

Howard County Schedule of Hearings Before the Board of Appeals September 15, 2020

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	S - Sign Case
C - Conditional Use	N - Nonconforming Use (NCU)
D - Departmental Appeal	PB - Planning Board
BA - Board of Appeals	WS - Work Session
TBS - To Be Scheduled	

***See Board of Appeals Website to register for WebEx web-based hearings**

<https://cc.howardcountymd.gov/Zoning-Land-Use/Board-of-Appeals>

HEARINGS SCHEDULED @ 6:30 p.m.

<u>CASE #</u>	<u>PETITIONER</u>	<u>DATE OF HEARING</u>
BA 771-D	<u>Joshua & Dionne Robinson, et al</u> (Nelson) Appeal of the Planning Board approval of Preliminary Sketch Plan SP-19-002 (PB Case No. 445) for 17 SFD Lots & 1 open space lot on 8.76 acres Lawyers Hill Overlook Property subdivision Lawyers Hill Road (on the record appeal)	9/29/20
BA 19-036V	<u>Kevin Becraft</u> (Mezzanotte/Busse) Residential variance to reduce setbacks and allow cumulative accessory structure of more than 2,200 square feet for existing barns (17425 Frederick Road, Mt. Airy) (Appeal of denial by Hearing Examiner)	10/1/20
BA 16-034C	<u>Glenelg Country School</u> (Oh) (12793 Folly Quarter Road, Ellicott City) 4807 Manor Lane, Ellicott City (appeal of Hearing Examiner Decision) (Note: to submit revised plan only at this hearing)	10/15/20
BA 19-009C	<u>OneEnergy Development, LLC.</u> (Coale) Conditional Use for a commercial solar facility (12800 Old Frederick Road, Sykesville) Appeal of Decision of App'l by Hearing Examiner Appeal filed by Concerned Citizens of Western Howard County & Greater Highland Crossroads Assn., Inc.	10/22/20

PENDING DECISIONS

<u>CASE #</u>	<u>PETITIONER</u>	<u>HEARING HELD</u>
BA 16-036C&V	<u>Miller Family Trust (J. & S. Miller, Trustees)</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) (Appeal of Hearing Examiner Denial of 3-2-18)	12/12/19
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)	
BA 770-D	<u>Elizabeth Lindenau & Brady Decker</u> (Klepper) Appeal of an Animal Matters Case No. AMB 19-042 affirming Animal Control to permanently impound 59 live animals and 42 deceased animals owned by the Appellants. 9466 Hundred Drums Row, Columbia, MD (On the record appeal)	6/23/20.
BA 772-D	<u>Alan Frisk</u> (J. Knust) Appeal of an Animal Matters Case No. AMB 19-028 affirming Animal Control's decision of 4/24/19 to declare 2 dogs potentially Dangerous (Millbury Court, Elkridge) (on the record appeal)	8/6/20

DECISIONS MADE

<u>CASE #</u>	<u>PETITIONER</u>	
BA 767-D	<u>Therese and Bruce Myers</u> Appealing Hearing Examiner Order denying Appellant's Motion to Dismiss in BA 18-032C, Power52 Energy Solutions On property located at 5455 & 5545 Broadwater Lane (appeal of Hearing Examiner Decision)	Dismissed 9/15/20

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***See Hearing Examiner Website to register for WebEx web-based hearings**

