

Howard County Schedule of Hearings Before the Board of Appeals November 1, 2017

BA - Board of Appeals Hearing:
 PB - Planning Board Meeting:
 All meetings and hearings are held on the first floor of
 3430 Courthouse Drive, Ellicott City, MD 21043
 Telephone: (410) 313-2350

Key-
 V - Variance
 C - Conditional Use
 D - Departmental Appeal
 BA - Board of Appeals
 TBS - To Be Scheduled

S - Sign Case
 N - Nonconforming Use (NCU)
 PB - Planning Board
 WS - Work Session

HEARINGS SCHEDULED @ 6:30 P.M.

<u>CASE #</u>	<u>PETITIONER</u>	<u>DATE OF HEARING</u>
BA 734-D	<u>Luis Felicio</u> (Springmann) Appeal of the decision of the Dept. of Planning and Zoning to deny the confirmation of a non-conforming use for motor vehicle towing/storage on CE-CLI zoned property (NCU-16-006) (9757 Washington Blvd., Laurel, MD)	11/30/17

HEARINGS TO BE SCHEDULED

<u>CASE #</u>	<u>PETITIONER</u>	<u>DATE OF HEARING</u>
BA 16-028C&V	<u>Marty A. Howard</u> (Farrar) Conditional use for an expansion of an existing Conditional Use for a Landscape contractor to include the addition of 2 existing buildings and a parking lot and related variances. (8045 Hunterbrooke Lane, Fulton)	TBS
BA 746-D	<u>Kumat Naresh, et al</u> (Parsons) Appeal of the Decision and Order of the Planning Board in PB Case No. 420, Mark Levy, MIT-Montevideo LLC (Respondent) approving Optional Design Project No. PB 420 (Royal Farms at Montevideo Crossing) Washington Blvd. between Montevideo Road & Old Montevideo Road	TBS
BA 718-D	<u>Two Farms, Inc.</u> (Oh) Appeal of the Planning Board denial of SDP 14-013 for one commercial Lot on 3.81 acres zoned NT for construction of a gas station, convenience Store and car wash (9585 Snowden River Parkway) (Appealing Admin. Dismissal by the Hearing Examiner)	TBS

PENDING DECISION

<u>CASE #</u>	<u>PETITIONER</u>	
BA 15-026C ZK	<u>Streaker Firewood, LLC.</u> (Meachum) Conditional Use for bulk firewood processing (13300/13370 Route 144, West Friendship, MD) (appeal of Hearing Examiner's decision of denial)	10/27/16
BA 724-D	<u>Bruce & Ruth Altschuler</u> (continued) Appeal of a Planning Board denial dated 2/4/16 to adjust the accessory structure setback requirement for the existing radio antenna to remain in its present location. (7308 Silent Bird Ct., Columbia, MD) (appeal of Hearing Examiner's decision of denial)	5/11/17
BA 740-D	<u>Alan & Garalyn Magan</u> (LeWinter) Appeal of a decision of the Planning Board approving the Final Plan in PB 426, Ten Oaks Farm, F-16-123, for 6 single family lots on 20.12 acres (5020 Ten Oaks Road, Clarksville, MD)	9/26/17
BA 741-D	<u>Scott Pascucci</u> Appeal of Animal Matter Hearing Board decision nos. 15-059, 060 & 077	10/3/17
BA 739-D	<u>Denise Cortis</u> (Taylor) Appeal of a decision of the Planning Board approving the Preliminary Development Plan in PB 418, for 13 SFD lots and 5 open space lots, on 8.55 acres owned by Charles T. Lacey, et al. (3538 Church Road)	10/26/17

DECISIONS MADE

<u>CASE #</u>	<u>PETITIONER</u>	
BA 16-031V BL	<u>Greenleaf Builders, LLC.</u> (Meachum) Residential variance to reduce the setback for a principal structure From a public street right-of-way from 75' to 25'. (11855 Lime Kiln Road) (appeal of Hearing Examiner's decision of approval by Andrew Atwell)	APPROVED 10/27/17
BA 16-032V BL	<u>Greenleaf Builders, LLC.</u> (Meachum) Residential variance to reduce the setback for a principal structure from a public street right-of-way from 75' to 23.3' (11859 Lime Kiln Road) (appeal of Hearing Examiner's decision of approval by Andrew Atwell)	APPROVED 10/27/17

