

ORDINANCE NO. 809-22

AN ORDINANCE TO AMEND ZONING DISTRICT BOUNDARIES

Planning Staff Report and Planning Commission Recommendations

603 N Hickory Avenue
615 N Hickory Avenue
30 E Gordon Street
38 E Gordon Street
44 E Gordon Street
43 E Broadway
45 E Broadway
53 E Broadway
57 E Broadway
1307 Moore's Mill Road
109 E Churchville Road
221 Maitland Street
212 Archer Street

EXHIBIT A

**PLANNING COMMISSION REPORT
COMPREHENSIVE REZONING
TOWN OF BEL AIR**

To: BOARD OF TOWN COMMISSIONERS

Prepared by: Kevin Small, AICP, RLA
Director of Planning & Community Development

Date: April 13, 2022

Hearing Date: May 2, 2022

Issue No: 1

Applicant: 603 North Hickory, LLC

Property Location: 603 N HICKORY AVENUE

Lot/Building Size: 0.69 Acre / 2,494 sf structure

Property Owner (representative): 603 North Hickory, LLC (Harry Plack)

Requested Action: R-2 Medium Density Residential (with Transition Overlay) to R-O Residential Office

Property Description: 603 N HICKORY AVENUE
Lot Size: 30,000 square feet
Map No.: 0300
Parcel No.: 0337
Existing Land Use: Office
Comp Plan: Mixed Use

Zoning History: This property has been zoned R-2 Medium Density Residential (with Transition Overlay) since 1990. The property has been surveyed by the Town for Historic significance (HA-2050).

Population Change:

Properties along the east side of Hickory Avenue north of McCormick Lane (private street) were re-zoned from R-2 (w/TO) to RO in 2016. Properties across Hickory Avenue have remained RO since 1990. Minor development associated with office and institutional uses have been the only major change and population shift in the surrounding area.

Availability of Public Facilities:

Ambulance, Fire and Police services are available to the area. The properties are serviced by MD American Water Company and the Town sewer system.

Present & Future Transportation Patterns:

The area is serviced by a state road (US Business Route 1, Hickory Avenue). This property is located at an intersection of Crocker Street (local road) and Hickory Avenue and acquires access from Crocker Street.

Compatibility of Existing and Proposed Development for the Area:

The proposed rezoning would provide greater flexibility for redevelopment in the area. However, any intense uses may impact residential properties east of Hickory Avenue. This property has the potential to create a greater impact due to its size and adjacency to Crocker Street which is the access to the neighborhood east of the property.

Relationship of Rezoning to Comprehensive Plan:

Area is currently shown as Mixed Use in the Comprehensive Plan.

Staff Analysis

Transition has occurred along this section of North Hickory Avenue for most properties including residential to office use conversions and the redevelopment of existing structures. The proposed rezoning to R-O District will encourage reuse and redevelopment of the area without the special exception review currently imposed by the Transition Overlay District.

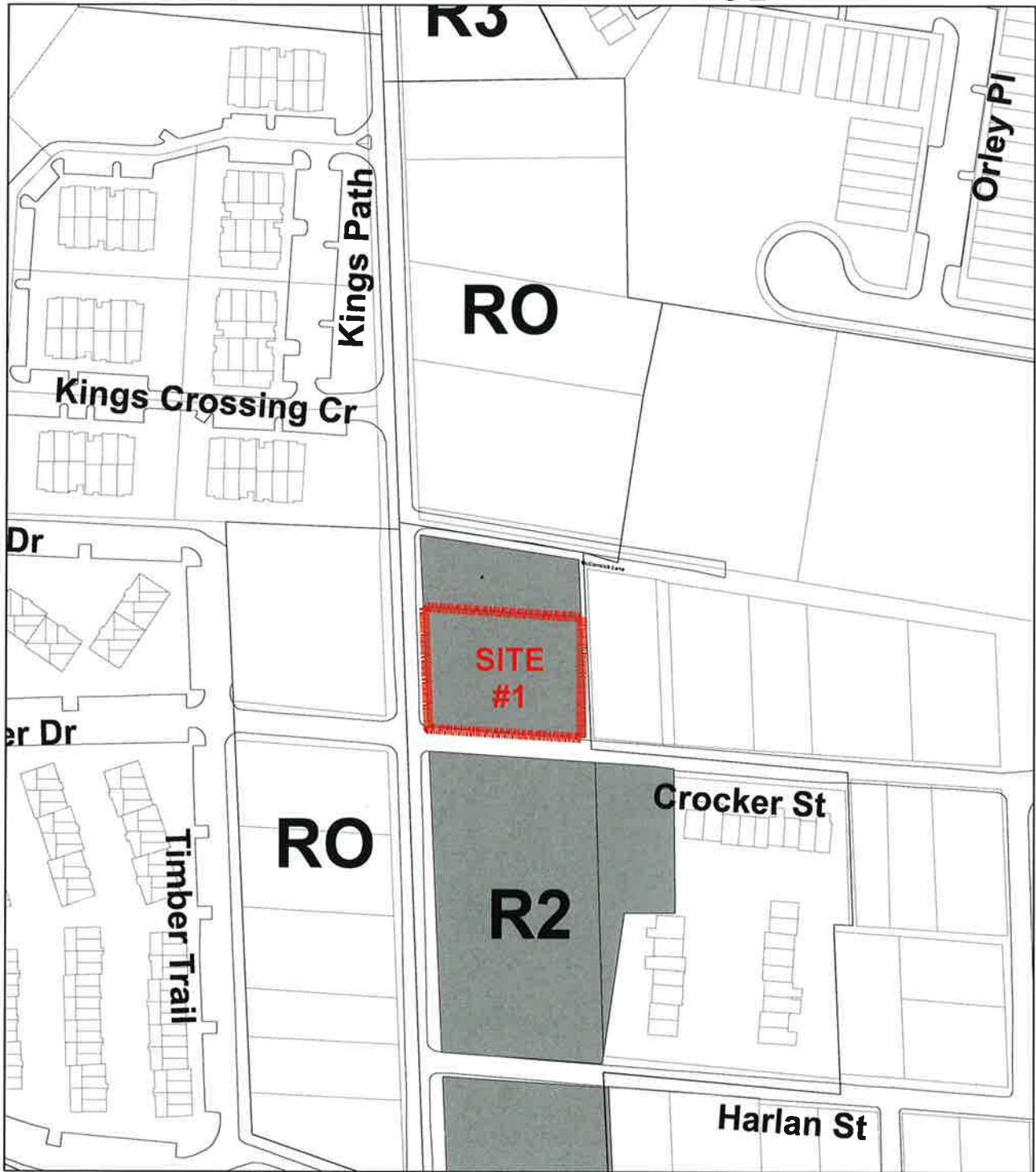
RO zoning will allow Personal/Professional Services and Business/Medical Services without Special Exception review by the Board of Appeals. Signage allowance increases to 32 sf (16 sf for freestanding signs) from the current limitation of five square feet. Parking would no longer be limited to 15 spaces. Review of hours of operation, traffic impact and number of proposed tenants would not be required. Multi-family development is limited to a 60,000 minimum lot size so no intense residential is anticipated with this property. A mix of uses is encouraged.

Planning Commission Recommendation

The Planning Commission recommends rezoning of these properties from R-2 Medium Density Residential (with Transition Overlay) to R-O Residential Office District.

Official Town Zoning Map Excerpt - Request #1

603 N. HICKORY AVENUE



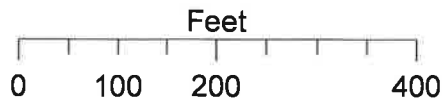
Legend

- R-1 Low Density Residential
- R-2 Medium Density Residential
- R-3 High Density Residential
- R-O Residential Office
- B-1 Limited Business
- B-2 Central Business
- B-2A Central Business Gateway
- B-3 General Business
- B-3A General Business Gateway
- M-1 Industrial
- Transition Overlay
- Historic Designation



This map represents the Official Town of Bel Air Zoning and Historic Preservation Map pursuant to Ordinance No. 778-16 adopted November 7, 2016 and enacted November 28, 2016. The original map is on file at the Town Planning Office.

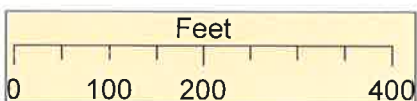
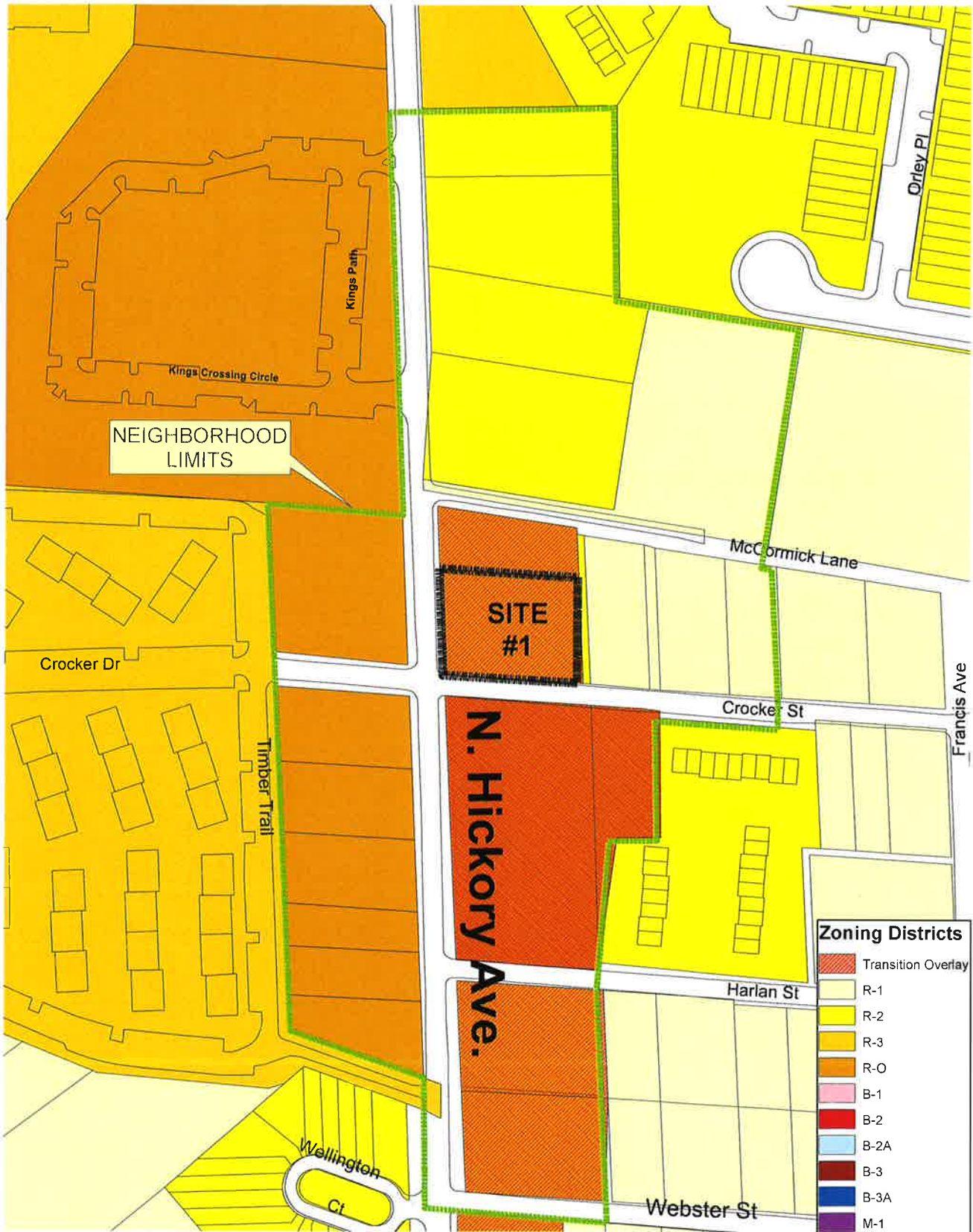
| Amendment | Location | Description | Date |
|--------------------|----------------------|----------------------|------------|
| Resolution 1083-17 | 122 W. Gordon Street | Historic Designation | 03/06/2017 |



Print Date: 03/29/2022
 Document Name: EX01_2017 Zoning Map 603 N Hickory

Town of Bel Air - Comprehensive Rezoning 2022

Request #1 - 603 North Hickory Ave



603 Hickory Avenue

Write a description for your map.

Legend



Google Earth

Image Landsat / Copernicus

100 ft



In or Out of The Town of Bel Air



Searching by address you can determine if you live with in the Corporate Limits of the Town of Bel Air

603 N. HICKORY AVE.

#1

200ft

Maxar, Microsoft



**TOWN OF BEL AIR
2022 COMPREHENSIVE ZONING REVIEW
AUTHORIZATION LETTER
(Please Type or Print Clearly)**

Description of Property (This information may be obtained from your Tax Bill)

Property Location (street address): 603 N. HICKORY AVE
 Election District 03 Map # 0300 Blk # _____ Parcel # 0337 Tax ID # 023575
 Existing Zoning R-2 ~~RUS/RES/IND~~ Total Acreage of Parcel .69 Water/Sewer: Private _____ Public X
 Present Use and All Improvements: OFFICE - SPECIAL LOCATION

Proposed Zoning

Requested Zoning: RO Proposed Use: SAME AS CURRENT - OFFICE
 Justification for Request (attach separate sheet if necessary):
TO BRING ZONING IN LINE WITH THE
AREA / NEIGHBORS

Property Owner

Name: HARRY PLACK / 603 NORTH HICKORY, LLC Contact Person: HARRY PLACK
 Mailing Address: 603 N. HICKORY AVENUE BEL AIR
 Email: H.PLACK@PLACK.COM Phone Number: 410-404-3360

Agent or Applicant

Name: SAME Contact Person: _____
 Mailing Address: _____
 Email: _____ Phone Number: _____

I (We) certify that I am (we are) the owner(s) or authorized agent of record of this parcel of land at the time of signing this form. I recognize that, if the zoning change is granted, an adjustment in the property assessment may result.

Agent/Owner Signature: [Signature] Date 3/17/2022

Signatures by corporate officials or partnerships must be that of the "Managing Member" or "President" and such title must be denoted below. **All owners of record must sign.**

I (We) certify that I am (we are) the owner(s) or authorized agent of record of this parcel of land at the time of signing this form. I recognize that, if the zoning change is granted, an adjustment in the property assessment may result.

[Signature]
 Property Owner

HARRY PLACK, MANAGING MEMBER
 Printed Name & Title

Property Owner

Printed Name & Title

Property Owner

Printed Name & Title

Please Submit a Separate Form for Each Parcel of Property
 Department of Planning & Community Development
 705 E. Churchville Road • Bel Air, MD 21014 • 410-638-4540

Date Received 3/25/2022
 Planning Official _____
 #200-643093



[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 03 Account Number - 023575

Owner Information

Owner Name: 603 NORTH HICKORY LLC **Use:** RESIDENTIAL
Mailing Address: 603 N HICKORY AVE **Principal Residence:** NO
 BEL AIR MD 21014-3002 **Deed Reference:** /14439/ 00351

Location & Structure Information

Premises Address: 603 N HICKORY AVE **Legal Description:** LTS 1 & 2 150X200
 BEL AIR 21014-0000 603 N HICKORY AVENUE
 INGLESIDE SC C P 3/28

Map: 0300 **Grid:** 0015 **Parcel:** 0337 **Neighborhood:** 3010023.13 **Subdivision:** 3182 **Section:** C **Block:** 12 **Lot:** 2020 **Assessment Year:** 2020 **Plat No:** 3028
Plat Ref: 3/28

Town: BEL AIR

Primary Structure Built: 1948 **Above Grade Living Area:** 2,494 SF **Finished Basement Area:** 30,000 SF **County Use:**

Stories Basement: 2 **Type:** YES **STANDARD UNIT** **Exterior Quality:** BRICK/ 4 **Full/Half Bath:** 3 full **Garage:** 1 Detached **Last Notice of Major Improvements:**

Value Information

| | Base Value | Value As of 01/01/2020 | Phase-in Assessments As of 07/01/2021 | As of 07/01/2022 |
|---------------------------|------------|------------------------------|---|---------------------|
| Land: | 106,200 | 91,800 | | |
| Improvements: | 252,600 | 287,600 | | |
| Total: | 358,800 | 379,400 | 372,533 | 379,400 |
| Preferential Land: | 0 | 0 | | |

Transfer Information

| | | |
|---------------------------------------|-----------------------------|-------------------------|
| Seller: PLACK HARRY J | Date: 01/26/2021 | Price: \$0 |
| Type: NON-ARMS LENGTH OTHER | Deed1: /14439/ 00351 | Deed2: |
| Seller: SMITH ROBERT W JR & WF | Date: 09/19/2018 | Price: \$364,000 |
| Type: ARMS LENGTH IMPROVED | Deed1: /12989/ 00166 | Deed2: |
| Seller: SMITH ROBERT W & WF | Date: 12/31/1985 | Price: \$150,000 |
| Type: ARMS LENGTH IMPROVED | Deed1: /01301/ 00641 | Deed2: |

Exemption Information

| | | | |
|------------------------------------|---------------|------------|------------|
| Partial Exempt Assessments: | Class: | 07/01/2021 | 07/01/2022 |
| County: | 000 | 0.00 | |
| State: | 000 | 0.00 | |
| Municipal: | 000 | 0.00 0.00 | 0.00 0.00 |

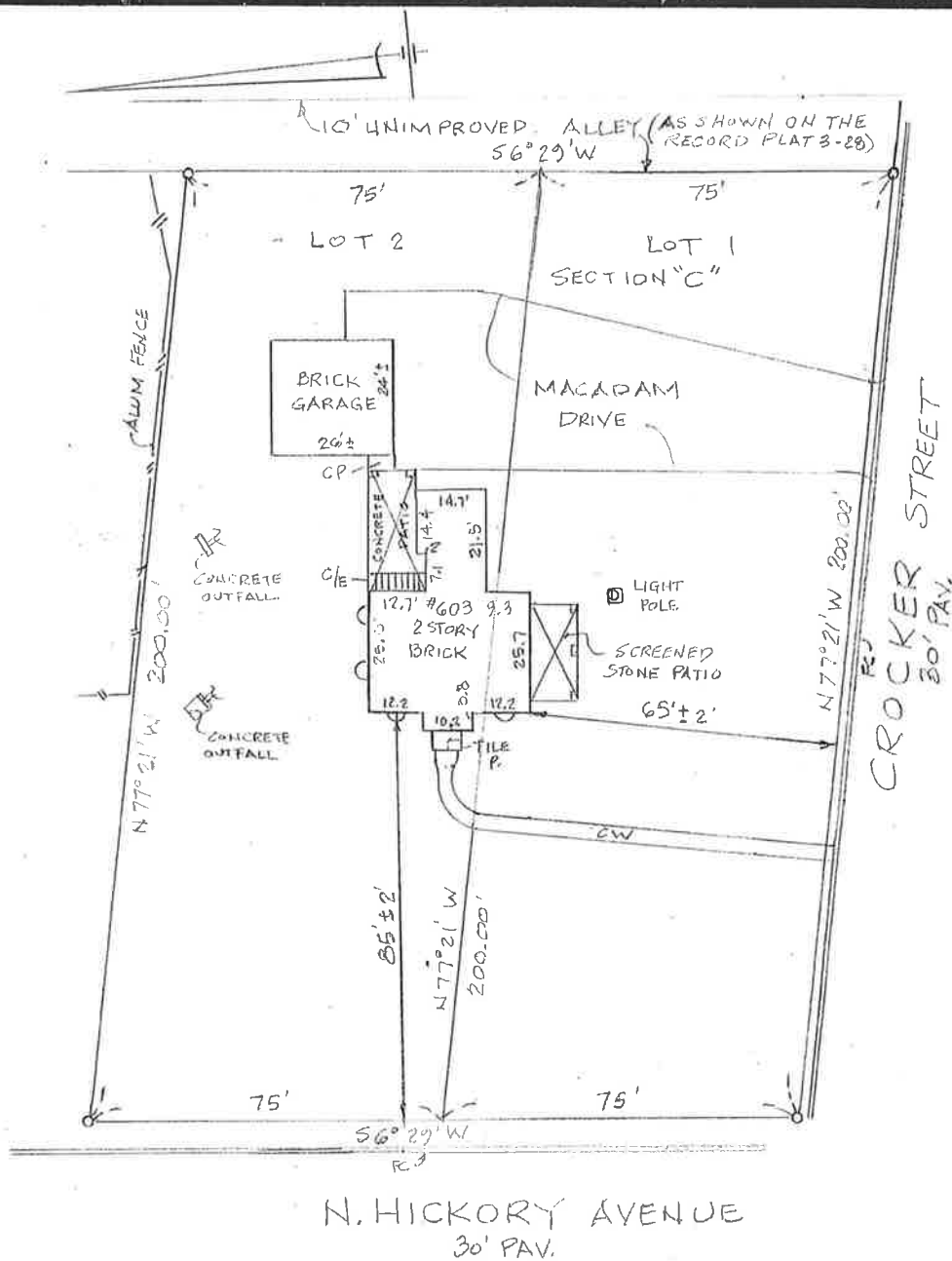
Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**



N. HICKORY AVENUE
30' PAV.

*NOTE: A PROPERTY SURVEY IS RECOMMENDED.

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 refinancing. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. The drawing does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

* 603 N. HICKORY AVENUE

LOTS 1 & 2 SECTION C
PLAT OF INGLESIDE PLAT 3-28
TITLE DEED: L1301 P. 641
HARFORD COUNTY, MARYLAND

The lot shown hereon is in flood zone C PER F.E.M.A.
Flood insurance rate map panel # 24023C0161D
1/7/2000

Notes: Flood zones are approximate as scaled from F.E.M.A. flood insurance rate map. Subject to any and all B.R.L.s or easements as shown or noted on record plats or deeds.

This drawing is not to be used to obtain permits.

| | | | |
|---------------------------|--|--|--|
| <p>SCALE 1" = 30'</p> | <p>LOCATION CERTIFICATION</p> | | |
| <p>DATE 7-27-20</p> | <p>WITZ & ASSOCIATES GENERAL SURVEYING CO.</p> | | |
| <p>JOB # 18-56</p> | <p>1409 Frederick Road Baltimore, MD 21228 Phone: (410) 869-3536 Fax: (410) 869-3538</p> | | |

EXPIRES 5-04-2019

**PLANNING COMMISSION REPORT
COMPREHENSIVE REZONING
TOWN OF BEL AIR**

To: BOARD OF TOWN COMMISSIONERS

Prepared by: Kevin Small, AICP, RLA
Director of Planning & Community Development

Date: April 13, 2022

Hearing Date: May 2, 2022

Issue No: 2

Applicant: David E. Carey & Rachel E. Rice

Property Location: 615 N HICKORY AVENUE

Lot/Building Size: 0.38 Acre / 1,446 sf structure

Property Owner (representative): David Carey & Rachel Rice (owner)

Requested Action: R-2 Medium Density Residential (with Transition Overlay) to R-O Residential Office

Property Description: 615 N HICKORY AVENUE
Lot Size: 16,683 square feet
Map No.: 0300
Parcel No.: 0336
Existing Land Use: Residential
Comp Plan: Mixed Use

Zoning History: This property has been zoned R-2 Medium Density Residential (with Transition Overlay) since 1990. The property was designated as historic by the Town in 1999 (HA-1516).

Population Change:

Properties along the east side of Hickory Avenue north of McCormick Lane (private street) were re-zoned from R-2 (w/TO) to R-O in 2016. Properties across Hickory Avenue have remained RO since 1990. Minor development associated with office and institutional uses have been the only major change and population shift in the surrounding area.

Availability of Public Facilities:

Ambulance, Fire and Police services are available to the area. The properties are serviced by MD American Water Company and the Town sewer system.

Present & Future Transportation Patterns:

The area is serviced by a state road (US Business Route 1, Hickory Avenue) and is adjacent to a private street (McCormick Lane). The property has direct access to Hickory Avenue.

Compatibility of Existing and Proposed Development for the Area:

The proposed rezoning would provide greater flexibility for redevelopment in the area. However, any intense uses may impact residential properties east of Hickory Avenue.

Relationship of Rezoning to Comprehensive Plan:

Area is currently shown as Mixed Use in the Comprehensive Plan.

Staff Analysis

Transition has occurred along this section of North Hickory Avenue for most properties including residential to office use conversions and the redevelopment of existing structures. The proposed rezoning to R-O District will encourage reuse and redevelopment of the area without the special exception review currently imposed by the Transition Overlay District.

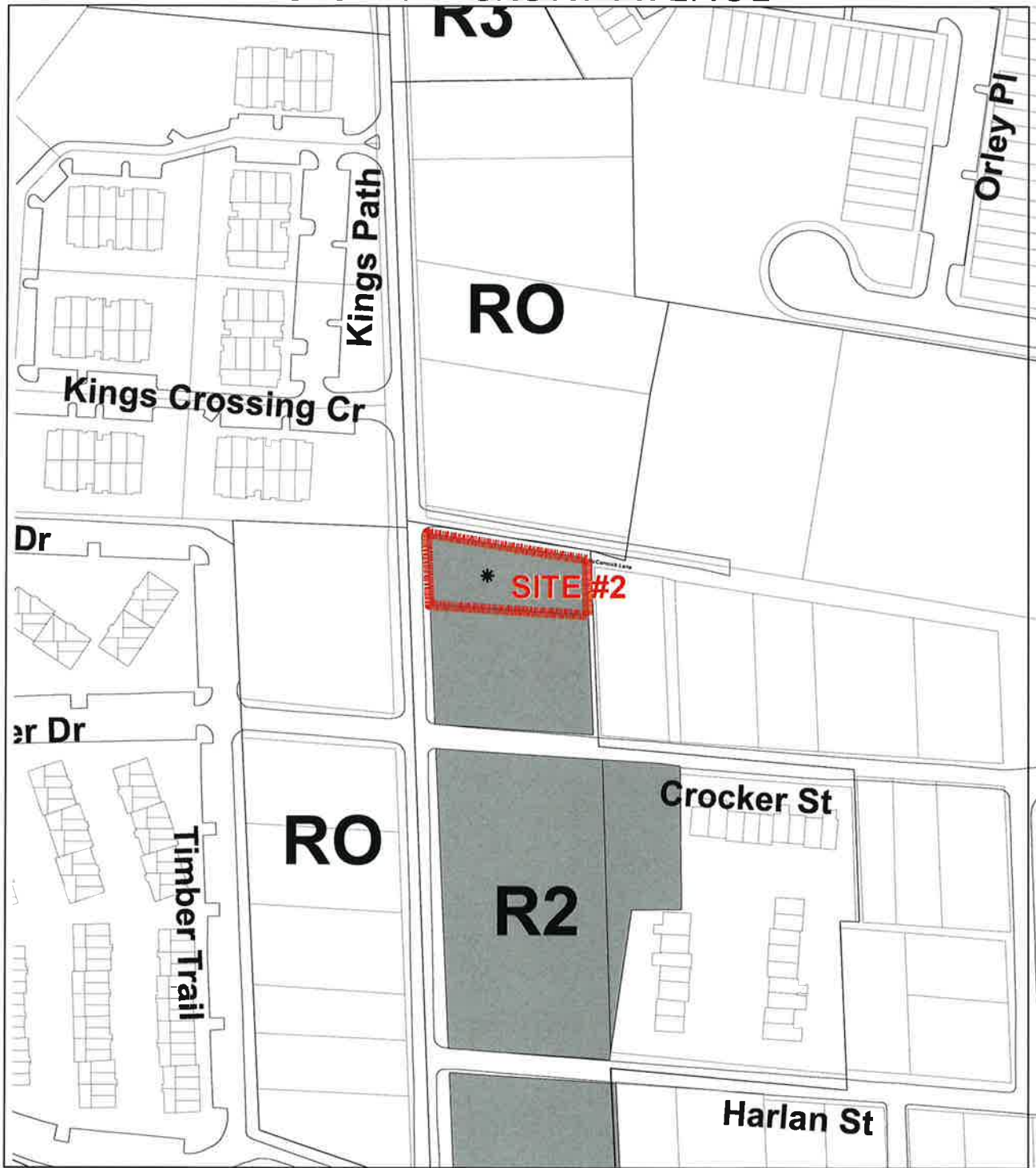
RO zoning will allow Personal/Professional Services and Business/Medical Services without Special Exception review by the Board of Appeals. Signage allowance increases to 32 sf (16 sf for freestanding signs) from the current limitation of five square feet. Parking would no longer be limited to 15 spaces. Review of hours of operation, traffic impact and number of proposed tenants would not be required. Multi-family development is limited to a 60,000 minimum lot size so no intense residential is anticipated with this property. A mix of uses is encouraged.



Planning Commission Recommendation

The Planning Commission recommends rezoning of these properties from R-2 Medium Density Residential (with Transition Overlay) to R-O Residential Office District.

Official Town Zoning Map Excerpt - Request #2

615 N. HICKORY AVENUE

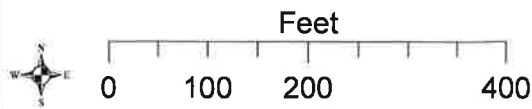


| Legend | |
|---|----------------------------|
| R-1 | Low Density Residential |
| R-2 | Medium Density Residential |
| R-3 | High Density Residential |
| R-O | Residential Office |
| B-1 | Limited Business |
| B-2 | Central Business |
| B-2A | Central Business Gateway |
| B-3 | General Business |
| B-3A | General Business Gateway |
| M-1 | Industrial |
|  | Transition Overlay |
|  | Historic Designation |



This map represents the Official Town of Bel Air Zoning and Historic Preservation Map pursuant to Ordinance No. 778-16 adopted November 7, 2016 and enacted November 28, 2016. The original map is on file at the Town Planning Office.

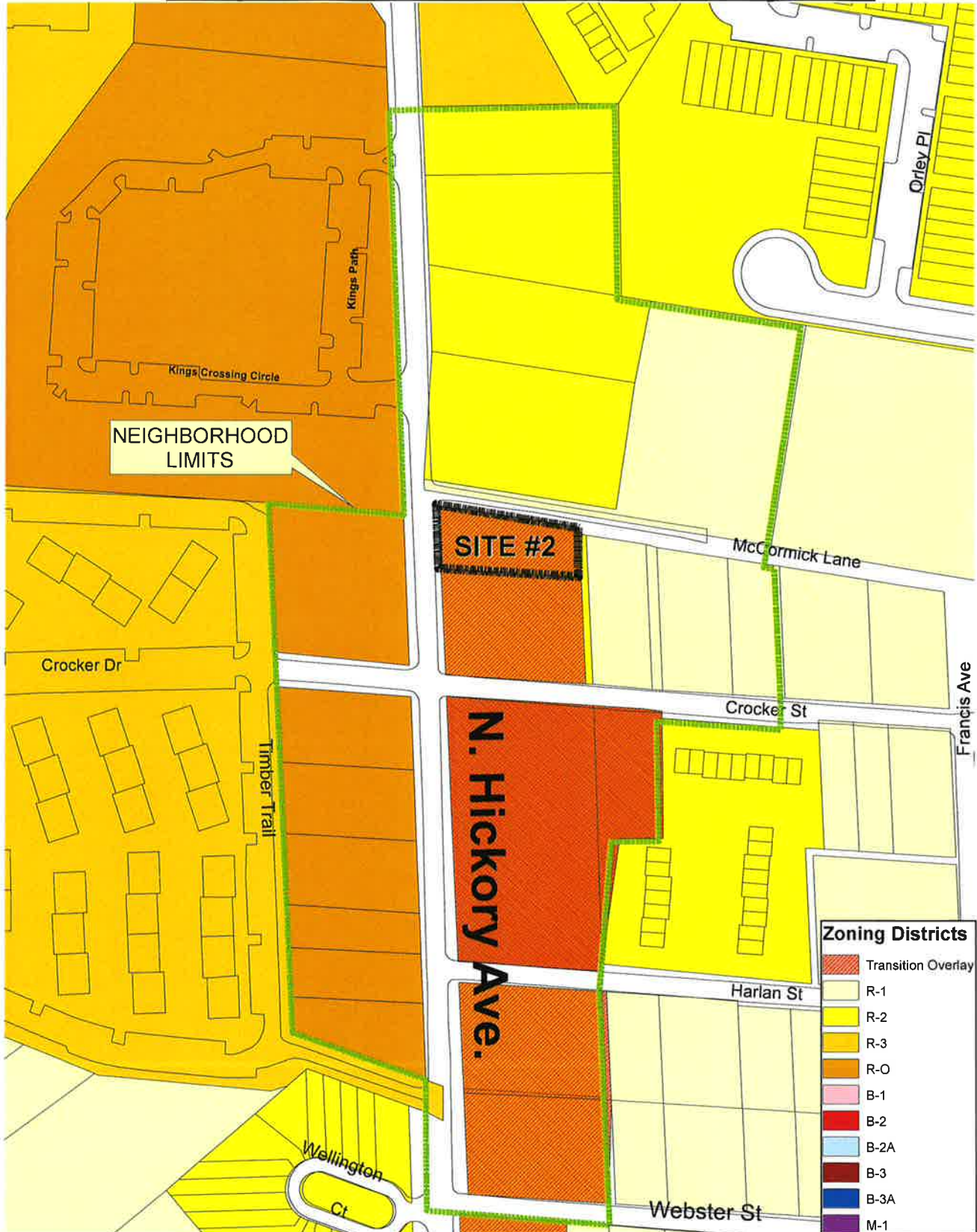
| Amendment | Location | Description | Date |
|--------------------|----------------------|----------------------|------------|
| Resolution 1083-17 | 122 W. Gordon Street | Historic Designation | 03/06/2017 |



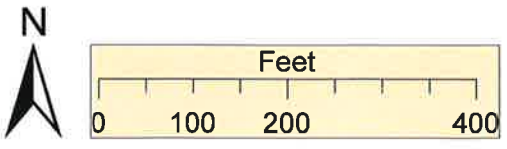
Print Date: 03/29/2022
 Document Name: EXP_2017 Zoning Map 615 N Hickory

Town of Bel Air - Comprehensive Rezoning 2022

Request #2 - 615 North Hickory Ave



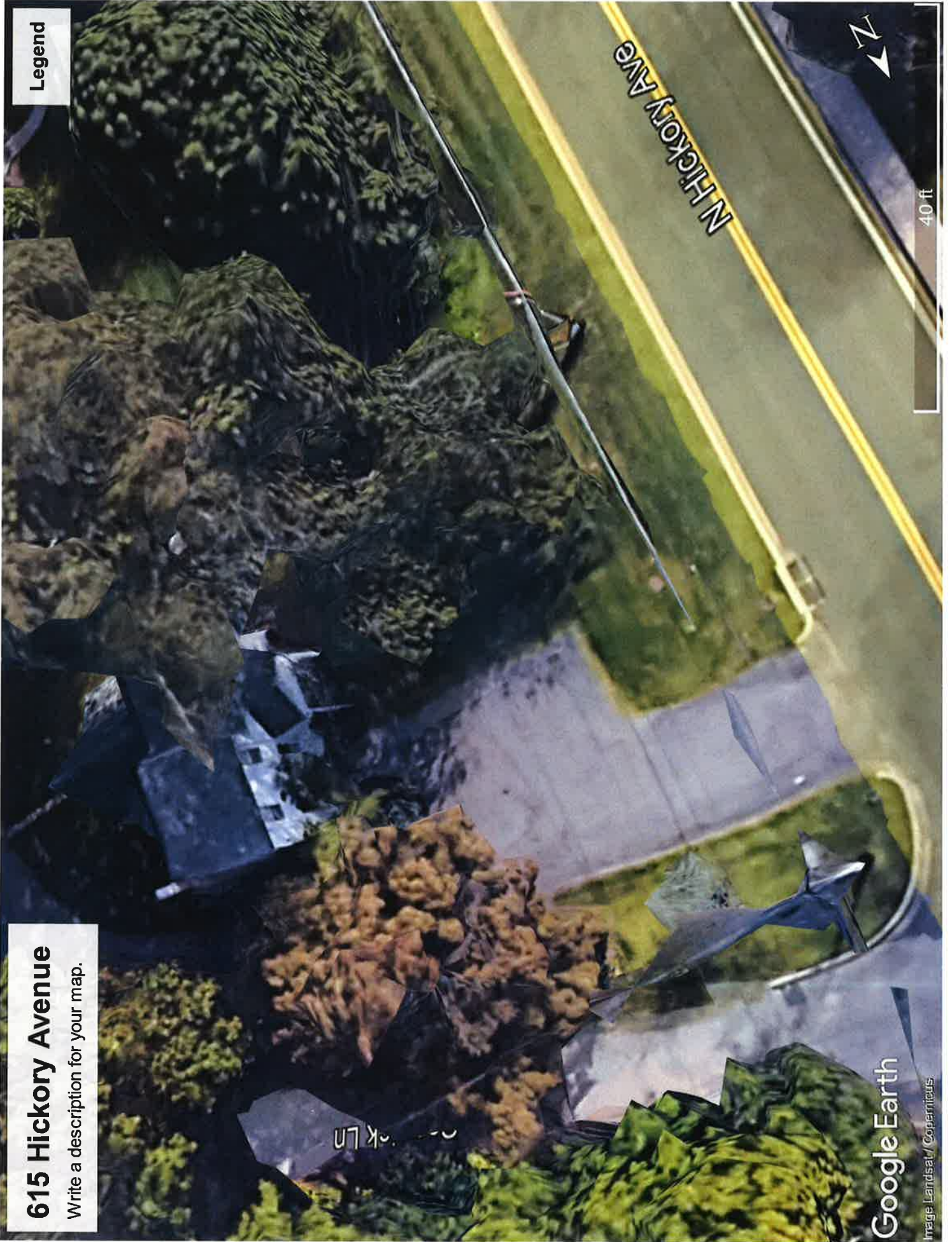
| Zoning Districts | |
|------------------|--------------------|
| | Transition Overlay |
| | R-1 |
| | R-2 |
| | R-3 |
| | R-O |
| | B-1 |
| | B-2 |
| | B-2A |
| | B-3 |
| | B-3A |
| | M-1 |



615 Hickory Avenue

Write a description for your map.

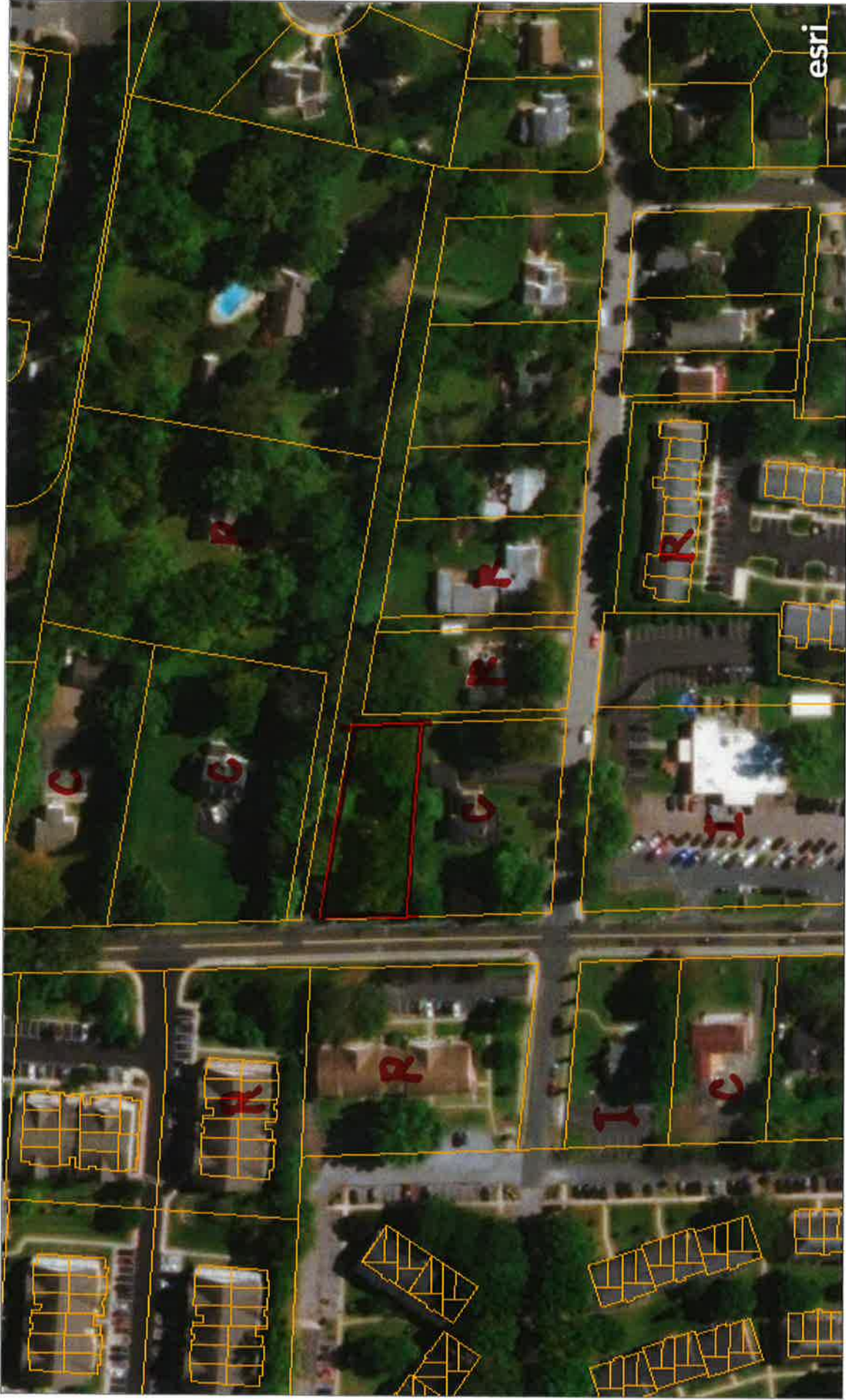
Legend



Google Earth

Image Landsat / Copernicus

In or Out of The Town of Bel Air



Searching by address you can determine if you live with in the Corporate Limits of the Town of Bel Air

2

615 N. HICKORY AVE

Maxar, Microsoft



**TOWN OF BEL AIR
2022 COMPREHENSIVE ZONING REVIEW
AUTHORIZATION LETTER
(Please Type or Print Clearly)**

received
3/23/22

Description of Property (This information may be obtained from your Tax Bill)

Property Location (street address): 615 N. Hickory Avenue
 Election District 03 Map # 300 Blk # _____ Parcel # 336 Tax ID # 003779
 Existing Zoning R2 Total Acreage of Parcel .44 Water/Sewer: Private _____ Public X
 Present Use and All Improvements: house and detached garage

Proposed Zoning

Requested Zoning: RO Proposed Use: No change in use is proposed.
 Justification for Request (attach separate sheet if necessary): Ours is the last single family residential property on Hickory Ave., north of the American Legion. The separation line between R2 and RO is more appropriately Harlan St. than a private road, McCormick Lane, which it is now. As all of the surrounding properties are now offices, our property should not require a special exception for an office use.

Property Owner

Name: David E. Carey and Rachael E. Rice Contact Person: David Carey
 Mailing Address: 615 N. Hickory Ave.
 Email davecareybelair@gmail.com Phone Number: 410-937-4942

Agent or Applicant

Name: _____ Contact Person: _____
 Mailing Address: _____
 Email _____ Phone Number: _____

I (We) certify that I am (we are) the owner(s) or authorized agent of record of this parcel of land at the time of signing this form. I recognize that, if the zoning change is granted, an adjustment in the property assessment may result.

Agent/Owner Signature: *David E. Carey* Date 3/17/22

Signatures by corporate officials or partnerships must be that of the "Managing Member" or "President" and such title must be denoted below. All owners of record must sign.

I (We) certify that I am (we are) the owner(s) or authorized agent of record of this parcel of land at the time of signing this form. I recognize that, if the zoning change is granted, an adjustment in the property assessment may result.

David E. Carey
 Property Owner
Rachael E. Rice
 Property Owner

David E. Carey, Owner
 Printed Name & Title
Rachael E. Rice, Owner
 Printed Name & Title

Property Owner

Printed Name & Title

Please Submit a Separate Form for Each Parcel of Property
 Department of Planning & Community Development
 705 E. Churchville Road • Bel Air, MD 21014 • 410-638-4540

Date Received 3/23/2022
 Planning Official _____

Mailed 3/21/22



[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 03 Account Number - 003779

Owner Information

Owner Name: CAREY DAVID E **Use:** RESIDENTIAL
 RICE RACHAEL E **Principal Residence:** YES
Mailing Address: 615 N HICKORY AVE **Deed Reference:** /12948/ 00227
 BEL AIR MD 21014-3002

Location & Structure Information

Premises Address: 615 N HICKORY AVE **Legal Description:** LOT 89/77X201 AV
 BEL AIR 21014-3002 615 N HICKORY AVENUE
 INGLESIDE P 3/28

Map: 0300 **Grid:** 0015 **Parcel:** 0336 **Neighborhood:** 3010023.13 **Subdivision:** 3182 **Section:** **Block:** **Lot:** **Assessment Year:** 2020 **Plat No:** 3028
Plat Ref: 3/28

Town: BEL AIR

Primary Structure Built: 1880 **Above Grade Living Area:** 1,446 SF **Finished Basement Area:** **Property Land Area:** 16,683 SF **County Use:**

Stories Basement Type: 2 **YES** **STANDARD UNIT** **Exterior Quality:** FRAME/3 **Full/Half Bath:** 1 full/1 half **Garage:** 1Det/1Carport **Last Notice of Major Improvements:**

Value Information

| | Base Value | Value | Phase-in Assessments | |
|---------------------------|------------|------------|----------------------|------------|
| | | As of | As of | As of |
| | | 01/01/2020 | 07/01/2021 | 07/01/2022 |
| Land: | 104,700 | 89,100 | | |
| Improvements | 120,000 | 149,400 | | |
| Total: | 224,700 | 238,500 | 233,900 | 238,500 |
| Preferential Land: | 0 | 0 | | |

Transfer Information

| | | |
|--------------------------------------|-----------------------------|-------------------------|
| Seller: CAREY DAVID E | Date: 08/17/2018 | Price: \$0 |
| Type: NON-ARMS LENGTH OTHER | Deed1: /12948/ 00227 | Deed2: |
| Seller: BRISTOW MARY R | Date: 02/24/1998 | Price: \$115,000 |
| Type: ARMS LENGTH IMPROVED | Deed1: /02644/ 00026 | Deed2: |
| Seller: BRISTOW ANDREW M & WF | Date: 07/27/1988 | Price: \$0 |
| Type: NON-ARMS LENGTH OTHER | Deed1: /00655/ 00495 | Deed2: |

Exemption Information

| Partial Exempt Assessments: | Class | 07/01/2021 | 07/01/2022 |
|-----------------------------|-------|------------|------------|
| County: | 000 | 0.00 | |
| State: | 000 | 0.00 | |
| Municipal: | 000 | 0.00 0.00 | 0.00 0.00 |

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 04/30/2008

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

Exhibit "A"

BEGINNING for the same at an iron post driven in the ground at the intersection of the easterly side of the said Conowingo Road with the northerly outline of the tract described in a deed from Wallace D. McLean and wife to Henry T. Crocker and Edwin H. W. Harlan, dated 6 June 1935, and recorded in S.W.C. No. 237-266, and thence binding on said northerly outline of said tract, South 72 degrees 20 minutes East 202.69 feet to a 10 foot alley, thence binding on the westerly side of said alley, South 6 degrees, 29 minutes West 72.00 feet to a point, thence North 77 degrees 21 minutes West 200 feet to the easterly side of Conowingo Road, thence binding on the easterly side of Conowingo Road, North 6 degrees 29 minutes East 89.43 feet to the place of beginning, and being known and designated as Lot No. 3 in Block C of the Subdivision of Ingleside, a plat of which is recorded in S.W.C. 3-28. The improvements thereon being known as No. 615 N. Hickory Avenue.

