

Friends of Harford

Citizens' Voice for Responsible Land Use

Vol. X, No. 2

Fall, 2009

COMING SOON--ANTIQUES ROAD HOUSE FUN(D) RAISER

Sunday, November 8th 1 p.m.
St. Mary's Church Hall

1 St. Mary's Church Road
(east of the Festival at Bel Air shopping center on Rte.924).

You will have lunch, and find out what Aunt Ivy's prized vase is worth.
(Limit one item)
All this for \$25.

Glen Freeman of Bel Air Auction Galleries will be on hand to share his expertise.

We promise you will be entertained as well as enlightened.

Homemade baked items will be available for sale.

In order to plan the event, reservations are required .

For information and reservations, please visit our web site
www.friendsofharford.com and click on Antiques Road House..

or call Janet 410-676-2916 or Sally 410- 838-9331.

Other events you may want to join:

- Harford Land Trust
- November 1 Fall Foliage Hike at Raven Rock
10:00 – Join Glenn Dudderar and Peg Niland to view the fall colors.
- November 14 Waterfowl Tour at Swan Harbor
7:30 am We join the Harford Bird Club to view our winter feathered friends

Visit our website for updated event information at
www.harfordlandtrust.org or call
410-836-2103

All events are subject to change. Events cancelled due to weather will be announced on the HLT answering machine. RSVPs are required for paddling events; appreciated for hikes.

Removing the Impact Fee Is A Bad Idea

Councilmen Guthrie (District A) and Shrodes (District D) coauthored legislation to eliminate Harford County's Impact Fee. This fee is levied on new houses, townhouses and condominiums at varying prices. This year's cost is \$8,269 for a new single family home.

The Impact Fee can only cover a small portion of the school costs of new development which brings new houses. It is premature to drop the Impact Fee in a recession where state and local governments are cutting budgets. Harford County cut its budget last year and may well cut again in the next fiscal year as the State passes on more financial burdens to the counties. The millions lost by passing this bill will have to be found in other places in the pool of money the County uses.

The County collected Impact Fees of \$4.7 million in 2007, \$2.6 million in 2008, and an estimated \$2.3 million for 2009 with the downturn in the economy. This money is being used in part to build Vale Road Elementary School. Now is not the time to throw money away. Should the State legislature grant this County the ability to increase the Excise Tax, then we can think about dropping the Impact Fee. The legislature has not seen fit to pass this enabling legislation for the past several years despite the County Council requests and Resolutions.

We do not believe dropping the Impact Fee will make new houses more affordable. This County has consistently had the lowest new housing prices in the Baltimore Metro area for years with the exception of Baltimore City. Most of those counties have Impact Fees and still have new home buyers.

It is simplistic to think that dropping the Impact Fee will drop the price of a new house and create new home buyers when we already have the cheapest housing around. Public hearing on this bill 09-29 will be October 20, 7:00 pm. In County Council chambers, 212 S. Bond St., Bel Air. Or call, write or visit your Council representative. www.FriendsofHarford.com for details.

Thumbnail View of District Changes From Comprehensive Rezoning

In all the discussion about Comprehensive Rezoning, one fact stands out, this County did not need one more new business zoning or one new residential lot.

No one disputes the fact that there is a glut of commercially zoned property here. Planning & Zoning stated, "There is enough commercially zoned land for at

least 20 years." Yet more undeveloped land was zoned for business during this process. Planning & Zoning made recommendations for new business zoning in the face of their statements to the contrary as did various County Council members. The notion that this County should move forward with revitalization of the Route 40 corridor seems to have been lost with large amounts of new business zoning on virgin land elsewhere.

Surely the 28,000 residential lots already in existence should have been enough, yet we rezoned over a thousand more.

840 acres of AG land inside and outside the Development Envelope were lost.

The County Council was accessible to everyone by letter, phone, email and visits. What was lacking was any indication of how they were going to vote on an issue. Most played it close to their vest.

The County Council rezoned without seeing the big picture and rubber-stamped whatever each Council member desired within his District. There was no dissent and no discussion of any issue prior to the unanimous approval of each amendment. While the County's Administration went to great lengths to make the process of Comprehensive Rezoning available to those who had access to a computer, the County Council was quiet until after the final vote.

