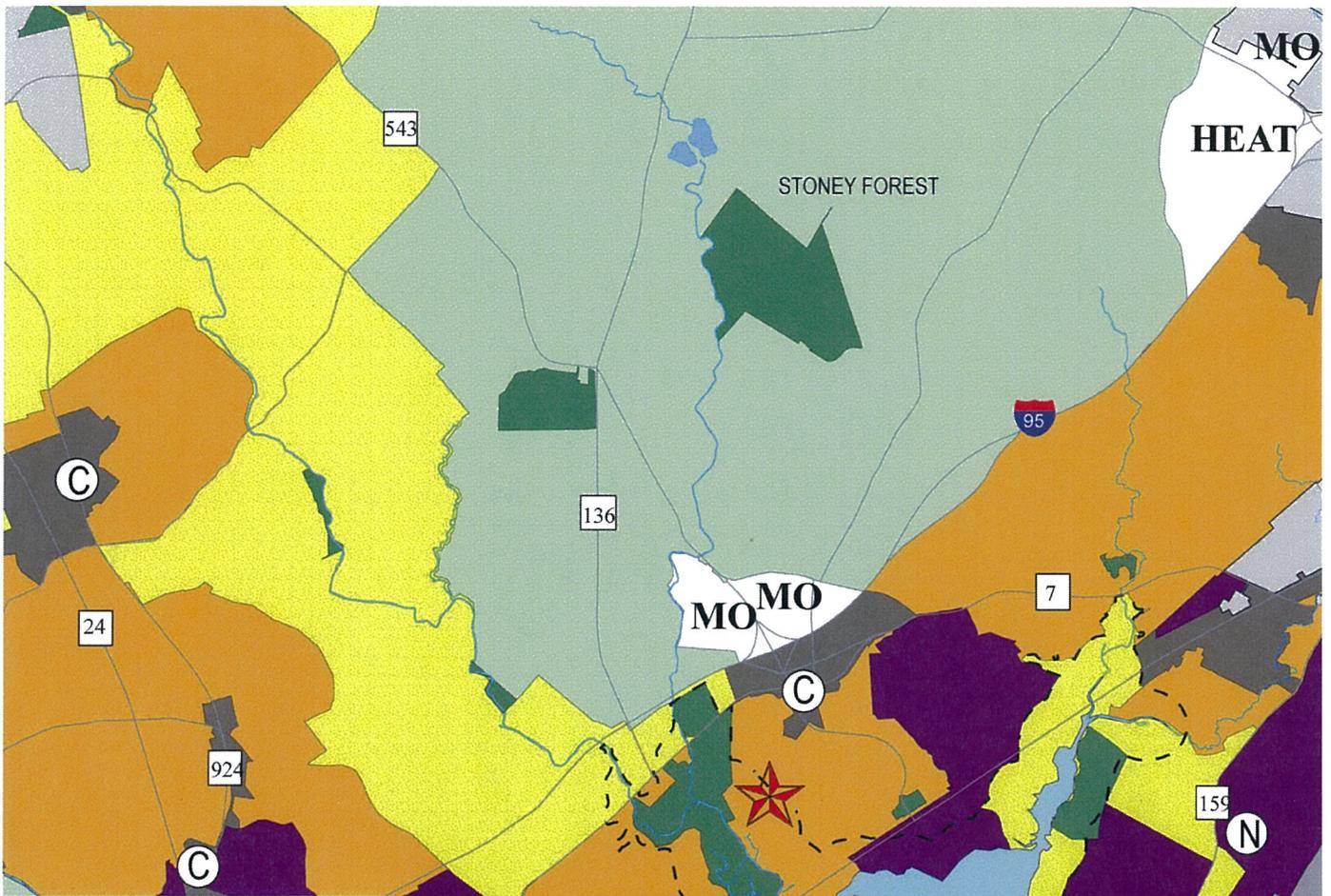
DR 30

Plan for Rear Deck Expansion @ 4318 Foxglove Ct, Belcamp MD 21017

Deck posts - 6x6x8/10
 Deck support - 2x10x20
 Deck Joists - 2x8x16

Deck joists will sit on the old deck support and span over to the new deck support
 Deck flooring will be trex board
 Rail will be white vinyl deck fencing





