

# Howard County Schedule of Hearings Before the Board of Appeals March 3, 2023

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:**

<b><u>CASE #</u></b>	<b><u>PETITIONER:</u></b>	<b><u>DATE OF HEARING</u></b>
BA 16-034C	<u>Glenelg Country School</u> (Coale) Conditional Use to enlarge and modify a private academic school (12793 Folly Quarter Road, Ellicott City) <b>(Appeal of Hearing Examiner Decision)</b> <b>(Postponed by BOA until Court of Special            Appeals Case resolved re: ZRA)</b> Council District 5	<b>3/7/2023 @ 6:30 PM</b> <i>(Continuation Dates:</i> 3/21/2023 & 5/2/2023 @ 6:30pm)
BA 21-032C	<u>Philip Young Kim</u> (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 John's Lane Ellicott City, Maryland 21042) Council District 5	<b>3/9/2023 @ 6:30pm</b> <i>(Continuation date:</i> 4/4/2023 @ 6:30pm)
BA 787-D	<u>Taylor Service Company, et al.</u> (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	<b>4/13/2023 @ 6:30pm</b>

**PENDING DECISIONS:**

**CASE #**

**PETITIONER:**

**HEARING HELD**

BA 22-006V SSM Hospitality, LLC (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

1/30/2023

BA 19-042C Sean Witt (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

1/30/2023

**DECISIONS MADE:**

**CASE #**

**PETITIONER:**

**DECISION DATE:**

BA 21-010C KDC Solar HR Streetlights, LLC (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)

**Granted**  
**2/3/2023**

**TO BE SCHEDULED:**

**CASE#**

**PETITIONER:**

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 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 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 790-D Lubna Khan  
Appeal of the Hearing Examiner's Decision and Order dated December 22, 2022 because the decision was clearly erroneous, Arbitrary and capricious, and contrary to law.  
(12345 S. Wake Forest Road Clarksville, MD 21029)  
Council District 4

**Affirmed and Corrected 1/4/23**  
**Motion to Reconsider**  
**Denied 1/18/23**  
**Motion to Dismiss**  
**Denied 1/23/23**

**CASES UNSCHEDULED:**

**CASE #      PETITIONER:**

**DATE PLACED ON DOCKET:**

NONE

**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 March 3, 2023

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  
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:**

<b><u>CASE #</u></b>	<b><u>PETITIONER:</u></b>	<b><u>DATE OF HEARING</u></b>
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 Elkridge, Maryland 21075) Council District 1	3/8/2023 @5:30PM
BA 22-030V	<u>Eric Steinberg</u> (DeCarlo) Residential Variance petition requesting to reduce The required 50' structure setback to 32' for the purpose Of a garage addition to accommodate accessibility Improvements for a person with a disability. (4263 Knobs End Court Ellicott City, Maryland 21042) Council District 1	3/16/2023 @ 10:00AM
BA 22-029C&V	<u>McDonald's Corporation</u> (Baker) Conditional Use & Variance petitions requesting to replace existing One-lane drive through with a two-lane drive through To permit 49 off-street parking spaces. (7878 Pocomoke Avenue Jessup Maryland 20794) Council District 3	3/22/2023 @ 5:30PM
BA 22-032V	<u>Galloway Pool Service, Inc</u> Residential Variance Petition request to reduce 30' side setback For the installation of an inground concrete pool. (1735 Underwood Road Sykesville, Maryland 21784) Council District 5	3/28/2023 @ 10:00AM

BA 793-D Patrice Salmon (Scruggs)  
Administrative Appeal of DPZ Decision and Order dated  
November 10, 2022. **3/29/2023 @ 5:30PM**  
(9141 Old Scaggsville Rd. Laurel, Maryland 20723)  
Council District 3

BA794-D Dr. Sara Via, et al  
Administrative Appeal of Decision and Order dated  
November 17, 2022. **3/30/2023@ 5:30PM**  
(441 Manor Lane, Ellicott City, Maryland 21042)  
Council District 5

BA 22-031C 11074 Frederick Road, LLC(Erskine)  
Conditional Use Petition requesting 13 age restricted adult  
Housing units (single family attached dwellings). **4/19/2023 @ 5:30PM**  
(11074 Frederick Road Ellicott City, Maryland 21042)  
Council District 5

**HEARINGS TO BE SCHEDULED:**

**CASE #      PETITIONER:**

BA 23-003C Milestone Tower Limited Partnership-IV (Hughes)  
Conditional Use Petition requesting communication tower that will  
Include a 125' monopole, a fences, secured ground equipment  
Compound, lightning rod (tip height of 127') and supporting  
Ancillary equipment.  
(8200 & 8210 Old Columbia Rd, Laurel MD 20273)  
Council District 4

BA 23-005N Jose Roberto Nataren (Coale)  
Non-Conforming Use Petition seeking an expansion for two single-family  
Dwellings      approved under Case No. NCU-18-001  
To allow a second story on one of the structures.  
(15491 Roxbury Road Glenwood, Maryland 21738)  
Council District 5

