

**REZONING APPLICATION**

DATE FILED: 1/13/17 PC MTG: 2/22/17  
AMT. PD: \$250.00 COM.MTG: 3/7/17  
ACCEPTED BY: JB FILE NO: 2017-01

JAN 13 2017

**APPLICANT INFORMATION**

OWNER  REPRESENTATIVE \_\_\_\_\_  
*City of Elkton*  
Noe V. Mejia  
APPLICANT NAME - please print clearly (additional names can be listed on page 2) PHONE NUMBER  
791 W. Pulaski Hwy. Elkton MD 21921  
ADDRESS CITY STATE ZIP CODE

**PROPERTY INFORMATION**

CRITICAL AREA? YES  NO   
791 W. Pulaski Hwy., Elkton, MD 21921 7.017 ac.  
SUBJECT PROPERTY ADDRESS SIZE OF PROPERTY  
03 11519 26 22 661 -  
ELEC. DISTRICT ACCOUNT# TAX MAP# BLOCK PARCEL LOT#

PRESENT ZONING: RMU REQUESTED ZONING: BG

PRESENT LAND USE DESIGNATION: Residential Mixed Use REQUESTED LAND USE DESIGNATION: Commercial

PRESENT USE OF PROPERTY: Residential PROPOSED USE OF PROPERTY: Commercial

PREVIOUS ZONING CHANGE? YES  NO  If yes, explain: \_\_\_\_\_

TIME SCHEDULE FOR PROPOSED DEVELOPMENT: Within 1 to 2 years

**REASON FOR REZONING REQUEST**

MISTAKE IN THE COMPREHENSIVE REZONING OF MAY 1, 2011? YES  NO

IF YES, PLEASE EXPLAIN: Present zoning is inconsistent with a majority of parcels fronting West Pulaski Highway

SUBSTANTIAL CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD? YES  NO

IF YES, PLEASE EXPLAIN: Present zoning is incompatible with uses of nearby parcels. Also, recent division of the parcel altered it so it no longer fronts Nottingham Road.

MISTAKE IN CHESAPEAKE BAY CRITICAL AREA LAND USE DESIGNATION OF JULY 5, 1988 YES  NO

IF YES, PLEASE EXPLAIN: \_\_\_\_\_

ADDITIONAL COMMENTS (attached sheet if necessary): \_\_\_\_\_

**EXPLAIN ANY PROBLEM AREAS AND PROPOSALS TO CORRECT THOSE AREAS**

**LIST THE NAME AND ADDRESSES OF ADDITIONAL APPLICANTS**

Noe V. Mejia                      791 W. Pulaski Hwy., Elkton, MD 21921  
APPLICANT NAME (please print clearly)                      ADDRESS

APPLICANT NAME                      ADDRESS

APPLICANT NAME                      ADDRESS

**LIST THE NAME AND ADDRESSES OF ALL PROPERTY OWNERS**

Noe V. Mejia                      791 W. Pulaski Hwy., Elkton, MD 21921  
OWNER NAME (please print clearly)                      ADDRESS

OWNER NAME                      ADDRESS

OWNER NAME                      ADDRESS

OWNER NAME                      ADDRESS

**CERTIFICATION – SIGNATURES**

I/We certify that the information and exhibits submitted are true and correct to the best of my/our knowledge and belief.

**APPLICANT(S):**

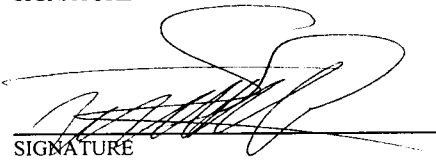
Noe Mejia                                            1-13-17  
PRINT NAME                      SIGNATURE                      DATE

PRINT NAME                      SIGNATURE                      DATE

PRINT NAME                      SIGNATURE                      DATE

PRINT NAME                      SIGNATURE                      DATE

**OWNER(S):**

Noe Mejia                                            1-13-17  
PRINT NAME                      SIGNATURE                      DATE