LAND USE MAP
2012 LAND USE ELEMENT PLAN

- | | | | |
|---|--|---|-------------------------------------|
|  | AGRICULTURAL |  | NEIGHBORHOOD CENTER |
|  | LOW INTENSITY |  | COMMUNITY CENTER |
|  | MEDIUM INTENSITY |  | RURAL VILLAGE |
|  | HIGH INTENSITY |  | TOWN CENTER |
|  | INDUSTRIAL / EMPLOYMENT |  | CHESAPEAKE BAY CRITICAL AREA |
|  | STATE AND COUNTY PARKS (GREATER THAN 10 ACRES) |  | AIRPORT |
|  | MUNICIPAL |  | HARFORD COMMUNITY COLLEGE |
|  | ABERDEEN PROVING GROUND |  | HIGHER EDUCATION APPLIED TECHNOLOGY |
| | |  | MIXED OFFICE |

SCALE: 1 INCH = 1 MILE

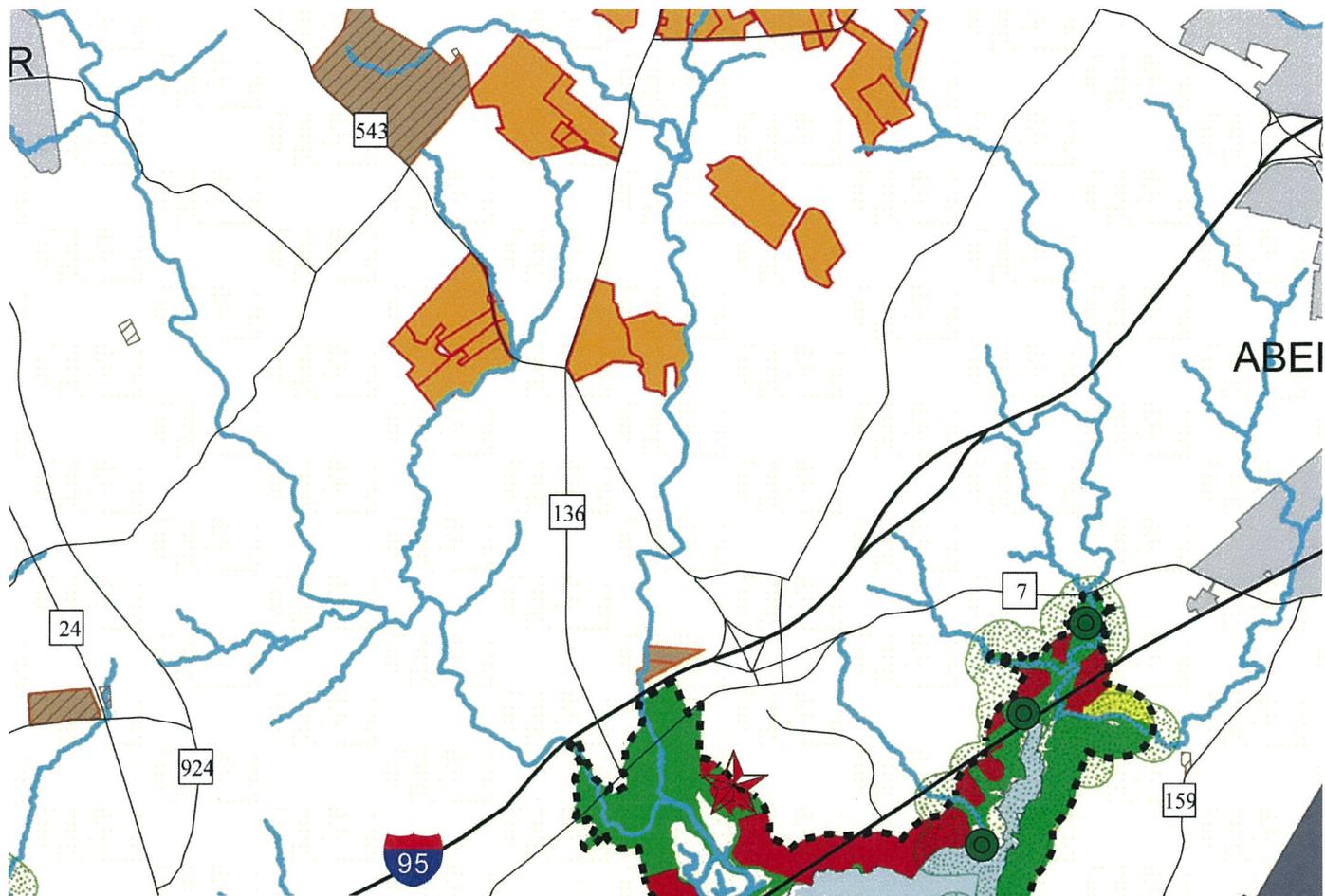


THIS IS A REPRESENTATION OF THE 2012 LAND USE MAP, PURSUANT TO THE PROVISIONS OF CHAPTER 169 SUBSECTION C OF THE HARFORD COUNTY CHARTER ADOPTED BY COUNTY COUNCIL BILL 12-01 AS AMENDED, THE SIXTH DAY OF MARCH, 2012.