UNSCHEDULED DOCKET

<u>CASE #</u>	<u>PETITIONER</u>	<u>Date Placed on USD</u>
BA 722-D	<u>Paul S. DiMarco (Oh)</u> Appeal of the denial by DPZ of WP 16-065 & subsequent e-mail refusing to Reconsider such denial. 16.3 acres on Underwood Road, West Friendship (appeal of Hearing Examiner's decision of denial)	3/28/17
BA 732-D	<u>Woodbine/Brantley, LLC. (Talkin)</u> Appeal of a decision of the Hearing Examiner to dismiss BA 07-020C, Woodbine/Brantley (which was on the Unscheduled Docket since January, 2008) for age-restricted Housing (15850 Old Frederick Road) (Appealing Admin. Dismissal by the Hearing Examiner)	5/9/17

BOARD OF APPEALS CASES ON APPEAL TO COURT

none

**Howard County Schedule of Hearings
Before the Hearing Examiner
November 1, 2017**

HEARINGS SCHEDULED

<u>CASE #</u>	<u>PETITIONER</u>	<u>DATE OF HEARING</u>
BA 744-D	<u>Sara Domerchie (Holzer)</u> Appeal of DPZ letter dated May 24, 2017 re: CE 17-89, Manor Hill Brewery, commercial activity in residential neighborhood (4851 Manor Lane, Ellicott City)	11/2/17 9:30 a.m.
BA 17-015V	<u>Mark D. Thornton</u> Residential variance to reduce the 10 foot side setback to 5.8 feet for a proposed garage and to increase the maximum 600 square foot lot coverage to 1,180 sq. feet. (7910 Savage Guilford Road, Jessup, MD)	11/7/17 5:00 p.m.
BA 16-034C	<u>Glenelg Country School (Erskine) (continued)</u> Conditional use to modify and expand existing private school (12793 Folly Quarter Road, Ellicott City)	11/07; 11/21; 11/28; 12/6 6:00 p.m.
BA 17-021C&V	<u>Countryside Doggy Day Care, LLC. (Baker)</u> Conditional Use for a pet day care facility in R-20 and related non-residential variances to reduce the 30 foot rear setback to 10 feet and to reduce the 20 foot use setback to 0 feet (4882 Montgomery Road, Ellicott City)	11/13/17 6:00 p.m.
BA 17-004S	<u>Buch, LLLP (Coale)</u> 2 sign variances for apartment building 10945 Price Manor Way, Laurel	12/4/17 5:30 p.m.
BA 17-023C	<u>Mt. Gregory United Methodist Church</u> Conditional Use to install 24'x40' open air pavilion for outdoor church activities during summer months (2325 Route 97, Cooksville)	12/4/17 6:00 p.m.
BA 17-018C	<u>Elm Street Development/Bethany Glen (Erskine)</u> Conditional Use for an age-restricted adult housing (238 units) 9891 Route 99, Ellicott City	12/13/17; 12/18/17; 12/20/17 6:00 p.m.

HEARINGS TO BE SCHEDULED

<u>CASE #</u>	<u>PETITIONER</u>	<u>DATE OF HEARING</u>
BA 17-017V	<u>Joshua Anderson (Hall)</u> <i>TO BE SCHEDULED AFTER HPC DECISION</i> Residential variance to reduce the required 75' front setback to 15' and to reduce the required 25' rear setback to 7.5' to accommodate a proposed house & driveway (3825 Old Columbia Pike, Ellicott City)	
BA 745-D	<u>Matthew Baum</u> Appeal of DPZ/Zoning decision of 8/15/17 in CE-17-85 That there are no violations 3421 Huntsmans Run	
BA 16-036C&V	Miller Family Trust (Jonathan & Sonya Miller, Trustees) & <u>Shady Acres Lane, LLC.</u> (Erskine) Conditional use for home based contractor and variance to reduce the bulk regulations 20' minimum use setback from lot lines (10430 Shady Acres Lane, Laurel, MD)	TBS (continuation)
BA 747-D	<u>Brian England, t/a British American Bldg, LLC.</u> Appeal of Planning Board decision by letter dated 9/29/17 denying an amendment to FDP 55 that clarifies the ancillary and compatible gas station use to comport with the approved Master Comprehensive Final Development Plan.	
BA 17-005S	<u>Ruth Eisenhower, President of Legend Mgt. Group</u> Variances for sign – The Elms at Montjoy Apts 4900 Walking Stick Road, Ellicott City	

