

# HARRY HOPKINS COMPANY

Presents

## North Paradise Road

Aberdeen, MD 21001-1606

(Tax Map 52 Parcel 9)

410-879-7466

2845 Churchville Road  
Churchville, MD 21028



# HARRY HOPKINS CO.

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Telephone 410-879-7466

Fax 410-836-0827

2845 Churchville Road  
P.O. Box 98  
Churchville, Maryland 21028

We are putting back on the market the Mitchell family farm at Aberdeen. It is located on Paradise Road, Map 52, Parcel 9. Some information follows:

Size:	139 acres, more or less
Zoning:	Agriculture
Taxes:	\$3,137
Land Use Map:	Low and medium density mix
Utilities:	Available through Aberdeen, if annexed
Easement:	50' water line to APG
Price	\$7,000,000

The property is between I95 and Aberdeen. It has frontage on Paradise Road and Frontage Road, but not on Robin Hood Road as shown on some of the enclosed information. The family will retain home and about twenty acres. They will consider a right of first refusal on retained portion.

Seller will consider proposals for relatively quick settlement in as is condition or one conditioned on necessary steps to develop.

Aberdeen Planning Department (Mrs. Grover) indicates the farm is in area 8 of their master plan and they would like to see it annexed and developed as a mix of R-1 and R-2. We have included a page from the Aberdeen Zoning book.

Thank you for your interest in this well-located tract.





