

**Howard County Schedule of Hearings  
Before the Board of Appeals  
June 1, 2021**

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

**\*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 776-D	<u>Karin Neufeld, et al (T. Meachum)</u> Appeal of a DPZ letter approving WP-20-016 for Clarksville Crossing for lots 7-12 to share an access easement instead of providing public road frontage and removal of specimen trees – <b>Appeal of Hearing Examiner Decision Part Approved/Part Denied 2-18-21</b> (Tom Coale representing Clarksville NL, LLC)	CONTINUED Date to be Determined

**PENDING DECISIONS**

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

**DECISIONS MADE**

<u>CASE #</u>	<u>PETITIONER</u>
none	

**CASES UNSCHEDULED:**

<b><u>CASE #</u></b>	<b><u>PETITIONER</u></b>	
BA 16-034C	<u>Glenelg Country School</u> (Oh) Conditional Use to enlarge and modify a private academic school (12793 Folly Quarter Road, Ellicott City) <b>(appeal of Hearing Examiner Decision)</b> <b>(Postponed by BOA until Court of Special Appeals Case resolved re: ZRA )</b>	
BA 766-D	<u>British American Bldg, LLC et al</u> (Ann Grillo) Appeal of Planning Board approval of SDP-17-041 Royal Farm Store 186 SE corner of Snowden River Pkwy & Minstrel Way <b>Appeal of Decision affirming PB decision by Hearing Examiner dated 11/4/20</b> <b>Appeal filed by Efficient Properties, LLC (James Mazzullo)</b>	USD as of 3/8/21

**APPEALS TO CIRCUIT COURT**

BA 770-D	<u>Elizabeth Lindenau &amp; 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 <b>(On the record appeal – BOA upheld AMHB by D&amp;O dated 10/5/20)</b>	<b>Petition for Judicial Review Filed in Circuit Court by Steven Klepper on 11/2/20 Circuit Court upholds ABHB &amp; BOA 4-27-21 Case appealed to Court of Special Appeals</b>
BA 771-D	<u>Joshua &amp; 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 <b>(on the record appeal)</b> <b>(Affirmed Planning Board Decision 11/30/20)</b>	<b>Petition for Judicial Review Filed in Circuit Court by G. Macy Nelson on 12/22/20 Hearing Scheduled 5/27/21 in Circuit Court</b>
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)	<b>Petition for Judicial Review Filed in Circuit Court by F. Todd Taylor on 2/2/21 Hearing Scheduled 7/28 In Circuit Court</b>

## Howard County Schedule of Hearing Before the Hearing Examiner June 1, 2021

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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	DWS - Work Session
TBS - To Be Scheduled	

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

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

### HEARINGS SCHEDULED - WebEx web-based hearing

<u>CASE #</u>	<u>PETITIONER</u>	<u>DATE OF HEARING</u>
BA 19-042C <b>KT</b>	<u>Sean Witt</u> (DeCarlo) - <i>Continuation</i> Conditional Use for a pet grooming and day care facility (11762 Carroll Mill Road, Ellicott City) (T. Meachum in opposition)	CONTINUED Date to be Determined
BA 21-007V <b>JN</b>	<u>Nicholas J. Lally</u> (Erskine) Residential variance to reduce the minimum lot width at the building restriction line for lots 3 acres or larger from 200' to 140.73' (14830 Old Frederick Road, Woodbine)	6/2/21 @ 10 a.m.
BA 21-008C <b>KT</b>	<u>TPE MD H093, LLC</u> (Coale) Conditional Use for a Commercial Solar Facility (6838 Guilford Road, Clarksville, MD)	6/2/21 @ 5:30 p.m.
BA 777-D <b>KT</b>	<u>Columbia Association</u> (Cirner) - <i>Continuation</i> Appeal of DPZ's decision of 10/23/20 to exempt or waive the temporary use permitting process for It's My Amphitheater, Inc.'s operation of a drive through holiday lighting display (10475 Little Patuxent Parkway, Merriweather Post Pavilion)	6/4/21 @ 2 p.m. (continuation)
BA 784-D <b>JN</b>	<u>Michael &amp; Laura Ritter</u> Appeal of school facilities surcharge in excess of 1.32 per sq.ft. 565 River Road, Sykesville	6/14/21 @ 10 a.m.
BA 783-D <b>JN</b>	<u>David Elsaesser</u> Appeal of a letter from DPZ dated 3/9/21 responding to a complaint filed by Appellant stating that decorative string lights are not light fixtures regulated by the HoCo Zoning Regulations and do not emit light in excess of that permitted by Sec. 134.0.D.1. (Code Enforcement Case #21-10; 12171 Clarksville Pike) (M. Goldmeier representing DPZ)	6/17/21 @ 2 P.M.

