

# Howard County Schedule of Hearings Before the Board of Appeals March 1, 2019

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	

**HEARINGS SCHEDULED @ 6:30 P.M.**

<u>CASE #</u>	<u>PETITIONER</u>	<u>DATE OF HEARING</u>
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. (Dismissed by the HE on 10/30/18)	4/2/19
BA 16-036C&V	<u>Miller Family Trust (Jonathan &amp; Sonya 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) <b>(Appeal of Hearing Examiner Denial of 3-2-18)</b>	4/18/19
BA 18-018V	<u>G.P. North, LLC.</u> (Meachum) Residential variance to reduce the 50' use setback to 4' to accommodate a use-in-common driveway and reduce the 30' structure setback to 7.5' for accommodate a single-family detached structure (7209 Pebble Creek Drive, Elkridge) <b>(appeal of Hearing Examiner decision)</b>	4/30/19

**TO BE SCHEDULED:**

BA 16-028C&V     Marty A. Howard (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)  
**(remanded to DPZ for amended TSR – due to revised CU plan)**

**PENDING DECISION**

<b><u>CASE #</u></b>	<b><u>PETITIONER</u></b>	
BA 17-011N&V	<u>Paul Saiz, t/a Bolder Restaurant</u> (Meachum) 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 & variances to reduce the 30' setback for parking to 0' (side & rear) (17004 Frederick Road, Mt. Airy, MD) <b>(Appealing the denial of the residential variance by the Hearing Examiner)</b>	9/27/18
BA 759-D	<u>Burkard Homes, LLC.</u> Appeal of denial of administrative adjustment to reduce the 30' setback from rear lot line to 26' for a single-family dwelling (9018 Melody Drive, Laurel) <b>(Recusal by Hearing Examiner to hear this case)</b>	1/10/19
BA 17-041C	<u>Olenka School of Music</u> (Coale) (Appeal of Decision of Hearing Examiner) Conditional Use for Instructional School (10207 Baltimore National Pike, Ellicott City)	2/7/19
BA 750-D	<u>Francesca Galbani, et al</u> (Nelson) Appeal of DPZ letter dated 3/1/18 approving F-17-045, Walker Meadows	WITHDRAWN 2/22/19

**UNSCHEDULED DOCKET**

<b><u>CASE #</u></b>	<b><u>PETITIONER</u></b>	<b><u>DATE PLACED ON USD</u></b>
BA 757-D	<u>Long Gate Overlook – Ellicott City, LP &amp; Beazer Homes, LLC.</u> (Erskine) Appeal of rejection of processing of approved plan originals for signatures and required revision to Long Gate Overlook, F-16-048 and SDP 14-074 in order to provide on-site 100-year storm water management <b>(appeal Hearing Examiner denial of Petitioners' request to schedule a hearing)</b> Conditional use to modify and expand existing private school	11/29/18
BA 16-034C	<u>Glenelg Country School</u> (Oh) (12793 Folly Quarter Road, Ellicott City) 4807 Manor Lane, Ellicott City	12/13/18

**DECISIONS MADE**

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

**Cases appealed to Circuit Court –**

BA 749-D	<u>G. Care, A.Breidenstine, P.Marzin &amp; K.Marzin (Oak Hill Manor)</u> (Coale) Appeal of the decision of the Planning Board in PB Case No. 428 approving preliminary equivalent sketch plan SP-15-012 for a residential subdivision consisting of 8 single-family detached lots and 4 open space lots in the R-ED zoning district – 8.2 acres (4472 Ilchester Road, Ellicott City, MD 21043) <i>On the Record Appeal</i> <b>(Appeal of BOA decision to Remand to the Planning Board)</b> <b>Record filed in Circuit Court on 12-18-18</b>	
----------	---	--

