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C. PETE GUTWALD
DIRECTOR OF PLANNING & ZONING

HARFORD COUNTY GOVERNMENT

Department of Planning and Zoning

June 19, 2009

Dear Property Owner:

Your property is located within the Chesapeake Bay Critical Area (CBCA). This letter is being sent to provide you with important information about the CBCA regulations that affect your property. The CBCA is land within 1,000 feet of tidal waters and tidal wetlands. Land use activities are regulated in order to protect water quality and fish, plant and wildlife habitat.

Your property is located within a Limited Development Area (LDA) and a Buffer Exempt Area (BEA) of the CBCA. The Buffer, the most sensitive area of the Critical Area, is land within 100 feet of tidal waters or tributary streams. Disturbance in the Buffer is very restricted. Buffer Exempt Areas are an alternative designation for certain Buffers and have more flexible regulations. Activities within this area are still limited, including the removal of trees and other vegetation. Please note that there is no encroachment within the first 25 feet landward of the water in a BEA. 'Lot coverage' restrictions, which limit the amount of impervious surface (i.e. driveways, buildings, walkways, etc.) on your property, also apply. **If you are considering any improvements to your property, including the removal of any trees or vegetation, please contact Shawn Krout, Critical Area Planner, at (410) 638-3103 x1378 or skrout@harfordcountymd.gov and he will assist you in understanding the permit process in the Critical Area. Activities commenced without authorization, including removal of vegetation in the Buffer, are considered violations.** Since regulations may change in the future, please contact Mr. Krout prior to any disturbance.

Additional information may be found at:

- www.harfordcountymd.gov/PlanningZoning/CBCAP.pdf
- http://www.dnr.state.md.us/criticalarea/guidancepubs/lot_coverage.pdf

The Department of Planning and Zoning and the State of Maryland are planning to host a workshop on what it means to live within the Critical Area and how this affects the use of property. If you are interested in attending, please contact Mr. Krout for further information.

Sincerely,

C. Pete Gutwald
Director of Planning and Zoning

~ Preserving Harford's past; promoting Harford's future ~

MY DIRECT PHONE NUMBER IS (410) 638-3103

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