

Howard County Schedule of Hearings Before the Board of Appeals September 2, 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
 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 766-D	British American Bldg., LLC et al 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) Council District 3	9/8/2022 @ 6:30 PM Hybrid
BA 19-042C	Sean Witt (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) Council District 5	Continuation Date: 9/12/2022 @ 6:30PM (9/22/22 continuation date if needed)

PENDING DECISIONS:

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

DECISIONS MADE:

<u>CASE #</u>	<u>PETITIONER:</u>	<u>DECISION DATE:</u>
BA 16-034C	Glenelg Country School (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) Council District 5	Remanded to DPZ 8/23/2022

TO BE SCHEDULED:

CASE#

PETITIONER:

BA 21-010C KDC Solar HR Streetlights, LLC (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)

Last hearing: 8/9/2022
Continuation date: TBD

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)
Council 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)
Council District 1

BA 22-007C South Trotter, LLC (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)
Council District 4

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)
Council 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)
Council 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)
Council 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)
Council District5

**Petition for Judicial Review
Filed in Circuit Court by
Steven Preller, Esq. on 3/3/2022
C-13-CV-22-000210
8/17/2022 CC Order Affirming
Board of Appeals Decision.**

Howard County Schedule of Hearing Before the Hearing Examiner September 2, 2022

BA - Board of Appeals Hearing:
PB - Planning Board Meeting:
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3430 Courthouse Drive, Ellicott City, MD 21043
Telephone: (410) 313-2350

Key-

V - Variance	S - Sign Case
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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 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) Council 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) Council 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) Council 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) Council District 1	10/12/2022 @ 5:30 PM HYBRID

HEARINGS SCHEDULED: (continued)

CASE #

PETITIONER:

BA 22-019C&V The Muslim Family Center, Inc.

Conditional Use Petition requesting to use the residential building
As a religious facility.
(5796 Waterloo Road Columbia, Maryland 21045)
Council District 2

DATE OF HEARING

**10/19/2022 @ 6:00 PM
HYBIRD**

HEARINGS TO BE SCHEDULED:

CASE #

PETITIONER:

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)
Council District 1

PENDING DECISIONS:

CASE #

PETITIONER:

BA 22-001S

BLT Cantina, LLC(Erskine)

Sign Variance petition requesting multiple signs. One monument
Building sign; and two building wall mounted signs.
(6281 Washington Boulevard Elkridge, Maryland 21075)
Council District 1

DATE OF HEARING:

***Continuation 8/8/2022
@ 5:30 PM***

WEBEX ONLY

BA 22-004V

Adam Carballo

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)
Council District 1

**8/23/2022 @ 10:00 AM
WEBEX ONLY**

BA 22-014C

Primrose Schools Franchising Company (DeCarlo)

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)
Council District 2

**8/24/22 @ 6:00 PM
WEBEX ONLY**

BA 22-018V

Transforming Architecture

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)
Council District 1

**8/30/2022 @ 10:00 AM
WEBEX ONLY**

DECISIONS MADE:

CASE #

PETITIONER:

DECISION DATE:

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) Council 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) Council 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) Council 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) Council 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) Council 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) Council District 4	Granted 8/5/2022
BA 22-003V	<u>Jason Rosier</u> (Chick fil A) 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) Council District 5	Granted 8/22/2022

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)
Council District 1

BA 22-013N

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

BA 22-022V

WLR Investment Group (Erksine)
Non-Residential Variance Petition requesting reduction of the
minimum structure and use setback requirements from a public
street right-of-way, 30 ft. structure and use setback reduced
to 16 ft. (a 14 ft. variance).
(8528 Baltimore National Pike, Ellicott City, MD 21043)
Council District 1

BA 22-023C&V

Maryland International Schools, Inc (Coale)
Conditional Use & Residential Variance Petition request for
Expansion of an existing conditional use (BA 00-15E; BA 15-
013C) to include building, three additional structure, and the
relocation of a 5,000 sq. ft. playground. Variance request
to increase the maximum height limitation for a principal
structure by 11.09' to a maximum height of 51.24'
(6135 Old Washington Road Elkridge, Maryland 21075)
Council 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) Council District4	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) Council District5	
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) Council District4	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) Council District3	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 Council District5	3/31/21
BA 21-004C	<u>Michael and Laura Ritter</u> Conditional Use for a temporary accessory family dwelling (565 River Road, Sykesville) Council District5	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. Council District5	8/23/21

Howard County Schedule of Hearings Before the Zoning Board September 2, 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>
Zoning Board Rules of Procedure Pre-Bid Meeting (Closed)			9/7/2022 2:00 PM Hybrid
ZB 1119M	Public Hearing		9/28/2022 7:00 PM Hybrid

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) Council District 1	5/6/21	(continuation date TBD)
ZB 1127M	G&R Maple Lawn, Inc. (Oh) AZM: Requesting approval of an amended preliminary development plan in an MXD Zoning 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) Council 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	Lutheran Village at Miller's Grant Zoning request for an amended Preliminary Development Plan in the PSC Zoning District. (9000 Father's Legacy, Ellicott City, MD 21042) Council District2	6/16/2022	

UNSCHEDULED DOCKET:

<u>CASE #</u>	<u>PETITIONER:</u>	<u>DATE PLACED ON USD</u>
ZB 1123M	Shri Sad Guru Krupa, LLC. (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) Council District3	4/15/21
ZB 1124M	A.R. Levering, LLC. (Oh) To change zoning from R-ED to M-2 for 0.4 acres (5481 Levering Avenue, Elkridge, MD 21075) Council District1	2/16/2022

ZB CASES DECISIONS MADE:

<u>CASE #</u>	<u>PETITIONER:</u>	<u>DECISION DATE:</u>
ZB 1119M	HRVC Ltd. Partnership, c/o Kimco Realty Corp. (Oh) Redevelopment of Hickory Ridge Village Center To amend the Preliminary Development Plan (6430-6470 Freetown Road, Columbia, MD) Council District4	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 1119M	HRVC Ltd. Partnership, c/o Kimco Realty Corp. (Oh) Redevelopment of Hickory Ridge Village Center To amend the Preliminary Development Plan (6430-6470 Freetown Road, Columbia, MD) Council District4	Petition for Judicial Review Filed by Sang Oh on 8/16/22
ZB 1120M	Enterprise Homes, Inc. (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) Council 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 September 2, 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

<u>HEARINGS SCHEDULED:</u>		<u>PB</u>	<u>PREFILE</u>	<u>INTRO</u>	<u>PUBLIC</u>
<u>CASE#</u>	<u>PETITIONER</u>	<u>DATE</u>	<u>DATE</u>	<u>DATE</u>	<u>HEARING</u>
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.				9/15/2022