

**1995 ANNUAL REPORT**  
**CECIL COUNTY, MARYLAND**

**PREPARED BY:**  
**THE CECIL COUNTY**  
**OFFICE OF PLANNING AND ZONING**

**FEBRUARY 1996**

## SUMMARY OF PLANNING ACTIVITIES FOR 1995

The Office of Planning and Zoning continued to process a heavy work load in 1995 as many of the tasks this office regularly engages in maintained or approached the levels from the previous year. The office's activities concerning rezonings, special exceptions, variances, subdivisions, zoning violations, building permits, agricultural preservation and other associated projects and activities presented this office with a multitude of challenging and varied assignments.

With respect to compliance with Section 5-7A-02, Finance and Procurement Article, and per Section 3.09, Article 66B, during calendar year 1995, all county projects using state funding were reviewed for consistency with the County's Comprehensive Plan prior to approval. This review is completed as part of the Capital Improvement Program process. All projects found in the C.I.P. were determined to be consistent with the Comprehensive Plan. Additionally, all the changes in development patterns in the county were consistent with each other and with the adopted plans of the jurisdiction.

### APPLICATIONS PROCESSED

1. Major Subdivisions - During 1995, the Planning Commission reviewed applications for major subdivisions and multi-family site plans. Projects reviewed included concept, preliminary, and final plan reviews. Of these applications, thirty-seven (37) were granted final approval, resulting in the creation of three hundred two (302) new lots. Seventeen (17) preliminary plats received approval creating a potential for two hundred sixty-five (265) lots. Eleven (11) concept plans were approved involving the potential creation of four hundred sixty-six (466) new lots in 1995. The most active district was Election District Five, which received eight (8) final approvals and four (4) preliminary approvals. Election District Five created the most lots with the approval of seventy-four (74) units.
2. Minor Subdivisions - The Office of Planning and Zoning approved eighty-nine (89) applications in 1995 for minor subdivisions. Of those applications approved, forty-two (42) were for the creation of fifty-six (56) new lots. The remainder were submittals for additions of land or for agricultural transfers.
3. Site Plans - A total of eight (8) site plans were reviewed by the Office of Planning and Zoning in 1995.
4. Rezonings - During 1995, the Planning Commission made recommendations to the Board of County Commissioners on a total of eleven (11) rezoning applications. The County Commissioners approved six (6) rezonings, denied four (4), and one (1) was withdrawn.

5. Special Exceptions - The Planning Commission and Board of Appeals heard sixty (60) requests for Special Exceptions in 1995.
6. Variance and Appeals - The Board of Appeals heard twenty-eight (28) variance requests in 1995. Seven (7) appeals of Planning Office decisions and administrative or enforcement actions were heard by the Board of Appeals in 1995.
7. Agricultural Preservation - The Planning Commission heard seven (7) applications to form Agricultural Land Preservation Districts totaling nine hundred thirty-one (931) acres in 1995. Seven of the applications received favorable recommendations from the County Agricultural Land Preservation Advisory Board. The Planning Commission and the Board of County Commissioners approved all nine. Presently three thousand six hundred ninety-two (3,692) acres have had easements purchased to preserve the land for agricultural purposes. Another four thousand eight hundred forty-seven (4,847) acres have offered easements and their sale is pending. The total acreage now participating in the Program is eleven thousand nine hundred eighty-eight (11,988) impressive acres.
8. Buildings Permits - The Office of Planning and Zoning processed six hundred twenty-three (623) permits for residential development in the County. The estimated value of construction for 1995 was \$41,988,000. There was approximately 1,520,744 square feet of residential space constructed in the County in 1995.

## THE OFFICE OF PLANNING AND ZONING

The Office of Planning and Zoning provides staff support for the County Commissioners, the Planning Commission, the Board of Appeals as well as other Boards and Commissions for the County. Members of the staff participate in various committees and represent the County on numerous State and Regional governmental organizations.

### 1995 Staff:

Alfred C. Wein, Jr., Director

Louis E. Brammer, Compliance Inspector

Sandra Edwards, Planner I

Philip Giesing, Planner II

Joseph Johnson, Resource Inspector

Patricia Norman, Office Services Specialist

Christopher Rogers, Principal Planner

Deborah J. Sample, Administrative Aide, Planning

Eric S. Sennstrom, Zoning Administrator

Rose Simpson-Walstrum, Administrative Aide, Zoning

## THE CECIL COUNTY PLANNING COMMISSION

### 1995 Members:

Mr. Carl Walbeck, Chairperson

Ms. Pamela Spencer, Vice-Chairperson

Mr. Alexander Chicknoski

Mr. Richard Kilby

Mr. John Krummel

Mr. Kerry Smith

Vacancy – alternate

Ms. Clara Campbell – Attorney

The Cecil County Planning Commission is appointed by the Board of County Commissioners in accordance with State Law. The Planning Commission serves as a citizen review board on County planning decisions. As set forth in Article 66B of the Annotated Code of Maryland, the Planning Commission is both an advisory and decision-making board. The Commission, in its advisory capacity, is required to make recommendations regarding rezoning cases, special exceptions, amendments or changes to County ordinances, and other planning decisions. In its decision-making capacity, the Planning Commission has approving authority on all major subdivisions of land.

The Planning Commission has regularly scheduled public meetings on the third Monday of each month. Subdivision proposals are heard at 2:00 p.m. in the Planning Office Conference Room (3rd floor of the Courthouse). Rezoning and other cases are heard at 7:00 p.m. in Court Room 1 (2nd floor of the Courthouse).

Contact the Office of Planning and Zoning (410) 996-5220 to confirm meeting dates and agendas.

## THE CECIL COUNTY BOARD OF APPEALS

### 1995 Members:

Mr. John B. Upp, Chairperson

Mr. Samuel Orr, Vice-Chairperson

Mr. Douglas R. Cain

Mr. John Judway

Mr. William Underwood

Mr. William Jeanes, Jr., Alternate

Mr. O. Robert Lidums, Attorney

The Cecil County Board of Appeals is appointed by the Board of County Commissioners in accordance with State law. The Board of Appeals serves as a citizen review board on County planning decisions, and as set forth in Article 66B of the Annotated Code of Maryland. The Board of Appeals is a quasi-judicial board which makes decisions on special exceptions, variances, and appeals.

The Board of Appeals holds a public hearing on the fourth Tuesday of each month at 7:00 p.m. in Court Room 1 (2nd floor of the Courthouse).

**THE CECIL COUNTY AGRICULTURAL LAND  
PRESERVATION ADVISORY BOARD**

1995 Members:

Mr. Robert Knutsen, Chairperson

Mr. David Davis

Mr. Daniel Derr

Mr. Ulysses McCoy

Mr. Jack McKeown

Originally created to review applications for the Maryland Agricultural Land Preservation Program, this Board also reviews these applications to insure that requirements of State law are met. The Board is composed of farmers and citizens concerned with the continued success of agriculture in Cecil County.