<https://cc.howardcountymd.gov/Zoning-Land-Use/Hearing-Examiner>

HEARINGS SCHEDULED

<u>CASE #</u>	<u>PETITIONER</u>	<u>DATE OF HEARING</u>
BA 766-D JN	<u>British American Bldg, LLC et al (Ann Grillo)</u> Appeal of Planning Board approval of SDP-17-041 Royal Farm Store 186 SE corner of Snowden River Pkwy & Minstrel Way MOTIONS ONLY	WebEx web-based hearing* 9/21/20 @ 2 p.m.
BA 19-008C JN	<u>OneEnergy Development, LLC. (Coale)</u> Conditional Use for a commercial solar facility (700 Sykesville Road, Sykesville)	WebEx web-based hearing* 9/24/20 @ 5:30 p.m.
BA 19-040N&V KT	<u>Xing Du Dong</u> Non-conforming use to expand an existing Non-conforming use liquor store to add a 1-story Garage at rear of existing building for storage And related variance (6641 Washington Blvd., Elkridge)	WebEx web-based hearing* 10/6/20 @ 10 a.m.
BA 19-004S KT	<u>Howard Community College</u> Sign variance for multiple freestanding ID signs With electronic changeable text 10901 Little Patuxent Parkway, Columbia	WebEx web-based hearing* 10/8/20 @ 10:00 a.m.
BA 20-003V JN	<u>Dorsey Overlook, LLLP (Coale)</u> Residential variance to reduce the 30' structure setback to 8.74' For a retaining wall along Columbia Road (9562, 9566, 9570, 9580, 9584, 9590, 9598 Old Route 108, Ellicott City)	WebEx web-based hearing* 10/20/20 @ 2 p.m.

HEARINGS SCHEDULED (continued)

<u>CASE #</u>	<u>PETITIONER</u>	<u>DATE OF HEARING</u>
BA 19-038C KT	Church of the Resurrection Roman Catholic <u>Congregation, Inc. (Erskine)</u> Expansion of an existing religious facility and private academic school (3175 & 3155 Paulskirk Dr. Ellicott City)	WebEx web-based hearing* 11/12/20 @ 5:30 p.m. (tentative)
BA 20-011N JN	<u>Pauline Beeche, AIA & Pastor Sam N.</u> Expansion of a non-conforming use for an existing church For a basement and first floor addition (12950 Brighton Dam Road, Clarksville, MD)	WebEx web-based hearing* 11/16/20 @ 2:00 p.m. (tentative)

HEARINGS TO BE SCHEDULED

<u>CASE #</u>	<u>PETITIONER</u>	<u>DATE OF HEARING</u>
BA 774-D	<u>NVR, Inc.</u> (Erskine) Appeal of letter dated 3/20/20 from DPZ directing the submission Of a revised plan for P-20-006, Wellington Farms, Phases 1 & 2	
BA 775-D	<u>CBI Homes, Inc</u> Appeal of school facilities surcharge in excess of 1.32 per sq.ft.	
BA 20-005V	<u>Jasvinder Singh</u> Residential variance to reduce the 60' setback for an existing garage 1801 Quarter Horse Drive, Woodstock, MD	
BA 20-007V	<u>Donald P. Forgione</u> Residential variance to reduce the setback for a detached 2-car Garage (3101 Greenway Drive, Ellicott City)	
BA 20-013V	<u>NLC, LLC</u> (Coale/DeCarlo) Residential variance to reduce: the 50' structure setback for apartment buildings from vicinal properties to .07'; the 20' structure setback for apartment buildings from a private street to 11.6'; and the 60' rear setback between apartment buildings to 51.6' to accommodate proposed apartment buildings (Old Waterloo Road, Elkrigde, MD)	

PENDING DECISIONS:

<u>CASE #</u>	<u>PETITIONER</u>	<u>DATE OF HEARING</u>
BA 20-002C JN	<u>Rock Realty, Inc. c/o H&H Rock Companies (Erskine)</u> Conditional Use for 58 age-restricted adult housing units consisting Of semi-detached dwelling units (12170 Lime Kiln Road, Fulton, MD)	WebEx web-based hearing* 9/10/20 @ 5:30 p.m.
BA 19-027V KT	<u>Dale Kemper, t/a Lee's Towing of Laurel, LLC</u> Non-residential variance to reduce the 150' setback From a residential zoning district for an existing Towing/temporary vehicle storage use (7968 Dorsey Run Road, Jessup)	WebEx web-based hearing* 9/15/20 @ 2:00 p.m.

