

# Howard County Schedule of Hearings Before the Board of Appeals February 3, 2020

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 769-D/ BA 749-D	<u>Greg Care, Adrienne Breidenstine, et al</u> (Coale) Appeal of D&O of the Planning Board in PB Case No. 428 Remand by Howard County Board of Appeals approving Preliminary equivalent sketch plan SP-15-012 for a residential subdivision consisting of 8 SFD lots & 4 open space lots (4472 Ilchester Road, Ellicott City) OAKHILL MANOR <b>(on the record appeal)</b>	2/27/20 6:30 p.m.
BA 770-D	<u>Elizabeth Lindenau &amp; Brady Decker</u> (Herbst) 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)</b>	3/24/20 6:30 p.m.

**HEARINGS TO BE SCHEDULED:**

<u>CASE #</u>	<u>PETITIONER</u>	<u>DATE OF HEARING</u>
BA 16-034C	<u>Glenelg Country School</u> (Oh) (12793 Folly Quarter Road, Ellicott City) 4807 Manor Lane, Ellicott City <b>(appeal of Hearing Examiner Decision)</b>	
BA 767-D	<u>Therese and Bruce Myers</u> Appealing Hearing Examiner Order denying Appellant's Motion to Dismiss in BA 18-032C, Power52 Energy Solutions On property located at 5455 & 5545 Broadwater Lane <b>(appeal of Hearing Examiner Decision)</b>	

**HEARINGS TO BE SCHEDULED:**

<u>CASE #</u>	<u>PETITIONER</u>	<u>DATE OF HEARING</u>
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> )	

**PENDING DECISIONS**

<u>CASE #</u>	<u>PETITIONER</u>	<u>HEARING HELD</u>
BA 18-030C	<u>Power52 Foundation</u> (Coale) Conditional Use for a commercial solar facility (12855 Frederick Road, West Friendship)	11/20/19 6:30 p.m.
BA 16-036C&V	<u>Miller Family Trust (J. &amp; S. 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>	12/12/19 6:30 p.m. SUMMATIONS
BA 16-028C&V	<u>Marty A. Howard</u> (Farrar) Conditional use for an expansion of an existing Conditional Use for a landscape contractor to include the addition of Two existing buildings and a parking lot and related variances (8045 Hunterbrooke Lane, Fulton)	11/26/19 6:30 p.m.
BA 15-024C&V	<u>Naresh Das</u> (Oh/Coale) Remand by US District Court to BOA for limited reconsideration on the issue of whether the driveway will provide safe access with adequate sight distance, taking into account the Religious Land Use and Institutionalized Persons Act's protections for religious land uses. 2028 Millers Mill Road, Cooksville, MD	12/3/19 6:30 p.m. SUMMATIONS
BA 19-002S	<u>Harry Connolly Affordable Signs &amp; Neon</u> Sign variance for a sign for Howard County Fair Assn. 2210 Fairgrounds Road, West Friendship	1/24/20 9:30 a.m.
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)	

**DECISIONS MADE**

<b><u>CASE #</u></b>	<b><u>PETITIONER</u></b>	
BA 19-019C	<u>Cattail Creek Country Club, Inc.</u> (Oh) Conditional use for expansion of a golf course conditional use approved in BA 90-02E, BA 11-030C and BA 14-021C. (3600 Cattail Creek Drive, Glenwood)	APPROVED 1/24/20
BA 19-001S	<u>Richard D. Gelfman</u> Sign variance for multiple signs; 9123 Route 108 (Old Annapolis Road)	APPROVED 1/24/20

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TBS - To Be Scheduled

S - Sign Case

N - Nonconforming Use (NCU)