## ELECTION DISTRICT #1 CECILTON

*Town - Cecilton*

*District*

*Population:*

1995 - 3518\*

\*MOP PROJECTIONS



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### DEVELOPMENT INFORMATION

Three (3) minor subdivisions were approved in 1995 resulting in the creation of three (3) lots.

Major subdivisions receiving concept approval in 1995 proposed the creation of twenty (20) lots.

Major subdivisions receiving preliminary approval in 1995 proposed the creation of eight (8) lots.

Major subdivisions receiving final approval in 1995 created twenty-eight (28) lots.

No site plans were approved for commercial or industrial activity in 1995.

Thirty-one (31) building permits were issued for single family dwellings in 1995.

Forty-two (42) building permits were issued for residential units in 1995 with a total estimated construction cost of \$4,478,000.

## ELECTION DISTRICT #2 CHESAPEAKE CITY

*Town - Chesapeake City*

*District*

*Population:*

1995 - 4570\*

\*MOP PROJECTIONS



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### DEVELOPMENT INFORMATION

Two (2) minor subdivisions were approved in 1995 resulting in the creation of three (3) lots.

There were no major subdivisions receiving concept approval in 1995.

Major subdivisions receiving preliminary approval in 1995 proposed the creation of one (1) lot.

Major subdivisions receiving final approval in 1995 created fifty (50) lots.

There were no site plans approved for commercial or industrial activity in 1995.

Thirty-two (32) building permits were issued for single family dwellings in 1995.

Thirty-four (34) building permits were issued for residential units in 1995 with a total estimated construction cost of \$3,071,000.

## ELECTION DISTRICT #3 ELKTON

*Town - Elkton*

*District*

*Population:*

1995 - 19,049\*

\*MOP PROJECTIONS



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## DEVELOPMENT INFORMATION

Twelve (12) minor subdivisions were approved in 1995 resulting in the creation of nineteen (19) lots.

Major subdivisions receiving concept approval in 1995 proposed the creation of eighty (80) lots.

Major subdivisions receiving preliminary approval in 1995 proposed the creation of eight-one (81) lots.

Major subdivision receiving final approval in 1995 created twenty-four (24) lots.

There were three (3) site plans approved for commercial/industrial activity in 1995.

Forty-three (43) building permits were issued for single family dwellings in 1995.

Forty-five (45) building permits were issued for residential units in 1995 with a total estimated construction cost of \$3,365,000.

## ELECTION DISTRICT #4 FAIRHILL

*Village - Fairhill*

*District*

*Population:*

1995 - 7,550\*

\*MOP PROJECTIONS



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### DEVELOPMENT INFORMATION

The minor subdivision approved during 1995 resulted in the creation of one (1) lot.

Major subdivisions receiving concept approval in 1995 proposed the creation of four (4) lots.

Major subdivisions receiving preliminary approval in 1995 proposed the creation of eight (8) lots.

Major subdivisions receiving final approval in 1995 created twenty-four (24) lots.

Two (2) site plans were approved for light industrial activity in 1995.

Eighty-three (83) building permits were issued for single family dwellings in 1995.

Eighty-four (84) building permits were issued for residential units in 1995 with a total estimated construction cost of \$5,885,000.

## ELECTION DISTRICT #5 NORTH EAST

*Towns - North East/Charlestown*

*District*

*Population:*

1995 - 17,169\*

\*MOP PROJECTIONS



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### DEVELOPMENT INFORMATION

Six (6) minor subdivisions were approved in 1995 resulting in the creation of eight (8) lots.

Major subdivisions receiving concept approval in 1995 proposed the creation of two hundred eighty-seven (287) lots.

Major subdivisions receiving preliminary approval in 1995 proposed the creation of forty-five (45) lots.

Major subdivisions receiving final approval in 1995 created forty (40) lots.

Three (3) site plans were approved for commercial activity in 1995.

One hundred nine (109) building permits were issued for single family dwellings in 1995.

One hundred twenty-one (121) building permits were issued for residential units in 1995 with a total estimated construction cost of \$9,463,000.

## ELECTION DISTRICT #6 RISING SUN

*Town - Rising Sun*

*District*

*Population:*

1995 - 7,721\*

\*MOP PROJECTIONS



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### DEVELOPMENT INFORMATION

Nine minor subdivisions were approved in 1995 resulting in the creation of nine (9) lots.

Major subdivisions receiving concept approval in 1995 proposed the creation of seventy-five (75) lots.

Major subdivisions receiving preliminary approval in 1995 proposed the creation of one hundred fifteen (115) lots.

Major subdivisions receiving final approval in 1995 created sixty (60) lots.

There were no site plans approved for commercial or industrial activity in 1995.

Fifty-eight (58) building permits were issued for single family dwellings in 1995.

Sixty-nine (69) building permits were issued for residential units in 1995 with a total estimated construction cost of \$5,145,000.

## ELECTION DISTRICT #7 PORT DEPOSIT

*Towns – Port Deposit/Perryville*

*District*

*Population:*

*1995 – 10,333\**

\*MOP PROJECTIONS



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### DEVELOPMENT INFORMATION

Four (4) minor subdivisions were approved in 1995 resulting in the creation of seven (7) lots.

There were no major subdivisions receiving concept or preliminary approval in 1995.

Major subdivisions receiving final approval proposed the creation of sixty-nine (69) lots.

There were no site plans approved for commercial/industrial activity in 1995.

Sixty (60) building permits were issued for single family dwellings in 1995.

One hundred eight (108) building permits were issued for residential units in 1995 with a total estimated construction cost of \$5,781,000.

## ELECTION DISTRICT #8 CONOWINGO

*Village - Conowingo*

*District  
Population:*

1995 - 3,222\*

\*MOP PROJECTIONS



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### DEVELOPMENT INFORMATION

No minor subdivisions were approved to create lots in 1995.

There were no major subdivisions receiving concept approval in 1995.

Major subdivisions receiving preliminary approval proposed the creation of one (1) lot.

Major subdivisions receiving final approval in 1995 created one (1) lot.

No site plans were approved for commercial/industrial activity in 1995.

Thirty-four (34) building permits were issued for single family dwellings in 1995.

Forty-two (42) building permits were issued for residential units in 1995 with a total estimated construction cost of \$2,310,000.

## ELECTION DISTRICT #9 CALVERT

*Village - Calvert*

*District*

*Population:*

1995 - 4,067\*

\*MOP PROJECTIONS



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### DEVELOPMENT INFORMATION

Five (5) minor subdivisions were approved in 1995 creating six (6) lots.

No major subdivisions received concept approval in 1995.

Major subdivisions receiving preliminary approval in 1995 proposed the creation of six (6) lots.

Major subdivisions receiving final approval in 1995 created six (6) lots.

No site plans were approved in 1995 for commercial/industrial activity.

Twenty-six (26) building permits were issued for single family dwellings in 1995.

Twenty-seven (27) building permits were issued for residential units in 1995 with a total estimated construction cost of \$2,490,000.

