

Howard County Schedule of Hearings Before the Board of Appeals August 5, 2022

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 19-042C	<u>Sean Witt</u> (DeCarlo) Appeal the Hearing Examiner Decision and Order Dated July 28, 2021 regarding the conditional Use for a pet grooming and day care facility (11762 Carroll Mill Road, Ellicott City) District 5	Continuation Date: 8/11/2022 @ 6:30 PM WEBEX ONLY
BA 21-010C	<u>KDC Solar HR Streetlights, LLC</u> (J. Carroll Holzer) Appeal the Hearing Examiner Decision and Order Dated June 30, 2021 regarding due process and Zoning Ordinance requirements. (13825 Howard Road Dayton 21036)	8/9/2022 @ 6:30 PM WEBEX ONLY
BA 16-034C	<u>Glenelg Country School</u> (Coale) Conditional Use to enlarge and modify a private academic school (12793 Folly Quarter Road, Ellicott City) (appeal of Hearing Examiner Decision) (Postponed by BOA until Court of Special Appeals Case resolved re: ZRA) District 5	8/23/2022 @ 6:30 PM WEBEX ONLY
BA 766-D	<u>British American Bldg., LLC et al</u> Appeal of Planning Board approval of SDP-17-041 Royal Farm Store 186 SE corner of Snowden River Pkwy & Minstrel Way Appeal of Decision affirming PB decision by Hearing Examiner dated 11/4/20 Appeal filed by Efficient Properties, LLC (James Mazzullo) District 3	9/8/2022 @ 6:30 PM Hybrid

PENDING DECISIONS:

CASE # **PETITIONER:**

HEARING HELD

None

DECISIONS MADE:

CASE # **PETITIONER:**

DECISION DATE:

None

TO BE SCHEDULED:

CASE# **PETITIONER:**

BA 21-032C Philip Young Kim (Shin)
Appealing Hearing Examiner D&O dated April 14, 2022
Conditional Use Petition for a personal service establishment as
An Acupuncturist’s office.
(3152 Saint Johns Lane Ellicott City, Maryland 21042)
District 5

BA 22-006V SSM Hospitality, LLC (DeCarlo)
Non-residential variance petition requesting to reduce side and rear 75’
Use setback from residential districts or uses to 30’
To reduce the required 30’ use setback from the public right-of-way to 24’
(8074 Baltimore National Pike Ellicott City, Maryland 21043)
District 1

7/13/2022 Denied
by Hearing Examiner

CASES UNSCHEDULED:

CASE # **PETITIONER:**

DATE PLACED ON DOCKET:

BA 787-D Taylor Service Company, et al. (Oh)
Appeal of the Hearing Examiner’s Decision and Order
Dated November 19, 2021 denying appeal of the
Portion of DPZ’s decision letter (7/23/21), partially denying
WP-21-012.
(4100 College Ave. Ellicott City, Maryland 21042)
District 1

6/15/2022

APPEALS TO CIRCUIT COURT:

BA 770-D Elizabeth Lindenau & Brady Decker (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 – BOA upheld AMHB
by D&O dated 10/5/20)**
District 3

**Petition for Judicial Review
Filed in Circuit Court by
Steven Klepper on 11/2/20
Circuit Court upholds
ABHB & BOA 4-27-21
Case appealed to Court
of Special Appeals**

BA 771-D Joshua & Dionne Robinson, et al (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**)
(Affirmed Planning Board Decision 11/30/20)
District 1

**Petition for Judicial Review
Filed in Circuit Court by
G. Macy Nelson on 12/22/20
Hearing Scheduled 5/27/21
in Circuit Court
CC denied Petitioner’s Pet. for
Judicial review 6/4/21
Appealed to Court of Special
Appeals
Affirmed BOA D&O 3/23/2022**

BA 775-D CBI Homes, Inc. (S.B. Preller)
Appeal of Hearing Examiner Decision of school
facilities surcharge in excess of 1.32 per sq. ft.
(3683 Folly Quarter Road, Ellicott City)
District 5