PRINT NAME                      SIGNATURE                      DATE

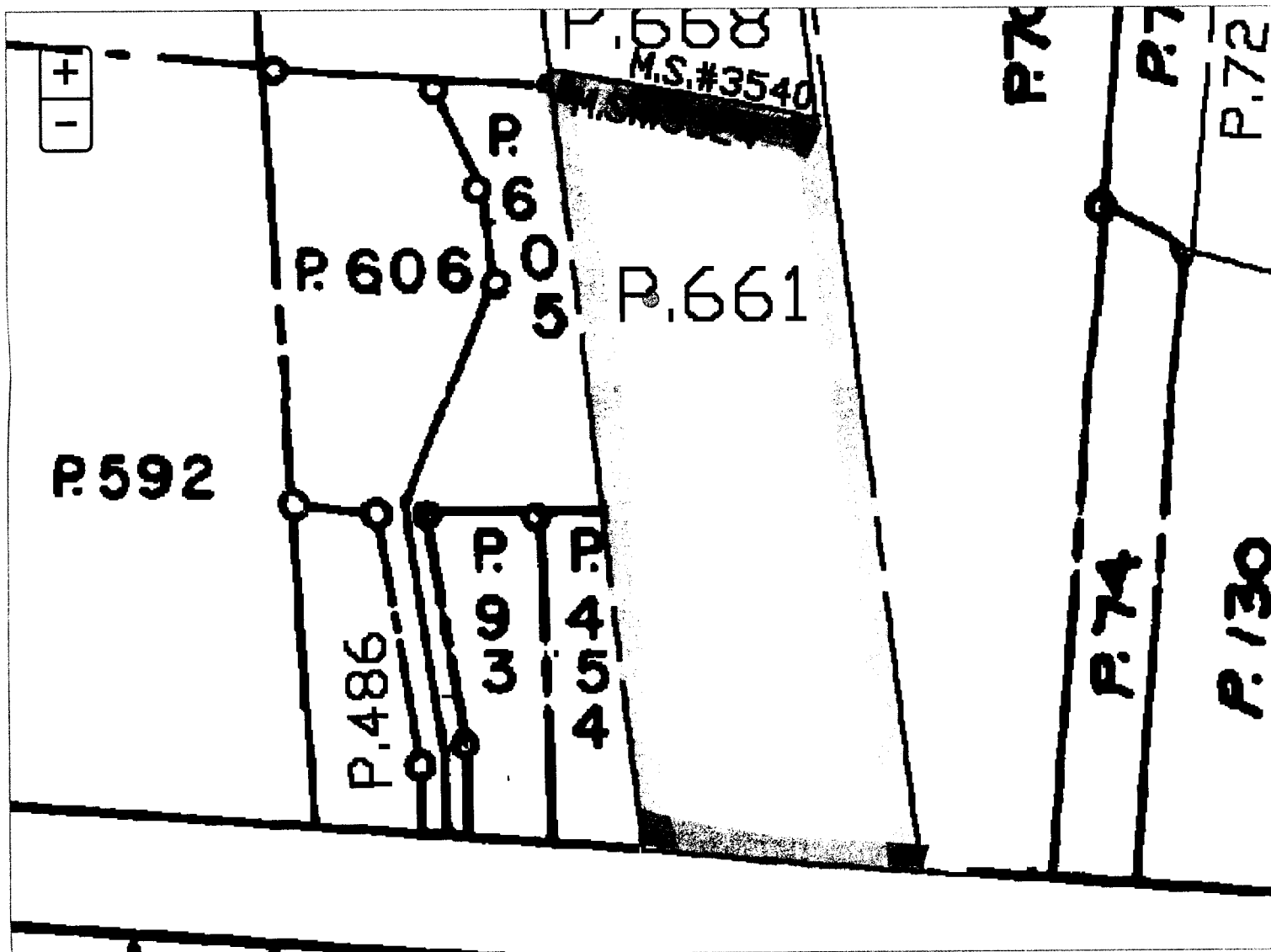
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PRINT NAME                      SIGNATURE                      DATE

Cecil County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)

District: **03** Account Number: **115119**



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at [www.plats.net](http://www.plats.net) (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at [www.mdp.state.md.us/OurProducts/OurProducts.shtml](http://www.mdp.state.md.us/OurProducts/OurProducts.shtml) (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).