# *APPENDICES*

CECIL COUNTY MARYLAND  
1995 MAJOR SUBDIVISION ACTIVITY  
FINAL SUBMITTALS

SUBDIVISION	DATE	ED ZONING	ACRES	LOTS	C.A.		DEC.
					ACRES	LOTS	
Rock Run Est. Sec 2.L7-25	01/17/95	7 NAR	202.8	19	0.0	0	WD
Pearce Creek. Sec II, L37	01/17/95	1 RR	4.5	1	0.0	0	AC
Chesterfield. Sec3.L19-21	02/21/95	4 NAR	46.2	3	0.0	0	AC
Leeds Manor. Sec 1. Lt 1	02/21/95	3 NAR	4.2	1	0.0	0	AC
ScotchmansGln.Sec1.L13&14	02/21/95	1 RR	19.8	2	0.0	0	AC
Andora Acres.Sec2. L1-6&8	02/21/95	4 NAR	11.6	6	0.0	0	AC
Canal View Est. Lots24-37	03/20/95	2 NAR	15.5	14	8.8	12	AC
Glen Brook Woods. Lots1-7	03/20/95	4 SR	18.4	7	0.0	0	AC
Summer Meadows. Lots 3-9	03/20/95	3 NAR	21.0	7	0.0	0	AC
Bradfield. Sec 1. Lts3-22	03/20/95	5 NAR	77.9	20	0.0	0	WD
Rock Run Est. S 2. L 7-25	04/17/95	7 NAR	202.8	19	0.0	0	AC
Montgomery's Station. L 1	04/17/95	6 SR	1.1	1	0.0	0	AC
Sunnybrook Estates. Sec 2	04/17/95	2 RR	40.9	29	0.0	0	AC
Misty Meadows. Sec. 2	04/17/95	7 MH	13.7	40	0.0	0	AC
Rettig. Richard. Lots 3-5	04/17/95	2 SAR	88.7	3	17.3	4	WD
Bradfield. Sec. 1. L 3-22	04/17/95	5 SAR	69.7	20	0.0	0	AC
Stanfield. Sec 1. Lts 1-8	04/17/95	4 NAR	13.9	8	0.0	0	AC
Shady Beach Trst. Lts 4-6	04/17/95	5 SR	10.5	3	6.8	2	AC
Maple Hill Mobile Home Pk	05/15/95	7 MH	1.7	8	0.0	0	AC
Molitor. George F(Lds of)	05/15/95	5 NAR	29.0	6	3.7	1	AC
Rettig. Richard (Lds of)	05/15/95	2 SAR	88.7	3	17.3	4	AC
Montgomery's Independence	05/15/95	6 NAR	67.7	41	0.0	0	AC
Montgomery's Station L2&7	06/19/95	6 SR	1.9	2	0.0	0	AC
River Point Landing West	06/19/95	3 SR	9.9	1	0.0	0	AC
Foley Acres. Sec 3	06/19/95	2 SAR	2.7	1	0.0	0	AC
Biggers. Marlin R. et al	06/19/95	5 NAR	2.0	1	0.0	0	AC
Bradfield. Lots 1-2	06/19/95	5 NAR	59.0	2	54.3	2	AC
Villas at Port Herman. U5	06/19/95	2 RM	3.9	1	3.9	1	AC
Windswept Farms.Sec1.L1-3	07/17/95	1 SAR	300.5	3	32.1	3	AC
West Wind	08/21/95	9 RR	13.3	6	0.0	0	AC
Dant. Edward. Lots 3-7	08/21/95	5 NAR	41.2	5	0.0	0	WD
River Point Landing West	08/21/95	3 SR	33.0	15	0.5	0	AC
Montgomery's Station	08/21/95	6 SR	25.9	16	0.0	0	AC
Glen Brook Woods	08/25/95	4 SR	18.5	7	0.0	0	AC
Perch Creek Resub. Lot 4	08/21/95	2 NAR	34.3	2	37.5	2	T
Allstone Farm. Lot 5	09/18/95	7 DR	32.1	1	0.0	0	AC
Knight's Island Preserve	09/18/95	1 SAR	382.3	22	350.9	22	AC
McMullen. Kenneth. Lot 3	09/18/95	7 NAR	1.2	1	0.0	0	AC
Laurel Acres. Lots 3-7	09/18/95	5 NAR	44.7	7	0.0	0	WD
Laurel Acres. Lots 3-7	10/16/95	5 NAR	41.1	5	0.0	0	AC
Garren. Lloyd R., et ux.	10/16/95	2 SAR	100.0	2	40.7	2	AC
Jackson Mill Farms.L46A&B	10/16/95	5 RR	13.9	2	0.0	0	WD
Jackson Mill Farms. Sec 2	11/20/95	5 RR	13.9	2	0.0	0	AC
Chesapeake Club Condo	12/18/95	5 RM	0.0	1	0.0	0	AC
Chesapeake Club Condo. 3A	12/18/95	5 RM	28.6	0	0.0	0	WD
Waterwitch Fire Co. Lot 3	12/18/95	8 NAR	1.0	1	0.0	0	AC
*** Total ***			2255	367	573.8	55	

CECIL COUNTY MARYLAND  
1995 MAJOR SUBDIVISION ACTIVITY  
CONCEPT SUBMITTALS

SUBDIVISION	DATE	ED ZONING	ACRES	LOTS	C.A.	C.A.	DEC.
					ACRES	LOTS	
Talbot's Haven	02/21/95	6 NAR	120.7	40	0.0	0	AC
Autumn Woods	02/21/95	3 DR	32.5	15	0.0	0	AC
Montgomery's Station	04/17/95	6 SR	57.5	35	0.0	0	DA
Jackson, Robert L(Lds of)	04/17/95	4 NAR	7.2	4	0.0	0	AC
Spirit Airpark	04/17/95	1 SAR	260.5	20	116.0	3	AC
Montgomery's Station	05/15/95	6 SR	57.5	35	0.0	0	AC
River Point Landing West	05/15/95	3 SR	131.5	60	0.5	0	AC
River Point Landing East	05/15/95	3 SR	74.9	5	73.6	5	AC
Leeds Manor, Sec 2, L 25-50	06/19/95	3 NAR	78.2	26	0.0	0	DA
Fineburg Village, Lts 1-9	07/17/95	5 SR	12.8	9	0.0	0	AC
Montgomery Springs, L4-14	07/17/95	5 RM	14.2	10	0.0	0	A
Northwoods	11/20/95	5 RM	74.6	244	0.0	0	AC
Fineburg Village	12/18/95	5 SR	24.5	24	0.0	0	AC
*** Total ***			946.6	527	190.1	8	