District A

23 acres were rezoned to more intense business zoning or rezoned from residential to business. This wholesale business upzoning included for example, one property of 0.17 acres to B3 betting on a future real estate deal. Particularly hard hit were the old established residential neighborhoods along Old Mountain Road South and the neighborhoods south of the Route 40 Enterprise Zone where community opposition was ignored by District A Councilman Dion Guthrie. Overall, 20 of the 24 rezonings requested by property owners were approved. 15 of the decisions to upzone properties were contrary to the 2004 Master Plan and went against the guidance of the Department of Planning & Zoning, and the recommendations of the Joppa-Joppatowne Community Council, the Little Gunpowder Improvement Association Inc recommendations as well as the Friends of Harford recommendations. There were 123 public comments listed on the County CZR website for District A. Every one was opposed to and none were in favor of the requested rezonings which were later approved. The County Council

opened up the 2-lane Route 7 corridor to intense business development with no plans for traffic or infrastructure needs, while drawing businesses away from the 4-lane Route 40 corridor designated for this purpose.

District B

232 acres of AG land were lost to residential and 17 acres to business rezoning. Overall, newly appointed District B Councilman Woods responded positively to residents' concerns. He denied upzonings in some environmentally sensitive areas that would have harmed adjacent homeowners, and worked out a protective deed restriction in another area to relieve residents' safety concerns. He agreed with Planning & Zoning that the zoning behind the new WalMart property on Route 1 should remain unchanged, much to the relief of the community. He reached agreements with certain other owners to protect the environment that do not appear legally enforceable, and only time will tell whether his faith in these agreements is justified.

It should be noted that the lands rezoned from AG to Rural Residential (RR) zoning which are within the RR Infill areas will require Development Rights when they are developed. Because FOH believes Harford's new Transferable Development Rights (TDR) program is essentially useless, we are on record as opposing all AG-to-RR rezonings until the TDR program is fixed.

Business zoning gains along Route 1 crept toward the Baltimore County line and along the Route 152 corridor.

District C

FOH agreed with the County Executive and Councilman McMahan on nearly all District C issues. However, we strongly disagreed with rezoning one 70 acre property from AG to R2. The property is southwest of the intersection at Ring Factory and Tollgate Road, and is part of a group of properties totaling approximately 135 acres. It is just inside the edge of the Development Envelope where the Master Plan says only low intensity development is allowed; R2 is not low intensity. It is also adjacent to Winters Run and slopes steeply down into the stream. FOH recommended split zoning, with the portion away from Winters Run allowed to become R2 while the sensitive, steep and erodible area was to be protected from development by retaining its AG zoning. We also suggested setting aside the AG portion as a passive-use park to serve the many hundreds of new residents that will be added as well as current residents who live within walking distance. Again, time will bear out whether the

developer of this property follows the plan he shared with the Council. There are no conditions placed on rezoning. There are only legal conditions allowed on Special Exceptions or Variances - another issue for another day.

It should be noted that the Development Rights for this group of properties were for sale during Comprehensive Zoning. This reveals another major flaw in the TDR program: AG land anywhere in the county can sell its Development Rights and still be developed as anything except RR. These Development Rights are then used to build houses on newly-rezoned-from AG-to-Rural Residential properties, destroying even more AG land. Instead of preserving farmland - the stated purpose of the TDR program - more farmland is destroyed.

District D

There was a loss of 105 acres of Ag zoned land in this District. 40 acres on 10 properties were upzoned to more intense business-commercial use. The new Zoning Code allows AG zoned land of more than 5 acres to be used for commercial equipment vehicle and storage, and motor vehicle repair shops as long as they adequately screened and buffered and approved by the Board of Appeals. It seems as though the builders are in need of cheap storage property in the northern section of the County to store the trucks and equipment needed to build out the southern 2/3rds of the County. They can store their equipment and sell off the TDRs and double the investment. Zoning for 85 new houses, most in the Village residential areas was approved. The trend is away from traditional AG-based business and more towards commercialization of this District. The expansion of Business zoning in northern District D violates the supposedly-protected Rural Villages while drawing heavy traffic loads onto narrow rural roads and into farming areas.

We note that the Harford Land Trust was instrumental in placing a deed restriction on the H.P. White properties. This will allow the expanded test firing of munitions under controlled, monitored conditions while protecting Deer Creek and the Trust's preserved lands nearby.

We also note that County Administration and Councilman Shrodes did not support the requested R3 zoning for the former "Wetlands Annexation" properties on/near Gilbert Road near Aberdeen. The request totaled over 200 acres and would have had a huge, negative impact on the community.

