

IN THE MATTER OF:
CREEDON, LLC
C/O WAYNE CREEDON, PRES.

BEFORE THE CECIL COUNTY
BOARD OF APPEALS

APPEAL OF LAND USE & DEVELOPMENT
SERVICES ZONING ADMINISTRATOR'S
DECISION TO DENY A BUILDING PERMIT

CASE NO.: 4252 & 4253

OPINION

This matter arises as an appeal of the Cecil County Department of Land Use and Development Zoning Administrator's decision to deny a building permit for Parcel 71, Block 15 on Tax Map 48, more commonly known as 46 and 49 Surrey Lane, Chesapeake City, Maryland 21915 in the Second Election District of Cecil County, Maryland (the "Property"). This appeal was submitted as File No. 4252 (49 Surrey Lane) and File No. 4253 (46 Surrey Lane) by Wayne Creedon on behalf of property owner, Creedon, LLC ("Appellant"). The Appeal for Files No. 4252 and 4253 were heard by this Board conjointly as stemming from the same circumstances and pertaining to the same parcel. The Property is in the Southern Agricultural Residential (SAR) Zone.

On or about the beginning of September 2023, Appellant filed applications for building permits to place two manufactured homes on the Property. The Property currently contains four manufactured homes.

On September 25, 2023, Appellant was notified by letter signed by Aaron Harding, Chief of Planning and Zoning/Zoning Administrator, ("Harding") that building permits MANF-23-4 and MANF-23-6 were denied. The reason provided reads, "The proposed placement of an additional manufactured home located on a property with four (4) existing manufactured homes within the Southern Agricultural Residential zoning district would increase a non-conforming use and is not permissible per Article XVIII, Section 332 of the Cecil County Zoning Ordinance (the "Ordinance")."

The letter also provided historical information pertaining to the property in support of the rationale for denial. The letter is attached as Exhibit 1.

Appellant timely and properly filed this appeal.

A public hearing was held before this Board on November 27, 2023 (the "Hearing"). Appellant was represented at the Hearing by attorney Jeffrey King, who presented the predominant portion of testimony. In sum, the Appellant's testimony contended that when the property was purchased in 2013, the buyer (Creedon) purchased with the understanding that six manufactured homes were permitted on the Property. Appellant's Exhibit #3, the Addendum to Agreement of Sale For Commercial Real Estate Financing Contingency" (the "Sales Agreement"), Section 7j reads, "Seller has used the Property for only the following uses: Six Unit Trailer Park." Appellant also submitted Appellant's Exhibit #4 which reads, five (5) "Units available" and has "Trailer Park" at the top of the page. The origin and creator of Exhibit #4 is unclear other to say, "Prepared by John 3/11/2013" at the bottom of the page. Appellant's Exhibit #6 is an "Appraisal of Real Property" created by Jennifer Mainster, Circa. Ltd, in 2013. In the Appraisal, Appellant flagged a copy of the State of Maryland Department of Health and Mental Hygiene permit Serial No. 1757 which permits the holder, "To operate a mobile home park to accommodate a maximum of 6 mobile home sites located in Cecil County." The expiration date on the permit is June 30, 2014.

Kim Williams, witness for the Appellant, provided testimony of her personal knowledge of the history of the Property. Williams stated she worked as an accountant for the executrix of the estate of the former owner of the Property. Williams testified she was the point of contact for the seller at the time Creedon purchased the Property, and she was in contact with staff of the County prior to the sale. She further stated she was advised by County staff that the Property was a mobile home park approved for six lots and that it was

grandfathered in under the new zoning regulations. Williams stated there were four mobile homes on the Property at the time of the sale, but it was her understanding that two additional lots were available on which to place mobile homes. In an email dated Sept. 8, 2023, to Stephen O'Connor, Director of the Department of Land Use & Development Services, Division of Planning & Zoning, Williams stated, no unit has been removed, replaced or added since 2013.

Aaron Harding testified on behalf of the Division in response to the Appeal and Appellant's testimony. Harding explained that the decision to deny the permit application was based on the following:

- a. Mobile Home parks are not a permissible use in the SAR zone. While the mobile home park at the Property was permitted at one time, it is presently a non-conforming use. Section 329 of the Ordinance states in relevant part that non-conforming uses "shall not be encouraged to survive. If any such non-conformity ceases to exist for a period of ninety days, any subsequent use shall conform to the regulations for the zone in which the property is located." Harding showed aerial images from Cecil County GIS and publicly available (www.cecilmaps.org) establishing there were six mobile homes on the Property in 2008, five in 2010, and only four in 2013 and thereafter. At the time the applications for the building permits described herein above were submitted, the same four mobile homes existed. Therefore, the allowable time to replace any additional mobile homes had elapsed.
- b. Notwithstanding the nonconforming use expiration, if it were to be determined that a mobile home park is permissible at the Property, Section 244.2 of the Ordinance requires a license to operate. This Property was never issued a license to operate a mobile home park.