CECIL COUNTY MARYLAND  
1995 MAJOR SUBDIVISION ACTIVITY  
PRELIMINARY SUBMITTALS

SUBDIVISION	DATE	ED ZONING	ACRES	LOTS	C.A.	C.A.	DEC.
					ACRES	LOTS	
Montgomery's Independence	01/17/95	6 NAR	128.0	42	0.0	0	AC
Montgomery Station, L 3-9	01/17/95	3 NAR	21.0	7	0.0	0	AC
Scotchmans Gln, Sec 1, L13&14	01/17/95	1 RR	19.8	2	0.0	0	AC
Matthews, Harold & Lura	02/21/95	5 NAR	42.9	8	0.0	0	AC
Stanfield, Sec 1, Lts 1-8	02/21/95	4 NAR	13.9	8	0.0	0	AC
Bradfield, Sec 1, Lt 3-22	02/21/95	5 SAR	33.2	20	0.0	0	WD
Bradfield, Sec 1, Lts 3-22	03/20/95	5 NAR	33.2	20	0.0	0	AC
Windswept Farms, Lots 1-6	04/17/95	1 SAR	300.4	6	144.9	6	WD
West Wind	05/15/95	9 RR	13.3	6	0.0	0	AC
Foley Acres, Sec. 3	05/15/95	2 SAR	2.7	1	0.0	0	AC
Montgomery's Sta., Lts 2-35	05/15/95	6 SR	56.4	34	0.0	0	AC
Benner, J Kenneth & Alice	06/19/95	5 NAR	15.4	4	0.0	0	DA
Talbot's Haven L2-3, 33-40	06/17/95	6 NAR	120.7	10	0.0	0	AC
River Point Landing West	06/19/95	3 SR	131.5	51	0.5	0	AC
Dant, Edward C, et al	06/19/95	5 NAR	44.1	7	0.0	0	AC
Leeds Manor, Ph 1, L 2-24	06/19/95	3 NAR	67.9	23	0.0	0	AC
Windswept Farms, Lots 1-6	06/19/95	1 SAR	300.4	6	144.9	6	AC
Talbot's Haven, Lots 4-32	10/16/95	6 NAR	37.2	29	0.0	0	AC
Montgomery Springs, L5-14	10/16/95	5 RM	14.2	10	0.0	0	WD
Waterwitch Fire Company	11/20/95	8 NAR	1.0	1	0.0	0	AC
Montgomery Springs, L5-14	11/20/95	5 RM	14.2	10	0.0	0	AC
*** Total ***			1411	305	290.3	12	

SITE PLAN APPROVALS  
1995

NAME	LOCATION	ELEC ZONING DIST	PROPOSED USE
High's of Baltimore, Inc.	MD Rte. 274 & MD Rte. 272	5 BL	Convenience str
Montgomery, Lewis & Neva	Dogwood Road	3 M2	Salvage Yard
YMCA - Cecil County	MD Rte. 279	3 BI	YMCA
Maryland Materials Inc	Stevenson Road	5	Mining
Southern Resorts, Inc.	U. S. Rte. 40	3 BG	Warehouse
Cargill, Inc.- 1995	Appleton Road	4 M1	Offices
Paradise Construction	Marley Road & U.S. Rte.40	5	storg const eqp
W. L. Gore & Associates	MD Rte. 213, Cherry Hill	4 M1	Manufctr/Office

CECIL COUNTY MARYLAND  
1995 MINOR SUBDIVISION ACTIVITY  
FIRST ELECTION DISTRICT

OWNER	MAP/BLOCK/ PARCEL	LOTS	ACRES	DATE APPROVED
SHORT, ROBERT	62-20-75	1	0.000	11/07/95
WATERS, CLIFTON	63-2-29	1	2.000	05/31/95
UPP, JOHN B.	67-1-84&66	0	0.000	04/27/95
HAZELMOOR ASSOC.	60-3-317	0	1.270	05/09/95
HAZELMOOR ASSOC.	60-3-465	0	0.640	05/09/95
HAGGERTY, MILDRED	56-21-12	0	1.300	10/06/95
UPP, JOHN & ANDREW	67-1-83	0	9.352	12/07/95
FERRELL, LAWRENCE	56-19-81	1	4.451	12/28/95
*** Total ***		3		

SECOND ELECTION DISTRICT

OWNER	MAP/BLOCK/ PARCEL	LOTS	ACRES	DATE APPROVED
JOHNSON, DANIEL	44-7-1	0	0.062	01/30/95
BARCUS, WALTER	43-5-2	0	2.410	02/03/95
DENT, ALFRED duPONT	47-13-11	1	30.490	05/26/95
STUBBS, RICHARD	38-13-596	2	4.091	09/01/95
WOLF, WILLIAM	47-1-243	0	0.800	10/19/95
GREEN, JENNY	43-22-20	0	0.229	10/27/95
DIETZ & HUTCHINSON	38.P.8&207	0	0.000	11/07/95
*** Total ***		3		

THIRD ELECTION DISTRICT

OWNER	MAP/BLOCK/ PARCEL	LOTS	ACRES	DATE APPROVED
SOBOLEWSKI, ED.	21-18-786	1	0.833	12/14/95
FOX ELWOOD	20-20-117	1	2.000	01/27/95
WARD, GLADYS	32-18-84	2	27.676	06/12/95
GUNS, RONALD	19-17-144	1	0.755	04/19/95
McGLOTHIN, DOUGLAS	20-16-143	2	1.511	05/15/95
GRAPES PAVING & DEAN	26-14-16	0	0.032	03/16/95
BUNNER, RONALD	20-16-79	0	0.104	04/13/95
KARPINSKI & ANSALVIS	26-22-72&	0	0.180	05/10/95
GRAPES PAVING & DEAN	26-14-16	1	5.700	05/31/95
McGLOTHIN, DOUG	20-16-143	2	7.734	08/01/97
McGLOTHLIN, DOUG	20-16-79	4	7.619	11/16/95
KINGS WAY 95, INC.	27-4-190	1	2.848	09/26/95
REDICK, ROBERT	32-24-	0	0.554	10/19/95
PECO	20 P172&64	0	21.878	11/02/95
FITZROY, GEORGE	26-21-286	1	1.430	11/09/95
GIVEN, JAMES	26-1-237	1	2.081	11/09/95
KINGS WAY 95, INC.	27-4-190	0	0.363	11/09/95
ECHOLS, CLIFFORD	26-2-4	0	0.056	12/04/95
NESS, JOHN	13-22-233	2	4.710	12/13/95
PECO ENERGY CO.	20-15-121	0	8.924	12/22/95
*** Total ***		19		

FOURTH ELECTION DISTRICT

OWNER	MAP/BLOCK/ PARCEL	LOTS	ACRES	DATE APPROVED
EWING, ALBERT	12-6-379	0	0.200	05/17/95
BACCHUS, THOMAS	13-16-133&	0	2.450	03/14/95
SCHULER, OLIVER	14-22-32	1	16.750	06/06/95
ANDERSON, HARRY	5-23-30	0	0.926	09/14/95
WILLIAMS & LANZI	20-6-414	0	0.284	09/22/95
NONN, RICHARD	14-22-723	0	3.042	11/08/95
*** Total ***		1		