**PLANNING COMMISSION REPORT
COMPREHENSIVE REZONING
TOWN OF BEL AIR**

To: BOARD OF TOWN COMMISSIONERS
Prepared by: Kevin Small, AICP, RLA
Director of Planning & Community Development
Date: April 18, 2022
Hearing Date: May 2, 2022
Issue No: 3

| | |
|------------|---------------------|
| Applicant: | Colgate Investments |
|------------|---------------------|

| | |
|--------------------|---------------------|
| Property Location: | 30 E. Gordon Street |
|--------------------|---------------------|

| | |
|--------------------|--------------------------|
| Lot/Building Size: | 0.21 Acre / no structure |
|--------------------|--------------------------|

| | |
|----------------------------------|-----------------------------------|
| Property Owner (representative): | Colgate Investments (Joseph Snee) |
|----------------------------------|-----------------------------------|

| | |
|-------------------|---|
| Requested Action: | B-2A Central Business Gateway to B-3A General Business Gateway |
|-------------------|---|

| | |
|-----------------------|--|
| Property Description: | 30 E. GORDON STREET Lot Size: 9,000 square feet Map No.: 0301 Parcel No.: 0550 Existing Land Use: Parking Lot Comp Plan: Commercial |
|-----------------------|--|

| | |
|-----------------|---|
| Zoning History: | This property has been zoned B-2A Central Business Gateway since 2010. Prior to that, the B-2 zoning included a Gateway Overlay designation. |
|-----------------|---|

Population Change:

The former Bel Air Academy on the south side of Gordon Street was rehabilitated as apartments in 2019 along with townhomes constructed on the same property (45 E Gordon St). Office uses were developed within the existing structures on the north side of Gordon in 2010. The remaining immediate neighborhood has remained stable containing a mix of uses since 2000.

Availability of Public Facilities:

Ambulance, Fire and Police services are available to the area. The properties are serviced by MD American Water Company and the Town sewer system.

Present & Future Transportation Patterns:

The area is serviced by a town road (East Gordon Street). The parking lot on the property extends to the two adjacent parcels and is utilized by the establishments at 38 Gordon St. and 44 Gordon St. It also appears employees from the adjacent ShopRite utilize this parking lot.

Compatibility of Existing and Proposed Development for the Area:

The proposed rezoning would allow expansion of the abutting existing grocery store (ShopRite) at 223 N Main Street. This portion of Gordon has slowly converted to office, service, and high-density residential uses over time.

Relationship of Rezoning to Comprehensive Plan:

Area is currently shown as Commercial in the Comprehensive Plan.

Staff Analysis

B-3A zoning will further convert the neighborhood to a commercial area. Transition to commercial has occurred along this section of Gordon Street for some properties. Cut-thru traffic from Main to Hickory is discouraged, however, Gordon Street is considered a high traffic commercial collector road. The proposed rezoning to B-3A District will encourage development and expansion of retail and service uses including the expansion of the Grocery Store. A change in zoning would enable the expansion since zoning designations would be the same.

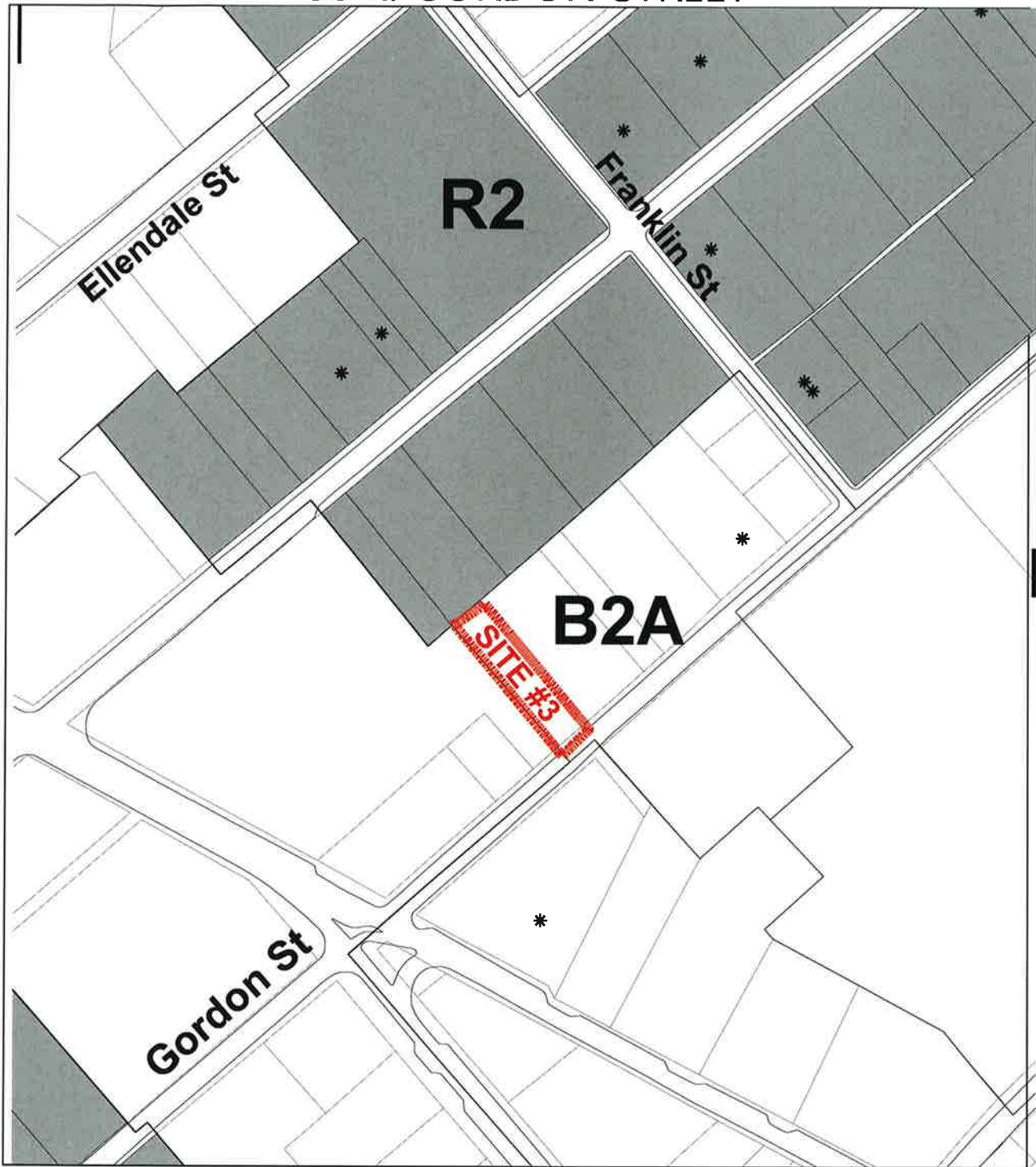
B-3A zoning will not substantially change the permitted uses since most of the same uses are currently permitted in the B-2A District. Architectural and Site Design development regulations apply to both districts. Setbacks, building height and service elements will become less restrictive with the proposed zoning.

Planning Commission Recommendation

The Planning Commission recommends rezoning of this property from B-2A Central Business Gateway to B-3A General Business Gateway District.

Official Town Zoning Map Excerpt - Request #3

30 E. GORDON STREET



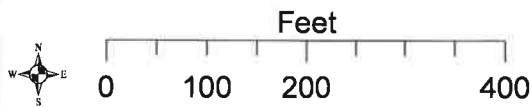
Legend

| | |
|------|----------------------------|
| R-1 | Low Density Residential |
| R-2 | Medium Density Residential |
| R-3 | High Density Residential |
| R-O | Residential Office |
| B-1 | Limited Business |
| B-2 | Central Business |
| B-2A | Central Business Gateway |
| B-3 | General Business |
| B-3A | General Business Gateway |
| M-1 | Industrial |
| | Transition Overlay |
| | Historic Designation |



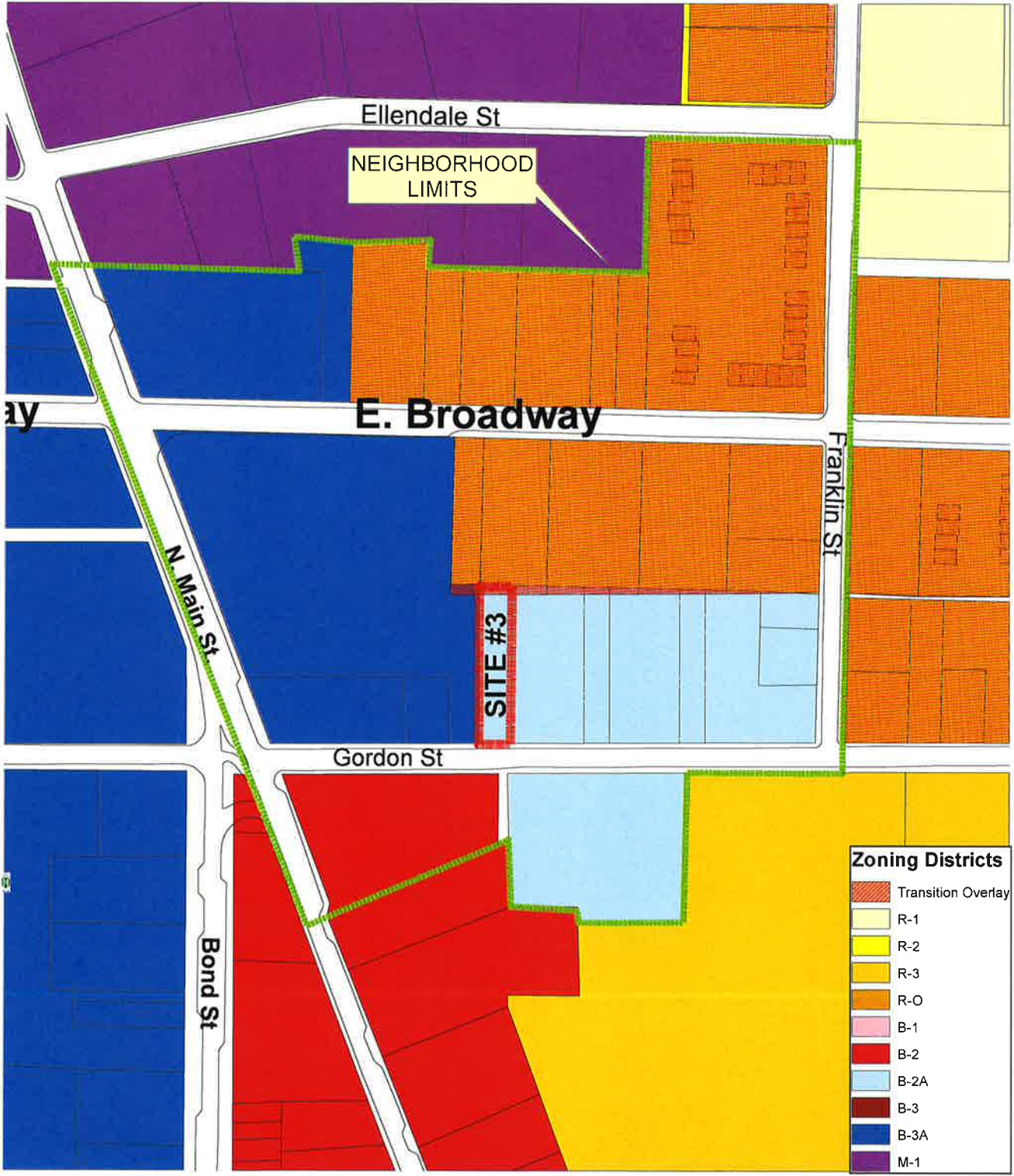
This map represents the Official Town of Bel Air Zoning and Historic Preservation Map pursuant to Ordinance No. 778-16 adopted November 7, 2016 and enacted November 28, 2016. The original map is on file at the Town Planning Office.

| Amendment | Location | Description | Date |
|--------------------|----------------------|----------------------|------------|
| Resolution 1083-17 | 122 W. Gordon Street | Historic Designation | 03/06/2017 |



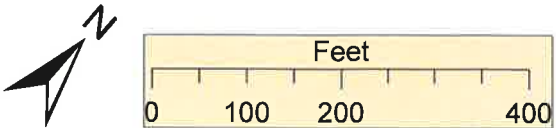
Print Date: 03/29/2022
Document Name: E001_2017_Zoning Map 30 E Gordon

Town of Bel Air Zoning Map Comprehensive Rezoning 2022 Request #3 30 E. Gordon St.



Zoning Districts

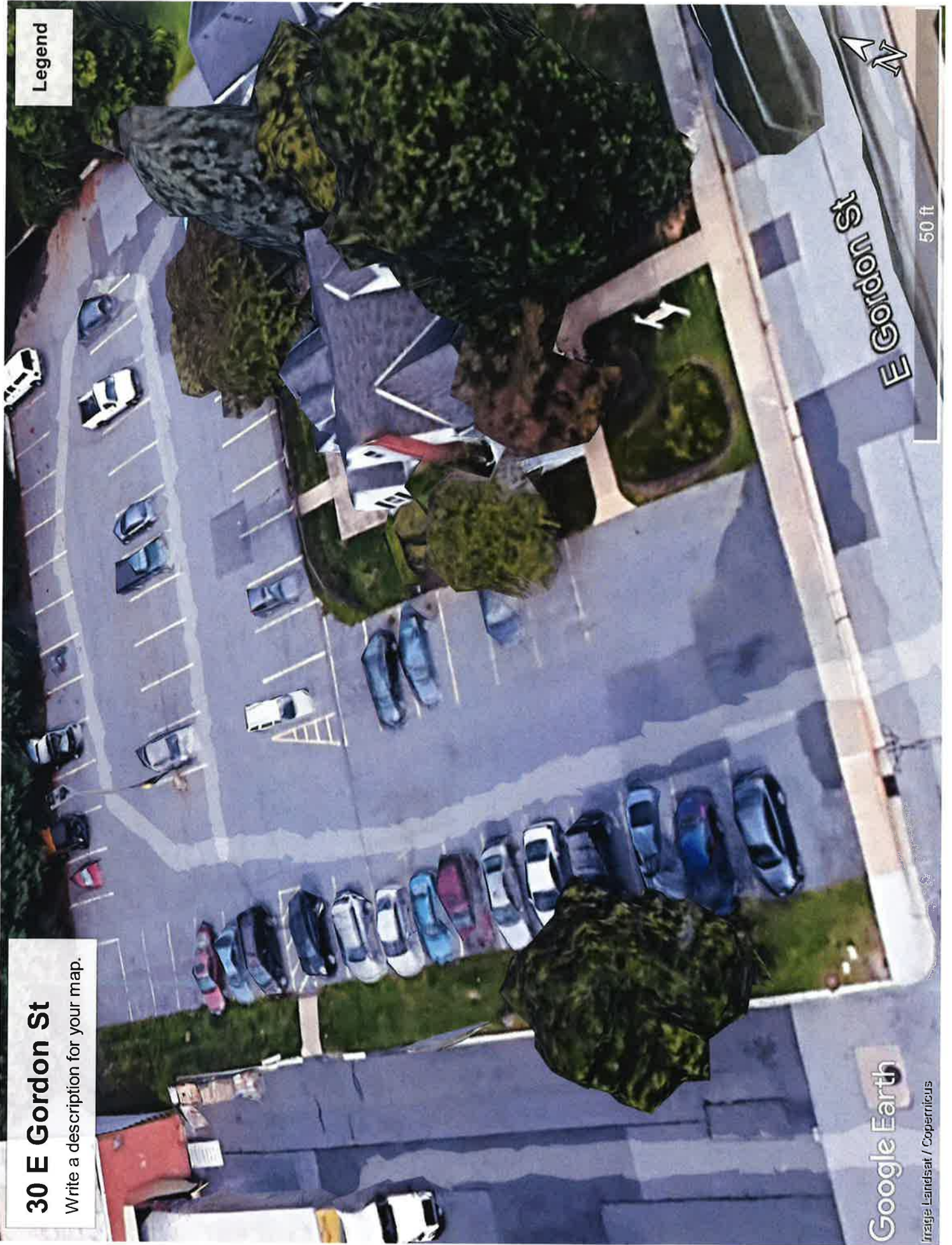
| | |
|--|--------------------|
| | Transition Overlay |
| | R-1 |
| | R-2 |
| | R-3 |
| | R-O |
| | B-1 |
| | B-2 |
| | B-2A |
| | B-3 |
| | B-3A |
| | M-1 |



30 E Gordon St

Write a description for your map.

Legend



Google Earth

Image Landsat / Copernicus

E Gordon St

50 ft

In or Out of The Town of Bel Air



Searching by address you can determine if you live with in the Corporate Limits of the Town of Bel Air

30 E. GORDON ST.

#3

Maxar, Microsoft



**TOWN OF BEL AIR
2022 COMPREHENSIVE ZONING REVIEW
AUTHORIZATION LETTER
(Please Type or Print Clearly)**

Description of Property (This information may be obtained from your Tax Bill)

Property Location (street address): 30 E. Gordon
 Election District 03 Map # 0301 Blk # _____ Parcel 0550 Tax ID # 03-027236
 Existing Zoning B2A Total Acreage of Parcel .207 AC Water/Sewer: Private _____ Public X
 Present Use and All Improvements: Parking Lot

Proposed Zoning

Requested Zoning: B3A Proposed Use: Expansion of Klein's Shoprite
 Justification for Request (attach separate sheet if necessary): SEE ATTACHED.

Property Owner

Name: Colgate Investments Contact Person: Marshall Klein
 Mailing Address: 2011 Klein Plaza Dr., Forest Hill, MD 21050
 Email: marshall@kleinsonline.com Phone Number: 410-227-9705

Agent or Applicant

Name: Snee, Lutche, Helmlinger & Spielberger, P.A. Contact Person: Joseph F. Snee, Jr.
 Mailing Address 112 S. Main Street, Bel Air, MD 21014
 Email: jsnee@slhslaw.com Phone Number 410-893-7500

I (We) certify that I am (we are) the owner(s) or authorized agent of record of this parcel of land at the time of signing this form. I recognize that, if the zoning change is granted, an adjustment in the property assessment may result.

Agent/Owner Signature: *Michael J. Klein* Date 3/9/2022

Signatures by corporate officials or partnerships must be that of the "Managing Member" or "President" and such title must be denoted below. All owners of record must sign.

I (We) certify that I am (we are) the owner(s) or authorized agent of record of this parcel of land at the time of signing this form. I recognize that, if the zoning change is granted, an adjustment in the property assessment may result.

Michael J. Klein
 Property Owner

Michael J. Klein, Member
 Printed Name & Title

 Property Owner

 Printed Name & Title

 Property Owner

 Printed Name & Title

Please Submit a Separate Form for Each Parcel of Property
 Department of Planning & Community Development
 705 E. Churchville Road • Bel Air, MD 21014 • 410-638-4540

| | |
|-------------------|---------------------------|
| Date Received | <u>3/15/22</u> |
| Planning Official | <u><i>[Signature]</i></u> |

5 : 1/14/22
32 : 302
308985

Justification Statement

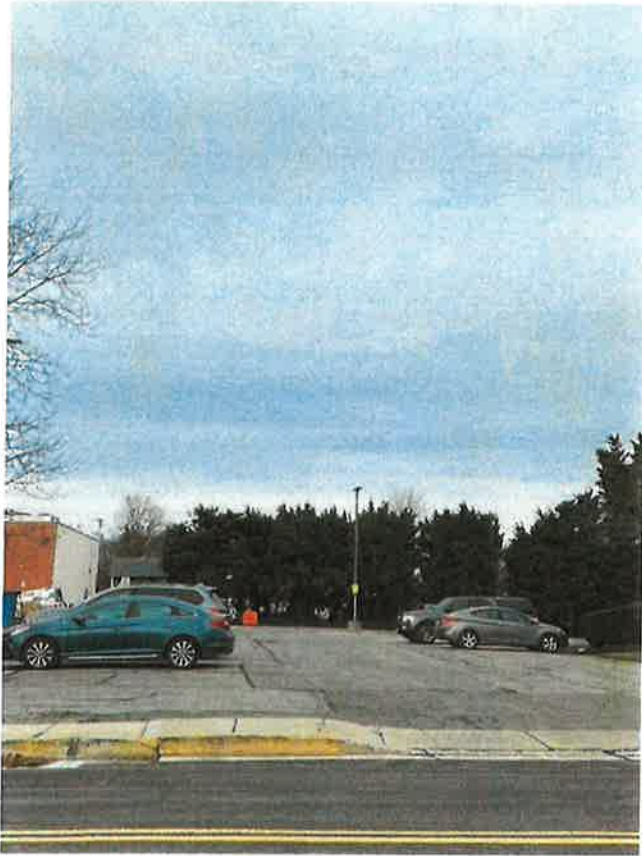
Applicant owns an existing shopping center located at 223 N Main Street which has been home to Klein's Shoprite (f/k/a/ Klein's Super Markets) since the 1980's. Currently Klein's Shoprite is the only locally owned grocery store located in the heart of Bel Air. The Applicant also owns the adjoining parcels located on Broadway and Gordon Street. The properties owned by Applicant include the following:

1. 43 E Broadway
2. 45 E. Broadway
3. 53 E. Broadway
4. 57 E. Broadway (Contract Purchaser)
5. 30 E Gordon
6. 38 E. Gordon
7. 44 E Gordon

In order to meet the growing needs of the residents of the Town of Bel Air, Applicant hereby requests that the Subject Parcel be rezoned to B3A in order to accommodate future growth and expansion of the Klein's Shoprite.

The Town of Bel Air Comprehensive Plan shall be considered in determining the desired direction for development in the area. In the 2016 Town of Bel Air Comprehensive Plan, the E. Gordon Parcels are designated as Commercial. The Broadway properties currently have a Mixed-Use Land Designation.

Applicant has requested that the Land Use Designations for the Broadway Properties be changed to a Commercial Land Use Designation in the 2022 Comprehensive Plan. The expansion of the shopping center will allow Klein's Shoprite to meet the needs of the citizens of Bel Air and will compliment both Commercial and Mixed Use land use designations.



[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 03 **Account Number - 027236**

Owner Information

Owner Name: COLGATE INVESTMENTS **Use:** COMMERCIAL
Mailing Address: 2011 KLEIN PLAZA DR **Principal Residence:** NO
 FOREST HILL MD 21050-0000 **Deed Reference:** /01608/ 01050

Location & Structure Information

Premises Address: 30 E GORDON ST **Legal Description:** LOT 0.207 AC
 BEL AIR 21014-0000 30 EAST GORDON STREET
 BEL AIR

Map: 0301 **Grid:** 0002 **Parcel:** 0550 **Neighborhood:** 30000.13 **Subdivision:** 0000 **Section:** **Block:** **Lot:** **Assessment Year:** 2020 **Plat No:**
Plat Ref:

Town: BEL AIR

Primary Structure Built **Above Grade Living Area** **Finished Basement Area** **Property Land Area** **County Use**
 9,000 SF

Stories **Basement** **Type** **Exterior** **Quality** **Full/Half Bath** **Garage** **Last Notice of Major Improvements**

Value Information

| | Base Value | Value | Phase-in Assessments | |
|---------------------------|------------|------------|----------------------|------------|
| | | As of | As of | As of |
| | | 01/01/2020 | 07/01/2021 | 07/01/2022 |
| Land: | 225,000 | 112,500 | | |
| Improvements | 9,300 | 11,000 | | |
| Total: | 234,300 | 123,500 | 123,500 | 123,500 |
| Preferential Land: | 0 | 0 | | |

Transfer Information

| | | |
|------------------------------------|-----------------------------|-------------------------|
| Seller: TILLEY WALTER ALLEN | Date: 02/09/1990 | Price: \$135,000 |
| Type: ARMS LENGTH IMPROVED | Deed1: /01608/ 01050 | Deed2: |
| Seller: BARCHOWSKY MARTHA | Date: 11/16/1987 | Price: \$115,300 |
| Type: ARMS LENGTH IMPROVED | Deed1: /01438/ 00705 | Deed2: |
| Seller: YOSUA DEAN A | Date: 05/01/1985 | Price: \$70,000 |
| Type: ARMS LENGTH IMPROVED | Deed1: /01267/ 00975 | Deed2: |

Exemption Information

| | | | |
|------------------------------------|--------------|------------|------------|
| Partial Exempt Assessments: | Class | 07/01/2021 | 07/01/2022 |
| County: | 000 | 0.00 | |
| State: | 000 | 0.00 | |
| Municipal: | 000 | 0.00 0.00 | 0.00 0.00 |

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

30 E. Gordon

10
17-
191-
675-

Executive Title Group Ltd
& Reserve Co. Inc.
Baltimore, MD 21208

DEED -- FEE SIMPLE -- INDIVIDUAL GRANTOR -- LONG FORM

E-2059-89

This Deed, MARK THOM 12th day of January

REC IF 11.00

REC TV 191.00

by and between 275.00

in the year one thousand nine hundred and ninety

Walter Allen Tilley and Nancy Tilley, his wife, and Willard P. Amoss and Linda Amoss, his wife, parties of the first part, and

Colgate Investments, a Maryland General Partnership, party

of the second part.

WITNESSETH, That in consideration of the sum of ONE HUNDRED THIRTY-FIVE THOUSAND DOLLARS (\$135,000.00), the actual consideration paid or to be paid and other good and valuable consideration the receipt of which is hereby acknowledged,

the said parties of the second part

do grant and convey to the said party of the first part, its

~~PERSONAL REPRESENTATIVE~~ successors and assigns, in fee simple, all

lot of ground situate in Harford County, State of Maryland

and described as follows, that is to say:

Known as No. 30 East Gordon Street.

For Legal Description, See Exhibit "A" Attached Hereto And Made A Part Hereof

BEING the same property which by deed dated November 6, 1987 and recorded among the Land Records of Harford County in Liber No. 1438, folio 0705 was granted and conveyed by Martha Barchowsky unto the within named Grantors.

HARFORD COUNTY CIRCUIT COURT (Land Records) CGH 1608, p. 1050, MSA_CE54_1495. Date available 06/22/2005. Printed 03/30/2022

EXHIBIT "A"

BEGINNING FOR THE SAME at a pipe heretofore set on the northwesterly side of Gordon Street said pipe being at the end of the 2nd or S 41 degrees 03 minutes 00 seconds E 200.18 foot line described in a deed from Georgia E. Howard, Personal Representative of the Estate of Maud E. Groves to Leone C. Brewer dated the 25th day of January 1977 and recorded among the Land Records of Harford County, Maryland in Liber 1019 folio 794, thence leaving the side of the said Gordon Street and running reversely and binding on the said 2nd line as now surveyed (1) N 41 degrees 03 minutes 00 seconds W 200.08 feet to a pipe heretofore set at the beginning of the said 2nd line, said pipe also being in the rear line of the Land of Marie T. Brix, thence leaving the said 2nd line and running and binding on the rear line of the said Brix Land for part of its distance and running and binding on the rear line of the Land of Deborah J. Anderson for part of its distance (2) S 48 degrees 09 minutes 26 seconds W 45.00 feet to an Iron Bar now set in the rear line of the said Anderson Lot, said Iron Bar also being at the northeasterly most corner of the Mary Harris Hall Lot, thence leaving the Anderson lot and running and binding on the easterly side of the said Hall Lot (3) S 41 degrees 03 minutes 00 seconds E 199.67 feet to an Iron Bar now set at the southeasterly corner of the said Hall Lot, on the northwesterly side of the said Gordon Street, thence binding on the northwesterly side of the said Street (4) N 48 degrees 40 minutes 36 seconds E 45.00 feet to the point of beginning. Containing 0.2065 Acres of Land more or less. The improvements thereon known as No. 30 East Gordon Street.

0051A

HARFORD COUNTY CIRCUIT COURT (Land Records) CGH 1608, p. 1052, MSA_CE54_1495, Date available 06/22/2005, Printed 03/30/2022

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To HAVE AND To HOLD the said described lot of ground and premises to the said parties of the second part, its-----

-----~~PERSONS~~ successors and assigns, in fee simple.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said grantor,

Test:

Willard P. Amoss (SEAL) Willard P. Amoss, Grantor
Linda Amoss (SEAL) Linda Amoss, Grantor
Walter Allen Tilley (SEAL) Walter Allen Tilley, Grantor
Nancy Tilley (SEAL) Nancy Tilley, Grantor

STATE OF MARYLAND, ^{Harford} ~~Baltimore~~ County, to wit: I HEREBY CERTIFY, That on this 12th day of January, in the year one thousand nine hundred and ninety, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Walter Allen Tilley and Nancy Tilley, his wife and Willard P. Amoss and Linda Amoss, his wife known to me (or satisfactorily proven) to be the person whose name ~~is~~ ^{are} subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Lisa D. Edelberg
Notary Public

My Commission expires:

July 1, 1990 AGRICULTURAL TRANSFER TAX IN THE AMOUNT OF \$ None

Received for transfer
State Department of Assessments
& Taxation of Harford County
By: [Signature] 1/22/90
1930 F-1 Date



ALL TAXES PAID
DEPT. OF THE TREASURY
BUREAU OF REVENUE COLLECTION

Property Not Presently On County
Water & Sewer System 1/22/90 [Signature]
Per

LIBER 1608 FOLD 1052

1-26-90 [Signature]

**PLANNING COMMISSION REPORT
COMPREHENSIVE REZONING
TOWN OF BEL AIR**

To: BOARD OF TOWN COMMISSIONERS

Prepared by: Kevin Small, AICP, RLA
Director of Planning & Community Development

Date: April 13, 2022

Hearing Date: May 2, 2022

Issue No: 4

Applicant: Colgate Investments

Property Location: 38 E. Gordon Street

Lot/Building Size: 0.46 Acre / 1,344 sf structure

Property Owner (representative): Colgate Investments (Joseph Snee)

Requested Action: Rezone B-2A Central Business Gateway to B-3A General Business Gateway

Property Description: 38 E. GORDON STREET
Lot Size: 20,000 square feet
Map No.: 0301
Parcel No.: 0549
Existing Land Use: Counseling Services
Comp Plan: Commercial

Zoning History: This property has been zoned B-2A Central Business Gateway since 2005. The Town surveyed this property based on its historic significance in 2021 (HA# pending)

Population Change:

The former Bel Air Academy on the south side of Gordon Street was rehabilitated as apartments in 2019 along with townhomes constructed on the same property (45 E Gordon St). Office uses were developed within the existing structures on the north side of Gordon in 2010. The remaining immediate neighborhood has remained stable since 2000.

Availability of Public Facilities:

Ambulance, Fire and Police services are available to the area. The properties are serviced by MD American Water Company and the Town sewer system.

Present & Future Transportation Patterns:

The area is serviced by a town road (East Gordon Street). The parking lot for the existing use extends to the two adjacent parcels and is shared with the establishment at 44 Gordon St. It also appears employees from the adjacent ShopRite utilize the parking lot.

Compatibility of Existing and Proposed Development for the Area:

The proposed rezoning would allow expansion of the existing grocery store (ShopRite) at 223 N Main Street. This portion of Gordon has slowly converted to office, service, and high-density residential uses over time.

Relationship of Rezoning to Comprehensive Plan:

Area is currently shown as Commercial in the Comprehensive Plan.

Staff Analysis

B-3A zoning will further convert the neighborhood to a commercial area. Transition to commercial has occurred along this section of Gordon Street for some properties. Cut-thru traffic from Main to Hickory is discouraged, however, Gordon Street is considered a high traffic commercial collector road. The proposed rezoning to B-3A District will encourage development and expansion of retail and service uses. This proposal may allow expansion of the nearby Grocery Store without need for a change in zoning since all the parcels would be the same zoning.

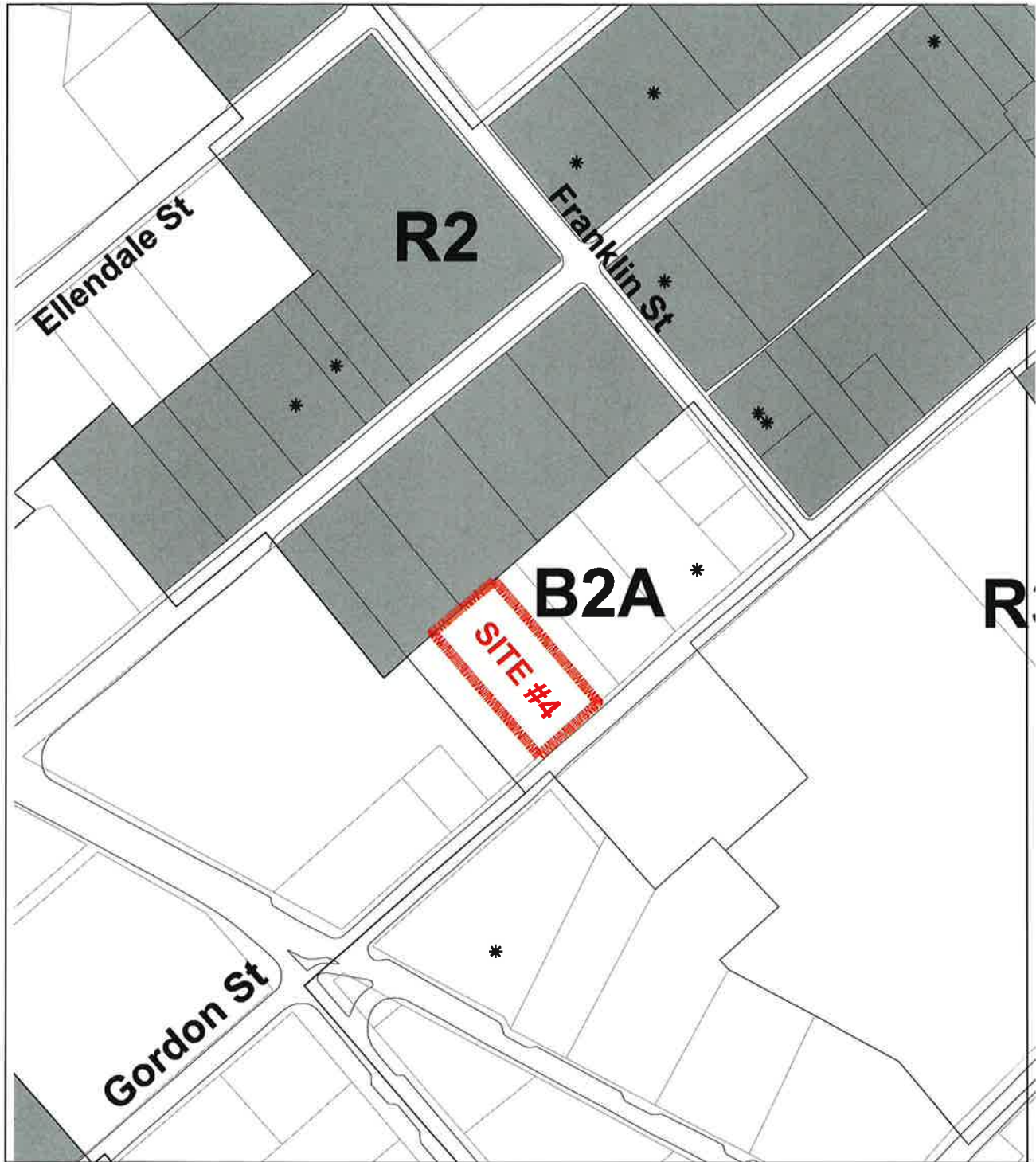
B-3A zoning will not substantially change the permitted uses since most of the same uses are currently permitted in the B-2A District. Architectural and Site Design development regulations apply to both districts. Setbacks, building height and service elements will become less restrictive with the proposed zoning.

Planning Commission Recommendation

The Planning Commission recommends rezoning of this property from B-2A Central Business Gateway to B-3A General Business Gateway District.

Official Town Zoning Map Excerpt - Request #4

38 E. GORDON STREET



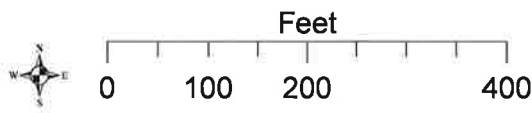
Legend

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- R-3 High Density Residential
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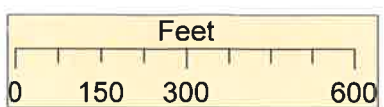
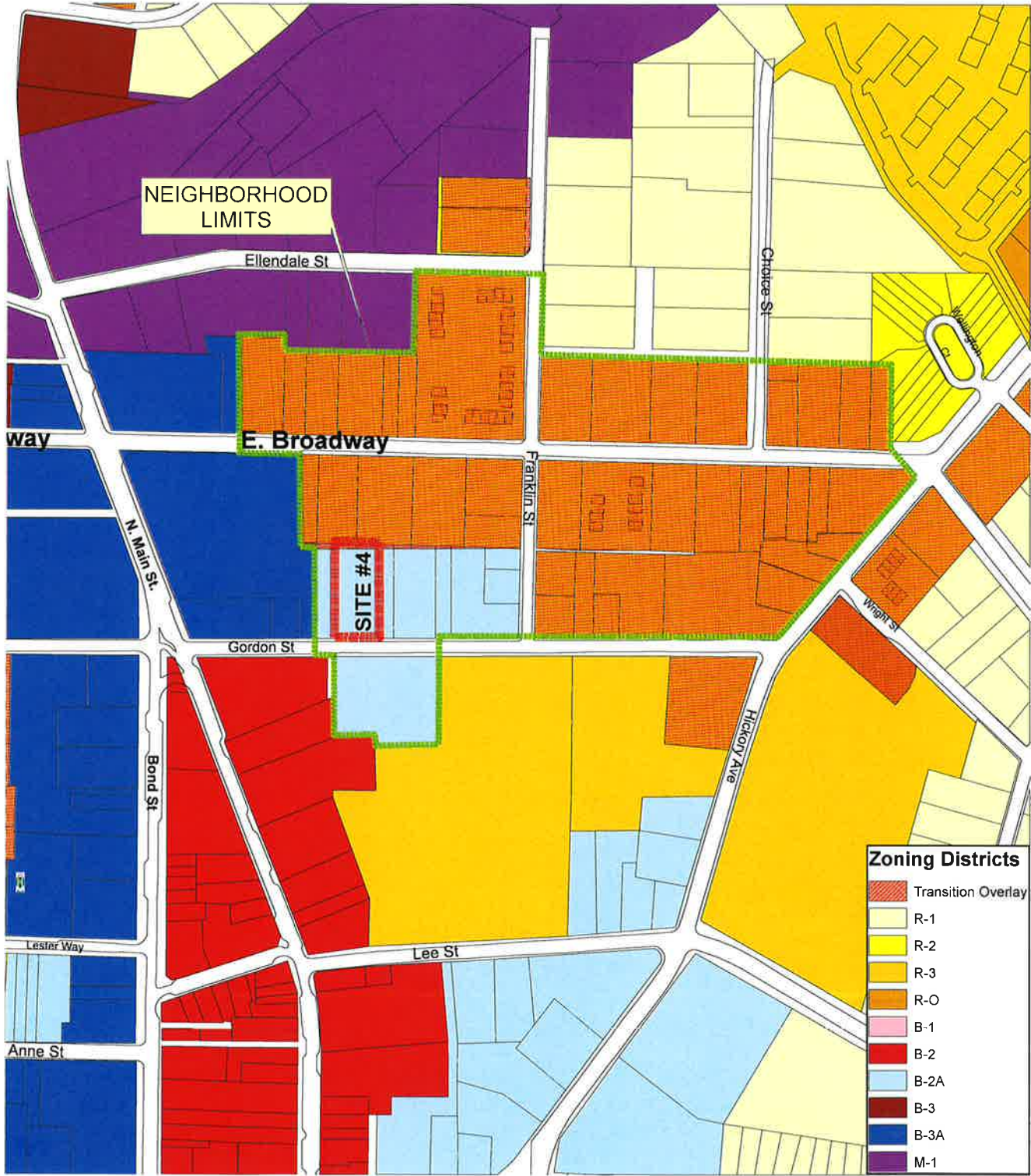
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| Amendment | Location | Description | Date |
|--------------------|----------------------|----------------------|------------|
| Resolution 1083-17 | 122 W. Gordon Street | Historic Designation | 03/06/2017 |



Print Date: 03/29/2022
Document Name: EXH_2017_Zoning_Map_38_E_Gordon

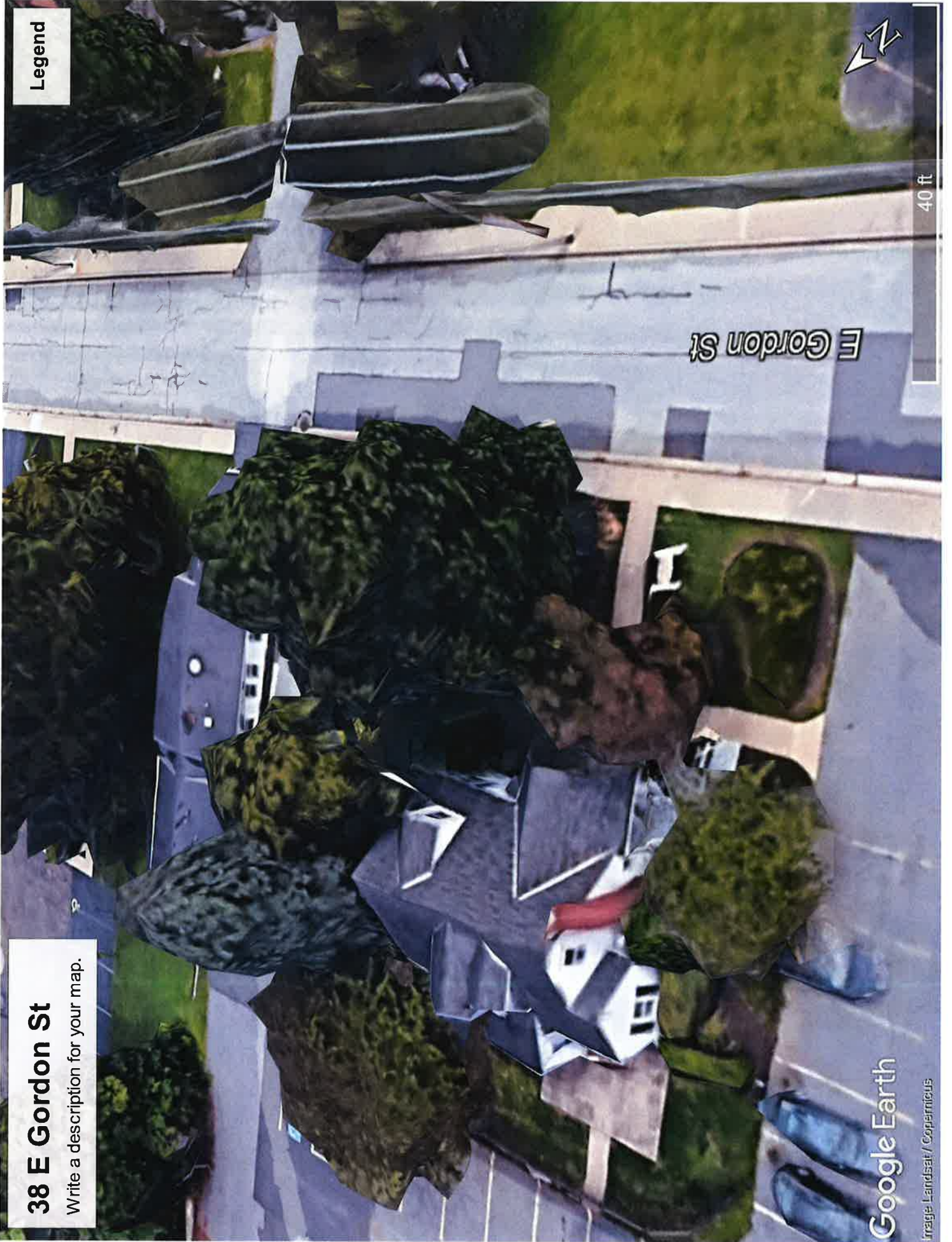
Town of Bel Air Zoning Map Comprehensive Rezoning 2022 Request #4 38 E. Gordon St.



38 E Gordon St

Write a description for your map.

