

LAW OFFICES
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Received

April 19, 2012

APR 19 2012

Department of Planning & Zoning
Cecil County Government
200 Chesapeake Boulevard, Suite 2300
Elkton, MD 21921

Cecil County Office
of Planning & Zoning

RE: Elk Manor Farms, LLC Special Exception
File # 3597

Dear Eric:

This office represents Elk Manor Farms, LLC regarding the above-captioned special exception. As a result of the issues raised before the Planning Commission earlier this week, my client has elected to withdraw the current special exception application without prejudice. Elk Manor Farms, LLC will be filing a new special exception application today.

Please withdraw File No. 3597 from the Board of Appeals docket scheduled for Tuesday, April 24.

Please do not hesitate to contact me if you have any questions regarding this application.

Sincerely,



Robert Valliant Jones
rvjones@torberthouse.com

cc: Simon Tusha

BOARD OF APPEALS APPLICATION
ECIL COUNTY, MARYLAND

MEET. MONTH: April 2012
 FILE NO. 3597

- HIS REQUEST IS FOR:
- SPECIAL EXCEPTION RENEWAL
 - SPECIAL EXCEPTION
 - VARIANCE
 - APPEAL

RECEIVED
MAR 03 2012

DATE FILED: 3-6-12
 AMOUNT PD: \$2,500.00/CE#1082
 ACCEPTED BY: [Signature]

APPLICANT INFORMATION

ECIL COUNTY OFFICE
OF PLANNING & ZONING

ELK MANOR FARMS LLC
 APPLICANT NAME - PLEASE PRINT CLEARLY

88 RIVERS EDGE RD NORTH EAST MD 21901
 ADDRESS CITY STATE ZIP CODE

[Signature] SIMON TUSHA, MM. 443 807-3595
 APPLICANT SIGNATURE PHONE NUMBER

PROPERTY OWNER INFORMATION

ELK MANOR FARMS LLC
 PROPERTY OWNER NAME - PLEASE PRINT CLEARLY

SAME CITY STATE ZIP CODE

[Signature] PHONE NUMBER
 05-101883 05-030447
 05-030463
 05-030471
 05-099250

PROPERTY INFORMATION

88 RIVERS EDGE RD. 5th
 PROPERTY ADDRESS MAP 41-21-P.354 ELECTION DIST. ACCT. NUMBER

46 - 11 - (218, 16, 118, 119) N/A 162 RR
 TAX MAP # BLOCK PARCEL LOT # #ACRES ZONE

PURPOSE OF APPLICATION - Indicate reasons why this application should be granted. (attach separate sheet if necessary)

OPERATE A BED AND BREAKFAST ON THE PROPERTY

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

LAND USE DESIGNATION

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

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

PROVISION OF ZONING ORDINANCE: SEC 84

SPECIAL EXCEPTION RENEWAL - PREVIOUS FILE NO. & CONDITIONS FOR APPROVAL: N/A

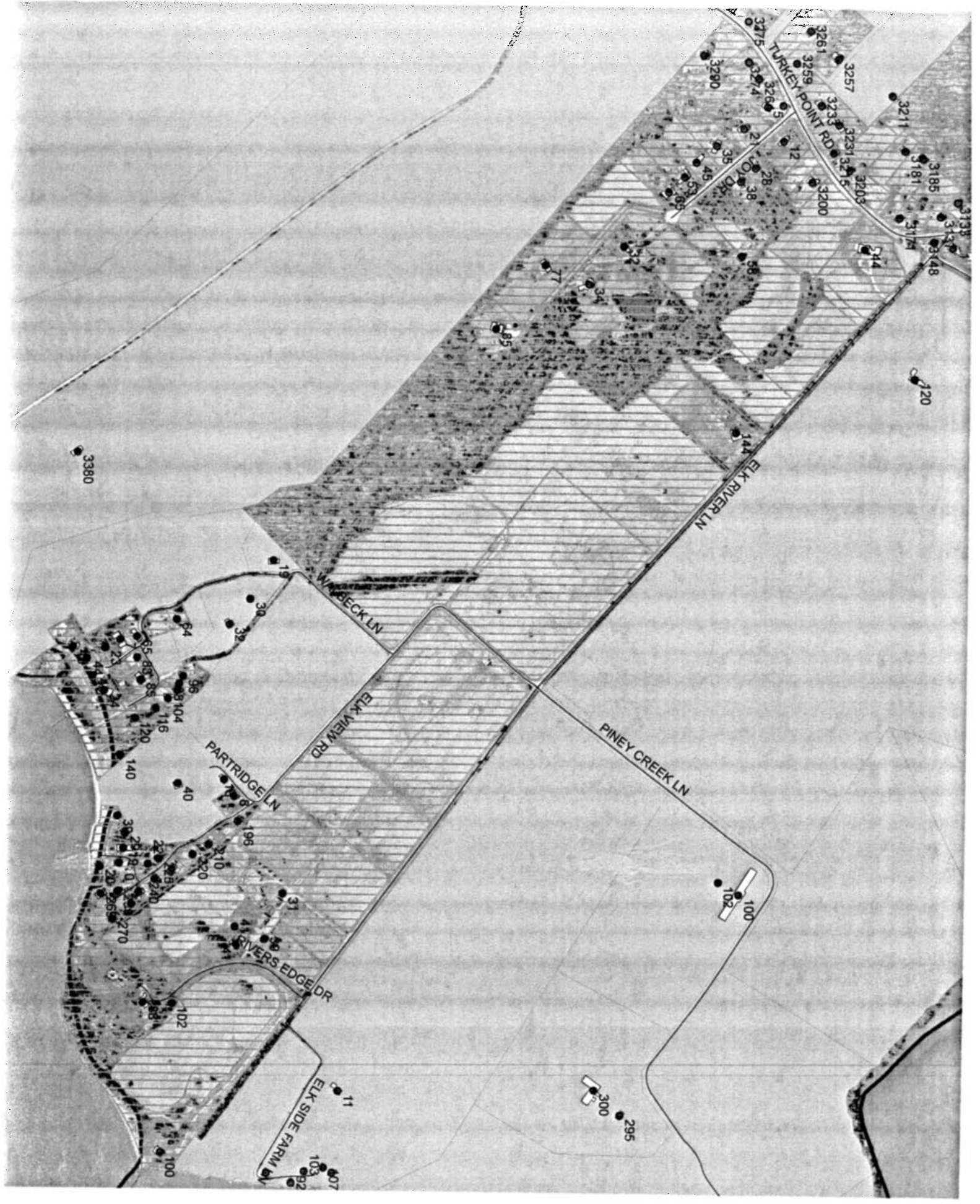
SPECIAL EXCEPTION FOR A MANUFACTURED HOME - Please fill out the following information:

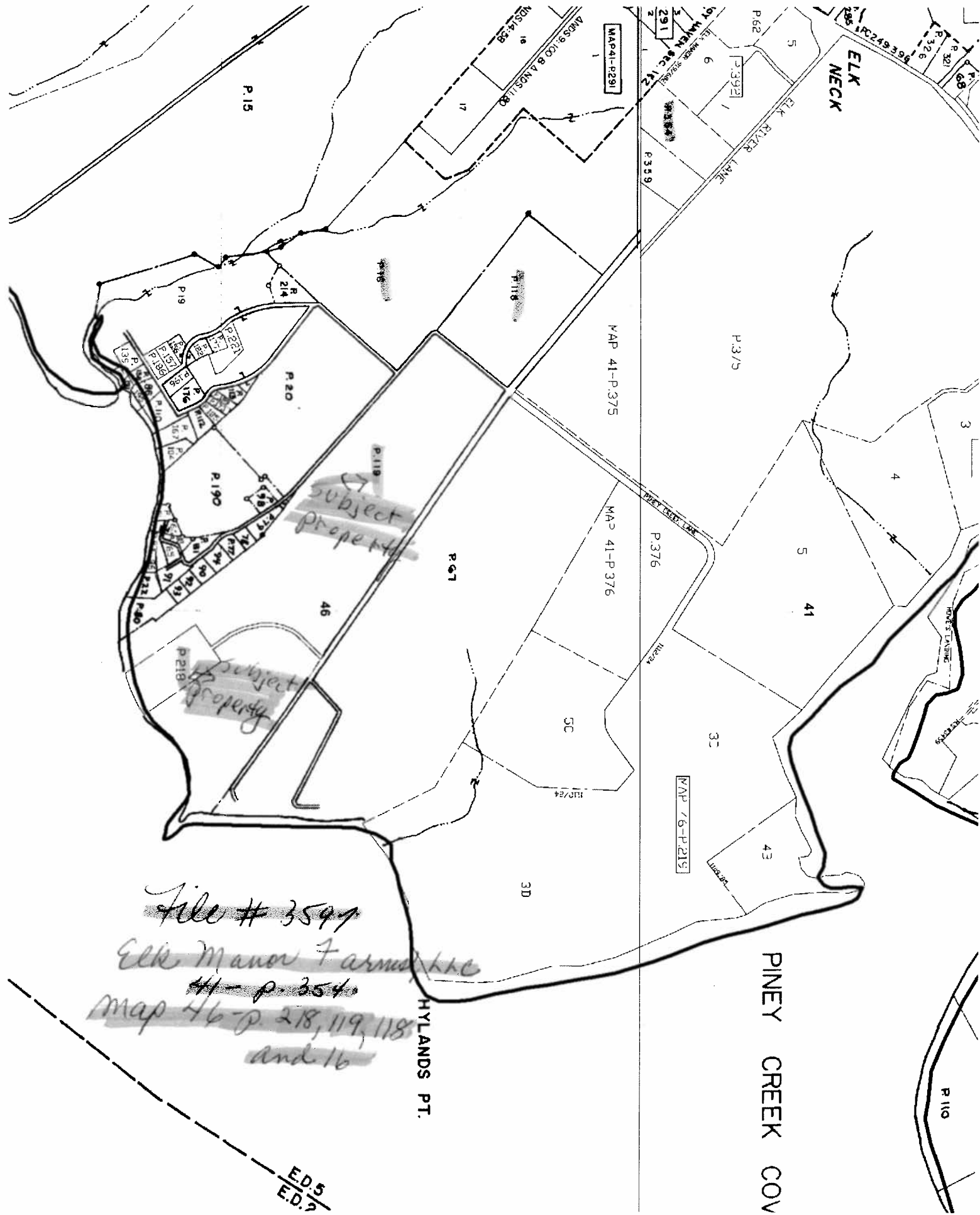
Will unit be visible from the road? _____ If yes, distance: _____