Findings

The decision of the Zoning Administrator is valid and supported by sufficient evidence as follows:

The Application for a building permit to place additional manufactured homes at the Property could not have been approved because mobile home parks are not permitted in the SAR zone according to Section 54. The existence of manufactured homes on this Property prior to the change in zoning regulations created a nonconforming use.

The Application for a building permit to place additional manufactured homes at the Property could not have been approved because Section 329 of the Ordinance prohibits any expansion of a nonconforming use.

Current zoning regulations prevent any expansion of the existing non-conforming use of the subject property. There are currently four manufactured homes on the Property permissible only as a nonconformity in the SAR zone. Because the two units that existed prior to 2010 had not been replaced within the allowable time, no additional units can be permitted.

The Application for a building permit to place additional manufactured homes at the Property could not have been approved because the property owner does not have a license to operate a mobile home park as required by Section 244.2 of the Ordinance.

For the reasons and findings stated, by unanimous vote, the Board hereby **ORDERS** that the decision of the Department of Land Use and Development Division of Planning and Zoning Zoning Administrator in this matter is **AFFIRMED**.

Date

12/19/2023

Mark Saunders, Chairman

MANF - 23-4

BOARD OF APPEALS APPLICATION
CECIL COUNTY, MARYLAND

RECEIVED
OCT 02 2023
Cecil County LUDS
Division of Planning & Zoning

MEET. MONTH: NOV 2023
FILE NO. 4252

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



DATE FILED: 10/2/23
AMOUNT PD: 250.00
ACCEPTED BY: JB

A. APPLICANT INFORMATION - ALL APPLICANTS MUST SIGN

Creeden LLC - Wayne Creeden - president
 APPLICANT NAME - PLEASE PRINT CLEARLY
124 Nantucket Dr. Middletown DE 19709
 ADDRESS CITY STATE ZIP CODE
My - President Creeden LLC 443-553-5406
 APPLICANT SIGNATURE PHONE NUMBER

B. PROPERTY OWNER INFORMATION - ALL PROPERTY OWNERS MUST SIGN

Creeden LLC - Wayne Creeden president
 PROPERTY OWNER NAME - PLEASE PRINT CLEARLY
124 Nantucket Dr. Middletown DE 19709
 ADDRESS CITY STATE ZIP CODE
My - President Creeden LLC 443-553-5406
 PROPERTY OWNER SIGNATURE PHONE NUMBER

C. PROPERTY INFORMATION

49 Surney Lane Chesapeake City MD 21815 007940
 PROPERTY ADDRESS ELECTION DIST. ACCT. NUMBER
0048 15 0071 2.173 SAR
 TAX MAP BLOCK PARCEL LOT# #ACRES ZONE

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

Because it was approved for 6 units and the 6 units have never been put there. I have a permit for a 6 unit mobile home park (Attached)

E. 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.

F. LAND USE DESIGNATION

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

G. PROVISION OF ZONING ORDINANCE: Art. XVII Part 1 section 305

H. SPECIAL EXCEPTION RENEWAL - PREVIOUS FILE NO. & CONDITIONS FOR APPROVAL: _____

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

Will unit be visible from the road? No If yes, distance: _____
 Will unit be visible from adjoining properties? Yes If yes, distance: 20 FT
 Distance to nearest manufactured home: 20 FT Size/Model/Year of Unit: 14'x40' 1982
 Number of units on property at present time: 4 (approved for 6)

Office of the County Executive

Danielle Hornberger
County Executive

Steve Overbay
Director of Administration

Office: 410.996.5202
Fax: 800.863.0947

Department of Land Use & Development Services

Stephen O'Connor, AICP, Director
Office: 410.996.5220
Fax: 800.430.3829

Aaron Harding, Chief / Zoning Administrator
410.996.5220
800.430.3829

County Information
410.996.5200
410.658.4041



CECIL COUNTY, MARYLAND
Division of Planning and Zoning
200 Chesapeake Boulevard, Elkton, MD 21921

SENT VIA OPENGOV & FIRST CLASS MAIL

September 25, 2023

Wayne Creeden
124 Nantucket Drive,
Middletown, DE 19709

Re: Building Permit MANF-23-4 (Tax Map 48, Parcel 71 – Surrey Lane)

Mr. Creeden,

The Division of Planning & Zoning has denied the above-referenced building permit. Specifically, the proposed placement of an additional manufactured home located on a property with four (4) existing manufactured homes within the Southern Agricultural Residential (SAR) zoning district would increase a non-conforming use and is not permissible per Article XVIII, Section 332 of the Cecil County Zoning Ordinance.