Legend

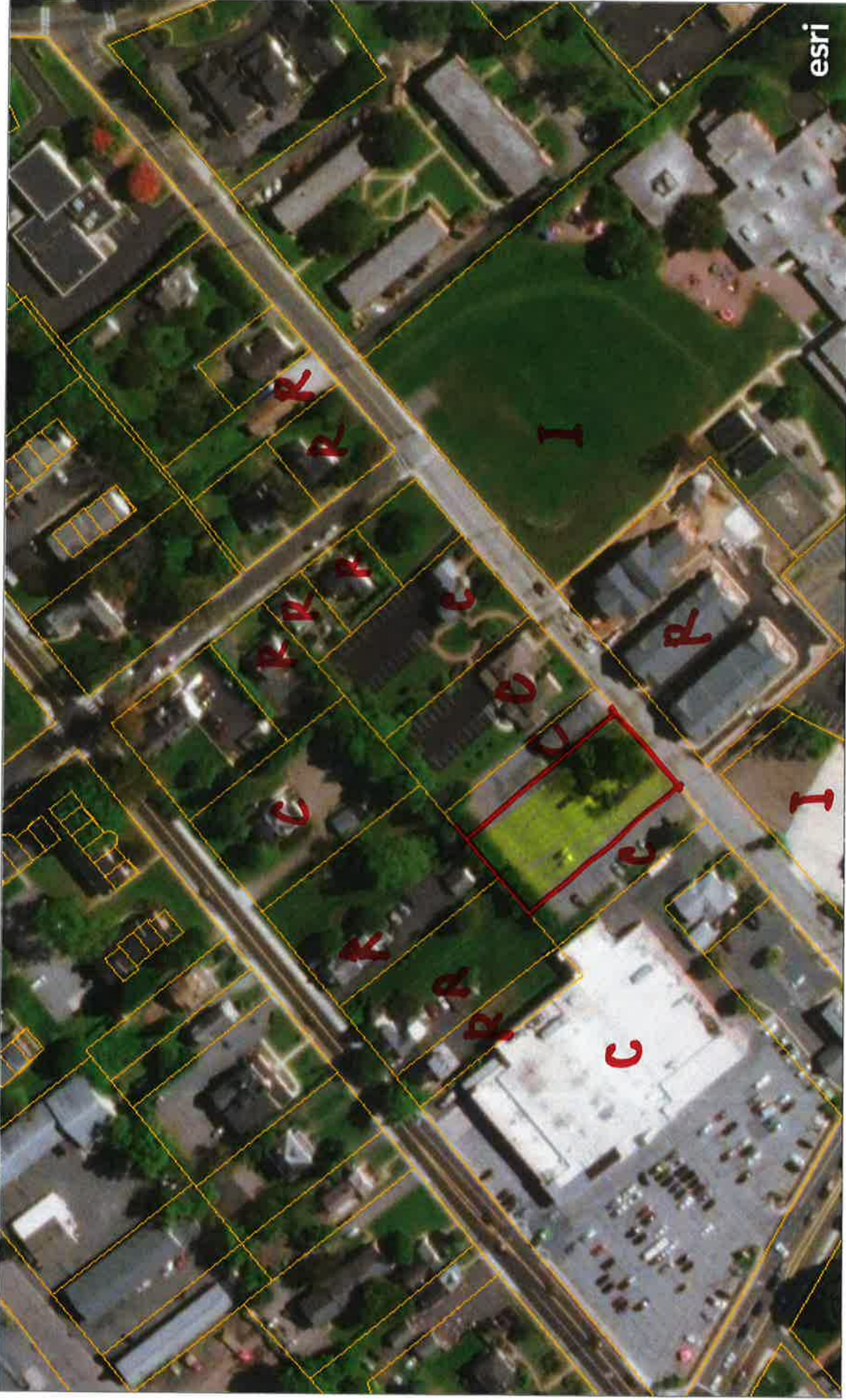


Google Earth

Image Landsat / Copernicus

40 ft

In or Out of The Town of Bel Air



esri

200ft

#4

Maxar, Microsoft

Searching by address you can determine if you live with in the Corporate Limits of the Town of Bel Air

38 E. GORDON ST.



**TOWN OF BEL AIR
2022 COMPREHENSIVE ZONING REVIEW
AUTHORIZATION LETTER
(Please Type or Print Clearly)**

Description of Property (This information may be obtained from your Tax Bill)

Property Location (street address): 38 E. Gordon
 Election District 03 Map # 0301 Blk # _____ Parcel 0549 Tax ID # 03-003701
 Existing Zoning B2A Total Acreage of Parcel .46 AC Water/Sewer: Private _____ Public X
 Present Use and All Improvements: Commercial Rental Property (Birthright of Harford County)

Proposed Zoning

Requested Zoning: B3A Proposed Use: Expansion of Klein's Shoprite.
 Justification for Request (attach separate sheet if necessary): SEE ATTACHED.

Property Owner

Name: Colgate Investments Contact Person: Marshall Klein
 Mailing Address: 2011 Klein Plaza Dr., Forest Hill, MD 21050
 Email: marshall@kleinsonline.com Phone Number: 410-227-9705

Agent or Applicant

Name: Snee, Lutche, Helmlinger & Spielberger, P.A. Contact Person: Joseph F. Snee, Jr.
 Mailing Address 112 S. Main Street, Bel Air, MD 21014
 Email: jsnee@slhslaw.com Phone Number 410-893-7500

I (We) certify that I am (we are) the owner(s) or authorized agent of record of this parcel of land at the time of signing this form. I recognize that, if the zoning change is granted, an adjustment in the property assessment may result.

Agent/Owner Signature: *Marshall J. Klein* Date 3/9/2022

Signatures by corporate officials or partnerships must be that of the "Managing Member" or "President" and such title must be denoted below. All owners of record must sign.

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Marshall J. Klein
 Property Owner

Michael J. Klein, Member
 Printed Name & Title

 Property Owner

 Printed Name & Title

 Property Owner

 Printed Name & Title

Please Submit a Separate Form for Each Parcel of Property
 Department of Planning & Community Development
 705 E. Churchville Road • Bel Air, MD 21014 • 410-638-4540

| | |
|-------------------|---------------------------|
| Date Received | <u>3/15/22</u> |
| Planning Official | <u><i>[Signature]</i></u> |

5 : 1/14/22
32 : 302
308985

Justification Statement

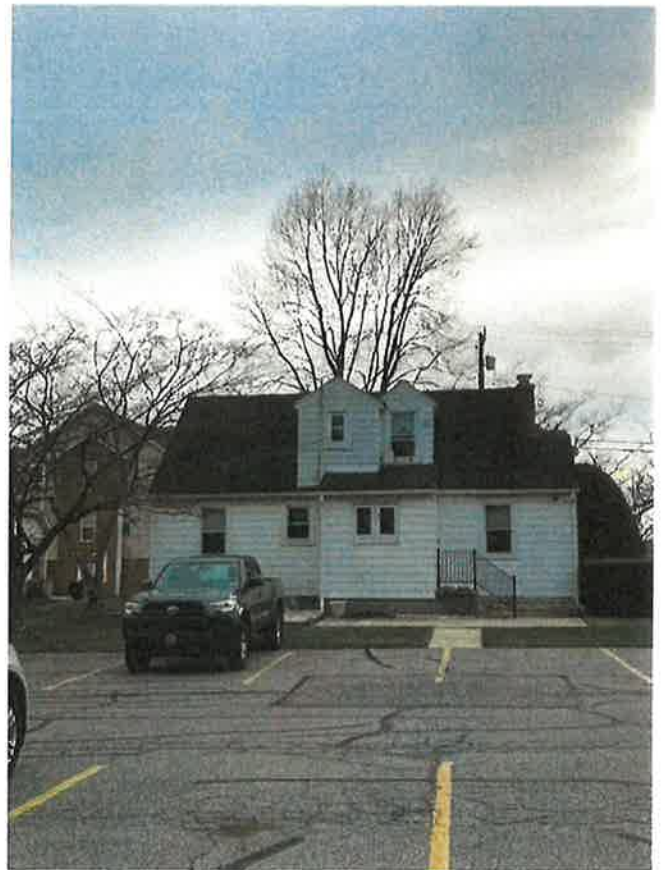
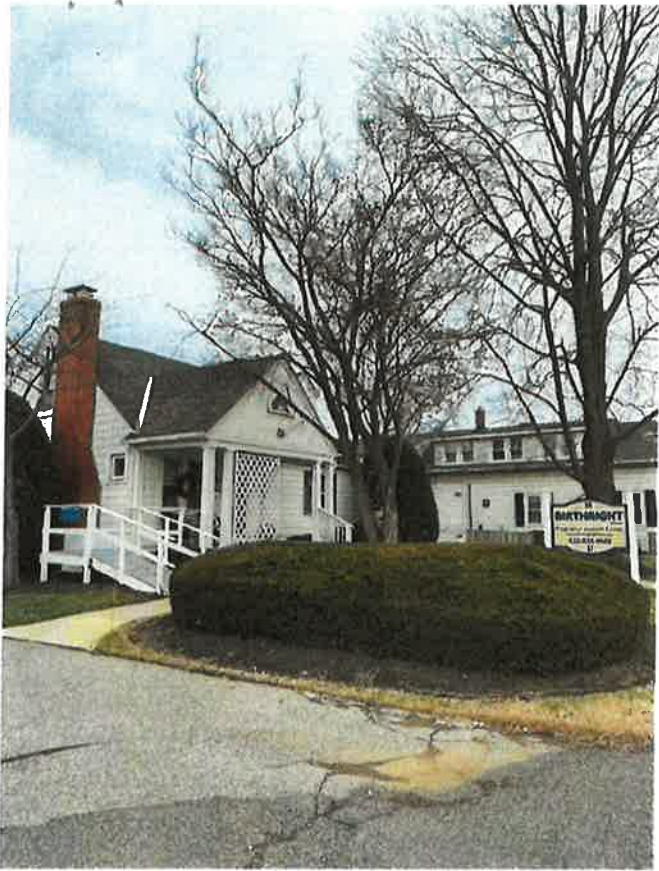
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1. 43 E Broadway
2. 45 E. Broadway
3. 53 E. Broadway
4. 57 E. Broadway (Contract Purchaser)
5. 30 E Gordon
6. 38 E. Gordon
7. 44 E Gordon

In order to meet the growing needs of the residents of the Town of Bel Air, Applicant hereby requests that the Subject Parcel be rezoned to B3A in order to accommodate future growth and expansion of the Klein's Shoprite.

The Town of Bel Air Comprehensive Plan shall be considered in determining the desired direction for development in the area. In the 2016 Town of Bel Air Comprehensive Plan, the E. Gordon Parcels are designated as Commercial. The Broadway properties currently have a Mixed-Use Land Designation.

Applicant has requested that the Land Use Designations for the Broadway Properties be changed to a Commercial Land Use Designation in the 2022 Comprehensive Plan. The expansion of the shopping center will allow Klein's Shoprite to meet the needs of the citizens of Bel Air and will compliment both Commercial and Mixed Use land use designations.



[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 03 Account Number - 003701

Owner Information

Owner Name: COLGATE INVESTMENTS **Use:** COMMERCIAL
Mailing Address: 2011 KLEIN PLAZA DR **Principal Residence:** NO
 FOREST HILL MD 21050-0000 **Deed Reference:** /01507/ 01045

Location & Structure Information

Premises Address: 38 E GORDON ST **Legal Description:** LOT 100X200 0.46 AC
 BEL AIR 21014-0000 38 E GORDON STREET
 BEL AIR

| Map: | Grid: | Parcel: | Neighborhood: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No: |
|------|-------|---------|---------------|--------------|----------|--------|------|------------------|-----------|
| 0301 | 0002 | 0549 | 30000.13 | 0000 | | | | 2020 | Plat Ref: |

Town: BEL AIR

| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use |
|-------------------------|-------------------------|------------------------|--------------------|------------|
| 1936 | 1,344 SF | | 20,000 SF | |

| Stories | Basement | Type | Exterior Quality | Full/Half Bath | Garage | Last Notice of Major Improvements |
|---------|----------|---------------|------------------|----------------|--------|-----------------------------------|
| 1 1/2 | YES | STANDARD UNIT | SIDING/ 3 | 2 full | | |

Value Information

| | Base Value | Value | Phase-in Assessments | |
|---------------------------|------------|------------|----------------------|------------|
| | | As of | As of | As of |
| | | 01/01/2020 | 07/01/2021 | 07/01/2022 |
| Land: | 182,000 | 182,000 | | |
| Improvements | 24,200 | 24,200 | | |
| Total: | 206,200 | 206,200 | 206,200 | 206,200 |
| Preferential Land: | 0 | 0 | | |

Transfer Information

| Seller: | Date: | Price: |
|----------------------------|----------------------|-----------|
| BREWER LEONE C | 10/24/1988 | \$275,000 |
| Type: ARMS LENGTH IMPROVED | Deed1: /01507/ 01045 | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |

Exemption Information

| Partial Exempt Assessments: | Class | | 07/01/2021 | 07/01/2022 |
|-----------------------------|-------|--|------------|------------|
| County: | 000 | | 0.00 | |
| State: | 000 | | 0.00 | |
| Municipal: | 000 | | 0.00 0.00 | 0.00 0.00 |

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

017:140
3:10/21/88
D171014A.
120-7982

LAW OFFICES
LEAF & HERTECH
P. O. BOX B
BEL AIR, MD 21014

1137

THIS DEED, made this 21st day of October, 1988, by and between LEONE C. BREWER, Grantor; and COLGATE INVESTMENTS, a Maryland general partnership, Grantee.

REC FE 14.00

WITNESSETH, that in consideration of the sum of Two Hundred and Seventy Five Thousand Dollars (\$275,000.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the said Leone C. Brewer, does grant and convey to the said Colgate Investments, its successors and assigns, forever, in fee simple, all those lots or parcels of ground situate in the THIRD ELECTION DISTRICT, Town of Bel Air, Harford County, Maryland and described as follows; that is to say:

1815.00

1375.00

#770240 CUS RO1 111337

10/24/88

14-
1815-
1375-

1. ALL that lot or parcel of ground situate, lying and being in the Third Election District of Harford County, State of Maryland in the Town of Bel Air, on the northwesterly side of Gordon Street, containing 0.46 of an acre, more or less. The improvements thereon being known as 38 East Gordon Street.

BEING THE SAME and all the land conveyed by and described in a Deed dated January 25, 1977, from Georgia E. Howard, Personal Representative to Leone C. Brewer and recorded among the Land Records of Harford County in Liber H.D.C. No. 1019, folio 794.

2. ALL that lot or parcel of ground, situate, lying and being in the Third Election District of Harford County, State of Maryland, in the Town of Bel Air, fronting 35 feet on the northwest side of Gordon Street with a depth of 200.9 feet of even width, containing 0.161 of an acre, more or less. (See the deed dated December 4, 1984 from Mary B. Cochran to Sewell F. Bull and Helen M. Bull, his wife, and recorded in Liber 286, folio 274 for description). The improvements thereon being known as 44 East Gordon

-1-

LIBER 1507 FOLIO 1045

HARFORD COUNTY CIRCUIT COURT (Land Records) CGH 1507, p. 1045, MSA_CE54_1394. Date available 06/22/2005. Printed 03/30/2022.

017:140
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120-7982

Street.

BEING THE SAME and all the land conveyed by and described in a Deed dated November 9, 1959, from Sewell F. Bull and Helen M. Bull, his wife, to Byron M. Brewer and Leone C. Brewer, his wife, and recorded among the Land Records of Harford County in Liber G.R.G. No. 540, folio 508; and BEING PART OF the land conveyed by and described in a Deed dated April 28, 1971, from Byron M. Brewer to Leone C. Brewer, and recorded among the Land Records of Harford County in Liber H.D.C. No. 870, folio 931.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said Colgate Investments, its successors and assigns, forever, in fee simple.

AND the said Grantor hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that she will warrant specially the property hereby granted; and that she will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said Grantor. ✓

[Signature] *[Signature]* (SEAL)
Witness Leone C. Brewer

STATE OF MARYLAND, HARFORD COUNTY, TO WIT:

I HEREBY CERTIFY that on this 21st day of NOVEMBER, 1988, before me, the subscriber, a Notary Public of the State and County

LIBER 1507 FOLIO 1046

HARFORD COUNTY CIRCUIT COURT (Land Records) CGH 1507, p. 1046, MSA_CES4_1394, Date available 06/22/2005. Printed 03/30/2022.

017:140
3:10/21/88
D171014A.
120-7982

aforesaid, personally appeared Leone C. Brewer, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained, and in my presence signed and sealed the same.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:
July 1, 1990

James M. Martin
Notary Public



AGRICULTURAL TRANSFER TAX IN THE
AMOUNT OF \$ none
TRANSFERRED ON ASSESSMENT RECORDS
C. JOHN SULLIVAN
SUPERVISOR OF ASSESSMENTS
ON 10/24/88 By M. Gay Clerk

(Property Not Presently On County
Water Meter 3729/88
For 10/24/88)

DEPT. OF REVENUE
BUREAU OF REVENUE COLLECTIONS
10/24/88 - Gay

REC'D & RECORDED 264
NO. 1507 OLIO. 1045

1900 OCT 24 AM 11:38

CHARLES G. HOBBS III
CLERK

LIBER 1507 FOLIO 047

HARFORD COUNTY CIRCUIT COURT (Land Records) CGH 1507, p. 1047, MSA_CE54_1394, Date available 06/22/2005, Printed 03/30/2022.

**PLANNING COMMISSION REPORT
COMPREHENSIVE REZONING
TOWN OF BEL AIR**

To: BOARD OF TOWN COMMISSIONERS

Prepared by: Kevin Small, AICP, RLA
Director of Planning & Community Development

Date: April 13, 2022

Hearing Date: May 2, 2022

Issue No: 5

| | |
|------------|---------------------|
| Applicant: | Colgate Investments |
|------------|---------------------|

| | |
|--------------------|---------------------|
| Property Location: | 44 E. Gordon Street |
|--------------------|---------------------|

| | |
|--------------------|--------------------------------|
| Lot/Building Size: | 0.16 Acre / 2,040 sf structure |
|--------------------|--------------------------------|

| | |
|----------------------------------|-----------------------------------|
| Property Owner (representative): | Colgate Investments (Joseph Snee) |
|----------------------------------|-----------------------------------|

| | |
|-------------------|---|
| Requested Action: | Rezone B-2A Central Business Gateway to B-3A General Business Gateway |
|-------------------|---|

| | |
|-----------------------|--|
| Property Description: | 44 E. GORDON STREET Lot Size: 7,000 square feet Map No.: 0301 Parcel No.: 0548 Existing Land Use: Counseling Services Comp Plan: Commercial |
|-----------------------|--|

| | |
|-----------------|---|
| Zoning History: | This property has been zoned B-2A Central Business Gateway since 2005. The Town surveyed this property based on its historic significance in 2021 (HA# pending) |
|-----------------|---|

Population Change:

The former Bel Air Academy on the south side of Gordon Street directly across from the subject site was rehabilitated as apartments in 2019 along with townhomes constructed on the same property (45 E Gordon St). Office uses were developed within the existing structures on the north side of Gordon in 2010. The remaining immediate neighborhood has remained stable since 2000.

Availability of Public Facilities:

Ambulance, Fire and Police services are available to the area. The properties are serviced by MD American Water Company and the Town sewer system.

Present & Future Transportation Patterns:

The area is serviced by a Town road (East Gordon Street). The parking lot for the existing use extends to the two parcels on the west and is shared with the establishment at 38 Gordon St. It also appears employees from the adjacent ShopRite utilize this parking lot.

Compatibility of Existing and Proposed Development for the Area:

The proposed rezoning would allow expansion of the existing grocery store (ShopRite) at 223 N Main Street. This portion of Gordon has slowly converted to office, service, and high-density residential uses over time.

Relationship of Rezoning to Comprehensive Plan:

Area is currently shown as Commercial in the Comprehensive Plan.

Staff Analysis

B-3A zoning will further convert the neighborhood to a commercial area. Transition to commercial has occurred along this section of Gordon Street for most properties. Cut-thru traffic from Main to Hickory is discouraged, however, Gordon Street is considered a high traffic commercial collector road. The proposed rezoning to B-3A District will encourage development and expansion of retail and service uses. This proposal will also allow expansion of the nearby Grocery Store without need for a change in zoning since all parcels would be the same district.

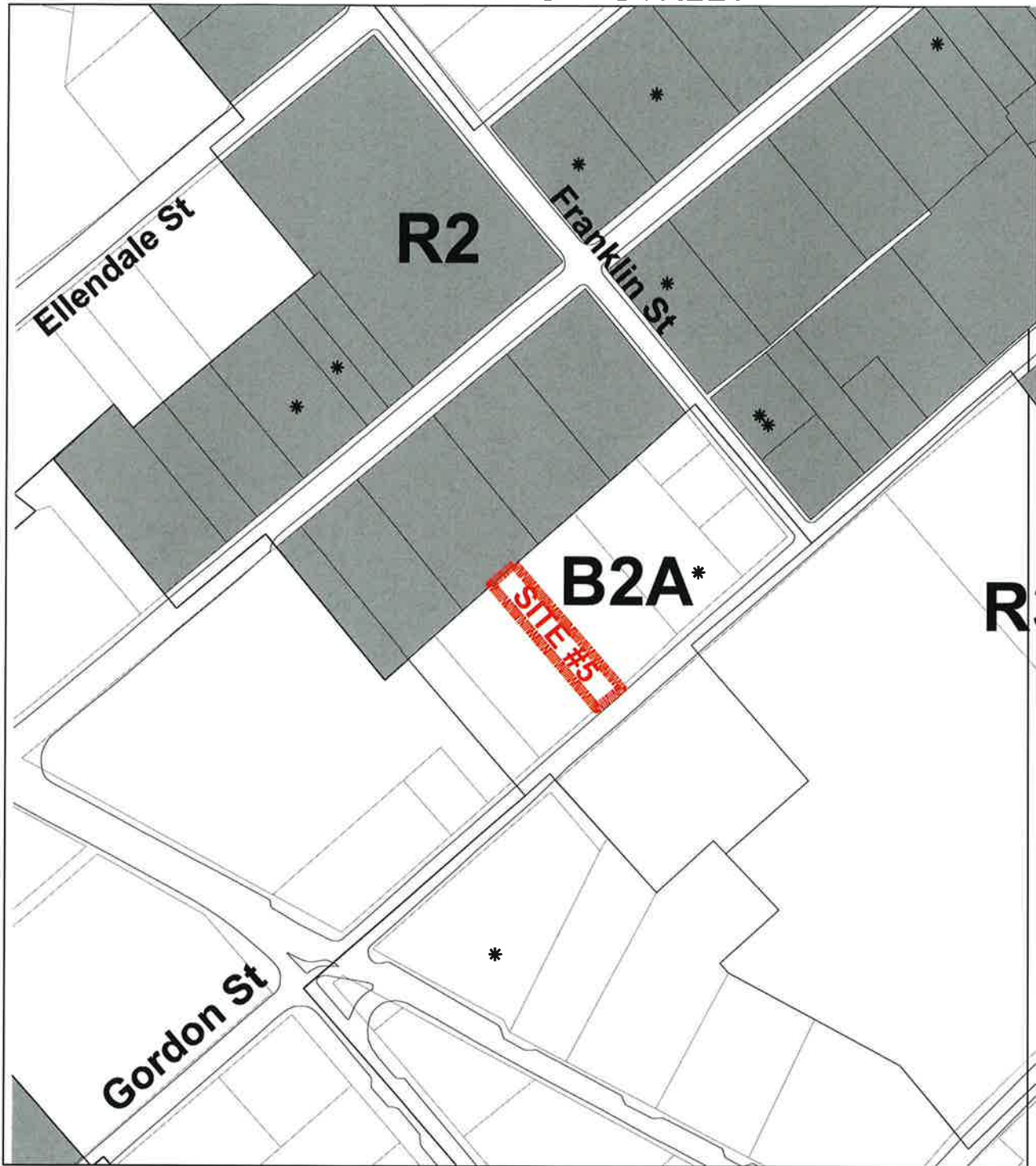
B-3A zoning will not substantially change the permitted uses since most of the same uses are currently permitted in the B-2A District. Architectural and Site Design development regulations apply to both districts. Setbacks, building height and service elements will become less restrictive with B-3A zoning.

Planning Commission Recommendation

The Planning Commission recommends rezoning of this property from B-2A Central Business Gateway to B-3A General Business Gateway District.

Official Town Zoning Map Excerpt - Request #5

44 E. GORDON STREET



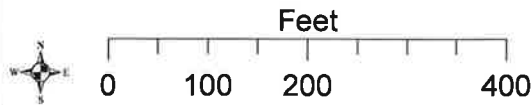
Legend

- R-1 Low Density Residential
- R-2 Medium Density Residential
- R-3 High Density Residential
- R-O Residential Office
- B-1 Limited Business
- B-2 Central Business
- B-2A Central Business Gateway
- B-3 General Business
- B-3A General Business Gateway
- M-1 Industrial
- Transition Overlay
- Historic Designation

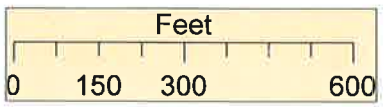
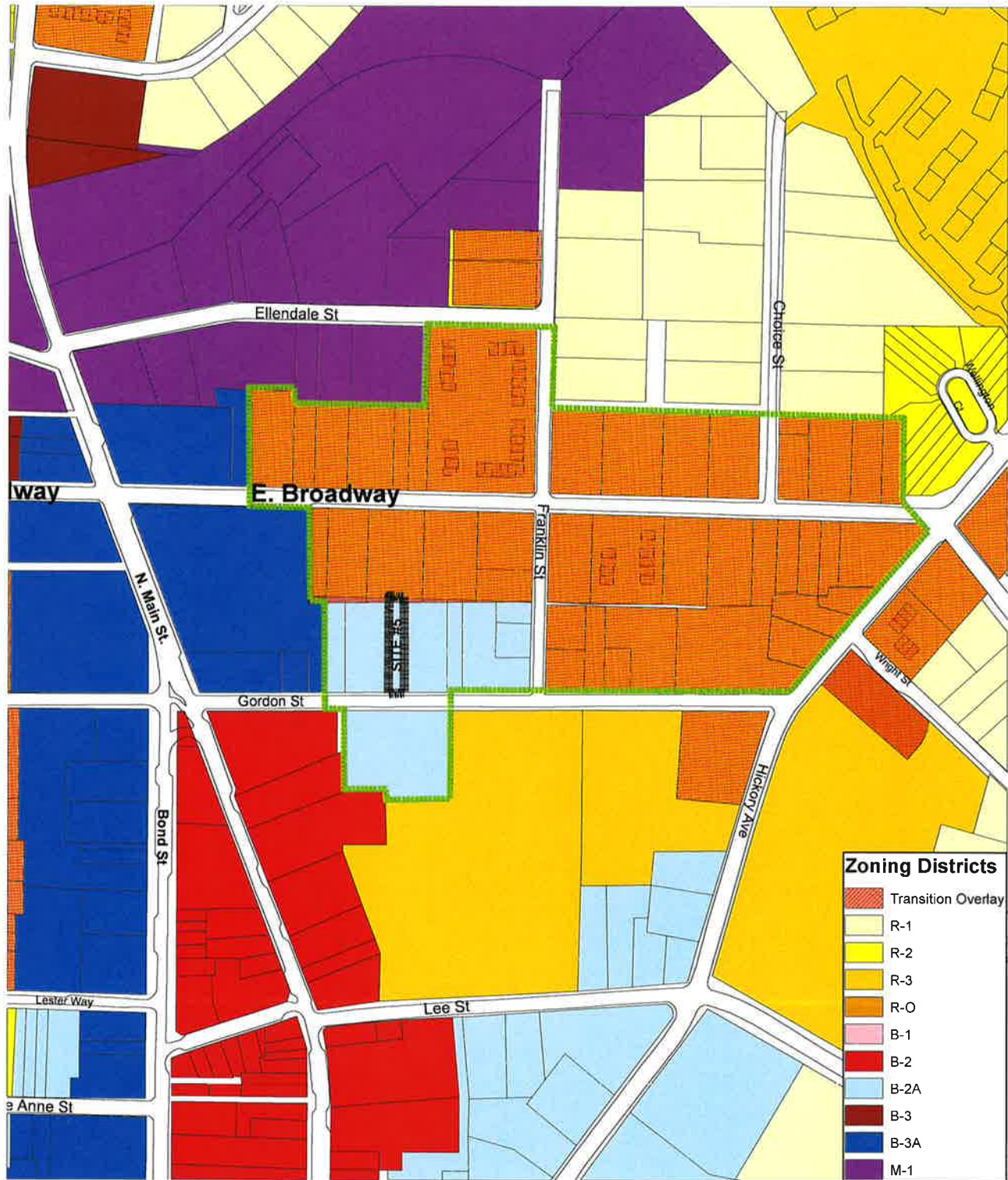


This map represents the Official Town of Bel Air Zoning and Historic Preservation Map pursuant to Ordinance No. 778-16 adopted November 7, 2016 and enacted November 28, 2016. The original map is on file at the Town Planning Office.

| Amendment | Location | Description | Date |
|--------------------|----------------------|----------------------|------------|
| Resolution 1083-17 | 122 W. Gordon Street | Historic Designation | 03/06/2017 |



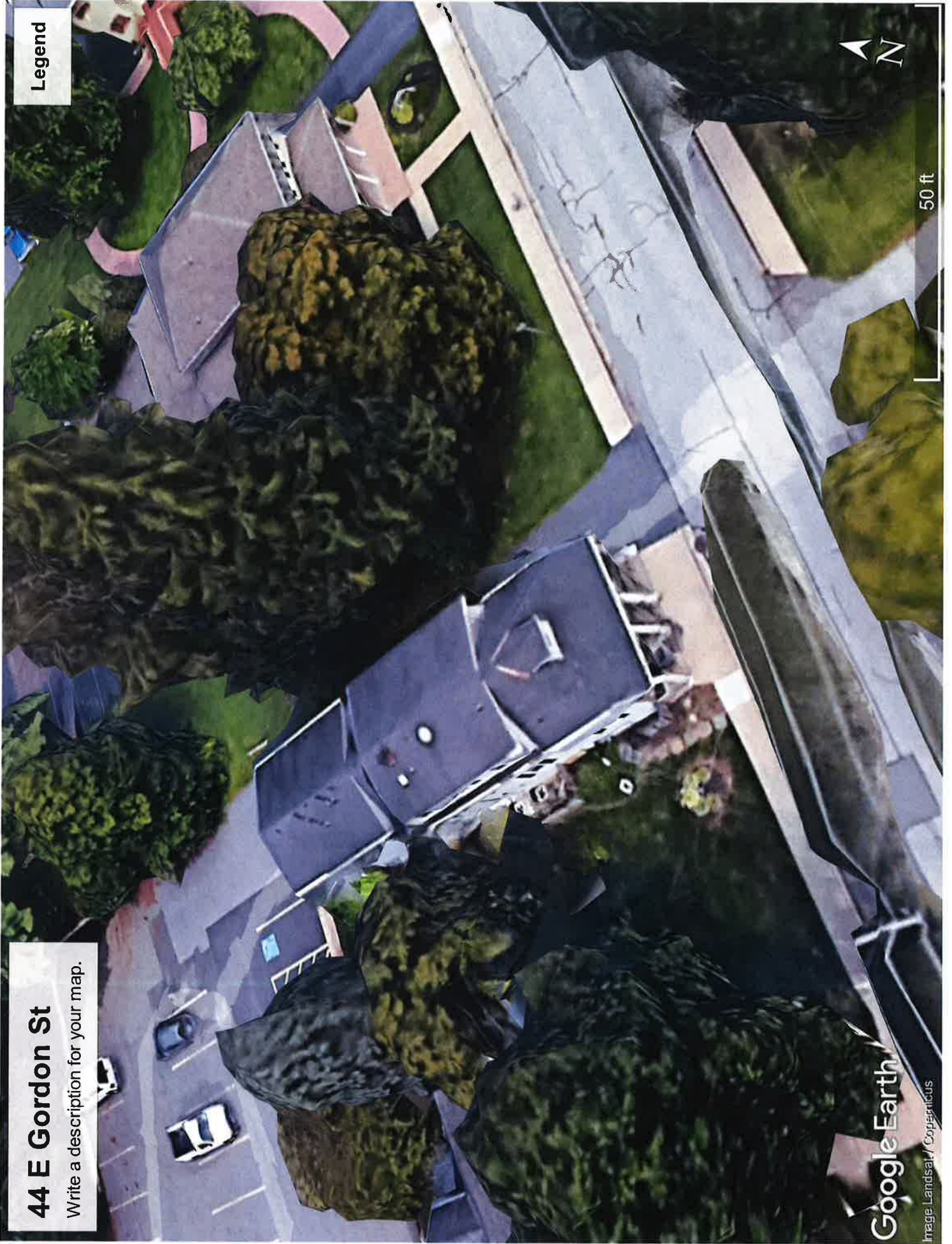
Town of Bel Air Zoning Map Comprehensive Rezoning 2022 Request #5 44 E. Gordon St.



44 E Gordon St

Write a description for your map.

Legend



50 ft

Google Earth

Image Landsat/Corporation

In or Out of The Town of Bel Air



Searching by address you can determine if you live with in the Corporate Limits of the Town of Bel Air

44 E. GORDON ST.

#5

Maxar, Microsoft



**TOWN OF BEL AIR
2022 COMPREHENSIVE ZONING REVIEW
AUTHORIZATION LETTER
(Please Type or Print Clearly)**

Description of Property (This information may be obtained from your Tax Bill)

Property Location (street address): 44 E Gordon
 Election District 03 Map # 0301 Blk # _____ Parcel 0548 Tax ID # 03-003698
 Existing Zoning B2A Total Acreage of Parcel LT 35x200 Water/Sewer: Private _____ Public x
 Present Use and All Improvements: Commercial Rental Property (Springboard Community Services)

Proposed Zoning

Requested Zoning: B3A Proposed Use: Expansion of Klein's Shoprite
 Justification for Request (attach separate sheet if necessary): SEE ATTACHED.

Property Owner

Name: Colgate Investments Contact Person: Marshall Klein
 Mailing Address: 2011 Klein Plaza Dr., Forest Hill, MD 21050
 Email: marshall@kleinonline.com Phone Number: 410-227-9705

Agent or Applicant

Name: Snee, Lutche, Helmlinger & Spielberger, P.A. Contact Person: Joseph F. Snee, Jr.
 Mailing Address 112 S. Main Street, Bel Air, MD 21014
 Email: jsnee@slhslaw.com Phone Number 410-893-7500

I (We) certify that I am (we are) the owner(s) or authorized agent of record of this parcel of land at the time of signing this form. I recognize that, if the zoning change is granted, an adjustment in the property assessment may result.

Agent/Owner Signature: *Marshall J. Klein* Date 3/9/2022

Signatures by corporate officials or partnerships must be that of the "Managing Member" or "President" and such title must be denoted below. All owners of record must sign.

I (We) certify that I am (we are) the owner(s) or authorized agent of record of this parcel of land at the time of signing this form. I recognize that, if the zoning change is granted, an adjustment in the property assessment may result.

Marshall J. Klein
 Property Owner

Michael J. Klein MEMBER
 Printed Name & Title

 Property Owner

 Printed Name & Title

 Property Owner

 Printed Name & Title

Please Submit a Separate Form for Each Parcel of Property
 Department of Planning & Community Development
 705 E. Churchville Road • Bel Air, MD 21014 • 410-638-4540

| | |
|-------------------|---------------------------|
| Date Received | <u>3/15/22</u> |
| Planning Official | <u><i>[Signature]</i></u> |

5 : 1/14/22
32 : 302
308985

Justification Statement

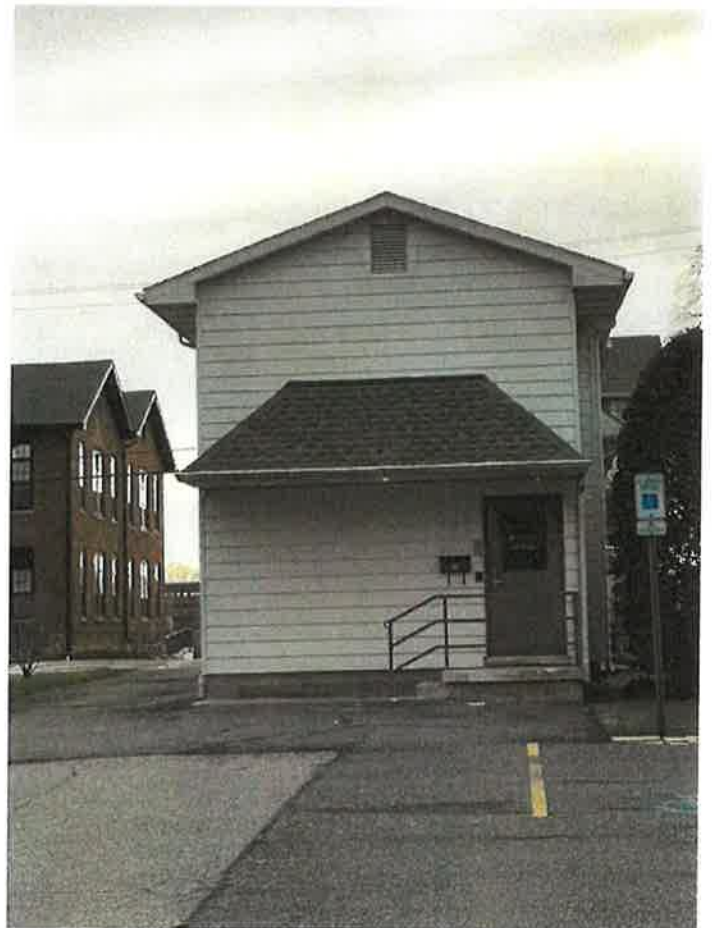
Applicant owns an existing shopping center located at 223 N Main Street which has been home to Klein's Shoprite (f/k/a/ Klein's Super Markets) since the 1980's. Currently Klein's Shoprite is the only locally owned grocery store located in the heart of Bel Air. The Applicant also owns the adjoining parcels located on Broadway and Gordon Street. The properties owned by Applicant include the following:

1. 43 E Broadway
2. 45 E. Broadway
3. 53 E. Broadway
4. 57 E. Broadway (Contract Purchaser)
5. 30 E Gordon
6. 38 E. Gordon
7. 44 E Gordon

In order to meet the growing needs of the residents of the Town of Bel Air, Applicant hereby requests that the Subject Parcel be rezoned to B3A in order to accommodate future growth and expansion of the Klein's Shoprite.

The Town of Bel Air Comprehensive Plan shall be considered in determining the desired direction for development in the area. In the 2016 Town of Bel Air Comprehensive Plan, the E. Gordon Parcels are designated as Commercial. The Broadway properties currently have a Mixed-Use Land Designation.

Applicant has requested that the Land Use Designations for the Broadway Properties be changed to a Commercial Land Use Designation in the 2022 Comprehensive Plan. The expansion of the shopping center will allow Klein's Shoprite to meet the needs of the citizens of Bel Air and will compliment both Commercial and Mixed Use land use designations.



[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 03 **Account Number -** 003698

Owner Information

Owner Name: COLGATE INVESTMENTS **Use:** COMMERCIAL
Mailing Address: 2011 KLEIN PLAZA DR **Principal Residence:** NO
 FOREST HILL MD 21050-0000 **Deed Reference:** /01507/ 01045

Location & Structure Information

Premises Address: 44 E GORDON ST **Legal Description:** LOT 35X200
 BEL AIR 21014-9497 44 E GORDON STREET
 BEL AIR

| Map: | Grid: | Parcel: | Neighborhood: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No: |
|------|-------|---------|---------------|--------------|----------|--------|------|------------------|-----------|
| 0301 | 0003 | 0548 | 30000.13 | 0000 | | | | 2020 | Plat Ref: |

Town: BEL AIR

| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use |
|-------------------------|-------------------------|------------------------|--------------------|------------|
| 1920 | 2,040 SF | | 7,000 SF | |

| Stories Basement | Type | Exterior Quality | Full/Half Bath | Garage | Last Notice of Major Improvements |
|------------------|-------------------|------------------|----------------|--------|-----------------------------------|
| | OFFICE BUILDING / | C3 | | | |

Value Information

| | Base Value | Value | Phase-in Assessments | |
|---------------------------|------------|------------|----------------------|------------|
| | | As of | As of | As of |
| | | 01/01/2020 | 07/01/2021 | 07/01/2022 |
| Land: | 175,000 | 175,000 | | |
| Improvements | 116,300 | 114,100 | | |
| Total: | 291,300 | 289,100 | 289,100 | 289,100 |
| Preferential Land: | 0 | 0 | | |

Transfer Information

| | | |
|-----------------------------------|-----------------------------|-------------------------|
| Seller: BREWER LEONE C | Date: 10/24/1988 | Price: \$275,000 |
| Type: ARMS LENGTH IMPROVED | Deed1: /01507/ 01045 | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |

Exemption Information

| Partial Exempt Assessments: | Class | | 07/01/2021 | 07/01/2022 |
|-----------------------------|-------|--|------------|------------|
| County: | 000 | | 0.00 | |
| State: | 000 | | 0.00 | |
| Municipal: | 000 | | 0.00 0.00 | 0.00 0.00 |

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

017:140
3:10/21/88
D171014A.
120-7982

1137

LAW OFFICERS
LEAF & HERTECH
P. O. BOX B
BEL AIR, MD 21014

THIS DEED, made this 21st day of October 1988, by and between LEONE C. BREWER, Grantor; and COLGATE INVESTMENTS, a Maryland general partnership, Grantee.

REC FE 14.00

WITNESSETH, that in consideration of the sum of Two Hundred ~~and~~ ^{1815.00} Seventy Five Thousand Dollars (\$275,000.00) and other good and valuable ^{1375.00} consideration, the receipt and sufficiency of which are hereby acknowledged, ^{#770240 C&J RO1 111:37} the said Leone C. Brewer, does grant and convey to the said Colgate Investments, its successors and assigns, forever, in fee simple, all those lots or parcels of ground situate in the THIRD ELECTION DISTRICT, Town of Bel Air, Harford County, Maryland and described as follows; that is to say:

10/24/88

14-
1815-
1375-

1. ALL that lot or parcel of ground situate, lying and being in the Thrd Election District of Harford County, State of Maryland in the Town of Bel Air, on the northwesterly side of Gordon Street, containing 0.48 of an acre, more or less. The improvements thereon being known as **38 East Gordon Street**.

BEING THE SAME and all the land conveyed by and described in a Deed dated January 25, 1977, from Georgia E. Howard, Personal Representative to Leone C. Brewer and recorded among the Land Records of Harford County in Liber H.D.C. No. 1018, folio 794.

2. ALL that lot or parcel of ground, situate, lying and being in the Third Election District of Harford County, State of Maryland, in the Town of Bel Air, fronting 35 feet on the northwest side of Gordon Street with a depth of 200.9 feet of even width, containing 0.161 of an acre, more or less. (See the deed dated December 4, 1984 from Mary B. Cochran to Sewell F. Bull and Helen M. Bull, his wife, and recorded in Liber 286, folio 274 for description). The improvements thereon being known as **44 East Gordon**

LIBER 1507 FOLIO 1045

017:140
3:10/21/88
D171014A.
120-7982

Street.

BEING THE SAME and all the land conveyed by and described in a Deed dated November 9, 1859, from Sewell F. Bull and Helen M. Bull, his wife, to Byron M. Brewer and Leone C. Brewer, his wife, and recorded among the Land Records of Harford County in Liber G.R.G. No. 540, folio 508; and BEING PART OF the land conveyed by and described in a Deed dated April 28, 1971, from Byron M. Brewer to Leone C. Brewer, and recorded among the Land Records of Harford County in Liber H.D.C. No. 870, folio 931.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said Colgate Investments, its successors and assigns, forever, in fee simple.

AND the said Grantor hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that she will warrant specially the property hereby granted; and that she will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said Grantor. ✓

[Signature] ✓ *[Signature]* (SEAL)
Witness Leone C. Brewer

STATE OF MARYLAND, HARFORD COUNTY, TO WIT:

I HEREBY CERTIFY that on this ^{21st} day of ~~APRIL~~ 1988, before me, the subscriber, a Notary Public of the State and County

LIBER 1507 FILE 1046

HARFORD COUNTY CIRCUIT COURT (Land Records) CGH 1507, p. 1046, MSA_CE54_1394. Date available 06/22/2005. Printed 03/30/2022.

017:140
3:10/21/88
D171014A.
120-7982

aforesaid, personally appeared Leone C. Brewer, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained, and in my presence signed and sealed the same.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:
July 1, 1990

James M. Martin
Notary Public



AGRICULTURAL TRANSFER TAX IN THE
AMOUNT OF \$ *none*
TRANSFERRED ON ASCENDMENT RECORDS
C. JOHN SULLIVAN
SUPERVISOR OF ASSESSMENTS
ON *10/24/88* By *M. Gay* Clerk

(Property Not Presently On County
Water Order *10/24/88*)

DEPT. OF TREASURY
BUREAU OF REVENUE COLLECTIONS
10/24/88 - [initials]

REC'D & RECORDED *epk*
NO. *1507* CL. NO. *1047*

1988 OCT 24 AM 11:38

CHARLES G. HOBBS, III
CLERK

LIBER 1507 FOLIO 1047

**PLANNING COMMISSION REPORT
COMPREHENSIVE REZONING
TOWN OF BEL AIR**

To: BOARD OF TOWN COMMISSIONERS

Prepared by: Kevin Small, AICP, RLA
Director of Planning & Community Development

Date: April 13, 2022

Hearing Date: May 2, 2022

Issue No: 6

| | |
|------------|---------------------|
| Applicant: | Colgate Investments |
|------------|---------------------|

| | |
|--------------------|---------------|
| Property Location: | 43 E Broadway |
|--------------------|---------------|

| | |
|--------------------|--------------------------------|
| Lot/Building Size: | 0.22 Acre / 1,294 sf structure |
|--------------------|--------------------------------|

| | |
|----------------------------------|-----------------------------------|
| Property Owner (representative): | Colgate Investments (Joseph Snee) |
|----------------------------------|-----------------------------------|

| | |
|-------------------|--|
| Requested Action: | Rezone R-2 Medium Density Residential (with Transition Overlay) to B-3A General Business Gateway |
|-------------------|--|

| | |
|-----------------------|--|
| Property Description: | 43 E BROADWAY Lot Size: 9,450 square feet Map No.: 0301 Parcel No.: 0538 Existing Land Use: Residential Comp Plan: Commercial |
|-----------------------|--|

| | |
|-----------------|---|
| Zoning History: | This property has been zoned R-2 Medium Density Residential (with Transition Overlay) since 2010. The parcel was zoned R-2 with Gateway Overlay zoning in prior years. The Town surveyed this property based on its historic significance (HA-1361) |
|-----------------|---|

Population Change:

The neighborhood has remained stable for many years accommodating a mixture of residential and office uses. The most recent change is the establishment of a House of Worship on the north side of the road (38 & 44 E. Broadway) which resulted in the demolition of two existing homes. No other recent changes to population have been noted.

Availability of Public Facilities:

Ambulance, Fire and Police services are available to the area. The properties are serviced by MD American Water Company and the Town sewer system.

Present & Future Transportation Patterns:

The area is serviced by a state road (US Business Route 1, Broadway). The State Highway Administration owns and maintains Broadway between Main Street and Hickory Avenue. The State recently improved the sidewalks, storm drain, and driveway aprons along this road.

Compatibility of Existing and Proposed Development for the Area:

The neighborhood extends from Main Street to Franklin Street along Broadway and maintains an extraordinary number of historic structures along Broadway between Main Street and McCormick Street. Many of these structures are protected with designations from the Town. Almost all of them have been inventoried for their architectural characteristics. The proposed rezoning would allow expansion of the abutting existing grocery store (ShopRite) at 223 N Main Street. Some properties associated with this portion of Broadway (close to Main Street) have recently converted to more intense uses.

Relationship of Rezoning to Comprehensive Plan:

Area is currently shown as Commercial in the Comprehensive Plan.

Staff Analysis

Transition to commercial and high-density residential has occurred along this section of Broadway for most properties over the years. Broadway is a state road and is considered a high traffic arterial. The abundance of driveway access has reinforced problems with the cut-thru traffic associated with its designation. The proposed rezoning to B-3A District will encourage development and expansion of retail and service uses. This proposal will also allow expansion of the Grocery Store since this parcel would be the same zoning district as 223 N Main Street.