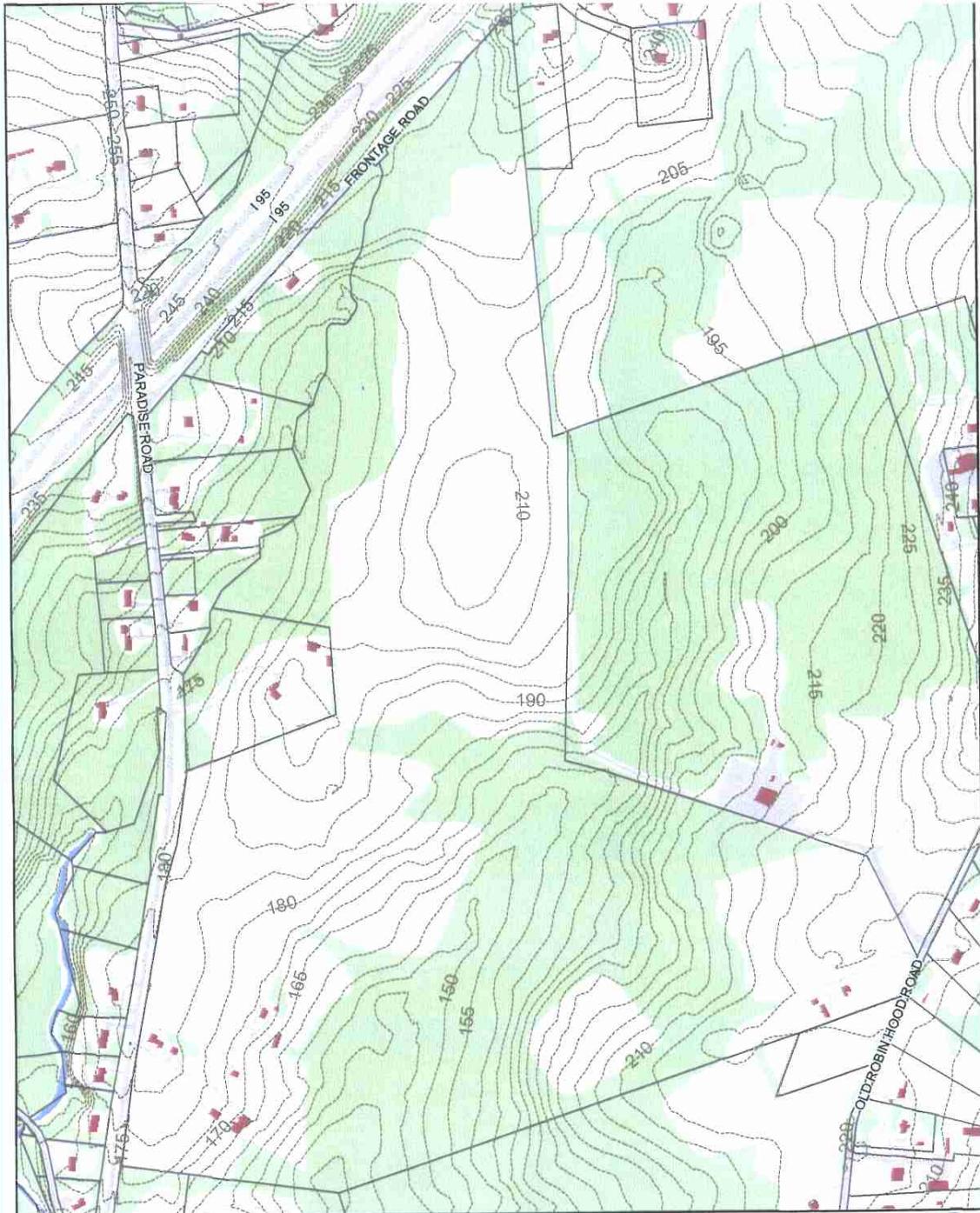
20 Acres  
Reserved



600 0 600 Feet







817 PARADISE ROAD