District E

A gain of 9.2 acres of AG land was offset by the loss of 158.95 acres. MO designation trumped the Development Envelope and all upzonings were approved inside this “overlay”. While the Zoning Code specifically states this MO is not inside the Development Envelope, it has public water & sewer available by right and now has major business and commercial zoning established. It is the Development Envelope, but is called “MO” in this District. The Route 22 corridor was pried open for more commercial-business zoning outside the designated Development Envelope despite strong neighborhood opposition. 211 new houses can be built. All this will further contribute to the already massive traffic problems in this area. The Development Envelope lines in this District are often ignored.

District F

269 acres of AG zoned land were lost. 1,744 new houses were approved mainly in 5 large developments. Two-lane Route 7 which is not slated for widening for the next 30 years is targeted for much of the new growth. No new park land was set aside for these new developments during the rezoning process. In the Comprehensive Rezoning process, land is not zoned for protection but only for development. 2 ½ acres of new business zoning was enacted. We note that 70 acres of AG outside the Development Envelope with the request for intense residential development was denied. We also note that the property comprised of over 100 parcels on less than 100 acres was zoned to R3. FOH feels that this property would be a good place for a Mixed Use development which allows a mix of business and residence. It is convenient, it saves on the use of vehicles and it is certainly cost effective. We support amending the Zoning Code to allow Mixed Use developments in the intense resident zonings of R3 as well as the allowed R4 and removing the Mixed Use allowance in the B1 and B2 low intensity zonings.

ScoreCard
How Did Your Elected Officials Do in Comprehensive Rezoning?

Friends of Harford lobbied for several important issues in each District. We met with both the County Executive and the County Council. Below is the record of how each responded. Please note that the Council President and the other 6 Council members fully supported every issue without comment whether amended or not.

DISTRICT A

Issue	Address - Owner	Request	FOH Rec.	P&Z Rec.	Councilman Guthrie’s Vote
A002	1209 Old Mountain Rd South (Anderson, Charles B., Jr.) 1.6 acres	B3	R1	R1	B2/B3 *
A003	900 Philadelphia Rd (Korolo, LLC (Ioannis Korologos)) 1.22 acres	B3	B2	B3	B3 *
A004	906 Philadelphia Rd (JKE, LLC (Ioannis Korologos,)) 0.17 acres	B3	B2	B3	B3 *
A008	907 Philadelphia Rd (Marquis Assoc., LLC (Stephen Quick,))0.902 ac	B3	RO	B2	B2 *
A009	909 Philadelphia Rd (Marquis Assoc., LLC (Stephen Quick,))1.486 ac	B3	RO	B2	B2 *
A010	1507 Old Mountain Rd S. (Marquis Assoc., LLC (Stephen Quick)0.78ac	CI	R1	R1	CI *
A015	901 Philadelphia Rd (901 Philadelphia Rd, LLC (Wm Snyder) 0.392 ac.	B3	B1	B2	B2 *
A016	1309 Old Mountain Rd South (Snyder, Frances M.)0.3 acres	B3	B1	B2	B2 *
A017	1306 Old Mountain Rd S.(Est.of Michael Kozub (Mary Cecile 3.64 ac.)	B3	R1	R1	R1
A023	1233 Joppa Farm Rd (Gemcraft Homes Forest Hill, LLC (William R. Luther, Managing Member))10.03 acres	R2	R1	R1	R1

