

1 **WARREN H. BOYER,** * **BEFORE THE**
2 **PETITIONER** * **PLANNING BOARD OF**
3 **ZRA-169** * **HOWARD COUNTY, MARYLAND**

4 * * * * *

5 **MOTION:** *To recommend denial of the Petitioner's request and to recommend approval of the*
6 *DPZ proposed text, with a recommended revision to the proposed Section*
7 *131.0.O.2.d. to state that the use shall not be on a driveway or private road shared*
8 *with other property owners.*

9 **ACTION:** *Recommended denial of Petitioner's request; Vote 5 to 0.*
10 *Recommended approval of DPZ's text, with revision noted; Vote 5 to 0.*

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12 **RECOMMENDATION**

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14 On September 1, 2016, the Planning Board of Howard County, Maryland, considered the petition of
15 Warren H. Boyer to amend Section 103.0 to revise the definition for "Motor Vehicle" to make the term only
16 applicable to motorized vehicles that are self-propelled; to delete the requirement that motor vehicles, trailers,
17 box trailers and cargo containers may not be used as shelters for on-site storage; and to amend Section 128.0.
18 to establish a new use category for "Non-temporary Use of Storage Trailers, Field or Sales Offices, Storage
19 and Refuse Containers."

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21 The Planning Board considered the petition, the Department of Planning and Zoning Technical Staff
22 Report and Recommendation, and the comments of reviewing agencies. The Petitioner was represented by
23 Bill Erskine. Mr. Erskine stated that his client supported the recommendations made by DPZ in the Technical
24 Staff Report; although he expressed that the intent of the petition was meant to allow shipping containers that
25 are completely screened and not visible. There was no testimony in opposition to the petition. The
26 Department of Planning and Zoning recommended denial of the petition but proposed alternative text to
27 address several issues related to accessory storage buildings and shipping containers. A work session
28 followed the meeting. During the work session, all DPZ testimony was evaluated to develop the Board's
29 recommendation.

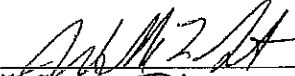
30 **Board Discussion and Recommendation**

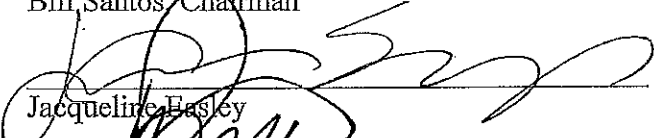
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32 The Board expressed concern with the Petitioner's approach to allow storage trailers and shipping
33 containers as a matter of right in all Zoning Districts due to compatibility issues. One member noted that it is
34 very difficult to keep things invisible, especially in dense areas. However, the Board found that shipping

1 containers can be very useful for farming and temporary institutional uses as long as the institutional uses do
2 not become permanent. Therefore, the Board supported DPZ's recommendation to allow such uses through
3 the Conditional Use process in order to evaluate their compatibility with surrounding properties. The Board
4 expressed that shipping containers that are screened and cannot be seen from the surrounding area could be
5 acceptable for storage purposes. The Board noted that DPZ's proposed text for Section 131.0.O.2.d. should be
6 revised to state that the use shall not be on a driveway or private road shared with other property owners,
7 rather than shared with other uses. Mr. Engelke made the motion to recommend denial of the Petitioner's
8 request and to recommend approval of the DPZ proposed text, with a recommended revision to the proposed
9 Section 131.0.O.2.d. to state that the use shall not be on a driveway or private road shared with other property
10 owners. Ms. Easley seconded the motion. The motion passed by a vote of 5 to 0.

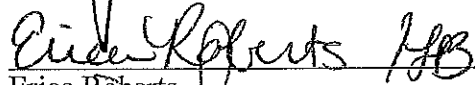
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12 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this ^{20th} ~~6th~~ day of
13 October, 2016, recommends that ZRA-169 as proposed by the Petitioner be DENIED, and that DPZ's
14 recommended text for ZRA-169, with the revision as described above, be APPROVED.

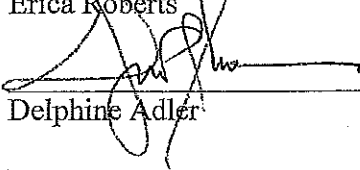
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16 HOWARD COUNTY PLANNING BOARD

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18 Bill Santos, Chairman


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20 Jacqueline Easley

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22 Phillips Engelke

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24 Erica Roberts

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26 Delphine Adler

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30 ATTEST:

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32 Valdis Lazdins, Executive Secretary