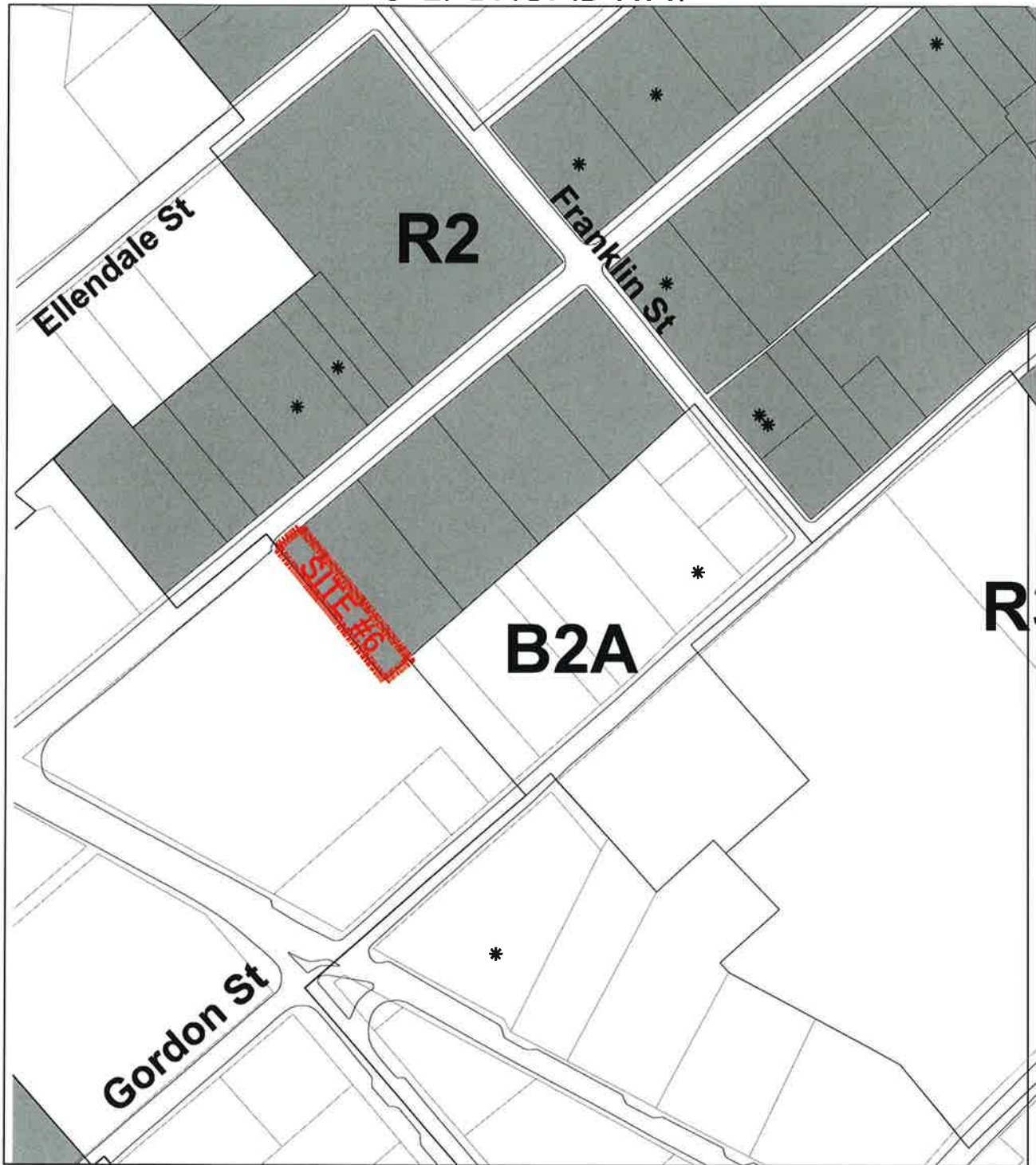
B-3A zoning will allow Medical/Professional Services and Business/Personal Services without the need for Special Exception review as is required by the R-2 (w/TO). Most retail and service uses will be permitted by right with performance standards as required by the specific use. Current limitations to sign area, parking, lighting, number of tenants and hours of operation typically associated with R-2 (w/TO) will become less restrictive for new development.

Planning Commission Recommendation

The Planning Commission recommends rezoning of this property from R-2 Medium Density Residential (with Transition Overlay) to B-3A General Business Gateway District.

Official Town Zoning Map Excerpt - Request #6

43 E. BROADWAY



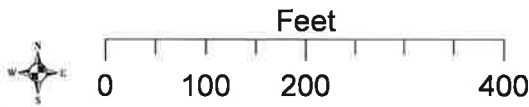
Legend

- R-1 Low Density Residential
- R-2 Medium Density Residential
- R-3 High Density Residential
- R-O Residential Office
- B-1 Limited Business
- B-2 Central Business
- B-2A Central Business Gateway
- B-3 General Business
- B-3A General Business Gateway
- M-1 Industrial
- Transition Overlay
- Historic Designation



This map represents the Official Town of Bel Air Zoning and Historic Preservation Map pursuant to Ordinance No. 778-16 adopted November 7, 2016 and enacted November 28, 2016. The original map is on file at the Town Planning Office.

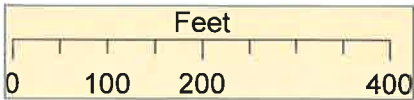
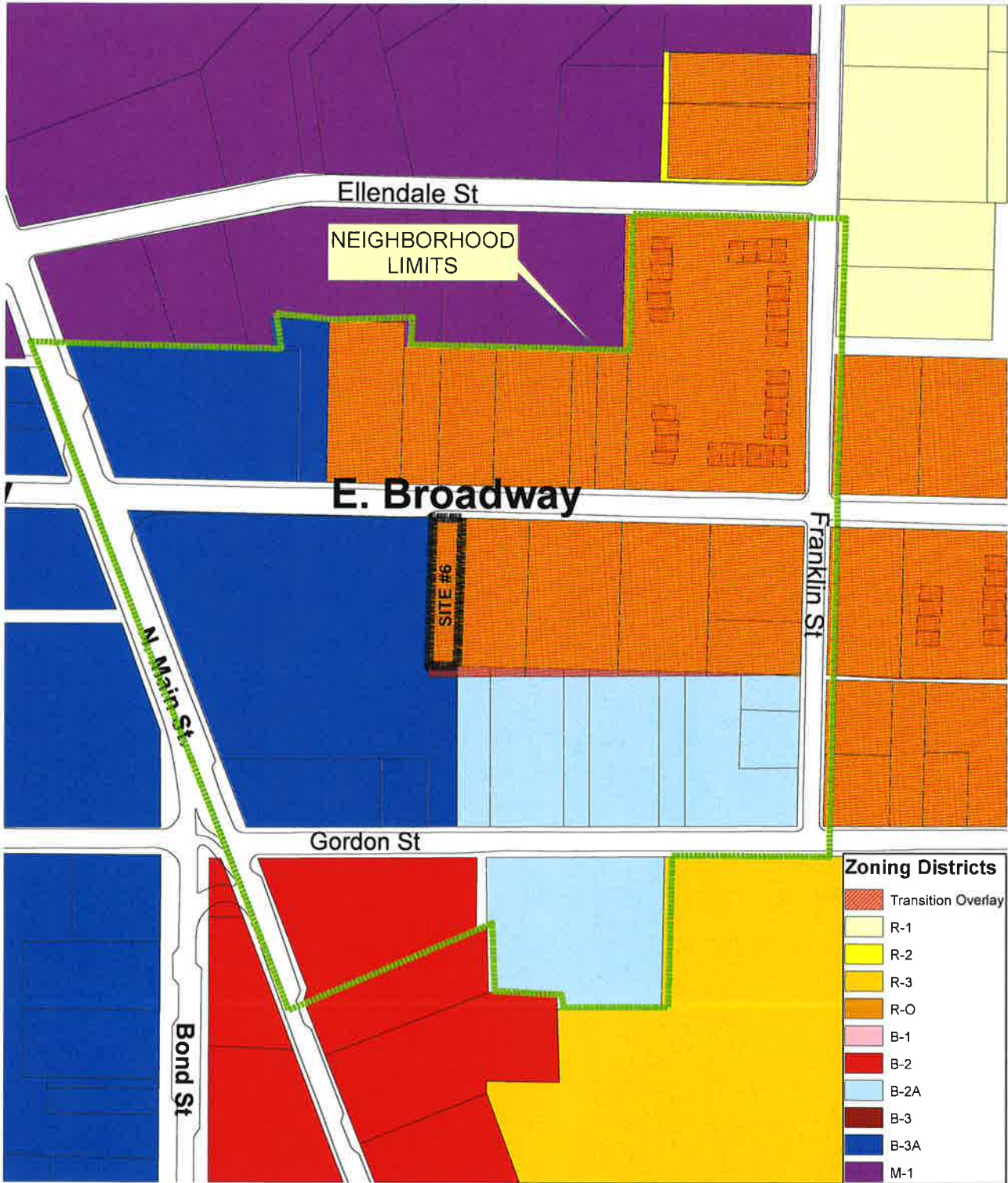
| Amendment | Location | Description | Date |
|--------------------|----------------------|----------------------|------------|
| Resolution 1083-17 | 122 W. Gordon Street | Historic Designation | 03/06/2017 |



Print Date: 03/29/2022
Document Name: EXH_2017_Zoning_Map_43_E_Broadway

Town of Bel Air Zoning Map Comprehensive Rezoning 2022 Request #6

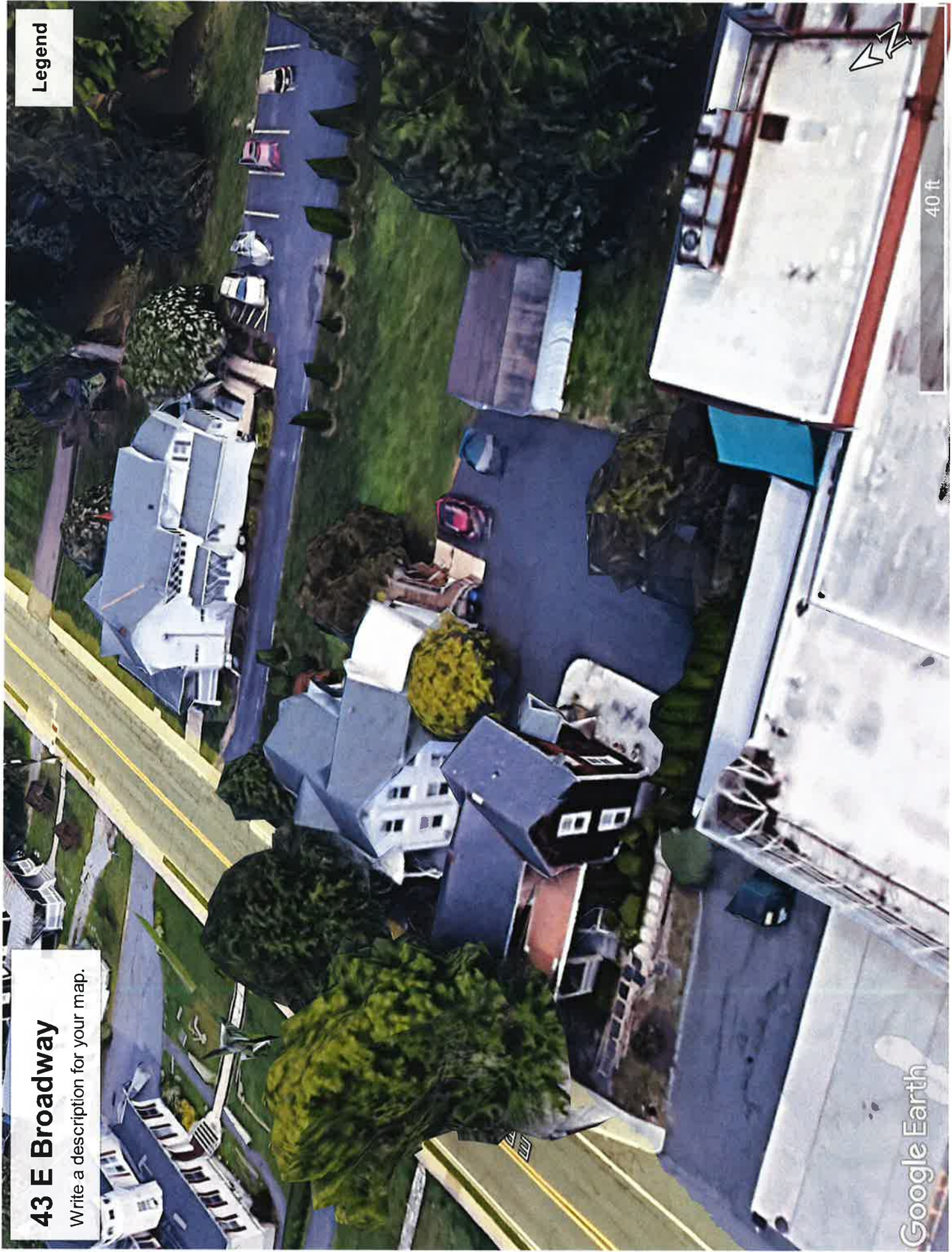
43 E. Broadway



43 E Broadway

Write a description for your map.

Legend



In or Out of The Town of Bel Air



Searching by address you can determine if you live with in the Corporate Limits of the Town of Bel Air

43 E. BROADWAY

#6

Maxar, Microsoft



**TOWN OF BEL AIR
2022 COMPREHENSIVE ZONING REVIEW
AUTHORIZATION LETTER
(Please Type or Print Clearly)**

Description of Property (This information may be obtained from your Tax Bill)

Property Location (street address): 43 E. Broadway
 Election District 03 Map # 0301 Blk # _____ Parcel 0538 Tax ID # 03-000354
 Existing Zoning R2 Total Acreage of Parcel LT 45x210 Water/Sewer: Private _____ Public X
 Present Use and All Improvements: Residential Rental Property.

Proposed Zoning

Requested Zoning: B3A Proposed Use: Expansion of Klein's Shoprite
 Justification for Request (attach separate sheet if necessary): See attached.

Property Owner

Name: Colgate Investments Contact Person: Marshall Klein
 Mailing Address: 2011 Klein Plaza Dr., Forest Hill, MD 21050
 Email: marshall@kleinsonline.com Phone Number: 410-227-9705

Agent or Applicant

Name: Snee, Lutche, Helmlinger & Spielberger, P.A. Contact Person: Joseph F. Snee, Jr.
 Mailing Address 112 S. Main Street, Bel Air, MD 21014
 Email: jsnee@slhslaw.com Phone Number 410-893-7500

I (We) certify that I am (we are) the owner(s) or authorized agent of record of this parcel of land at the time of signing this form. I recognize that, if the zoning change is granted, an adjustment in the property assessment may result.

Agent/Owner Signature: *Michael J. Klein* Date 3/9/2022

Signatures by corporate officials or partnerships must be that of the "Managing Member" or "President" and such title must be denoted below. All owners of record must sign.

I (We) certify that I am (we are) the owner(s) or authorized agent of record of this parcel of land at the time of signing this form. I recognize that, if the zoning change is granted, an adjustment in the property assessment may result.

Michael J. Klein
 Property Owner

Michael J. Klein, Member
 Printed Name & Title

 Property Owner

 Printed Name & Title

 Property Owner

 Printed Name & Title

Please Submit a Separate Form for Each Parcel of Property
 Department of Planning & Community Development
 705 E. Churchville Road • Bel Air, MD 21014 • 410-638-4540

| | |
|-------------------|---------------------------|
| Date Received | <u>3/15/22</u> |
| Planning Official | <u><i>[Signature]</i></u> |

5 : 1/14/22
32 : 302
308985

Justification Statement

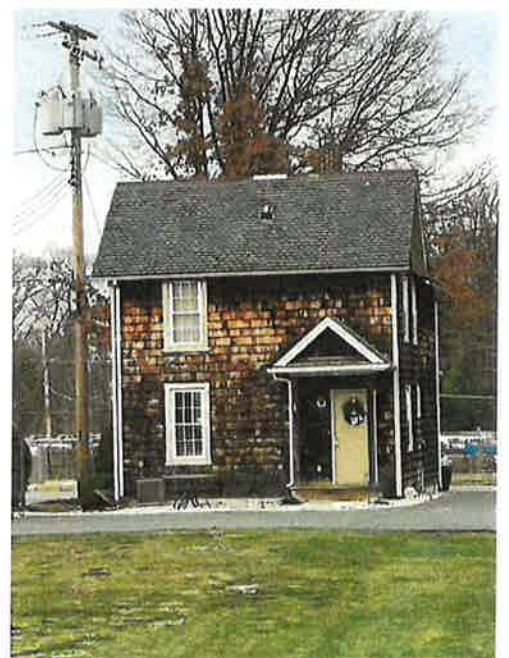
Applicant owns an existing shopping center located at 223 N Main Street which has been home to Klein's Shoprite (f/k/a/ Klein's Super Markets) since the 1980's. Currently Klein's Shoprite is the only locally owned grocery store located in the heart of Bel Air. The Applicant also owns the adjoining parcels located on Broadway and Gordon Street. The properties owned by Applicant include the following:

1. 43 E Broadway
2. 45 E. Broadway
3. 53 E. Broadway
4. 57 E. Broadway (Contract Purchaser)
5. 30 E Gordon
6. 38 E. Gordon
7. 44 E Gordon

In order to meet the growing needs of the residents of the Town of Bel Air, Applicant hereby requests that the Subject Parcel be rezoned to B3A in order to accommodate future growth and expansion of the Klein's Shoprite.

The Town of Bel Air Comprehensive Plan shall be considered in determining the desired direction for development in the area. In the 2016 Town of Bel Air Comprehensive Plan, the E. Gordon Parcels are designated as Commercial. The Broadway properties currently have a Mixed-Use Land Designation.

Applicant has requested that the Land Use Designations for the Broadway Properties be changed to a Commercial Land Use Designation in the 2022 Comprehensive Plan. The expansion of the shopping center will allow Klein's Shoprite to meet the needs of the citizens of Bel Air and will compliment both Commercial and Mixed Use land use designations.



[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 03 Account Number - 000354

Owner Information

Owner Name: COLGATE INVESTMENTS **Use:** COMMERCIAL
Mailing Address: 2011 KLEIN PLAZA DR **Principal Residence:** NO
 FOREST HILL MD 21050-0000 **Deed Reference:** /01995/ 00369

Location & Structure Information

Premises Address: 43 E BROADWAY **Legal Description:** LT 45X210
 BEL AIR 21014-0000 43 E BROADWAY
 BEL AIR

| Map: | Grid: | Parcel: | Neighborhood: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No: |
|------|-------|---------|---------------|--------------|----------|--------|------|------------------|-----------|
| 0301 | 0002 | 0538 | 30000.13 | 0000 | | | | 2020 | Plat Ref: |

Town: BEL AIR

| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use |
|-------------------------|-------------------------|------------------------|--------------------|------------|
| 1920 | 1,294 SF | | 9,450 SF | |

| Stories | Basement Type | Exterior | Quality Full/Half Bath | Garage | Last Notice of Major Improvements |
|---------|---------------|-----------------------------|------------------------|--------|-----------------------------------|
| 2 | NO | STANDARD UNIT WOOD SHINGLE/ | 3 | | 1 full |

Value Information

| | Base Value | Value | Phase-in Assessments | |
|---------------------------|------------|------------|----------------------|------------|
| | | As of | As of | As of |
| | | 01/01/2020 | 07/01/2021 | 07/01/2022 |
| Land: | 132,300 | 132,300 | | |
| Improvements | 110,500 | 104,100 | | |
| Total: | 242,800 | 236,400 | 236,400 | 236,400 |
| Preferential Land: | 0 | 0 | | |

Transfer Information

| | | |
|--------------------------------------|-----------------------------|-------------------------|
| Seller: SVEHLA PATRICK J | Date: 08/17/1993 | Price: \$104,940 |
| Type: ARMS LENGTH IMPROVED | Deed1: /01995/ 00369 | Deed2: |
| Seller: ANDERSON DEBORAH JEAN | Date: 10/21/1985 | Price: \$60,500 |
| Type: ARMS LENGTH IMPROVED | Deed1: /01292/ 00847 | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |

Exemption Information

| Partial Exempt Assessments: | Class | 07/01/2021 | 07/01/2022 |
|-----------------------------|-------|------------|------------|
| County: | 000 | 0.00 | |
| State: | 000 | 0.00 | |
| Municipal: | 000 | 0.00 0.00 | 0.00 0.00 |

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

43 E Broadway

10:19:17:18;6:08/11/93
3100728L;0120-06962

REC FE 15.00
SEARCH 5.00
REC TX 393.00
LBN TX 524.70

19
692
524.70

THIS DEED, made this 13TH day of August, 1993, by and between
PATRICK J. SVEHLA and DEBORAH M. SVEHLA, his wife, Grantors, and
COLGATE INVESTMENTS, a Maryland General Partnership, Grantee. HARF.CO. 1217.70

WITNESSETH, that in consideration of the sum of One Hundred Four
Thousand Nine Hundred Forty Dollars (\$104,940.00) and other good and valuable
considerations, the receipt of which are hereby acknowledged, the said Patrick J. Svehla
and Deborah M. Svehla do grant and convey to the said Colgate Investments, its
successor and assigns, forever, in fee simple, all those lots of ground situate in Harford
County, Maryland and described as follows, that is to say: H 188550 (1002) RD 2 1102.30
09/17/93

All that lot or parcel of ground situate in the Town of Bel Air in the
THIRD ELECTION DISTRICT of Harford County, State of Maryland, fronting 45 feet,
more or less, on the southeast side of Broadway and extending back for a depth of 210
feet, more or less. The improvements thereon being known as No. 43 East Broadway,

BEING the same lot of ground described in a Deed dated October 16, 1985
and recorded among the Land Records of Harford County in Liber H.D.C. No. 1292
folio 847 which was granted and conveyed by Deborah Jean Anderson and Julia Walsh
Kunkel, unto the Grantors herein.

TOGETHER with the buildings thereupon and the rights, alleys, ways,
waters, privileges, appurtenances and advantages thereto belonging or in anywise
appertaining.

TO HAVE AND TO HOLD the property hereby conveyed and to the said
Colgate Investments, a Maryland general partnership, its successors and assigns, forever,
in fee simple.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever to encumber the properties hereby conveyed; that they will warrant specially the properties hereby granted and that they will execute such further assurances of the same as may be requisite

WITNESS the hands and seals of Grantors.

ATTEST:

John Kessel

Patrick J. Svehla (SEAL)
Patrick J. Svehla

John Kessel

Deborah M. Svehla (SEAL)
Deborah M. Svehla

STATE OF MARYLAND, COUNTY OF Baltimore, TO WIT:

I HEREBY CERTIFY that on this 13th day of August, 1993, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Patrick J. Svehla who acknowledged and they executed the foregoing Deed as his act and deed for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:

3/1/97

John Kessel
Notary Public

STATE OF MARYLAND, COUNTY OF Baltimore, TO WIT:

I HEREBY CERTIFY that on this 16th day of August, 1993, before me, the subscriber, a Notary Public of the State and County aforesaid, personally

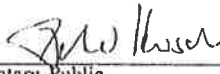
10:19:17:18;6:08/11/93
3100728L;0120-06962

appeared Deborah M. Svehla who acknowledged and they executed the foregoing Deed as her act and deed for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:

3/1/97



Notary Public

ATTORNEY'S CERTIFICATION

I HEREBY CERTIFY that pursuant to Section 3-104(F) of the Real Property Article, Maryland Code Annotated, the foregoing instrument was prepared by me, an attorney at law, or under my supervision.



William J. McCarthy, Jr.

HARFORD COUNTY MARYLAND
TRANSFER TAX PD \$ 1,049.40 *ll*
ALL OTHER TAXES PAID 8/17/93

AGRICULTURAL TRANSFER TAX IN THE
AMOUNT OF \$ None

Received for transfer
State Department of Assessments
& Taxation of Harford County

Cheryl Gellert 8/17/93
By Date

PROPERTY PRESENTLY NOT ON WATER
& SEWER SYSTEM. PER: *ll*
DATE 8/17/93 HARFORD COUNTY
WATER & SEWER ACCOUNTING

ALL TAXES PAID
TOWN OF BELAIR
DATE 8/17/93 BY *ll*

MICHAEL E. LEAF, P.A.
12 South Main Street
P.O. Box 21014

**PLANNING COMMISSION REPORT
COMPREHENSIVE REZONING
TOWN OF BEL AIR**

To: BOARD OF TOWN COMMISSIONERS

Prepared by: Kevin Small, AICP, RLA
Director of Planning & Community Development

Date: April 13, 2022

Hearing Date: May 2, 2022

Issue No: 7

| | |
|------------|---------------------|
| Applicant: | Colgate Investments |
|------------|---------------------|

| | |
|--------------------|---------------|
| Property Location: | 45 E Broadway |
|--------------------|---------------|

| | |
|--------------------|--------------------------------|
| Lot/Building Size: | 0.44 Acre / 1,864 sf structure |
|--------------------|--------------------------------|

| | |
|----------------------------------|-----------------------------------|
| Property Owner (representative): | Colgate Investments (Joseph Snee) |
|----------------------------------|-----------------------------------|

| | |
|-------------------|--|
| Requested Action: | Rezone R-2 Medium Density Residential (with Transition Overlay) to B-3A General Business Gateway |
|-------------------|--|

| | |
|-----------------------|--|
| Property Description: | 45 E BROADWAY Lot Size: 19,000 square feet Map No.: 0301 Parcel No.: 0539 Existing Land Use: Residential Comp Plan: Mixed Use |
|-----------------------|--|

| | |
|-----------------|---|
| Zoning History: | This property has been zoned R-2 Medium Density Residential (with Transition Overlay) since 2010. The parcel was zoned R-2 with Gateway Overlay zoning in prior years. The Town surveyed this property based on its historic significance (HA-1363) |
|-----------------|---|

Population Change:

The neighborhood has remained stable for many years accommodating a mixture of residential and office uses. The most recent change is the establishment of a House of Worship on the north side of the road (38 & 44 E. Broadway) which resulted in the demolition of two existing homes. No other recent changes to population have been noted.

Availability of Public Facilities:

Ambulance, Fire and Police services are available to the area. The properties are serviced by MD American Water Company and the Town sewer system.

Present & Future Transportation Patterns:

The area is serviced by a state road (US Business Route 1, Broadway). The State Highway Administration owns and maintains Broadway between Main Street and Hickory Avenue. The State recently improved the sidewalks, storm drain, and driveway aprons along this road.

Compatibility of Existing and Proposed Development for the Area:

The neighborhood extends from Main Street to Franklin Street along Broadway and maintains an extraordinary number of historic structures along Broadway between Main Street and McCormick Street. Many of these structures are protected with designations from the Town. Almost all of them have been inventoried for their architectural characteristics. The proposed rezoning would allow most retail and service uses along with expansion of the nearby existing grocery store (ShopRite) at 223 N Main Street. This portion of Broadway has recently converted to more intense uses.

Relationship of Rezoning to Comprehensive Plan:

Area is currently shown as Mixed Use in the Comprehensive Plan.

Staff Analysis

Transition to commercial and high-density residential has occurred along this section of Broadway for most properties over the past several decades. Broadway is a state road and is considered a high traffic arterial. The abundance of driveway access has reinforced problems with the cut-thru traffic associated with its designation. The proposed rezoning to B-3A District will encourage development and expansion of retail and service uses. This proposal will also allow expansion of the nearby Grocery Store since this parcel would be the same zone as 223 N Main Street. This property is considered associated more with Main Street than the neighborhood to the east.

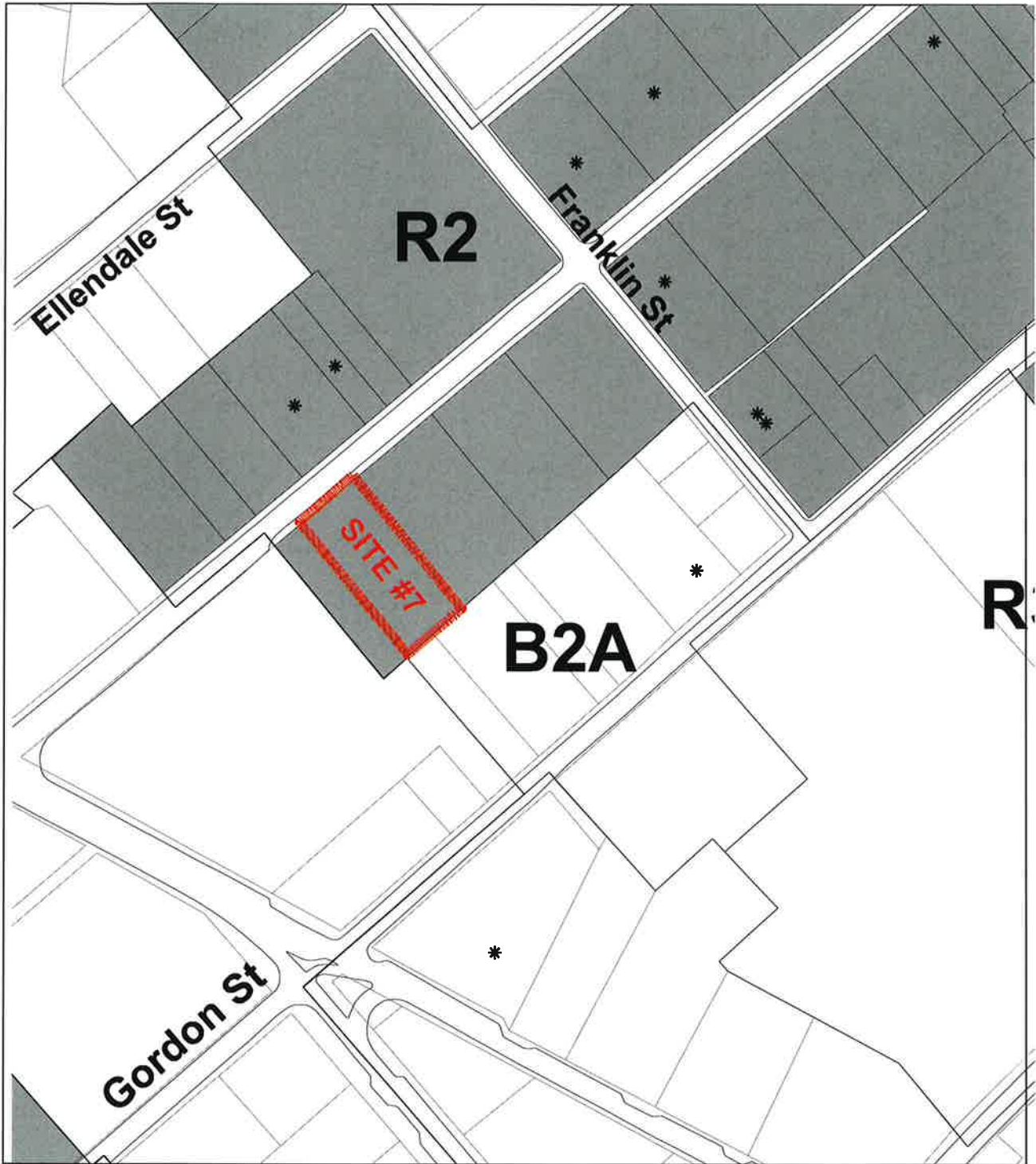
B-3A zoning will allow Medical/Professional Services and Business/Personal Services without the need for Special Exception review as is required by the R-2 (w/TO). Most retail and service uses will be permitted by right with performance standards as required by the specific use. Current limitations to sign area, parking, lighting, number of tenants and hours of operation typically associated with R-2 (w/TO) will become less restrictive for new development.

Planning Commission Recommendation

The Planning Commission recommends rezoning of this property from R-2 Medium Density Residential (with Transition Overlay) to B-3A General Business Gateway District.

Official Town Zoning Map Excerpt - Request #7

45 E. BROADWAY



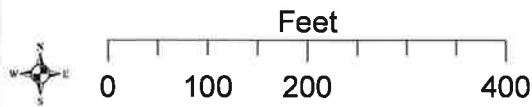
Legend

- R-1 Low Density Residential
- R-2 Medium Density Residential
- R-3 High Density Residential
- R-O Residential Office
- B-1 Limited Business
- B-2 Central Business
- B-2A Central Business Gateway
- B-3 General Business
- B-3A General Business Gateway
- M-1 Industrial
- Transition Overlay
- Historic Designation

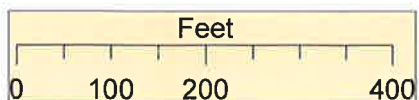
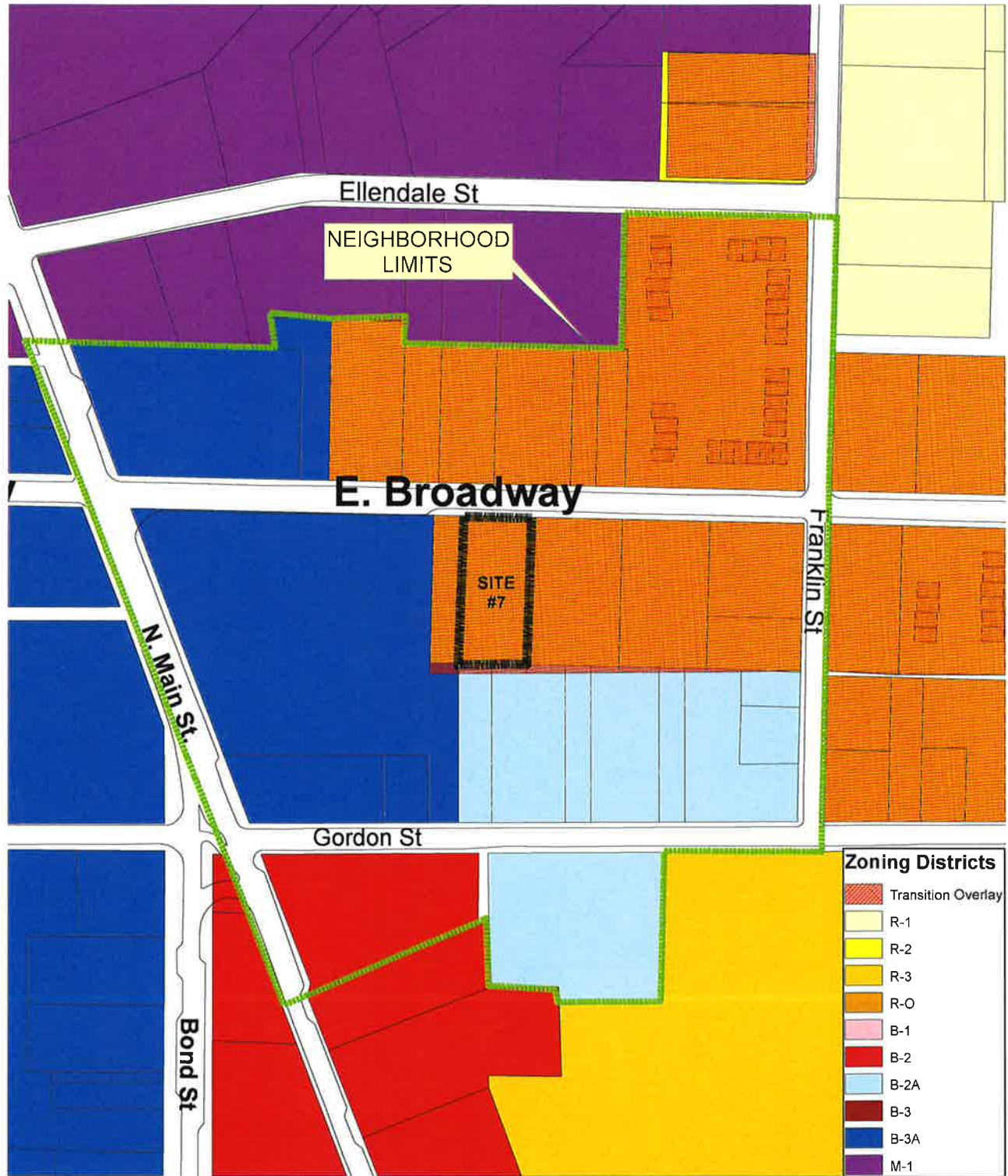


This map represents the Official Town of Bel Air Zoning and Historic Preservation Map pursuant to Ordinance No. 778-16 adopted November 7, 2016 and enacted November 28, 2016. The original map is on file at the Town Planning Office.

| Amendment | Location | Description | Date |
|--------------------|----------------------|----------------------|------------|
| Resolution 1083-17 | 122 W. Gordon Street | Historic Designation | 03/08/2017 |



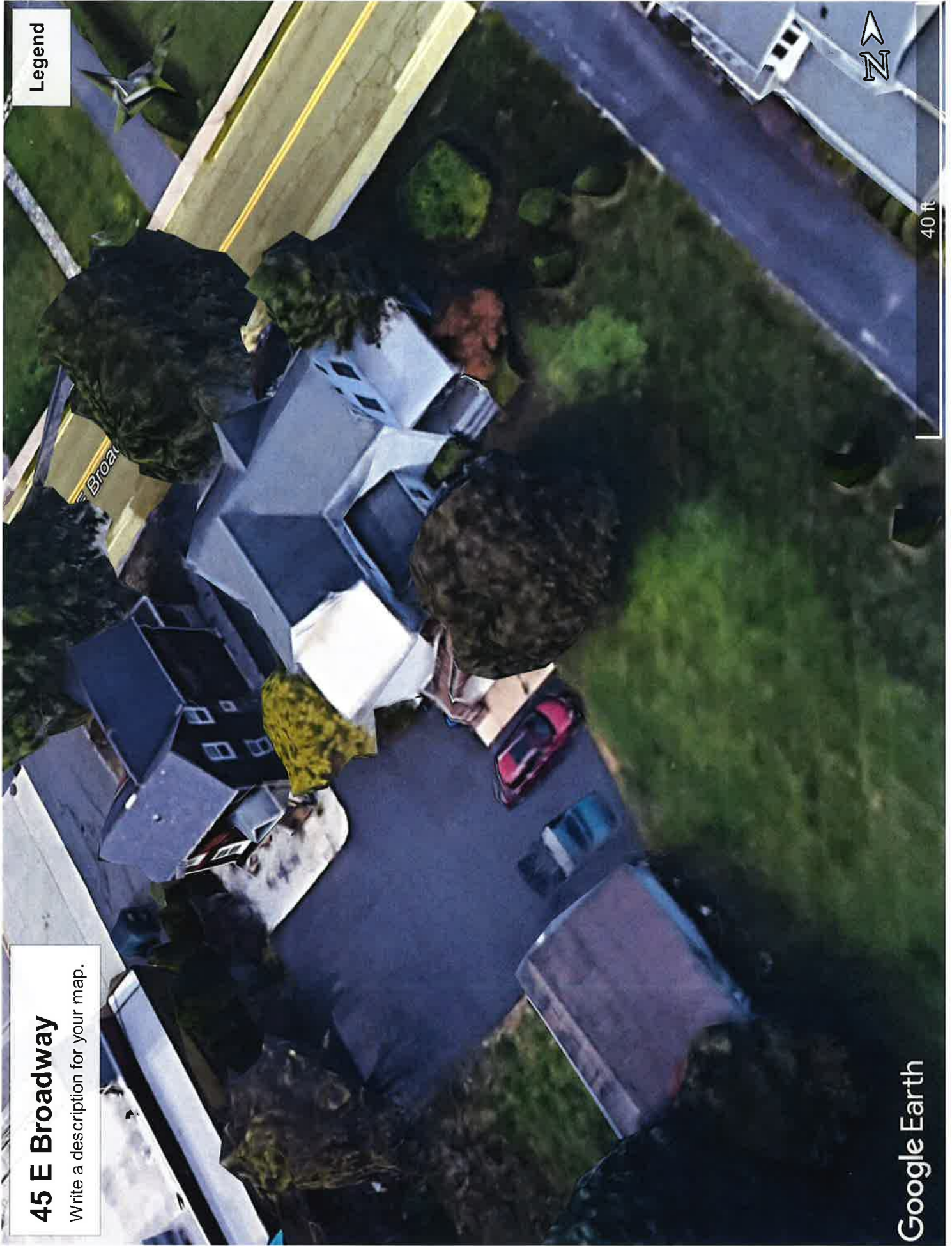
Town of Bel Air Zoning Map Comprehensive Rezoning 2022 Request #7 45 E. Broadway



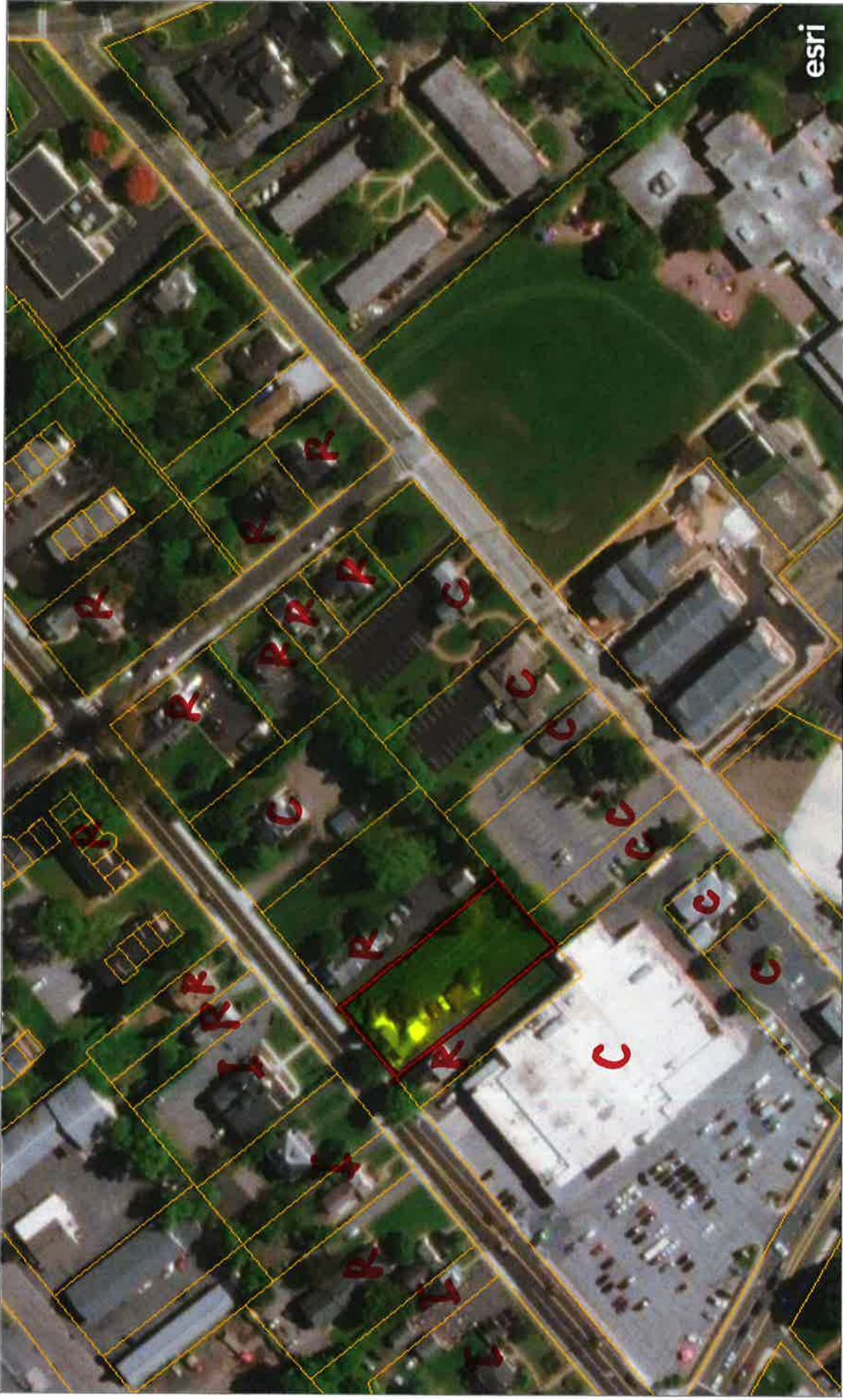
45 E Broadway

Write a description for your map.

Legend



In or Out of The Town of Bel Air



Searching by address you can determine if you live with in the Corporate Limits of the Town of Bel Air

45 E. BROADWAY

#7

200ft

Maxar, Microsoft



**TOWN OF BEL AIR
2022 COMPREHENSIVE ZONING REVIEW
AUTHORIZATION LETTER
(Please Type or Print Clearly)**

Description of Property (This information may be obtained from your Tax Bill)

Property Location (street address): 45 E. Broadway
 Election District 03 Map # 0301 Blk # _____ Parcel 0539 Tax ID # 03-003787
 Existing Zoning R2 Total Acreage of Parcel LT 95x200 Water/Sewer: Private _____ Public X
 Present Use and All Improvements: Residential Rental Property.

Proposed Zoning

Requested Zoning: B3A Proposed Use: Expansion of Klein's Shoprite
 Justification for Request (attach separate sheet if necessary): SEE ATTACHED.

Property Owner

Name: Klein Family Development Corp. Contact Person: Marshall Klein
 Mailing Address: 2011 Klein Plaza Dr., Forest Hill, MD 21050
 Email: marshall@kleinsonline.com* Phone Number: 410-227-9705

Agent or Applicant

Name: Snee, Lutche, Helmlinger & Spielberger, P.A. Contact Person: Joseph F. Snee, Jr.
 Mailing Address 112 S. Main Street, Bel Air, MD 21014
 Email: jsnee@slhslaw.com Phone Number 410-893-7500

I (We) certify that I am (we are) the owner(s) or authorized agent of record of this parcel of land at the time of signing this form. I recognize that, if the zoning change is granted, an adjustment in the property assessment may result.

Agent/Owner Signature: *Marshall J. Klein* Date 3/9/2022

Signatures by corporate officials or partnerships must be that of the "Managing Member" or "President" and such title must be denoted below. All owners of record must sign.

I (We) certify that I am (we are) the owner(s) or authorized agent of record of this parcel of land at the time of signing this form. I recognize that, if the zoning change is granted, an adjustment in the property assessment may result.

Marshall J. Klein
 Property Owner

Michael J. Klein, Member
 Printed Name & Title

Property Owner

Printed Name & Title

Property Owner

Printed Name & Title

Please Submit a Separate Form for Each Parcel of Property
 Department of Planning & Community Development
 705 E. Churchville Road • Bel Air, MD 21014 • 410-638-4540

| | |
|-------------------|---------------------------|
| Date Received | <u>3/15/22</u> |
| Planning Official | <u><i>[Signature]</i></u> |

5 : 1/14/22
32 : 302
308985

Justification Statement

Applicant owns an existing shopping center located at 223 N Main Street which has been home to Klein's Shoprite (f/k/a/ Klein's Super Markets) since the 1980's. Currently Klein's Shoprite is the only locally owned grocery store located in the heart of Bel Air. The Applicant also owns the adjoining parcels located on Broadway and Gordon Street. The properties owned by Applicant include the following:

1. 43 E Broadway
2. 45 E. Broadway
3. 53 E. Broadway
4. 57 E. Broadway (Contract Purchaser)
5. 30 E Gordon
6. 38 E. Gordon
7. 44 E Gordon

In order to meet the growing needs of the residents of the Town of Bel Air, Applicant hereby requests that the Subject Parcel be rezoned to B3A in order to accommodate future growth and expansion of the Klein's Shoprite.

The Town of Bel Air Comprehensive Plan shall be considered in determining the desired direction for development in the area. In the 2016 Town of Bel Air Comprehensive Plan, the E. Gordon Parcels are designated as Commercial. The Broadway properties currently have a Mixed-Use Land Designation.