* Councilman Guthrie voted against FOH

DISTRICT B

Issue	Address - Owner	Request	FOH Rec.	P&Z Rec.	Councilman Wood's Vote
B005	5 Benson's Dr (Quick Stephen E. Quick Susan C) 4.003 acres	B3	B2	B3	B3 *
B006	1114 Baltimore Pike (Appel, John C.; Appel, Deborah J.) 2.18 ac	B3	AG	AG	AG
B009	2901 Bel Air Rd (Dietz, Jr., Donald C.; Dietz, Mary Lou) 1.34 ac	B2	AG	AG	AG
B011	1347 Ryan Rd (Aliprando, Carol; Klingensmith, Carolyn; Yutchisen, Dennis; Yutchisen, George) 11.54 acres	RR	AG	RR	RR *
B013	Bel Air Rd (Orlando, Benjamin D., Est. Stanley E. Lloyd) 8.46ac	B3	AG	AG	B3/AG *
B015	2503 Belair Rd (Pecora, Pasquale; Pecora,) 12.61 acres	B3	AG	B3	AG
B017	2719-2751 Fallston Rd (Balto-Washington Science Ind.) 3.62 ac	B2	B1	B1	B1
B018	1236 Bear Hollow Ct (Euler, Michael A.) 29.18 acres	RR	AG	AG	AG
B019	1236 Bear Hollow Ct (Euler, Michael A.) 74.18 acres	RR	AG	RR	RR *
B020	1716 Carrs Mill Rd (Horn, Harry A.; Horn, Clare S.) 25.41 ac	RR	AG	RR	RR *
B022	1800 Tufton Cir (...F&B Development Corp., Trustee; Stewart J. Greenebaum, President)) 7.73 acres	R4	B2	B2	B2
B022-1	1800 Tufton Cir (... (F&B Development Corp., Trustee; Stewart J. Greenebaum, President)) 25.25 acres	R4	B3	B3	B3
B022-2	1800 Tufton Cir (...F&B Development Corp., Trustee; Stewart J. Greenebaum, President)) 2.15 acres	R4	AG	AG	AG
B023	3312 Emmorton Rd (Wagner, Richard D.) 0.5 acres	B3	R2	R2	R3*
B034	Bel Air Rd (Linda Sue Properties, Inc. (Timothy Fisher, POA for James L. Fisher... 2.95 acres	B3	AG	B3	AG
B035	2607 Bel Air Rd (Linda Sue Properties Inc. Timothy Fisher POA for James L. Fisher... 1.23 acres	B3	AG	B3	AG

* Councilman Woods voted against FOH

DISTRICT C

Issue	Address - Owner	Request	FOH Rec.	P&Z Rec.	Councilman McMahan's Vote
C006	816 Baltimore Pike (Fink, Peggy J.; Louis P..Pers. Rep.) 5.014 ac	B3	R2	R2	R2
C007	812 Baltimore Pike (Fink, Peggy J.; Louis P..Pers. Rep.) 0.58 ac	B3	R2	R2	R2
C008	814 Baltimore Pike (Fink, Peggy J.) 0.486 acres	B3	R2	R2	R2
C009	1314 Conowingo Rd (Bennett, Peter T.) 0.32 acres	B3	R2	R2	RO *
C011	1913 Rock Sprg Rd (Hart Heritage .. LLP (K.Skidmore) 6.48 ac	B2	R2	R2	B2 *
C012	1104 N Tollgate Rd (Kanasas, LLC (Robert C. Ward...) 24.21 ac	R2	AG	R2	R2 *
C016	713 West Ring Factor Rd (Magness Jr. Robert J) 2 acres	R2	R1	R1	R1
C017	1310 Somerville Rd (Magness, Jr., Robert J. & Sondra P.) 7.86 ac	R2	AG	R1	R1 *
C018	715 West Ring Factory Rd (Magness, Jr., Robert J.) 2 acres	R2	R1	R1	R1
C019	1308 Sommerville Rd (Magness, Jr., Robert J.) 1.98 acres	R2	AG	R1	R1 *
C021	711 West Ring Factory Rd (Magness, Jr., Robert J.) 17.14 ac	R2	R1	R1	R1
C022	Somerville Rd (Magness, Jr., Robert J.) 29.82 acres	R2	R1	R1	R1
C023	Ring Factory Rd (Magness, Jr., Robert J.) 69.99 acres	R2	R2/AG	R2	R2 *
C024	452 Red Pump Rd (Blake, James Robt; Blake, David ..) 90.62 ac	R2	R1	R1	R1
C025	1310 Conowingo Rd (Wessel, Timothy S.; Wessel, D..) 0.471 ac	B3	R2	R2	RO *
C026	1308 Conowingo Rd (Wessel, Timothy S.; Wessel, D..) 0.629 ac	B3	R2	R2	RO *
C028	1905 Rock Sprg Rd (Svoboda, Gregory S. & Roberta A.) 12.39 ac	B2	R2	R2	B2 *
C034	825 Baltimore Pike (G&N Prtnrshp (R. Chas. Nichols..) 0.598 ac	B3	R1	R1	R1
C036	1232 Conowingo Rd (Aylmer, Jr., K; Aylmer, Patricia) 0.48 ac	B3	R2	R2	R2