**Petition for Judicial Review
Filed in Circuit Court by
Steven Preller, Esq. on 3/3/2022
C-13-CV-22-000210**

Howard County Schedule of Hearing Before the Hearing Examiner August 5, 2022

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Telephone: (410) 313-2350

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<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 22-001S	<u>BLT Cantina, LLC(Erskine)</u> Sign Variance petition requesting multiple signs. One monument Building sign; and two building wall mounted signs. (6281 Washington Boulevard Elkridge, Maryland 21075) District 1	<i>Continuation 8/8/2022</i> @ 5:30 PM WEBEX ONLY
BA 22-003V	<u>Jason Rosier(Chick fil A)</u> Non-Residential Variance Petitioner requesting to reduce the 30' structure and use setback from Clarksville Pike from 30' To 14-10' to allow the face to face canopy structure in the existing Drive thru. (6395 Ten Oaks Rd. Clarksville, MD 21029) District 5	8/18/2022 @ 5:30 PM WEBEX ONLY
BA 22-004V	<u>Adam Carballo</u> Residential Variance Petition requesting a side setback of 10'-0" and 108.0.D.4.C(II) rear and yard setback of 10'-0" (4832 Attenborough Way Ellicott City, Maryland 21043) District 1	8/23/2022 @ 10:00 AM WEBEX ONLY
BA 22-014C	<u>Primrose Schools Franchising Company (DeCarlo)</u> Conditional Use Petition for a child day care center and nursery school On the subject property to construct an approx. 13, 585 sq. ft. one story Child day care and nursery school facility. Two outdoor play areas located on the northern and eastern sides and rear of the facility. (4959 Waterloo Road Elkridge, MD 21075) District 2	8/24/22 @ 6:00 PM WEBEX ONLY

HEARINGS SCHEDULED: (continued)

<u>CASE #</u>	<u>PETITIONER:</u>	<u>DATE OF HEARING</u>
BA 22-018V	<u>Transforming Architecture</u> Residential Variance Petition requesting relief from existing side Public street to extend 36'-0" into right side setback to enlarge Existing one-car garage to a two-car garage and for a proposed back addition. (2897 Rosemar Drive Ellicott City, MD 21043) District 1	8/30/2022 @ 10:00 AM WEBEX ONLY
BA 789-D	<u>Lubna Khan</u> Administrative Appeal petition appealing DPZ letter dates April 12, 2022 because SDP 99-125 cited in the letter Is correct but location of the dumpster according to SDP 22-195 Is on south west side of building. (12345 S. Wake Forest Road Clarksville, MD 21029) District 4	9/7/2022 @ 5:30 PM HYBRID
BA 22-015V	<u>Michael and Janette Fine (Ratcliffe Architects)</u> Residential Variance petition requesting to increase the accumulative lot coverage to 2,435 sq. ft in lieu of allowable 600 sq. ft. This variance is for an additional 400 sq. ft. for an open covered pool pavilion. (10250 Burleigh Cottage Lane Ellicott City, MD 21157) District 1	9/13/2022 @ 10:00 AM HYBRID
BA 790-D	<u>Lubna Khan</u> Administrative Appeal from NOV issues on 3/23/2022. DPZ Final determination issued on 4/19/2022 for not holding Respondent liable for noise population from Pet Daycare. (12451 Clarksville Pike Clarksville, MD 21029) District 4	9/21/22 @ 5:30 PM HYBRID
BA 22-020C	<u>Lawrence Cager (DeCarlo)</u> Conditional Use Petition requesting approval for a two-family dwelling unit On the subject property proposing to construct an approx. 34' in height Two-unit duplex, with a garage provided for each unit. (7207 Montgomery Road Elkridge, Maryland 21075) District 1	10/12/2022 @ 5:30 PM HYBRID

HEARINGS TO BE SCHEDULED:

<u>CASE #</u>	<u>PETITIONER:</u>
BA 22-019C&V	<u>The Muslim Family Center, Inc.</u> Conditional Use Petition requesting to use the residential building As a religious facility. (5796 Waterloo Road Columbia, Maryland 21045) District 2

PENDING DECISIONS:

<u>CASE #</u>	<u>PETITIONER:</u>	<u>DATE OF HEARING:</u>
None		

DECISIONS MADE:

CASE #

PETITIONER:

DECISION DATE:

BA 21-039V

Steve Bowers

Residential Variance Petition to allow the homeowner to construct
A 28 x 10 deck in the side setback area.
(7570 Merrymaker way Elkridge, MD 21075)
District 2

