



Friends of Harford, Inc. focuses on Harford's land use issues, working for a fair balance between the rights of those wanting to develop a property and the rights of neighbors who might be impacted by that development.

Land use is controlled by the County Executive and County Council members. In anticipation of the upcoming election, **Friends of Harford** is asking you to please respond to the questions below, so we may understand your perspectives and reasoning on these issues. We will post your responses on our website and notify our members that they are available.

Responses from candidates are due back to us by June 20, 2022 (email@friendsofharford.com). Thank you for your cooperation and assistance in keeping Harford County citizens aware and informed of your goals and objectives.

1. The Master Plan, Harford NEXT, calls for a study on expanding the development envelope in an area beginning at I-95/MD 543 moving northwest along MD 543/Shucks Road to Harford Community College and beyond to US 1 at Hickory. What is your view on expanding the development envelope, specifically the aforementioned MD 543 proposal?

The development of land along 543 and Schucks Road is why I am running for Council. I wholeheartedly dislike and disagree with the expansion along that corridor. It will negatively impact the county and its residents. It will require widening of roads, create a lot of traffic and pollution, affect the water run-off in the area, and possibly cause overcrowding of the local schools.

Will you support any expansion of the Development Envelope? If yes, what location(s) and reason for expansion?

No – I do not support any expansion of the D.E. I would only support such development if there was a true, high-value use for the land. I believe the county's emphasis should be on redeveloping areas around Route 40/Philadelphia Road or on creating transit-oriented, walkable areas near the town centers of Bel Air, Aberdeen, or Abingdon. It is not in our best interest to develop raw land that currently serves recreational, environmental, agricultural, and aesthetic purposes.

2. Would you approve a request by a landowner or other interested party, as done in neighboring Baltimore County, to downzone their property? If yes, under what circumstances?

If by "down zone" you mean zoning the land for a less intense use that fits with the area, then yes I would approve down zoning land. I would absolutely approve down-zoning from residential or commercial to an agricultural use, for example.

3. Would you consider introducing legislation to define, measure and reduce noise, light and air pollution?

Yes – these are among the reasons I am running for council. I would introduce such legislation, regardless of whether it would be supported or approved by the other members. I would meet with community members to build consensus on measuring light, noise, and air pollution that comes with intense development.

4. Traffic congestion problems are encountered daily by Harford County citizens. What do you propose to address traffic issues?

I oppose all expansion of the Development Envelope and I would advocate for zoning measures that support dense development in areas that are walkable and that would minimize the need and usage of cars. Moreover, in general, I do not feel it is in the county residents' best interest to "trade" forested or agricultural areas for residential or commercial uses.

5. Would you support amending approval procedures of Zoning Code 267-39 - Retention and Afforestation, specifically (F) tree waiver grants and, to commission a Waiver Advisory Board?

I am running for County Council specifically because because I disagree with the domination of the zoning



process by large businesses and developers. I would support any measures that amend or enhance our county's Zoning Code in favor of the quality of life of residents.

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6. Do you commit to meeting with advocates to discuss the amendment or repeal of legislation that citizens find changed the Zoning Code unfavorably? For example, Bill 21-003 Motor Vehicle Filing or Service Stations and Bill 18-036 Zoning Definitions Intermittent Streams and Perennial Streams?

I am running for County Council specifically because because I disagree with the domination of the zoning process by large businesses and developers. I would support any measures that amend or enhance our county's Zoning Code in favor of the quality of life of residents.

7. Do you approve of Light Industrial (LI), Commercial Industrial (CI) or General Industrial (GI) zoning adjacent to residential communities or within a Village District? If not, would you amend the zoning code to uphold your views? Would you research and recommend increased protections for residences from commercial and industrial neighbors by increasing buffers and their types?

I would strongly support community involvement in zoning decisions and would be willing to propose and support legislation that will protect the quality of life of our residents. This includes limiting LI, CI, and GI zoning near residential areas. I believe the views of the residents are of paramount importance.

8. Do you support legislation to create graduated zoning districts next to residential except Mixed Use districts?

I support any legislation that will force the County to act in the best interests of residents and the environment.

9. Would you consider reestablishing the public's right to receive a timely interpretation of the Zoning Code rather than the current determination definition used? If not, why?

I support transparency and community involvement in zoning decisions. I support the use of forums to educate the community about environmental and quality of life issues.

10. Why are you running for office?

I am running for office to represent the interests and views of Harford County residents, not developers or big businesses. I am running to promote Quality of Life issues and prevent our County Council from turning Harford into a county dominated by builders and other developers. I believe this is in our best interests for quality of life reasons, but also for financial reasons. Over time, when areas are developed at the behest of outside interests and businesses, county residents end up footing the bill.

As a lawyer, I see myself as an advocate for people facing their biggest challenges. As a business owner, I see my role as educating and nurturing people to achieve win-win outcomes. I would bring the education and experience of these roles to the challenges facing Harford County in the future. The current incumbent in District E does not care about or understand these issues and has neither the energy or inclination to do so.

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