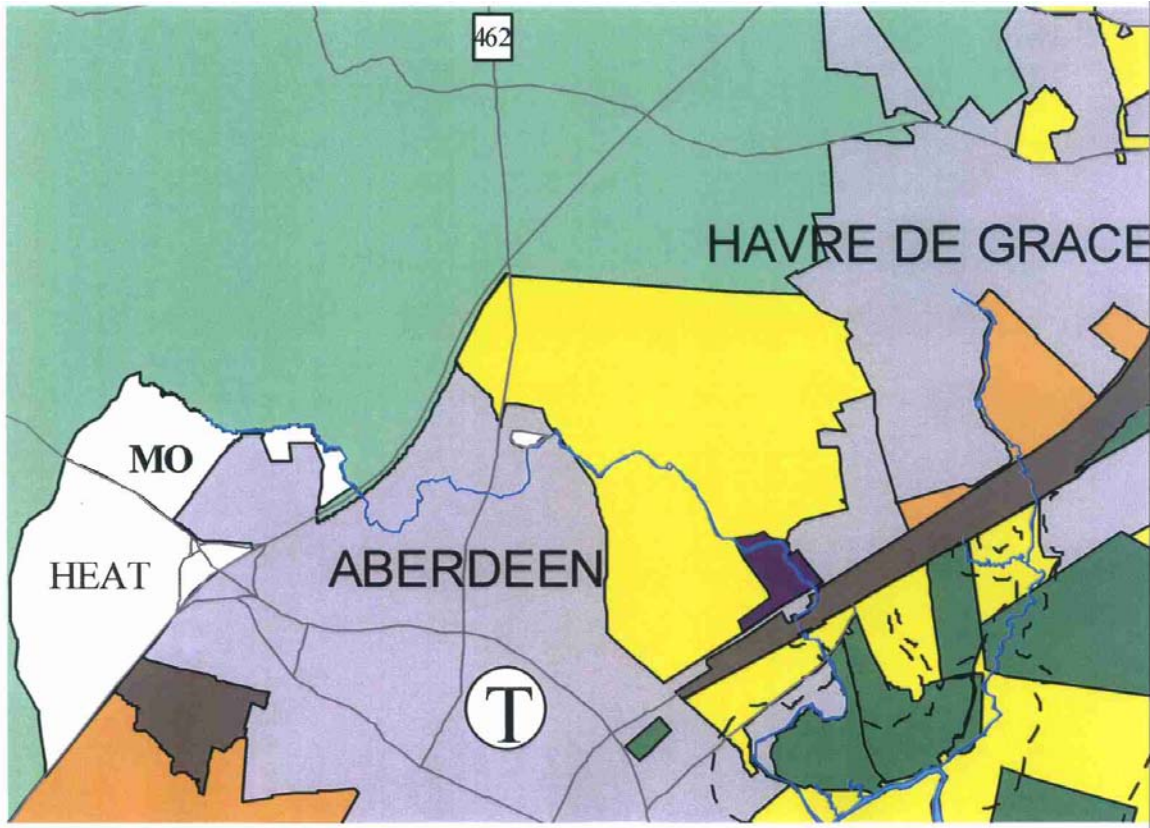
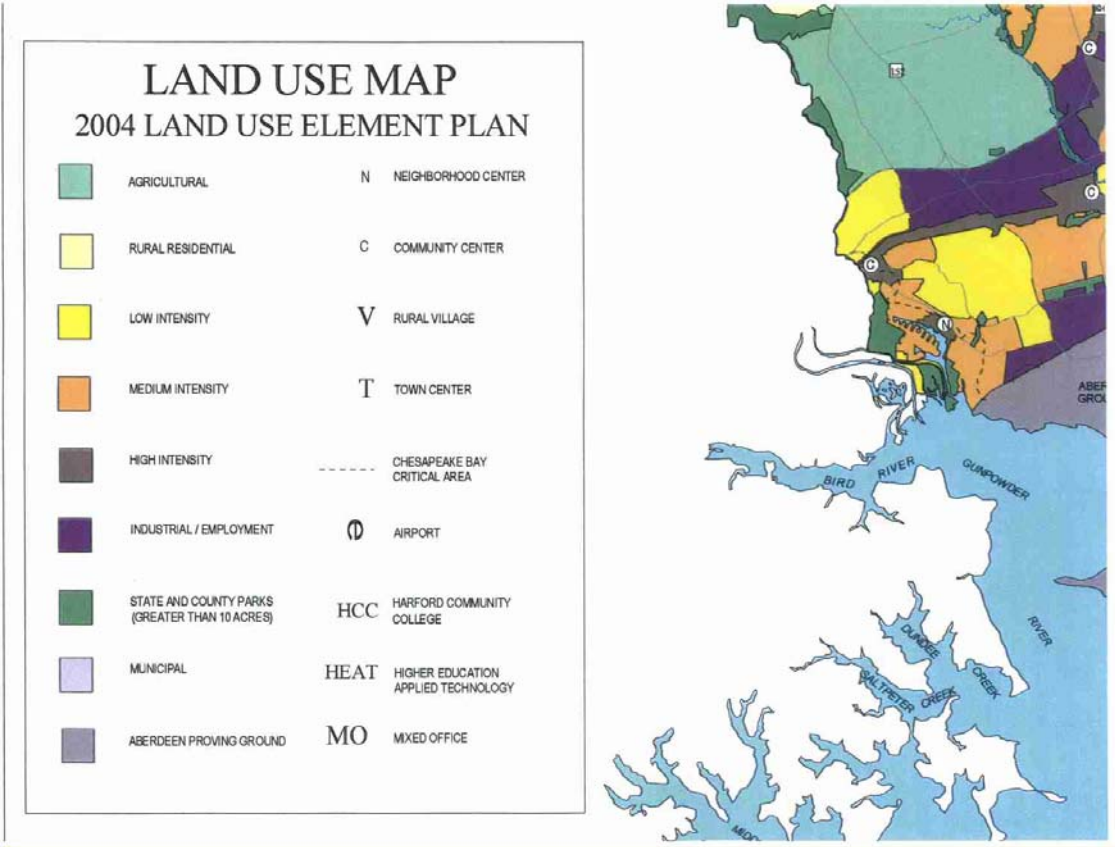
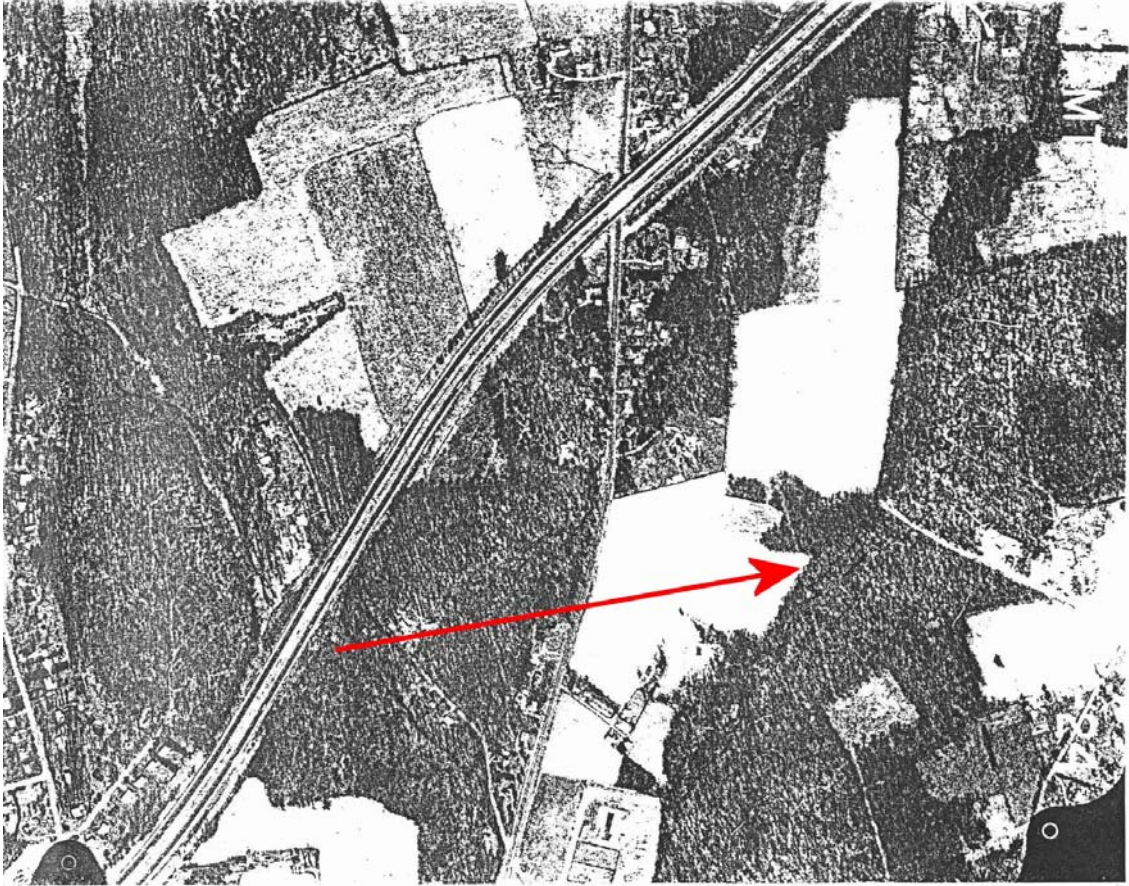