PB - Planning Board

WS - Work Session

### HEARINGS SCHEDULED

<u>CASE #</u>	<u>PETITIONER</u>	<u>DATE OF HEARING</u>
BA 19-031C JN	<u>New Path Reformed Church (Oh)</u> Conditional Use for structures and land use primarily for religious activities (7,972 sq.ft. religious facility) (10425 Route 108, Ellicott City, MD)	2/20/20 (postponed from 1/16/20) 6:00 p.m.
BA 19-009C JN	<u>OneEnergy Development, LLC. (Coale)</u> Conditional Use for a commercial solar facility (12800 Old Frederick Road, Sykesville)	2/25/20 5:30 p.m.
BA 19-010C KT	<u>Dar Al Taqwa, Inc. (Oh)</u> Expansion of an existing conditional use for structures used primarily for religious activities granted in BA 94-37E & BA 09-011C. (10740 Clarksville Pike, Ellicott City)	2/27/20 6:00 p.m.
BA 19-018C KT	<u>W.H. Boyer, Inc. (Erskine)</u> Conditional use to modify and expand an existing landscape contractor business and to utilize modular offices and shipping containers for office space and storage purposes. (Route 97)	3/12/20 6:00 p.m. (hold 3/19 as continuation)
BA 18-032C JN	<u>Power52 Energy Solutions, LLC. (Coale)</u> Conditional Use for a commercial solar facility 5455 & 5545 Broadwater Lane, Clarksville	3/17/20 6:00 p.m.
BA 19-033C KT	<u>Dane Choe</u> Conditional Use for a 2-family dwelling and accessory Apartments – non-owner occupied 9904 Windflower Drive, Ellicott City	3/23/20 6:00 p.m.

**HEARINGS SCHEDULED**

<b><u>CASE #</u></b>	<b><u>PETITIONER</u></b>	<b><u>DATE OF HEARING</u></b>
BA 19-003S KT	<u>Harry Connolly Affordable Signs &amp; Neon</u> Sign variance for a sign for Salt Dome, LLC. 10325 Baltimore National Pike, Ellicott City	3/25/20 2:00 p.m.
BA 19-023N KT	<u>15095 Frederick Road, LLC</u> (Coale) Modification of a non-conforming use approved under NCU 15-001 to demolish a dilapidated structure and construct a replacement structure to be used for vehicle maintenance. (15095 Frederick Road (MD Rt. 144), Woodbine)	3/25/20 2:00 p.m.
BA 17-027C&V KT	<u>Hetal Pratik Bhatt</u> Similar Personal Service Facilities & related Variance (Henna, Threading & Simple Make-up Services) 3615 Saint Johns Lane, Ellicott City	3/30/20 6:00 p.m.
BA 17-018C JN	<u>Elm Street Development/Bethany Glen</u> (Erskine) (Cont, ) Conditional Use for an age-restricted adult housing (238 units) 9891 Route 99, Ellicott City	<b>TENTATIVE:</b> 3/31/20 6:00 p.m.
BA 18-025C JN	<u>Williamsburg Group, LLC.</u> (Coale) Conditional Use for age restricted adult housing (10752 Scaggsville Road)	4/7/20 6:00 p.m.
BA 19-002C KT	<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)	4/9/20 6:00 p.m.

**HEARINGS TO BE SCHEDULED**

<b><u>CASE #</u></b>	<b><u>PETITIONER</u></b>	<b><u>DATE OF HEARING</u></b>
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	TBS (on the merits)
BA 19-008C	<u>OneEnergy Development, LLC.</u> (Coale) Conditional Use for a commercial solar facility (700 Sykesville Road, Sykesville)	
BA 19-021V	<u>NLC, LLC.</u> (Springmann) Residential variance to reduce the structure setbacks for 7 buildings (Old Waterloo Road, Elkridge)	
BA 19-039N&V	<u>AK Ghauri, LLC.</u> (Meachum) Non-conforming use for motor vehicle facility & Commercial variance (4235 Montgomery Road, Ellicott City)	

