



# City of Havre de Grace

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## DEPARTMENT OF PLANNING STAFF REPORT

### Board of Appeals – June 4<sup>th</sup>, 2026

**BOA Case No.** 560  
**Petition Type:** Administrative Review  
Approval of Permit No. 2023-411  
The Green Properties – The Legacies – Forest Conservation Plan  
**Petitioners:** Carol Zimmerman, Carole Andrews, Tammis Coit, and Charles Place

The Department of Planning incorporates by reference the "Havre de Grace Director of Planning's Response to the Petitioner's Appeal of the Legacies Forest Conservation Plan Approval" ("Response") and adopts the Response as its staff report because it provides the required background information on the subject property and recommends denial of the appeal.

For the reasons set forth in the Response, Petitioners' appeal of The Legacies Forest Conservation Plan approval by the Department of Planning is not a land use matter. The remaining items listed in City Code 25-16E (i.e., analysis of environmental features, zoning, consistency with the Comprehensive Plan, and existing and proposed land uses on the subject property and within the neighborhood) are therefore irrelevant to this appeal and not addressed in this staff report.

5/29/2026

Geoff Goins  
Director of Planning

Date