# Cecil County

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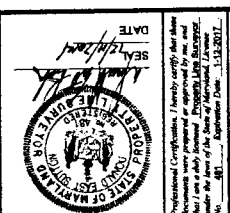


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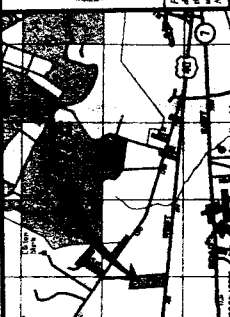
**McCRONE**  
ENGINEERS • SURVEYORS • PLANNERS  
ANNAPOLIS • CENTREVILLE • ELKTON • SALISBURY  
181 EAST MAIN STREET, SUITE 101  
ELKTON, MARYLAND 21921  
(410) 391-1500  
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ADD-ON SUBDIVISION  
ON THE LANDS OF  
**ROBERT A. & JUNE C. PAYNE**  
THIRD ELECTION DISTRICT, CECIL COUNTY, MARYLAND  
PREPARED FOR: ROBERT A. PAYNE, III

DATE: DECEMBER 2014 AS SHOWN  
JOB NUMBER: 0811021  
DRAWN BY: J.M.  
DESIGNED BY: J.M.  
FOLDER REF: 2014  
REVISION: \_\_\_\_\_

DATE: \_\_\_\_\_  
SCALE: \_\_\_\_\_

SHEET NO.: 1 OF 1  
FILE NO.:



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 48° 00' 00" E	10.25'
L2	S 02° 25' 48" W	296.04'
L3	S 31° 03' 15" W	281.77'
L4	S 13° 56' 11" E	8.28'
L5	S 58° 59' 51" E	13.39'
L6	S 02° 25' 48" W	509.59'
L7	N 64° 57' 36" W	5.08'
L8	N 02° 08' 40" E	121.96'
L9	N 02° 21' 31" E	328.10'
L10	N 04° 07' 49" E	348.45'
L11	S 02° 25' 48" W	40.95'

**ADD-ON RESOLUTION**  
THE PURPOSE OF THIS SUBDIVISION IS TO ADD THE 0.008 AC. ADD-ON "A" (N.L.B. 171880) TO PARCEL TO THE LANDS OF TIMOTHY J. & DONNA VAN DYKE (N.L.B. 888897). ALSO TO ADD THE 0.206 AC. ADD-ON "B" PART OF PARCEL 681 TO THE LANDS OF MICHAEL R. & JULIE M. WRIGHT (N.L.B. 1878598).  
APPLICANT HAS HEREBY MADE HIS/HERS APPEAL OF THE ANNOTATED SECTION 3.10A REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND AND SOLICITING FOR ADDING TO EXISTING HOLDINGS AND NOT FOR DEVELOPMENT. ANY FUTURE SUBDIVISION OF THIS LAND OR BUILDING DEVELOPMENT WILL BE SUBMITTED IN THE REGULAR MANNER FOR APPROVAL IN ACCORDANCE WITH THE EXISTING SUBDIVISION REGULATIONS.

**AREA TABLE**

PARCEL	AREA
DEED PARCEL 70	6.300 AC.
ADD-ON "A"	+ 0.008 AC.
TOTAL PARCEL 70A	6.308 AC.
PARCEL 688	2.000 AC.
ADD-ON "B"	+ 0.206 AC.
TOTAL PARCEL 688A	2.206 AC.
PARCEL 681	1.200 AC.
ADD-ON "A"	+ 0.206 AC.
TOTAL REMAINING PARCEL 681	1.406 AC.

