

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 IUDS  
Division of Planning & Zoning

OWNER

REPRESENTATIVE \_\_\_\_\_

APPLICANT NAME: Roger D. Dvorak

APPLICANT NAME - please print clearly (additional names can be listed on page 2)

PHONE NUMBER \_\_\_\_\_

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

PROPERTY INFORMATION

CRITICAL AREA? YES  NO

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

03 005924 26 1 10  
ELEC DISTRICT ACCOUNT# TAX MAP# BLOCK PARCEL 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 need a zone →

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 & Avenues on the other with the creek south west of me, due not for see water & sewer coming in anytime soon. Plans are to keep farming or put 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

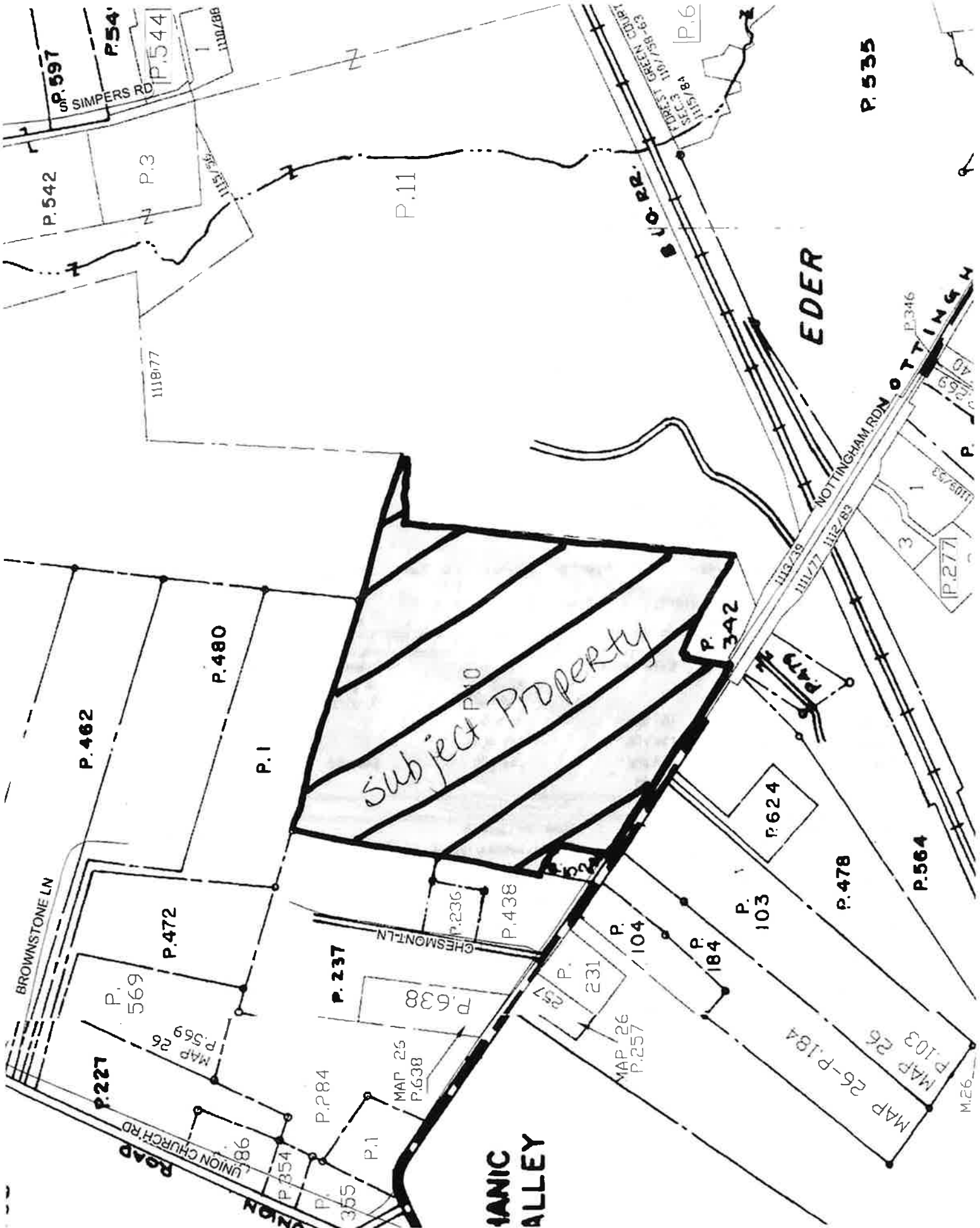
**OWNER(S):**

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



Subject Property

IANIC ALLEY

EDER

P. 535

NOTTINGHAM RDN OTTINGHAM

P. 597

P. 544

P. 542

P. 3

P. 11

P. 6

1118177

TIRETY GREEN CORP  
SEC. 3 110/58-63  
1115/84

P. 462

P. 480

P. 1

P. 342

Subject Property

BROWNSTONE LN

P. 472

P. 569

MAP 26  
P. 569

P. 227

UNION CHURCH RD

P. 354

P. 284

P. 237

CHESMONT LN

P. 236

P. 438

P. 638

MAP 26  
P. 638

P. 355

P. 1

P. 231

P. 104

P. 184

P. 103

P. 624

P. 478

P. 564

MAP 26  
P. 257

P. 231

P. 104

P. 184

P. 103

MAP 26-P. 184

MAP 26  
P. 103

M. 26

P. 277

P. 277

P. 277

P. 277

P. 277

P. 277

P. 277

Real Property Data Search ( w2)

Search Result for

<a href="#">View Map</a>	<a href="#">View GroundRent Redemption</a>	<a href="#">View GroundRent Registration</a>	
<b>Special Tax Recapture: AGRICULTURAL TRANSFER TAX</b>			
<b>Account Identifier:</b>		<b>District - 03 Account Number - 008924</b>	
Owner Information			
<b>Owner Name:</b>	DVORAK ROGER D DVORAK GLENDORA	<b>Use:</b>	AGRICULTURAL
<b>Mailing Address:</b>	119 NOTTINGHAM RD ELKTON MD 21921	<b>Principal Residence:</b>	YES
		<b>Deed Reference:</b>	/03884/ 00486
Location & Structure Information			
<b>Premises Address:</b>		<b>Legal Description:</b>	39.41 ACRES 119 NOTTINGHAM ROAD W OF ELKTON