**PENDING DECISIONS:**

**CASE #      PETITIONER:**

**DATE OF HEARING:**

BA 22-034V Benjamin Solomon  
Variance Petition to reduce rear setbacks for proposed covers  
Porch/patio that will encroach into the required setback by  
Approximately 5 feet. **2/28/2023**  
(8211 Stauffer Ave, Fulton Maryland 20759)  
Council District 4

<b><u>CASE #</u></b>	<b><u>DECISIONS MADE:</u></b> <b><u>PETITIONER:</u></b>	<b><u>DECISION DATE:</u></b>
BA 22-028V	<u>John Keller &amp; Elena Keller (DeCarlo)</u> Residential Variance Petition requesting to increase The 15' maximum height for accessory structure to 22' for the purpose of 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	<b>Granted</b> <b>2/6/2023</b>
BA 22-025V	<u>PS Atlantic Coast 2021 B, LLC (Erskine)</u> 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	<b>Granted</b> <b>1/23/2023</b>
BA 22-026V	<u>Horizons Unlimited Home Improvements, Inc</u> 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	<b>Granted</b> <b>1/19/2023</b>
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	<b>Motion for Reconsideration</b> <b>1/18/2023</b>
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	<b>Denied 1/11/2023</b>
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)	<b>Withdrawn 1/4/2023</b>
BA 22-013N	<u>Carl Nasr</u> Non-conforming Use Petition requesting rental apartments. (8520 Commercial Street Savage, Maryland 20763) Council District 3	<b>Granted 2/21/2023</b>

BA 790-D Lubna Khan  
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

**Affirmed and Corrected  
1/4/2023**

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

**Granted 1/3/2023**

**CASES IN PRESUBMISSION REVIEW:**

**CASE #**

**PETITIONER:**

BA 22-035C Pleasants Development, LLC (DeCarlo)  
Conditional Use petition to Propose 65 age-restricted adult  
Housing units that will include 14 single-family detached units  
With a 40' x 60' footprint and 51 single-family attached units with  
A 28' x 64'.  
(24012 Frederick Road, Suite 200, Clarksburg, MD 20871)  
Council District 1

BA 23-001V Robert & Kelly Tretheway  
Residential Variance Petition to an accessory structure  
Greater than 200 sq. ft. must be a minimum of 30' from a side lot line.  
(713 Chessie Crossing Way, Woodbine Maryland 21797)  
Council District 5

BA 23-002C Mario A. Guzman & Victor Guzman Argueta (Erskine)  
Conditional Use Petition to seek approval for a  
landscape contractor business.  
(1242 Long Corner Road, Mt. Airy Maryland 21045)  
Council District 5

BA 22-032V Galloway Pool Service, Inc  
Residential Variance Petition requesting to reduce 30'  
Setback to 16' for the installation of an inground concrete swimming pool.  
(1735 Underwood Road Sykesville, Maryland 21784)  
Council District 5

BA 23-004V Veli Demirel (Coale)  
Residential Variance Petition requesting variance the minimum necessary to afford  
Petitioner the relief necessary to build two proposed structures and related parking.  
(3301-3309 Demirel Way Ellicott City, Maryland 21042)

**UNSCHEDULED CASES:**

**CASE #**

**PETITIONER:**

**DATE PLACED ON LIST**

BA 595-D

Rhonda and Barry Downey

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

Elm Street Development (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

**March 3, 2023**

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	PB Rec. - Planning Board Recommendation
M - Map Amendment	WS - Work session - Council Conference Room
TBS - To Be Scheduled	ZB - Zoning Board
SRC - Subdivision Review Committee	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>
---------------	--------------------	-----------	-----------

None

**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	(continuation date TBD)

ZB 1127M	<u>G&amp;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 District 4	7/8/21	
----------	---	--------	--

**HEARINGS/MEETINGS/WORKSESSIONS TO BE SCHEDULED:(continued)**

<b><u>CASE #</u></b>	<b><u>PETITIONER:</u></b>	<b><u>PB</u></b>	<b><u>ZB</u></b>
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:**

<b><u>CASE #</u></b>	<b><u>PETITIONER:</u></b>	<b><u>DATE PLACED ON USD</u></b>
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:**

<b><u>CASE #</u></b>	<b><u>PETITIONER:</u></b>	<b><u>DECISION DATE:</u></b>
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:**

<b><u>CASE #</u></b>	<b><u>PETITIONER:</u></b>
None	

**APPEALS TO CIRCUIT COURT:**

<b><u>CASE #</u></b>	<b><u>PETITIONER:</u></b>	
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 March 3, 2023

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 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.	12/15/22	2/23/23		
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			
ZRA 204	<u>Christiana Rigby</u> To amend the definitions of “Parking Area, Parking Facility, or Parking Use” and “Solar Collector, Rooftop” to ensure that solar Canopies are permitted by right uses on parking structures.				