

# Howard County Schedule of Hearings Before the Board of Appeals September 4, 2019

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 747-D	<u>Brian England v. Ho.Co. Planning Board</u> 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. <b>Worksession on Motion for Reconsideration &amp; Opposition To Motion for Reconsideration</b>	9/6/19 9:30 a.m.
BA 19-025V	<u>BLT Cantina, LLC.</u> (Erskine) Non-residential variance to allow a drive-thru lane within the building and use setback from 30' to 17.7'. (8620 Washington Blvd)	9/6/19 9:30 a.m.
BA 19-024V	<u>MLWL, LLC.</u> (Springmann) Non-residential variance to reduce the 30' setback from Dorsey Run Road to 9.33' for parking and a drive aisle (7869 Dorsey Run Road, Jessup)	9/19/19 @ 6:30 p.m.
BA 19-021V	<u>NLC, LLC.</u> (Springmann) Residential variance to reduce the structure setbacks for 7 buildings (Old Waterloo Road, Elkridge)	9/26/19 6:30 p.m.
BA 15-024C&V	<u>Naresh Das (Oh/Coale)</u> <b>CONTINUATION</b> 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	10/2 & 10/10 6:30 p.m.
BA 16-036C&V	<u>Miller Family Trust (Jonathan &amp; Sonya 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>	10/24/19 Closings

**HEARINGS TO BE SCHEDULED**

<b><u>CASE #</u></b>	<b><u>PETITIONER</u></b>	<b><u>DATE OF HEARING</u></b>
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 2 existing buildings and a parking lot and related variances. (8045 Hunterbrooke Lane, Fulton)	TBS
BA 19-009C	<u>OneEnergy Development, LLC.</u> (Coale) Conditional Use for a commercial solar facility (12800 Old Frederick Road, Sykesville)	9/9/19 @ 6 p.m. (POSTPONED from 7/8)
BA 16-034C	<u>Gleneig Country School</u> (Oh) (12793 Folly Quarter Road, Ellicott City) 4807 Manor Lane, Ellicott City	TBS
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	TBS
BA 19-010C	<u>Dar Al Taqwa, Inc.</u> (Oh) 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)	TBS
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 18-025C	<u>Williamsburg Group, LLC.</u> (Oh) (continued) Conditional Use for age restricted adult housing (10752 Scaggsville Road)	TBS
BA 18-032C	<u>Power52 Energy Solutions, LLC.</u> (Coale) Conditional Use for a commercial solar facility 5455 & 5545 Broadwater Lane, Clarksville	TBS
BA 18-030C	<u>Power52 Foundation</u> (Coale) Conditional Use for a commercial solar facility (12855 Frederick Road, West Friendship)	TBS
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)	
BA 19-008C	<u>OneEnergy Development, LLC.</u> (Coale) Conditional Use for a commercial solar facility (700 Sykesville Road, Sykesville)	

**HEARINGS TO BE SCHEDULED**

<u>CASE #</u>	<u>PETITIONER</u>	<u>DATE OF HEARING</u>
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)	
BA 19-018C	<u>W.H. Boyer, Inc.</u> (Erskine) 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)	
BA 19-015C	<u>Dorsey Overlook, LLLP</u> (Coale) Conditional use for age restricted adult housing for 120 units (9562, 9566, 9570, 9580, 9584, 9590, 9598 Old Route 10, Ellicott City)	
BA 18-008V	<u>Parviz Vedadi</u> (Meachum) Residential variance to reduce the rear setback from 30' to 20.8' for a house addition (8242 Mission Road, Jessup)	
BA 19-031C	<u>New Path Reformed Church</u> (Oh) Conditional Use for structures and land use primarily for religious activities (7,972 sq.ft. religious facility) (10425 Route 108, Ellicott City, MD)	
BA 768-D	<u>Binder Rock, LLC</u> (Oh) Appeal of DPZ letter dated 7/2/19 determining that processing of S-17-004 failed the test for Elementary and High School	
BA 19-029C	<u>The Community Ecology Institute</u> (Erskine) Conditional Use for Charitable or Philanthropic Institutions Offices and Educational Programs – To provide space for Community non-profit organizations (8000 Harriet Tubman Lane, Columbia)	
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)	
BA 769-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)	
BA 19-002C	<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)	
BA 19-020V	<u>John Cochran</u> Residential variance to front and side setbacks for an existing shed (5501 Montgomery Road, Ellicott City)	