**HEARINGS SCHEDULED - WebEx web-based hearing (continued)**

<b><u>CASE #</u></b>	<b><u>PETITIONER</u></b>	<b><u>DATE OF HEARING</u></b>
BA 21-010C JN	<u>KDC Solar HR Streetlights, LLC</u> (Coale) Conditional Use for a Commercial Solar Facility (13825 Howard Road, Dayton, MD)	6/28/21 @ 5:30 p.m.
BA 21-004C JN	<u>Michael and Laura Ritter</u> Conditional Use for a temporary accessory family dwelling (565 River Road, Sykesville)	7/1/21 @ 5:30 p.m.
BA 21-001S KT	<u>BLT Cantina</u> (William Erskine) Sign variance for a 26' high freestanding ID sign with changeable text to be located 32 feet from Washington Blvd. (Rt. 1) Proposed size of sign: approximately 9'5" x 5'7.75" (8620 Washington Blvd., Jessup)	7/6/21 @ 2 p.m.
BA 21-006C KT	<u>Community Power Group, LLC</u> (DeCarlo) Conditional Use for a commercial solar facility in a RR-DEO zoning district; 3950 Ten Oaks Road, Glenelg	7/8/21 @ 5:30 p.m.
BA 21-013C JN	<u>SolHarvest Energy, LLC</u> (DeCarlo) Conditional Use for a commercial solar facility (6160 Ten Oaks Road, Clarksville)	7/12/21 @ 5:30 p.m.

**HEARINGS TO BE SCHEDULED**

<b><u>CASE #</u></b>	<b><u>PETITIONER</u></b>
BA 21-002S	<u>Lorien Health Services/Gable Signs &amp; Graphics/Heather Davis</u> Sign variance for an 85.70 square foot electronic text sign, 29.6" In height to be located 20' from the Washington Blvd. right-of-way (7615 Washington Blvd., Elkridge)

**PENDING DECISIONS:**

<b><u>CASE #</u></b>	<b><u>PETITIONER</u></b>	<b><u>DATE OF HEARING</u></b>
BA 20-024V KT	<u>Corey Tsang</u> Residential variance to reduce the side setback for a garage (4172 Brittany Drive, Ellicott City)	4/29/21 @ 2 p.m.
BA 21-005V KT	<u>Daniel Pino</u> Residential variance to reduce the setback for a sunroom, Screened-in porch and a deck (5428 Wecker Way, Elkridge)	5/17/21 @ 2 p.m.

**DECISIONS MADE:**

<u>CASE #</u>	<u>PETITIONER</u>	<u>DECISION</u>
BA 19-021V KT	<u>NLC, LLC.</u> (Coale) Residential variance to reduce the structure setbacks for 7 buildings (Old Waterloo Road, Elkridge)	DISMISSED 5/3/21
BA 21-001V JN	<u>Jill Bush</u> Residential variance to reduce the rear setback for a deck (8650 Wheatfield Way, Ellicott City)	APPROVED 5/11/21
BA 782-D	<u>Robert Haney</u> (Oh) Appeal of a letter from DPZ dated 3/17/21 notifying Appellant that HoCo Executive Order 2020-03 does not suspend the 180-day deadline provided in the Zoning Reg. and requires Appellant to submit a revised Conditional Use Petition and Plan for BA 20-012C within 45 days of letter. (15856 Frederick Road, Lisbon)	DISMISSED 5/17/21
BA 781-D JN	<u>AGS Borrower Lakeview, LLC.</u> (Oh) Appeal of a Planning Board decision letter dated 1/25/21 Where the Planning Board denied SDP-20-042 (Lakeview Retail) – 13.933 acres (9841 & 9861 Broken Land Parkway, Columbia)	DENIED 5/27/21
BA 775-D JN	<u>CBI Homes, Inc</u> (Preller) Appeal of school facilities surcharge in excess of 1.32 per sq.ft. (3683 Folly Quarter Road, Ellicott City)	DENIED 6/1/21