DECISIONS MADE:

<u>CASE #</u>	<u>PETITIONER</u>	<u>DECISION</u>
BA 20-009V KT	<u>The Johns Hopkins University Applied Physics Laboratory (Meachum)</u> Commercial variance to allow an open security fence 10 feet from the Public street right-of-way in lieu of the required 30 feet (11100 Johns Hopkins Road, Laurel, MD)	APPROVED 8/16/20
BA 19-043V KT	<u>Team Dorsey, LLC (DeCarlo)</u> Non-residential variance to reduce the 50' structure and use setback to 20' for tractor trailer parking & storage (7868 Dorsey Run Road)	APPROVED 8/16/20
BA 18-025C JN	<u>Williamsburg Group, LLC. (Coale)</u> Conditional Use for age restricted adult housing (10752 Scaggsville Road)	APPROVED 8/17/20
BA 18-032C JN	<u>Power52 Energy Solutions, LLC. (Coale)</u> Conditional Use for a commercial solar facility 5455 & 5545 Broadwater Lane, Clarksville	DISMISSED 8/17/20
BA 20-004V JN	<u>Benjamin & Eva Daniels</u> Residential variance to reduce the setback requirements for a new principal residence (5219 Ilchester Road, Ellicott City, MD)	APPROVED 8/17/20
BA 768-D KT	<u>Binder Rock, LLC (Oh)</u> Appeal of DPZ letter dated 7/2/19 determining that processing of S-17-004 failed the test for Elementary and High School	DISMISSED 8/18/20
BA 17-018C JN	<u>Elm Street Development/Bethany Glen (Erskine)</u> Conditional Use for an age-restricted adult housing (154 units) 9891 Route 99, Ellicott City	GRANTED 9/2/20
BA 19-014C&V JN	<u>Potomac Energy Holdings, LLC. (Adam Baker)</u> Conditional use for a motor vehicle fueling facility and Non-residential variance to permit a structure to be located within the 30-foot structure and use setback from an R-20 District (4205 Montgomery Road, Ellicott City)	GRANTED 9/3/20

DECISIONS MADE: (continued)

<u>CASE #</u>	<u>PETITIONER</u>	<u>DECISION</u>
BA 19-033C KT	<u>Dane Choe</u> Conditional Use for a 2-family dwelling and accessory Apartments – non-owner occupied 9904 Windflower Drive, Ellicott City WITHDRAWN BY PETITIONER (9/1/20)	DISMISSED 9/8/20
BA 20-006C&V KT	<u>Monte Nido Maryland, LLC. (Meachum)</u> Conditional use to operate a residential care facility for up to 14 beds for adults seeking treatment for eating disorders and variances to reduce the required setback for parking and a driveway (3100 Roxbury Mills Road, Glenwood, MD 21738)	GRANTED 9/10/20
BA 19-041V KT	<u>Robert Jordan t/a Jordan Builders, LLC.</u> Residential variance to reduce the minimum side Setback from a public street right-of-way from 20' To 7.5' for a proposed two-story SFD dwelling 7272 Wye Avenue, Jessup	GRANTED 9/14/20

CASES IN PRESUBMISSION REVIEW

<u>CASE #</u>	<u>PETITIONER</u>
BA 18-033V	<u>Kabler Dale Ashwell, Jr. (Knust)</u> Residential variance for accessory structures Cumulative lot coverage and side setbacks 17380 Frederick Road, Mt. Airy
BA 19-003V	<u>Charles Kyler</u> Residential variance to increase total square footage of Accessory structure (3570 Sylvan Lane, Ellicott City)
BA 19-004V	<u>Lee Giroux</u> Residential variance to reduce setbacks for addition (6512 Elderberry Court)
BA 19-034V	<u>Stephen J. Joanson</u> Residential variance to reduce setback for a shed 8515 Blounts Lane, Fulton, MD
BA 19-044C	<u>SED PJM Holdings, LLC (Meachum)</u> Conditional Use for a commercial solar facility 13300 Frederick Road, West Friendship, MD 21794
BA 19-045C	<u>SED PJM Holdings, LLC (Meachum)</u> Conditional Use for a commercial solar facility 13370 Frederick Road, West Friendship, MD 21794
BA 20-001C	<u>Landscape Development Company (Coale)</u> Conditional Use for a landscape contractor business and Related storage (16305 & 16275 Carrs Mill Road, Woodbine)

CASES IN PRESUBMISSION REVIEW (cont)