**Howard County Schedule of Hearings  
Before the Hearing Examiner  
March 1, 2019**

**HEARINGS SCHEDULED**

<u>CASE #</u>	<u>PETITIONER</u>	<u>DATE OF HEARING</u>
BA 761-D	<u>Nazario Family, LLC.</u> (Coale) Appeal of NCU 18-005 dated 9/28/18 granting non-conforming use in part and denied in part for motor vehicle storage and sales (9595 Lynn Buff Court, Laurel)	POSTPONED from 3/1/19 (weather) TBS
BA 18-029V	<u>Chaudary Gill</u> (Khan) Residential variance for proposed single family dwelling (4398 College Avenue)	3/13/19 5:00 p.m.
BA 17-025C	<u>Alexis Young</u> Conditional Use for a child day care center with a Maximum capacity of 12 children (13743 Old Rover Road, West Friendship)	3/13/19 6:00 p.m.
BA 763-D	<u>David W. Elsaesser</u> <b>MOTIONS ONLY</b> Appeal of letter from DPZ dated 11/14/18 re: F-18-099, MD Route 108 Improvements & Sheppard Lane Re-alignment determining that Final Subdivision Plans are technically complete for 2.68 acres of land (Respondent - Limestone Valley Farm) 5450 Sheppard Lane, Clarksville	3/15/19 9:30 a.m.
BA 18-023N	<u>Penske Truck Leasing Co. Limited Part.</u> (Robinson) Non-conforming use for a rental vehicle facility With rental vehicle storage, repair and fuel dispensing Facilities in a CE-CLI Zoning District (8685 & 8705 Washington Blvd.)	3/22/19 9:30 a.m.
BA 756-D	<u>John Ellingsworth</u> (Psoras) <b>MOTIONS ONLY</b> Appeal of a confirmation of a non-conforming use for two single family detached dwellings on .536 acres which was granted by DPZ on 6/14/18 (15491 Roxbury Road, Glenwood)	3/29/19 9:30 a.m.
BA 18-016N	<u>Brian J. Wilson</u> (Oh) Non-conforming use for auto repair and storage on R-20 Zoned property 6663 Montgomery Road, Elkridge, MD	4/2/19 6:00 p.m.
BA 764-D	<u>David W. Elsaesser</u> Appeal of SDP-18-044 via "technically complete letter" dated 11/20/18 - Approving site plan of River Hill Square Development (Respondent - Stephen Klein and Associates) 12165 Clarksville Pike, Clarksville	4/5/19 9:30 a.m.

**HEARINGS SCHEDULED (continued)**

<u>CASE #</u>	<u>PETITIONER</u>	<u>DATE OF HEARING</u>
BA 765-D	<u>Daniel Bohorquez</u> (Meachum) Appeal of the denial by DPZ of confirmation of a non-conforming use (NCU-18-006) for motor vehicle sales, motor vehicle parts and tire Store; 9921 Washington Blvd., Laurel, MD	4/15/19 6:00 p.m.
BA 18-034C	<u>Baltimore Gas and Electric Company</u> (Busse) Conditional Use for expansion/enlargement of existing Conditional Use for utility substation and telecommunications equipment facilities approved in BA 93-25E 12600 Route 144 (Frederick Road) West Friendship	4/30/19 6:00 p.m.
BA 18-031C	<u>Columbia Community Church, Inc.</u> Conditional Use to expand existing parking lot on Parcel 84 and to construct a new parking lot on Parcel 461 to add 85 parking spaces to an existing religious facility- Columbia Community Church (8516 Thomas Williams Way & 5629 Tricross Drive, Columbia)	5/8/19 6:00 p.m.
BA 758-D	<u>John McDaniel</u> (M. Reuwer) Appeal of an approval for F-16-053 that was rescinded by DPZ (McDaniel Property, Lot 9) Highland Road, Highland, MD	5/10/19 9:30 a.m. (postponed from 3/8/19)

**HEARINGS TO BE SCHEDULED**

<u>CASE #</u>	<u>PETITIONER</u>	<u>DATE OF HEARING</u>
BA 18-025C	<u>Williamsburg Group, LLC.</u> (Oh) Conditional Use for age restricted adult housing (10752 Scaggsville Road) <b>(Need HPC meeting to be completed prior to scheduling)</b>	

**PENDING DECISIONS**

<u>CASE #</u>	<u>PETITIONER</u>	<u>HEARING HELD</u>
BA 18-024V	<u>Electric Guard Dog, LLC.</u> Non-residential variance for existing security fence (8005 Dorsey Run Road, Jessup)	1/22/19 6:30 p.m.
BA 18-027V	<u>Kim &amp; Karen Schrock</u> (Robinson) Residential variance to reduce the side and rear setbacks for accessory structure in R-SC Dist. (6241 Copper Sky Court, Columbia)	2/27/19 5:00 p.m.
BA 18-022C	<u>Good Hope Presbyterian Church</u> (Coale) Conditional use for the expansion of a religious facility for addition to rear of building and additional 59 parking spaces (12131 Scaggsville Road, Fulton)	2/27/19 6:00 p.m.