**HEARINGS TO BE SCHEDULED (cont)**

<u>CASE #</u>	<u>PETITIONER</u>	<u>DATE OF HEARING</u>
BA 19-042C	<u>Sean Witt (DeCarlo)</u> Conditional Use for a pet grooming and day care facility (11762 Carroll Mill Road, Ellicott City)	
BA 19-004S	<u>Howard Community College</u> Sign variance for multiple freestanding ID signs With electronic changeable text 10901 Little Patuxent Parkway, Columbia	
BA 19-032C	<u>The Muslin Family Center, Inc.</u> Conditional Use for religious facilities, structures and Land Uses Primarily for Religious Activities – to use a residential building as a religious facility (5796 Waterloo Road, Columbia)	
BA 19-036V	<u>Kevin Becraft (Mezzanotte/Busse)</u> Residential variance to reduce setbacks and allow cumulative accessory structure lot of more than 2,200 square feet for existing barns (17425 Frederick Road, Mt. Airy)	
BA 19-037V	<u>Jami Dunbar Revocable Trust &amp; Robert Pinto (Coale)</u> Residential variance to reduce the 30' side setback for accessory structure over 20 sf to 23.3' and to reduce minimum lot width at front BRL from 200' to 151' to accommodate a pole barn 13185-A Highland Road, Highland, MD	
BA 19-041V	<u>Robert Jordan t/a Jordan Builders, LLC.</u> Residential variance to reduce the minimum side Setback from a public street right-of-way from 20' To 7.5' for a proposed two-story SFD dwelling 7272 Wye Avenue, Jessup	
BA 19-014C&V	<u>Potomac Energy Holdings, LLC. (Adam Baker)</u> Conditional use for a motor vehicle fueling facility and Non-residential variance to permit a structure to be located within the 30-foot structure and use setback from an R-20 District (4205 Montgomery Road, Ellicott City)	
BA 19-035V	<u>Hanover Building Systems, Inc.</u> Residential variance for a garage (6475 Lawyers Hill Road, Elkridge)	

**PENDING DECISIONS:**

<b><u>CASE #</u></b>	<b><u>PETITIONER</u></b>	<b><u>DATE OF HEARING</u></b>
BA 17-032C	<u>BFEA-Curtis Farm, LLC</u> . (Coale) Conditional use for historic building uses for professional offices (5771 Waterloo Road, Ellicott City, MD)	1/23/20 6:30 p.m.
BA 19-028V	<u>Gordon Cwynar</u> Residential variance to reduce the 10' side setback to 5' For a deck (4500 Worthington Manor Way, EC)	1/28/20 6:00 p.m.
BA 19-022V	<u>River Hill Square, LLC</u> (Erskine) Non-residential variance to reduce the required structure and use setback from a residential district from 30' to 0' to accommodate an 8-foot solid fence. (12171 Clarksville Pike, Clarksville)	1/28/20 6:30 p.m.

**DECISIONS MADE:**

<b><u>CASE #</u></b>	<b><u>PETITIONER</u></b>	<b><u>DATE OF HEARING</u></b>
none		

**CASES IN PRESUBMISSION REVIEW**

<b><u>CASE #</u></b>	<b><u>PETITIONER</u></b>
BA 18-033V	<u>Kabler Dale Ashwell, Jr.</u> (Knust) Residential variance for accessory structures Cumulative lot coverage and side setbacks 17380 Frederick Road, Mt. Airy
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)
BA 19-027V	<u>Dale Kemper, t/a Lee's Towing of Laurel, LLC</u> Non-residential variance to reduce the 150' setback From a residential zoning district for an existing Towing/temporary vehicle storage use (7968 Dorsey Run Road, Jessup)
BA 19-034V	<u>Stephen J. Joanson</u> Residential variance to reduce setback for a shed 8515 Blounts Lane, Fulton, MD
BA 19-038C	Church of the Resurrection Roman Catholic <u>Congregation, Inc.</u> (Erskine) Expansion of an existing religious facility and private academic school (3175 & 3155 Paulskirk Dr. Ellicott City)

**CASES IN PRESUBMISSION REVIEW (cont)**

<b><u>CASE #</u></b>	<b><u>PETITIONER</u></b>
BA 19-040N&V	<u>Xing Du Dong</u> Non-conforming use to expand an existing Non-conforming use liquor store to add a 1-story Garage at rear of existing building for storage (6641 Washington Blvd., Elkridge)
BA 19-043V	<u>Team Dorsey, LLC</u> (DeCarlo) Non-residential variance to reduce the 50' structure and use setback to 20' for tractor trailer parking & storage (7868 Dorsey Run Road)
BA 19-044C	<u>SED PJM Holdings, LLC</u> (Meachum) Conditional Use for a commercial solar facility 13300 Frederick Road, West Friendship, MD 21794
BA 19-045C	<u>SED PJM Holdings, LLC</u> (Meachum) Conditional Use for a commercial solar facility 13370 Frederick Road, West Friendship, MD 21794
BA 20-001C	<u>Landscape Development Company</u> (Coale) Conditional Use for a landscape contractor business and Related storage (16305 & 16275 Carrs Mill Road, Woodbine)
BA 20-002C	<u>Rock Realty, Inc. c/o H&amp;H Rock Companies</u> (Erskine) Conditional Use for 58 age-restricted adult housing units consisting Of semi-detached dwelling units (12170 Lime Kiln Road, Fulton, MD)
BA 20-003C	<u>Dorsey Overlook, LLLP</u> (Coale) Residential variance to reduce the 30' structure setback to 8.74' For a retaining wall along Columbia Road (9562, 9566, 9570, 9580, 9584, 9590, 9598 Old Route 108, Ellicott City)