FIFTH ELECTION DISTRICT

OWNER	MAP/BLOCK/ PARCEL	LOTS	ACRES	DATE APPROVED
RACINE EUGENE	19-20-270	2	2.507	02/15/95
PEROVICH, JOHN	37-13-16	1	2.791	02/03/95
YORK BUILDERS	24-11-241	0	94.790	02/07/95
PATCHELL, TRACEY	25-9-35	0	0.176	04/03/95
SHADY BEACH TRUST	25-21-92	2	1.270	03/08/95
ARMOUR & YORK BLDG.	24-10-31	0	1.803	03/14/95
GOUDY, BENJAMIN	25-8-4	1	0.993	05/09/95
FOCKLER, E.B.	35-10-130	0	0.924	06/29/95
SETTLEMIRE, DAVID	36-24-324	1	1.957	08/07/95
MOLITOR, MARY K.	37-9-67	0	14.336	07/31/95
WILLIAMS MOBILE OFFI	25-14-136	0	9.849	09/18/95
HOLMAN, R. (AG TRANS)	18-16-33	0	18.500	09/07/95
TOWN & COUNTRY	25-24-486	0	0.075	09/18/95
GRICCO, CARMEN J.R.	36-3-498	0	0.000	09/25/95
PEROVICH, JOHN	37-7-220	1	2.000	10/16/95
VAN WINGERDEN, KEN	18-15-188	0	1.713	12/06/95
MONTGOMERY, BARRY	18-15-379	0	1.009	12/06/95

\*\*\* Total \*\*\*

8

SIXTH ELECTION DISTRICT

OWNER	MAP/BLOCK/ PARCEL	LOTS	ACRES	DATE APPROVED
BLAKLEY, MARION	9-17-183	0	3.460	02/06/95
BEALE, DORIS	18-13-11	1	0.801	01/13/95
BLAIR, RAYMOND	10-1-117	1	1.359	05/03/95
ASTLE, NORMAN	17-5-8	1	6.156	03/16/95
TAYLOR, EVERTT	23-4-76	1	1.500	04/06/95
COPCO & COWAN AGTRANS	10-19-17	0	83.900	03/16/95
McMULLEN, SAMUEL	11-1-47	1	3.520	07/07/95
DONLEY, DOUGLAS	16-5-305	1	1.618	08/15/95
LUCAS, WILLIAM	16-6-104	1	1.000	06/23/95
LYTLE & VALDIVIA	16-4-51/23	1	14.378	06/27/95
HAYWOOD, DALE	17-577&576	0	2.422	09/05/95
COULTER, GRACIE	10-11-150	0	0.374	08/17/95
STROCK, R.L	16-5-332	0	2.000	08/31/95
ASTLE, NORMAN	17-5-8	1	10.191	10/25/95
ELDRETH, PAUL JR.	9-18-289	0	1.881	12/15/95
PECO ENERGY CO.	10-22-247	0	10.520	12/26/95

\*\*\* Total \*\*\*

9

SEVENTH ELECTION DISTRICT

OWNER	MAP/BLOCK/ PARCEL	LOTS	ACRES	DATE APPROVED
HONORE, ETHELMARY	22-16-16	4	8.450	06/16/95
SCHEFFEY, GERALD	29-11-671	0	0.103	04/03/95
VIARS, JOHN	29-4-344	0	5.638	05/05/95
CLARK, RICHARD	29-3-261	1	1.246	08/04/95
WEBB, LARRY	16-17-89	1	1.500	10/25/95
McGUIRK, JAQUELINE	30-19-41	1	1.212	10/30/95
LOJO, INC.	23-23-264	0	2.843	12/04/95