THE LAND USE ELEMENT PLAN INCLUDES BOTH MAP AND TEXT. BOTH COMPONENTS SHOULD BE CONSULTED FOR COMPLETE INFORMATION. ADDITIONAL INFORMATION MAY BE OBTAINED FROM:

HARFORD COUNTY DEPARTMENT OF PLANNING AND ZONING
 220 SOUTH MAIN STREET
 BEL AIR, MARYLAND 21014
 (410) 638-3103

LAND USE MAI
HARFORD COUNTY, MARYL



NATURAL FEATURES MAP
2012 LAND USE ELEMENT PLAN

INTENSELY DEVELOPED AREAS	MARYLAND ENVIRONMENTAL TRUST EASEMENTS
LIMITED DEVELOPMENT AREAS	AGRICULTURAL PRESERVATION DISTRICTS AND EASEMENTS
RESOURCE CONSERVATION AREAS	DEER CREEK SCENIC RIVER DISTRICTS
CHESAPEAKE BAY CRITICAL AREA	RURAL LEGACY EASEMENTS
STREAM SYSTEMS	RURAL LEGACY AREAS
MUNICIPAL	RURAL VILLAGE
ABERDEEN PROVING GROUND	SENSITIVE SPECIES PROJECT REVIEW AREAS
	HABITATS OF LOCAL SIGNIFICANCE
	HISTORIC EASEMENTS