**TIMOTHY J. & DONNA VAN DYKE**  
TAX PARCEL 70  
NF LANDS OF  
W.L.B. 888897  
ZONING: RMU

**ROBERT A. PAYNE, III**  
TAX PARCEL 689  
NF LANDS OF  
W.L.B. 1060275  
ZONING: RMU  
MINOR SUB #3340

**WESLEY G. WARNICK**  
TAX PARCEL 833  
NF LANDS OF  
W.L.B. 2798206  
ZONING: RMU

**MICHAEL R. & JULIE M. WRIGHT**  
TAX PARCEL 688  
NF LANDS OF  
W.L.B. 1878598  
ZONING: RMU  
MINOR SUB #3340

**ROBERT A. & JUNE C. PAYNE**  
TAX PARCEL 681  
REMAINING LANDS OF  
N.D.S. 171880  
ZONING: RMU  
MINOR SUB #3324

**DENIS L. & GEORGETTE M. PERKINS**  
TAX PARCEL 533  
NF LANDS OF  
N.D.S. 202189  
ZONING: RMU

**ROBERT A. & JUNE C. PAYNE**  
TAX PARCEL 681  
REMAINING LANDS OF  
N.D.S. 171880  
ZONING: RMU  
MINOR SUB #3324

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ZONING: RMU  
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REMAINING LANDS OF  
N.D.S. 171880  
ZONING: RMU  
MINOR SUB #3324

**OWNERS CERTIFICATION**  
CERTIFICATION IS HEREBY MADE THAT TO THE BEST OF MY KNOWLEDGE THE REQUIREMENTS OF SECTION 3.10B, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, CONCERNING THE PREPARATION OF THIS PLAN AND THIS SUBDIVISION PLAN (HEREOF) WAS MADE AT MY DISCRETION AND THE SETTING OF PARCELS HAS BEEN COMPLETED WITH:

DATE: 12/10/14  
OWNER: Robert A. Payne, III

**SURVEYORS CERTIFICATION**  
CERTIFICATION IS HEREBY MADE THAT PREPARATION OF THIS SUBDIVISION IS IN COMPLIANCE WITH SECTION 3.10A, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, AND SUBDIVISION REGULATIONS.  
DATE: 12/10/14  
REGISTERED SURVEYOR: [Signature]

