

REZONING APPLICATION

DATE: 3/11/22 PC MTG: 4/18/22
 DIVISION OF PLANNING & ZONING
 AMT. PD: 8750.00 COM. MTG:
 ACCEPTED BY: JG FILE NO: 2022-02
 MAR 11 2022

RECEIVED

APPLICANT INFORMATION

Yug Patel, LLC OWNER REPRESENTATIVE

APPLICANT NAME - please print clearly (additional names can be listed on page 2) PHONE NUMBER
207 Michelle Court Newark DE 19702
 ADDRESS CITY STATE ZIP CODE

PROPERTY INFORMATION

712 X 41 Craigtown Road, Port Deposit, MD CRITICAL AREA? YES NO
 SUBJECT PROPERTY ADDRESS SIZE OF PROPERTY
.42 & .23 acres

THX 07-009720 & 07-009682 23E 20 92 & 471
 ELEC. DISTRICT ACCOUNT# TAX MAP# BLOCK PARCEL LOT#

PRESENT ZONING: Business Local (BL) REQUESTED ZONING: Business General (BG)

PRESENT LAND USE DESIGNATION: Commercial REQUESTED LAND USE DESIGNATION: Commercial

PRESENT USE OF PROPERTY: Retail PROPOSED USE OF PROPERTY: Retail/Office

PREVIOUS ZONING CHANGE? YES NO If yes, explain: _____

TIME SCHEDULE FOR PROPOSED DEVELOPMENT: 3-5 years

REASON FOR REZONING REQUEST

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

IF YES, PLEASE EXPLAIN: Similarly situated properties in neighborhood are zoned BG, and
Property is located in residential high density area on an arterial MD state highway.
BG allows for appropriate business, services and investment in accordance with the
surrounding long established neighborhoods and their needs.

SUBSTANTIAL CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD? YES NO

IF YES, PLEASE EXPLAIN: Multiple surrounding properties have been rezoned and
granted special exceptions for mineral extraction and/or business industrial adjacent
or in close proximity to the subject property and in the neighborhood.

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): See Attachment "1," supporting documents
attached hereto and made a part hereof as if fully set forth herein.

EXPLAIN ANY PROBLEM AREAS AND PROPOSALS TO CORRECT THOSE AREAS

LIST THE NAME AND ADDRESSES OF ADDITIONAL APPLICANTS

APPLICANT NAME (please print clearly) ADDRESS

APPLICANT NAME ADDRESS

APPLICANT NAME ADDRESS

LIST THE NAME AND ADDRESSES OF ALL PROPERTY OWNERS

Yug Patel, LLC 207 Michelle Court, Newark, DE 19702

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):

Yug Patel, LLC K. K. Patel 3/10/22
PRINT NAME SIGNATURE DATE

PRINT NAME SIGNATURE DATE

PRINT NAME SIGNATURE DATE

PRINT NAME SIGNATURE DATE

OWNER(S):

Yug Patel, LLC K. K. Patel. 3/10/22
PRINT NAME SIGNATURE DATE

PRINT NAME SIGNATURE DATE

PRINT NAME SIGNATURE DATE

PRINT NAME SIGNATURE DATE

LAW OFFICES OF
FOCKLER & FOCKLER
205 EAST MAIN STREET
ELKTON, MARYLAND 21921

KARL H. FOCKLER

(410) 398-3030
FAX (410) 392-5116

March 10, 2022

County Administrative Building
Division of Planning and Zoning
Attn: Mr. Stephen O'Connor
200 Chesapeake Blvd, Rm. 2300
Elkton, Maryland 21921

Re: Request for Rezoning
Applicant/Owner: Yug Patel, LLC
Property: 641 Craigtown Road, Port Deposit, MD
Tax ID #'s: 07-009720 & 07-009682



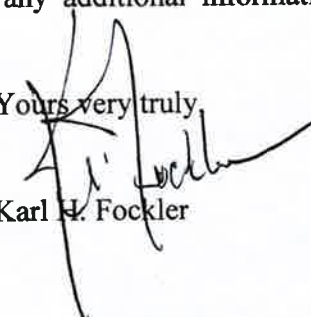
Dear Mr. O'Connor:

Please be advised that this office represents Yug Patel, LLC, property owner of 641 Craigtown Road, Port Deposit, MD. Attached hereto, please find an application for request for rezoning of the above-captioned property from Business Local (BL) to Business General (BG) on the basis of mistake and substantial change in the character of the neighborhood.