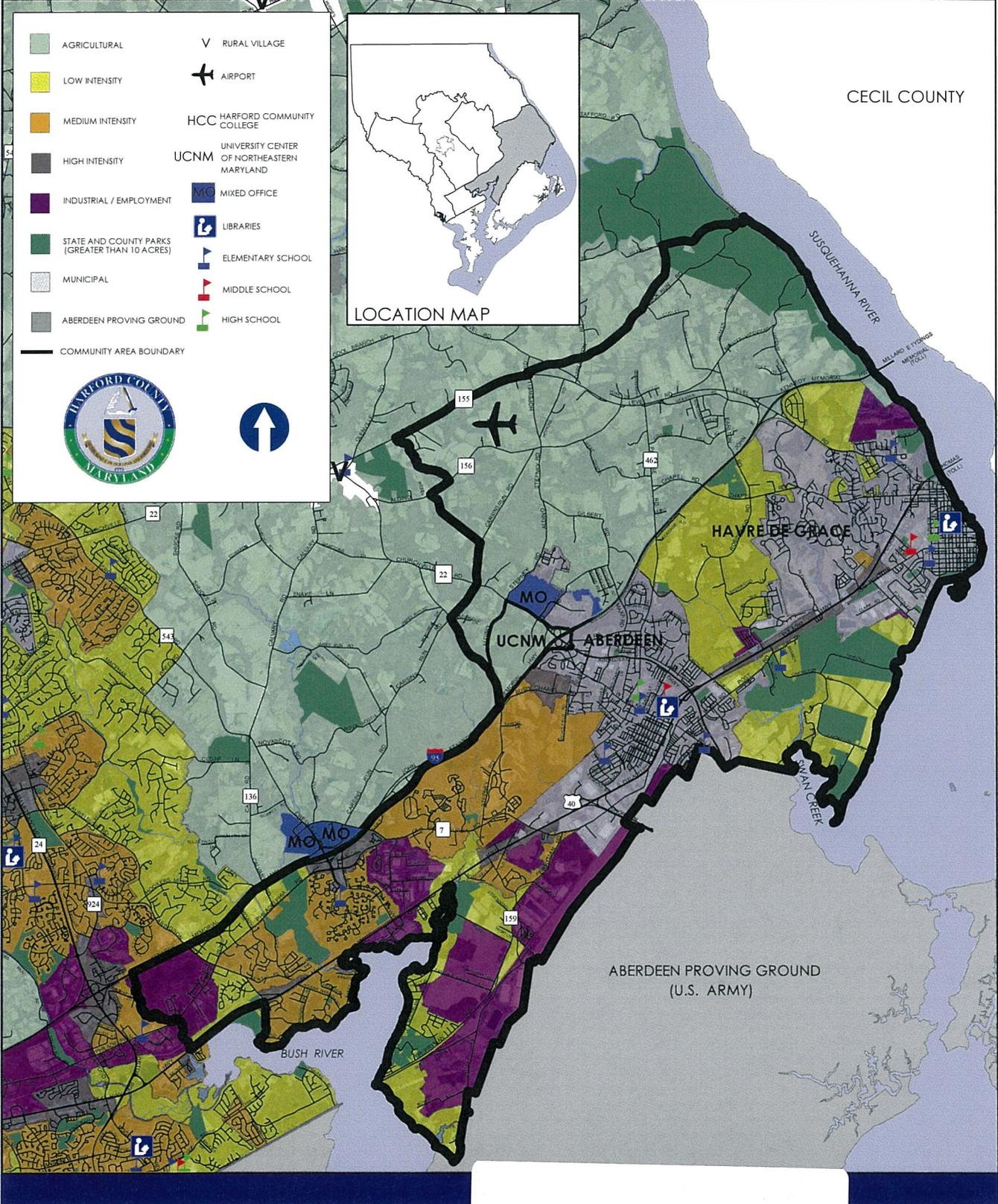
SCALE: 1 INCH = 1 MILE

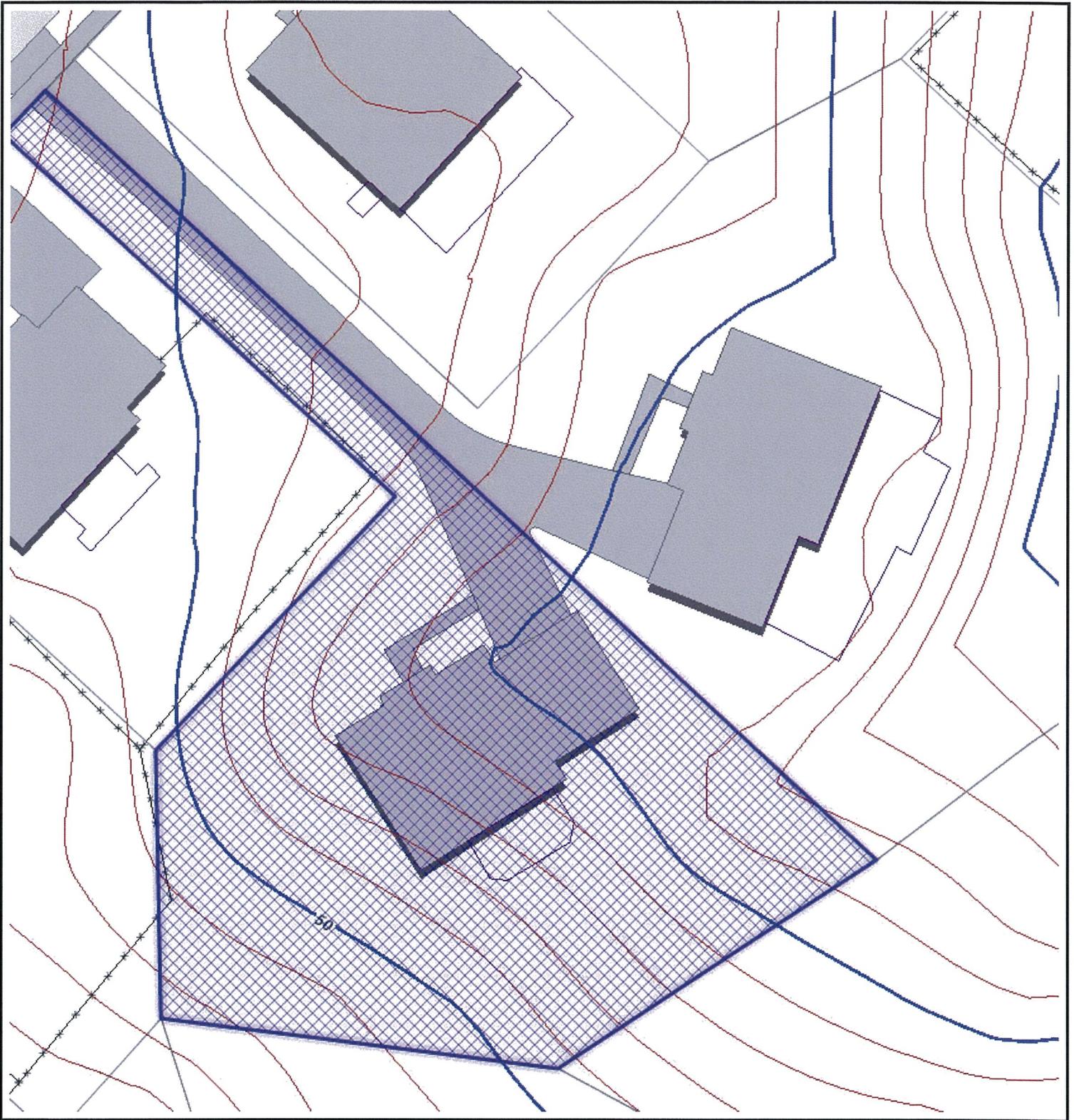


NATURAL FEATURE HARFORD COUNTY, M

THIS IS A REPRESENTATION OF THE 2012 NATURAL FEATURES MAP PURSUANT TO THE PROVISIONS OF CHAPTER 169 SUBSECTION C OF THE HARFORD COUNTY CHARTER ADOPTED BY COUNTY COUNCIL BILL 12-01 AS AMENDED, THE SIXTH DAY OF MARCH, 2012.

ABERDEEN/BUSH RIVER/HAVRE DE GRACE

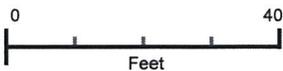




BOA 5868 Topography Map

Printed: Jul 26, 2016

Copyright 2012, Harford County Government



ATTACHMENT 7

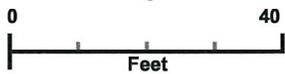




BOA 5868

2014 Aerial Photo

Printed: Jul 26, 2016



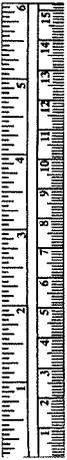
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ATTACHMENT 8