PENDING DECISION

<u>CASE #</u>	<u>PETITIONER</u>	<u>HEARING HELD</u>
BA 17-022V	<u>Kyle Humphrey & Ashley Whitman</u> Residential variance to reduce the required 10' rear setback to 6' and the 10' required side setback to 4' for an existing storage shed (4926 Grace Court, Ellicott City)	10/23/17
BA 743-D	<u>Alan & GERALYN Magan (LeWinter)</u> Appeal of DPZ approval of F-16-123 (PB 426) for the final Subdivision of Ten Oaks Farm in a letter dated 5/17/17 From Kent Sheubrooks	Dismissed MOTIONS ONLY

DECISIONS MADE

<u>CASE #</u>	<u>PETITIONER</u>	
BA 17-013V	<u>James Foster (Meachum)</u> Variance to reduce the setback from a collector right-of-way from 75' to 45' for a house (11745 Frederick Road, Ellicott City)	APPROVED 10/4/17
BA 17-012C	<u>Chad Zirk (Coale)</u> To modify conditions of approval in BA 16-016C&V, Chad Zirk, which was approved by the Hearing Examiner on 12/23/16 for a landscape contractor conditional use and related variances to include a SFD residence (2060 Woodbine Road)	APPROVED 10/30/17
BA 17-014C	<u>Vertical Bridge Development II, LLC</u> Conditional Use for a Communication Tower – 150' tall telecommunications monopole and accessory equipment and back-up generator, to be located in a fenced-in compound (3075 Route 32, West Friendship)	11/1/17 APPROVED

CASES IN PRESUBMISSION REVIEW

<u>CASE #</u>	<u>PETITIONER</u>	
BA 14-004S	<u>ZDR Food Service, Inc. (Kurlander)</u> Sign variance for two freestanding ID signs: Sign A: 30 square feet Sign B: 50 square feet Both 10 feet from Baltimore National Pike ROW (9445 Baltimore National Pike)	
BA 15-007S	<u>MMGMB, LLC (Alan & Philip Margolis)</u> Sign variance for a 50 sq.ft. freestanding ID sign, 10 feet in height, to be located 10 feet from Washington Road (3060 Washington Road, Glenwood)	
BA 17-002C&V	<u>Michael Fitzpatrick</u> Conditional Use for a home-based contractor & variance for accessory structure (11910 Emerald Court)	
BA 17-004C	<u>PMIG 1027, LLC. (Lynch)</u> Conditional use for a motor vehicle fueling facility with convenience store and car wash (9320 Baltimore Nat'l Pike, Ellicott City)	
BA 17-001S	<u>Krista Wilson/Fastsigns Arbutus</u> To reduce the required setback for 60 sq.ft. freestanding ID sign, 5' 11" in height (6600 Amberton Drive)	
BA 17-016C	<u>Robert Shahverdian</u> Conditional Use for a Temporary Accessory Family Dwelling, 600 Sobrina Farms Court, Woodbine	

CASES IN PRESUBMISSION REVIEW (cont)