Applicant has requested that the Land Use Designations for the Broadway Properties be changed to a Commercial Land Use Designation in the 2022 Comprehensive Plan. The expansion of the shopping center will allow Klein's Shoprite to meet the needs of the citizens of Bel Air and will compliment both Commercial and Mixed Use land use designations.



[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 03 Account Number - 003787

Owner Information

Owner Name: KLEIN FAMILY DEVELOPMENT CORP

Use: RESIDENTIAL

Mailing Address: 2011 KLEIN PLAZA DR
 FOREST HILL MD 21050-0000

Principal Residence: NO

Deed Reference: /02272/ 00621

Location & Structure Information

Premises Address: 45 E BROADWAY
 BEL AIR 21014-0000

Legal Description: LOT 95X200
 45 E BROADWAY
 BEL AIR

| Map: | Grid: | Parcel: | Neighborhood: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No: |
|------|-------|---------|---------------|--------------|----------|--------|------|------------------|-----------|
| 0301 | 0002 | 0539 | 3010023.13 | 0000 | | | | 2020 | |
| | | | | | | | | | Plat Ref: |

Town: BEL AIR

| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use |
|-------------------------|-------------------------|------------------------|--------------------|------------|
| 1880 | 1,864 SF | | 19,000 SF | |

| Stories Basement | Type | Exterior Quality | Full/Half Bath | Garage | Last Notice of Major Improvements |
|------------------|------|------------------|----------------|--------|-----------------------------------|
| 2 | NO | STANDARD UNIT | FRAME/ 3 | 2 full | |

Value Information

| | Base Value | Value | Phase-in Assessments | |
|---------------------------|------------|------------|----------------------|------------|
| | | As of | As of | As of |
| | | 01/01/2020 | 07/01/2021 | 07/01/2022 |
| Land: | 98,900 | 92,800 | | |
| Improvements | 108,400 | 92,200 | | |
| Total: | 207,300 | 185,000 | 185,000 | 185,000 |
| Preferential Land: | 0 | 0 | | |

Transfer Information

| | | |
|-----------------------------------|-----------------------------|-------------------------|
| Seller: FAVRE JOHN A | Date: 07/31/1995 | Price: \$135,000 |
| Type: ARMS LENGTH IMPROVED | Deed1: /02272/ 00621 | Deed2: |
| Seller: BRIX MARIE L | Date: 12/07/1993 | Price: \$140,000 |
| Type: ARMS LENGTH IMPROVED | Deed1: /02047/ 00844 | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |

Exemption Information

| Partial Exempt Assessments: | Class | 07/01/2021 | 07/01/2022 |
|-----------------------------|-------|------------|------------|
| County: | 000 | 0.00 | |
| State: | 000 | 0.00 | |
| Municipal: | 000 | 0.00 0.00 | 0.00 0.00 |

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

45 E Broadway

20-
8-
891-
675-

THIS DEED, made this 25TH day of July, 1995, by JOHN A. FAVRE and ELEANOR P. FAVRE, his wife, of Centerport, State of New York.

IMP FD SURE \$ 5.00
RECORDING FEE 29.00
REGISTRATION 891.00
TR TAX STATE 675.00
TOTAL 1,591.00

WITNESSETH, that for and in consideration of the sum of ONE HUNDRED THIRTY-FIVE THOUSAND DOLLARS (\$135,000.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the said John A. Favre and Eleanor P. Favre, his wife, do hereby grant and convey unto KLEIN FAMILY DEVELOPMENT CORP., a body corporate of the State of Maryland, its successors and assigns, all that lot or parcel of land situate, lying and being in the THIRD ELECTION DISTRICT of Harford County, State of Maryland, in the Town of Bel Air, fronting 95 feet, more or less, on the southerly side of Broadway and extending back therefrom an even dept of 200 feet, more or less, the improvements thereon now or formerly known as 45 Broadway.

Rec# 1483 Rec# 11704
CER Pg Blk # 1551
Jul 31, 1995 09:38 am

BEING the same and all the land conveyed by and described in a deed dated December 2, 1993, and recorded among the Land Records of Harford County in Liber H.D.C. No. 2047, folio 0044, from Marie L. Brix Ford to the said John A. Favre and Eleanor P. Favre, his wife.

TOGETHER with the buildings and improvements thereon and the rights, ways, roads, waters, water courses, easements, privileges, advantages and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above-described lot or parcel of land unto the said KLEIN FAMILY DEVELOPMENT CORP., its successors and assigns, forever, in fee simple.

AND the said Grantors herein do hereby covenant to warrant specially the lands and premises hereinbefore described and intended to be conveyed, and to execute such other and further assurances thereof as may be requisite and necessary.

GETZ, GETZ AND GETZ
ATTORNEYS AT LAW
20 S. MAIN STREET
BEL AIR, MD. 21014
838-4135

HARFORD COUNTY CIRCUIT COURT (Land Records) CGH 2272, p. 0622, MSA_CE54_2159. Date available 06/22/2005. Printed 03/30/2022.

AS WITNESS the hand and seal of the said Grantors, the day and year first above written.

Kathleen Johannesen Witness
John A. Favre (SEAL)
JOHN A. FAVRE
Kathleen Johannesen Witness
Eleanor P. Favre (SEAL)
ELEANOR P. FAVRE

STATE OF NEW YORK, COUNTY OF SUFFOLK, To Wit:

I HEREBY CERTIFY That on this 25TH day of July, 1995, before me, the subscriber, a Notary Public of the State of New York, County aforesaid, duly commissioned and qualified, personally appeared JOHN A. FAVRE and ELEANOR P. FAVRE, his wife, and they acknowledged the foregoing Deed to be their act.

AS WITNESS MY HAND AND Notarial Seal.

Kathleen Johannesen
Notary Public

KATHLEEN JOHANNESSEN
Notary Public, State of New York
No. 4881964 Suffolk County
Commission Expires June 18, 1996

My Commission Expires:

This is to certify that the within instrument was prepared, with title examination, by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

Stanley Getz
STANLEY GETZ, Attorney

ALL TAXES PAID
TOWN OF HARFORD
FINANCE OFFICE
Jan Jones

PROPERTY PRESENTLY NOT ON WATER & SEWER SYSTEM PER DATE: 7-27-95 HARFORD COUNTY

HARFORD COUNTY MARYLAND
TRANSFER TAX PD \$ 1357.00
ALL OTHER TAXES PAID 7-27-95

AGRICULTURAL TRANSFER TAX IN THE AMOUNT OF \$ None
Received for transfer
State Department of Assessments & Taxation of Harford County
By *[Signature]* 7/25/95
Date

GETZ, GETZ AND GETZ
ATTORNEYS AT LAW
24 S. MAIN STREET
BEL AIR, MD. 21016

doodal37@levro.com

**PLANNING COMMISSION REPORT
COMPREHENSIVE REZONING
TOWN OF BEL AIR**

To: BOARD OF TOWN COMMISSIONERS

Prepared by: Kevin Small, AICP, RLA
Director of Planning & Community Development

Date: April 13, 2022

Hearing Date: May 2, 2022

Issue No: 8

| | |
|------------|---------------------|
| Applicant: | Colgate Investments |
|------------|---------------------|

| | |
|--------------------|---------------|
| Property Location: | 53 E Broadway |
|--------------------|---------------|

| | |
|--------------------|--------------------------------|
| Lot/Building Size: | 0.58 Acre / 2,443 sf structure |
|--------------------|--------------------------------|

| | |
|----------------------------------|-----------------------------------|
| Property Owner (representative): | Colgate Investments (Joseph Snee) |
|----------------------------------|-----------------------------------|

| | |
|-------------------|--|
| Requested Action: | Rezone R-2 Medium Density Residential (with Transition Overlay) to B-3A General Business Gateway |
|-------------------|--|

| | |
|-----------------------|--|
| Property Description: | 53 E BROADWAY Lot Size: 25,200 square feet Map No.: 0301 Parcel No.: 0540 Existing Land Use: Residential Comp Plan: Mixed Use |
|-----------------------|--|

| | |
|-----------------|---|
| Zoning History: | This property has been zoned R-2 Medium Density Residential (with Transition Overlay) since 2010. The parcel was zoned R-2 with Gateway Overlay zoning in prior years. The Town surveyed this property based on its historic significance (HA-0257) |
|-----------------|---|

Population Change:

The neighborhood has remained stable for many years accommodating a mixture of residential and office uses. Any recent change has occurred closer to Main Street with the addition of a House of Worship and changes to more intensive uses. No other recent changes to population have been noted.

Availability of Public Facilities:

Ambulance, Fire and Police services are available to the area. The properties are serviced by MD American Water Company and the Town sewer system.

Present & Future Transportation Patterns:

The area is serviced by a state road (US Business Route 1, Broadway). The State Highway Administration owns and maintains Broadway between Main Street and Hickory Avenue and just improved sidewalks, storm drain, and driveway aprons along the road.

Compatibility of Existing and Proposed Development for the Area:

The neighborhood maintains a mixture of office and residential and contains an extraordinary number of historic structures along Broadway between Main Street and McCormick Street. Many of these structures are protected with designations from the Town. Almost all of them have been inventoried for their architectural characteristics. The proposed rezoning would allow many additional retail and service uses that may not be compatible with the neighborhood. The size of this parcel could aggravate the possibility of development impact to surrounding properties under the proposed zoning. This could include expansion of the nearby grocery store (ShopRite) at 223 N Main Street.

Relationship of Rezoning to Comprehensive Plan:

Area is currently shown as Mixed Use in the Comprehensive Plan.

Staff Analysis

Transition to office and high-density residential has occurred along this section of Broadway for most properties over the past several decades. Broadway is a state road and is considered a high traffic arterial. This property is associated more with the section of Broadway up to Hickory Avenue than the commercial properties near Main Street. The proposed rezoning to B-3A District will encourage development and expansion of retail and service uses in a section of the neighborhood where the uses contain and connect with residential. ShopRite may extend to this parcel if the proposed zoning is granted. The R-2 (w/TO) serves to transition uses between residential and commercial by limiting uses and restricting change away from a residential appearance.

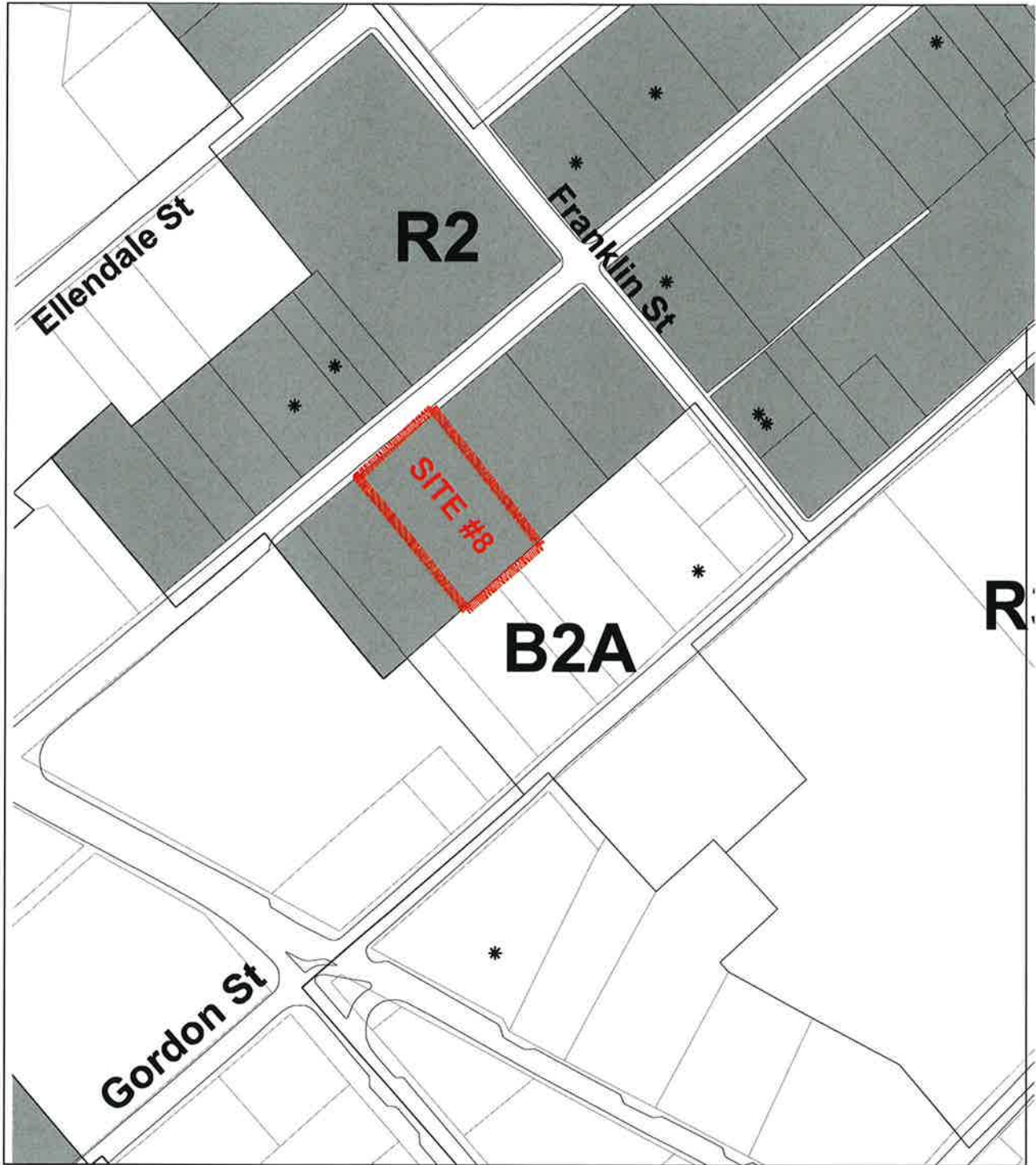
B-3A zoning will allow Medical/Professional Services and Business/Personal Services without the need for Special Exception review as is required by the R-2 (w/TO). Most retail and service uses will be permitted by right with performance standards as required by the specific use. Limitations to sign area, parking, lighting, number of tenants and hours of operation associated with R-2 (w/TO) will be reduced and less restrictions imposed on new development.

Planning Commission Recommendation

The Planning Commission recommends rezoning of this property from R-2 Medium Density Residential (with Transition Overlay) to B-3A General Business Gateway District.

Official Town Zoning Map Excerpt - Request #8

53 E. BROADWAY



Legend

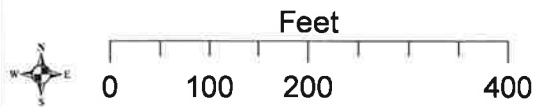
- R-1 Low Density Residential
- R-2 Medium Density Residential
- R-3 High Density Residential
- R-O Residential Office
- B-1 Limited Business
- B-2 Central Business
- B-2A Central Business Gateway
- B-3 General Business
- B-3A General Business Gateway
- M-1 Industrial

Transition Overlay
 Historic Designation



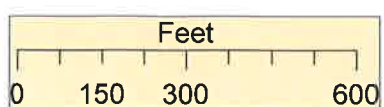
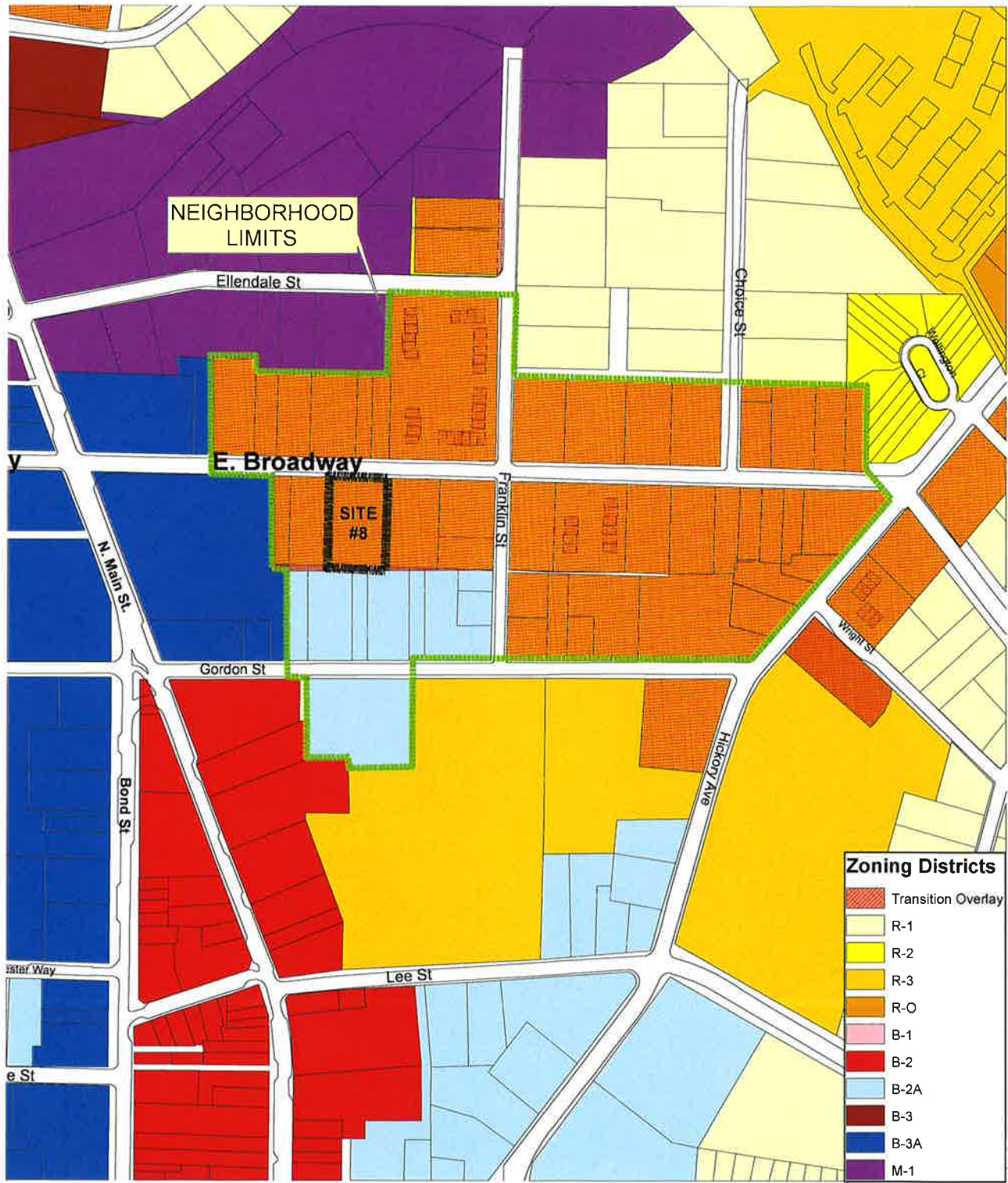
This map represents the Official Town of Bel Air Zoning and Historic Preservation Map pursuant to Ordinance No. 778-16 adopted November 7, 2016 and enacted November 28, 2016. The original map is on file at the Town Planning Office.

| Amendment | Location | Description | Date |
|--------------------|----------------------|----------------------|------------|
| Resolution 1083-17 | 122 W. Gordon Street | Historic Designation | 03/06/2017 |



Print Date: 03/29/2022
 Document Name: EX01_2017 Zoning Map 53 E Broadway

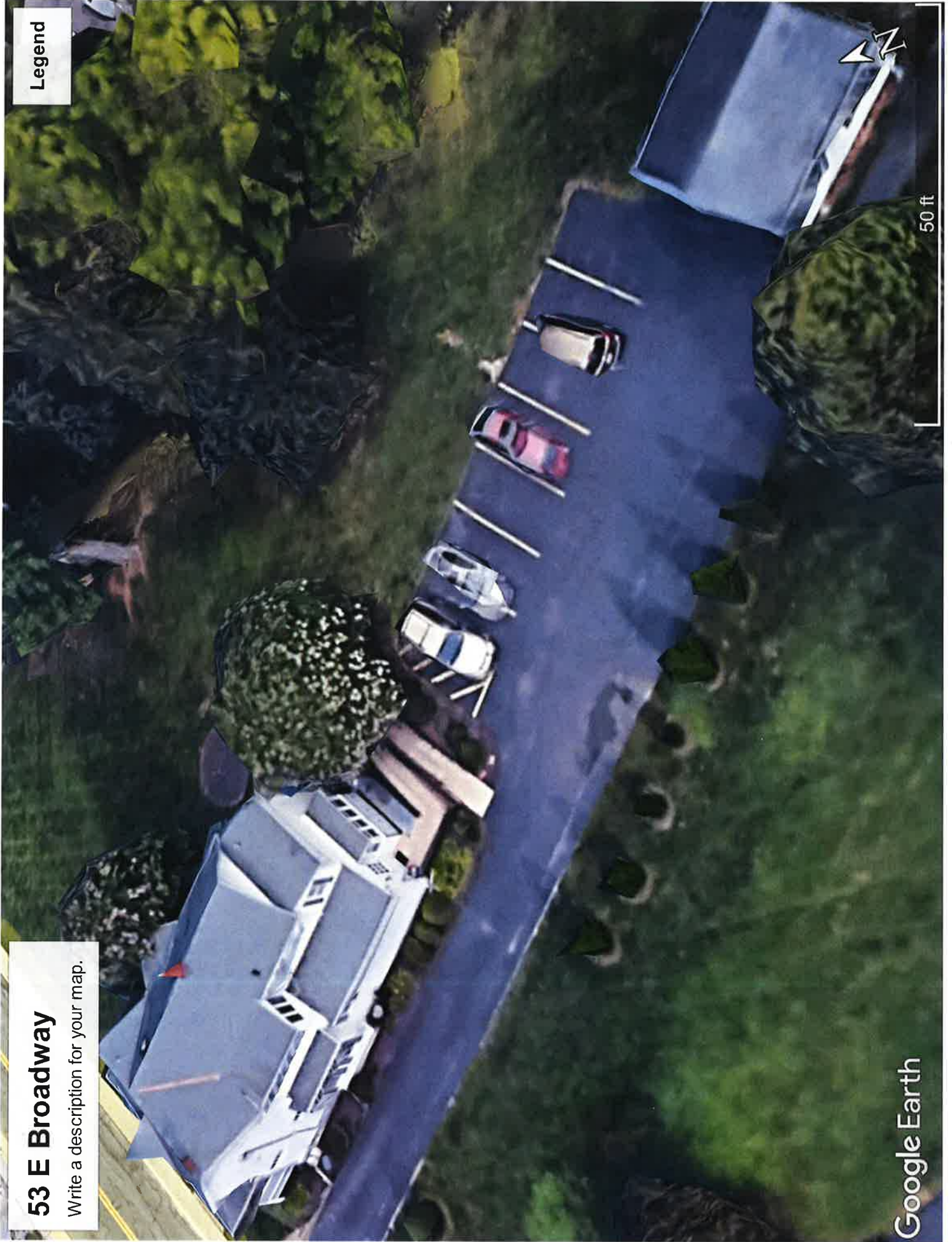
Town of Bel Air Zoning Map Comprehensive Rezoning 2022 Request #8 53 E. Broadway



53 E Broadway

Write a description for your map.

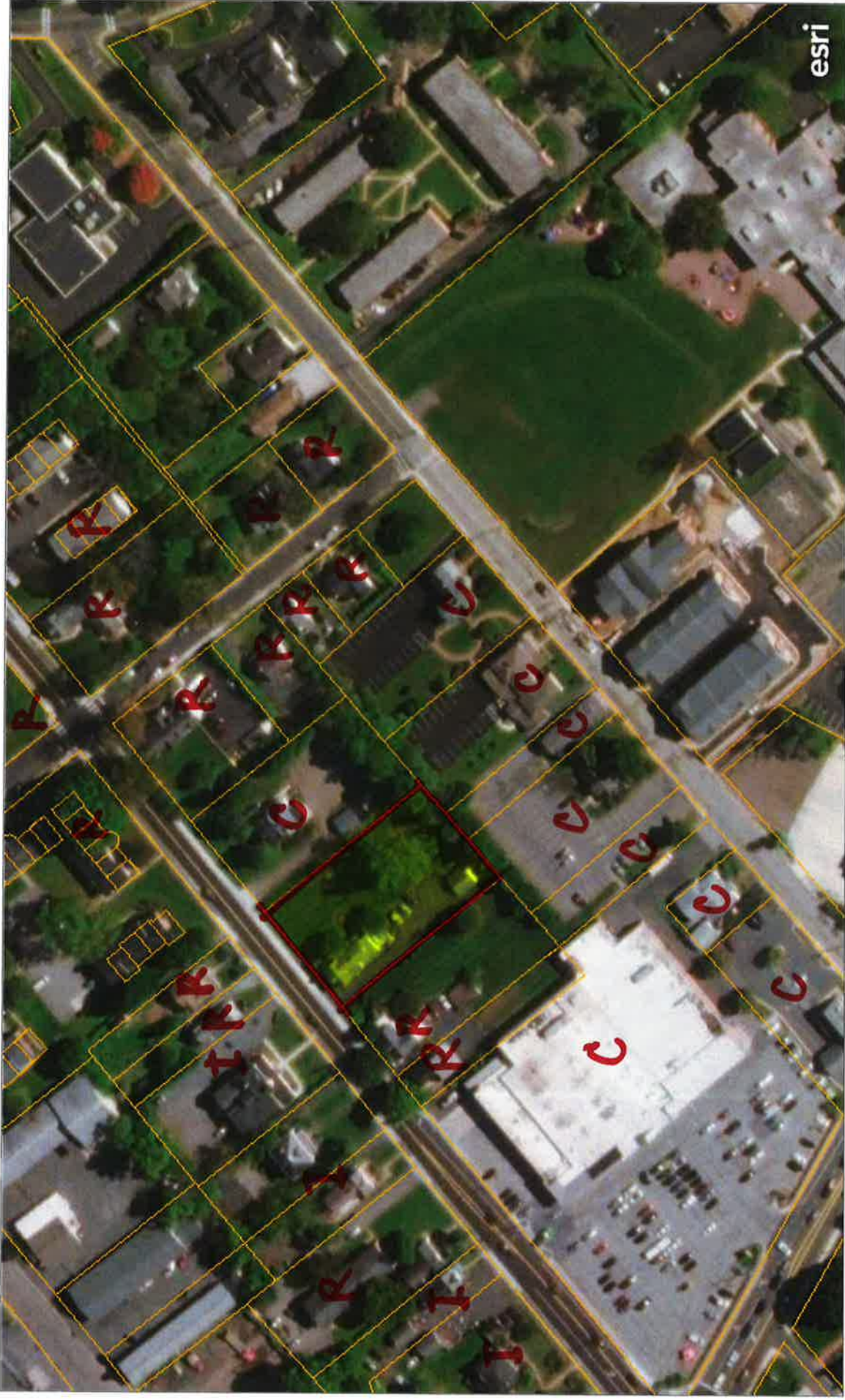
Legend



Google Earth

50 ft

In or Out of The Town of Bel Air



Searching by address you can determine if you live with in the Corporate Limits of the Town of Bel Air

53 E. BROADWAY

8

200ft

Maxar, Microsoft



**TOWN OF BEL AIR
2022 COMPREHENSIVE ZONING REVIEW
AUTHORIZATION LETTER
(Please Type or Print Clearly)**

Description of Property (This information may be obtained from your Tax Bill)

Property Location (street address): 53 E. Broadway
 Election District 03 Map # 0301 Blk # Parcel 0540 Tax ID # 03-010643
 Existing Zoning R2 Total Acreage of Parcel LT 126x200 Water/Sewer: Private Public X
 Present Use and All Improvements: Residential Rental Property.

Proposed Zoning

Requested Zoning: B3A Proposed Use: Expansion of Klein's Shoprite
 Justification for Request (attach separate sheet if necessary): SEE ATTACHED.

Property Owner

Name: Colgate Investments LLP. Contact Person: Marshall Klein
 Mailing Address: 2011 Klein Plaza Dr., Forest Hill, MD 21050
 Email: marshall@kleinsonline.com Phone Number: 410-227-9705

Agent or Applicant

Name: Snee, Lutche, Helmlinger & Spielberger, P.A. Contact Person: Joseph F. Snee, Jr.
 Mailing Address 112 S. Main Street, Bel Air, MD 21014
 Email: jsnee@slhslaw.com Phone Number 410-893-7500

I (We) certify that I am (we are) the owner(s) or authorized agent of record of this parcel of land at the time of signing this form. I recognize that, if the zoning change is granted, an adjustment in the property assessment may result.

Agent/Owner Signature: *Marshall J. Klein* Date 3/9/2022

Signatures by corporate officials or partnerships must be that of the "Managing Member" or "President" and such title must be denoted below. All owners of record must sign.

I (We) certify that I am (we are) the owner(s) or authorized agent of record of this parcel of land at the time of signing this form. I recognize that, if the zoning change is granted, an adjustment in the property assessment may result.

Marshall J. Klein
 Property Owner

Michael J. Klein, Member
 Printed Name & Title

Property Owner

Printed Name & Title

Property Owner

Printed Name & Title

Please Submit a Separate Form for Each Parcel of Property
 Department of Planning & Community Development
 705 E. Churchville Road • Bel Air, MD 21014 • 410-638-4540

| | |
|-------------------|---------------------------|
| Date Received | <u>3/19/22</u> |
| Planning Official | <u><i>[Signature]</i></u> |

5 : 1/14/22
32 : 302
308985

Justification Statement

Applicant owns an existing shopping center located at 223 N Main Street which has been home to Klein's Shoprite (f/k/a/ Klein's Super Markets) since the 1980's. Currently Klein's Shoprite is the only locally owned grocery store located in the heart of Bel Air. The Applicant also owns the adjoining parcels located on Broadway and Gordon Street. The properties owned by Applicant include the following:

1. 43 E Broadway
2. 45 E. Broadway
3. 53 E. Broadway
4. 57 E. Broadway (Contract Purchaser)
5. 30 E Gordon
6. 38 E. Gordon
7. 44 E Gordon

In order to meet the growing needs of the residents of the Town of Bel Air, Applicant hereby requests that the Subject Parcel be rezoned to B3A in order to accommodate future growth and expansion of the Klein's Shoprite.

The Town of Bel Air Comprehensive Plan shall be considered in determining the desired direction for development in the area. In the 2016 Town of Bel Air Comprehensive Plan, the E. Gordon Parcels are designated as Commercial. The Broadway properties currently have a Mixed-Use Land Designation.

Applicant has requested that the Land Use Designations for the Broadway Properties be changed to a Commercial Land Use Designation in the 2022 Comprehensive Plan. The expansion of the shopping center will allow Klein's Shoprite to meet the needs of the citizens of Bel Air and will compliment both Commercial and Mixed Use land use designations.



[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 03 Account Number - 010643

Owner Information

Owner Name: COLGATE INVESTMENTS LLP **Use:** COMMERCIAL
Mailing Address: 2011 KLEIN PLAZA DR **Principal Residence:** NO
 FOREST HILL MD 21050-0000 **Deed Reference:** /03234/ 00173

Location & Structure Information

Premises Address: 53 E BROADWAY **Legal Description:** LOT 126X200
 BEL AIR 21014-0000 53 E BROADWAY
 BEL AIR

| Map: | Grid: | Parcel: | Neighborhood: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No: |
|------|-------|---------|---------------|--------------|----------|--------|------|------------------|-----------|
| 0301 | 0002 | 0540 | 30000.13 | 0000 | | | | 2020 | Plat Ref: |

Town: BEL AIR

| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use |
|-------------------------|-------------------------|------------------------|--------------------|------------|
| 1886 | 2,443 SF | | 25,200 SF | |

| Stories Basement | Type | Exterior Quality | Full/Half Bath | Garage | Last Notice of Major Improvements |
|------------------|------|------------------|----------------|--------|-----------------------------------|
| 2 | NO | STANDARD UNIT | SIDING/ 3 | 3 full | 1 Detached |

Value Information

| | Base Value | Value | Phase-in Assessments | |
|---------------------------|------------|------------|----------------------|------------|
| | | As of | As of | As of |
| | | 01/01/2020 | 07/01/2021 | 07/01/2022 |
| Land: | 200,400 | 200,400 | | |
| Improvements | 69,300 | 116,400 | | |
| Total: | 269,700 | 316,800 | 301,100 | 316,800 |
| Preferential Land: | 0 | 0 | | |

Transfer Information

Seller: HALL MARY HARRIS **Date:** 04/04/2000 **Price:** \$100,000
Type: NON-ARMS LENGTH OTHER **Deed1:** /03234/ 00173 **Deed2:**

Seller: **Date:** **Price:**
Type: **Deed1:** **Deed2:**

Seller: **Date:** **Price:**
Type: **Deed1:** **Deed2:**

Exemption Information

| Partial Exempt Assessments: | Class | 07/01/2021 | 07/01/2022 |
|-----------------------------|-------|------------|------------|
| County: | 000 | 0.00 | |
| State: | 000 | 0.00 | |
| Municipal: | 000 | 0.00 0.00 | 0.00 0.00 |

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

53 E. Broadway

DEED

THIS DEED, made this 22th day of March, 2000, by and between MARY HARRIS HALL, by her attorney-in-fact MARY CLAYTON HALL, pursuant to a Power of Attorney dated March 22, 1994 and intended to be recorded among the Land Records of Harford County immediately prior hereto, party of the first part, "Grantor" and COLGATE INVESTMENTS, L.L.P., a Maryland Limited Liability Partnership, "Grantee", party of the second part.

WITNESSETH, That in consideration of the sum of ONE HUNDRED THOUSAND 00/100 Dollars (\$100,000.00) and being the actual consideration paid and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the said Grantor, subject to the life estate without powers hereby reserved unto her for and during the period of her life, does hereby grant and convey to the said Grantee, its successors and assigns, in fee simple, forever, in and to;

IMP FD SURE \$ 5.00

RECORDING FEE 20.00
RECORDATION T 660.00

All that lot or parcel or land situate and lying in the THIRD ELECTION DISTRICT of Harford County, State of Maryland, in the Town of Bel Air, situate and lying on the southeasterly side of Broadway measuring 126 feet by 200 feet, more or less, being known and designated as 53 E. Broadway, Bel Air, Maryland 21014, and more particularly described by metes and bounds in deed dated October 31, 1885 and recorded at Liber A.L.J. No. 56, folio 90.

Being the same and all the land devised unto Mary Harris Hall and Henrietta Howard Hall under the Last Will and Testament of Ellen M. Harris, who died, testate, on October 13, 1954, as joint tenants. Henrietta Howard Hall died testate on January 19, 1995 vesting title in Mary Harris Hall as surviving joint tenant in fee simple.

TR TAX STATE 500.00
TOTAL 1,185.00

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said Grantee, its successors and assigns, in fee simple, forever; but reserving however unto Mary Harris Hall for and during the period of her life, the personal and exclusive right and power to occupy, remain in possession of and enjoy the property without powers of alienation but subject to the terms and limitations in Paragraph Four of that Agreement of Sale between the Grantor and Grantee herein dated March 3, 2000. The provisions of Paragraph Four of the Agreement of Sale shall survive closing and the execution and recordation of this Deed and remain enforceable between the parties during the life of the Grantor.

Res# HAB3 Rct# 70894
CGH PR RIK# 227

AND the said party of the first part hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property hereby granted; and that she will execute such assurances of the same as may be requisite.

APR 04, 2000 02:24 PM

LIBER 3234 FOLIO 173

HARFORD COUNTY CIRCUIT COURT (Land Records) CGH 3234, p. 0173, MSA_CE54_3121. Date available 06/20/2005. Printed 03/30/2022.

20-
660-
500-

WITNESS the hand and seal of the said Grantor.

Witness:

Edwin G. Carson Mary Harris Hall (SEAL)
Mary Harris Hall

Edwin G. Carson Mary Clayton Hall (SEAL)
Mary Clayton Hall, Attorney in Fact for
Mary Harris Hall

STATE OF MARYLAND, HARFORD COUNTY, to wit:

I HEREBY CERTIFY, That on this 2nd day of March, 2000, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Mary Clayton Hall, Attorney in Fact for Mary Harris Hall, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Edwin G. Carson
Notary Public Edwin G. Carson, Esquire
My commission expires: 02/01/04



This is to certify that the within instrument has been prepared by or under the supervision of the undersigned, an attorney at law duly admitted to practice and in good standing with the Court of Appeals of Maryland.

ALL TAXES PAID
TOWN OF BEL AIR
FINANCE OFFICE
EWK 3/31/00

Edwin G. Carson
Edwin G. Carson, Esquire

HARFORD COUNTY MARYLAND
TRANSFER TAX PD \$ 1000.00 KG
ALL OTHER TAXES PAID 3/31/00

PROPERTY PRESENTLY NOT ON WATER
& SEWER SYSTEM PER KG
DATE: 3/31/00 HARFORD COUNTY

LIBER 3234 FOLIO 0174

**PLANNING COMMISSION REPORT
COMPREHENSIVE REZONING
TOWN OF BEL AIR**

To: BOARD OF TOWN COMMISSIONERS

Prepared by: Kevin Small, AICP, RLA
Director of Planning & Community Development

Date: April 13, 2022

Hearing Date: May 2, 2022

Issue No: 9

Applicant: 57 E. Broadway LLC

Property Location: 57 E Broadway

Lot/Building Size: 0.55 Acre / 2,696 sf structure

Property Owner (representative): 57 E. Broadway LLC (Joseph Snee)

Requested Action: Rezone R-2 Medium Density Residential (with Transition Overlay) to B-3A General Business Gateway

Property Description: 57 E BROADWAY
Lot Size: 24,000 square feet
Map No.: 0301
Parcel No.: 0541
Existing Land Use: Dental Office
Comp Plan: Mixed Use

Zoning History: This property has been zoned R-2 Medium Density Residential (with Transition Overlay) since 2010. The parcel was zoned R-2 with Gateway Overlay zoning in prior years. The Town surveyed this property based on its historic significance (HA-1364)

Population Change:

The neighborhood has remained stable for many years accommodating a mixture of residential and office uses. Any recent change has occurred closer to Main Street with the addition of a House of Worship and changes in use. No other recent changes to population have been noted.

Availability of Public Facilities:

Ambulance, Fire and Police services are available to the area. The properties are serviced by MD American Water Company and the Town sewer system.

Present & Future Transportation Patterns:

The area is serviced by a state road (US Business Route 1, Broadway). The State Highway Administration owns and maintains Broadway between Main Street and Hickory Avenue and just improved sidewalks, storm drain, and driveway aprons along the road.

Compatibility of Existing and Proposed Development for the Area:

The neighborhood extends to Hickory Avenue and maintains a mixture of office and residential and contains an extraordinary number of historic structures along Broadway between Main Street and McCormick Street. Many of these structures are protected with designations from the Town. Almost all of them are inventoried for their architectural characteristics. The proposed rezoning would allow many additional retail and service uses that may not be compatible with the neighborhood. The size of this parcel would aggravate the possibility of development impact to surrounding properties. Development could include expansion of the nearby grocery store (ShopRite) at 223 N Main Street.

Relationship of Rezoning to Comprehensive Plan:

Area is currently shown as Mixed Use in the Comprehensive Plan.

Staff Analysis

Transition to office high-density residential has occurred along this section of Broadway for most properties over the past several decades. Broadway is a state road and is considered a high traffic arterial. This property is associated more with the remainder of Broadway up to Hickory Avenue than the commercial properties near Main Street. The proposed rezoning to B-3A District will encourage development and expansion of retail and service uses in a section of the neighborhood where the uses contain and connect with existing residential. The expansion of the Grocery Store including the probability of other uses that could be proposed under B-3A and its effect on the neighborhood is problematic. The R-2 (w/TO) operates well as a transition from commercial to residential including limits on use and the encouragement to retain the residential appearance.

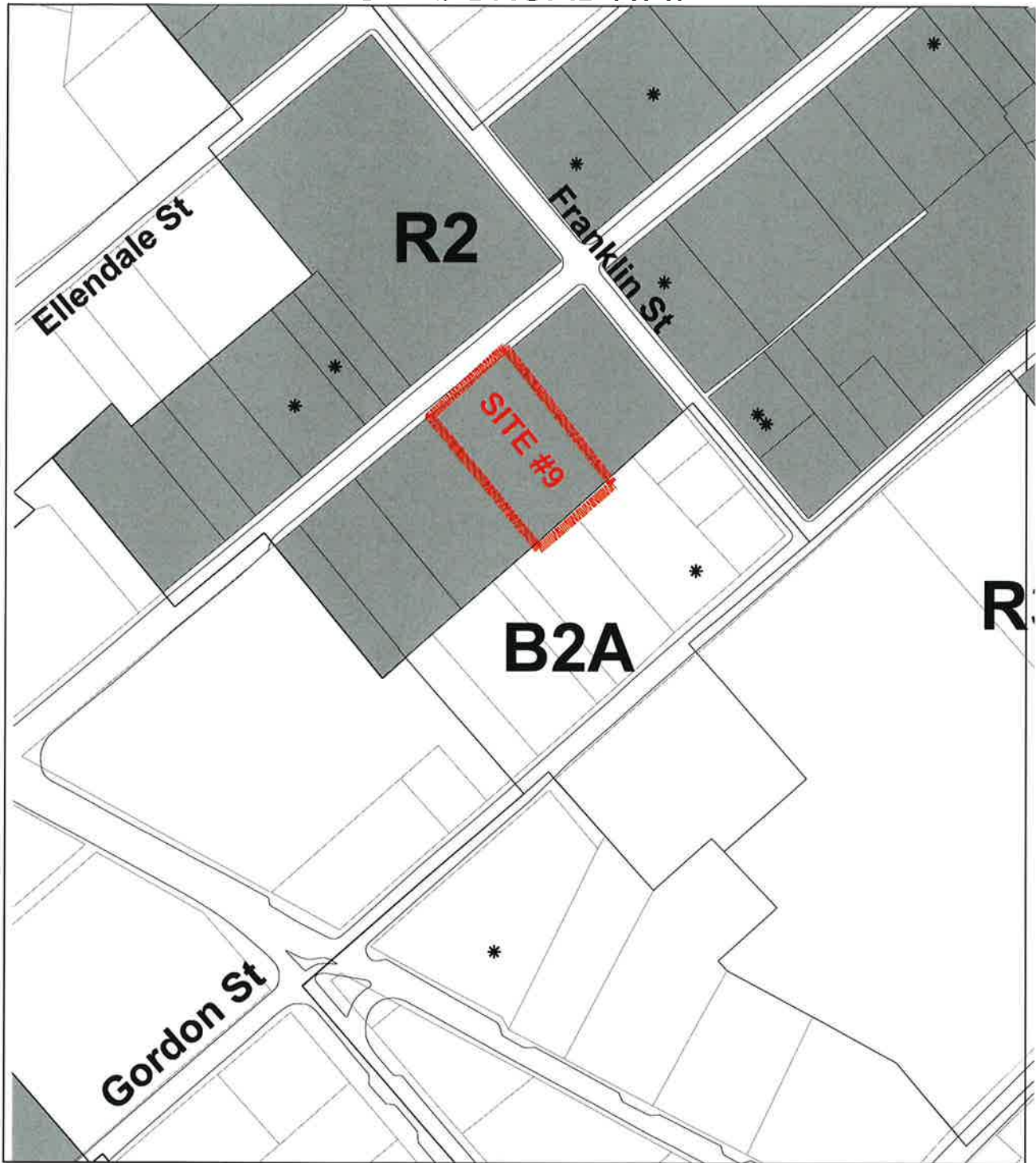
B-3A zoning will allow Medical/Professional Services and Business/Personal Services without the need for Special Exception review as is required by the R-2 (w/TO). Most retail and service uses will be permitted by right with performance standards as required by the specific use. Sign area, parking, lighting, number of tenants and hours of operation associated with R-2 (w/TO) will be much less restrictive for new development.

Planning Commission Recommendation

Planning Commission does not recommend rezoning of this property from R-2 Medium Density Residential (with Transition Overlay) to B-3A General Business Gateway District.

