

Howard County Schedule of Hearings Before the Board of Appeals December 3, 2018

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 16-036C&V	<u>Miller Family Trust</u> (Jonathan & Sonya Miller, Trustees) 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) (Appeal of Hearing Examiner Denial of 3-2-18) (waiting for variance to be filed)	12/13/18 WORKSESSION TO CONSIDER VARIANCE REQUEST
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) (Recusal by Hearing Examiner to hear this case)	12/13/18
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)	1/10/19
BA 750-D	<u>Francesca Galbani, et al</u> (Nelson) Appeal of DPZ letter dated 3/1/18 approving F-17-045, Walker Meadows	1/24/19 (tentative) MOTIONS ONLY
BA 17-020C	<u>Elisa Kamens</u> (Meachum) (Appeal of Decision of Hearing Examiner – not appealing grant of the Petition but the conditions on use of the property) Conditional use for a pet day care facility.	1/31/19

TO BE SCHEDULED:

- BA 16-034C Glenelg Country School (Erskine)
 Conditional use to modify and expand existing private school
 (12793 Folly Quarter Road, Ellicott City)
 4807 Manor Lane, Ellicott City
- 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)
- BA 747-D Brian England, t/a British American Bldg, LLC.
 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)

PENDING DECISION

- | <u>CASE #</u> | <u>PETITIONER</u> | |
|---------------|---|--------------------------------------|
| BA 718-D | <u>Two Farms, Inc.</u> (Oh)
Appeal of the Planning Board denial of SDP 14-013 for one commercial
Lot on 3.81 acres zoned NT for construction of a gas station, convenience
Store and car wash (9585 Snowden River Parkway)
(Appealing Admin. Dismissal by the Hearing Examiner) | 2/22/18
(Verbally Dismissed)
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| 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)
(Appealing the denial of the residential variance by the
 Hearing Examiner) | 9/27/18 |
| BA 18-021C&V | <u>Grace Chinese Christian Church</u> (Robinson)
Conditional use for religious facility within an
existing structure and Related variances
(6275 Old Washington Blvd, Elkridge)
(Recusal by Hearing Examiner to hear this case) | 11/8/18 |

UNSCHEDULED DOCKET

<u>CASE #</u>	<u>PETITIONER</u>	<u>DATE PLACED ON USD</u>
BA 757-D	<u>Long Gate Overlook – Ellicott City, LP & 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 (appeal Hearing Examiner denial of Petitioners' request to schedule a hearing)	11/29/18

DECISIONS MADE

<u>CASE #</u>	<u>PETITIONER</u>	<u>DATE</u>
NONE		

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

<u>CASE #</u>	<u>PETITIONER</u>	<u>Date Placed on List</u>
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)	8/1/18 (hearing 10/26/17)

Cases appealed to Circuit Court –

BA 749-D	<u>G. Care, A. Breidenstine, P. Marzin & 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> (Appeal of BOA decision to Remand to the Planning Board)
BA 746-D	<u>Naresh Kumar, et al</u> (Parsons) Appeal of the Decision and Order of the Planning Board in PB Case No. 420- Mark Levy, MIT-Montevideo LLC (Respondent) Approving Optional Design Project No. PB 420 (Royal Farms At Montevideo Crossing) (on the record appeal) Washington Blvd., between Montevideo Road & Old Montevideo Road

**Howard County Schedule of Hearings
Before the Hearing Examiner
December 3, 2018**

HEARINGS SCHEDULED

<u>CASE #</u>	<u>PETITIONER</u>	<u>DATE OF HEARING</u>
BA 18-007C	<u>Donald Reuwer</u> (Reuwer) Conditional Use for age restricted adult housing (15850 Old Frederick Road, Woodbine)	12/7/18 9:30 a.m. (continued)
BA 18-026C	<u>Burgers of Baltimore II, LLC., t/a Burger King</u> (Meachum) Conditional use for a fast food restaurant (8835 Centre Park Drive, Columbia, MD)	12/14/18 9:30 a.m.
BA 753-D	<u>Columbia Association, LLC.</u> (Erskine) (CONTINUED) Appeal of DPZ letter dated 5/3/18, Subdivision Review Committee's determination that SDP-17-041 (EGU Subdivision Royal Farms Store 186 & Canton Car Wash may be approved (9585 Snowden River Parkway, Columbia) (limited to Motions & jurisdictional matters)	12/19/18 9:30 a.m.
BA 754-D	<u>British American Building, LLC, et al</u> (CONTINUED) Appeal of DPZ letter dated 5/3/18, Subdivision Review Committee's determination that SDP-17-041 (EGU Subdivision Royal Farms Store 186 & Canton Car Wash may be approved. (9585 Snowden River Parkway, Columbia) (limited to Motions & jurisdictional matters)	12/19/18 9:30 a.m.
BA 756-D	<u>John Ellingsworth</u> (Psoras) MOTIONS ONLY 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)	1/11/19 9:30 a.m. (postponed from 11/9)
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	1/14/19 6:00 p.m.
BA 18-024V	<u>Electric Guard Dog, LLC.</u> Non-residential variance for existing security fence (8005 Dorsey Run Road, Jessup)	1/22/19 6:00 p.m.
BA 18-002S	<u>Lititz Sign Co.</u> Sign variance – setback from Washington Blvd. (9941 Washington Blvd)	1/22/19 6:30 p.m.
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)	1/25/19 9:30 a.m.