TABLE I: LOT AREA, LOT WIDTH AND YARD REQUIREMENTS FOR RESIDENTIAL ZONING DISTRICTS

USES	LOT AREA (SQ. FT.)	LOT WIDTH (FT.)	LOT AREA PER FAMILY (SQ. FT.)	FRONT YARD DEPTH (FT.)	REAR YARD DEPTH (FT.)	SIDE YARDS	
						LEAST WIDTH (FT.)	SUM OF WIDTHS (FT.)
SINGLE-FAMILY DWELLINGS	15,000	100	15,000	40	50	15	30
	7,200	60	7,200	30	40	10	20
	5,000	50	5,000	25	35	7	14
TWO-FAMILY DWELLINGS	9,000	80	4,500	30	40	14	28
	7,000	70	3,500	25	35	12	24
MULTI-FAMILY DWELLINGS (R-3)	7,500	75	2,500	25	40	8	20
	7,500	75	2,500	25	45	10	22
	(SEE SPECIAL PROVISIONS)						
ZERO LOT LINE	5,500	55	5,500	30	40	0	25
	4,500	50	4,500	25	35	0	20
TOWN HOUSES PER UNIT	2,500	20	2,500	25	30	NONE	NONE
	3 ACRES	200	N/A	40	50	25	50
CHURCHES	3 ACRES	200	N/A	30	40	25	50
	3 ACRES	200	N/A	25	40	25	50
	3 ACRES	200	N/A	40	40	25	50
SCHOOLS	3 ACRES	200	N/A	40	50	25	50
OTHER PRINCIPAL PERMITTED USES	15,000	100	N/A	40	50	25	50



Deer Creek – APG Water Line

For More Information  
Call Harry Hopkins  
Office Phone: 410-879-7466  
E-Mail: [hhcre@comcast.net](mailto:hhcre@comcast.net)  
Web Site: [www.hhcre.com](http://www.hhcre.com)