



**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](mailto:email@friendsofharford.com)). Thank you for your cooperation and assistance in keeping Harford County citizens aware and informed of your goals and objectives.

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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?

**Answer:** Once we complete a study of the proposed expansion and how it impacts the neighborhood then we can make an informed decision. We also need to study the traffic congestion patterns and times to understand the real issue since I'm not for new expansion unless it makes sense and the residents are happy with the expansion.

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

**Answer:** Having made the above statement, Harford County is now becoming a well know county and model for other counties in the US, therefore, we've to be open to new suggestions for economic development and I need to see the studies I mention above before I can share a definitive "yes or no" answer., but broadly Yes for now.

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?

**Answer:** Down zoning is to prevent intense commercial or industrial development, and I'm fine with down zoning only in these two instances since residents in rental units are also invested in the neighborhood and this type of request can be reviewed case by case basis.

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

**Answer:** Yes, we should have an ESG (environmental, social, and governance) goal to bring Harford County carbon neutral by 2040.

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

**Answer:** We need to study the traffic congestion patterns and times to understand the real issue with traffic and area of bottlenecks and round-about and great way to reduce some traffic. So, more roundabouts.

I will also encourage all Harford County employers (public & private) to offer flexible work from home options to improve the quality life for employees and the county in terms of reduction in carbon footprint.

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

**Answer:** No. since section (F) clearing states the responsibility of the applicant and conditions have to met before the waiver is granted.

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?

**Answer:** Yes, always

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?

**Answer:** No, and I would like to study this question more since I'd recommend increased protection for residents from new development but we have a debate prior to amending the zoning code.



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

**Answer:** I've to study this question further but broadly the answer is "No" for now.

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?

**Answer:** Yes, and one of the pillars of my campaign is transparency. at [lavy.info/](http://lavy.info/)

Why are you running for office?

**Answer: To make Harford County the best place to live and work in the US.  
However, I'm new to politics but I have the energy and skills to run an organization and the current leadership in district F lacks vision.**