**HEARINGS UNSCHEDULED**

<b><u>CASE #</u></b>	<b><u>PETITIONER</u></b>	<b><u>Date Placed on List</u></b>
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)	

**HEARINGS UNSCHEDULED (cont.)**

<u>CASE #</u>	<u>PETITIONER</u>	<u>Date Placed on List</u>
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 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
BA 18-015V	<u>Maryland Pro Investments, LLC. (Coale)</u> Commercial variance to reduce the req. structure and use Setback to 10.2' for a maintenance shed 9380 Baltimore National Pike, Ellicott City	4/23/19
BA 768-D	<u>Binder Rock, LLC (Oh)</u> Appeal of DPZ letter dated 7/2/19 determining that processing of S-17-004 failed the test for Elementary and High School	1/14/20
BA 19-015C	<u>Dorsey Overlook, LLLP (Coale)</u> Conditional use for age restricted adult housing for 120 units (9562, 9566, 9570, 9580, 9584, 9590, 9598 Old Route 10, Ellicott City)	1/13/20

## Howard County Schedule of Hearings Before the Zoning Board February 3, 2020

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 1119M	<u>HRVC Ltd. Partnership, c/o Kimco Realty Corp.</u> (Oh) <b>(cont.)</b> Redevelopment of Hickory Ridge Village Center To amend the Preliminary Development Plan (6430-6470 Freetown Road, Columbia, MD)	1/18/18	2/5/20 @ 6:30 p.m. <b>(cont:</b> 4/1 & 4/8 @ 6 p.m.) if necessary
ZB 1120M	<u>Enterprise Homes, Inc.</u> (Coale) <b>(continued)</b> For approval of an amended PDP Plan for NT District to redevelop property as mixed income developments 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	2/12/20 @ 6:30 p.m. <b>(cont.</b> 2/19 @ 4 p.m. if necessary)
ZB 1122M	<u>Meadowood-Maple Lawn, LLC</u> (Oh) To rezone from RR-DEO to R-SA-8 for 5.08 acres 11475 S Route 216, Fulton, MD	6/6/19	2/26/20 @ 6:30 p.m.
ZB 1118M	<u>Erickson at Limestone Valley</u> (Erskine) 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	3/4/20 @ 6:00 p.m. <b>(cont. dates:</b> 3/11; 3/18 & 3/25 if necessary)

**PENDING DECISION**

<b><u>CASE #</u></b>	<b><u>PETITIONER</u></b>		<b><u>HEARING HELD</u></b>
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	10/23/19.

**ZB CASES IN PRESUBMISSION REVIEW**

<b><u>CASE #</u></b>	<b><u>PETITIONER</u></b>
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 and retail commercial 7525 & 7541 Washington Blvd., Elkridge
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

## Schedule of Hearings Before the Howard County Council for Amendments to the Zoning Regulations February 3, 2020

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 189 <b>CB 65-2019</b>	<u>David Yungmann, Council Member</u> To amend the Section 131.0.O.1.b. to authorize the Hearing Authority to reduce the required minimum setback of 75' from a residential lot to no less than 25' for the buildings and parking uses of an indoor commercial athletic facility.	9/19/19	10/24/19	11/4/19	11/18/19 <b>APPROVED 12/2/19 EFFECTIVE 2/5/20</b>
ZRA 188 <b>CB 9-2020</b>	<u>Glenelg Country School (Oh)</u> To amend the Zoning Regulations pertaining to conditional uses to (i) allow Hearing Examiner to grant variances to certain setbacks; (ii) provide that certain setbacks are inapplicable; (iii) provide that written authorization of owner must be submitted; & (iv) provide that child day care centers are an accessory use to a private academic school conditional use	6/6/19 (Denied 7/11/19)		2/3/20	2/18/20
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