\*\*\* Total \*\*\*

7

EIGHTH ELECTION DISTRICT

OWNER	MAP/BLOCK/ PARCEL	LOTS	ACRES	DATE APPROVED
CAKWOOD ROD&GUN CLUB	8-11-5	0	1.167	08/31/95

\*\*\* Total \*\*\*

0

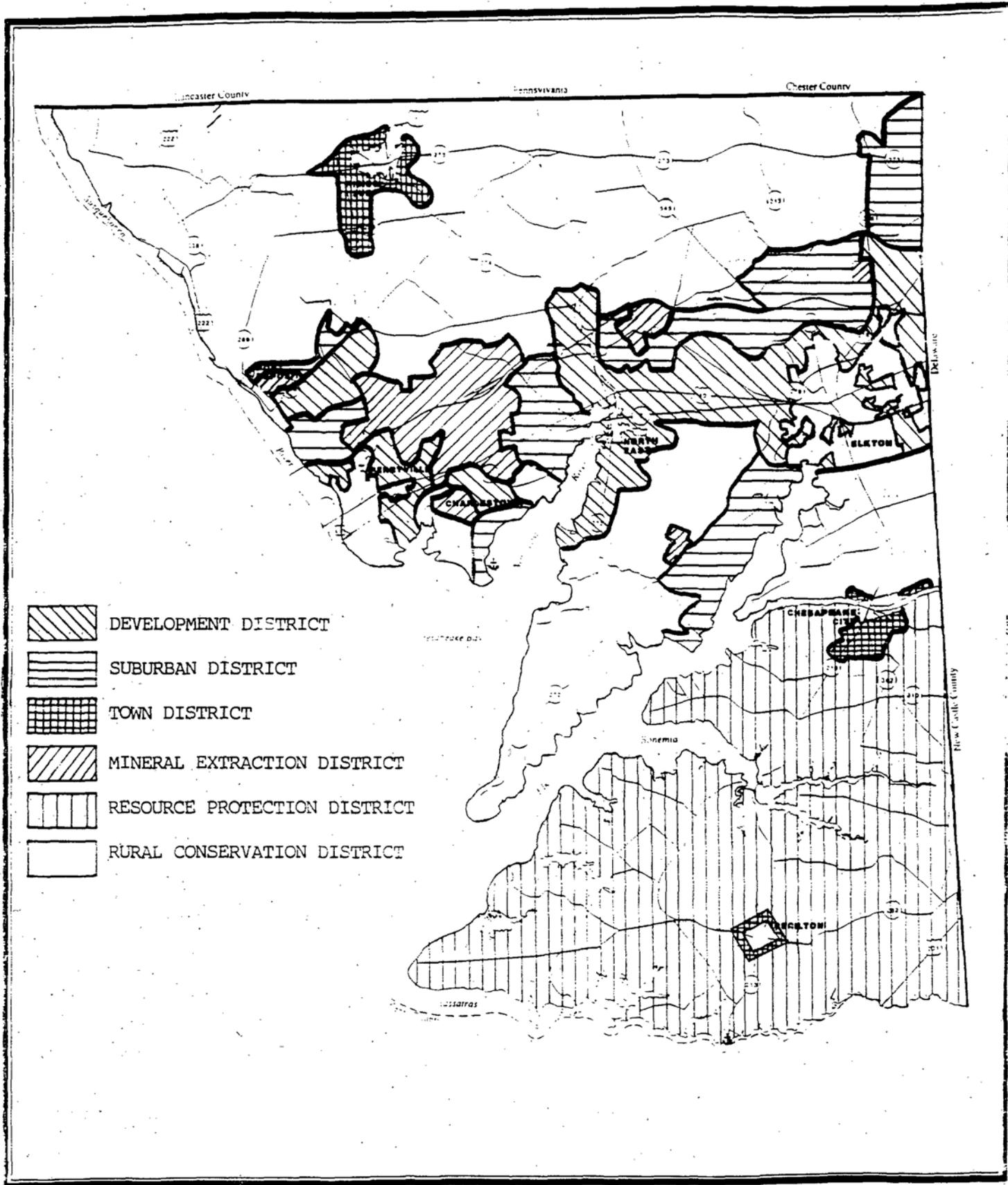
NINTH ELECTION DISTRICT

OWNER	MAP/BLOCK/ PARCEL	LOTS	ACRES	DATE APPROVED
ALBECK FARMS	11-9-118	2	17.776	03/13/95
BOYLE FARMS, INC.	4-20-14	1	2.000	08/09/95
STANLEY, BOB	18-10-377	0	4.090	09/14/95
COX, EARL & JANET	5-15-3	1	3.475	09/08/95
GRAVES, DALE	9.P.253&32	0	0.000	09/19/95
ENGLAND, CHARLES	11-11-26	1	2.000	09/18/95
WEAVER, HARMON (ESTATE)	5-14-17	1	99.996	11/17/95

**RESIDENTIAL BUILDING PERMIT ACTIVITY\***  
**01/01/95 - 12/31/95**

E.D.		SF	MH	MOD
1	#	29	11	2
	Sq. Ft.	118,785	9,575	5,502
	\$	4,029,000	312,000	137,000
2	#	32	2	
	Sq. Ft.	112,837	3,174	
	\$	2,979,000	91,700	
3	#	43	2	
	Sq. Ft.	138,142	2,604	
	\$	3,325,000	40,000	
4	#	83	1	
	Sq. Ft.	254,709	2,044	
	\$	5,848,000	37,000	
5	#	109	22	
	Sq. Ft.	290,924	32,196	
	\$	8,768,000	695,000	
6	#	58	11	
	Sq. Ft.	176,779	17,103	
	\$	4,830,000	315,000	
7	#	60	46	2
	Sq. Ft.	126,593	21,952	5,440
	\$	4,051,000	1,649,000	81,000
8	#	34	8	
	Sq. Ft.	94,251	7,756	
	\$	2,208,000	102,000	
9	#	26	1	
	Sq. Ft.	98,062	2,316	
	\$	2,426,000	64,000	

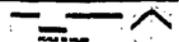
\*From information provided by the Department of Permits & Inspections.



# CECIL COUNTY MARYLAND

OFFICE OF PLANNING AND ZONING

ROGERS, GOLDEN & HALPERN / REDMAN, JOHNSTON ASSOCIATES, LTD.  
 PHILADELPHIA, PA. EASTON, MD.



**RESIDENTIAL BUILDING PERMITS**  
**1995**  
**LAND USE DISTRICTS**

	TOWNS & DEVEL.	SUB- URBAN	TOWN	RCD	RPD	TOTAL
JAN.	28	7	9	18	7	69
FEB.	16	2	---	9	1	28
MARCH	13	5	1	22	5	46
APRIL	36	1	1	21	4	63
MAY	19	5	---	22	7	53
JUNE	31	9	---	25	9	74
JULY	36	9	---	27	4	76
AUG.	25	9	---	34	8	76
SEPT.	16	5	---	17	4	42
OCT.	58	6	2	19	5	90
NOV.	17	3	8	22	5	55
DEC.	17	3	---	13	5	38
<b>TOTAL</b>	<b>312</b>	<b>64</b>	<b>21</b>	<b>249</b>	<b>64</b>	<b>710</b>

56% of permits in DD, SD, TD, or Towns

BOARD OF APPEALS ACTIVITY  
1995

I.	REQUESTED SPECIAL EXCEPTIONS . . . . .	60
A.	Manufactured Home Special Exceptions . . . . .	40
1.	Hardship . . . . .	22
2.	Farm Help . . . . .	7
3.	Security . . . . .	11
B.	Special Exception - Home Occupation . . . . .	5
1.	Approved . . . . .	5
2.	Denied . . . . .	0
II.	VARIANCE REQUESTS . . . . .	28
A.	Approved . . . . .	22
B.	Denied . . . . .	6
III.	APPEALS . . . . .	7
A.	Affirmed . . . . .	5
B.	Reversed . . . . .	2

## ZONING INSPECTIONS 1995

Manufactured Homes	61
Manufactured Home Special Exception	36
Untagged vehicles	61
Salvage yards	58
Campgrounds	23
Illegal business	16
Setbacks	12
RV/Travel trailers	10
Signs	7
Swimming pools	6
Dwelling conversions	5
Kennels	3
Landfills	2
Animal husbandry	1
Court cases	41
<b>TOTAL</b>	<b>342</b>

