

REZONING APPLICATION

RECEIVED

DATE FILED 1/15/2020 COM MTG 2/19/2020
AMT PD \$250.00 COM MTG
ACCEPTED BY JB FILE NO. 2020-01

JAN 15 2020

APPLICANT INFORMATION

Cecil County LUDS
Division of Planning & Zoning

OWNER

REPRESENTATIVE _____

APPLICANT NAME: ROGER D. DWORKIN

PHONE NUMBER _____

ADDRESS: 119 NOTTINGHAM Rd. CITY: ELKTON STATE: Md. ZIP CODE: 21921

PROPERTY INFORMATION

CRITICAL AREA? YES NO

SUBJECT PROPERTY ADDRESS: 119 NOTTINGHAM Rd. ELKTON Md. SIZE OF PROPERTY: 39.41

ELEC DISTRICT: 03 ACCOUNT#: 005924 TAX MAP#: 26 BLOCK: 1 PARCEL: 10 LOT#: _____

PRESENT ZONING: LDR REQUESTED ZONING: NAR

PRESENT LAND USE DESIGNATION: LDGA REQUESTED LAND USE DESIGNATION: LDGA

PRESENT USE OF PROPERTY: FARMING PROPOSED USE OF PROPERTY: FARMING & SOLAR

PREVIOUS ZONING CHANGE? YES NO If yes, explain _____

TIME SCHEDULE FOR PROPOSED DEVELOPMENT: ABOUT 1 YEAR

REASON FOR REZONING REQUEST

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

IF YES, PLEASE EXPLAIN: The property is going to be kept in family & handed down. Due to location we would love one →

SUBSTANTIAL CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD? YES NO

IF YES, PLEASE EXPLAIN _____

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) → side by RR & Awwage on the other with the creek southwest of me, due not for see water & sewer coming in anytime soon. Plans are to keep farming or get small solar farm to help with retirement

EXPLAIN ANY PROBLEM AREAS AND PROPOSALS TO CORRECT THOSE AREAS

LIST THE NAME AND ADDRESSES OF ADDITIONAL APPLICANTS

GLENDORA DVORAK 119 NOTTINGHAM RD. ELKTON Md.
APPLICANT NAME (please print clearly) ADDRESS

APPLICANT NAME ADDRESS

APPLICANT NAME ADDRESS

LIST THE NAME AND ADDRESSES OF ALL PROPERTY OWNERS

ROGER D. DVORAK
OWNER NAME (please print clearly) ADDRESS

GLENDORA DVORAK
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):

ROGER DVORAK Roger D. Dvorak 1/15/2020
PRINT NAME SIGNATURE DATE

GLENDORA DVORAK Glendora Dvorak 1/15/2020
PRINT NAME SIGNATURE DATE

PRINT NAME SIGNATURE DATE

PRINT NAME SIGNATURE DATE

OWNER(S):

ROGER DVORAK Roger Dvorak 1/15/2020
PRINT NAME SIGNATURE DATE

GLENDORA DVORAK Glendora Dvorak 1/15/2020
PRINT NAME SIGNATURE DATE

PRINT NAME SIGNATURE DATE

PRINT NAME SIGNATURE DATE

Real Property Data Search (w2)

Search Result for

View Map		View GroundRent Redemption			View GroundRent Registration				
Special Tax Recapture: AGRICULTURAL TRANSFER TAX									
Account Identifier:		District - 03 Account Number - 008924							
Owner Information									
Owner Name:		DVORAK ROGER D DVORAK GLENDORA			Use:		AGRICULTURAL		
Mailing Address:		119 NOTTINGHAM RD ELKTON MD 21921			Principal Residence:		YES		
					Deed Reference:		/03884/ 00486		
Location & Structure Information									
Premises Address:		119 NOTTINGHAM RD ELKTON 21921-0000			Legal Description:		39.41 ACRES 119 NOTTINGHAM ROAD W OF ELKTON		
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0026	0001	0010	3020007 08	0000				2019	Plat Ref:
Special Tax Areas: None					Town:		None		
					Ad Valorem:		4		
					Tax Class:		None		
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1975		1,689 SF				39.4100 AC			
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements		
1	YES	STANDARD UNIT	BRICK/	3	1 full/ 1 half	1 Attached			
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2019		07/01/2019		07/01/2020	
Land:		107,500		92,500					
Improvements		131,700		161,500					
Total:		239,200		254,000		244,133		249,067	
Preferential Land:		10,800						10,800	
Transfer Information									
Seller: DVORAK ROGER D			Date: 05/12/2016			Price: \$0			
Type: NON-ARMS LENGTH OTHER			Deed1: /03884/ 00486			Deed2:			
Seller: DVORAK ROGER D & EDITH E			Date: 10/01/2015			Price: \$0			
Type: NON-ARMS LENGTH OTHER			Deed1: /03788/ 00461			Deed2:			
Seller: DVORAK, FRANK & EDITH E.			Date: 04/26/2002			Price: \$0			
Type: NON-ARMS LENGTH OTHER			Deed1: WLB /01153/ 00488			Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2019		07/01/2020			
County:		000		0 00					
State:		000		0 00					
Municipal:		000		0.00 0.00		0.00 0.00			
Special Tax Recapture: AGRICULTURAL TRANSFER TAX									
Homestead Application Information									
Homestead Application Status: Denied									
Homeowners Tax Credit Application Information									

REZONINGS

FILE NO: 2020-01

APPLICANT: Roger and Glendora Dvorak

LOCATION: 119 Nottingham Road, Elkton, MD 21921 (Tax Map 26, Parcel 10)

REQUEST: Rezone 39.41 acres from Low Density Residential (LDR) to Northern Agricultural Residential (NAR).

STAFF RECOMMENDATION:

PLANNING COMMISSION RECOMMENDATION:

FINDINGS OF FACTS

NEIGHBORHOOD: The neighborhood is an area within 1/2 mile radius of the subject property. The subject property and all of the immediately adjoining properties are zoned Low Density Residential (LDR). The properties within the neighborhood are zoned Low Density Residential (LDR), Suburban Transitional (ST), Manufactured Home (MH), Light Industrial (M1), and Mineral Extraction A (MEA). The periphery of the neighborhood is zoned Heavy Industrial (M2).

CHANGES IN AREA: There have not been any rezonings in the neighborhood since the 2011 Comprehensive Rezoning.

POPULATION CHANGES:	<u>2000</u>	<u>2010</u>	<u>% of Change</u>
Cecil County	85,951	101,108	17.7%
Census Tract: 305.03	4,695	5,751	22.49%

AVAILABILITY OF PUBLIC FACILITIES: The property is not presently served by water and sewer, but is located within future water and sewer service areas W-4 and S-4 per the adopted Master Water & Sewer Plan.

PRESENT AND FUTURE TRANSPORTATION AND TRAFFIC PATTERNS, CHARACTER, AND VOLUME: Access to the property is from Nottingham Road. The proposed rezoning should not have an effect on future transportation and traffic patterns, character, and volume.

COMPATIBILITY WITH EXISTING AND PROPOSED DEVELOPMENT IN THE AREA: The proposed rezoning should be compatible with existing and proposed development.

COMPATIBILITY WITH THE INTENT OF THE COMPREHENSIVE PLAN: The property is located within the Low Density Growth Area of the Comprehensive Plan. The Low Density Growth Area provides a transition between more densely developed areas and rural areas and may be eligible for public water and sewer service in the future.

COMPATIBILITY WITH THE PURPOSES OF ANY SPECIAL DISTRICT IN WHICH THE AREA REQUESTED TO BE REZONED IS LOCATED: The subject parcel is not located within any special district.