Historically, the property had six (6) manufactured homes on the site that was not a Manufactured Home Park. Therefore, the dwelling proposed to be replaced by the above referenced permit was non-conforming with the adoption of the 2011 Cecil County Zoning Ordinance. This was further supported by circa 2013 documentation provided to this office.

Aerial photography can clearly show that the non-conforming manufactured home was removed from the site sometime between 2013 and 2016. Furthermore, aerial photography from 2019 and 2022 verify that it had not been replaced in the method prescribed by Article XVIII, Section 329 of the Zoning Ordinance. It states:

It is the intent of this ordinance that lots, uses, or structures existing at the time of adoption of this ordinance or amendments thereto, and which are rendered non-conforming by such adoption, shall be permitted to continue until removed or abated, but shall not be encouraged to survive. Accordingly, such non-conformities shall not be enlarged, expanded, or extended. Further, if any such non-conformity ceases to exist for a period of ninety (90) days any subsequent use shall conform to the regulations for the zone in which the property is located. In cases where structures are damaged or destroyed by accident or natural causes, such period shall be one (1) year.

Since there has been at least 7 years since the non-conforming manufactured home has been on site, it is not permitted to be replaced.

This denial is a final decision of the Cecil County Zoning Administrator and therefore can be appealed to the Cecil County Board of Appeals within 15 days of the date of this letter.

An appeal application and fee (\$250.00) must be filed with the Division of Planning and Zoning prior to the expiration of the appeal period. You may download a Board by of Appeals application and instructions at <https://www.ccgov.org/home/showpublisheddocument/44002/637703193927970000>; or by visiting our office at 200 Chesapeake Blvd, Elkton, MD 21921.

Very Sincerely,



Aaron Harding, CFM

Chief of Planning and Zoning/Zoning Administrator
Department of Land Use and Development Services

aharding@ccgov.org

410.996.5220

Cc: Division of Permits & Inspections
Division of Water & Sewer Planning



MARYLAND
Department of Health



Maryland Department of Health

WES MOORE
Governor

LAURA HERRERA SCOTT, M.D., M.P.H.
Secretary

**Cecil County Health Department
401 Bow Street
Elkton, Maryland 21921-5515**

MOBILE HOME PARK PERMIT

THIS PERMIT IS ISSUED TO:

Wayne Creeden
PARK PLACE
124 Nantucket Drive
Middletown, DE 19709

ID NUMBER: 1031
DATE ISSUED: 07/01/2023
EXPIRATION DATE: 06/30/2024

TO OPERATE A MOBILE HOME PARK, TO ACCOMMODATE A MAXIMUM OF 6 MOBILE HOME SITES, LOCATED IN CECIL COUNTY AT:

SURREY LANE, Chesapeake City MD 21915

This permit is issued pursuant to Maryland Code Annotated, Health-General § 2-104, and Code of Maryland Regulations COMAR 10.16.02, Construction, Equipment, Sanitation, Operation, and Maintenance of Mobile Home Parks. The above-named mobile home park is subject to all applicable statutory and regulatory requirements, including all provisions of COMAR 10.16.02.

Secretary's Designee-County Health Officer

(Not transferable except as expressly provided by Rule or Regulation.)

(POST IN CONSPICUOUS PLACE)



CECIL COUNTY MARYLAND

Real Property Taxes

Annual Bill

Levy Period:

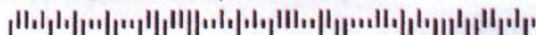
07/01/2023-06/30/2024

Cecil County
200 Chesapeake Blvd., Ste. 1100
Elkton, Maryland 21921

Hours: 8:00 AM - 4:30 PM
(except holidays)

Taxes paid on or after
March 1st are subject
to a delinquent charge
of 3% of the tax amount
plus interest.

