

Howard County Schedule of Hearings Before the Board of Appeals December 1, 2021

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: @ 6:30 p.m.

<u>CASE #</u>	<u>PETITIONER:</u>	<u>DATE OF HEARING</u>
BA 775-D	<u>CBI Homes, Inc. (S.B. Preller)</u> Appeal of Hearing Examiner Decision of school facilities surcharge in excess of 1.32 per sq. ft. (3683 Folly Quarter Road, Ellicott City)	12/9/2021 WebEx
BA 781-D	<u>AGS Borrower Lakeview, LLC. (DeCarlo)</u> Appeal of a Planning Board decision letter dated 1/25/21 Where the Planning Board denied SDP-20-042 (Lakeview Retail) – 13.933 acres (9841 & 9861 Broken Land Parkway, Columbia) Appeal of Hearing Examiner denial dated 5/27/21 (D. Moore Representing DPZ)	12/16/2021 WebEx
BA 21-010C	<u>KDC Solar HR Streetlights, LLC (J. Carroll Holzer)</u> Appeal the Hearing Examiner Decision and Order Dated June 30, 2021 regarding due process and Zoning Ordinance requirements.	1/6/2021 WebEx

PENDING DECISIONS:

<u>CASE #</u>	<u>PETITIONER:</u>	<u>HEARING HELD</u>
None		

DECISIONS MADE:

CASE #

PETITIONER:

DECISION DATE:

BA 776-D

Karin Neufeld, et al (T. Meachum)

10/14/2021

Appeal of a DPZ letter approving WP-20-016 for Clarksville Crossing for lots 7-12 to share an access easement instead of providing public road frontage and removal of specimen trees – **Appeal of Hearing Examiner Decision Part Approved/Part Denied 2-18-21**
(C. DeCarlo representing Clarksville NL, LLC)

TO BE SCHEDULED:

CASE#

PETITIONER:

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)
(T. Meachum in opposition)

CASES UNSCHEDULED:

<u>CASE #</u>	<u>PETITIONER:</u>	<u>DATE PLACED ON DOCKET:</u>
BA 16-034C	<u>Glenelg Country School</u> (Oh) Conditional Use to enlarge and modify a private academic school (12793 Folly Quarter Road, Ellicott City) (appeal of Hearing Examiner Decision) (Postponed by BOA until Court of Special Appeals Case resolved re: ZRA)	
BA 766-D	<u>British American Bldg., LLC et al</u> (Ann Grillo) 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)	3/8/2021
BA 783-D	<u>River Hill Square, LLC</u> (W. Erskine) Appeal the Hearing Examiner Decision and Order Dated June 25, 2021 regarding the law and Holding that string lighting is a regulated "Lighting Fixture" within the context of HCZR Section 134.0.C.	8/24/2021

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)**

**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)

**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**

BA 739-D Denise Cortis (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)
(CC Affirmed BOA decision 8/23/21)

**Petition for Judicial Review
Filed in Circuit Court by
F. Todd Taylor on 2/2/21
Hearing Scheduled 7/28
In Circuit Court**

Howard County Schedule of Hearing Before the Hearing Examiner December 1, 2021

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***See Hearing Examiner Website to register for WebEx web-based hearings**
<https://cc.howardcountymd.gov/Zoning-Land-Use/Hearing-Examiner>

HEARINGS SCHEDULED: -- WebEx web-based hearing

<u>CASE #</u>	<u>PETITIONER:</u>	<u>DATE OF HEARING</u>
BA 21-025C	<u>Kerger Pond LLC</u> (Erskine) Conditional Use requesting 30 Age-Restricted, Single Family Semi-Detached Adult Housing units. (5263 Kerger Road Ellicott, City MD 21042)	12/6/2021 @ 5:30pm WebEx
BA 786D	<u>Armando Jimenezh</u> (McGreevy) Administrative Appeal the Director of DPZ's denial of petition For an administrative adjustment to increase the lot coverage.	12/9/2021 @ 10:00 am WebEx
BA 21-023C	<u>Chesapeake Conference Association of Seventh-day Adventists</u> Conditional Use petition requesting specific use Religious Facilities, Structures and Land used primarily for Religious activities for a Multi-purpose Building.	12/9/2021 @ 5:30 WebEx
BA 21-033V	<u>Paul Blom</u> Residential Variance petition for encroachment into the building Restriction line. Section 105.0 RR (Rural Residential District) E.4 Minimum setback requirements- structures. (14344 Triadelphia Mill Rd Dayton, Maryland 21036)	12/22/21 @ 10:00 am WebEx
BA 21-026C	<u>First Evangelical Lutheran Church</u> Conditional Use Petition for an existing preschool and expansion Of a fenced classroom. (3604/3614 Chatham Road, 3625 Underoak Road Ellicott City, Maryland)	1/13/22 at 5:30 pm WebEx

HEARINGS TO BE SCHEDULED:

CASE #

PETITIONER:

- BA 21-028C Chaberton Solar Catherine LLC(Meachum)
Conditional Use Petition requesting use of approx. 15 acres for solar panels for renewable energy, located on northern side of property next to Route 70.
- BA 20-021C Gratia Plena, LLC (Joan Becker)
Conditional Use for limited social assemblies including picnics, Reunions, weddings, parties, bridal/baby showers, etc. on 162 acres (4979 Sheppard Lane, Ellicott City)
- BA 21-034V Blue Crabs Unlimited, Inc (Erskine)
Non-Residential Variance Petition to reduce the structure and use set back From the Route 1:
1. Right-of-way from 30 ft. to 0 ft.
2. To reduce the parking uses and fences adjoining parking uses setback From the Route 1 right-of-way from 30 ft. to 0 ft.
3. To reduce the structure and use setback from other public street right-of-way From 50 ft. to 0 ft. &
4. To reduce the parking uses and fences adjoining parking uses setback from the other public street right-of-way from 30 ft. to 0 ft. (6525 Washington Boulevard Elkridge, Maryland 21075)

PENDING DECISIONS:

CASE #

PETITIONER:

DATE OF HEARING:

- BA 787D Taylor Service Company et al. (Oh)
Administrative appeal of a portion of DPZ's letter decision on July 23, 2021 partially denying WP-21-12, denial of Appellant's Alternative compliance request to remove Specimen Trees #64, #2020-8, and #2020-10.
(4100 College Ave. Ellicott City, Maryland 21042)
11/2/2021 @ 10:00 am
WebEx
- BA 21-011C Adrien Abrams (A. Robinson)
Conditional Use for a two-family dwelling (5073 Ten Oaks Road, Clarksville)
11/3/2021 @ 5:30 pm
WebEx

DECISIONS MADE:

CASE #

PETITIONER:

DECISION DATE:

- BA 20-012C Robert Haney (Sang W. Oh)
KT Conditional use petition for an indoor commercial athletic Facility consisting of an existing approx. 8,730 sq. ft. Training facility building and a proposed approx. 1,727 Sq. ft. gym area that will be an addition to an existing Barn on the subject property.
(15856 Frederick Road Lisbon, MD 21765)
10/27/2021

DECISIONS MADE:(continued)

<u>CASE #</u>	<u>PETITIONER:</u>	<u>DECISION DATE:</u>
BA 21-021V KT	<u>Dora Crouse</u> Residential Variance petition requesting to reduce the side setback to 2 ½ feet and the back setback to 7 feet (10694 Stansfield Road Laurel, MD 20723)	11/9/21
BA 21-024C	<u>Holy Korean Martyrs Roman Catholic Congregation, Inc. (Meachum)</u> Conditional Use Petition requesting religious Facilities, Structures and Land used primary religious activities.	11/22/21

CASES IN PRESUBMISSION REVIEW:

<u>CASE #</u>	<u>PETITIONER:</u>
BA 19-004V	<u>Lee Giroux</u> Residential variance to reduce setbacks for addition (6512 Elderberry Court)
BA 20-025V	<u>Thomas M. & MaryLou Grimm</u> Residential variance to increase the maximum cumulative lot coverage By 60 square feet for accessory structures for a pole building (17401 White Dogwood Court, Mt. Airy, MD 21771)
BA 21-012V	<u>Henry Cooper (Leonard Bennett)</u> Residential variance to reduce the rear and sign setback for a storage shed to be located in a wetland buffer (9682 Maryland Ave., Laurel)
BA 21-014C	<u>First Evangelical Lutheran Church of Ellicott City</u> Conditional Use to expand an existing religious facility To add a preschool outdoor education classroom up to A maximum of 16 children and 4 adults (3604-3614 Chatham Road)
BA 21-016V	<u>Dale Webb (Meachum)</u> Residential variance to reduce the 10' rear setback to 1.59' for a 2-story accessory structure and deck and to 0' for a 10-foot wall (9325 All Saints Road, Laurel)

CASES IN PRESUBMISSION REVIEW: (continued)

CASE #

PETITIONER:

- BA 21-018V Joseph Gromada
Residential Variance to reduce front setback to replace stairs.
(5034 Orchard Dr. Ellicott City)
- BA 21-019C New Cingular Wireless PCS, LLC (Christopher Burns)
Conditional Use for Commercial Communications Tower.
(Windsor Forest Road, Mt. Airy)
- BA 21-022V John Moore
Residential Variance petition requesting minimum setback requirement
To bring structure up to current code.
(5619 Montgomery Road Ellicott City, MD 21043)
- BA 21-029V Robert and Kimberly Miller
Residential District Variance petition requesting to reduce the 75'
Front yard structure setback to 30' for the purpose of
Constructing a 30'x 50' pole barn (accessory structure)
(13835 Kennard Drive Glenelg, Maryland 21737)
- BA 21-030C Indian One, LLC c/o SGC Power, LLC (Coale)
Conditional Use Request for a Commercial Solar Facility
(14607 Riggs Meadow Drive Cooksville, Maryland 21723)
- BA 21-031C Community Power Group, LLC (DeCarlo)
Conditional use petition for a proposed commercial solar facility to
Be located on Roxbury Road in Glenelg, Maryland.
(14777 Roxbury Rd. Glenelg, Maryland 21737)
- BA 21-032C Young Joo Kim (Shin)
Conditional use petition for a personal service establishment as
An Acupuncturist's office.
(3152 Saint Johns Lane Ellicott City, Maryland 21042)
- BA 21-035V Leela Avula
Residential Variance Petition request to build a 16 x 15 screen porch and 16 x 15 open deck.
8256 Maple Lawn Blvd 20774
- BA 21-036V Carballo Architecture
Residential Variance petition for a 30' side yard set back and 60' from the rear
(7641 Green Dell Lane Highland, Maryland 20777)

