

CE 563-99

Hanna, Nancy

Special Exception

USA_S_1829-372

6/22/11

ZNR

How Endo



Judge John C. North, II
Chairman

Ren Serey
Executive Director

STATE OF MARYLAND
CHESAPEAKE BAY CRITICAL AREA COMMISSION

45 Calvert Street, 2nd Floor, Annapolis, Maryland 21401
(410) 260-7516 Fax: (410) 974-5338

November 22, 1999

Mr. Joseph Johnson
Cecil County Office of Planning and Zoning
County Office Building, Room 3000
Elkton, MD 21921-5935

Re: Hanna Property - Special Exception

Dear Mr. Johnson:

Thank you for the opportunity to comment on the above referenced application for a special exception to retain three (3) manufactured homes on the property for agricultural and hardship purposes. I understand that the proposed additional structures are not consistent with the underlying zoning. The property is partially located in the Critical Area and designated as a Resources Conservation Area. The County's Critical Area Program limits the number of dwelling units to one per twenty in the RCA unless the property is awarded growth allocation or through an intra family transfer. The application did not identify the location of the structures on the property in relation to the Critical Area line. Commission staff recommend that the Board of Appeals consider whether or not the RCA density limits on the property have been exceeded. Commission staff do not support the granting of the special exception if the RCA density limits are exceeded.

Thank you for the opportunity to comment on this request. Please include this letter as part of the record for the special exception. Please notify the Commission in writing of the decision made in this application. Please call me at (410)260-7019 if you have any questions concerning these comments.

Sincerely,


Susan M. Zankel
Natural Resources Planner

cc: CE 563-99

Branch Office: 31 Creamery Lane, Easton, MD 21601
(410) 822-9047 Fax: (410) 820-5093

TTY FOR DEAF ANNAPOLIS-974-2609 D.C. METRO-586-0450

BOARD OF APPEALS APPLICATION
CECIL COUNTY, MARYLAND

MEET. MONTH: NOV 99
 FILE NO. 2655

THIS REQUEST IS FOR:

SPECIAL EXCEPTION RENEWAL ()
 SPECIAL EXCEPTION (X)
 VARIANCE ()
 APPEAL ()

DATE FILED: 10-8-99
 AMOUNT PD: 250.00
 ACCEPTED BY: _____

A. APPLICANT INFORMATION

Nancy E. Hanna
 APPLICANT NAME - PLEASE PRINT CLEARLY
 1176 Choptank Road Middletown DE 19709
 ADDRESS CITY STATE ZIP CODE
 410 398 7400 (Clower, Parrack & Seaman)
 APPLICANT SIGNATURE Nancy E. Hanna Applicant is represented by David H. Parrack, Esquire PHONE NUMBER

B. PROPERTY OWNER INFORMATION

Nancy E. Hanna
 PROPERTY OWNER NAME - PLEASE PRINT CLEARLY
 1176 Choptank Road Middletown DE 19709
 ADDRESS CITY STATE ZIP CODE
 410 398 7400
 PROPERTY OWNER SIGNATURE Nancy E. Hanna PHONE NUMBER

RECEIVED

C. PROPERTY INFORMATION

2827 Old Telegraph Road, Chesapeake City, MD 21915 Second 2-036215
 PROPERTY ADDRESS ELECTION DIST. ACCT. NUMBER
 44 68 62.29 acres SAR
 TAX MAP # BLOCK PARCEL LOT # #ACRES ZONE

OCT 28 1999
 CHESAPEAKE BAY
 CRITICAL AREA COMMISSION

D. PURPOSE OF APPLICATION - Indicate reasons why this application should be granted. (attach separate sheet if necessary)
 Applicant seeks approval for three (3) mobile homes on the property - one (1) as a hardship and two (2) for farm help. Daughter needs a place to live and two persons for farm help are needed because of applicant's need to care for elderly mother.

E. On an attached sheet, PLEASE submit a sketch of the property indicating the proposed project. Show distances from the front, side and rear property lines and the dimensions of the project.

F. LAND USE DESIGNATION

Is property in the Critical Area? X-18 YES X NO
 If yes, Pertinent provision of the Chesapeake Bay Critical Area Program:
 Is property in the 100 year Floodplain? X YES X NO
 Is property an Agricultural Preservation District? X YES X NO

If property is located in the Critical Area, all provisions and requirements must be met as outlined in Article XVII, Part I, II & III of the Zoning Ordinance.

G. PROVISION OF ZONING ORDINANCE: Section 307; Section 71

H. SPECIAL EXCEPTION RENEWAL - PREVIOUS FILE NO. & CONDITIONS FOR APPROVAL: _____

I. SPECIAL EXCEPTION FOR A MANUFACTURED HOME - Please fill out the following information:

Will unit be visible from the road? No If yes, distance: _____
 Will unit be visible from adjoining properties? Yes If yes, distance: 10'
 Distance to nearest manufactured home: within 200' Size/Model/Year of Unit: 1989 - 14' X 65'; 1986 - 14' X 65'; mid 1970 - 12' X 50'
 Number of units on property at present time: 3 Revised 3/98 vr