00589 CREEDEN LLC
124 NANTUCKET DR
MIDDLETOWN, DE 19709-8990



BILL DATE
7/01/2023
PROPERTY DESCRIPTION
2.173 ACRE SURREY LANE E OF CAYOTS CORNER
PROPERTY NUMBER
02-007940
INVOICE NUMBER
6609

USE	MAP	BLOCK	PARCEL	LIBER	FOLIO	TOWN	PROPERTY NUMBER	INVOICE NUMBER
R	0048	0015	0071	3516	126		02-007940	6609

DESCRIPTION	ASSESS	RATE/\$100	TAX
BAY RESTORATION FEE			60.00
STATE	193,233	.112000	216.42
COUNTY	193,233	.992400	1,917.64
TOTAL TAX			2,194.06
TOTAL DUE			2,194.06

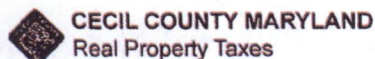
COUNTY TAX RATE	
Education	.5178
Public Safety	.2496
Health and Welfare	.0512
Other Government	.1738
Total	0.9924

CONSTANT YIELD RATE INFORMATION

For this taxable year the actual real property tax rate is \$0.9924, which is the constant yield rate. The constant yield tax rate will produce real property tax revenues equal to revenues collected in the prior tax year.

NOT A PRINCIPAL RESIDENCE

Prior Payments
Interest / Discount
Delinquent Fee
Total Due - See payment schedule below



Property Number	02-007940	Invoice Number	6609
-----------------	-----------	----------------	------

CREEDEN LLC
124 NANTUCKET DR
MIDDLETOWN, DE 19709

Payment Schedule			
If paid during:	Disc/Int	Pent/Fee	Amount Due
SEPT	0.00		2,194.06
OCT	21.94		2,216.00
NOV	43.88		2,237.94
DEC	65.82		2,259.88
JAN	87.77		2,281.83
FEB	109.70		2,303.76

RETURN THIS PORTION WITH ANNUAL PAYMENT

Return entire bill with a self addressed stamped envelope if a receipt is required

Make checks payable to:
Cecil County

Mail to:
Cecil County
200 Chesapeake Blvd., Ste. 1100
Elkton, Maryland 21921

Payment Date	Amount

DO NOT STAPLE OR FOLD - DO NOT WRITE BELOW LINE

000020&202300000660920000000000

Health Department Permit

Borrower/Client	Wayne & Michelle Creeden or assigns		
Property Address	Cayots Corner Road		
City	Chesapeake City	County Cecil	State MD Zip Code 21915
Lender	Chesapeake Bank and Trust Company		

POST IN CONSPICUOUS PLACE



MARTIN O'MALLEY
Governor

JOSHUA M. SHARFSTEIN, M.D.
Secretary

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

Cecil County Health Department
401 Bow Street
Elkton, Maryland 21921-5515

MOBILE HOME PARK PERMIT

THIS PERMIT IS ISSUED TO:

SERIAL NO. **1757**

Bohemia Stable Llc.
c/o Lana Wright
PEYTON PLACE PARK
P. O. Box 179
Chesapeake City, Maryland 21915

ID NUMBER: 07-1031
DATE ISSUED: July 1, 2013
EXPIRATION DATE: June 30, 2014

TO OPERATE A MOBILE HOME PARK, TO ACCOMMODATE A MAXIMUM OF 6 MOBILE HOME SITES, LOCATED IN CECIL COUNTY

AT: Route 310, Chesapeake City

This permit is issued pursuant to Maryland Code Annotated, Health-General § 2-104, and Code of Maryland Regulations (COMAR) 10.16.02, Construction, Equipment, Sanitation, Operation, and Maintenance of Mobile Home Parks. The above-named mobile home park is subject to all applicable statutory and regulatory requirements, including all provisions of COMAR 10.16.02.

Secretary's Designee-County Health Officer

(Not transferable except as expressly provided by Rule or Regulation.)



ADDENDUM TO AGREEMENT OF SALE FOR COMMERCIAL REAL ESTATE

ZONING VERIFICATION

PROPERTY: Map 48, Parcel 71, Cayots Corner Rd, Chesapeake City, MD 21915

DATE OF AGREEMENT: October 23, 2013 ("Agreement")

BUYER: Wayne and Michele Creeden or assigns

SELLER: Bohemia Stable, LLC

Capitalized terms used herein are defined in the Agreement. Buyer and Seller agree, notwithstanding any other provision in the Agreement to the contrary Buyer's obligations under this Agreement are contingent upon Buyer determining, at Buyer's sole cost, that (check one):

- The current zoning classification for the Property permits the current use of the Property as a matter of right and not as a nonconforming use; or
- The current zoning classification for the Property permits Buyer's planned use of the property as six unit trailer park as a matter of right without special exception or special conditions.

If Buyer reasonably determines that the current zoning classification for the Property does not permit the current use or Buyer's planned use, as applicable, then Buyer shall have the right to terminate the Agreement by providing written notice thereof to Seller no later than the Zoning Verification Date. Upon any such termination by Buyer, Deposit Holder shall pay the entire Deposit promptly to Buyer. For purposes of the Agreement, the "Zoning Verification Date" shall mean and refer to the day that is Fifteen (15) days after the Effective Date.