* Councilman McMahan voted against FOH

DISTRICT D

Issue	Address - Owner	Request	FOH Rec.	P&Z Rec.	Councilman Shrodes' Vote
D005	Main St (Cardiff Assc. (Greenebaum & Rose Assc., Inc.) 19.54 ac	VR	GI	VR	VR *
D010	3821 Conowingo Rd (Comer, Harry E.) 0.6 acres	B3	AG	AG	B1 *
D016	3040 Sandy Hook Rd (Mace Land Co. Inc. (Eric Dunn) 14.16 ac	GI	AG	AG	GI *
D017	3114 Scarboro Rd (White Land Co., Inc. (Eric Dunn) 57.41 ac	GI	AG	GI	GI *
D019	859 Gilbert Rd (859 Gilbert Rd, LLC (Nicholas Molyneux, Pres.; Michael...3 ac	B3	AG	AG	AG
D020	1237 Baldwin Mill Rd (Claire's Meadow, LLC (Robert R. Wilson,) 23.86 ac	RR	AG	RR	RR *
D021	Route 1 (Moxley, Sr., Roy E.) 0.75 acres	CI	B1	B1	CI *
D021-1	Route 1 (Moxley, Sr., Roy E.) 0.36 acres	CI	AG	AG	CI *
D022	3611 Conowingo Rd (Moxley, Sr., Roy E.) 0.72 acres	CI	AG	AG	CI *
D024	3609 Conowingo Rd (Cleary, Sr., J. Harrison; Cleary, ..) 0.747 ac	CI	B2	B2	CI *
D026	Gilbert Rd (Locksley Manor, Inc. (Sam'l Smedley, Pres.)160.4 ac	R3	AG	AG	AG
D027	740 Gilbert Rd (Locksley Manor, Inc. (Sam'l Smedley, Pres 20 ac	R3	AG	AG	AG
D028	622 Locksley Manor Dr (Locksley Manor, Inc. (Samuel Smedley,)15.89 ac	R3	AG	AG	AG
D029	Locksley Manor Dr (Locksley Manor, Inc. (Samuel Smedley,)2.69 acres	R3	AG	AG	AG
D031	635 Gilbert Rd (Burkheimer, Jr., Wm. Harry; R3 Burkheimer, Thos. Carroll) 113.4 ac	AG	AG	AG	AG
D032	617 Locksley Manor Dr (Frank, John, Jr. and Peggy) 2.62 acres	R3	AG	AG	AG
D033	830 Gilbert Rd (830 Gilbert Rd, LLC (Christopher M,) 38.93 ac	R3	AG	AG	AG
D034	Gilbert Rd (Plummer, LLC (Christopher P. Michel,) 40.4 acres	R3	AG	AG	AG
D035	651 Gilbert Rd (Burkheimer, Paul and Cathleen) 3.1 acres	B3	AG	AG	AG
D036	Gilbert Rd (Burkheimer 45, LLC (C.P. Michel,) 45.57 acres	R3	AG	AG	AG
D037	709 Gilbert Rd (Plummer, LLC (C.P. Michel,) 22.04 ac	R3	AG	AG	AG
D038	760 Gilbert Rd (716 Gilbert Rd, LLC (C.P. Michel,) 14.19 ac	R3	AG	AG	AG

* Councilman Shrodes voted against FOH

DISTRICT E

Issue	Address - Owner	Request	FOH Rec.	P&Z Rec.	Councilman Slutzky's Vote
E001	1711 Conowingo Rd (Neubeck, K.M.; Neubeck, K. J.) 1.03 ac	CI	R2	CI	CI *
E005	Aldino Stepney Rd (Quadriga I, LLC (Harford County Science and Technology Campus..22.84 ac	CI	AG	LI	LI *
E008	1413 N. Fountain Green Rd (MOB Prospect, ... 1.82 ac	R2	AG	R2	R2 *
E010	Prospect Mill Rd (MOB Prospect, LLC ...11.52 acres	R2	R1	R2	R2 *
E012	Prospect Mill Rd (MOB Prospect, LLC 3.394 acres	R2	R1	R2	R2 *
E013	1332 Prospect Mill Rd (Prospect Ridge, LLC 5.31 acres	R2	R1	R2	R2 *
E014	3647 Churchville Rd (3647 Churchville Rd, LLC (Stancills,1.72	CI	AG	LI	LI *
E016	Conowingo Rd (Cronin, Craig; Cronin, Jr.,Est.of J.Scarff)1.43 ac	CI	RO	RO	CI *
E019	Dogwood Lane (Starkey, Elfriede R.) 0.58 acres	R2	AG	R2	R2 *
E020	1337 North Fountain Green Rd (Starkey, Elfriede R.)1.096 ac	R2	AG	R2	R2 *
E024	Conowingo Rd (2001 Conowingo Rd, LLC (Benjamin Orlando...Estate of Stanley Lloyd 1.03 ac	CI	RO	RO	CI *
E028	398 Frontage Rd (Grim's Pointe II, LLC (Doug Hill,) 41.56 ac	R1	AG	AG	AG
E029	1327 North Fountain Green Rd (Starboard Properties, LLC (Mark S. Schaller,... 8.904 acres	R2	R1	R2	R2 *
E033	328 Bush Chapel Rd (Bartram Mar Lou)27.17 acres	B3	R1	R3	B3 *