HEARINGS SCHEDULED

<u>CASE #</u>	<u>PETITIONER</u>	<u>DATE OF HEARING</u>
BA 18-010V	<u>Michael C. Dixon</u> 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)	1/29/19 5:00 p.m.
BA 18-011C&V	<u>Baltimore Gas and Electric Co.</u> (Busse) 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)	1/29/19 6:00 p.m.
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)	2/8/19 9:30 a.m. (postponed from 11/30)
BA 18-027V	<u>Kim & 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)	2/11/19 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)	2/11/19 6:00 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)	2/26/19 6:00 p.m.
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)	3/1/19 9:30 a.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 (request early Feb. hearing)	3/8/19 9:30 a.m.

HEARINGS TO BE SCHEDULED

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

PENDING DECISION

<u>CASE #</u>	<u>PETITIONER</u>	<u>HEARING HELD</u>
BA 18-019C&V	<u>CGFD Inv. Group, LLC.</u> (Meachum) Conditional Use for existing assisted living facility to increase from an 8-bed to a 16-bed facility and a variance to reduce the use setback from a lot line from 30' to 0' for a driveway 5502 Harris Farm lane	11/19/18 6:00 p.m.

DECISIONS MADE

<u>CASE #</u>	<u>PETITIONER</u>	
BA 18-014V	<u>Yata Gomes Ferrer</u> Residential variance for a proposed deck (10540 Patuxent Ridge Way, Laurel)	APPROVED 11/14/18
BA 18-018V	<u>GP North LLC</u> (Coale) 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)	DENIED 11/8/18

CASES IN PRESUBMISSION REVIEW

<u>CASE #</u>	<u>PETITIONER</u>	
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 & 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)	

CASES IN PRESUBMISSION REVIEW (cont)

<u>CASE #</u>	<u>PETITIONER</u>
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 17-024V	<u>Michael C. Fitzpatrick</u> Residential variances to increase lot coverage and to reduce side setback for an accessory structure (11910 Emerald Court, Ellicott City)
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)
BA 17-033C	<u>Gyung Hyang Garden Presbyterian Church</u> Conditional Use for a child day care center in an existing church 8665 Old Annapolis Road, Columbia, MD 21045
BA 17-034C	<u>Gyung Hyand Garden Presbyterian Church</u> Conditional use for a playground to be used by day care center On property adjacent to the existing church property 8675 Old Annapolis Road, Columbia, MD 21045
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 18-023N	<u>Penske Truck Leasing Co. Limited Part. (Robinson)</u> 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.)
BA 18-029V	<u>Chaudary Grill (Khan)</u> Residential variance for proposed single family dwelling (4398 College Avenue)

HEARINGS UNSCHEDULED

<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)	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. (Zaller)</u> 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. (Oh)</u> 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 (Oh)</u> 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

**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) (Continuation) 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	<u>PMIG 1027, LLC.</u> ((Lynch) Non-conforming use for a gas station, convenience store and car wash (9320 Baltimore Nat'l Pike, Ellicott City)	8/1/18

Howard County Schedule of Hearings Before the Zoning Board December 3, 2018

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 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)</u> (Erskine)(cont) ZB 1116M, Elm Street Development (Roberts Property) 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	TBS
ZB 1119M	<u>HRVC Ltd. Partnership, c/o Kimco Realty Corp.</u> (Barhight) Redevelopment of Hickory Ridge Village Center To amend the Preliminary Development Plan (6430-6470 Freetown Road, Columbia, MD)	1/18/18	TBS
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, Clarksville)	TBS	
ZB 1120M	<u>Enterprise Homes, Inc.</u> (Coale) 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	TBS	

Schedule of Hearings Before the Howard County Council for Amendments to the Zoning Regulations December 3, 2018

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	PB	PREFILE	INTRO	PUBLIC
<u>CASE</u>	<u>DATE</u>	<u>DATE</u>	<u>DATE</u>	<u>HEARING</u>
ZRA 186				
<u>Jay Somnath LLC (Coale)</u> 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			