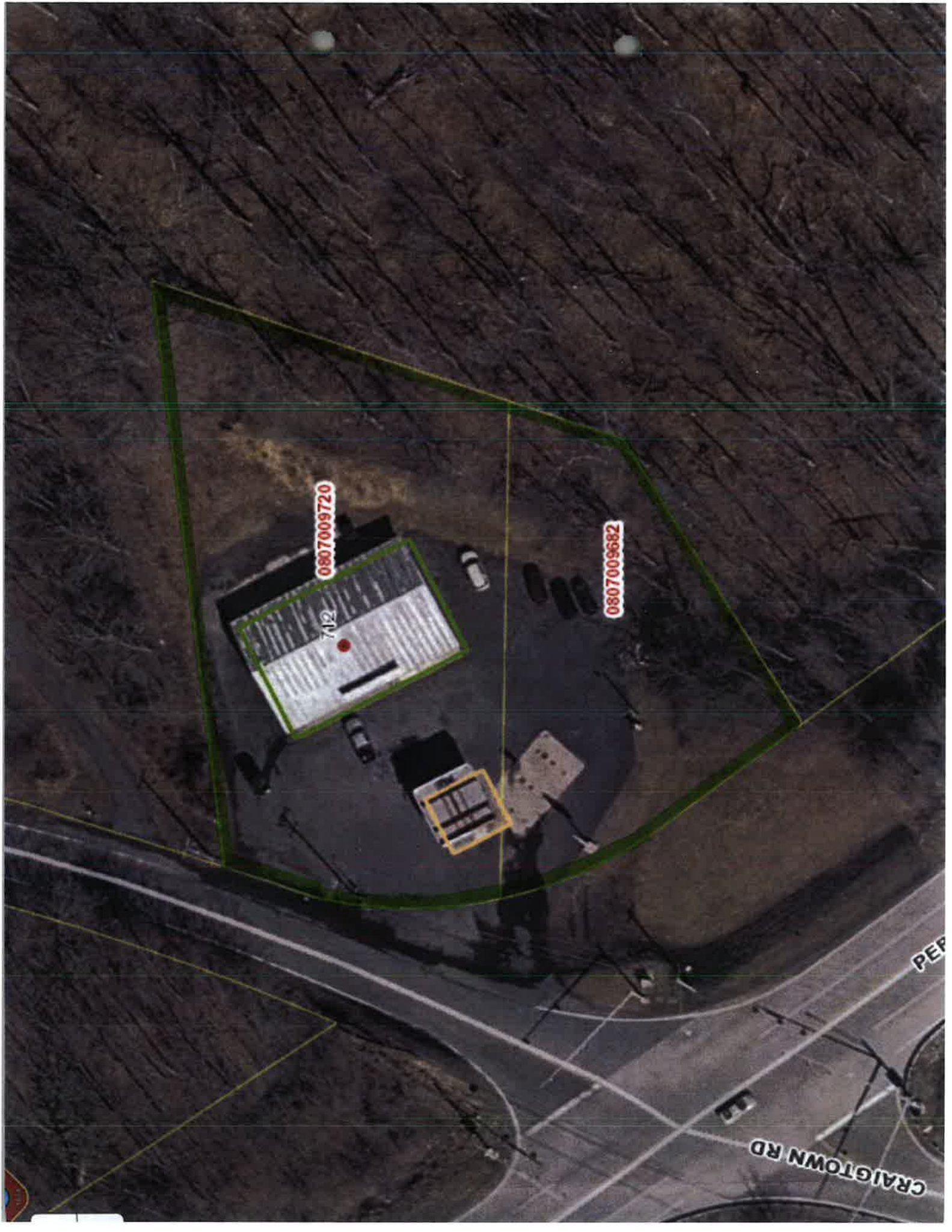
Additionally, attached hereto is the application fee, by check, in the amount of Two Hundred Fifty (\$250.00) Dollars. Please advise this office at your earliest convenience as to the date of the scheduled hearings in relation to this matter.

Should you have any questions or require any additional information in the interim, please advise.