Official Town Zoning Map Excerpt - Request #9

57 E. BROADWAY



Legend

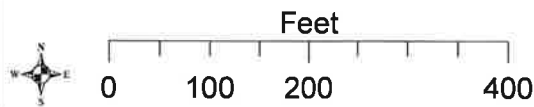
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- R-2 Medium Density Residential
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- B-1 Limited Business
- B-2 Central Business
- B-2A Central Business Gateway
- B-3 General Business
- B-3A General Business Gateway
- M-1 Industrial

Transition Overlay
 Historic Designation



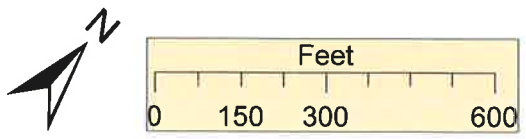
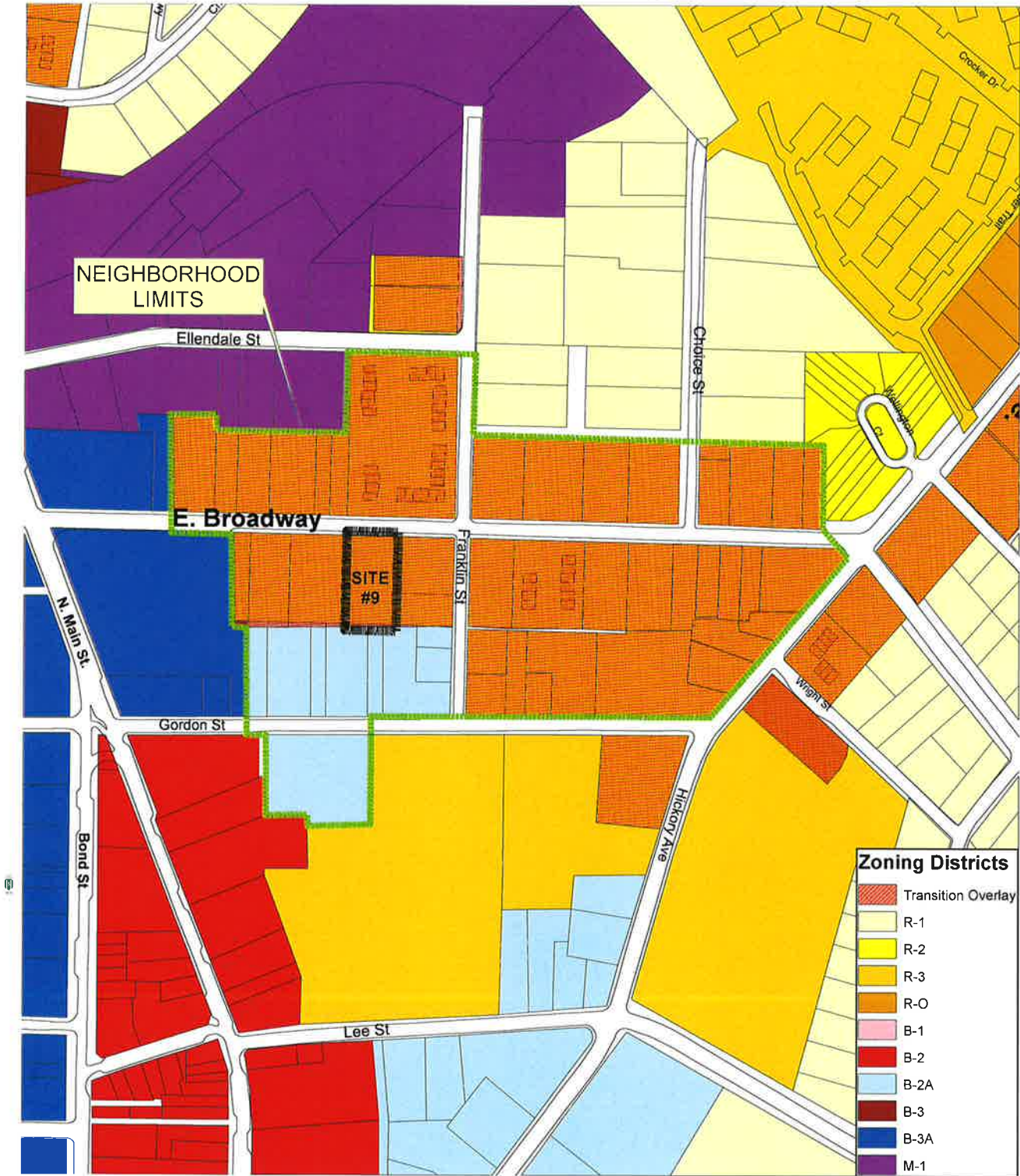
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| Amendment | Location | Description | Date |
|--------------------|----------------------|----------------------|------------|
| Resolution 1083-17 | 122 W. Gordon Street | Historic Designation | 03/06/2017 |



Print Date: 03/29/2022
 Document Name: EXH_2017 Zoning Map of E Broadway

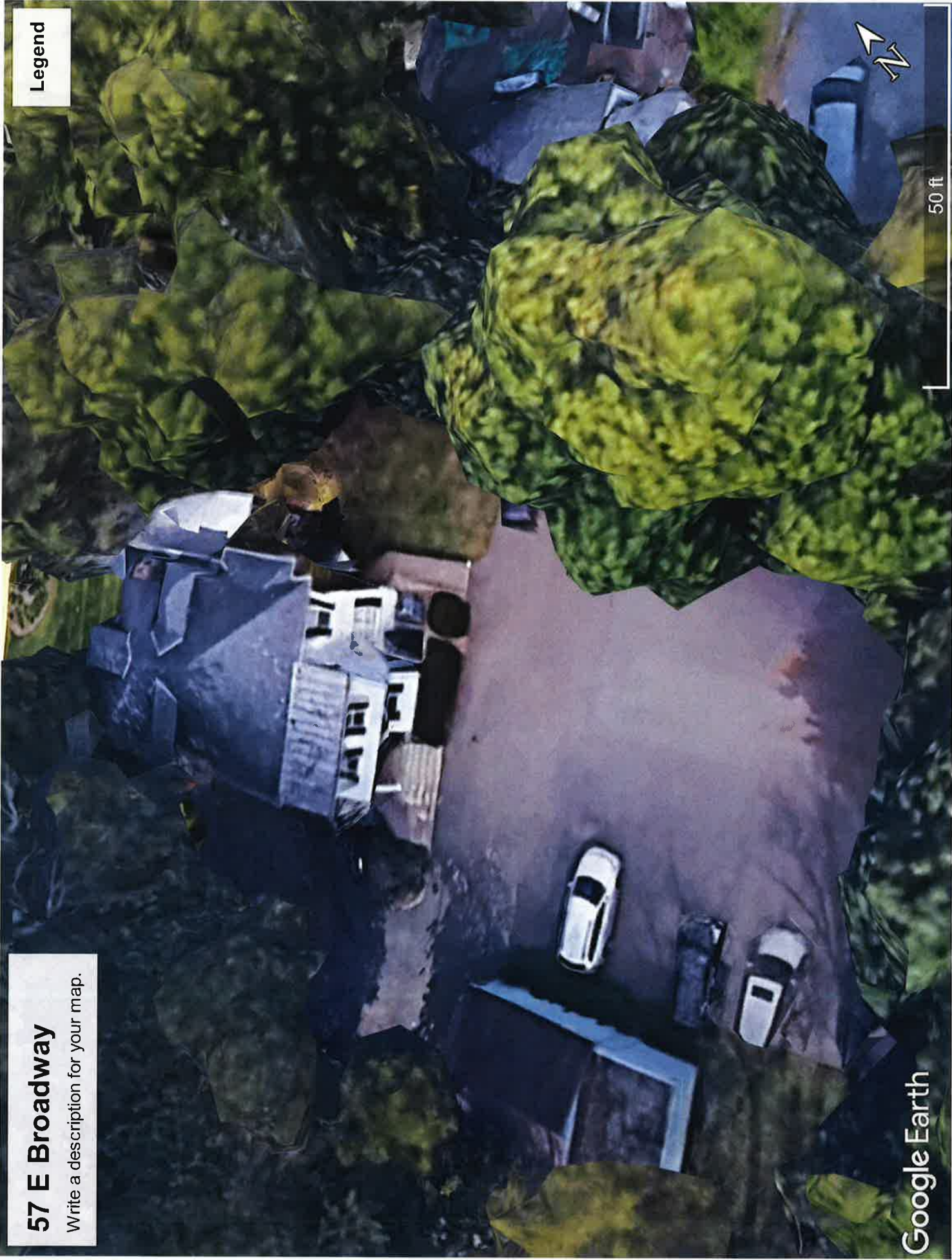
Town of Bel Air Zoning Map Comprehensive Rezoning 2022 Request #9 57 E. Broadway



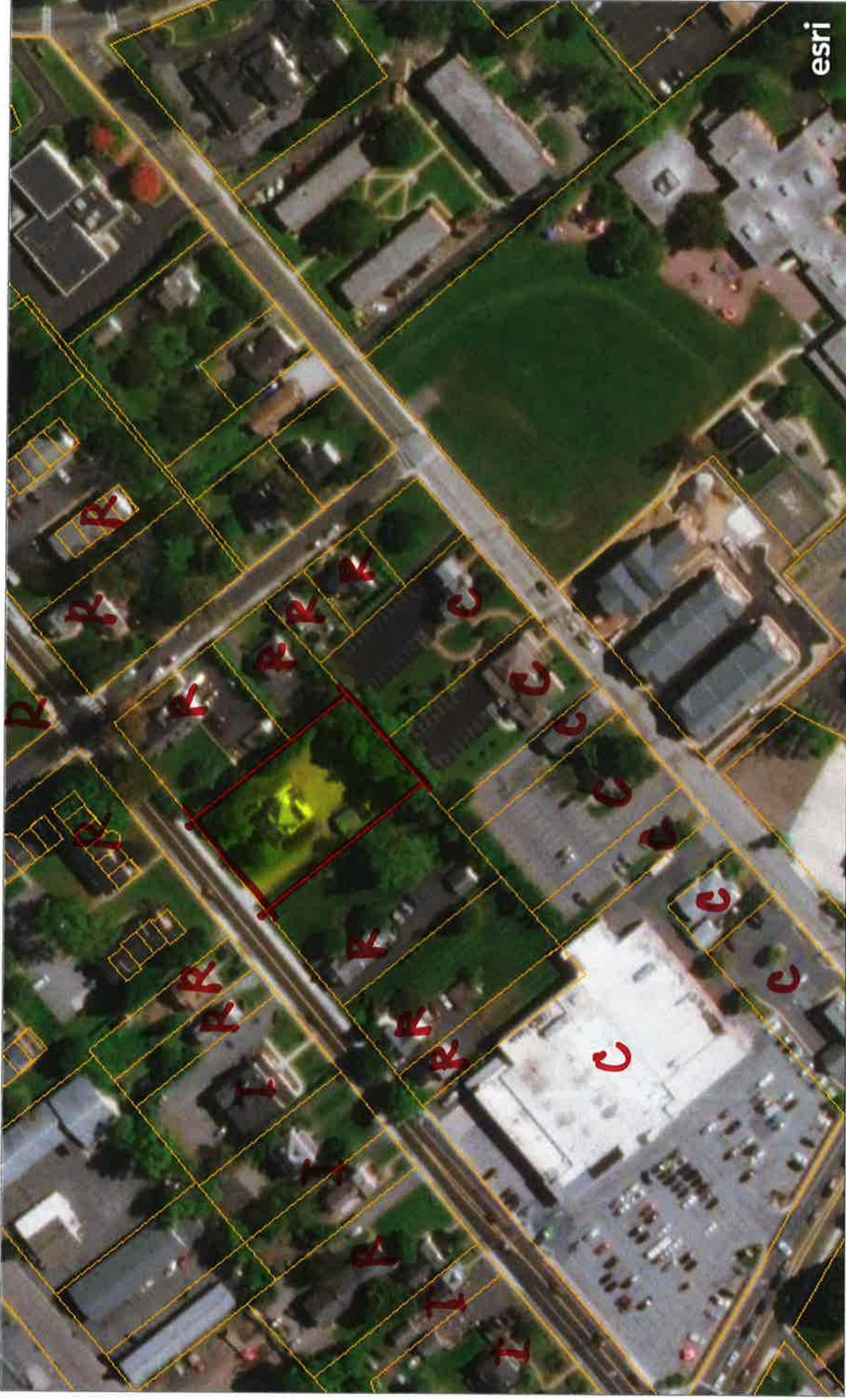
57 E Broadway

Write a description for your map.

Legend



In or Out of The Town of Bel Air



Searching by address you can determine if you live with in the Corporate Limits of the Town of Bel Air

57 E. BROADWAY

#0

200ft

Maxar, Microsoft



**TOWN OF BEL AIR
2022 COMPREHENSIVE ZONING REVIEW
AUTHORIZATION LETTER
(Please Type or Print Clearly)**

Description of Property (This information may be obtained from your Tax Bill)

Property Location (street address): 57 E. Broadway
 Election District 03 Map # 0301 Blk # _____ Parcel 0541 Tax ID # 03-006212
 Existing Zoning B2A Total Acreage of Parcel LT 120x200 Water/Sewer: Private _____ Public X
 Present Use and All Improvements: Dental office (Cortezi DDS)

Proposed Zoning

Requested Zoning: B3A Proposed Use: Expansion of Klein's Shoprite
 Justification for Request (attach separate sheet if necessary): SEE ATTACHED.

Property Owner

Name: 57 E. Broadway LLC Contact Person: _____
 Mailing Address: 515 E. Seminary Ave., Towson, MD 21286
 Email: _____ Phone Number: 410-227-9705

Agent or Applicant

Name: Snee, Lutche, Helmlinger & Spielberger, P.A. Contact Person: Joseph F. Snee, Jr.
 Mailing Address 112 S. Main Street, Bel Air, MD 21014
 Email: jsnee@slhslaw.com Phone Number 410-893-7500

I (We) certify that I am (we are) the owner(s) or authorized agent of record of this parcel of land at the time of signing this form. I recognize that, if the zoning change is granted, an adjustment in the property assessment may result.

Agent/Owner Signature: [Signature] Date 3/9/2022

Signatures by corporate officials or partnerships must be that of the "Managing Member" or "President" and such title must be denoted below. All owners of record must sign.

I (We) certify that I am (we are) the owner(s) or authorized agent of record of this parcel of land at the time of signing this form. I recognize that, if the zoning change is granted, an adjustment in the property assessment may result.

[Signature]
 Property Owner

RALPH N. CORTEZI JR Managing Member
 Printed Name & Title

 Property Owner

 Printed Name & Title

 Property Owner

 Printed Name & Title

Please Submit a Separate Form for Each Parcel of Property
 Department of Planning & Community Development
 705 E. Churchville Road • Bel Air, MD 21014 • 410-638-4540

| | |
|-------------------|--------------------|
| Date Received | <u>3/16/22</u> |
| Planning Official | <u>[Signature]</u> |

5 : 1/14/22
32 : 302
308985

Justification Statement

Applicant owns an existing shopping center located at 223 N Main Street which has been home to Klein's Shoprite (f/k/a/ Klein's Super Markets) since the 1980's. Currently Klein's Shoprite is the only locally owned grocery store located in the heart of Bel Air. The Applicant also owns the adjoining parcels located on Broadway and Gordon Street. The properties owned by Applicant include the following:

1. 43 E Broadway
2. 45 E. Broadway
3. 53 E. Broadway
4. 57 E. Broadway (Contract Purchaser)
5. 30 E Gordon
6. 38 E. Gordon
7. 44 E Gordon

In order to meet the growing needs of the residents of the Town of Bel Air, Applicant hereby requests that the Subject Parcel be rezoned to B3A in order to accommodate future growth and expansion of the Klein's Shoprite.

The Town of Bel Air Comprehensive Plan shall be considered in determining the desired direction for development in the area. In the 2016 Town of Bel Air Comprehensive Plan, the E. Gordon Parcels are designated as Commercial. The Broadway properties currently have a Mixed-Use Land Designation.

Applicant has requested that the Land Use Designations for the Broadway Properties be changed to a Commercial Land Use Designation in the 2022 Comprehensive Plan. The expansion of the shopping center will allow Klein's Shoprite to meet the needs of the citizens of Bel Air and will compliment both Commercial and Mixed Use land use designations.



[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 03 Account Number - 006212

Owner Information

Owner Name: 57 E BROADWAY LLC **Use:** COMMERCIAL
Mailing Address: 57 E SEMINARY AVE **Principal Residence:** NO
 TOWSON MD 21286-0000 **Deed Reference:** /06762/ 00660

Location & Structure Information

Premises Address: 57 E BROADWAY **Legal Description:** LOT 120X200
 BEL AIR 21014-0000 57 E BROADWAY
 BEL AIR

Map: 0301 **Grid:** 0002 **Parcel:** 0541 **Neighborhood:** 30000.13 **Subdivision:** 0000 **Section:** **Block:** **Lot:** **Assessment Year:** 2020 **Plat No:**
Plat Ref:

Town: BEL AIR

Primary Structure Built: 1920 **Above Grade Living Area:** 2,696 SF **Finished Basement Area:** **Property Land Area:** 24,000 SF **County Use:**

Stories: 2 **Basement:** YES **Type:** STANDARD UNIT **Exterior Quality:** SIDING/ 3 **Full/Half Bath:** 1 full/ 2 half **Garage:** **Last Notice of Major Improvements:**

Value Information

| | Base Value | Value | Phase-in Assessments | |
|---------------------------|------------|------------|----------------------|------------|
| | | As of | As of | As of |
| | | 01/01/2020 | 07/01/2021 | 07/01/2022 |
| Land: | 198,000 | 198,000 | | |
| Improvements: | 252,200 | 254,900 | | |
| Total: | 450,200 | 452,900 | 452,000 | 452,900 |
| Preferential Land: | 0 | 0 | | |

Transfer Information

| | | |
|------------------------------------|-----------------------------|-------------------|
| Seller: CORTEZI RALPH N | Date: 05/25/2006 | Price: \$0 |
| Type: NON-ARMS LENGTH OTHER | Deed1: /06762/ 00660 | Deed2: |
| Seller: CORTEZI RALPH N | Date: 10/16/1991 | Price: \$0 |
| Type: NON-ARMS LENGTH OTHER | Deed1: /01751/ 00503 | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |

Exemption Information

| | | | |
|------------------------------------|---------------|------------|------------|
| Partial Exempt Assessments: | Class: | 07/01/2021 | 07/01/2022 |
| County: | 000 | 0.00 | |
| State: | 000 | 0.00 | |
| Municipal: | 000 | 0.00 0.00 | 0.00 0.00 |

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

57. E. Broadway

DEED

DATE:

March 28, 2006

GRANTORS:

RALPH N. CORTEZI
LYNN G. CORTEZI

GRANTEE:

57 E. BROADWAY LLC

PROPERTY ADDRESS:

57 E. Broadway
Bel Air, Maryland 21014
03/06212

| | |
|----------------|--------------|
| IMP FD SURE \$ | 20.00 |
| RECORDING FEE | 20.00 |
| TOTAL | 40.00 |
| Rest# HA03 | Acct # 15717 |
| JJR TER | Blk # 424B |
| May 25, 2006 | 09:37 am |

CONSIDERATION:

NONE (conversion to LLC)

TITLE SEARCH:

NONE

GRANT - IN EXCHANGE solely for the issuance of membership interests in the Grantee and pursuant to their estate plan, the Grantors grant and convey to the Grantee, its successors and assigns, all that lot of ground situated in Harford County, Maryland as described below.

PROPERTY DESCRIPTION - The property conveyed includes all buildings, improvements, rights and advantages of ownership, and is described as follows:

All that lot or parcel of land, situate and lying in the third election district of Harford County, State of Maryland, being a lot 120 x 200 feet on the southerly side of Broadway in the town of Bel Air and being known as 57 E. Broadway.

SOURCE OF TITLE - The property conveyed is the same lot of ground described in a deed dated September 5, 1978 from Mary Frances Chance to Ralph N. Cortezi and Lynn G. Cortezi and recorded among the Land Records of Harford County at 1751/0503.

HABENDUM - The Grantee shall have and hold the property described above and hereby intended to be conveyed, together with all rights of ownership, to the proper use and benefit of the Grantee, its successors and assigns, in fee simple.

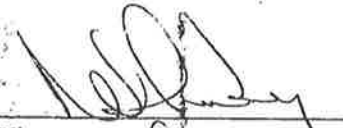
HARFORD COUNTY CIRCUIT COURT (Land Records) JJR 6762, p. 0660, MSA_CE54_6649. Date available 06/19/2006. Printed 03/30/2022.


20
20

GRANTORS' COVENANTS - The Grantors covenant that they will warrant specially the property hereby granted and give such further assurances as may be requisite.

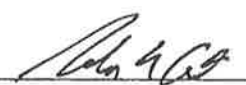
TAX-EXEMPT - This conveyance is between a real estate enterprise and wholly-owned LLC and is exempt from recordation taxes under Code, TP 12-108(bb).

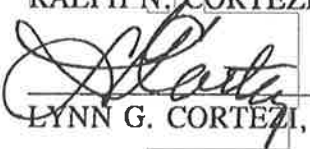
AS WITNESS our hands and seals.




Witness


Witness



RALPH N. CORTEZI, Grantor (LS)


LYNN G. CORTEZI, Grantor (LS)


County of Baltimore
State of Maryland
Commission expires 9.1.07

ALL TAXES PAID
TOWN OF BEL AIR
FINANCE OFFICE
DEC 5/4/06

AFFIDAVIT REGARDING RECORDATION TAXES

We, Ralph N. Cortezi and Lynn G. Cortezi, state under the penalties of perjury as follows:

We own, operate and as landlords lease out the above commercial property as a "real estate enterprise" within the meaning of Code, TP 12-108(bb)(1).

The above transfer is for no consideration other than the issuance of membership interests in the Grantee-LLC.

The members of the LLC are identical to the partners of the conveying real estate enterprise.

The members' allocations of profits and losses of the LLC are identical to their allocations of profits and losses of the conveying real estate enterprise.

The transfer is part of a discontinuation of the real estate enterprise.

All property owned by the individuals and used in the conduct of any real estate enterprise is being conveyed to a single LLC.

The transfer is exempt from recordation tax under Code, TP 12-108(bb).

[Handwritten signatures of witnesses]

Witness

Witness
County of Baltimore
State of Maryland
Commission Expires 9.1.07

[Handwritten signature]

RALPH N. CORTEZI (LS)
[Handwritten signature]

LYNN G. CORTEZI (LS)

NOTARIZATION

Baltimore COUNTY, MARYLAND, To Wit:

I HEREBY CERTIFY that on this 28 day of MARCH, 2026, personally appeared before me, the subscriber, a Notary Public of the jurisdiction aforesaid, the following:

RALPH N. CORTEZI, Grantor
LYNN G. CORTEZI, Grantor
RALPH N. CORTEZI, Managing Member of 57 E. Broadway LLC, Grantee

Each in my presence (i) executed and acknowledged the above instrument as a voluntary and official act for the purposes stated, (ii) stated under the penalties of perjury that the statements made in the above instrument and any affidavits or certifications contained above or attached hereto are true, and if the instrument was on behalf of an entity (iii) stated under penalties of perjury that he is authorized to execute the instrument on behalf of the entity he represents.

AS WITNESS my hand and notarial seal.

9.1.07

Commission Expires

[Signature]
Notary Public

ATTORNEY'S CERTIFICATION

I HEREBY CERTIFY that the above instrument was prepared by me or under my supervision at the request of my client, [NAME OF CLIENT]; that I do not represent any other parties in this matter and have encouraged them to seek independent counsel; and that I am licensed to practice law in Maryland.

AFTER RECORDING, RETURN TO:

[Signature]
DAVID L. DOWELL
22 W. Pennsylvania Avenue
Towson, Maryland 21204
410-823-5800

HARFORD COUNTY MARYLAND
TRANSFER TAX PD \$ 0.00
ALL OTHER TAXES PAID Sublot

PROPERTY PRESENTLY NOT ON WATER
& SEWER SYSTEM PER: OK
DATE: Sublot HARFORD COUNTY

**PLANNING COMMISSION REPORT
2022 COMPREHENSIVE REZONING
TOWN OF BEL AIR**

To: BOARD OF TOWN COMMISSIONERS
Prepared by: Kevin Small, AICP, RLA
Director of Planning & Community Development
Date: April 13, 2022
Hearing Date: May 2, 2022
Issue No: 10

| | |
|------------|-----------------------------|
| Applicant: | St. Matthew Lutheran Church |
|------------|-----------------------------|

| | |
|--------------------|------------------------|
| Property Location: | 1307 Moore's Mill Road |
|--------------------|------------------------|

| | |
|--------------------|--------------------------|
| Lot/Building Size: | 3.9 Acres / No Structure |
|--------------------|--------------------------|

| | |
|----------------------------------|---|
| Property Owner (representative): | St. Matthew Lutheran Church (Joseph Snee) |
|----------------------------------|---|

| | |
|-------------------|--|
| Requested Action: | R-2 Medium Density Residential to B-1 Limited Business |
|-------------------|--|

| | |
|-----------------------|--|
| Property Description: | 1307 MOORE'S MILL ROAD Lot Size: 3.9 AC Map No. 0049 Parcel No.: 0045 (Lot 1A) Existing Land Use: Undeveloped Comp Plan: Commercial |
|-----------------------|--|

| | |
|-----------------|---|
| Zoning History: | This property has been zoned R-2 (Medium Density Residential District since it was annexed in 2010. |
|-----------------|---|

Population Change:

The development of R-2 District properties across Bynum Run for the Townes at Bynum Run (Phase I & II) and the approval of a Special Exception for a Communication Tower have been the only major changes for the property. Development of the townhomes is the only major recent population shift in the surrounding area.

Availability of Public Facilities:

Ambulance, Fire and Police services are available to the area. The property is serviced by Harford County for water and sewer systems.

Present & Future Transportation Patterns:

The area is serviced by county road (Moore's Mill Road) and state (Churchville Road/MD Route 22) roads. No known improvements are anticipated.

Compatibility of Existing and Proposed Development for the Area:

The proposed rezoning would provide expansion of the existing House of Worship and allow development of some less intense commercial uses within the church property. Commercial zoning may affect the residential neighborhood across Moore's Mill Road and Bynum Run depending on the proposed use. There is existing commercial development located in the County at the corner of Churchville Road and Moore's Mill Road which is similar to the allowable uses under the B-1 District.

Relationship of Rezoning to Comprehensive Plan:

This area was recently changed to commercial in the Comprehensive Plan.

Staff Analysis

This property has been zoned R-2 since the property was annexed into the Town in September of 2010. The adjacent parcel (Lot 1 – location of the sanctuary) was rezoned to B-1 during the 2016 comprehensive rezoning. Development has occurred over the last several years with the Church choosing to leverage parcels across Bynum Run from the sanctuary for the development of townhomes. A Communication Tower was recently approved for installation adjacent to the existing church parking lot. There are easements associated with this use. No other development has occurred in the same timeframe. The additional B-1 zoning will allow the Church to maximize remaining land outside of the floodplain, forest retention and wetlands. It must be kept in mind that the existing sensitive environmental features are priorities for protection in the Comprehensive Plan.

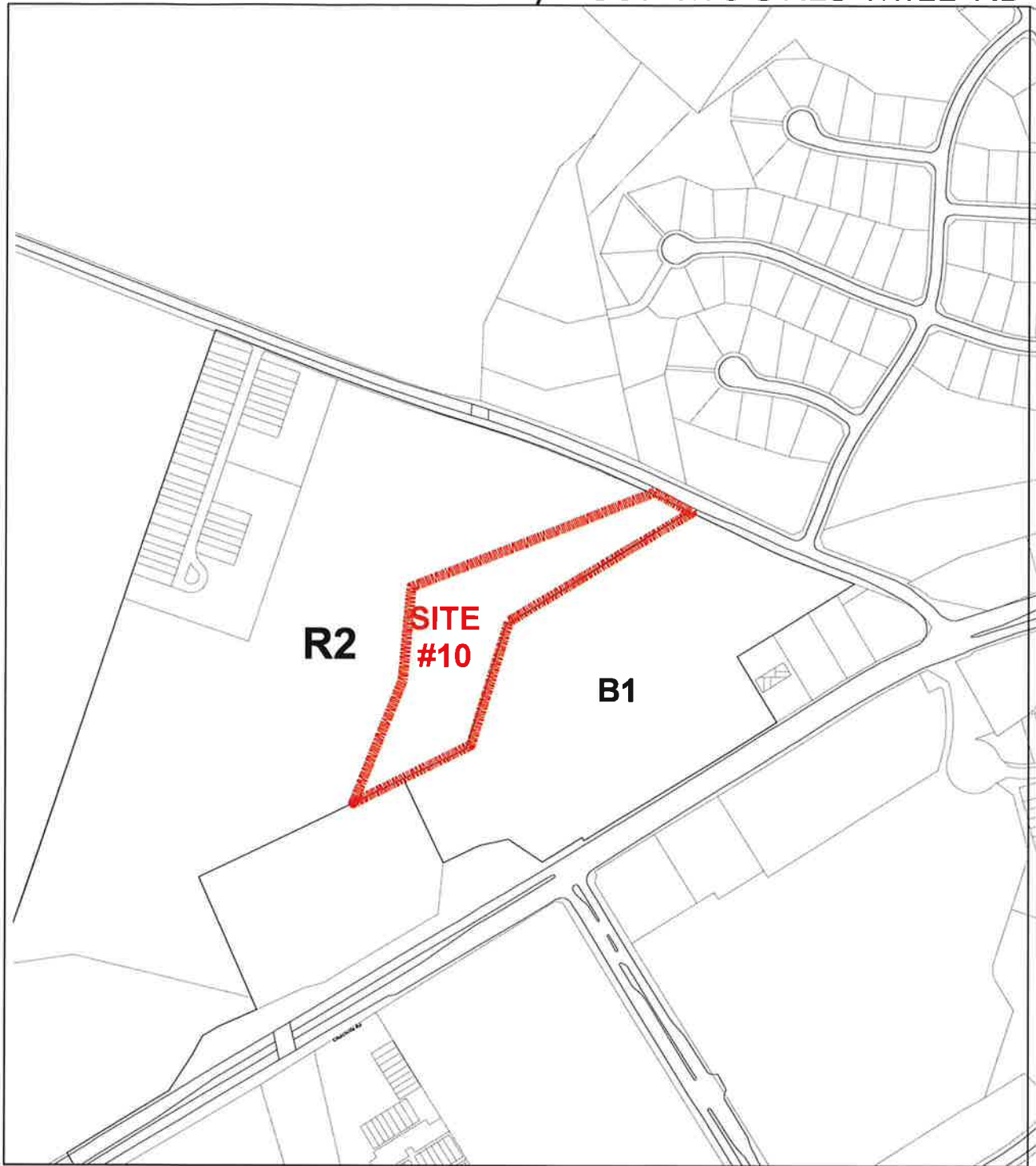
Additional possible uses allowed with B-1 zoning include Mixed Use, Business/Medical Services, Professional/Personal Services, Restaurant & Specialty Retail. In addition, General/Shoppers Merchandise, Barber/Beauty Shop, Medical Lab & Veterinarian can be permitted as a Special Exception.

Planning Commission Recommendation

The Planning Commission recommends rezoning of this property from R-2 (Medium Density Residential) to B-1 (Limited Business) district.

Official Town Zoning Map Excerpt - Request #10

1200 E. CHURCHVILLE RD / 1307 MOORES MILL RD



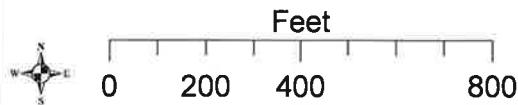
Legend

- R-1 Low Density Residential
- R-2 Medium Density Residential
- R-3 High Density Residential
- R-O Residential Office
- B-1 Limited Business
- B-2 Central Business
- B-2A Central Business Gateway
- B-3 General Business
- B-3A General Business Gateway
- M-1 Industrial
- Transition Overlay
- * Historic Designation



This map represents the Official Town of Bel Air Zoning and Historic Preservation Map pursuant to Ordinance No. 778-16 adopted November 7, 2016 and enacted November 28, 2016. The original map is on file at the Town Planning Office.

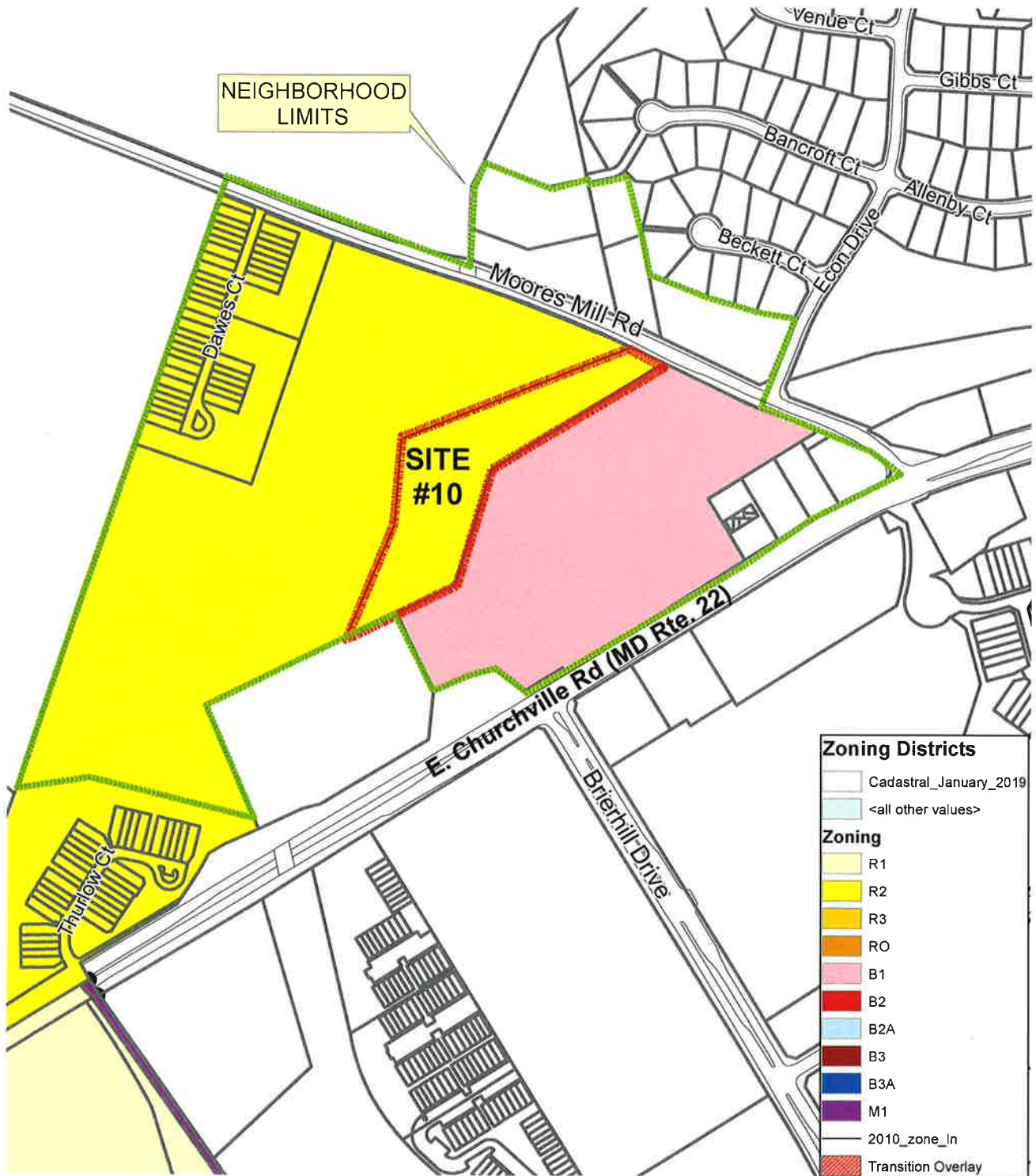
| Amendment | Location | Description | Date |
|--------------------|----------------------|----------------------|------------|
| Resolution 1083-17 | 122 W. Gordon Street | Historic Designation | 03/06/2017 |



Print Date: 03/29/2022
 Document Name: EX11_2017 Zoning Map 1200 Churchville Rd

Town of Bel Air Zoning Map Comprehensive Rezoning 2022 Request #10

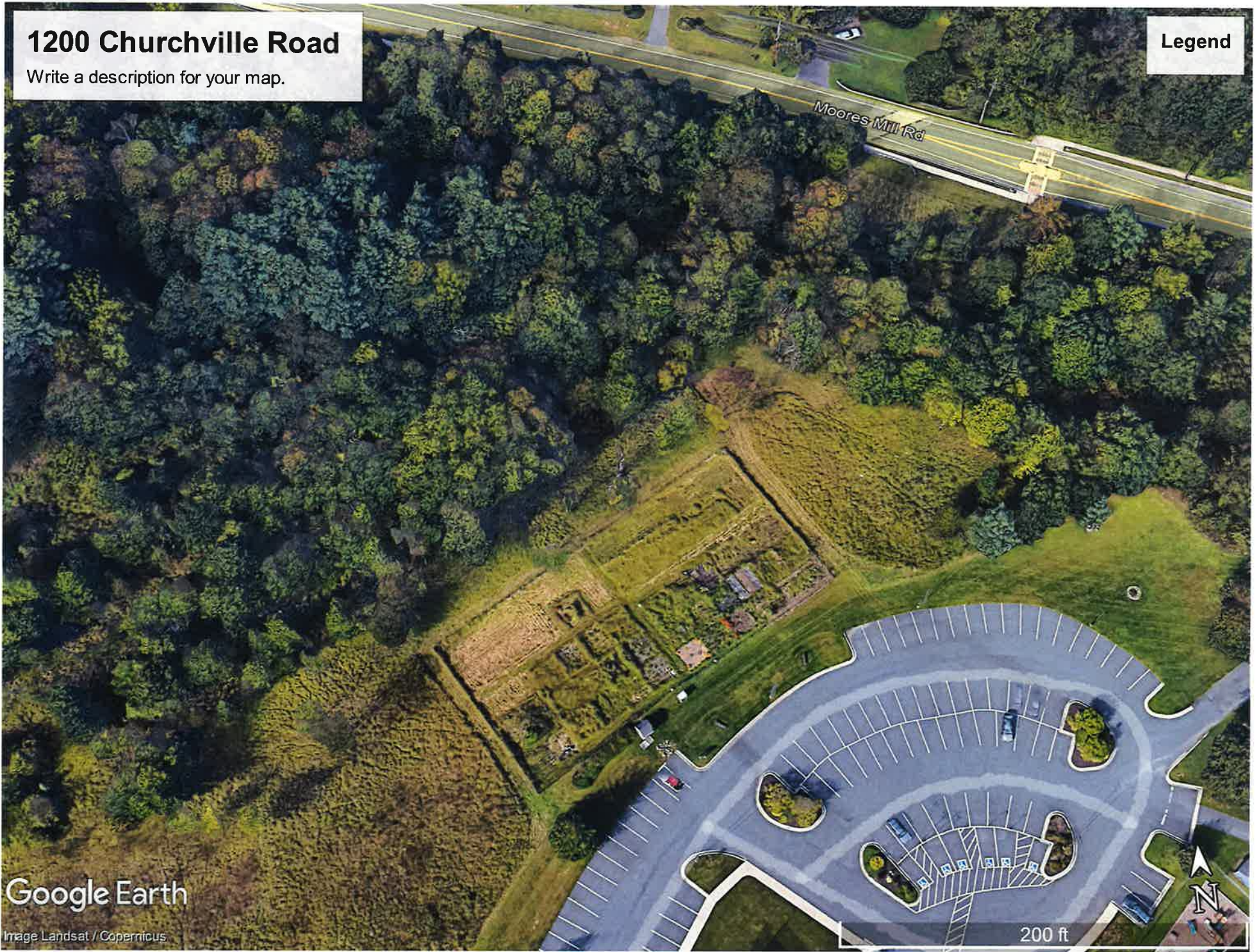
1200 E. Churchville Rd. / 1307 Moores Mill Rd



1200 Churchville Road

Write a description for your map.

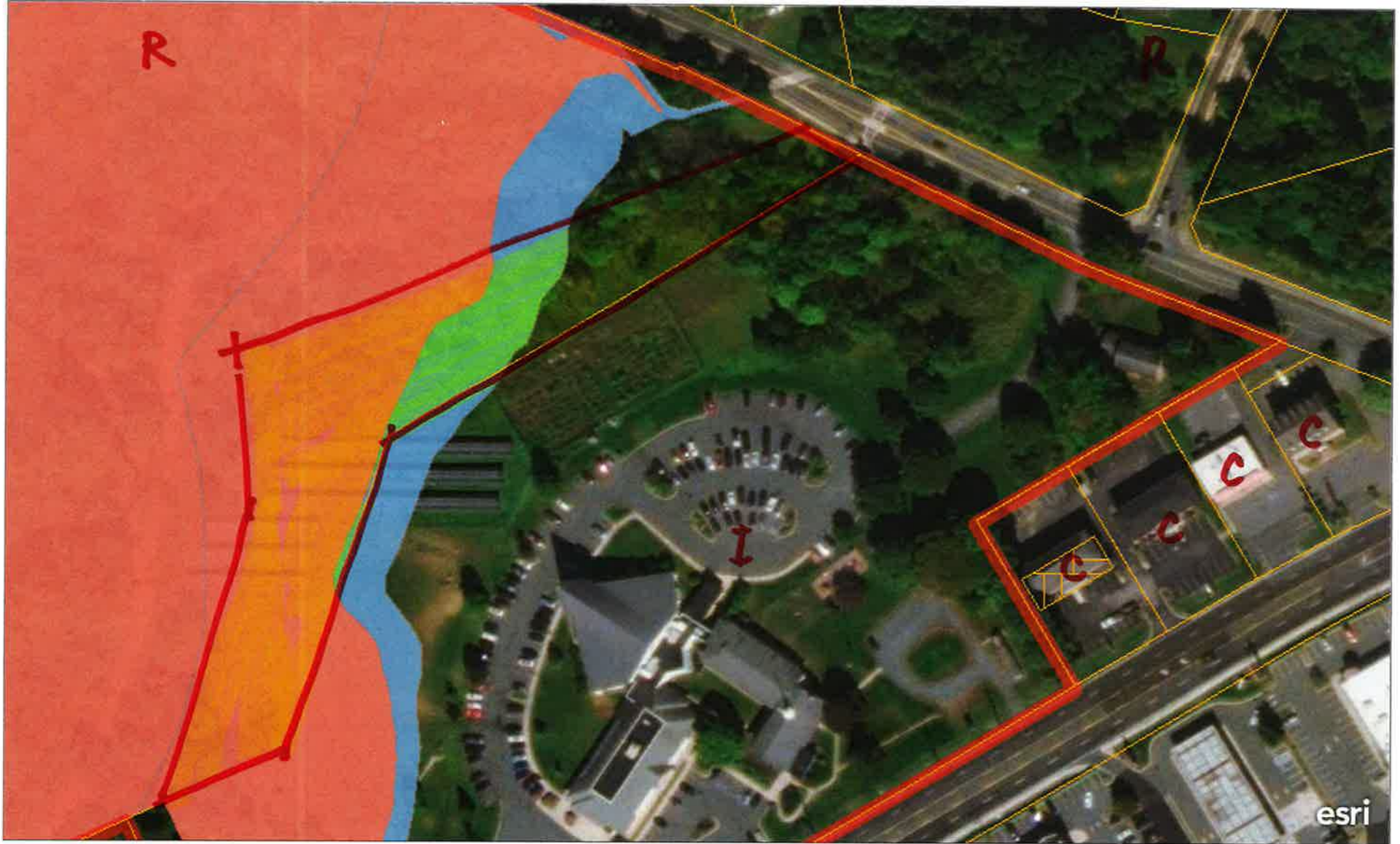
Legend



Google Earth

Image Landsat / Copernicus

In or Out of The Town of Bel Air



Searching by address you can determine if you live with in the Corporate Limits of the Town of Bel Air

1200 CHURCHVILLE RD.

#10

200ft

Maxar, Microsoft



**TOWN OF BEL AIR
2022 COMPREHENSIVE ZONING REVIEW
AUTHORIZATION LETTER
(Please Type or Print Clearly)**

Description of Property (This information may be obtained from your Tax Bill)

Property Location (street address): 1200 E. Churchville Rd., Bel Air, MD 21014
 Election District 03 Map # 49 Blk # 1D Parcel # Future Lot 1A * Tax ID # TBD - Pending subdivision
 Existing Zoning R2 Total Acreage of Parcel 3.900 AC+/- Water/Sewer: Private Public X
 Present Use and All Improvements: solar panels
 * Future Lot 1A will be rezoned to B1 and the balance of Lot 4 will remain R2

Proposed Zoning

Requested Zoning: B1 Proposed Use: solar panels
 Justification for Request (attach separate sheet if necessary): To expand the church lot to include all areas of potential use for Church, for flexibility for future development and to bring existing solar panels on Church Lot

Property Owner

Name: St. Matthew Lutheran Church Contact Person: Reverend Blaise Sedney
 Mailing Address: 1200 E. Churchville Rd., Bel Air, MD 21014
 Email: blaisesedney@aol.com Phone Number: 410-838-3178

Agent or Applicant

Name: Snee, Lutche, Helmlinger & Spielberger, P.A. Contact Person: Joseph F. Snee, Jr., Esq.
 Mailing Address: 112 S. Main St., Bel Air, MD 21014
 Email: jsnee@slhslaw.com Phone Number: 410-893-7500

I (We) certify that I am (we are) the owner(s) or authorized agent of record of this parcel of land at the time of signing this form. I recognize that, if the zoning change is granted, an adjustment in the property assessment may result.

Agent/Owner Signature: [Signature] Date 3/1/22

Signatures by corporate officials or partnerships must be that of the "Managing Member" or "President" and such title must be denoted below. All owners of record must sign.
I (We) certify that I am (we are) the owner(s) or authorized agent of record of this parcel of land at the time of signing this form. I recognize that, if the zoning change is granted, an adjustment in the property assessment may result.

ST. MATTHEW LUTHERAN CHURCH

 Property Owner

By: [Signature]
 Reverend Blaise Sedney, Authorized Person

Please Submit a Separate Form for Each Parcel of Property
 Department of Planning & Community Development
 705 E. Churchville Road • Bel Air, MD 21014 • 410-638-4540

| | |
|-------------------|--------------------|
| Date Received | <u>3/8/22</u> |
| Planning Official | <u>[Signature]</u> |



PURPOSE STATEMENT

THIS PLAT CONSISTS OF TWO SHEETS, ALL NOTES, CONDITIONS, RESTRICTIONS, ETC. WHICH APPEAR ON THIS SHEET SHALL ALSO APPLY TO REVISED FINAL PLAT - SHEET 1 OF 2, INTENDED TO BE RECORDED CONTEMPORANEOUSLY WITH THIS PLAT. REVISED FINAL PLAT - SHEET 1 OF 2 IS NECESSARY TO MAKE THIS PLAT COMPLETE.

THIS PLAT, TOGETHER WITH REVISED FINAL PLAT - SHEET 1 OF 2, SUPERSEDES THE PLATS ENTITLED FINAL PLAT - SHEETS 1 AND 2, REVISED FINAL PLAT - SUBDIVISION OF LOT 1 - ST. MATTHEW LUTHERAN CHURCH OF BEL AIR, MARYLAND AS RECORDED AMONG THE LAND RECORDS OF HARFORD COUNTY IN PLAT BOOK J.A.R. 201 FOLIOS 46 AND 47 INsofar AS TO REVERSE THE FOREST RETENTION AREA, REVISE THE WETLANDS, TO REVISE THE FLOOD PLAN AND FLOODWAY AND TO CREATE LOT 1A AS SHOWN HEREON.

