

Howard County Schedule of Hearings Before the Board of Appeals November 4, 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 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) Council District 5	Continuation Date: 11/14/2022 @ 6:30PM (12/19/22 Continuation Date)
BA 22-006V	<u>SSM Hospitality, LLC</u> (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	11/29/2022 @ 6:30pm
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)	12/08/2022 @ 6:30PM

PENDING DECISIONS:

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

DECISIONS MADE:

CASE # **PETITIONER:**
BA 16-034C Glengel 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

DECISION DATE:

Remanded to DPZ 8/23/2022

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)
Council District 5

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

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 Postponement

BA 789-D Lubna Khan
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

**D&O Denied 9/12/2022
Motion to Reconsider
Denied 10/5/2022**

CASES UNSCHEDULED:

CASE # **PETITIONER:**
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

DATE PLACED ON DOCKET:

6/15/2022
180 Days Runs: 12/12/2022

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 District 5

**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 November 4, 2022

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

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DWS - Work Session

***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 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	11/7/2022 @ 5:30 PM HYBRID
BA 22-022V	<u>WLR Investment Group (Erksine)</u> 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	11/28/2022 @ 4:00 PM HYBRID
BA 22-024C	<u>Burkard Homes, LLC (Erskine)</u> Conditional Use Petition request for 20 Adult Housing Units (20 Duplex Units) age-restricted adult Housing units (20 semi-detached). Each unit to be owned And occupied by at least one individual who is 55 years Of age or older. (2796 Rodgers Ave. Ellicott City, Maryland 21043) Council District 1	11/28/2022 @ 5:30 PM HYBRID
BA 791-D	<u>Ralph Ballman</u> Administrative Appeal of DPZ's Decision in Zoning Violation Case CE 22-91 dated September 2, 2022. 9785 Route 99 Ellicott City, Maryland 21042	12/02/2022 @ 10:00 AM HYBRID

HEARINGS SCHEDULED continued:

DATE OF HEARING

CASE #

PETITIONER:

BA 22-013N

Carl Nasr

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

**12/21/2022 @ 5:30PM
HYBRID**

BA 792-D

Maple Grove at Saint Johns, LLC; Trinity Homes Mary Land, LLC

Administrative Appeal Petition taken from a portion of the DPZ
Letter dated October 2, 2022 partially denying WP-22-129.
(9060 Upton Road Ellicott City, Maryland 21042)
Council District 5

**12/22/2022 @ 5:30pm
HYBRID**

HEARINGS TO BE SCHEDULED:

CASE #

PETITIONER:

BA 22-026V

Horizons Unlimited Home Improvements, Inc

Residential Variance Petition requesting an additional
5'3" exception to setback requirement for screened porch
And deck for a total of 15'3" exception to rear setback
(6800 Martin Road Columbia, Maryland 21044)
Council District 4

BA 22-025V

PS Atlantic Coast 2021 B, LLC (Erskine)

Non-Residential Variance Petition requesting reduction
of the minimum structure and use setback requirements
from an external public street right-of-way, 50 ft. structure
and use setback reduced to 32 .03 ft. (a 17.97 ft. variance).
(3485 Chevrolet Dr. Ellicott City, Maryland 21042)
Council District 1

PENDING DECISIONS:

CASE #

PETITIONER:

DATE OF HEARING:

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

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

DECISIONS MADE:

CASE #

PETITIONER:

DECISION DATE:

BA 789-D Lubna Khan
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

**D&O Denied 9/12/2022
Motion to Reconsider
Denied 10/5/2022**

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

Granted 9/30/2022

BA 22-015V Michael and Janette Fine (Ratcliffe Architects)
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

Granted 10/13/2022

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

Granted 10/13/2022

BA 22-020C Lawrence Cager
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

Granted 10/17/2022

CASES IN PRESUBMISSION REVIEW:

<u>CASE #</u>	<u>PETITIONER:</u>
BA 22-023C&V	<u>Maryland International Schools, Inc</u> (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 Elkrigde, Maryland 21075) Council District 1
BA 22-025V	<u>PS Atlantic Coast 2021 B, LLC</u> (Erskine) Non-Residential Variance Petition requesting reduction of the minimum structure and use setback requirements from an external public street right-of-way, 50 ft. structure and use setback reduced to 32 .03 ft. (a 17.97 ft. variance). 3485 Chevrolet Dr. Ellicott City, Maryland 21042 Council District 1
BA 22-028V	<u>John Keller & Elena Keller</u> (DeCarlo) Residential Variance Petition requesting to increase The 15' maximum height for accessory structure to 22' for the purpose pf construction of a new detached garage. To reduce the required 10' structure setback to a 2 30' for the Purpose of a detached garage. (4887 Wharff Lane Ellicott City, Maryland 21043) 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 779-D	<u>Elm Street Development</u> (Erskine) 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

Howard County Schedule of Hearings Before the Zoning Board November 4, 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>
	Hybrid Meeting in Banneker Room **Not a Zoning Board Meeting** RFQ No. 01-2022 Contractor Public Meeting to permit comment on proposed new Zoning Board Rules of Procedure responsive to CB 77-2021.		11/17/2022 10:00 AM

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	<u>Howard County Dept. of Public Works</u> (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	<i>(continuation date TBD)</i>
ZB 1127M	<u>G&R Maple Lawn, Inc.</u> (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 District4	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 District 3	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 District 1	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 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 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 November 4, 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</u>	<u>PREFILE</u>	<u>INTRO</u>	<u>PUBLIC</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.				12/15/2022
ZRA 203	<u>Demirel Plaza, LLC</u> To modify residential allowance under Section 117.3.C.13, Office Transition (OT) District to include Age-Restricted Adult Housing.				11/3/2022