**APPROVED BY:** [Signature]  
DIRECTOR OF PUBLIC WORKS  
DATE: 12/10/14

**APPROVED BY:** [Signature]  
DIRECTOR OF HEALTH DEPARTMENT  
DATE: 12/10/14

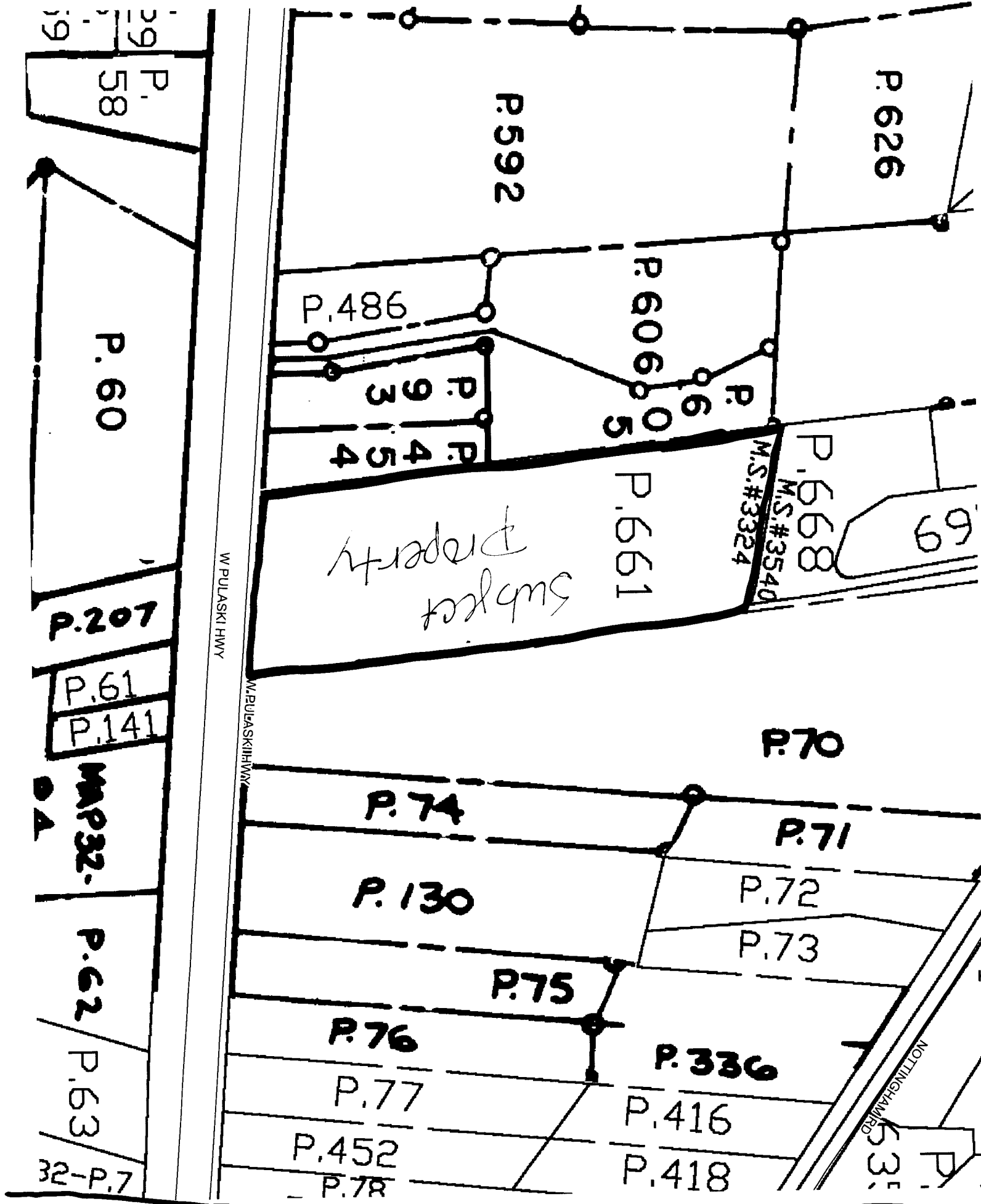
**APPROVING AUTHORITY:** [Signature]  
DATE: 12/10/14

**NOTES**

1. ZONED: RMU
2. SETBACKS: 30' FRONT, 20' REAR
3. UNLESS OTHERWISE SHOWN, DIMENSIONS AND LOCATIONS ARE TO BE DETERMINED BY THE SURVEYOR'S FIELD NOTES AND REAR LOT LINES FOR PLAT REFERENCE SEE N.D.S. 171880
4. THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE
5. THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 5.7% COMMUNITY PANEL NO. 24015C D1602, EFFECTIVE DATE JULY 8, 2013)
6. CIP REMOTES CANNOT BE FOUND.
7. THIS PROJECT IS EXEMPT UNDER THE PROVISIONS OF SECTION 3.2B OF THE CECIL COUNTY FOREST CRUISE MANAGEMENT PLAN.
8. THE STORMWATER MANAGEMENT (BWM) ORDINANCE UNDER SECTION 251-6C, ANY FUTURE DEVELOPMENT ON EITHER PARCEL, WILL REQUIRE THAT OWN REQUIREMENT BE ADDRESSED.

**GRAPHIC SCALE**  
SCALE: 1" = 100'

Received and on same day received in Liber No. \_\_\_\_\_ of the Record of Cecil County and Estimated Per \_\_\_\_\_ Clerk Circuit Court for Cecil County



File 2017-01 REZONING M 26 P 661 Noe V. Majia