<u>CASE #</u>	<u>PETITIONER</u>
BA 17-024V	<u>Michael C. Fitzpatrick</u> Residential variances to increase lot coverage and to reduce side setback for an accessory structure (11910 Emerald Court, Ellicott City)
BA 17-025C	<u>Alexis Young</u> Conditional Use for child daycare center 13743 Old Rover Road, West Friendship
BA 17-026V	<u>Susan & Matthew Wilschke</u> Variance to reduce the 50-foot front setback to 45.5' for a garage addition
BA 17-027C	<u>Hetal Pratik Bhatt</u> Conditional Use for a barber shop, hair salon and Similar Personal Service Facilities (Henna, Threading & Simple Make-up Services) 3615 Saint Johns Lane, Ellicott City
BA 17-028V	<u>David Mauck, t/a Mauck Nursery Stock, LLC</u> Commercial variance to reduce the 50 foot setback to 30 feet for a landscape contractor yard (7531 Montevideo Road)
BA 17-029V	<u>Stacy Carol Wallace, PR of Estate of Ruth Dosh Keim (Meachum)</u> Residential variance to reduce the side setback from a public right-of-way from 50' to 7.5' and from lot line from 10' to 7.5' to construct a home (9345 Route 99, Ellicott City)
BA 17-030C	<u>H&H Rock Companies (Oh)</u> Conditional Use for 24 age restricted adult housing units (8580 Guilford road, Columbia)
BA 17-031N	<u>SP Marketing, Inc. (Meachum)</u> Non-conforming use for a motor vehicle fueling facility 8505 Baltimore National Pike Ellicott City
BA 17-032C	<u>BFEA-Curtis Farm, LLC. (Coale)</u> Conditional use for historic building uses for professional offices (5771 Waterloo Road, Ellicott City, MD)

HEARINGS UNSCHEDULED

<u>CASE #</u>	<u>PETITIONER</u>	<u>Date Placed on List</u>
CE 14-24	<u>Jonathan & Sonya Miller – 10430 Shady Acres Lane</u> Code Enforcement Citation – Maintenance of a contractor’s business including storage of related vehicles, equipment, and materials on R-20 (Residential:Single) zoned property (waiting for ZRA to be processed)	4/1/15
BA 595-D	<u>Rhonda and Barry Downey</u> Appealing disputes related to property, access and subdivision plat 410 Morgan Station Road, Woodbine (Arbitration Case pending in Court of Special Appeals)	
BA 730-D	<u>The Lyndwood Association, Inc. (Zaller)</u> Appeal of an administration decision by DPZ/Development Engineering, to approve a red-line revision to SDP 02-055 at the request of Hearthstone at Timbers Condominium, Inc. aka The Courtyards at the Timbers; DPZ letter dated 4/29/16 (16.375 acres adjacent to MD Route 103-Meadowridge Road)	3/1/17
CE 16-095	<u>Dar Al Taqwa Incorporated</u> Code Enforcement Citation – violation has not been abated Development is not in compliance with the approved Site Development Plan SDP-02-004 & BA 94-037E & BA 09-011C. (10740 Route 108, Ellicott City)	5/25/17
BA 742-D	<u>7075 Cedar, LLC. (Oh)</u> Appeal of denial of WP-17-085, Lennox Park, dated 4/6/17, which required SDP approval for 0.53 acres, Lennox Park, SE of Cedar Avenue	6/8/17
BA 17-011N	<u>Paul Saiz, t/a Bolder Restaurant</u> Nonconforming use to expand a restaurant to enlarge the kitchen, add a new outdoor roof structure and to increase the number of seats from 30 to 70 (17004 Frederick Road, Mt. Airy, MD)	6/29/17
BA 17-020C	<u>Elisa Kamens (Coale)</u> Conditional Use for a pet day care facility (4807 Manor Lane, Ellicott City)	

Howard County Schedule of Hearings Before the Zoning Board November 1, 2017

ZB - Zoning Board Hearing:
 PB - Planning Board Meeting:
 All meetings and hearings are held on the first floor of
 The George Howard Building
 3430 Courthouse Drive, Ellicott City, MD 21043
 Telephone: (410) 313-2350

Key
 R - Regulation Amendment
 M - Map Amendment
 TBS - To Be Scheduled
 SRC - Subdivision Review Committee
 PB Rec. - Planning Board Recommendation
 WS - Work session - Council Conference Room
 ZB - Zoning Board