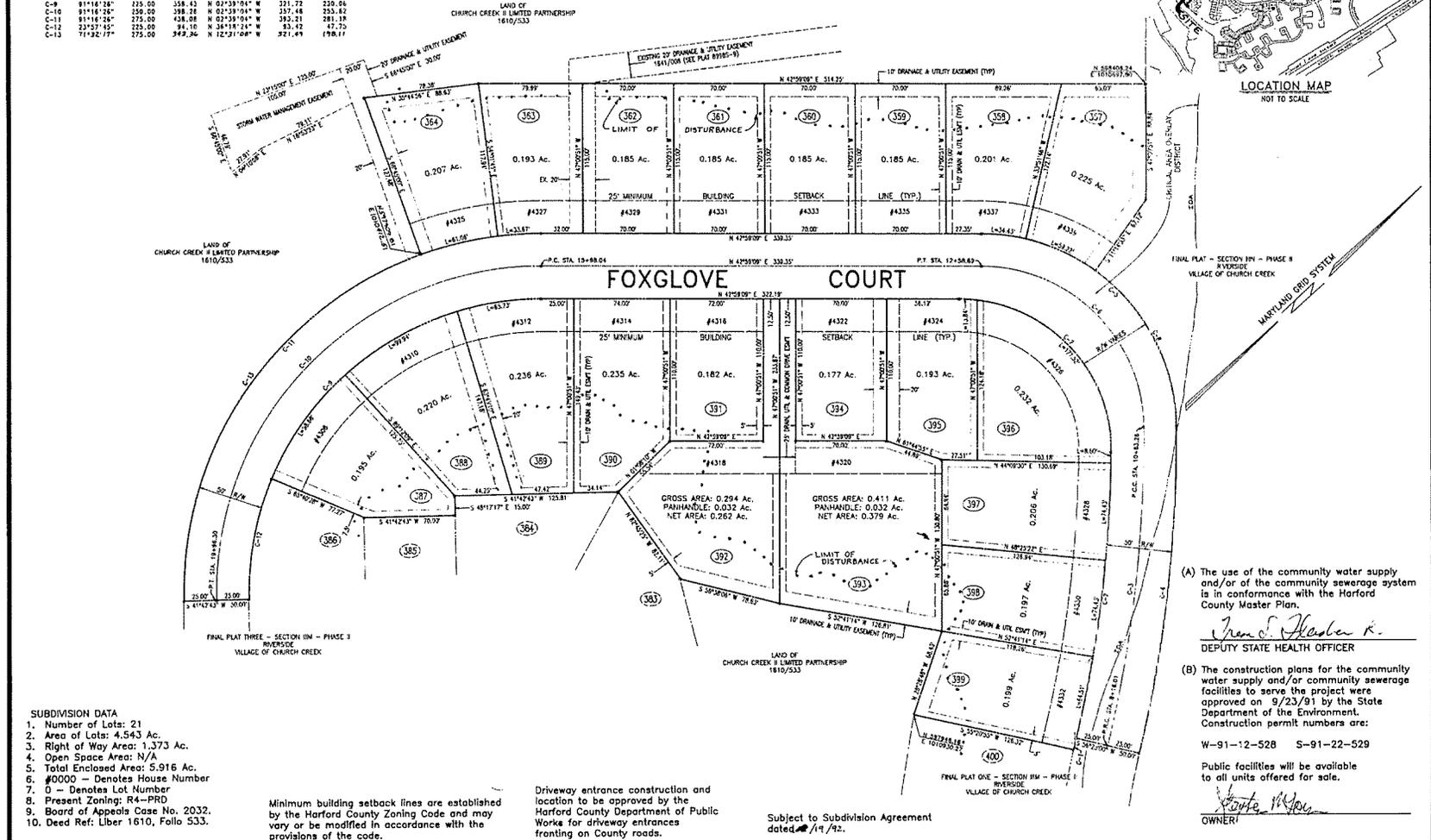
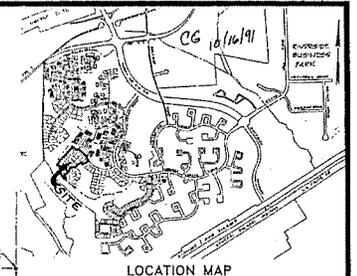
SITE PHOTO – BOA CASE NO. 5868





CURVE TABLE	NAME	ANGLE	RADIUS	LENGTH	BEARING	CHORD	TANGENT
C-1	1782.03°	9.85	N 31°08'10" W	9.85	4.32		
C-2	12°42'05"	1050.00	221.97	N 39°58'33" W	221.52	111.44	
C-3	13°49'15"	1025.00	267.25	N 69°51'28" W	246.85	124.22	
C-4	13°48'15"	1050.00	253.18	N 69°51'38" W	251.87	122.28	
C-5	89°34'34"	150.00	226.51	N 87°48'27" E	211.35	148.80	
C-6	89°34'34"	150.00	195.43	N 87°48'27" E	176.12	124.08	
C-7	30°40'46"	117.12	185.38	N 88°19'32" E	166.81	118.52	
C-8	33°48'18"	150.00	160.88	S 74°22'14" E	135.74	76.11	
C-9	81°16'28"	225.00	358.43	N 02°39'04" W	321.72	220.04	
C-10	81°16'28"	225.00	398.16	N 02°39'04" W	357.46	253.82	
C-11	81°16'28"	225.00	438.08	N 02°39'04" W	392.21	281.18	
C-12	23°27'45"	225.00	94.16	N 28°18'24" W	83.42	47.70	
C-13	71°52'17"	225.00	342.36	N 22°21'08" W	321.49	178.11	