Will unit be visible from adjoining properties? _____ If yes, distance: _____

Distance to nearest manufactured home: _____ Size/Model/Year of Unit: _____

Number of units on property at present time: _____





File # 3597
 Elk Manor Farms, LLC
 41-P-354
 map 76-P-218, 119, 118
 and 16

HYLANDS PT.

PINEY CREEK COV

ED.5
ED.7

CRITICAL AREA COMMISSION
FOR THE CHESAPEAKE AND ATLANTIC COASTAL BAYS
1804 WEST STREET, SUITE 100
ANNAPOLIS, MD 21401

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Cecil

Date: March 7, 2012

Tax Map #	Parcel #	Block #	Lot #	Section
46	218,119	11	N/A	N/A

FOR RESUBMITTAL ONLY	
Corrections	<input type="checkbox"/>
Redesign	<input type="checkbox"/>
No Change	<input type="checkbox"/>
Non-Critical Area	<input type="checkbox"/>
*Complete Only Page 1 General Project Information	

Tax ID: 05-101883 & 05-030447

Project Name (site name, subdivision name, or other) Elk Manor Farms, LLC, c/o Simon Tusha, MM

Project location/Address 88 Rivers Edge Road

City North East Zip 21901

Local case number 3597

Applicant: Last name Tusha, MM First name Simon

Company Elk Manor Farms, LLC

Application Type (check all that apply):

- | | | | |
|---------------------------|--------------------------|-------------------|-------------------------------------|
| Building Permit | <input type="checkbox"/> | Variance | <input type="checkbox"/> |
| Buffer Management Plan | <input type="checkbox"/> | Rezoning | <input type="checkbox"/> |
| Conditional Use | <input type="checkbox"/> | Site Plan | <input type="checkbox"/> |
| Consistency Report | <input type="checkbox"/> | Special Exception | <input checked="" type="checkbox"/> |
| Disturbance > 5,000 sq ft | <input type="checkbox"/> | Subdivision | <input type="checkbox"/> |
| Grading Permit | <input type="checkbox"/> | Other | <input type="checkbox"/> |

Local Jurisdiction Contact Information:

Last name Johnson First name Joseph

Phone # 410-996-5225 Response from Commission Required By 03/16/12

Fax # 410-996-5305 Hearing date 4/16/2012

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

Bed and Breakfast, see attached.

Intra-Family Transfer <input type="checkbox"/> Yes Grandfathered Lot <input type="checkbox"/>	Growth Allocation <input type="checkbox"/> Yes Buffer Exemption Area <input type="checkbox"/>
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Project Type (check all that apply)

Commercial <input type="checkbox"/> Consistency Report <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Mixed Use <input type="checkbox"/> Other <input type="checkbox"/>	Recreational <input type="checkbox"/> Redevelopment <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Shore Erosion Control <input type="checkbox"/> Water-Dependent Facility <input type="checkbox"/>
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SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft		Acres	Sq Ft
IDA Area			Total Disturbed Area	<input style="width:50px;" type="text"/>	<input style="width:50px;" type="text"/>
LDA Area	79.497	Existing Buildings	# of Lots Created		
RCA Area					
Total Area					

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees			Existing Impervious Surface		
Created Forest/Woodland/Trees			New Impervious Surface		
Removed Forest/Woodland/Trees			Removed Impervious Surface		
			Total Impervious Surface		

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance			Buffer Forest Clearing		
Non-Buffer Disturbance			Mitigation		

<p><u>Variance Type</u></p> Buffer <input type="checkbox"/> Forest Clearing <input type="checkbox"/> HPA Impact <input type="checkbox"/> Impervious Surface <input type="checkbox"/> Expanded Buffer <input type="checkbox"/> Nontidal Wetlands <input type="checkbox"/> Setback <input type="checkbox"/> Steep Slopes <input type="checkbox"/> Other <input type="checkbox"/>	<p><u>Structure</u></p> Acc. Structure Addition <input type="checkbox"/> Barn <input type="checkbox"/> Deck <input type="checkbox"/> Dwelling <input type="checkbox"/> Dwelling Addition <input type="checkbox"/> Garage <input type="checkbox"/> Gazebo <input type="checkbox"/> Patio <input type="checkbox"/> Pool <input type="checkbox"/> Shed <input type="checkbox"/> Other <input type="checkbox"/>
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