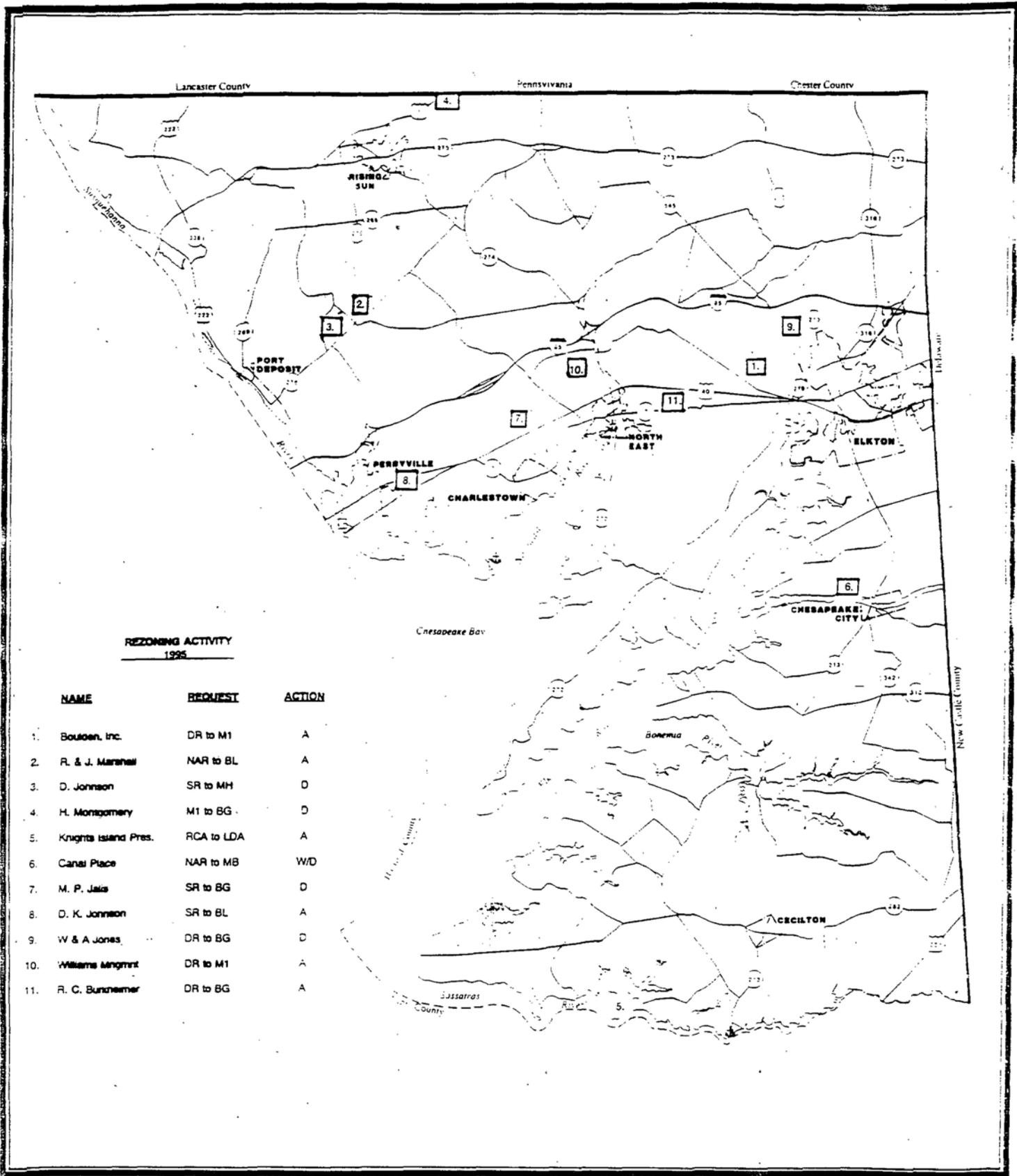
**REZONING ACTIVITY**  
1995

	<u>NAME</u>	<u>REQUEST</u>	<u>ACTION</u>	<u>CENSUS TRACT</u>	<u>ELECTION DISTRICT</u>
1.	Boulden, Inc.	DR to M1	A	305.03	3
2.	R. & J. Marshall	NAR to BL	A	313	6
3.	D. Johnson	SR to MH	D	312.01	7
4.	H. Montgomery	M1 to BG	D	313	6
5.	Knights Island Pres.	RCA to LDA	A	301	1
6.	Canal Place	NAR to MB	W/D	302	2
7.	M. P. Jalis	SR to BG	D	309.01	5
8.	D. K. Johnson	SR to BL	A	312.02	7
9.	W & A Jones	DR to BG	D	305.03	3
10.	Williams Mngmnt	DR to M1	A	309.01	5
11.	R. C. Burkheimer	DR to BG	A	309.02	5

A = Approved

D = Denied

W/D = Withdrawn



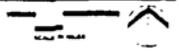
**REZONING ACTIVITY**  
1995

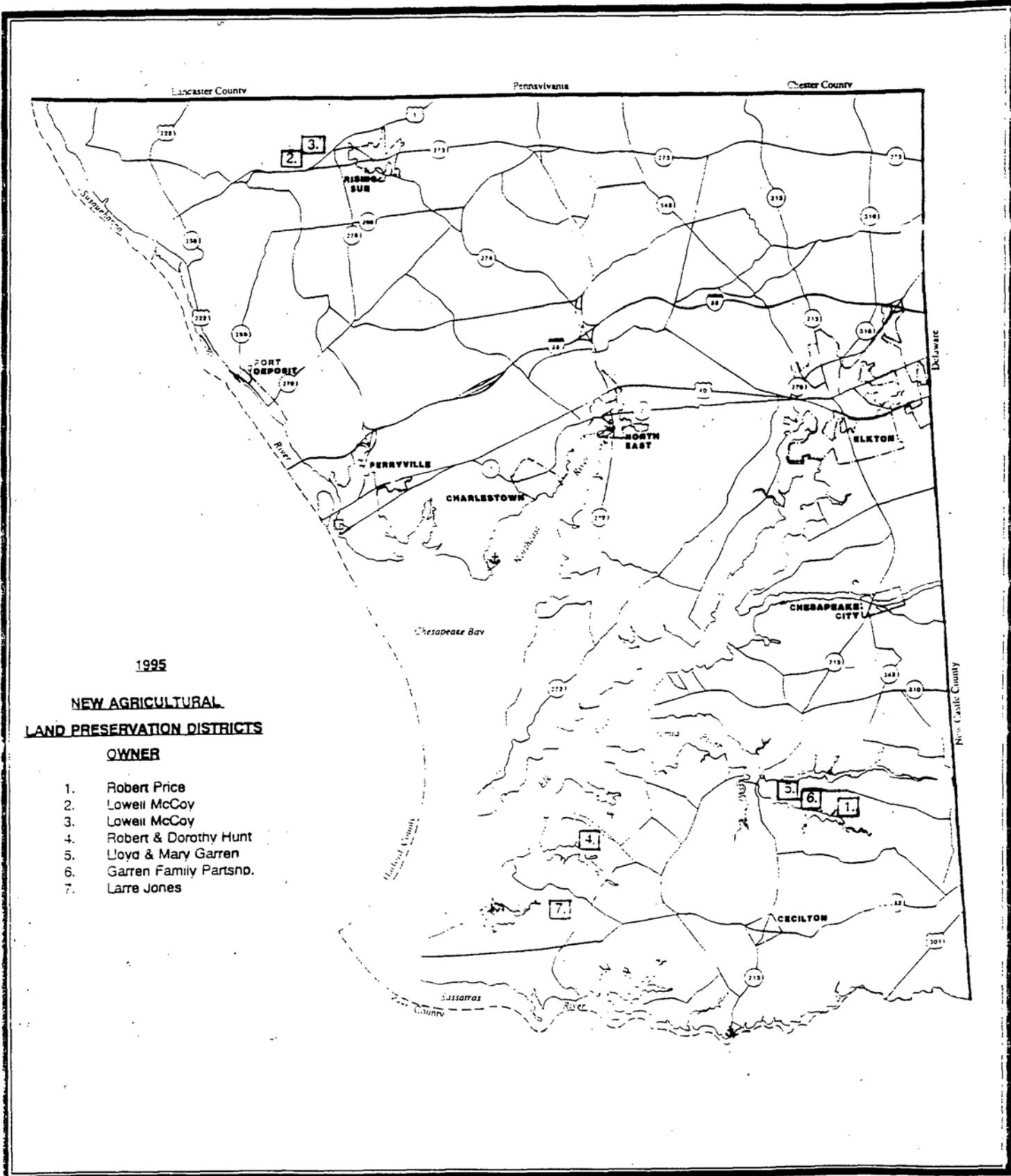
NAME	REQUEST	ACTION
1. Boulton, Inc.	DR to M1	A
2. R. & J. Marshall	NAR to BL	A
3. D. Johnson	SR to MH	D
4. H. Montgomery	M1 to BG	D
5. Knights Island Pres.	RCA to LDA	A
6. Canal Place	NAR to MB	W/D
7. M. P. Jala	SR to BG	D
8. D. K. Johnson	SR to BL	A
9. W & A Jones	DR to BG	D
10. Williams Mgmt	DR to M1	A
11. R. C. Burchner	DR to BG	A

**CECIL COUNTY MARYLAND**

OFFICE OF PLANNING AND ZONING

ROGERS, GOLDEN & HALPERN / REDMAN/JOHNSTON ASSOCIATES, L.T.C.  
PHILADELPHIA, PA.      EASTON, MD.