**HEARINGS TO BE SCHEDULED (continued)**

<u>CASE #</u>	<u>PETITIONER</u>	<u>DATE OF HEARING</u>
BA 19-001S	<u>Richard D. Gelfman</u> Sign variance for multiple signs; 9123 Route 108 (Old Annapolis Road)	
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)	
BA 19-023N	<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)	

**PENDING DECISION (heard by Board of Appeals)**

<u>CASE #</u>	<u>PETITIONER</u>	<u>HEARING HELD</u>
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) <b>(Appealing the denial of the residential variance by the Hearing Examiner)</b>	9/27/18
BA 18-018V	<u>G.P. North, LLC.</u> (Meachum) 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) <b>(appeal of Hearing Examiner decision)</b>	4/30/19
BA 19-006V	<u>Fort Knox</u> (Coale) Non-residential variance to reduce the required 30' parking Setback to 2' to accommodate an off-street parking area (9597 Berger Road, Columbia)	7/22/19
BA 19-013V	<u>Howard County Housing Commission</u> (Coale) Non-residential variance to reduce the minimum structure and use setback from a residential district from 75' to 8.2' for a retaining wall and parking (5511 & 5513 Waterloo Road, Ellicott City)	7/22/19
BA 19-011V	<u>Cherron Cox</u> Residential variance to reduce the side street setback for a deck. (6402 Kristin Drive, Hanover, MD)	7/29/19
BA 19-016C	<u>St. Michael's Catholic Church of Popular Springs</u> (Becker) Conditional use for accessory outdoor structure to the existing religious facility and use of classroom space in existing facility for the operation of a child day care center and nursery school (1125 Saint Michaels Road, Mt. Airy, MD)	8/14/19 6:00 p.m.

**PENDING DECISIONS (heard by Hearing Examiner)**

<b><u>CASE #</u></b>	<b><u>PETITIONER</u></b>	<b><u>HEARING HELD</u></b>
BA 18-003N&V	<u>PMIG 1027, LLC.</u> ((Lynch) Non-conforming use for a gas station, convenience store and car wash and commercial variance to reduce the 30' setback from a residential district to 10' (9320 Baltimore Nat'l Pike, Ellicott City)	5/21/19 9:30 a.m.
BA 18-003S	<u>5782 Main Street, LLC.</u> (Erskine) Sign variances from Main Street and Railroad Ave. For freestanding ID signs (5782 Main Street, Elkridge)	6/7/19 10:00 a.m.
BA 18-031C	<u>Columbia Community Church, Inc.</u> Conditional Use to expand existing parking lot on Parcel 84 and to construct a new parking lot on Parcel 461 to add 85 parking spaces to an existing religious facility- Columbia Community Church (8516 Thomas Williams Way & 5629 Tricross Drive, Columbia)	6/14/19 10:30 a.m.
BA 19-001V	<u>Jon M. Whittingham &amp; Wanda L. Forrest</u> (Meachum) Residential variance to allow 2 detached accessory structures with a combined square footage of 1198 sq.ft. rather than the permitted 600 sq.ft. (11497 Harding Road, Laurel)	6/24/19 9:30 a.m.
BA 19-012V	<u>Stephen E. Thrasher</u> (Charles Young) Residential variance to reduce the side setback for a single Family dwelling (6398 Woodburn Avenue, Elkridge)	6/24/19 10:00 a.m.