SELLER:

By: _____
Name: **Helena A. Dupont Wright**
Title: **Managing Member**

DATE OF SIGNATURE: _____

BUYER:

By: _____
Name: **Wayne Creeden**
Title: _____

DATE OF SIGNATURE: _____

Knowing Cecil County Government has only an aerial photo in their file for this property, which I am told is from 2016, believing this to be the same photo you refer to as being from sometime between 2013 and 2016, I was surprised to receive the letters of denial for my permits after my request to discuss / clarify the information provided to you on September 8th, 2023. Please provide a copy of the 2016 aerial photo as it was not included with your letter.

A casual review of the email and supporting documentation sent to you shows a trailer MOVED TO Peyton Place / Park Place in 2013, well after the 2011 Cecil County Ordinance, this is part of an email chain with Eric Shertz, Plans Reviewer at Cecil County Government at that time.

This was not a reference to a trailer being MOVED FROM the mobile home park.

This placement of a trailer on one of the existing lots was allowed because the entire mobile home park was grandfathered in, not individual lots.

Prior to the trailer being placed in the park in March 2013 there were three (3) lots in use with three (3) lots available to use.

After the trailer was moved to the fourth (4th) lot there are two (2) as confirmed by Eric Shertz. Further provided to you in the email from September 8th this year was information provided by Realtor handling the advertisement and sale of the property, including a pricing analysis for a six (6) lot mobile home park, an Appraisal report for a six (6) lot mobile home park prepared for underwriting for Chesapeake Bank for the loan to purchase the property and confirming transfer of a six (6) lot mobile home park.

Fwd: Park Place Mobile Home Park Map 48 Parcel #71

From: Kim Williams (williamskim6@gmail.com)

To: wayne.creedon@yahoo.com

Date: Tuesday, September 26, 2023 at 09:22 AM EDT

----- Forwarded message -----

From: **Kim Williams** <williamskim6@gmail.com>

Date: Fri, Sep 8, 2023 at 5:07 PM

Subject: Park Place Mobile Home Park Map 48 Parcel #71

To: Stephen O'Connor <soconnor@ccgov.org>, wcreeden01 <wcreeden01@yahoo.com>, <Aharding@ccgov.org>

Hi Steve,

Thank you for your time this morning.

As discussed, Mr. Creeden purchased Parcel 71 with the expectation of his investment being a six unit mobile home park. The sales contract and addendum specifically note "Peyton Place Mobile Home Park" being transferred as a six unit mobile home park. The appraisal report done for Parcel 71 states it is a six unit mobile home park, the mobile home permit from 2013 /2014, for a six unit mobile home park is included with the report. There was no current license requirement with the county at that time.

I was a point of contact for the seller, as such, I completed extensive due diligence prior to the listing of the property, including conversations with Eric Shertz, Eric Sennstrom, Cliff Houston and Lloyd. Harmen about the status of the Mobile Home Park considering the Zoning ordinance changes. Each confirmed Peyton Place Mobile Home Park (Project) was approved for six lots, the project was grandfathered in under the new zoning ordinance, with four lots in use and two lots available for use. The park could not be expanded further, as in adding additional lots; i.e. lot #7 lot #8 etc., but the lots already approved, could be used.

Prior to enacting the Cecil County Zoning Ordinance effective May 2011, three of the six approved lots were in use, three lots available to use. In March of 2013 a fourth trailer was added to Peyton Place, which could not have been done unless it was previously grandfathered in as a mobile home park approved for 6 units.

History demonstrates parcel 71 was recognized as a six unit mobile home park, in continuous use.






No unit has been removed, replaced or added since 2013.

Mr. Creeden respectfully requests the approval of his permit to add two additional units, utilizing the two remaining lots approved prior to the ordinance change.

Please feel free to contact me if there are questions or any additional information is needed.