<u>CASE #</u>	<u>PETITIONER</u>
BA 19-003S KT	<u>Harry Connolly Affordable Signs & Neon</u> Sign variance for a sign for Salt Dome, LLC. 10325 Baltimore National Pike, Ellicott City
BA 20-008C	<u>Heaock (Judy) Do & Stephen F. Forney</u> Conditional use for a 15-bed assisted living and 20-person adult day care facility (11746A Clarksville Pike, Clarksville, MD 21029)
BA 20-001S	<u>Potomac Energy Holdings, LLC (Adam Baker)</u> Sign variance for 2 freestanding identification signs 4205 Montgomery Road
BA 20-010V	<u>James Foster (G. Heyman)</u> Residential variance to increase the maximum cumulative lot Coverage for all accessory structures in an R-ED district (6044 Trotter Road, Clarksville)
BA 20-012C	<u>Robert Haney (Sang Oh)</u> Conditional Use for a commercial indoor athletic training Facility – 15856 Frederick Road, Liston
BA 20-014V	<u>Steven Bever</u> Residential variance to reduce the 7.5’ setback to 3.75’ for a deck (8672 Pine Road, Jessup)
BA 20-015V	<u>Samuel C. Savage</u> Residential variance to increase the maximum lot coverage of 2200 sq.ft. for accessory structures to 2992 sq.ft. for a new structure to house existing machinery (2750 Florence Road, Woodbine)
BA 20-016V	<u>Hanover Building Systems, Inc.</u> Residential variance to increase the maximum lot coverage of 600 sq.ft. in the planned public water/sewer area for all Accessory structures. (6475 Lawyers Hill Road, Elkridge)

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)	
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 760-D	<u>HRD (Todd Brown)</u> Appeal of the calculation of the building excise tax payable for an open-air, above-grade garage (6275 Mango Tree Road, Columbia)	1/22/19
BA 18-015V	<u>Maryland Pro Investments, LLC.</u> (Coale) Commercial variance to reduce the req. structure and use Setback to 10.2’ for a maintenance shed 9380 Baltimore National Pike, Ellicott City	4/23/19
BA 19-015C	<u>Dorsey Overlook, LLLP</u> (Coale) Conditional use for age restricted adult housing for 120 units (9562, 9566, 9570, 9580, 9584, 9590, 9598 Old Route 10, Ellicott City)	1/13/20
BA 19-021V KT	<u>NLC, LLC.</u> (Coale) Residential variance to reduce the structure setbacks for 7 buildings (Old Waterloo Road, Elkridge)	5/14/20
BA 19-042C KT	<u>Sean Witt</u> (DeCarlo) Conditional Use for a pet grooming and day care facility (11762 Carroll Mill Road, Ellicott City)	6/29/20

Howard County Schedule of Hearings Before the Zoning Board September 15, 2020

ZB - Zoning Board Hearing:

PB - Planning Board Meeting:

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The George Howard Building

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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

ALL HEARINGS BEGIN @ 6:30 P.M. (unless otherwise noted)

***See Zoning Board Website to register for WebEx web-based hearings**

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HEARINGS/MEETINGS/WORKSESSIONS TO BE SCHEDULED

<u>CASE #</u>	<u>PETITIONER</u>	<u>PB</u>	<u>ZB</u>
ZB 1118M	<u>Erickson at Limestone Valley (Erskine & Oh) (cont.)</u> To rezone 62.116 acres from B-2 & RC-DEO 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 (MD 108, 12170 Clarksville Pike & p/o 5450 Sheppard Lane)	3/21/19	WebEx web-based hearing * 9/16/20 @ 4:30 p.m.-10 (hold 10/7/20 as cont.)
ZB 1119M	<u>HRVC Ltd. Partnership, c/o Kimco Realty Corp. (Oh) (cont.)</u> Redevelopment of Hickory Ridge Village Center To amend the Preliminary Development Plan (6430-6470 Freetown Road, Columbia, MD)	1/18/18	WebEx web-based hearing * 9/30/20 @ 6:00 p.m.-11
ZB 1125M	<u>Olde Scaggsville, LLC. (Coale)</u> To amend the Zoning Map from RR-MXD-3 to B-1 For .469 acres; N side of Rt. 216, W of Rt. 29 Buch Way, Fulton	9/17/20	
ZB 1124M	<u>A.R. Levering, LLC. (Oh)</u> To amend the Zoning Map from R-ED to M-2 for 0.4 acres 5481 Levering Avenue, Elkridge, MD 21075	11/5/20	