**DECISIONS MADE**

<b><u>CASE #</u></b>	<b><u>PETITIONER</u></b>	
BA 18-010V	<u>Michael C. Dixon</u> (Erskine) Residential variances for accessory structures greater than 200 square feet to be located less than 10' from the lot line & to increase cumulative lot coverage for accessory structures (1670 Florence Road, Mt. Airy, MD)	APPROVED 2/6/19
BA 18-002S	<u>Lititz Sign Co.</u> Sign variance – setback from Washington Blvd. (9941 Washington Blvd)	APPROVED 2/12/19
BA 755-D	<u>Ron Louzon</u> Appeal of denial of a zoning complaint – CE 18-109 (Respondent: Chapelgate School and Church) (2780 Marriottsville Road)	DISMISSED 2/12/19
BA 18-011C&V	<u>Baltimore Gas and Electric Co. (Busse)</u> Conditional Use for continued public utility use and residential variance to reduce the 20' setback from the future public right-of-way to permit material and vehicular storage and fencing (5130 Ilchester Road, Ellicott City)	APPROVED 2/26/19
BA 762-D	<u>Francesca Galbani, Bernard Rauscher, Steven Patterson (Nelson)</u> Appeal of 10/24/18 DPZ letter - approval of F-17-045, Walker Meadows, Lots 1-34, buildable preservation parcels A, non-buildable Preservation parcels B-K and non-buildable bulk Parcels L-M	DISMISSED 2/25/19

**CASES IN PRESUBMISSION REVIEW**

<b><u>CASE #</u></b>	<b><u>PETITIONER</u></b>	
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 &amp; 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 17-001S	<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 17-032C	<u>BFEA-Curtis Farm, LLC. (Coale)</u> Conditional use for historic building uses for professional offices (5771 Waterloo Road, Ellicott City, MD)	

**CASES IN PRESUBMISSION REVIEW (continued)**

<b><u>CASE #</u></b>	<b><u>PETITIONER</u></b>
BA 18-001S	<u>Patrick Schoelen, Graphcom</u> Variance for an electronic message board to be set back from the Route 70 right of way. 2210 Fairgrounds Road, West Friendship, MD
BA 18-008V	<u>Parviz Vedadi (Meachum)</u> Residential variance to reduce the rear setback from 30' to 20.8' for a house addition (8242 Mission Road, Jessup)
BA 18-020V	<u>Charles B. Dennison</u> Residential variance to reduce the side setback from 30' to 15' for an addition (4236 Buckskin Lake Drive)
BA 18-030C	<u>Power52 Foundation (Coale)</u> Conditional Use for a commercial solar facility (12855 Frederick Road, West Friendship)
BA 18-032C	<u>Power52 Energy Solutions, LLC. (Coale)</u> Conditional Use for a commercial solar facility 5455 & 5545 Broadwater Lane, Clarksville
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 18-005S	<u>RLJ Lodging Trust</u> Sign Variance petition to move the existing sign out of The easement area and closer to Twin Knolls Road for Vehicular visibility for Doubletree by Hilton 5485 Twin Knolls Road
BA 19-001V	<u>Jon M. Whittingham &amp; Wanda L. Forrest (Meachum)</u> Residential variance to allow 2 detached accessory Structures with a combined square footage of 1198 sq.ft. Rather than the permitted 600 sq.ft. (11497 Harding Road, Laurel)
BA 19-002C	<u>Gyung Hyang Garden Presbyterian Church</u> Conditional Use to operate a day care in the existing church and to add a playground on the adjacent property (8665 Old Annapolis Road, Columbia)
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)