38



- SUBDIVISION DATA**
- Number of Lots: 21
 - Area of Lots: 4.543 Ac.
 - Right of Way Area: 1.373 Ac.
 - Open Space Area: N/A
 - Total Enclosed Area: 5.916 Ac.
 - #0000 - Denotes House Number
 - 0 - Denotes Lot Number
 - Present Zoning: R4-PRD
 - Board of Appeals Case No. 2032.
 - Deed Ref: Liber 1610, Folio 533.

Minimum building setback lines are established by the Harford County Zoning Code and may vary or be modified in accordance with the provisions of the code.

Driveway entrance construction and location to be approved by the Harford County Department of Public Works for driveway entrances fronting on County roads.

Subject to Subdivision Agreement dated 4/19/92.

(A) The use of the community water supply and/or of the community sewerage system is in conformance with the Harford County Master Plan.

James E. Hasler, Jr.
DEPUTY STATE HEALTH OFFICER

(B) The construction plans for the community water supply and/or community sewerage facilities to serve the project were approved on 9/23/91 by the State Department of the Environment. Construction permit numbers are:
W-91-12-528 S-91-22-529

Public facilities will be available to all units offered for sale.

Scott M. Jones
OWNER

APPROVED: *[Signature]* 1/10/92 DATE
DEPUTY STATE HEALTH OFFICER

APPROVED: *[Signature]* 1-11-92 DATE
DIR. DEPT. OF PARKS & RECREATION

APPROVED: *[Signature]* 1/20/92 DATE
DIR. DEPT. OF PUBLIC WORKS

APPROVED: *[Signature]* 2-5-92 DATE
DIR. DEPT. OF PLANNING & ZONING

APPROVED: *[Signature]* 2-7-92 DATE
ASSISTANT COUNTY ATTORNEY

APPROVED: *[Signature]* 2-18-92 DATE
HARFORD COUNTY, MARYLAND

[Signature] 2/10/92 DATE
Gordon M. DeLorenzo

The Owner hereby grants to Harford County, Md. an easement for the construction, maintenance, repair and replacement of water, sewer and storm drainage lines within the drainage and utility easements and road improvement rights-of-way as shown on this plat.

Unless otherwise provided on this plat, the streets, roads, open spaces and public sites shown hereon and the mention thereof in deeds are for the purpose of description only and the same are not intended to be dedicated to public use, the fee simple title to the land so shown is expressly reserved to the present owner(s) shown on this plat, their successors, heirs and assigns. Nothing contained herein shall preclude the owner from conveying by deed the streets, roads, open spaces and public sites in fee to Harford County, Maryland.

No lot will be subdivided to produce a building site of less area or width than the minimum required by subdivision regulations or the County Health Officer.

[Signature] 10-11-91 DATE
Owner: Stephen M. Gera, President
Church Creek II Funding Corp., Gen. Mgr.

RECORDING STAMP

Rec'd for Record April 14, 1992
at 10:00 o'clock A.M. Same
day recorded in Liber C.G.H.
No. 76 Folio 38 one of the
Plat Records of Harford County Md.
and examined per
CHARLES G. HOBBS, CLERK

SURVEYOR'S SEAL

[Signature]

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS AND LANDSCAPE ARCHITECTS
139 N. Main Street, Suite 200
Bel Air, Maryland 21014
(301) 879-1690 - (301) 836-7560
Fax: (301) 879-1820

MIRA

FINAL PLAT TWO - SECTION IIIIM - PHASE II
RIVERSIDE VILLAGE OF CHURCH CREEK
FIRST ELECTION DISTRICT - HARFORD COUNTY, MARYLAND
OWNER: CHURCH CREEK II LIMITED PARTNERSHIP
124 SLADE AVENUE - BALTIMORE, MARYLAND 21208

SCALE: 1"=50' DATE: 10-1-91 DRAWN BY: RSH REVIEW BY: EFK JOB NO: 8998
REV: 12-31-91



BOA 5868

Zoning Map

Printed: Jul 26, 2016

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