Granted 7/6/2022

BA 22-006V

SSM Hospitality, LLC (DeCarlo)

Non-residential variance petition requesting to reduce side and rear 75'
Use setback from residential districts or uses to 30'
To reduce the required 30' use setback from the public right-of-way to 24'
(8074 Baltimore National Pike Ellicott City, Maryland 21043)
District 1

Denied 7/13/2022

BA 22-001C&V

Potomac Energy Holdings, LLC (Rosenberg Martin Greenberg, LLC)

Conditional Use Petition requesting redevelopment of existing
motor vehicle fueling facility with convenience store and
car wash pursuant to Section 131.0.O.2 of the HCZR.
(9075 Baltimore National Pike)
District 1

Granted 7/18/2022

BA 22-005C

Regina Robert Knipp

Conditional use petition requesting to house dogs for daycare
7:30-5:30 M-F, and overnight boarding.
(755 Watersville Rd. Mount Airy, MD 21771)
District 4

Granted 7/25/2022

BA 22-010V

Transforming Architecture

Residential variance petition requesting relief from existing
setback to extend 16'6" into setback to create front porch
and garage for accessible Access to home.
(6420 Chell Road, Columbia, MD 21044)
District 4

Granted 7/27/2022

BA 22-009V

James Foster (Heyman)

Residential Variance Petition requesting to exceed
the height limit of accessory structures and the maximum
cumulative lot coverage permitted for accessory structures.
(6044 Trotter Road Clarksville, Maryland 21209)
District 4

Granted 6/23/22
Motion for Reconsideration
Granted 7/20/22

BA 22-008C

Michael Balakirsky and Iryna Kopyi (Robinson)

Conditional Use Petition requesting use of existing two-story
Residential dwelling (approx. 3,492 sq. ft) as a two-family dwelling.
(9909 Carillon Drive Ellicott City, Maryland 21042)
District 1

Denied 7/27/2022

DECISIONS MADE:

<u>CASE #</u>	<u>PETITIONER: (continued)</u>	<u>DECISION DATE:</u>
BA 22-007C	<u>South Trotter, LLC</u> (Erskine) Conditional Use Petition requesting development of 25 Age-restricted adult housing units consisting of single-family detached dwelling units. (6479 & 6485 South Trotter Road Clarksville, Maryland 21029) District 4	Granted 8/1/2022
BA 22-017C&V	<u>Church of the Resurrection Roman Catholic Congregation, Inc</u> (Erskine) Conditional Use petition request to modify the Conditional Use approvals Described in the D&O dated Dec. 30,2020 in BA 19-038C, by incorporating A 4,000 sq. ft. tent and use of the tent for religious services during Construction period of the renovations/improvements authorized by the Nov. 30, 2020 D&O. (3175 & 3155 Paulskirk Dr. Baltimore National Pike, Ellicott, City, MD 21042) District 5	Granted 8/1/2022
BA 22-016V	<u>Joseph C. Kumfa</u> (Becker) Residential Variance petition requesting for accessory structure (deck) Combined accessory structure (guest house, plus the deck and stairs) Is: 1,707.9 sq. ft. (9236 Whiskey Bottom Road Laurel, MD 20723) District 3	Granted 8/2/2022
BA 22-012V	<u>Gurinder Singh</u> Residential Variance Petition requesting to reduce 50 ft. front set step back for block Fence wall. (4938 Montgomery Rd. Ellicott City, MD 21043) District 2	Granted 8/3/2022
BA 22-011V	<u>Cathy J. Hakun</u> Residential variance petition requesting reduction of setback from 30' foot to 18' foot. (15897 A.E. Mullinix RD, Woodbine, MD 21797) District 4	Granted 8/4/2022
BA 22-002C	<u>Josh Yoltay</u> (Offit Kurman, P.A.) Conditional Use Petition requesting use of existing two-story Residential dwelling (approx. 3,958 sf) as a two-family Dwelling. No exterior improvements are proposed in connection With the conversion of the existing dwelling hereunder. (7079 Guilford Road Columbia, Maryland 21045) District 4	Granted 8/5/2022

CASES IN PRESUBMISSION REVIEW:

CASE #

PETITIONER:

BA 21-014C

First Evangelical Lutheran Church of Ellicott City
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)
District 1

BA 22-013N

Carl Nasr
Non-conforming Use Petition requesting rental apartments.
(8520 Commercial Street Savage, Maryland 20763)
District 3

BA 22-021V

Joseph Gromada
Residential variance petition request for minimum setback
requirements to build a new replacement deck in place of a
concrete front porch.
(5034 Orchard Dr Ellicott City, Maryland 21043)
District 1

UNSCHEDULED CASES:

<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) District 4	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) District 5	
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) District 4	1/22/19 (request to keep on USD from Todd Brown – 6/3/21 pending tax court decision)
BA 779-D	<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	<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) District 3	3/2/21
BA 780-D	<u>Sara Hlavaty</u> Appeal of school facilities surcharge in excess of 1.32 per sq. ft. 3120 Saint Charles Place, Ellicott City District 5	3/31/21
BA 21-004C	<u>Michael and Laura Ritter</u> Conditional Use for a temporary accessory family dwelling (565 River Road, Sykesville) District 5	6/21/21
BA-785D	<u>Andrew & Wendy Scherer (Thomas M. Meachum)</u> Decision of Department of Planning and Zoning that there were no violations of 128. O.I. Permits for Special Farm uses at 4979 Sheppard Lane, Ellicott City, MD. District 5	8/23/21

Howard County Schedule of Hearings Before the Zoning Board August 5, 2022

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**

HEARINGS/MEETINGS/WORKSESSIONS SCHEDULED:

<u>CASE #</u>	<u>PETITIONER:</u>	<u>PB</u>	<u>ZB</u>
None			

CASE PENDING DECISION & ORDER:

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

HEARINGS/MEETINGS/WORKSESSIONS TO BE SCHEDULED:

<u>CASE #</u>	<u>PETITIONER:</u>	<u>PB</u>	<u>ZB</u>
ZB 1126M	Howard County Dept. of Public Works (David Moore) 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) District 1	5/6/21	<i>(continuation date TBD)</i>
ZB 1127M	G&R Maple Lawn, Inc. (Oh) AZM: Requesting approval of an amended preliminary development plan in an 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) District 4	7/8/21	

HEARINGS/MEETINGS/WORKSESSIONS TO BE SCHEDULED:(continued)

<u>CASE #</u>	<u>PETITIONER:</u>	<u>PB</u>	<u>ZB</u>
ZB 1128M	<u>Lutheran Village at Miller's Grant</u> Zoning request for an amended Preliminary Development Plan in the PSC Zoning District. (9000 Father's Legacy, Ellicott City, MD 21042) District 2	6/16/2022	

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 <i>(4/15/21 – request by T. Coale to place on USD)</i> District 3	4/15/21
ZB 1124M	<u>A.R. Levering, LLC.</u> (Oh) To change zoning from R-ED to M-2 for 0.4 acres (5481 Levering Avenue, Elkridge, MD 21075) District 1	2/16/2022

ZB CASES DECISIONS MADE:

<u>CASE #</u>	<u>PETITIONER:</u>	<u>DECISION DATE:</u>
ZB 1119M	<u>HRVC Ltd. Partnership, c/o Kimco Realty Corp.</u> (Oh) Redevelopment of Hickory Ridge Village Center To amend the Preliminary Development Plan (6430-6470 Freetown Road, Columbia, MD) District 4	7/18/2022

ZB CASES IN PRESUBMISSION REVIEW:

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

APPEALS TO CIRCUIT COURT:

<u>CASE #</u>	<u>PETITIONER:</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 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) District 4	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 Appealed to Court of Special Appeals

Schedule of Hearings Before the Howard County Council for Amendments to the Zoning Regulations August 5, 2022

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 201	<u>Apple Ford, Inc.</u> To amend Howard County Zoning Regulations to allow the creation of a new conditional use category, Electric Vehicle Repair and Maintenance, for the Corridor Employment (CE) zone.	6/16/2022			WITHDRAWN
ZRA 202	<u>BFEA-Curtis Farm, LLC</u> To amend Section 131.0.N.27 to make certain that historic venue uses are permitted under the Conditional Use for Historic Building Uses.				