**CASES IN PRESUBMISSION REVIEW**

<u>CASE #</u>	<u>PETITIONER</u>
BA 19-004V	<u>Lee Giroux</u> Residential variance to reduce setbacks for addition (6512 Elderberry Court)
BA 20-008C	<u>Heaock (Judy) Do &amp; 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</u> (Adam Baker) Sign variance for 2 freestanding identification signs 4205 Montgomery Road
BA 20-012C	<u>Robert Haney</u> (Sang Oh) Conditional Use for a commercial indoor athletic training Facility – 15856 Frederick Road, Lisbon
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)

**CASES IN PRESUBMISSION REVIEW (cont.)**

<b><u>CASE #</u></b>	<b><u>PETITIONER</u></b>
BA 20-017V	<u>Curtis Cunningham and Mariah Miano</u> Residential variance to reduce the required side setback for an accessory apartment (3168 Dunes Drive, Ellicott City)
BA 20-021C	<u>Gratia Plena, LLC</u> (Joan Becker) Conditional Use for limited social assemblies including picnics, Reunions, weddings, parties, bridal/baby showers, etc. on 162 acres (4979 Sheppard Lane, Ellicott City)
BA 20-022V	<u>Julia Johnson</u> Residential variance to reduce setbacks for an addition to a principal structure for bedroom and bathroom (5722 Elkridge Heights Road, Elkridge)
BA 20-025V	<u>Thomas M. &amp; MaryLou Grimm</u> Residential variance to increase the maximum cumulative lot coverage By 60 square feet for accessory structures for a pole building (17401 White Dogwood Court, Mt. Airy, MD 21771)
BA 21-002V	<u>Danny Delbert Day</u> Residential variance to exceed the required 1,200 sq.ft. lot coverage for automotive storage and light maintenance (3055 Florence Road, Woodbine)
BA 21-009V	<u>Adam Carballo</u> Residential variance to reduce the setback for a detached garage (7641 Green Dell Lane)
BA 21-011C	<u>Adrien Abrams</u> (A. Robinson) Conditional Use for a two-family dwelling (5073 Ten Oaks Road, Clarksville)
BA 21-012V	<u>Henry Cooper</u> (Leonard Bennett) Residential variance to reduce the rear and sign setback for a storage shed to be located in a wetland buffer (9682 Maryland Ave., Laurel)
BA 21-014	<u>First Evangelical Lutheran Church of Ellicott City</u> Conditional Use to expand an existing religious facility To add a preschool outdoor education classroom up to A maximum of 16 children and 4 adults (3604-3614 Chatham Road)
BA 21-015V	<u>Thomas Dorsey</u> (Ryan Dymek) Residential variance to reduce the side setback for an existing cantilever overhang on a home (9310 Queen Post Court, Laurel)
BA 21-016V	<u>Dale Webb</u> (Meachum) Residential variance to reduce the 10' rear setback to 1.59' for a 2-story accessory structure and deck and to 0' for a 10-foot wall (9325 All Saints Road, Laurel)