HEARINGS/MEETINGS/WORKSESSIONS SCHEDULED

<u>CASE #</u>	<u>PETITIONER</u>	<u>PB</u>	<u>ZB</u>
ZB 1111M	<u>Maple Grove at St. Johns, LLC</u> (Oh) AZM: to rezone 10.85 acres from POR, R-12 & R-20 to R-A-15 with site plan documentation (9011, 9060, 9061, 9071 & 9081 Upton Road, Ellicott City)	9/7/17	
ZB 1117M	<u>Michael & Caroline Bousalis</u> (Meachum) AZM: RR-DEO to BR for contractor's office and outdoor storage for paving contractor (12064 Hall Shop Road, Clarksville)	12/7/17	

PENDING DECISIONS:

<u>CASE #</u>	<u>PETITIONER</u>	<u>DATE OF HEARING</u>
ZB 1105M	<u>Chapelgate Presbyterian Church</u> (Oh) (continued) AZM: from R-20 (Residential) to CEF-M (Community Enhancement Floating-Mixed Use) zoning district – 61.83 acres (2600 Marriottsville Road, Marriottsville)	6/26/17
ZB 1112M	Howard Research and Development Corp. <u>(Lang Miller & Assoc.)</u> (Meachum) Redevelopment of Grandfather's Nursery To increase the density of the NT district from 2.3727 dwelling units to 2.3808 dwelling units per acre 5320 Phelps Luck Drive, Columbia-assign 19 units 11608 Little Patuxent Parkway – assign 1 unit	7/19/17

PENDING DECISIONS (cont):

<u>CASE #</u>	<u>PETITIONER</u>	<u>DATE OF HEARING</u>
ZB 1113M	Howard Research and Development Corporation, (Clary's Forest Ltd. Part.) (Scherr) In conjunction with ZB 1112M, HRD (Land Miller & Assoc) for an amendment to a Preliminary Development Plan to increase the # of dwelling units permitted in NT by 1 dwelling unit to permit an existing office unit to be used as an apartment unit in the Poplar Glen Apartment Dev.	7/19/17
ZB 1109M	<u>Bozzuto Homes, Inc.</u> (Oh) AZM: to rezone 3.7 acres from RR-DEO to R-SA-8. (11475 Route 216, Fulton, MD)	9/12/17

CASES TO BE SCHEDULED

<u>CASE #</u>	<u>PETITIONER</u>	<u>DATE OF HEARING</u>
none		

DECISION MADE

<u>CASE #</u>	<u>PETITIONER</u>	<u>HEARING HELD</u>
None		

UNSCHEDULED DOCKET

<u>CASE #</u>	<u>PETITIONER</u>	<u>HEARING HELD</u>
ZB 1085M	<u>Kit Kat Road Partners II, LLC</u> (continued) AZM: To apply the Solid Waste Overlay District to this property which is currently zoned M-2. Northwest of Kit Kat Road, south of US 1. (7167 Kit Kat Road)	
ZB 1116M	<u>Elm Street Development</u> (Erskine) Initial Community Enhancement Floating District plan To rezone a 34.9 acre property (Roberts Property) to CEF-R 6767 Washington Blvd., Elkridge (Informal review of their initial CEF Development Concept Plan & Criteria at a public meeting before the Zoning Board)	9/27/17 - Zoning Board Meeting Complete (waiting for petition to be filed)
ZB 1118M	<u>Erickson at Limestone Valley</u> (Erskine) Initial Community Enhancement Floating District plan To rezone 62.709 acres to CEF-M for development of a continuing care retirement community and to permit the expansion/relocation and architectural enhancement of the existing Freestate Gasoline Service Station (SW corner of MD 108 & Sheppard Lane, Clarksville) (Informal review of their initial CEF Development Concept Plan & Criteria at a public meeting before the Zoning Board)	10/12/17 – Zoning Board Meeting Complete (waiting for petition to be filed)

ZB CASES IN PRESUBMISSION REVIEW:

