




Howard County

Department of Planning and Zoning

Subject: James Foster
6044 Trotter Rd, Clarksville, MD 21029
Board of Appeals Case No. BA-22-009V

To: Howard County Hearing Examiner

From:  Geoff Goins, Division Chief
Division of Public Service
and Zoning Administration

Date: June 9, 2022

This is a petition for variances from Sections 107.0.D.1.a(2) & 128.0.A.12.A(1)(a) to exceed the height limit of accessory structures and to exceed the maximum cumulative lot coverage permitted for accessory structures. The requested variance is to reconstruct two deteriorated accessory structures, a barn and corn crib, with period appropriate and historically representative design and materials, with the same non-conforming approximate height and maximum cumulative area. The property is identified as Tax Map 35, Grid 7, Parcel 23 (the "Property") and addressed as 6044 Trotter Rd. The 33.69-acre lot is developed with a historic structure, several historic accessory structures and is located within the R-ED (Residential: Environmental Development) zoning district. Adjoining properties to the east and south are within the R-ED zoning district, while properties to the west and north are with the NT zone. The properties to the east and south contain single family detached dwelling units and open space, while the properties to the west and north contain single family detached dwelling units.

The Division of Public Service and Zoning Administration has no comments on this petition. I am transmitting responses to the request for comments from the reviewing agencies. Responses are attached from the following agencies:

1. Department of Fire and Rescue Services
2. Department of Inspections, Licenses & Permits
3. Development Engineering Division
4. Division of Land Development
5. Resource Conservation Division

Attachments

cc: Petitioner

6044 Trotter Rd



Department of Planning and Zoning
Howard County, Maryland
Recommendations/Comments

Date: April 4, 2022

Hearing Examiner TBD

Planning Board _____ Board of Appeals _____ Zoning Board _____

Petition No. BA-22-009V Map No. _____ Block _____ Parcel _____ Lot _____

Petitioner: James Foster

Petitioner's Address: _____

Address of Property: SEE PETITION

Return Comments by 04/18/22 to Public Service and Zoning Administration

Owner: (if other than applicant) _____

Owner's Address: _____

Petition: SEE APPLICATION

- To:
- MD Department of Education – Office of Child Care
3300 N. Ridge Road, Ste. 190, EC, MD 21043 (Louis Valenti)
 - Bureau of Environmental Health
 - Development Engineering Division
 - Department of Inspections, Licenses and Permits
 - Department of Recreation and Parks
 - Department of Fire and Rescue Services
 - State Highway Administration
 - Sgt. Karen Shinham, Howard County Police Dept.
 - Tom Meunier, Department of Public Works
 - Office on Aging, Terri Hansen (senior assisted living)
 - Police Dept., Animal Control, Deborah Baracco, (kennels)
 - Susan Fitzpatrick, Health Dept. (Nursing & Res. Care)
 - Land Development - (Religious Facility & Age-Restricted
Adult Housing)
 - Housing and Community Development
 - Resource Conservation Division – Beth Burgess
 - Route 1 Cases – DCCP – Kristin O'Connor
 - Telecommunication Towers – (Comm. Dept.)
 - Division of Transportation – Dave Cookson

COMMENTS: WE HAVE NO COMMENTS.

Paul Walsh
SIGNATURE

Department of Planning and Zoning
Howard County, Maryland
Recommendations/Comments

Date: April 4, 2022

Hearing Examiner TBD
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Address of Property: SEE PETITION

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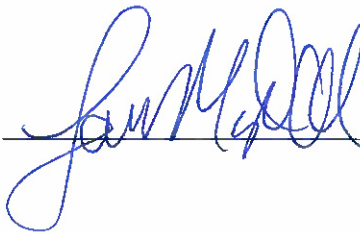
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Owner's Address: _____

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 - _____ Police Dept., Animal Control, Deborah Baracco, (kennels)
 - _____ Susan Fitzpatrick, Health Dept. (Nursing & Res. Care)
 - Land Development - (Religious Facility & Age-Restricted Adult Housing)
 - _____ Housing and Community Development
 - Resource Conservation Division**
 - _____ Route 1 Cases – DCCP – Kristin O'Connor
 - _____ Telecommunication Towers – (Comm. Dept.)
 - _____ Division of Transportation – Dave Cookson

COMMENTS: The Applicant has submitted an application for Advisory Comments to the Historic Preservation Commission for a change in plans to the main historic house addition, and for alterations to the corn crib and barn, and construction of a pool. The HPC minutes will be forwarded once that process has been completed.



SIGNATURE



Howard County

Department of Planning and Zoning

Subject: Board of Appeals Case No: BA-22-009v
Applicant: James Foster
Petition: A variance to exceed the height limit of accessory structures and the maximum cumulative lot coverage permitted for accessory structures.

To: Division of Public Service and Zoning Administration
Department of Planning and Zoning

From: Development Engineering Division
Department of Planning and Zoning

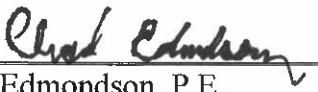
Date: April 4, 2022

The Development Engineering Division has reviewed the above referenced petition and has no objection.

Based on an examination of the petition, we offer the following comments:

1. The request appears to have no adverse engineering impact on the adjacent properties.
2. All improvements must comply with current Howard County design criteria including APFO requirements and stormwater management.

If you have any questions concerning this matter, please contact me at extension 2350.



Chad Edmondson, P.E.
Chief

CE/pmt

cc: Thomas Meunier, Director, Department of Public Works
Philip M. Thompson, Engineer, Development Engineering Division
Amah Binde, Chief, Bureau of Engineering, Department of Public Works
Reading File

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HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350


Voice/Relay

Amy Gowan, Director

FAX 410-313-3467

Subject: BA-22-009V 6044 Trotter Road (Foxtrot Manor)

To: Geoff Goins, Chief
Division of Public Service and Zoning Administration

Through: Anthony Cataldo, Chief 
Division of Land Development

From: Justin Schleicher, Division of Land Development

Date: April 22, 2022

The Division of Land Development has reviewed the residential variance petition and has no objection to the request to reconstruct a barn and pool house above the height limitation and lot coverage requirements. Our recommendation is based on the following analysis:

1. The property does not appear to be encumbered with environmental features that would require further review from the Division of Land Development.
2. If the Limit of Disturbance for the barn, associated driveway, pool house and pool is 5,000 SF or greater, the improvements must adhere to the stormwater management regulations. This will require approval of an Environmental Concept Plan by the Department of Planning and Zoning and issuance of a grading permit from the Department of Inspections, Licenses and Permits.

JS/js

T:\DLD- Division of Land Development\Zoning Cases (ZB, BA, AA) - DLD Review Comments

**Department of Planning and Zoning
Howard County, Maryland
Recommendations/Comments**

Date: April 4, 2022

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COMMENTS: _____

No comments.

Jeremy Clancy 3/29/2022