E034	Johnson Lane (Cornblatt, Sylvan L.) 29.92 acres	B3	R1	R3	B3 *
E035	3021 Churchville Rd (Ferrell, Chas M.; Ferrell, III,).10.1 ac	B3	AG	B3	B3 *
E035-1	3021 Churchville Rd (Ferrell, Chas M.; Ferrell, III).4.4 ac	AG	AG	AG	AG
E037	Technology Dr (Battelle Mem.Inst.(Carl Kohrt, Pres. 40.63 ac	CI	AG	LI	LI *
E037-1	Technology Dr (Battelle Mem.Inst.(Carl Kohrt, Pre 6.65 ac	CI	AG	LI	LI *

* Councilman Slutzky voted against FOH

DISTRICT F

Issue	Address - Owner	Request	FOH Rec.	P&Z Rec.	Councilwoman Lisanti's Vote
F001	Laurel Bush Rd (Hooker, Sr., Norman; Hooker, J.) 104 acres	R2	R1	R1	R1/AG
F002	301 Robin Hood Rd (Boskel, LLC (RP Bosworth,) 47.8 ac	R2	AG	R1	R1 *
F003	Robin Hood Rd (Murphy, LLC (RP Bosworth,) 8.17 acres	R2	AG	R1	AG/R1 *
F004	Robin Hood Rd (Golden Arrow, LLC (RP Bosworth, 33.06 ac	R2	AG	R1	AG/ R1 *
F005	Robin Hood Rd (Murphy, LLC (RP Bosworth,) 3.26 acs	R2	AG	AG	AG
F006	3605 Philadelphia Rd(3605 Phila. Rd,LLC(J.Spencer, Jr.)5.41 ac	B2	R2	R2	R2
F008	Laurel Bush Rd (Cantwell, June Marie Vaters) 3.09 acres	R3	R1	R1	R1
F012	2513 Philadelphia Rd (2513 Phila.Rd, LLC (M.Patel)) 1.52 ac	B2	RO	RO	RO
F013	2511 Philadelphia Rd (Patel, Madhukar) 0.618 acres	B2	RO	RO	RO
F016	Bynum Hill Cir (MJK Mint, LLC Est.of Michael J. Kozub (Mary Cecile 20.4 ac	R2	AG	R1	AG
F017	2915 Laurel Bush Rd (MJK Mint, LLC Est Michael J. Kozub (Mary Kozub...3.66 acres	R2	R1	R1	R1
F018	730 Hookers Mill Rd (MJK Mint, LLC Est. Michael J. Kozub (Mary Kozub...6.21 acres	R2	R1	R1	R1
F018-1	730 Hookers Mill Rd (MJK Mint, LLC Est. Michael J. Kozub (Mary Kozub. 82.81 acres	R2	R1	R1	R2 *
F021	2201 Philadelphia Rd (Osborne M., LLC (L.Osborne,) 0.627ac	B3	B1	B1	CI *
F029	1827 East Wheel Rd (Harris, Lee K.) 2.89 acres	R1	AG	AG	AG
F030	1815 Wheel Rd (1815 East Wheel Rd, LLC (Wm. Scott Dawson and Don Irwin)) 24.15 acres	R1	AG	AG	AG
F031	1411 Wheel Rd (Fountain Green MHP, LLC (Howard D. Furhman,) 5.01ac	R1	AG	AG	AG
F032	1831 East Wheel Rd (Fountain Green MHP, LLC (Howard Furhman) 0.62 ac	R1	AG	AG	AG
F034 - F145-1	4800 Old Philadelphia Rd.,Crampton Ct., Chessie Cr., Superstar Ct. Pannell Way (Hiter, Jr., John U.; Hiter, Grace Terry) 90.53 acres	R4	R2	R3	R3 *

* Councilwoman Lisanti voted against FOH

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