**HEARINGS UNSCHEDULED**

<u>CASE #</u>	<u>PETITIONER</u>	<u>Date Placed on List</u>
CE 14-24	<u>Jonathan &amp; 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 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 (request to keep on USD from Todd Brown – 9/24/20 pending tax court decision)
BA 779-D JN	<u>Elm Street Development (Erskine)</u> Appeal of letter dated 1/5/21 from DPZ denying request for a waiver to Design Manual, Volume III, Sec. 2.5B.1, table 2.07 to reduce the required intersection spacing.	2/22/21
BA 778-D KT	<u>Binder Rock (Oh)</u> Appeal of a letter from DPZ dated 12/21/20 voiding 30 housing allocations granted under S-17-004; 4.35 acres (6771 Dorsey Road, Elkridge)	3/2/21
BA 780-D JN	<u>Sara Hlavaty</u> Appeal of school facilities surcharge in excess of 1.32 per sq.ft. 3120 Saint Charles Place, Ellicott City	3/31/21

# Howard County Schedule of Hearings Before the Zoning Board July 1, 2021

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

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

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

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

## 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 &amp; Oh) (cont.)</u> To rezone 62.116 acres from B-2 & RC-DEO to CEF-M or 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	<b>WebEx web-based hearing *</b> 6/9/21 @ 6:00 p.m.
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 change zoning from R-ED to M-2 for 0.4 acres 5481 Levering Avenue, Elkridge, MD 21075	1/7/21	
ZB 1126M	<u>Howard County Dept. of Public Works (David Moore)</u> To change the zoning of the former Howard County Courthouse properties totaling approx. 6.19 acres from HO (Historic Office) to HC (Historic Commercial) 8360 Court Avenue, 1 Park Ave. & 3716 Court Place (M. Goldmeier representing ZB)	5/6/21	

## CASE IN MEDIATION

<u>CASE #</u>	<u>PETITIONER</u>	<u>W/S HEARING HELD</u>
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) <b>(MEDIATION in process by MCRC of Howard County As Requested by Zoning Board)</b>	4/12/21



**UNSCHEDULED DOCKET**

<u>CASE #</u>	<u>PETITIONER</u>	<u>DATE PLACED ON USD</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 & retail commercial 7525 & 7541 Washington Blvd., Elkridge (4/15/21 – request by T. Coale to place on USD)	4/15/21

**ZB CASES DECISIONS MADE**

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

**ZB CASES WAITING FOR PLANNING BOARD MEETING DATE**

<u>CASE #</u>	<u>PETITIONER</u>
ZB 1127M	<u>G&amp;R Maple Lawn, Inc.</u> (Oh) AZM: Requesting approval of an amended preliminary development plan in a MXD Zoning District for 109.6 acres Fulton for an addition of 473 dwelling units (125 SFD, 148 SFA, 200 Apartments); change the land use designation from single family detached to single family detached and other residential; and to increase the permitted residential density from 2.2 dwelling units per gross acre to 3.0 dwelling units per gross acre. (11788 Scaggsville Road, Fulton)

**ZB CASES IN PRESUBMISSION REVIEW**

<u>CASE #</u>	<u>PETITIONER</u>
<u>NONE</u>	

**APPEALS TO CIRCUIT COURT**

ZB 1120M <u>Enterprise Homes, Inc.</u> (Coale) For approval of an amended PDP Plan for NT District to redevelop property as mixed income development 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 (appeal of ZB D&O approval dated 10/5/20)	<b>Petition for Judicial Review            Filed by Joel Hurewitz            on 11/4/20            Hearing in Circuit Court            on 5/5/21            COURT DISMISSED 5/5/21</b>
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## Schedule of Hearings Before the Howard County Council for Amendments to the Zoning Regulations June 1, 2021

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

<u>CASE</u>	<u>PETITIONER</u>	<u>PB DATE</u>	<u>PREFILE DATE</u>	<u>INTRO DATE</u>	<u>PUBLIC HEARING</u>
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	11/19/20			
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	TBS			
ZRA-197 CB17-2021	<u>Amy Gowan, Director of DPZ</u> To amend the Zoning Regulations to incorporate The Solar Task Force Recommendations	2/4/21	2/18/21	3/1/21	3/15/21 <b>Approved 5/6/21</b> <b>Effective 7/6/21</b>