**CASES IN PRESUBMISSION REVIEW (cont)**

<u>CASE #</u>	<u>PETITIONER</u>
BA 19-005C	<u>Land Design and Development, Inc.</u> (Megan Reuwer) Conditional Use for age-restricted adult housing (9211, 9214, 9215, 9219 Jordan River Drive)
BA 19-006V	<u>Fort Knox</u>

**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 730-D	<u>The Lyndwood Association, Inc.</u> (Zaller) 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.</u> (Oh) 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 752-D	<u>Corridor Square</u> (Oh) Appeal of DPZ letter of 3/1/18 that SDP-18-002 was Placed on hold because of inadequate school facilities. Washington Blvd., Elkridge – 5.44 acres	4/26/18
BA 760-D	<u>HRD</u> (Todd Brown) 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

**PETITIONS SUBJECT TO WATERSHED MORATORIUM  
(Council Bill 56-2018)**

<u>CASE #</u>	<u>PETITIONER</u>	<u>Date Placed on List</u>
BA 17-018C	<u>Elm Street Development/Bethany Glen</u> (Erskine) ( <b>Continuation</b> ) Conditional Use for an age-restricted adult housing (238 units) 9891 Route 99, Ellicott City	8/1/18
BA 17-027C&V	<u>Hetal Pratik Bhatt</u> Conditional Use for a barber shop, hair salon and Similar Personal Service Facilities & related Variance (Henna, Threading & Simple Make-up Services) 3615 Saint Johns Lane, Ellicott City	8/1/18
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)	8/1/18
BA 18-003N&V	<u>PMIG 1027, LLC.</u> ((Lynch) Non-conforming use for a gas station, convenience store and car wash and commercial variance to reduce the 30' setback from a residential district to 10' (9320 Baltimore Nat'l Pike, Ellicott City)	8/1/18



# Howard County Schedule of Hearings Before the Zoning Board March 1, 2019

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)

## **HEARINGS/MEETINGS/WORKSESSIONS TO BE SCHEDULED**

<u>CASE #</u>	<u>PETITIONER</u>	<u>PB</u>	<u>ZB</u>
ZB 1116M	<u>Elm Street Development (Roberts Prop) (Erskine)(cont)</u> AZM: To rezone 34.97 acres from CAC-CLI, B-1 and R-12 to CEF-R (Community Enhancement Floating-Residential) for a 408-unit residential development - 281 multi-family dwellings and 127 townhouses. (6725, 6767 & 6785 Washington Blvd)	1/25/18	3/27/19 @ 6:30 p.m. (oral argument - how ZB should proceed)
ZONING BOARD RULES OF PROCEDURE – ZB TO RECEIVE TESTIMONY			3/27/19 @ 7:00 p.m.
ZB 1119M	<u>HRVC Ltd. Partnership, c/o Kimco Realty Corp. (Coale)</u> Redevelopment of Hickory Ridge Village Center To amend the Preliminary Development Plan (6430-6470 Freetown Road, Columbia, MD)	1/18/18	TBS
ZB 1120M	<u>Enterprise Homes, Inc. (Coale)</u> For approval of an amended PDP Plan for NT District to redevelop property as mixed income developments by 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	1/3/19	
ZB 1118M	<u>Erickson at Limestone Valley (Erskine)</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	

## **ZB CASES IN PRESUBMISSION REVIEW:**

ZB 1122M      Meadowood-Maple Lawn, LLC (Oh)  
To rezone from RR-DEO to R-SA-8 for 5.08 acres  
11475 S Route 216, Fulton, MD

## Schedule of Hearings Before the Howard County Council for Amendments to the Zoning Regulations March 1, 2019

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 186	<u>Jay Somnath LLC</u> (Coale) To amend Sec. 127.5.E.2.b(1) to increase gross Floor area limit as applicable to hotels	1/17/19			
ZRA 184	<u>Jennifer Terrasa, Councilmember</u> To amend the Zoning Regulations to create a modification process for the CEF District – to require the development of MIHUs and to specify requirements for Amenity Areas and other enhancements in the CEF zone.				
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.	1/25/18			
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 173	<u>Chris Alleva</u> To amend Section 130.0.A.3. to clarify and define “aggrieved person” in the Zoning Regulations	8/3/17			
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			