PENDING DECISION

<u>CASE #</u>	<u>PETITIONER</u>	<u>HEARING HELD</u>
ZB 1120M	<u>Enterprise Homes, Inc.</u> (Coale) For approval of an amended PDP Plan for NT District to redevelop property as mixed income developments adding 300 market rate housing units 10301-10421 Twin Rivers Road – 3.5 acres; 5501-5627 Cedar Lane - 3.7 acres; 5817-5991 Harpers Farm Road - 5.76 acres; 5503-5615 Harpers Farm Road – 2.84 acres; 5951-6033 Turnabout Lane – 2.01 acres	2/19/20

ZB CASES DECISIONS MADE

<u>CASE #</u>	<u>PETITIONER</u>	
ZB 1122M	<u>Meadowood-Maple Lawn, LLC</u> (Oh) (cont.) To rezone from RR-DEO to R-SA-8 for 8.78 acres 11475 S Route 216, Fulton, MD	APPROVED 8/17/20

ZB CASES IN PRESUBMISSION REVIEW

<u>CASE #</u>	<u>PETITIONER</u>
ZB 1123M	<u>Shri Sad Guru Krupa, LLC.</u> (Coale) AZM: To rezone 5.20 acres from CE-CLI to B-2 for a proposed motor vehicle fueling station and retail commercial 7525 & 7541 Washington Blvd., Elkridge

Schedule of Hearings Before the Howard County Council for Amendments to the Zoning Regulations September 15, 2020

CC - County Council Public Hearing:

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

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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

<u>CASE</u>	<u>PETITIONER</u>	<u>PB DATE</u>	<u>PREFILE DATE</u>	<u>INTRO DATE</u>	<u>PUBLIC HEARING</u>
ZRA 190	<u>John P. McDaniel</u> (M. Reuwer) To amend the zoning regulation Section 104.0.G and 105.0.G to allow the merger of adjoining preservation Parcels under specific conditions.	6/4/20			
ZRA 191 CB 45-2020	<u>Amy Gowan, Director of the DPZ</u> (Moore) To amend the Zoning Regulation: 1. Section 103.0 to revise the definition of Housing Commission Housing Development to include the Howard County Government; 2. Section 128.0.J.2.C. to allow the Planning Board to approve up to a maximum of 12 acres of housing developments owned by the Housing Commission	5/21/20	8/27/20	9/8/20	9/21/20
ZRA-192	<u>Annapolis Junction Town Center, LLC. (Oh)</u> To amend Section 127.4.E.2. of the Zoning Regulations to increase the maximum allowable height in the TOD Zoning District to 200 feet under certain conditions.	10/1/20 (tentative)			
ZRA-193	<u>Blue Stream LLC. (Oh)</u> To amend Section 127.5.E.3.d. of the Zoning Regulations to allow CAC zoned properties to be able to reduce the required commercial square footage requirement below 20 square feet per dwelling unit under certain conditions.	TBS			
ZRA-194	<u>Harris Teeter, LLC.</u> To amend Section 126.0 of the Zoning Regulations for the Planned Golf Course Community Zoning District (PGCC) to allow motor vehicle fueling facilities subject to approval by the Planning Board after a public hearing				

HEARINGS SCHEDULED (cont)

<u>CASE</u>	<u>PETITIONER</u>	<u>PB DATE</u>	<u>PREFILE DATE</u>	<u>INTRO DATE</u>	<u>PUBLIC HEARING</u>
ZRA-195	<u>Kimberly Kepnes (Sec. 128.K)</u> To amend Section 128.K of the Zoning Regulations to 1) Extend eligibility of sending parcels to all parcels which might contain an historic structure; 2) extend increased sending density rates for these properties; and 3) allow sending density to be received as bonus density				
ZRA -196	<u>Kimberly Kepnes (HO Dist.)</u> To amend Section 114.0 of the Zoning Regulations to Add Country Inn, Personal Service Establishments and Specialty Stores to uses allowed by right in the HO (Historic Office) zoning district.				