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Neighborhood:</b>
0026	0001	0010	3020007 08
			<b>Subdivision:</b>
			0000
			<b>Section:</b>
			<b>Block:</b>
			<b>Lot:</b>
			<b>Assessment Year:</b>
			2019
			<b>Plat No:</b>
			<b>Plat Ref:</b>
<b>Special Tax Areas:</b> None		<b>Town:</b>	None
		<b>Ad Valorem:</b>	4
		<b>Tax Class:</b>	None
<b>Primary Structure Built</b>	<b>Above Grade Living Area</b>	<b>Finished Basement Area</b>	<b>Property Land Area</b>
1975	1,689 SF		39 4100 AC
<b>County Use</b>			
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>
1	YES	STANDARD UNIT	BRICK/
			<b>Quality</b>
			3
			<b>Full/Half Bath</b>
			1 full/ 1 half
			<b>Garage</b>
			1 Attached
			<b>Last Notice of Major Improvements</b>
Value Information			
	<b>Base Value</b>	<b>Value</b>	<b>Phase-in Assessments</b>
		As of	As of
		01/01/2019	07/01/2019
			As of
			07/01/2020
<b>Land:</b>	107,500	92,500	
<b>Improvements</b>	131,700	161,500	
<b>Total:</b>	239,200	254,000	244,133
<b>Preferential Land:</b>	10,800		249,067
			10,800
Transfer Information			
<b>Seller:</b> DVORAK ROGER D	<b>Date:</b> 05/12/2016	<b>Price:</b> \$0	
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> /03884/ 00486	<b>Deed2:</b>	
<b>Seller:</b> DVORAK ROGER D & EDITH E	<b>Date:</b> 10/01/2015	<b>Price:</b> \$0	
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> /03788/ 00461	<b>Deed2:</b>	
<b>Seller:</b> DVORAK, FRANK & EDITH E	<b>Date:</b> 04/26/2002	<b>Price:</b> \$0	
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> WLB /01153/ 00488	<b>Deed2:</b>	
Exemption Information			
<b>Partial Exempt Assessments:</b>	<b>Class</b>	<b>07/01/2019</b>	<b>07/01/2020</b>
<b>County:</b>	000	0 00	
<b>State:</b>	000	0 00	
<b>Municipal:</b>	000	0.00 0 00	0.00 0.00
<b>Special Tax Recapture: AGRICULTURAL TRANSFER TAX</b>			
Homestead Application Information			
<b>Homestead Application Status:</b> Denied			
Homeowner's 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: Approval, based on a demonstrated mistake in the 2011 Comprehensive Rezoning.

PLANNING COMMISSION RECOMMENDATION: Approval, based on a demonstrated mistake in the 2011 Comprehensive Rezoning.

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.