- ZB 1114M Caltabiano Family, LLC. (Coale)
AZM: to rezone 0.316 acre strip between two B-1
parcels from R-20 to B-1 – between 9469 & 9525
Baltimore National Pike, Ellicott City
- ZB 1119M HRVC Ltd. Partnership, c/o Kimco Realty Corp. (Barhight)
Redevelopment of Hickory Ridge Village Center
To amended the Preliminary Development Plan
(6430-6470 Freetown Road, Columbia, MD)
- ZB 1115M Shelter Development, LLC./Brightview (Coale)
AZM: 6.69 acres from R-12 to CEF-M for development
of Brightview Independent Living and Assisted Living Residence
6680 Martin Road, Columbia, MD 21044

Schedule of Hearings Before the Howard County Council for Amendments to the Zoning Regulations November 1, 2017

CC - County Council Public Hearing:

PB - Planning Board Meeting: Held @ 7:00 p.m.

All meetings and hearings are held on the first floor of

3430 Courthouse Drive, Ellicott City, MD 21043

Telephone: (410) 313-2350

Key

R - Regulation Amendment

TBS - To Be Scheduled

* To be Televised, Cable 15

PB Rec. - Planning Board Recommendation

WS - Work session - Council Conference Room

CC - County Council

CB - Council Bill

HEARINGS SCHEDULED	PB	PREFILE	INTRO	PUBLIC
<u>CASE</u>	<u>DATE</u>	<u>DATE</u>	<u>DATE</u>	<u>HEARING</u>
<u>PETITIONER</u>				
ZRA 158				
<u>Jon Weinstein, Councilperson</u> To amend Section 128: Supplementary Zoning District Regs. to permit density from potential infill lots in R-20, R-12 & R-ED to be sent to R-SA-8, R-A-15, R-APT and CAC under certain circumstances.	5/19/16			
ZRA 169				
<u>Warren H. Boyer (Erskine)</u> To amend Section 128.0.D in order to provide 1) that modular office buildings may be used as part of a CU Plan; 2) to provide that office trailers may be converted into modular office buildings; and 3) to provide that in all zoning district, a storage of refuse container may be used with certain conditions imposed.	9/1/16	5/25/17	6/5/17	6/19/17 PASSED 9/5/17 Effective 11/13/17
CB 53-2017				
ZRA 173				
<u>Christopher J. Alleva</u> Amend Section 130.0.A.3. to clarify and define "aggrieved person" in the Zoning Regulations	8/3/17			
ZRA 177				
<u>Valdis Lazdins, Director, DPZ (Johnson)</u> Clarifying requirements of Final Development Plans in that an approved FDP supersedes and embodies an approved Comprehensive Sketch Plan.	TBS			
ZRA 178				
<u>K2 Properties, LLC. (Coale)</u> Add "hotels, motels, country inns and conference centers" as a matter of right in the B-1 district & to amend the definition of "hotel or motel" to allow for extended stays, not exceeding 6 months	8/3/17	10/26/17	11/6/17	11/20/17
CB 80-2017				

HEARINGS SCHEDULED (continued)

<u>CASE</u>	<u>PETITIONER</u>	<u>PB DATE</u>	<u>PREFILE DATE</u>	<u>INTRO DATE</u>	<u>PUBLIC HEARING</u>
ZRA 179	<u>David Moxley (Erskine)</u> To amend Section 127.6 (Traditional Neighborhood Center) to provide for expansion of certain permitted uses and to modify and clarify the bulk regulations for properties in the Route 40 Corridor and to provide appropriate regulations for redevelopment of property with substantial existing structures and uses.	TBS			
ZRA 180 CB 60-2017	Valdis Lazdins, Director of DPZ for Allan Kittleman, County Executive; <u>Mary Kay Sigaty and Greg Fox, Councilmembers</u> To amend various sections of the Zoning Regulations to address concerns related to potential large scale mulch and composting facilities in Western Howard County.	5/25/17	6/22/17	7/3/17	7/17/17 TABLED 7/26
ZRA 182	<u>David Moxley (Erskine)</u> To amend Section 119.0.B.61 to eliminate the requirement that nursing homes and residential care facilities be limited to sites located in the Non-Planned Service Area for Water And Sewerage.	TBS			