AREA TABULATION

TOTAL SITE AREA = 38.888 AC±
 PROPOSED ROAD IMPROVEMENT RIGHT-OF-WAY = 0.00 AC±
 NET LOT AREA = 38.888 AC±

SUBDIVISION DATA

TOTAL NUMBER OF LOTS: 3
 * INDICATES LOT NUMBER
 #1300 - INDICATES HOUSE NUMBER
 DEED REFERENCE: GRC 636/248, HOC 1125/864, HOC 1158/591,
 HOC 1225/979 & COH 2219/312
 PRESENT ZONING: R-2 & B-1
 TAX MAP NO. 49 PARCEL NO. 45

THE USE OF THE COMMUNITY SEWER IS IN CONFORMANCE WITH THE HARFORD COUNTY MASTER PLAN

Jan. C. Nobles LEHS
 HEALTH OFFICER

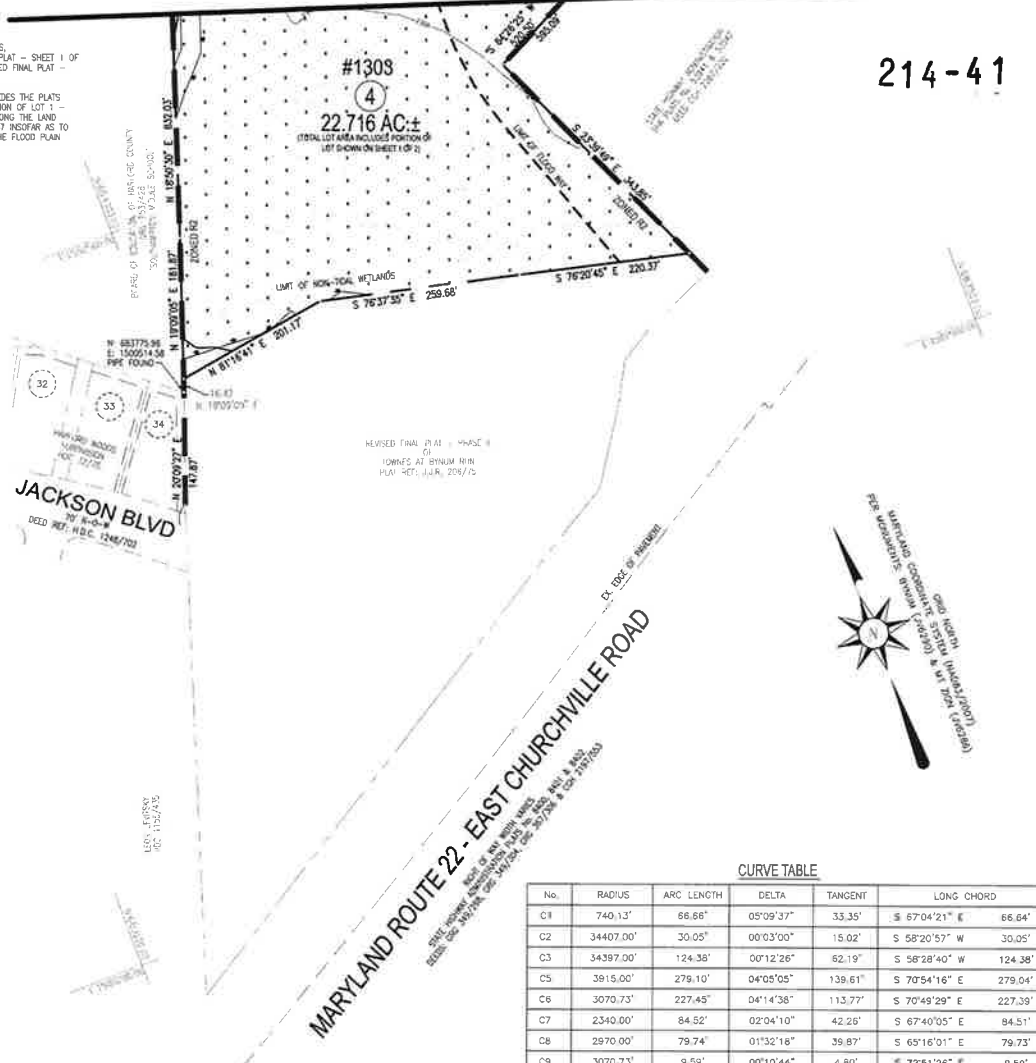
PUBLIC SEWER FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE

Paul B. [Signature]
 OWNER

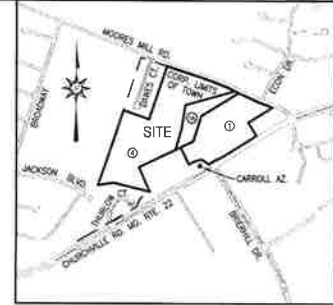
OWNER

ST. MATTHEW LUTHERAN CHURCH
 OF BEL AIR, MARYLAND
 #1200 E. CHURCHVILLE ROAD
 BEL AIR, MD 21014

MATCH LINE - SEE FINAL PLAT - SHEET 1 OF 2 WHICH IS NECESSARY TO MAKE THIS PLAT COMPLETE AND VALID



214-41



VICINITY MAP

NOTES

THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR ABSTRACT

EXISTING AND PROPOSED USE OF LOT 1: INSTITUTIONAL; HOUSE OF WORSHIP
 PROPOSED USE OF LOT 4: OPEN SPACE

SOME OF THE STRUCTURES ON THIS LOT MAY BE NONCONFORMING TO PRESENT ZONING AND/OR HEALTH DEPARTMENT REGULATIONS. ANY FUTURE CONSTRUCTION MUST MEET ALL APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF SUCH CONSTRUCTION.

MINIMUM BUILDING SETBACK LINES ARE ESTABLISHED BY THE TOWN OF BEL AIR DEVELOPMENT REGULATIONS, AND MAY VARY OR BE MODIFIED IN ACCORDANCE WITH THE INTERPRETATION OF THE PROVISIONS OF THE CODE.

A PORTION OF THIS LOT LIES WITHIN THE 100 YEAR FLOOD PLAIN (ZONE AE) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 2402500162 E, EFFECTIVE DATE APRIL 19, 2016.

FLOOD HAZARD AREAS OF THE COUNTY MAY BE SUBJECT TO PERIODIC FLOODING IMPROVEMENTS OF ALL TYPES ON PROPERTIES ON WHICH FLOOD PLANS ARE LOCATED MUST BE IN ACCORDANCE WITH CHAPTER 165, SECTION 9, PARAGRAPHS 165-46 OF THE TOWN OF BEL AIR DEVELOPMENT REGULATIONS AND ANY AMENDMENTS THERETO AND ALL OTHER APPLICABLE REGULATIONS.

DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION TO BE APPROVED BY THE TOWN OF BEL AIR DEPARTMENT OF PUBLIC WORKS FOR DRIVEWAY ENTRANCES FRONTING ON TOWN HIGHWAYS.

DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION TO BE APPROVED BY THE STATE HIGHWAY ADMINISTRATION FOR DRIVEWAY ENTRANCES FRONTING ON STATE HIGHWAYS.

DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION TO BE APPROVED BY THE HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS FOR DRIVEWAY ENTRANCES FRONTING ON COUNTY ROADS.

THIS SUBDIVISION MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRIC DISTRIBUTION AND TELEPHONE SERVICES.

ACCESS TO ALL STORMWATER MANAGEMENT PRACTICES INCLUDING ONES THAT ARE ON PRIVATE PROPERTY SHALL BE MADE AVAILABLE TO TOWN OF BEL AIR AT ALL TIMES DURING CONSTRUCTION AND FOR INSPECTIONS AFTER CONSTRUCTION IS COMPLETE.

MAINTENANCE OF ALL STORMWATER FACILITIES (ONCE AS-BUILT DRAWINGS ARE APPROVED) IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. IF AN YEAR DOES NOT EXIST OR IS DISSOLVED THE MAINTENANCE OF THE FACILITIES WILL BE THE RESPONSIBILITY OF EACH LOT SERVICED BY THE SWM FACILITIES.

THE FOREST RETENTION AREA HEREON WILL BE PROTECTED BY AN EASEMENT DOCUMENT TO BE RECORDED CONCURRENTLY WITH THIS PLAT.

□ DENOTES FOREST RETENTION AREA

□ DENOTES NON-TOTAL WETLANDS

GRAPHIC SCALE



CURVE TABLE

| No. | RADIUS | ARC LENGTH | DELTA | TANGENT | LONG CHORD |
|-----|-----------|------------|-----------|---------|-----------------------|
| C1 | 740.13' | 66.66' | 05°09'37" | 33.35' | S 67°04'21" E 66.64' |
| C2 | 34407.00' | 30.05' | 00°03'00" | 15.02' | S 58°20'57" W 30.05' |
| C3 | 54397.00' | 124.36' | 00°12'26" | 62.19' | S 58°28'40" W 124.36' |
| C5 | 3915.00' | 279.10' | 04°05'05" | 139.61' | S 70°54'16" E 279.04' |
| C6 | 3070.73' | 227.45' | 04°14'36" | 113.77' | S 70°49'29" E 227.39' |
| C7 | 2340.00' | 84.52' | 02°04'10" | 42.26' | S 67°40'05" E 84.51' |
| C8 | 2970.00' | 79.74' | 01°32'18" | 39.87' | S 65°16'01" E 79.73' |
| C9 | 3070.73' | 9.59' | 00°10'44" | 4.80' | S 72°51'26" E 9.59' |

OWNER'S CERTIFICATE

THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFIES THAT TO THE BEST OF HIS/HER KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-103 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF MARKERS.

Paul B. [Signature] 3/18/22 DATE
 PRESIDENT
 ST. MATTHEW LUTHERAN CHURCH OF BEL AIR, MARYLAND

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF MARYLAND DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THE PLAT AND THAT THE LAND SHOWN ON THE PLAT HAS BEEN Laid OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-103 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

Joseph Thompson 3-18-2022 DATE
 JOSEPH THOMPSON
 PROFESSIONAL LAND SURVEYOR #21028 EXP. 3-20-2024

APPROVED:

Jan. C. Nobles LEHS 4/5/2022 DATE
 CHIEF, BEL AIR PLANNING COMMISSION

APPROVED:

W.D. [Signature] 4/5/2022 DATE
 DIR., DEPARTMENT OF PUBLIC WORKS

APPROVED:

W.D. [Signature] 4/5/2022 DATE
 DIR., DEPARTMENT OF PLANNING

SURVEYOR'S SEAL



Rec'd for Record 4-8-2022
 at 9:26 o'clock A M Same
 day recorded in Liber. J.R.
 No. 214 Folio 41 one of the
PLAT Records of Harford
 Co., Md, and examined per
 James Reilly, Clerk

2ND REVISED FINAL PLAT - SHEET 2 OF 2

SUBDIVISION OF LOT 4
 LOTS 1, 1A & 4

**ST. MATTHEW LUTHERAN CHURCH
 OF BEL AIR, MARYLAND**

ELECTION DISTRICT No.3 HARFORD COUNTY, MARYLAND

JOSEPH THOMPSON
THOMPSON & ASSOCIATES, LLC
 Land Surveying & Engineering

402 N. HICKORY AVENUE, SUITE B
 BEL AIR, MARYLAND 21014
 (410) 803-0696

DRAWN BY: JTV/MAW

DATE: 2-3-2022

CHECKED BY: JCT

JOB NO.: 3720

www.thompsonassociatesllc.com

**PLANNING COMMISSION REPORT
COMPREHENSIVE REZONING
TOWN OF BEL AIR**

To: BOARD OF TOWN COMMISSIONERS

Prepared by: Kevin Small, AICP, RLA
Director of Planning & Community Development

Date: April 13, 2022

Hearing Date: May 2, 2022

Issue No: 11

| | |
|------------|---------------------------------------|
| Applicant: | MDP Limited Liability Ltd Partnership |
|------------|---------------------------------------|

| | |
|--------------------|------------------------|
| Property Location: | 109 E Churchville Road |
|--------------------|------------------------|

| | |
|--------------------|--------------------------|
| Lot/Building Size: | 0.58 Acre / no structure |
|--------------------|--------------------------|

| | |
|----------------------------------|---|
| Property Owner (representative): | MDP Ltd Liability Ltd Pship (Brad Stover) |
|----------------------------------|---|

| | |
|-------------------|---|
| Requested Action: | Rezone R-O Residential Office to B-2A Central Business Gateway |
|-------------------|---|

| | |
|-----------------------|---|
| Property Description: | 109 E CHURCHVILLE ROAD Lot Size: 25,116 square feet Map No.: 0301 Parcel No.: 1309 Existing Land Use: Parking Comp Plan: Mixed Use |
|-----------------------|---|

| | |
|-----------------|--|
| Zoning History: | This property has been zoned R-O since 1990. Prior to that it was zoned R2 Medium Density Residential. |
|-----------------|--|

Population Change:

The neighborhood has remained stable for many years accommodating a mixture of residential and office uses. The most recent change is the establishment of a parking lot on the subject property to service the adjacent use. No other recent changes to population have been noted.

Availability of Public Facilities:

Ambulance, Fire and Police services are available to the area. The properties are serviced by MD American Water Company and the Town sewer system.

Present & Future Transportation Patterns:

The property is serviced by a state road (WB MD Route 22, E. Churchville Road) and has frontage along Maitland Street (town road). Access to the existing parking lot is obtained from E. Churchville Road through an existing curb cut. The State recently improved the sidewalk along E. Churchville Road along with the intersection of E. Churchville Road and Maitland Street/Hickory Avenue. MD Route 22 is a state road and is considered a principal urban arterial. There are several existing private driveway access points along this section which are not desired on such a road. The abundance of these driveways creates problems with through traffic. Access from a side road is preferred.

Compatibility of Existing and Proposed Development for the Area:

The neighborhood is a mixture of office, institutional and residential uses. The properties located to the east have maintained low intensity office uses within the existing structures for several decades. Some properties still appear to provide for a residential use; however, most properties accommodate offices. Maitland Street in this area is the effective limit of more intense development associated with downtown. This informal limit is related to use and based on appearance. The Bel Air Volunteer Fire Company is one of the few large structures in the area east of Maitland/Hickory.

Relationship of Rezoning to Comprehensive Plan:

Area is currently shown as Mixed Use in the Comprehensive Plan.

Staff Analysis

Transition from residential to professional/business/personal services within the area between WB MD Route 22 (E. Churchville Road) and EB MD Route 22 (Fulford Avenue) has been accommodated for most properties. The proposed rezoning to B-2A District will encourage development of retail uses which are not common for this area. The proposed zoning will allow for greater building height and reduced building setbacks.

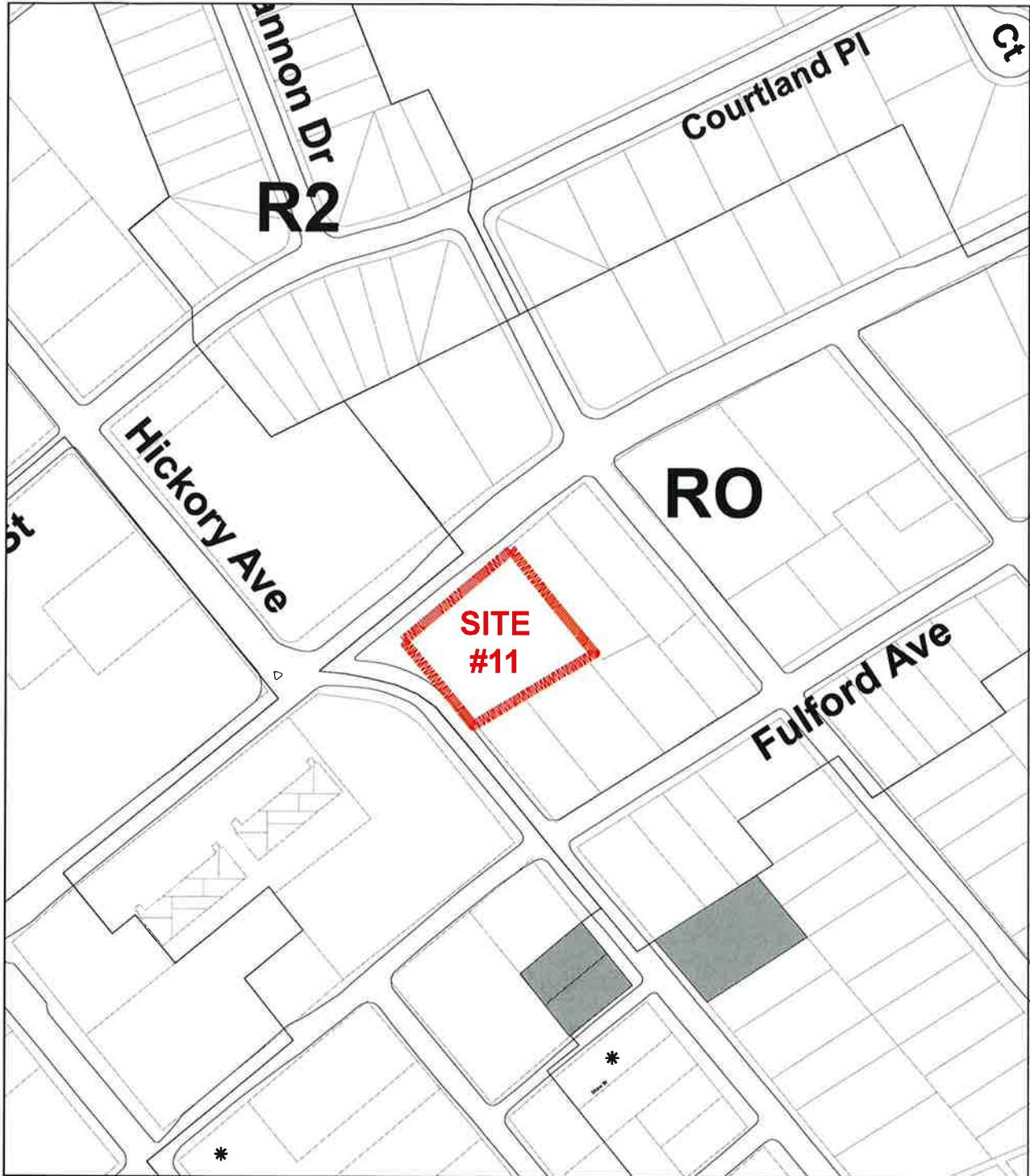
B-2A zoning will allow Beauty/Barber Services, Convenience Store, General Merchandise, Medical Lab, and most retail as permitted by right. Furthermore, specific retail uses including a Shopping Center and Liquor Store will be permitted by special development or special exception with performance standards as required by the specific use. Limitations to parking, architecture, signage, lighting, and site design typically associated with R-O will be allowed greater flexibility when new development is proposed under B-2A.

Planning Commission Recommendation

The Planning Commission recommends rezoning of this property from R-O Residential Office to B-2A Central Business Gateway District.

Official Town Zoning Map Excerpt - Request #11

109 E. Churchville Road



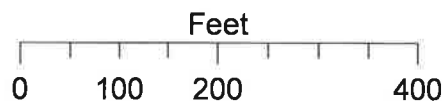
Legend

- R-1 Low Density Residential
- R-2 Medium Density Residential
- R-3 High Density Residential
- R-O Residential Office
- B-1 Limited Business
- B-2 Central Business
- B-2A Central Business Gateway
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- Historic Designation



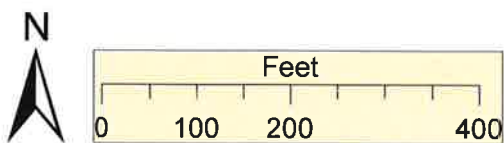
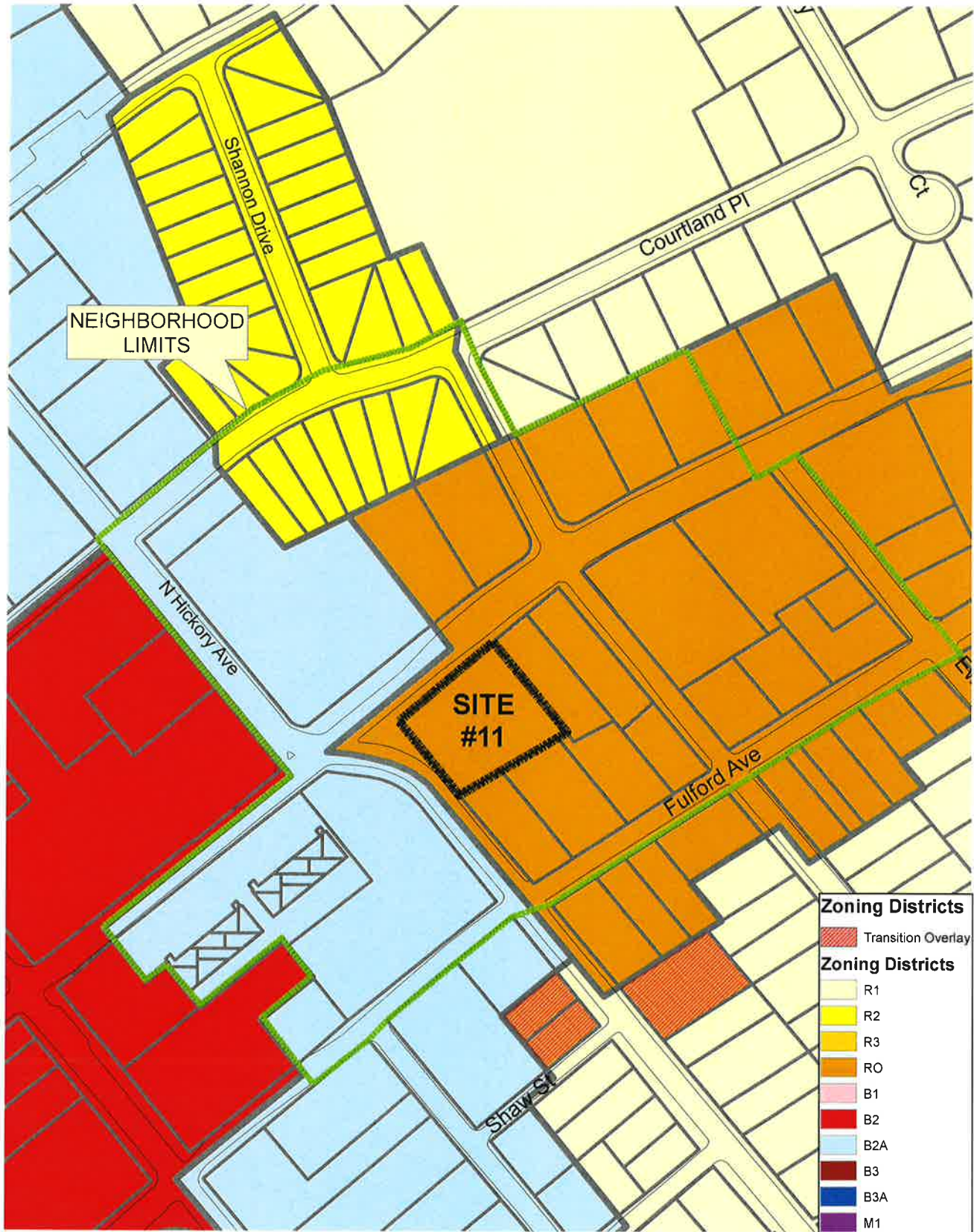
This map represents the Official Town of Bel Air Zoning and Historic Preservation Map pursuant to Ordinance No. 778-16 adopted November 7, 2016 and enacted November 28, 2016. The original map is on file at the Town Planning Office.

| Amendment | Location | Description | Date |
|--------------------|----------------------|----------------------|------------|
| Resolution 1083-17 | 122 W. Gordon Street | Historic Designation | 03/06/2017 |



Town of Bel Air - Comprehensive Rezoning 2022

Request #11 - 109 E. Churchville Road



109 Churchville Rd

Write a description for your map.

Legend



Google Earth

80 ft

In or Out of The Town of Bel Air



Searching by address you can determine if you live with in the Corporate Limits of the Town of Bel Air

109 E. CHURCHVILLE RD

11

200ft
Maxar, Microsoft



11

**TOWN OF BEL AIR
2022 COMPREHENSIVE ZONING REVIEW
AUTHORIZATION LETTER
(Please Type or Print Clearly)**

Description of Property (This information may be obtained from your Tax Bill)

Property Location (street address): 109 E. Churchville Road, Bel Air, MD 21014
 Election District 03 Map # 301 Blk # _____ Parcel # 1309 Tax ID # 03-016471
 Existing Zoning RO Total Acreage of Parcel 25,116 SF Water/Sewer: Private _____ Public X
 Present Use and All Improvements: Vacant lot

Proposed Zoning

Requested Zoning: B2A Proposed Use: Potential office / retail development.
 Justification for Request (attach separate sheet if necessary): Please see attached.

Property Owner

Name: MDP Limited Liability Limited Partnership Contact Person: Phillip A. Miller
 Mailing Address: 1105 Janice Court, Joppa, MD 21085
 Email: phil@abfloorsinc.com Phone Number: 410371 9773

Agent or Applicant

Name: Bradley R. Stover, Esquire Contact Person: Bradley R. Stover, Esquire
 Mailing Address: Robinson & Stover, LLC, 4685 Millennium Drive, Belcamp, Maryland 21017
 Email: bstover@robinsonstover.com Phone Number: 443-371-7248

I (We) certify that I am (we are) the owner(s) or authorized agent of record of this parcel of land at the time of signing this form. I recognize that, if the zoning change is granted, an adjustment in the property assessment may result.

Agent/Owner Signature: *Phillip A Miller* Date 12/14/22

Signatures by corporate officials or partnerships must be that of the "Managing Member" or "President" and such title must be denoted below. All owners of record must sign.

I (We) certify that I am (we are) the owner(s) or authorized agent of record of this parcel of land at the time of signing this form. I recognize that, if the zoning change is granted, an adjustment in the property assessment may result.

Phillip A Miller
 Property Owner
Danice D Miller
 Property Owner

 Property Owner

Phillip A Miller PTO.
 Printed Name & Title
Danice D Miller PTO.
 Printed Name & Title

 Printed Name & Title

Please Submit a Separate Form for Each Parcel of Property
 Department of Planning & Community Development
 705 E. Churchville Road • Bel Air, MD 21014 • 410-638-4540

Date Received 4/14/22 P. 200
 Planning Official *[Signature]*

JUSTIFICATION FOR 109 E. CHURCHVILLE REZONING

The subject property owner seeks to rezone the subject property from RO to B2-A. The subject property is currently unimproved, but is located in a block that is utilized almost exclusively for retail and office. The requested zoning would be more consistent with the surrounding uses, and further, given the size of the subject property, would be more appropriate for a larger scale office or retail use than that which is permitted under the RO zoning.

109 E. Churchville Road, Bel Air, MD 21014
(Parking lot next the building that houses The Flanders Group)



[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 03 Account Number - 016471

Owner Information

Owner Name: MDP LIMITED LIABILITY LIMITED **Use:** COMMERCIAL/RESIDENTIAL
 PARTNERSHIP **Principal Residence:** NO
Mailing Address: 1105 JANICE CT **Deed Reference:** /06755/ 00001
 JOPPA MD 21085-1114

Location & Structure Information

Premises Address: 109 E CHURCHVILLE RD **Legal Description:** LOT 161X164 AV
 BEL AIR 21014-0000 109 E CHURCHVILLE ROAD
 BEL AIR

| Map: | Grid: | Parcel: | Neighborhood: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No: |
|------|-------|---------|---------------|--------------|----------|--------|------|------------------|----------|
| 0301 | 0000 | 1309 | 30000.13 | 0000 | | | | 2020 | |

Town: BEL AIR

| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use |
|-------------------------|-------------------------|------------------------|--------------------|------------|
| | | | 25,116 SF | |

| Stories | Basement | Type | Exterior | Quality | Full/Half Bath | Garage | Last Notice of Major Improvements |
|---------|----------|------|----------|---------|----------------|--------|-----------------------------------|
| | | | | | | | |

Value Information

| | Base Value | Value | Phase-in Assessments | |
|---------------------------|------------|------------|----------------------|------------|
| | | As of | As of | As of |
| | | 01/01/2020 | 07/01/2021 | 07/01/2022 |
| Land: | 240,800 | 240,800 | | |
| Improvements | 30,700 | 36,600 | | |
| Total: | 271,500 | 277,400 | 275,433 | 277,400 |
| Preferential Land: | 0 | 0 | | |

Transfer Information

| | | |
|--|-----------------------------|-------------------------|
| Seller: MYERS ENTERPRISES LLC | Date: 05/22/2006 | Price: \$456,000 |
| Type: ARMS LENGTH VACANT | Deed1: /06755/ 00001 | Deed2: |
| Seller: WELLS GWENDOLYN M ET AL | Date: 09/25/2002 | Price: \$332,000 |
| Type: ARMS LENGTH VACANT | Deed1: /04145/ 00085 | Deed2: |
| Seller: MAREK CHARLES B | Date: 11/23/1992 | Price: \$0 |
| Type: NON-ARMS LENGTH OTHER | Deed1: /01889/ 00597 | Deed2: |

Exemption Information

| Partial Exempt Assessments: | Class | | |
|-----------------------------|-------|------------|------------|
| County: | 000 | 07/01/2021 | 07/01/2022 |
| State: | 000 | 0.00 | |
| Municipal: | 000 | 0.00 0.00 | 0.00 0.00 |

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

HARFORD COUNTY CIRCUIT COURT (Land Records) JJR 6755, p. 0005, MSA_CE54_6642. Date available 06/16/2006. Printed 03/31/2022.

IMP FD SURE \$ 20.00
RECORDING FEE 20.00
RECORDATION T 4,910.40

221 Maitland Street
Property Tax ID #03-001881

THIS DEED, Made this 15th day of May in the year two thousand six by and between MYERS ENTERPRISES, LLC, a Maryland Limited Liability Company, Grantor, party of the first part, and PHILLIP A. MILLER and DENISE D. MILLER, husband and wife, Grantees, parties of the second part.

TR TAX STATE 3,720.00

WITNESSETH, That in consideration of the sum of Seven Hundred Forty-Four Thousand Dollars (\$744,000.00), this day paid, the receipt whereof is hereby acknowledged, the said MYERS ENTERPRISES, LLC, a Maryland Limited Liability Company does grant and convey unto the said PHILLIP A. MILLER and DENISE D. MILLER, husband and wife, as tenants by the entireties, their assigns, the survivor of them, and the personal representatives and assigns of the survivor, in fee simple, all that parcel of ground situate, lying, and being in Harford County, State of Maryland, and described as follows, that is to say:

TOTAL 8,670.40
Res# HA03 Rcpt # 15370

ALL that lot or parcel of land situate and lying in the Town of Bel Air in the Third Election District of Harford County, State of Maryland, and more particularly described as follows:

JJR TER Blk # 3465

BEING that lot or parcel of ground situate, lying and being in the Third Election District of Harford County, Maryland, in the Town of Bel Air, being known and designated as and being Lots Nos. 2 and 4, and the westerly four feet of Lot No. 6 in Block A, as shown on a Plat entitled "Subdivision of Fulford Place", which Plat is recorded among the Land Records of Harford County in Liber D.G.W. No. 178, Folio 64. The improvements thereon being known as No. 221 Maitland Street, also sometimes known as 21 Maitland Street.

MAY 27 2006 01:49 PM

BEING the same lot of ground which by Deed dated September 19, 2002 and recorded among the Land Records of Harford County in Liber 4145, Folio 88 was granted and conveyed by Tri-Kaze Property Management, LLP unto Myers Enterprises, LLC, the grantor herein, in fee simple.

TOGETHER WITH the buildings and improvements thereupon erected, made, or being and all and every the rights, alleys, ways, waters, privileges, appurtenances, and advantages to the same belonging or anywise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances, and advantages thereto belonging or appertaining unto and to the proper use and

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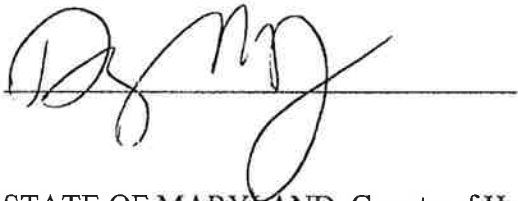
benefit of the said **PHILLIP A. MILLER and DENISE D. MILLER**, husband and wife, as tenants by the entireties, their assigns, the survivor of them, and the personal representatives and assigns of the survivor, in fee simple.

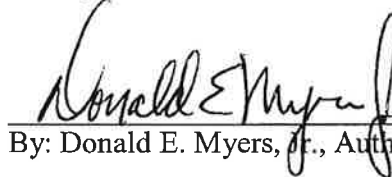
AND the said party of the first part hereby covenants that it has not done or suffered to be done any act, matter, or thing whatsoever to encumber the property hereby conveyed, that it will warrant specially the property granted, and that it will execute such further assurances of the same as may be requisite.

AS WITNESS the signature of the said Grantor.

WITNESS:

MYERS ENTERPRISES, LLC
a Maryland Limited Liability Company




 (SEAL)
By: Donald E. Myers, Jr., Authorized Member

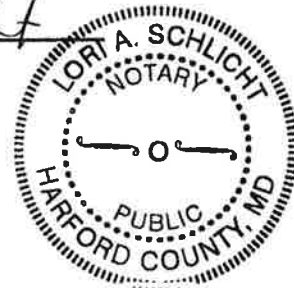
STATE OF MARYLAND, County of Harford, to wit:

I HEREBY CERTIFY, that on this 15th day of May, 2006 before me, the undersigned, a Notary Public of the jurisdiction aforesaid, duly qualified and commissioned as such, personally appeared DONALD E. MYERS, JR., Authorized Member of MYERS ENTERPRISES, LLC, A Maryland Limited Liability Company, whose name is subscribed to the within instrument and acknowledged that, being authorized to do so, he executed the foregoing instrument in the capacity therein stated and for the purposes therein contained, intending same to be the duly authorized and legally binding action of MYERS ENTERPRISES, LLC.

IN WITNESS WHEREOF, I hereunto set my hand and official seal on the day and year first above mentioned.


Notary Public

My Commission Expires: 8/1/09



ATTORNEY'S CERTIFICATION

This is to certify that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.



DOUGLAS L. BURGESS

RETURN TO:
Lori Schlicht, Legal Assistant
Nolan, Plumhoff & Williams, Chartered
502 Washington Avenue, Suite 700
Towson, Maryland 2120
(File No. 9392-1)

HARFORD COUNTY MARYLAND
TRANSFER TAX PD \$ 7110.0000
ALL OTHER TAXES PAID SHAW

PROPERTY PRESENTLY NOT ON WATER
& SEWER SYSTEM PER: OK
DATE: SHAW HARFORD COUNTY

ALL MUNICIPAL TAXES
AND CHARGES PAID
ABERDEEN: _____
BEL AIR: OK SHAW
HdeG: _____

**PLANNING COMMISSION REPORT
COMPREHENSIVE REZONING
TOWN OF BEL AIR**

To: BOARD OF TOWN COMMISSIONERS

Prepared by: Kevin Small, AICP, RLA
Director of Planning & Community Development

Date: April 13, 2022

Hearing Date: May 2, 2022

Issue No: 12

| | |
|------------|--------------------------------------|
| Applicant: | Phillip A. Miller & Denise D. Miller |
|------------|--------------------------------------|

| | |
|--------------------|---------------------|
| Property Location: | 221 Maitland Street |
|--------------------|---------------------|

| | |
|--------------------|--------------------------------|
| Lot/Building Size: | 0.18 Acre / 4,350 sf structure |
|--------------------|--------------------------------|

| | |
|----------------------------------|---------------------------------------|
| Property Owner (representative): | Phillip & Denise Miller (Brad Stover) |
|----------------------------------|---------------------------------------|

| | |
|-------------------|---|
| Requested Action: | Rezone R-O Residential Office to B-2A Central Business Gateway |
|-------------------|---|

| | |
|-----------------------|--|
| Property Description: | 221 MAITLAND STREET Lot Size: 8,026 square feet Map No.: 0301 Parcel No.: 1304 Existing Land Use: Office Comp Plan: Mixed Use |
|-----------------------|--|

| | |
|-----------------|--|
| Zoning History: | This property has been zoned R-O since 1983. Prior to that it was zoned R2 Medium Density Residential. |
|-----------------|--|

Population Change:

The neighborhood has remained stable for many years accommodating a mixture of residential and office uses. The most recent change is the establishment of a parking lot on the adjacent property to service the existing use on the subject property. No other recent changes to population have been noted.

Availability of Public Facilities:

Ambulance, Fire and Police services are available to the area. The properties are serviced by MD American Water Company and the Town sewer system.

Present & Future Transportation Patterns:

The property is serviced by a town road (Maitland Street) and has frontage along a state road (EB MD Route 22, Fulford Avenue). Access is obtained from Maitland Street through an existing curb cut to a small parking lot. The State recently improved the sidewalk along E. Churchville Road and the intersection of E. Churchville Road and Maitland Street/Hickory Avenue. MD Route 22 is a state road and is considered a principal urban arterial although there are several existing private driveway access points which are not desired on such a road.

Compatibility of Existing and Proposed Development for the Area:

The neighborhood is a mixture of office, institutional and residential uses. The properties located to the east and south have maintained low intensity offices uses within existing structures for several decades. Some properties still appear to provide for a residential use; however, most properties accommodate office uses. Maitland Street in this area is the effective limit of more intense development associated with downtown. This edge is related to use and general appearance. The Bel Air Volunteer Fire Company is one of the few large structures east of Maitland/Hickory.

Relationship of Rezoning to Comprehensive Plan:

Area is currently shown as Mixed Use in the Comprehensive Plan.

Staff Analysis

Transition from residential to professional/business/personal services within the area between WB MD Route 22 (E. Churchville Road) and EB MD Route 22 (Fulford Avenue) has been accommodated for most properties. The proposed rezoning to B-2A District will encourage development of retail uses which are not common for this area. The proposed zoning will allow for greater building height and reduced building setbacks.

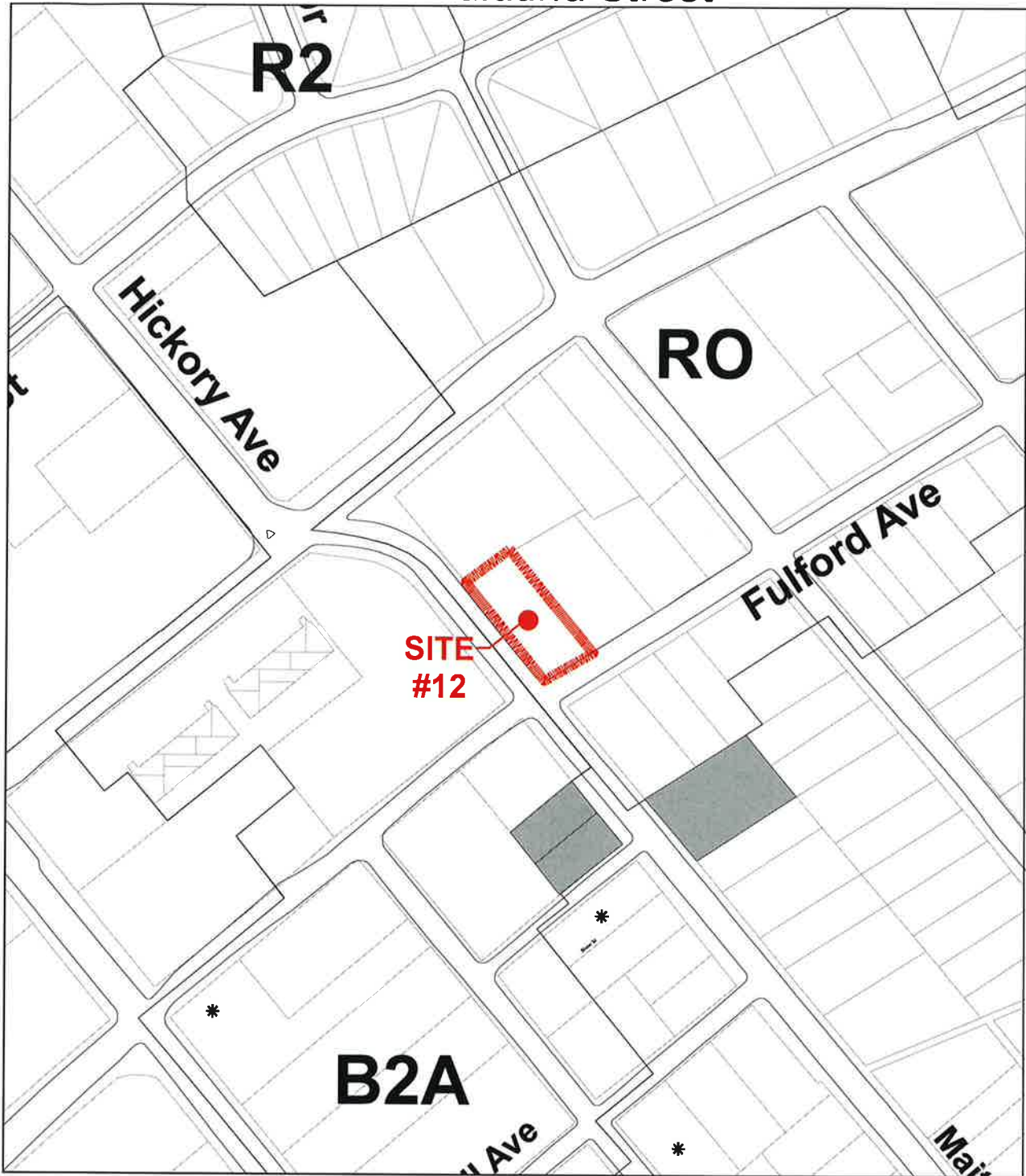
B-2A zoning will allow Beauty/Barber Services, Convenience Store, General Merchandise, Medical Lab, and most other retail as permitted by right. Furthermore, specific retail uses including a Shopping Center and Liquor Store can be permitted by special development or special exception with performance standards as required by the specific use. Limitations to parking, architecture, signage, lighting, and site design typically associated with R-O will be allowed greater flexibility when new development is proposed under the proposed zoning.



Planning Commission Recommendation

The Planning Commission recommends rezoning of this property from R-O Residential Office to B-2A Central Business Gateway District.

Official Town Zoning Map Excerpt - Request #12

221 Maitland Street

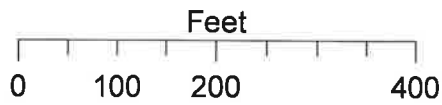


| Legend | |
|---|----------------------------|
| R-1 | Low Density Residential |
| R-2 | Medium Density Residential |
| R-3 | High Density Residential |
| R-O | Residential Office |
| B-1 | Limited Business |
| B-2 | Central Business |
| B-2A | Central Business Gateway |
| B-3 | General Business |
| B-3A | General Business Gateway |
| M-1 | Industrial |
|  | Transition Overlay |
|  | Historic Designation |



This map represents the Official Town of Bel Air Zoning and Historic Preservation Map pursuant to Ordinance No. 778-16 adopted November 7, 2016 and enacted November 28, 2016. The original map is on file at the Town Planning Office.

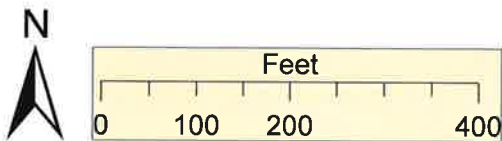
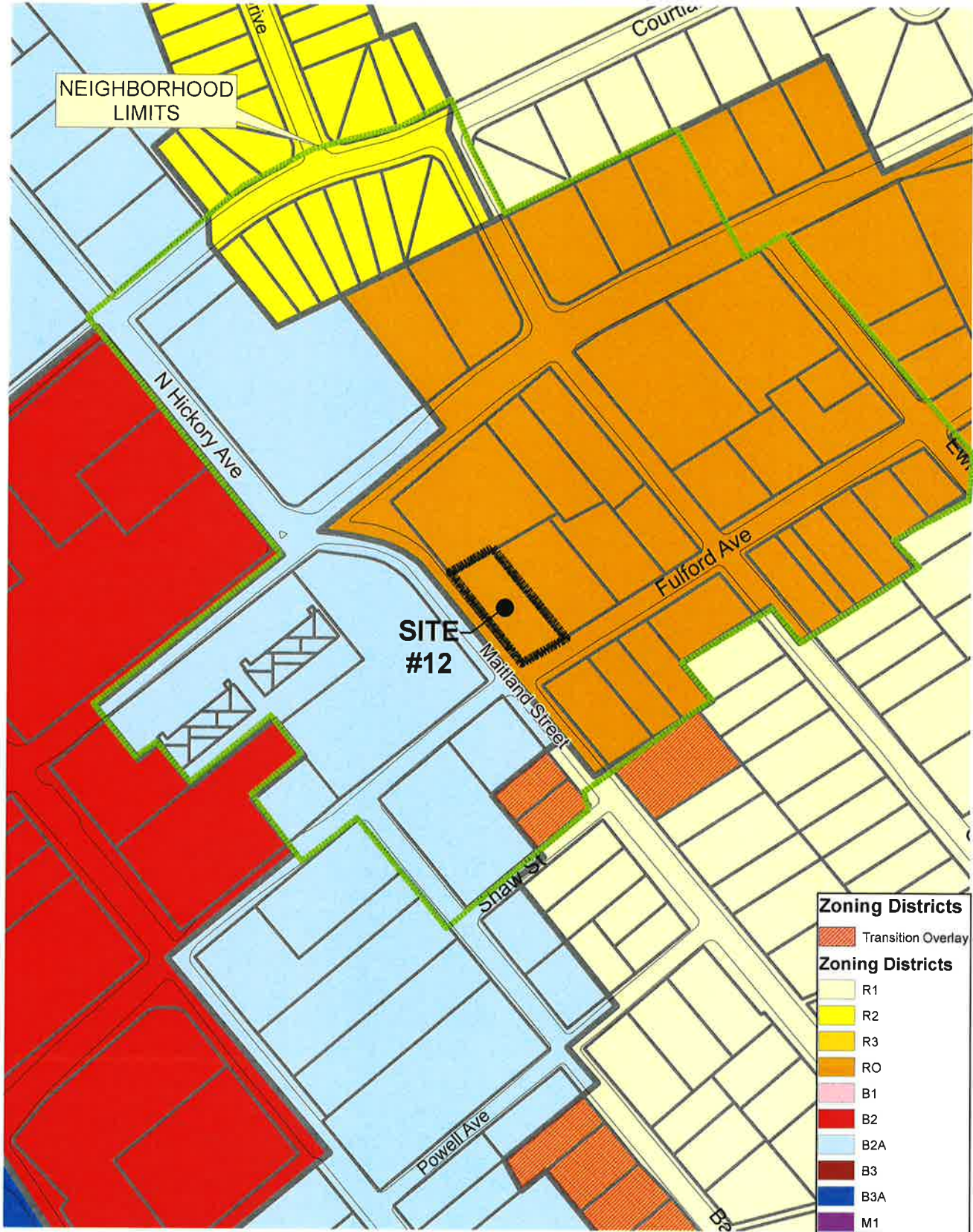
| Amendment | Location | Description | Date |
|--------------------|----------------------|----------------------|------------|
| Resolution 1083-17 | 122 W. Gordon Street | Historic Designation | 03/06/2017 |



Print Date: 03/29/2022
 Document Name: EX1_2017 Zoning Map 221 Maitland

Town of Bel Air - Comprehensive Rezoning 2022

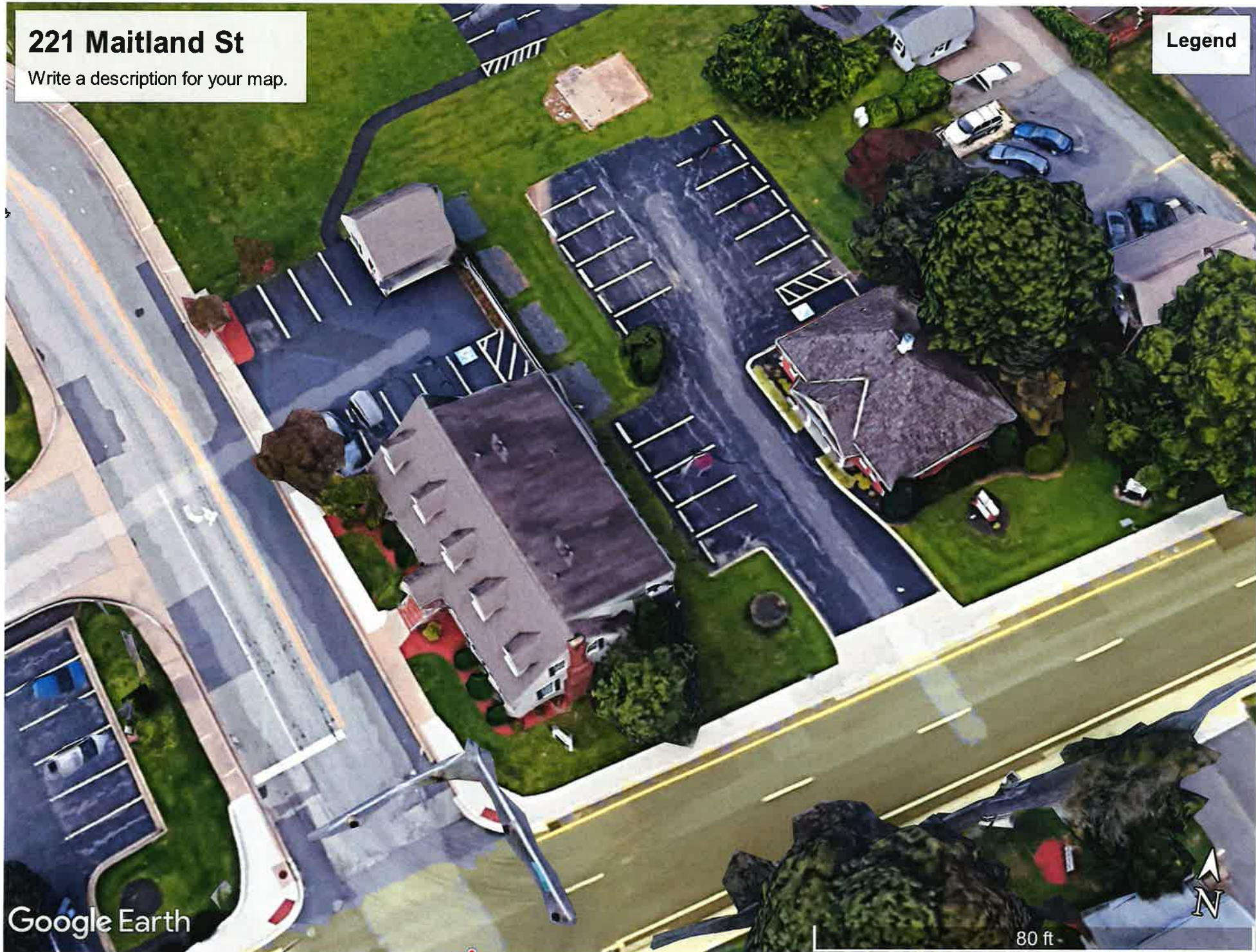
Request #12- 221 Maitland Street



221 Maitland St

Write a description for your map.