Yours very truly


Karl H. Fockler

Cc: Yug Patel, LLC



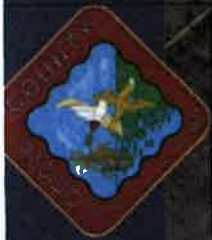
0807009720

0807009682

712

CRAIGTOWN RD

PER



Cecil County, MD - Online GIS



Account ID : 0807009682 (1 of 2) ▶ □ X

SDAT Link: [Maryland Property View](#)

Map: 023E

Parcel: 471

Lot: Null

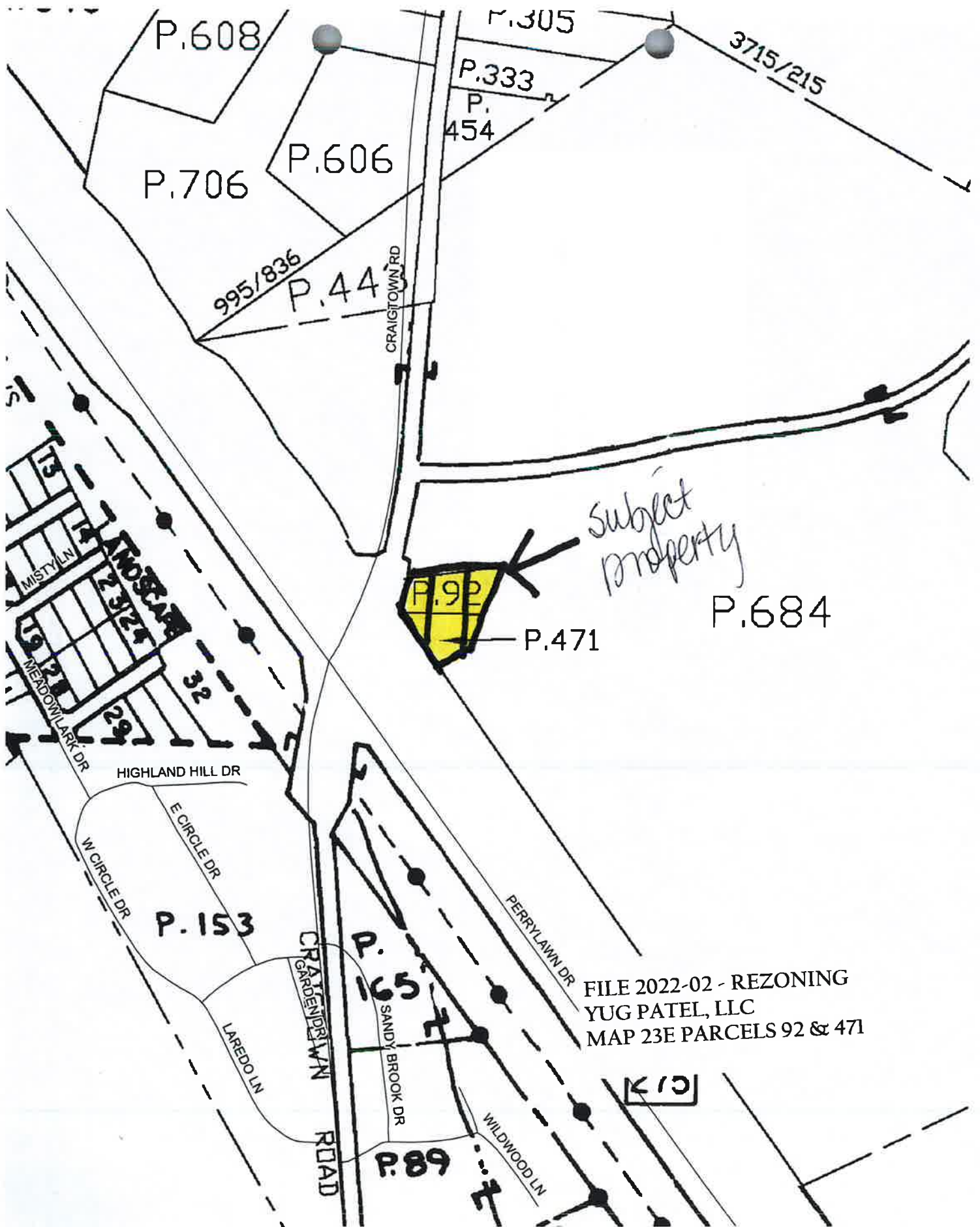
Owner: YUG PATEL LLC

Owner2: Null

Prem. Address: 641 CRAIGTOWN RD

Zoning: BL

[Zoom to](#)



Subject Property

FILE 2022-02 - REZONING
YUG PATEL, LLC
MAP 23E PARCELS 92 & 471

K13