UNSCHEDULED CASES:

<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 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 (request to keep on USD from Todd Brown – 6/3/21 pending tax court decision)
BA 779-D	<u>Elm Street Development (Erskine)</u> 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
BA 778-D	<u>Binder Rock (Oh)</u> Appeal of a letter from DPZ dated 12/21/20 voiding 30 housing allocations granted under S-17-004; 4.35 acres (6771 Dorsey Road, Elkridge)	3/2/21
BA 780-D	<u>Sara Hlavaty</u> Appeal of school facilities surcharge in excess of 1.32 per sq. ft. 3120 Saint Charles Place, Ellicott City	3/31/21
BA 21-004C	<u>Michael and Laura Ritter</u> Conditional Use for a temporary accessory family dwelling (565 River Road, Sykesville)	6/21/21
BA-785D	<u>Andrew & Wendy Scherer (Thomas M. Meachum)</u> Decision of Department of Planning and Zoning that there were no violations of 128. O.I. Permits for Special Farm uses at 4979 Sheppard Lane, Ellicott City, MD.	8/23/21

Howard County Schedule of Hearings Before the Zoning Board December 1, 2021

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)

***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>
ZB 1119M	<u>HRVC Ltd. Partnership, c/o Kimco Realty Corp. (Oh) (cont.)</u> Redevelopment of Hickory Ridge Village Center To amend the Preliminary Development Plan (6430-6470 Freetown Road, Columbia, MD)	4/12/21	12/1/2021 @6:30pm Banneker & WebEx

CASE PENDING DECISION & ORDER:

<u>CASE #</u>	<u>PETITIONER:</u>	<u>ZB</u>
ZB 1118M	<u>Erickson at Limestone Valley (Erskine & Oh) (cont.)</u> To rezone 62.116 acres from B-2 & RC-DEO to CEF-M or 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)	Deliberations Concluded on 11/10/21

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)	5/6/21	(continuation date TBD)
ZB 1125M	<u>Olde Scaggsville, LLC.</u> (Coale) To amend the Zoning Map from RR-MXD-3 to B-1 For .469 acres; N side of Rt. 216, W of Rt. 29 (Buch Way, Fulton)	9/17/20	
ZB 1124M	<u>A.R. Levering, LLC.</u> (Oh) To change zoning from R-ED to M-2 for 0.4 acres (5481 Levering Avenue, Elkridge, MD 21075)	1/7/21	
ZB 1127M	<u>G&R Maple Lawn, Inc.</u> (Oh) AZM: Requesting approval of an amended preliminary development plan in an MXD Zoning District 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)	7/8/21	

UNSCHEDULED DOCKET:

<u>CASE #</u>	<u>PETITIONER:</u>	<u>DATE PLACED ON USD</u>
ZB 1123M	<u>Shri Sad Guru Krupa, LLC.</u> (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)	4/15/21

ZB CASES DECISIONS MADE:

CASE # **PETITIONER:**

None

ZB CASES IN PRESUBMISSION REVIEW:

CASE # **PETITIONER:**

None

APPEALS TO CIRCUIT COURT:

CASE #

PETITIONER:

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)

**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 December 1, 2021

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-194 CB 51-2021	<u>Harris Teeter, LLC.</u> To amend Section 126.0 of the Zoning Regulations for the Planned Golf Course Community Zoning District (PGCC) to allow motor vehicle fueling facilities subject to approval by the Planning Board after a public hearing	11/19/20	5/27	6/7	6/21
ZRA-197 CB17-2021	<u>Amy Gowan, Director of DPZ</u> To amend the Zoning Regulations to incorporate the Solar Task Force Recommendations	2/4/21	2/18/21	3/1/21	3/15/21 Approved 5/6/21 Effective 7/6/21
ZRA-198	<u>Dunteachin Estates Homeowners Association, Inc</u> To amend section 131.0.N.1.a pertaining to Conditional Use age-restricted adult housing (ARAH) to 1) Reduce the maximum number of dwelling units allowed per net acre in R-ED and R-20 districts by 1; 2) Require at least 25% of dwelling units to have 1,600 sq. ft. maximum of living space above grade and; 3) Increase the size of community buildings to 30 sq. ft. of net floor area per dwelling unit for the first 99 units.	9/9/2021	10/21/21	11/1/21	11/15/21
ZRA-199	<u>Liz Walsh, Howard County Council, Member</u> To amend the Howard County Zoning Regulations to Amend the Planned Golf Course Community (PGCC) Zoning district regulations (Section 126.0) to require that 15 percent (15%) of all residential units be Moderate Income Housing Units.	11/4/2021			