Legend



Google Earth

80 ft

In or Out of The Town of Bel Air



Searching by address you can determine if you live with in the Corporate Limits of the Town of Bel Air

221 MAITLAND ST

#12 200ft
Maxar, Microsoft



TOWN OF BEL AIR
2022 COMPREHENSIVE ZONING REVIEW
AUTHORIZATION LETTER
(Please Type or Print Clearly)

#12

Description of Property (This information may be obtained from your Tax Bill)

Property Location (street address): 221 Maitland Street, Bel Air, MD 21014
Election District 03 Map # 301 Blk # A Parcel # 1304 Tax ID # 03-001881
Existing Zoning RO Total Acreage of Parcel 8,026 SF Water/Sewer: Private Public
Present Use and All Improvements: Improved - Office Building

Proposed Zoning

Requested Zoning: B2A Proposed Use: Existing Office Building
Justification for Request (attach separate sheet if necessary): Please see attached.

Property Owner

Name: Phillip A. Miller and Denise D. Miller Contact Person: Phillip A. Miller
Mailing Address: 1105 Janice Court, Joppa, MD 21085
Email _____ Phone Number: _____

Agent or Applicant

Name: Bradley R. Stover, Esquire Contact Person: Bradley R. Stover, Esquire
Mailing Address: Robinson & Stover, LLC, 4685 Millennium Drive, Belcamp, Maryland 21017
Email bstover@robinsonstover.com Phone Number: 443-371-7248

I (We) certify that I am (we are) the owner(s) or authorized agent of record of this parcel of land at the time of signing this form. I recognize that, if the zoning change is granted, an adjustment in the property assessment may result.

Agent/Owner Signature: *Phillip A. Miller* Date 4/4/22

Signatures by corporate officials or partnerships must be that of the "Managing Member" or "President" and such title must be denoted below. All owners of record must sign.

I (We) certify that I am (we are) the owner(s) or authorized agent of record of this parcel of land at the time of signing this form. I recognize that, if the zoning change is granted, an adjustment in the property assessment may result.

Phillip A. Miller
Property Owner
Denise D. Miller
Property Owner

Phillip A. Miller Owner
Printed Name & Title
Denise D. Miller Owner
Printed Name & Title

Property Owner

Printed Name & Title

Please Submit a Separate Form for Each Parcel of Property
Department of Planning & Community Development
705 E. Churchville Road • Bel Air, MD 21014 • 410-638-4540

Date Received 4/4/22 P# 200-
Planning Official *[Signature]*

JUSTIFICATION FOR REZONING

221 Maitland Street, Bel Air, Maryland 21014

The subject property is zoned RO under the Town Code. The Applicant seeks to rezone the property to B2-A. The property is currently improved by an office building. The requested zoning would be more consistent with the surrounding area, and also consistent with the B2-A zoning located across the street.

221 Maitland Street, Bel Air, MD 21014
(Building that currently houses The Flanders Group)



[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier:

District - 03 Account Number - 001881

Owner Information

Owner Name:

MILLER PHILLIP A
 MILLER DENISE D

Use:

COMMERCIAL

Principal Residence:

NO

Mailing Address:

1105 JANICE CT
 JOPPA MD 21085-1114

Deed Reference:

/06755/ 00005

Location & Structure Information

Premises Address:

221 MAITLAND ST
 BEL AIR 21014-3821

Legal Description:

LT 8026 SF
 221 MAITLAND STREET
 TRI-KAZE PTN P 81/78

| Map: | Grid: | Parcel: | Neighborhood: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No: | 81078 |
|------|-------|---------|---------------|--------------|----------|--------|------|------------------|----------|-----------|
| 0301 | 0003B | 1304 | 30000.13 | 3174 | | A | | 2020 | | Plat Ref: |

Town: BEL AIR

Primary Structure Built
 1996

Above Grade Living Area
 4,350 SF

Finished Basement Area

Property Land Area
 8,026 SF

County Use

Stories Basement Type

OFFICE BUILDING /

Exterior Quality Full/Half Bath

C4

Garage Last Notice of Major Improvements

Value Information

| | Base Value | Value | Phase-in Assessments | |
|--------------------|------------|------------|----------------------|------------|
| | | As of | As of | As of |
| | | 01/01/2020 | 07/01/2021 | 07/01/2022 |
| Land: | 119,900 | 119,900 | | |
| Improvements | 594,200 | 614,200 | | |
| Total: | 714,100 | 734,100 | 727,433 | 734,100 |
| Preferential Land: | 0 | 0 | | |

Transfer Information

Seller: MYERS ENTERPRISES LLC

Date: 05/22/2006

Price: \$744,000

Type: ARMS LENGTH IMPROVED

Deed1: /06755/ 00005

Deed2:

Seller: TRI-KAZE GENERAL PARTNERSHIP

Date: 09/25/2002

Price: \$682,500

Type: ARMS LENGTH IMPROVED

Deed1: /04145/ 00088

Deed2:

Seller: CLARK DOUGLAS B

Date: 11/16/1993

Price: \$120,000

Type: ARMS LENGTH IMPROVED

Deed1: /02037/ 00829

Deed2:

Exemption Information

Partial Exempt Assessments:

Class

07/01/2021

07/01/2022

County:

000

0.00

State:

000

0.00

Municipal:

000

0.00|0.00

0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

109 E. Churchville Road
Property Tax ID #03-016471

THIS DEED, Made this 15th day of May in the year two thousand six by and between
MYERS ENTERPRISES, LLC, a Maryland Limited Liability Company, Grantor, party of the
first part, and **MDP LIMITED LIABILITY LIMITED PARTNERSHIP**, a Maryland Limited
Liability Limited Partnership, Grantee, party of the second part.

IMP FD SURE \$ 20.00
RECORDING FEE 20.00

WITNESSETH, That in consideration of the sum of Four Hundred Fifty Six Thousand
Dollars (\$456,000.00), this day paid, the receipt whereof is hereby acknowledged, the said
MYERS ENTERPRISES, LLC, a Maryland Limited Liability Company does grant and convey
unto the said **MDP LIMITED LIABILITY LIMITED PARTNERSHIP**, a Maryland Limited
Liability Limited Partnership, its successors and assigns, in fee simple, all that parcel of ground
situate, lying, and being in Harford County, State of Maryland, and described as follows that is
to say:

RECORDATION 3,009.60
TR TAX STATE 2,280.00
TOTAL 5,329.60

Said parcel of land being situate in Bel Air in the 3rd Election District of Harford County,
State of Maryland, and described as follows, that is to say:

Res# HAB3 Rct# 15369

FRONTING 161.2 feet more or less, on the southerly side of the public road from Bel Air
to Churchville, consisting and being Lots #1, 3, 5, 7, 9, 11 and the western 1/2 of lot #13, in a
Block "A" of what is known as the Subdivision of Fulford Place as the said lots are laid down
and designated in a survey and plat of the said Subdivision made by Somerville and Stiffler,
which plat is now of record among the Land Records of Harford County, Maryland, in Liber
D.G.W. No. 178, Folio 64; each of said six whole lots fronting 24.8 feet on the southerly side of
said road and the said western 1/2 of said Lot #13 fronting 12.4 feet on said side of said road.
Known as 109 E. Churchville Road.

JUR TBR Bk # 3463

BEING the same lot of ground which by Deed dated September 19, 2002 and recorded among the
Land Records of Harford County in Liber 4145, Folio 85 was granted and conveyed by Gwendolyn M.
Wells and Charles B. Marek, Jr. and Marie M. Jones by Charles B. Marek, her Attorney in Fact, under
Power of Attorney unto Myers Enterprises, LLC, the grantor herein, in fee simple.

May 22, 2006 01:45 PM

TOGETHER WITH the buildings and improvements thereupon erected, made, or being
and all and every the rights, alleys, ways, waters, privileges, appurtenances, and advantages to
the same belonging or anywise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises, above described and
mentioned, and hereby intended to be conveyed, together with the rights, privileges,

HARFORD COUNTY CIRCUIT COURT (Land Records) JUR 6755, p. 0001, MSA_CE54_6642, Date available 06/16/2006, Printed 03/31/2022.

20-
20-
3009.60
2280-
C


appurtenances, and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said **MDP LIMITED LIABILITY LIMITED PARTNERSHIP**, a Maryland Limited Liability Limited Partnership, its successors and assigns, in fee simple.

AND the said party of the first part hereby covenants that it has not done or suffered to be done any act, matter, or thing whatsoever to encumber the property hereby conveyed, that it will warrant specially the property granted, and that it will execute such further assurances of the same as may be requisite.

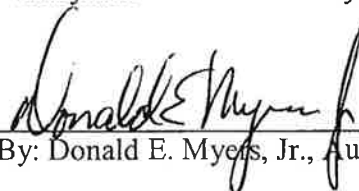
AS WITNESS the signature of the said Grantor.

WITNESS:

MYERS ENTERPRISES, LLC
a Maryland Limited Liability Company



Reg J. Schlicht



By: Donald E. Myers, Jr., Authorized Member (SEAL)

STATE OF MARYLAND, County of Harford, to wit:

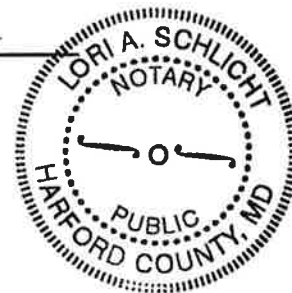
I HEREBY CERTIFY, that on this 15th day of May, 2006 before me, the undersigned, a Notary Public of the jurisdiction aforesaid, duly qualified and commissioned as such, personally appeared DONALD E. MYERS, JR., Authorized Member of MYERS ENTERPRISES, LLC, A Maryland Limited Liability Company, whose name is subscribed to the within instrument and acknowledged that, being authorized to do so, he executed the foregoing instrument in the capacity therein stated and for the purposes therein contained, intending same to be the duly authorized and legally binding action of MYERS ENTERPRISES, LLC.

IN WITNESS WHEREOF, I hereunto set my hand and official seal on the day and year first above mentioned.



Notary Public

My Commission Expires: 8/1/09



ATTORNEY'S CERTIFICATION

This is to certify that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.


DOUGLAS L. BURGESS

RETURN TO:
Lori Schlicht, Legal Assistant
Nolan, Plumhoff & Williams, Chartered
502 Washington Avenue, Suite 700
Towson, Maryland 2120
(File No. 8449-3)

HARFORD COUNTY MARYLAND
TRANSFER TAX PD \$ 440.00 *all*
ALL OTHER TAXES PAID 644.00 *all*

PROPERTY PRESENTLY NOT ON WATER
& SEWER SYSTEM PER: *all*
DATE: 5/9/06 HARFORD CO

**PLANNING COMMISSION REPORT
COMPREHENSIVE REZONING
TOWN OF BEL AIR**

To: BOARD OF TOWN COMMISSIONERS

Prepared by: Kevin Small, AICP, RLA
Director of Planning & Community Development

Date: April 13, 2022

Hearing Date: May 2, 2022

Issue No: 13

| | |
|------------|-----------------------|
| Applicant: | 212 Archer Street LLC |
|------------|-----------------------|

| | |
|--------------------|-------------------|
| Property Location: | 212 Archer Street |
|--------------------|-------------------|

| | |
|--------------------|--------------------------------|
| Lot/Building Size: | 0.23 Acre / 3,696 sf structure |
|--------------------|--------------------------------|

| | |
|----------------------------------|-------------------------------------|
| Property Owner (representative): | 212 Archer Street LLC (Brad Stover) |
|----------------------------------|-------------------------------------|

| | |
|-------------------|--|
| Requested Action: | Rezone R-2 Medium Density Residential (with Transition Overlay) to B-3A General Business Gateway |
|-------------------|--|

| | |
|-----------------------|---|
| Property Description: | 212 ARCHER STREET Lot Size: 10,000 square feet Map No.: 0301 Parcel No.: 1202 Existing Land Use: Office Comp Plan: Mixed Use |
|-----------------------|---|

| | |
|-----------------|---|
| Zoning History: | This property has been zoned R-2 Medium Density Residential (with Transition Overlay) since 1990. The parcel was zoned R-2 Medium Density Residential in prior years. |
|-----------------|---|

Population Change:

The neighborhood forms a transition from residential to a mixture of residential and office. This change has occurred over the last few decades. Properties on Archer and George Streets provide the transition while properties south of the property are more intense commercial. Properties west of Archer remain residential for the most part. No other recent changes to population have been noted.

Availability of Public Facilities:

Ambulance, Fire and Police services are available to the area. The properties are serviced by MD American Water Company and the Town sewer system.

Present & Future Transportation Patterns:

The area is serviced by a local town road (Archer Street). This road feeds US Business Route 1 (Baltimore Pike) to the south so a great deal of cut-thru traffic is encountered from Route 1 and other areas using Archer Street to avoid traffic signals. Archer Street is a Commercial Collector on the Town road classification map.

Compatibility of Existing and Proposed Development for the Area:

The neighborhood maintains several residential structures along Archer Street to the north and a mix of commercial development along Baltimore Pike and south of the property. Zoning is B-3A south of 212 Archer Street and R-2 (w/TO) north of the property on both sides of Archer Street. The proposed rezoning would allow expansion of more intense commercial uses' farther north.

Relationship of Rezoning to Comprehensive Plan:

Area is currently shown as Mixed Use in the Comprehensive Plan.

Staff Analysis

Conversion to commercial has slowly progressed around the intersection of Archer Street and George Street for several years. Baltimore Pike is a state road and is considered a high traffic arterial road. The cut-thru traffic associated with this area is an issue with residents making the road more attractive to non-residential uses. The proposed rezoning to B-3A District will encourage development and expansion of retail and service uses.

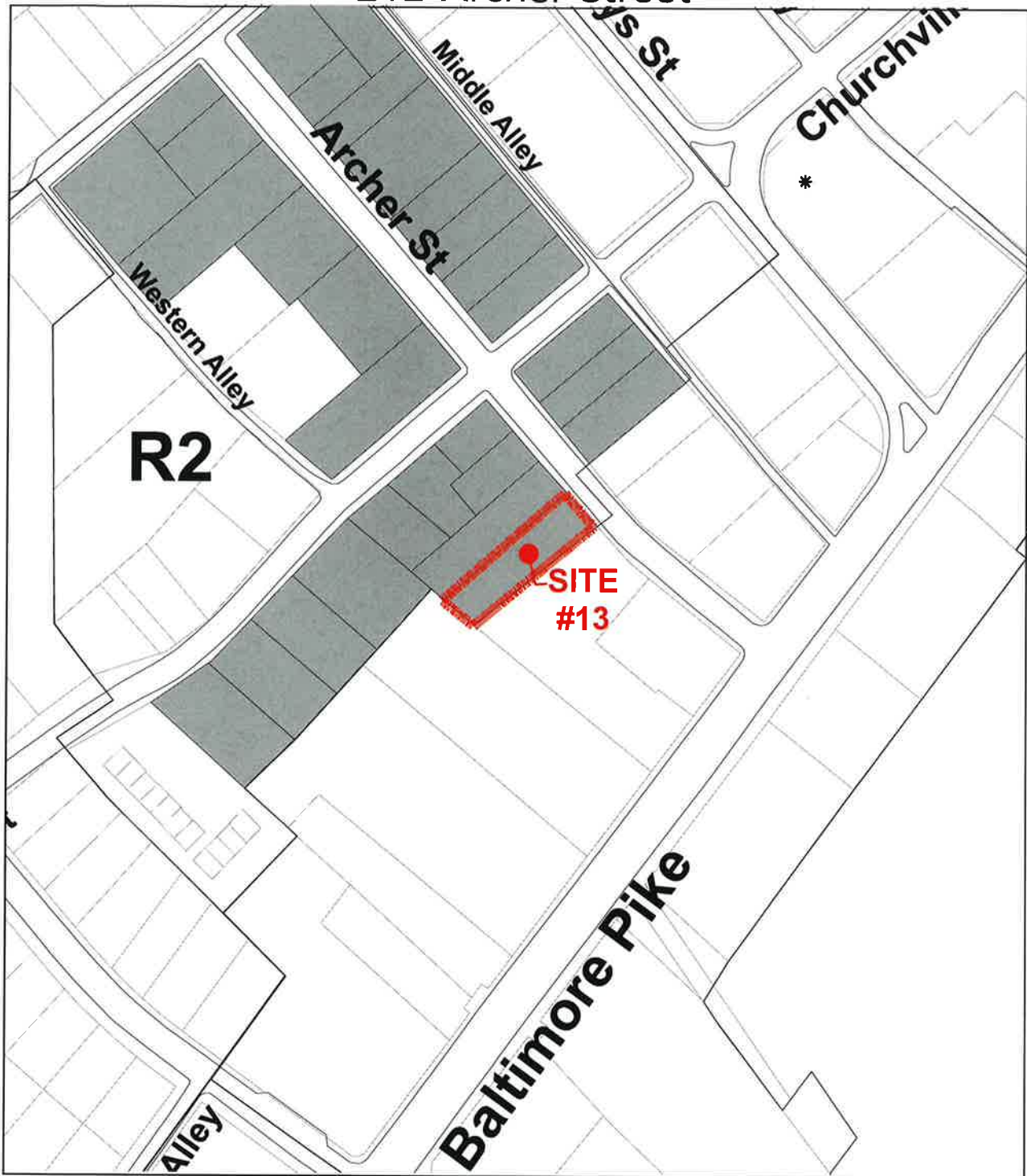
B-3A zoning will allow Medical/Professional Services and Business/Personal Services without the need for Special Exception review as is required by the R-2 (w/TO). Most retail and service uses will be permitted by right with performance standards as required by the specific use. Limitations to sign area, parking, lighting, number of tenants and hours of operation typically associated with R-2 (w/TO) will not be absent or become less restrictive when new development is proposed.



Planning Commission Recommendation

The Planning Commission recommends rezoning of this property from R-2 Medium Density Residential (with Transition Overlay) to B-3A General Business Gateway District.

Official Town Zoning Map Excerpt - Request #13

212 Archer Street

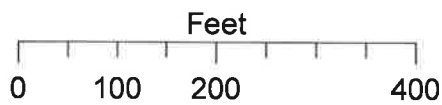


| Legend | |
|---|----------------------------|
| R-1 | Low Density Residential |
| R-2 | Medium Density Residential |
| R-3 | High Density Residential |
| R-O | Residential Office |
| B-1 | Limited Business |
| B-2 | Central Business |
| B-2A | Central Business Gateway |
| B-3 | General Business |
| B-3A | General Business Gateway |
| M-1 | Industrial |
|  | Transition Overlay |
|  | Historic Designation |



This map represents the Official Town of Bel Air Zoning and Historic Preservation Map pursuant to Ordinance No. 778-16 adopted November 7, 2016 and enacted November 28, 2016. The original map is on file at the Town Planning Office.

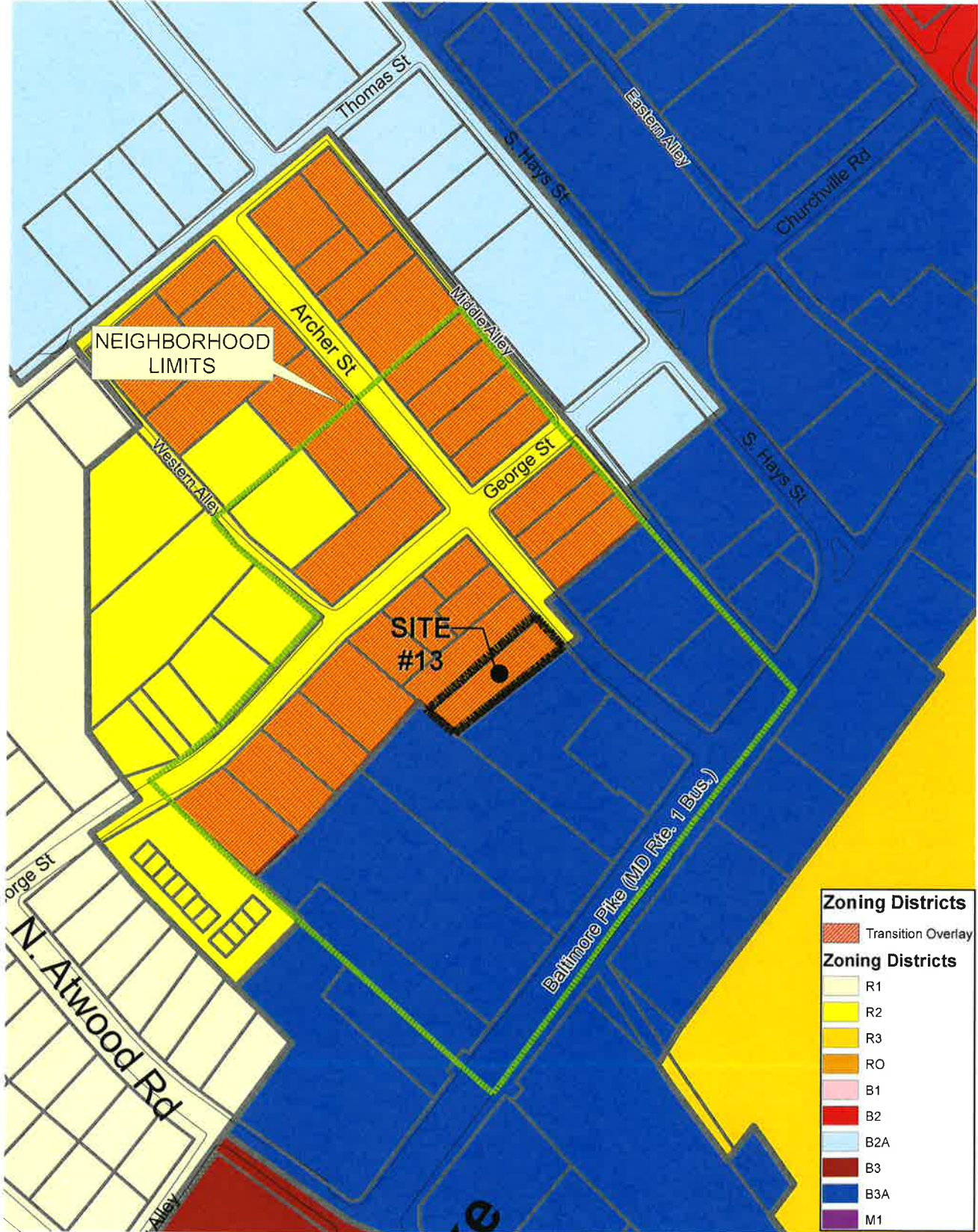
| Amendment | Location | Description | Date |
|--------------------|----------------------|----------------------|------------|
| Resolution 1083-17 | 122 W. Gordon Street | Historic Designation | 03/06/2017 |














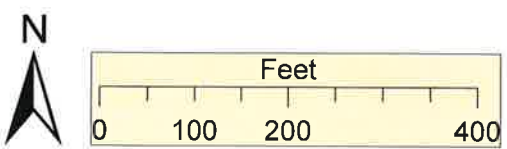
Print Date: 03/29/2022
 Document Name: EX11_2017_Zoning_Map_212_Archer_St

Town of Bel Air - Comprehensive Rezoning 2022

Request #13 - 212 Archer Street



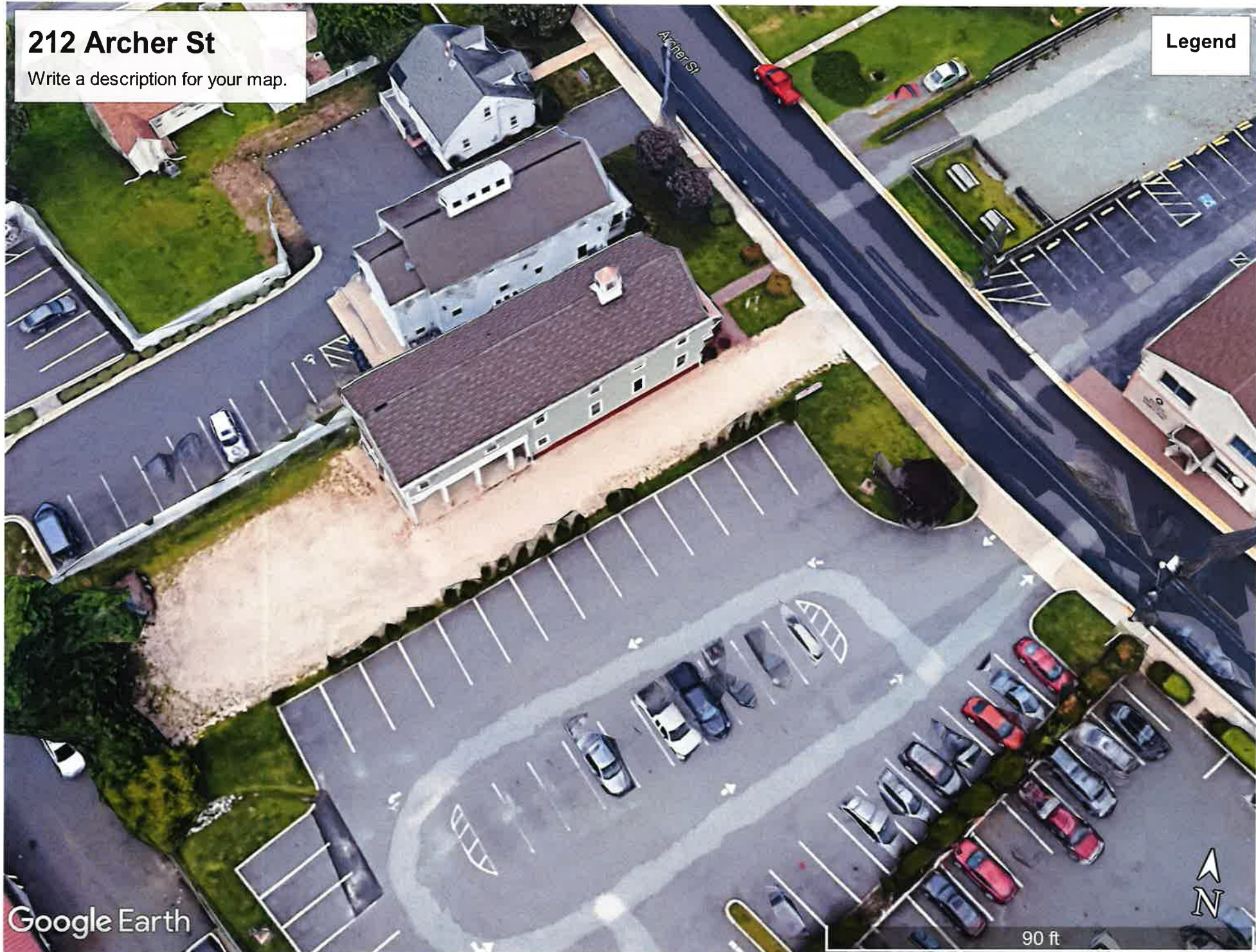
| Zoning Districts | |
|---|--------------------|
|  | Transition Overlay |
| Zoning Districts | |
|  | R1 |
|  | R2 |
|  | R3 |
|  | RO |
|  | B1 |
|  | B2 |
|  | B2A |
|  | B3 |
|  | B3A |
|  | M1 |



212 Archer St

Write a description for your map.

Legend

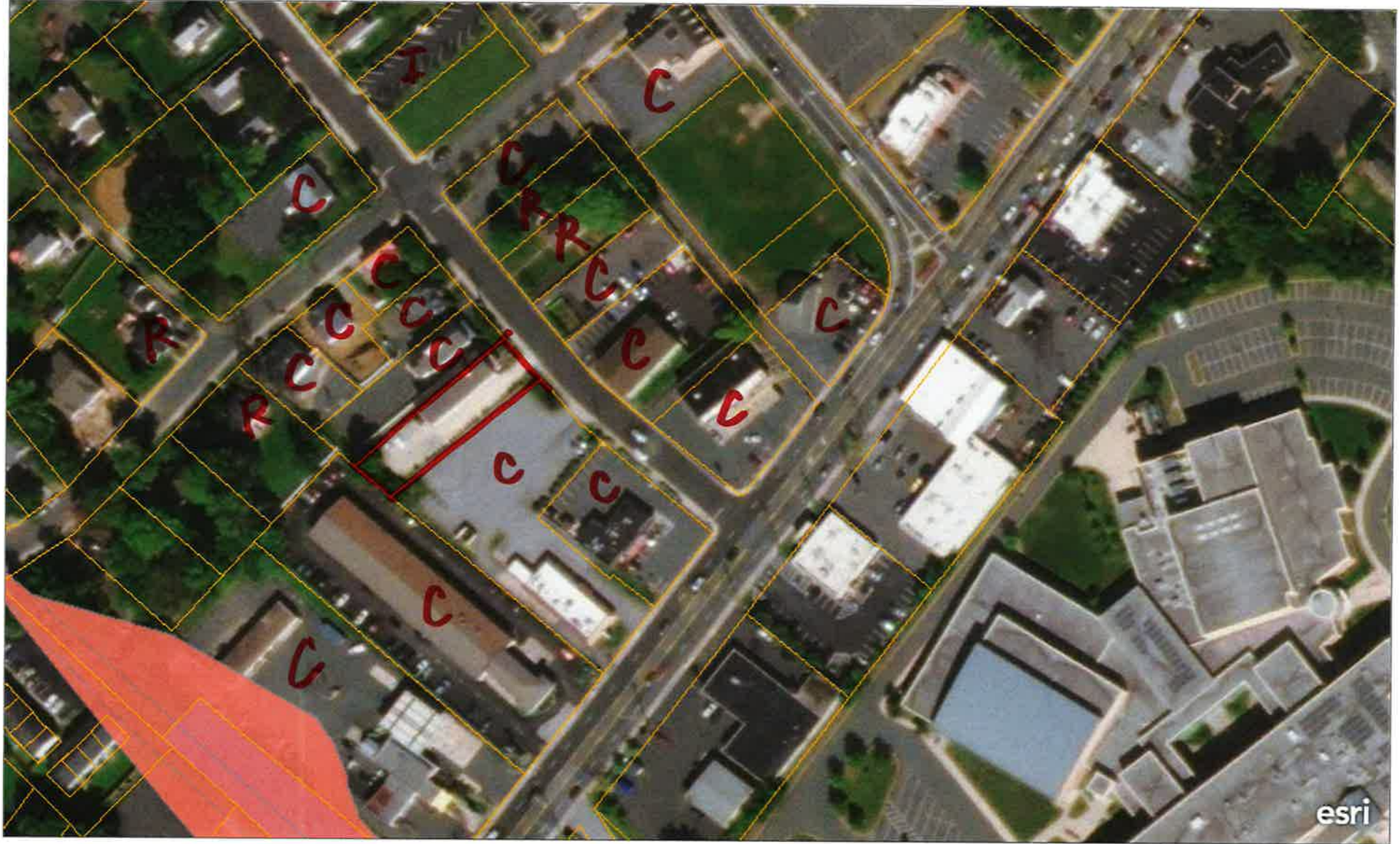


Google Earth

90 ft



In or Out of The Town of Bel Air



Searching by address you can determine if you live with in the Corporate Limits of the Town of Bel Air

212 ARCHER ST.

#13

200ft

Maxar, Microsoft



#13

TOWN OF BEL AIR
2022 COMPREHENSIVE ZONING REVIEW
AUTHORIZATION LETTER
(Please Type or Print Clearly)

Description of Property (This information may be obtained from your Tax Bill)

Property Location (street address): 212 Archer Street, Bel Air, MD 21014
Election District 03 Map # 301 Blk # Parcel # 1202 Tax ID # 03-005674
Existing Zoning R2 Total Acreage of Parcel 0.23 AC Water/Sewer: Private Public X
Present Use and All Improvements: Improved - Office Building

Proposed Zoning

Requested Zoning: B3A Proposed Use: Office Building (existing)
Justification for Request (attach separate sheet if necessary): Please see attached.

Property Owner

Name: 212 Archer Street LLC Contact Person: Paul Thompson
Mailing Address: 22 W. Alleghany Avenue, Suite 301, Towson, MD 21204-3917
Email Phone Number:

Agent or Applicant

Name: Bradley R. Stover, Esquire Contact Person: Bradley R. Stover, Esquire
Mailing Address: Robinson & Stover, LLC, 4685 Millennium Drive, Belcamp, Maryland 21017
Email bstover@robinsonstover.com Phone Number: 443-371-7248

I (We) certify that I am (we are) the owner(s) or authorized agent of record of this parcel of land at the time of signing this form. I recognize that, if the zoning change is granted, an adjustment in the property assessment may result.

Agent/Owner Signature: [Signature] Date 4/1/22

Signatures by corporate officials or partnerships must be that of the "Managing Member" or "President" and such title must be denoted below. All owners of record must sign.

I (We) certify that I am (we are) the owner(s) or authorized agent of record of this parcel of land at the time of signing this form. I recognize that, if the zoning change is granted, an adjustment in the property assessment may result.

Property Owner [Signature] 100% OWNER W. PAUL THOMPSON JR. MANAGING MEMBER
Printed Name & Title 212 ARCHER STREET, LLC
Property Owner Printed Name & Title
Property Owner Printed Name & Title

Please Submit a Separate Form for Each Parcel of Property
Department of Planning & Community Development
705 E. Churchville Road • Bel Air, MD 21014 • 410-638-4540

Date Received 4/1/2022 200ck
Planning Official [Signature]

JUSTIFICATION FOR REZONING

Applicant seeks to rezone the subject property from its current zoning of R2 to B3. The subject property is currently improved by an office building. The subject property is located within close proximity to the intersection of Archer Street and Maryland Route 1, and borders numerous improved properties that are zoned B3, the sought after rezoning is more consistent with the uses in the subject area, including the subject property itself, than an R2 designation.

212 Archer Street, Bel Air, MD 21014
(Light green house and driveway located next to the back parking lot of LaTolteca)



[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 03 Account Number - 005674

Owner Information

Owner Name: 212 ARCHER STREET LLC **Use:** COMMERCIAL
Mailing Address: C/O RANDY TRIVETTE **Principal Residence:** NO
 22 W ALLEGHANY AVE STE 301 **Deed Reference:** /06246/ 00309
 TOWSON MD 21204-3917

Location & Structure Information

Premises Address: 212 ARCHER ST **Legal Description:** LOT 0.23 AC
 BEL AIR 21014-0000 212 ARCHER STREET
 BEL AIR

| Map: | Grid: | Parcel: | Neighborhood: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No: |
|------|-------|---------|---------------|--------------|----------|--------|------|------------------|----------|
| 0301 | 0021 | 1202 | 30000.13 | 0000 | | | | 2020 | |

Town: BEL AIR

| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use |
|-------------------------|-------------------------|------------------------|--------------------|------------|
| 2006 | 3,696 SF | | 10,000 SF | |

| Stories Basement | Type | Exterior Quality | Full/Half Bath | Garage | Last Notice of Major Improvements |
|------------------|-----------------|------------------|----------------|--------|-----------------------------------|
| | OFFICE BUILDING | / | C3 | | |

Value Information

| | Base Value | Value As of 01/01/2020 | Phase-in Assessments | |
|---------------------------|------------|------------------------------|----------------------|---------------------|
| | | | As of 07/01/2021 | As of 07/01/2022 |
| Land: | 140,000 | 140,000 | | |
| Improvements | 404,600 | 412,000 | | |
| Total: | 544,600 | 552,000 | 549,533 | 552,000 |
| Preferential Land: | 0 | 0 | | |

Transfer Information

| | | |
|------------------------------------|----------------------------|-------------------------|
| Seller: IRWIN MELVA I | Date: 08/31/2005 | Price: \$189,900 |
| Type: ARMS LENGTH IMPROVED | Deed: /06246/ 00309 | Deed2: |
| Seller: IRWIN FELIX M JR | Date: 01/08/2004 | Price: \$0 |
| Type: NON-ARMS LENGTH OTHER | Deed: /05083/ 00735 | Deed2: |
| Seller: BANKS CAROLYN A | Date: 07/30/1986 | Price: \$90,000 |
| Type: ARMS LENGTH IMPROVED | Deed: /01335/ 00464 | Deed2: |

Exemption Information

| Partial Exempt Assessments: | Class | 07/01/2021 | 07/01/2022 |
|-----------------------------|-------|------------|------------|
| County: | 000 | 0.00 | |
| State: | 000 | 0.00 | |
| Municipal: | 000 | 0.00 0.00 | 0.00 0.00 |

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

Stark & Keenan, P.A.
File No. 05-139GAS
Tax ID# 03 005674

20
20
1234
949.50

This Deed, made this 26th day of August, 2005, by and between MELVA I. IRWIN, party of the first part, GRANTOR; and 212 ARCHER STREET, LLC, a Maryland limited liability company, party of the second part, GRANTEE.

IMP FD SURE \$ 20.00
RECORDING FEE 20.00
RECORDATION T 1,254.00
TR TAX STATE 949.50
TOTAL 2,243.50

- Witnesseth -

That for and in consideration of the sum of **ONE HUNDRED EIGHTY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$189,900.00)**, the receipt whereof is hereby acknowledged, the said GRANTOR does grant and convey to the said **212 ARCHER STREET, LLC**, a Maryland limited liability company, its successors and assigns, in fee simple.

REC # 100029
JJR TBR Blk # 4924

ALL THAT lot or parcel of land situate and lying in the **THIRD ELECTION DISTRICT OF HARFORD COUNTY, MARYLAND**, Town of Bel Air, on the southwest side of Archer Street, containing 0.23 acres, more or less. For metes and bounds description, see deed dated May 28, 1947 and recorded at Liber G.R.G. No. 306, folio 78. The property being known as 212 Archer Street.

AUG 31 2005 10:15 am

BEING THE SAME property as described in a Deed dated December 12, 2003 and recorded at Liber J.J.R. No. 5083, folio 735, to the Grantor herein from Melva I. Irwin, Personal Representative of the Estate of Felix M. Irwin, Jr., to Melva I. Irwin, in fee simple, by Deed of Distribution.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said **212 ARCHER STREET, LLC**, a Maryland limited liability company, its successors and assigns, in fee simple.

And the said party of the first part hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she warrant specially the property hereby granted; and that she will execute such further assurances of the same as may be requisite.

And the said Grantor(s) certifies that the Grantor is a resident of the State of Maryland.

As Witness the hand and seal of said Grantor, the day and year first above written.



 (Seal)
MELVA I. IRWIN

HARFORD COUNTY CIRCUIT COURT (Land Records) JJR 6246, p. 0309, MSA_CE54_6133. Date available 09/14/2005. Printed 03/31/2022.

STATE OF MARYLAND, COUNTY OF HARFORD, TO WIT:

I hereby certify that on this 26th day of August, 2005 before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared MELVA I. IRWIN, the Grantor herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and she acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same, giving oath under penalties or perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Charles B Keenan
Notary Public
My commission expires: 3/1/07



THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

Charles B Keenan
Attorney

AFTER RECORDING, PLEASE RETURN TO:
Stark & Keenan, P.A.
30 Office Street
Bel Air, MD 21014
410-879-2222
File # 05-139

HARFORD COUNTY MARYLAND
TRANSFER TAX PD \$ 1892.00 *ck*
ALL OTHER TAXES PAID 8/31/05

ALL TAXES PAID
TOWN OF BEL AIR
FINANCE OFFICE
8-30-05
M. Bellia

PROPERTY PRESENTLY NOT ON WATER
& SEWER SYSTEM PER: *ck*
DATE: 8/31/05 HARFORD COUNTY

HARFORD COUNTY CIRCUIT COURT (Land Records) JUR 6246, p. 0310, MSA CE54_6133. Date available 09/14/2005. Printed 03/31/2022.

AS WITNESS the hands and seals of the said mortgagors.

TEST: Grace E. Carsins MALCOLM DUDLEY PHILLIPS (SEAL)
ILA G. PHILLIPS (SEAL)

STATE OF MARYLAND, HARFORD COUNTY, SCT.

I HEREBY CERTIFY, that on this 27__ day of May, in the year 1947, before me, the subscriber, a Notary Public of the State of Maryland, in and for Harford County, duly commissioned and qualified, personally appeared Malcolm Dudley Phillips and Ila G. Phillips, his wife, and each acknowledged the foregoing mortgage to be their respective act.

AS WITNESS my hand and Notarial Seal
(NOTARIAL SEAL) Grace E. Carsins, Notary Public.

STATE OF MARYLAND, HARFORD COUNTY, SCT.

I HEREBY CERTIFY, that on this 27__ day of May, in the year 1947, before me the subscriber, a Notary Public of the State of Maryland, in and for Harford County, duly commissioned and qualified, personally appeared Malcolm E. Hummel, Jr., Cashier, of the within named Mortgagee, and made oath in due form of law, in the presence of Almighty God, that the consideration stated in the foregoing mortgage is true and bona fide as therein set forth, and that he is the duly authorized agent of the mortgagee to make this affidavit.

AS WITNESS my hand and Notarial Seal
(NOTARIAL SEAL) Grace E. Carsins, Notary Public.

Received for Record May 28, 1947 at 11:09 A.M., Same day recorded and examined, per

Garland R. Greer, Clerk.

For value received and hereby acknowledged, The First National Bank of Havre de Grace, Maryland hereby releases the within and foregoing Mortgage, principal and interest and acknowledges payment of the note secured thereby. As witness the hand of Robert M. Baird, Executive Vice President of said Bank, attested by its Corporate seal this 20th day of December, 1954.

(CORPORATE SEAL)
TEST: FRANK S. MASLIN Secretary ROBERT M. BAIRD
Robert M. Baird
Executive vice President of the First National
Bank of Havre de Grace, Md.

Release received and recorded this 22nd day of December, 1954, and examined per,
Garland R. Greer, Clerk

\$.55 Federal Stamps Trfd. June 10, 1947 Delivered to Robinson and Fahey
\$.30 State Stamps

THIS DEED, Made this 28th day of May, in the year 1947, by DORA SCOTT, unmarried, of Harford County, State of Maryland.

WITNESSETH, That for and in consideration of the sum of Ten Dollars and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Dora Scott does hereby grant, bargain, sell and convey unto RALPH L. COLE and OLIVIA V. COLE, his wife, of the County and State aforesaid, all that certain tract or part of a tract of land, lying on the southwest side of Archer Street, in the Town of Bel Air, in the THIRD ELECTION DISTRICT of Harford County, in the State of Maryland, and more particularly described as follows: BEGINNING for the same at an iron bolt set in the South west side of Archer Street, and at the end of 50.00 feet in the first line of the whole lot as described and conveyed in the deed from Collins Brown to Charles A. Scott and Dora Virginia Scott, dated April 12th, 1924, and recorded among the Land Records for Harford County in Liber D. G. W. No. 186 folio 441, and thence, running with and

bounding on the South West side of Archer Street, as the magnet here and now points:- South 33° 00' East 50.00 feet to an iron bar set at the end of the aforesaid first line and at the North West corner of a lot of land conveyed by Clara Sherrod and Vance Sherrod, her husband to The Greer Lines, Incorporated, by deed dated May 8th, 1934 and recorded among the Land Records of Harford County in Liber S. W. C. No. 242 folio 109, and thence, leaving Archer Street, and bounding on the last named lot:- South 58° 30' West 195.70 feet to an iron bar set at the end of the second line of the aforesaid deed from the said Collins Brown to the said Scott and wife, and thence, running with the third line thereof, and bounding on land formerly of John T. Wildason:- North 42° 00' West 50.00 feet to a piece of iron pipe now set, and thence, leaving the outline and running for a line of division through and across the lands of the Grantors:- North 58° 06' East 204.00 feet to the place of beginning, and containing 0.23 of an acre of land, more or less, as laid out by Somerville and Somerville, September 23, 1946; being a part of all that lot or parcel of land referred to and described in a deed from Collins Brown, widower, to Charles A. Scott and Dora Virginia Scott, his daughter, the Grantor herein, as joint tenants, (the said Charles A. Scott being now deceased), dated April 12, 1924, and recorded among the Land Records of the Circuit Court for Harford County in Liber D. G. W. No. 186, folio 441.

TOGETHER with all the improvements thereon and all the rights, roads, ways, waters, easements, privileges and appurtenances thereunto belonging or in any wise appertaining. TO HAVE AND TO HOLD the above described parcel of land and premises unto the said Ralph L. Cole and Olivia V. Cole, his wife, as tenants by the entireties, their assigns, or the survivor of them, or the heirs and assigns of the survivor of them, forever in fee simple. AND the said Dora Scott does hereby covenant to warrant specially the lands and premises above described and hereby intended to be conveyed, and to execute such other and further assurances of the same as may be requisite and necessary.

AS WITNESS my hand and seal the day and year first above written.

Witness: Georgia E. Howard

DORA SCOTT

(SEAL)

STATE OF MARYLAND, HARFORD COUNTY, SCT:

I hereby certify that on this 28th day of May, in the year 1947, before me, the subscriber, a Notary Public of the State of Maryland, in and for Harford County, duly commissioned and qualified, personally appeared Dora Scott, unmarried, and acknowledged the foregoing deed to be her act.

Witness my hand and Notarial Seal.

(NOTARIAL SEAL)

Georgia E. Howard, Notary Public.

Received for Record May 28, 1947 at 11:09 A.M., Same day recorded and examined, per

Garland R. Greer, Clerk.