**DECISIONS MADE**

<b><u>CASE #</u></b>	<b><u>PETITIONER</u></b>	
BA 747-D	<u>Brian England, t/a British American Bldg, LLC.</u> 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)	8/14/19 DISMISSED
BA 17-002C&V	<u>Michael Fitzpatrick</u> Conditional Use for a home-based contractor & variance for accessory structure (11910 Emerald Court)	Withdrawn per DPZ

**CASES IN PRESUBMISSION REVIEW**

<b><u>CASE #</u></b>	<b><u>PETITIONER</u></b>
BA 18-033V	<u>Kabler Dale Ashwell, Jr. (Knust)</u> 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 19-014C&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 19-017V	<u>Electric Guard Dog, LLC</u> Non-residential variance for a 10-foot high security fence (7431 & 7435 Montevideo Road)
BA 19-026V	<u>Sarmad Rizvi</u> Residential variance to reduce the setback for a shed (9319 Butterfield Grove Lane)
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 19-032C	<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 19-002S	<u>Harry Connolly Affordable Signs &amp; Neon</u> Sign variance for a sign for Howard County Fair Assn. 2210 Fairgrounds Road, West Friendship
BA 19-003S	<u>Harry Connolly Affordable Signs &amp; Neon</u> Sign variance for a sign for Salt Dome, LLC. 10325 Baltimore National Pike, Ellicott City
BA 19-033C	<u>Dane Choe</u> Conditional Use for a 2-family dwelling and accessory Apartments – non-owner occupied 3951 Ducks Foot Lane, Ellicott City

**CASES IN PRESUBMISSION REVIEW (continued)**

<u>CASE #</u>	<u>PETITIONER</u>
BA 19-034V	<u>Stephen J. Joanson</u> Residential variance to reduce setback for a shed 8515 Blounts Lane, Fulton, MD

**HEARINGS UNSCHEDULED**

<u>CASE #</u>	<u>PETITIONER</u>	<u>Date Placed on List</u>
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)	
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.</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	4/23/19
BA 19-005C	<u>Jordan Overlook/Land Design and Dev. Inc.</u> (Megan Reuwer) Conditional Use for age-restricted adult housing (9211, 9214, 9215, 9219 Jordan River Drive)	4/17/19

**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 (Erskine) (Continuation)</u> Conditional Use for an age-restricted adult housing (238 units) 9891 Route 99, Ellicott City	TBS
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

## Howard County Schedule of Hearings Before the Zoning Board September 4, 2019

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 1116M	<u>Elm Street Development (Roberts Prop)</u> (Erskine)(cont) 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	9/11/19. 6:30 p.m.
ZB 1119M	<u>HRVC Ltd. Partnership, c/o Kimco Realty Corp.</u> (Coale)(cont) Redevelopment of Hickory Ridge Village Center To amend the Preliminary Development Plan (6430-6470 Freetown Road, Columbia, MD)	1/18/18	9/25/19 6:30 p.m.
ZB 1120M	<u>Enterprise Homes, Inc.</u> (oH) 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	1/3/19	
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	
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	



# Schedule of Hearings Before the Howard County Council for Amendments to the Zoning Regulations September 4, 2019

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

<b>HEARINGS SCHEDULED</b>	<b>PB</b>	<b>PREFILE</b>	<b>INTRO</b>	<b>PUBLIC</b>
<b><u>CASE</u></b>	<b><u>DATE</u></b>	<b><u>DATE</u></b>	<b><u>DATE</u></b>	<b><u>HEARING</u></b>
ZRA 189				
<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			
ZRA 188				
<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)			
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			

**HEARINGS SCHEDULED**  
**CASE      PETITIONER****PB      PREFILE      INTRO      PUBLIC  
**DATE      DATE      DATE      HEARING****

ZRA 158      Jon Weinstein, Councilperson  
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