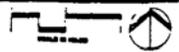


1995

**NEW AGRICULTURAL  
LAND PRESERVATION DISTRICTS**

**OWNER**

- 1. Robert Price
- 2. Lowell McCoy
- 3. Lowell McCoy
- 4. Robert & Dorothy Hunt
- 5. Lloy & Mary Garren
- 6. Garren Family Partners.
- 7. Larre Jones



**NEW AGRICULTURAL LAND PRESERVATION DISTRICTS**

**1995**

	<b><u>OWNER</u></b>	<b><u>LOCATION</u></b>	<b><u>ACRES</u></b>	<b><u>ED</u></b>
1.	Robert Price	53-22-13	275.00	2
2.	Lowell McCoy	10-7-111	226.82	6
3.	Lowell McCoy	10-8-351	32.59	6
4.	Robert & Dorothy Hunt	56-3-139 & 143	70.95	1
5.	Lloyd & Mary Garren	53-13-21	108.09	2
6.	Garren Family Partshp.	53-13-42	50.00	2
7.	Larre Jones	56-20-34	166.65	1

A total of nine applications to form Agricultural Land Preservation Districts were received in 1995. The County Agricultural Advisory Board recommended approval of seven of the nine applications, while both the Planning Commission and the Board of County Commissioners approved all nine applications.

Total Acres in Agricultural Districts = 11,988.88

Total Acres upon which an Easement has been sold = 3,692.43

Total Acres pending Easement sale = 4,847.28

MARYLAND AGRICULTURAL LAND PRESERVATION PROGRAM  
PARTICIPANTS, CECIL COUNTY, 12/95

1.	Bohemia Stables/A. duPont . . . . .	336.80	-	Easement Pending
		183.00	-	Easement Pending
		102.02	-	Easement Pending
		230.11	-	Easement Pending
2.	Penowa Farms/A. Sasso . . . . .	319.00		
3.	Helena duPont Wright . . . . .	237.00		
		182.50		
4.	R. Golden . . . . .	325.00		
5.	C. Irwin . . . . .	75.00		
6.	S. Siple . . . . .	59.73	-	Easement Sold
7.	M. McLeary . . . . .	103.32		
8.	J. Haines . . . . .	30.35	-	Easement Sold
9.	D. Mackie . . . . .	142.18		
10.	John V. Mackie . . . . .	136.84	-	Easement Sold
11.	F. Durborow . . . . .	23.36	-	Easement Sold
12.	P. duPont . . . . .	182.27	-	Easement Sold
13.	R. Mackie . . . . .	217.15	-	Easement Sold
		155.98	-	Easement Sold
14.	Joseph Mackie . . . . .	231.08	-	Easement Sold
15.	S. Snyder . . . . .	46.00		
16.	Albeck Farm/W. Haines . . . . .	100.00		
		96.96		
17.	F. G. Miller . . . . .	193.18	-	Easement Sold
		110.03	-	Easement Sold
18.	Quiet Acre Farm . . . . .	368.00	-	Easement Sold
19.	David Davis . . . . .	277.00	-	Easement Pending
	Indian Range Farm . . . . .	189.00	-	Easement Pending
20.	Ed Stubbs Farm . . . . .	122.00		
21.	Louisa Pleasanton . . . . .	352.08	-	Easement Pending
22.	Walton Mason . . . . .	103.524	-	Easement Pending
23.	William Hill . . . . .	78.78	-	Easement Pending
24.	Creamery Road Farm . . . . .	155.299	-	Easement Sold
		72.796	-	Easement Sold
		52.825	-	Easement Sold
25.	Allaire C. duPont . . . . .	73.77	-	Easement Pending
		63.07	-	Easement Pending
26.	Albert Ewing . . . . .	157.83	-	Easement Pending
27.	Joe Thomason/formerly K. Burris	78.939	-	Easement Sold
28.	Gerard Van Dyke . . . . .	40.00	-	Easement Pending
29.	David Williams . . . . .	52.00	-	Easement Pending
30.	Roland Farm/Thomas Bowman . . . . .	106.65	-	Easement Pending
		90.26		
31.	Northview Stallion Station/ Richard Golden . . . . .	187.81	-	Easement Sold
32.	Emily Manlove . . . . .	517.00	-	Easement Sold
33.	Aline Carrion . . . . .	253.30	-	Easement Sold

34. Ralph Workman . . . . .	317.00	-	Easement Pending
35. Caroline duPont . . . . .	100.00	-	
	100.00	-	
	160.60	-	
	161.60	-	
36. Robert E. Wilson . . . . .	347.23	-	Easement Pending
37. Paul Schlosser, Sr. . . . .	105.58	-	
38. Clarence W. Brown . . . . .	169.00	-	Easement Pending
39. Gary L. Stover . . . . .	124.68	-	Easement Pending
40. Infinite Options/K.O'Day Boyd . . . . .	65.11	-	Easement Pending
41. Joe McKee Thomson . . . . .	539.58	-	Easement Sold
42. Luthermead, Inc. . . . .	62.34	-	Easement Pending
43. Cecile T. McCaffery . . . . .	15.00	-	Easement Sold
44. Ronald G. Cullis . . . . .	111.91	-	Easement Sold
45. Burnard Cline . . . . .	37.98	-	Easement Pending
	92.16	-	Easement Pending
46. William Price, IV . . . . .	587.25	-	Easement Pending
47. William Carter . . . . .	133.31	-	Easement Pending
48. Richard D. Mackie . . . . .	57.12	-	Easement Pending
49. Richard D. Mackie . . . . .	18.15	-	Easement Pending
50. Helena duPont Wright . . . . .	191.92	-	
51. J. & R. Haines . . . . .	6.00	-	Easement Pending
52. Sterling Snyder . . . . .	24.00	-	Easement Pending
53. Nancy duPont . . . . .	112.47	-	
54. Lowell McCoy . . . . .	208.00	-	
55. Robert Price . . . . .	275.00	-	Easement Pending
56. Lowell McCoy . . . . .	226.82	-	
	32.59	-	
57. Larry Jones . . . . .	166.65	-	
58. Arty Johnston . . . . .	145.42	-	District Pending
59. Robert Hunt . . . . .	70.95	-	Easement Pending
60. Lloyd and Mary Garren . . . . .	108.09	-	Easement Pending
61. The Garren Family Partnership . . . . .	50.00	-	Easement Pending

TOTALS

11,988.88 Acres in Agricultural Districts

145.42 Acres Pending District Establishment

3,692.43 Acres upon which an Easement has been sold.

\*4,847.28 Acres Pending Easement Sale  
(\*Includes those pending District Establishment)