Have a relaxing weekend,
Kim

410-430-6523

-  Gmail - Re_ FW_ FW_ Bohemia Stable Trailer.pdf
243.2kB
-  Sales price analysis for 5 single units plus one double wide.pdf
105.5kB
-  November 13 2013 Appraisal report.pdf
1.3MB
-  Peyton Place Mobile Home Park.pdf
245.8kB
-  Bohemia Stable to Creeden executed contract.pdf
2.8MB

9/8/23, 10:20 AM

Gmail - Re: FW: FW: Bohemia Stable Trailer

> FDA-EXCH.FDALAW.com ([fe80::74a6:9cd9:d1:b5be%10]) with mapi id
> 14.01.0421.002; Sat, 9 Mar 2013 12:18:31 -0500
> From: "Patrick F. Greaney" <pgreaney@FDALAW.com>
> To: "eshertz@ccgov.org" <eshertz@ccgov.org>
> Subject: FW: Bohemia Stable Trailer
> Thread-Topic: Bohemia Stable Trailer
> Thread-Index: Ac4cON6e10s0c9z9S8O/Ze/+1Orl0gArpLNAAACpnDA=
> Date: Sat, 9 Mar 2013 17:18:30 +0000
> Message-ID: <01060A99DAC900418A8FEE61F61861A086B905B3@FDA-EXCH.FDALAW.com>
> Accept-Language: en-US
> Content-Language: en-US
> X-MS-Has-Attach: yes
> X-MS-TNEF-Correlator:
> x-originating-ip: [192.168.1.132]
> Content-Type: multipart/mixed;
>
> boundary="_006_01060A99DAC900418A8FEE61F61861A086B905B3FDAEXCHFDALAWco_"
> MIME-Version: 1.0
>

Kim Williams <williamskim6@gmail.com>
To: EShertz@ccgov.org

Mon, Mar 11, 2013 at 3:38 PM

Hi Eric,

I wanted to make sure you received this.
Thank you!
Kim

----- Forwarded message -----

From: Patrick F. Greaney <pgreaney@fdalaw.com>
Date: Fri, Mar 8, 2013 at 3:09 PM
Subject: FW: Bohemia Stable Trailer
To: "Michelle E. Cable -MDA-" <michelle.cable@maryland.gov>, Nancy Forrester <Nancy.Forrester@dgs.state.md.us>, Eric Shertz <EShertz@ccgov.org>, Kim Williams <williamskim6@gmail.com>

Michelle: In response to your email and your letter dated March 6, 2013, attached are pictures of the trailer that will be moved. It is my understanding that Bohemia Stable, LLC will obtain the necessary permit from Cecil County to move the trailer and will restore the existing dwelling site to agricultural use as soon as possible. We will send you pictures after the trailer is removed and the existing dwelling site is restored to agricultural use. Thanks again for your assistance with this project, Pat

-----Original Message-----

From: Kim Williams [mailto:williamskim6@gmail.com]
Sent: Thursday, March 07, 2013 11:24 AM
To: Patrick F. Greaney
Subject: Fwd: Trailer

fyi

----- Forwarded message -----

From: Bohemia Stable <bohemiastable@wildblue.net>
Date: Thu, Mar 7, 2013 at 11:22 AM
Subject: Trailer
To: Kim Williams <williamskim6@gmail.com>

We are planning to move this trailer within the next two weeks depending on the weather. It will be moved to Peyton Place Park, Surrey Lane, Chesapeake City, MD

5 attachments



103_2159.JPG
1847K



103_2161.JPG
1571K



103_2165.JPG
1746K



103_2166.JPG
2044K

9/8/23, 10:20 AM

Gmail - Re: FW: FW: Bohemia Stable Trailer



103_2160.JPG
1871K

Kim Williams <williamskim6@gmail.com>
To: EShertz@yahoo.com

Mon, Mar 11, 2013 at 3:43 PM

[Quoted text hidden]

5 attachments



103_2159.JPG
1847K



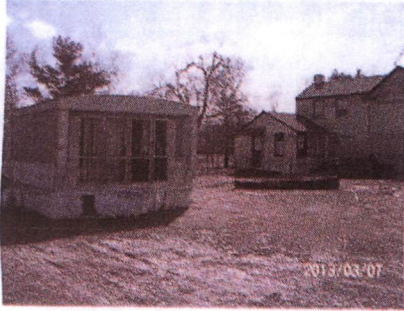
103_2161.JPG
1571K



103_2165.JPG
1746K



103_2166.JPG
2044K



103_2160.JPG
1871K

Trailer Park

Units available 5

per unit value 126,646

double wide 116,060

plus double wide 242,706

comp value 224,000

Tax Value 278,200

Cap Rate Value 338,229

Average 270,784

sold analysis										sold price		# units	
●	●	Mul	Sold	102 Lynchburg St S	\$99,000	Chestertown	Chestertown	11-Sep-03	"	"	3		
●	●	Mul	Sold	620 Cannon St	\$159,500	Chestertown	Chestertown	11-Sep-03	"	"	6		
●	●	Mul	Sold	101 Erie Ct	\$240,000	North East	Lakeside Park	19-Nov-04	"	85	7		
●	●	Com	Sold	5980 Newton Rd	\$349,900	Preston	Holly Park	31-Mar-05	"	51	20		
●	●	Com	Sold	202 Arrington Rd	\$335,000	Queenstown	Queenstown	20-Feb-07	"	"	8		
													44.00
													\$1,114,482.00

