



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?

I am against expanding the development envelope, which was allocated under the Smart Growth concept. I am not anti-growth, but I believe the county should aim to reduce sprawl and above all to study how to revitalize underutilized/vacant properties where there is existing infrastructure. Any building needs to be done considering public impact, and most certainly a proposed expansion of the designated development envelope would have a tremendous effect on neighboring areas' quality of life.

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

Unless county residents voted to expand it, I would not support it.

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?

Downzoning to reduce housing density in congested areas could be beneficial to the community. But I am not against accessory dwelling units where permitted to accommodate relatives, particularly seniors, especially given Harford's limited affordable housing.

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

Yes; these are all concerns that affect our quality of life as population density increases. Development plans need to consider and mitigate these pollution sources; the county should incentivize reductions (encourage building without bulldozing all existing trees, installation of down-direction and LED lights, etc.).

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

Potential traffic issues must be addressed with all proposed development. Several main roads in the county could benefit right now from lights being better timed; widening some of the major roadways has been long discussed but action has been slow. Improving state roads to alleviate traffic issues including safety requires more cooperative effort with our county representatives in Annapolis. Traffic concerns must be addressed with all proposed new development.

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?

Diverse, established forest areas are extremely important to the health of wildlife and the environment. I am not familiar with the current approval procedures in the cited code section, but my impression is that protections for existing treed areas are inadequate. I would support an advisory board whose purpose is to evaluate the need for and impact of waivers to remove or reduce these important ecosystems for ease of building.

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 believe public input is essential to the zoning process and that too often such involvement has



been discouraged or stifled by the local government. The zoning code and process should be intelligible and understandable to average citizens, who are deeply affected by zoning decisions. Any legislative decisions to change the code should be open to public input and scrutiny.

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 not support such adjacent zoning unless the affected community supported it. Residents should be able to enjoy their homes and yards without intrusion from business/commercial enterprises and the increased traffic they bring. Buffers can certainly mitigate issues stemming from the proximity of such entities, and I would support investigating and implementing appropriate buffers to protect nearby residences.

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

Graduated zoning could benefit many who want to stay in or move to Harford but cannot find affordable housing, which is in short supply. Since graduated zoning makes good use of limited land, I would consider such legislation.

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?

Yes.

10. Why are you running for office?

Harford County is a great place to live, but it will not stay that way on its own. We need a responsible, responsive local government that truly serves all its citizens and acts in the public's best interest.