Price per unit 25329.13636

Cap Rate analysis

Rent 57,600

Taxes 3,068

Insurance 3,000

Loss rental 3,200

Landscaping 1,350

Gross Income 46,982

Cap Rate 8.50%

Total Value 552,729

Purchase 3 units 214,500

MD. RTE. 310

TO ST. AUGUSTINE

HEDGE ROW

PROPOSED SEPTIC AREA

ELEC. POLE

SHED

MOBILE HOME 1

MOBILE HOME 2

MOBILE HOME 3

MOBILE HOME 4

MOBILE HOME 5

MOBILE HOME 6

GRAVEL DRIVE & PARKING

WELL HOUSE

SHED

SHED

SHED

SEPTIC TANK (TYP.)

SEPTIC FIELD

SEPTIC FIELD

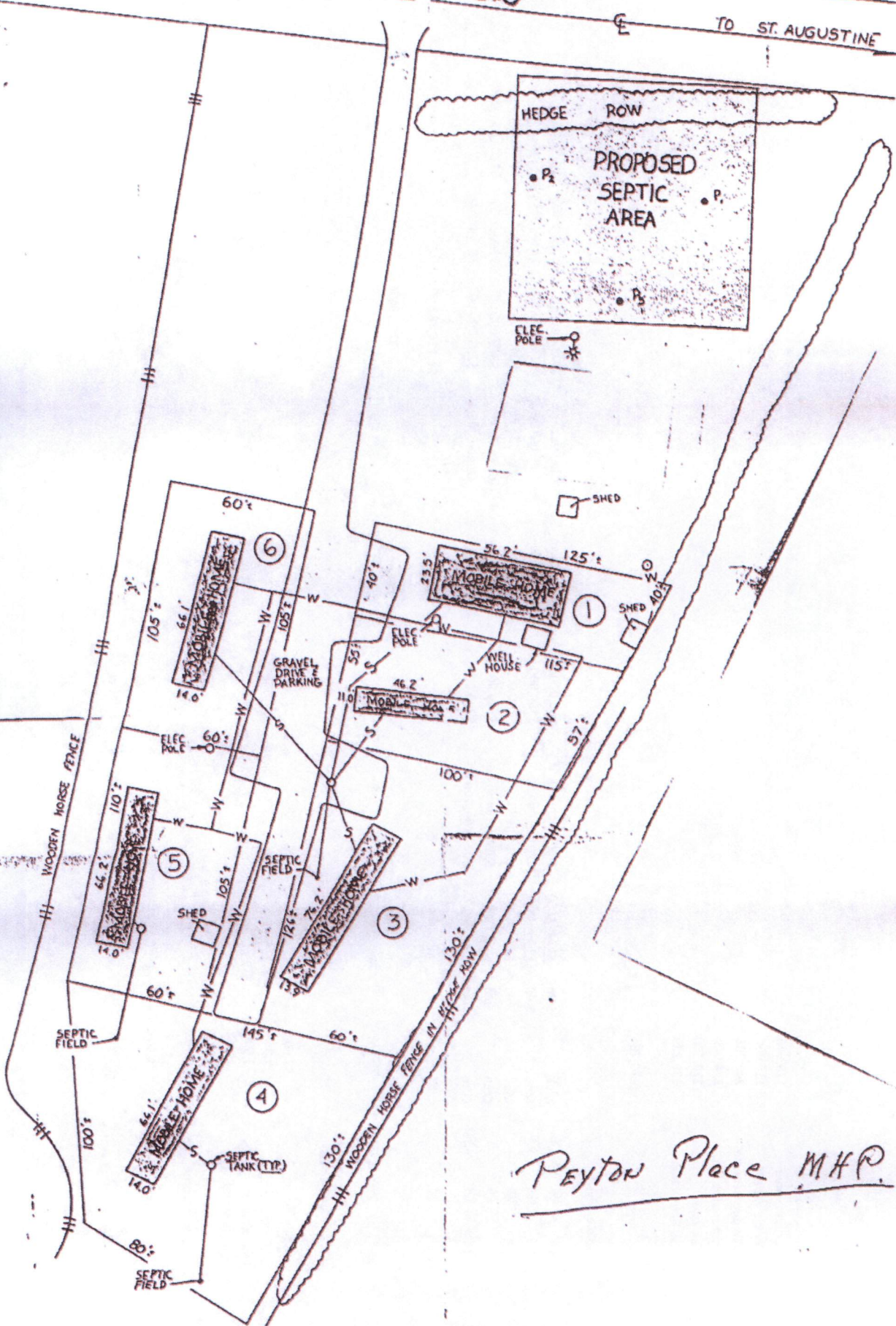
SEPTIC FIELD

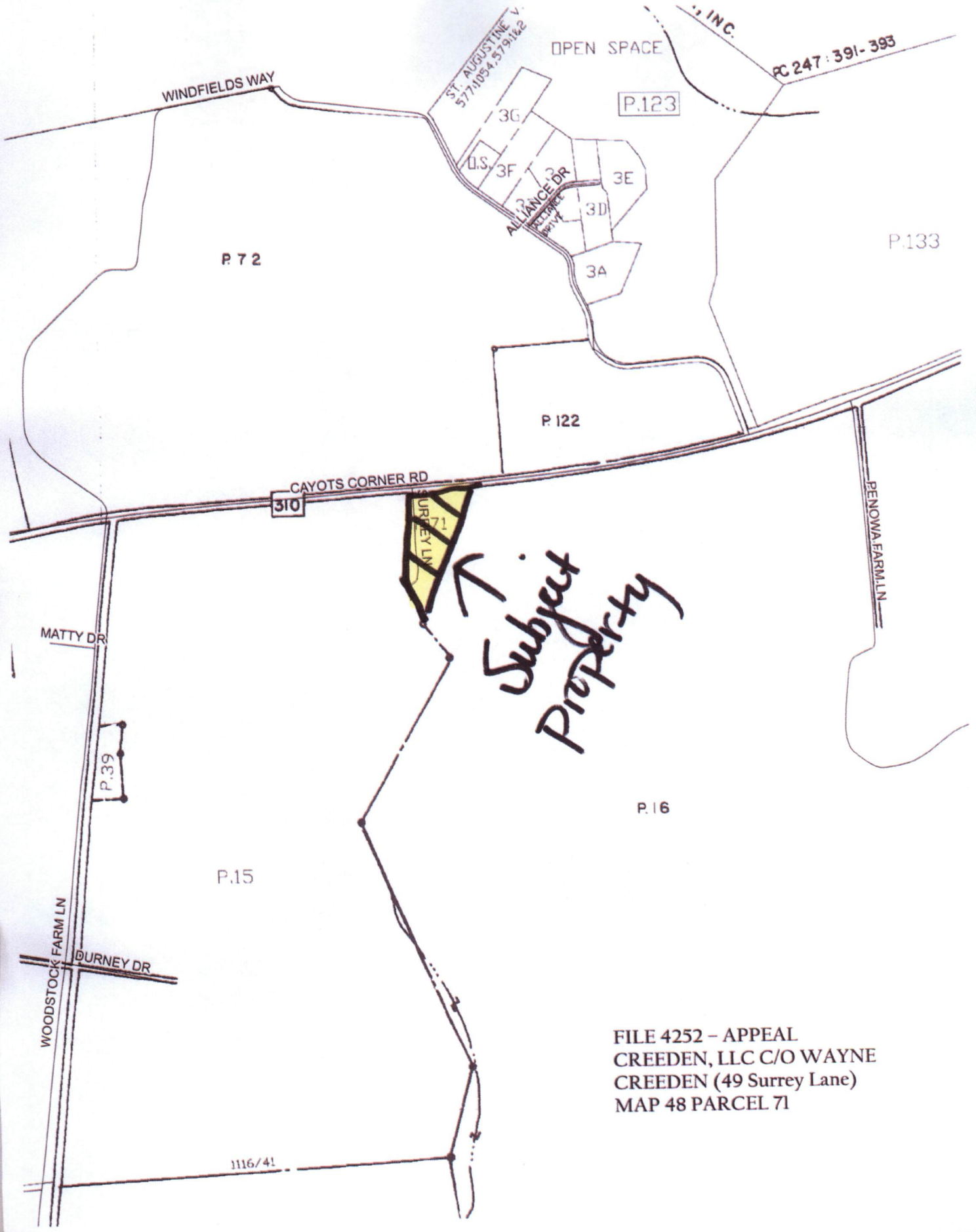
WOODEN HORSE FENCE

WOODEN HORSE FENCE IN HOME ROW

PEYTON PLACE MHP.

MOBILE INC. 08





Subject Property

FILE 4252 - APPEAL
CREEDEN, LLC C/O WAYNE
CREEDEN (49 Surrey Lane)
MAP 48 PARCEL 71

