




Howard County

Department of Planning and Zoning

Subject: Alejandro Rodriguez
Board of Appeals Case No. BA-23-012V

To: Howard County Hearing Examiner

From: Geoff Goins, Division Chief 
Division of Public Service
and Zoning Administration

Date: August 15, 2023

This is a petition for Variances from Section 104.0.E.4.b.(3)(c).2 and 104.0.E.4.b.(4)(c) to reduce the 5-foot side setback and the 10-foot rear setback to 0 feet for a fence taller than six feet in height and Section 104.0.E.4.b.(2) to reduce the required 50-foot front setback for two (2) basketball hoops to 21 feet. The subject property is identified as Tax Map 13, Parcel 284, Lot 1 and addressed as 3202 Florence Road. The 2.7-acre property is zoned RC-DEO (Rural Conservation – Density Exchange Option). All adjoining properties are zoned RC-DEO and developed with single family detached dwelling units, except for an undeveloped parcel to the west.

The Division of Public Service and Zoning Administration has no comments on this petition. Responses are attached from the following agencies:

1. Division of Land Development
2. Development Engineering Division
3. Department of Recreation & Parks
4. Bureau of Environmental Health
5. Department of Inspections, Licenses and Permits
6. State Highway Administration
7. Department of Fire and Rescue Services

Attachments

cc: Petitioner

3202 Florence Road





Agency Comment Form

Variance

Date: June 12, 2023
Use: Residential
Zoning: RC-DEO
File No.: BA-23-012V
Petitioner: Alejandro Rodriguez
Property Address: 3202 Florence Road
Map No: 13
Parcel: 284

COMMENT REQUEST	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	OOT	FD
Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x	x

DLD has no objections to the variance proposed in BA-23-012V and offers the following comments:

1. The property is located outside of the planned service area; therefore, the site development plan requirements of Section 16.155(a) of the Subdivision and Land Development Regulations do not apply to this project.
2. The property does not appear to be encumbered with environmental features that would require further review from the Division of Land Development.
3. A simplified ECP should be provided to illustrate the proposed site updates, basketball hoop locations, and the location and details of the proposed privacy fence. Any necessary landscaping, screening, and SWM can be shown and reviewed on the submitted plans for compliance with the regulations.
4. The plan delineates the court within the Right-of-way which will need to be reviewed and evaluated by the Department of Public Works.

Nicholas Haines

DS

SIGNATURE



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350
Mary Kendall, Acting Director FAX 410-313-3467

Agency Comment Form

Variance

te: May 25, 2023
e: Residential
ning: RC-DEO
e No.: BA-23-012V
titioner: Alejandro Rodriguez
operty Address: 3202 Woodbine Road
ip No: 13
rcel: 284

COMMENT REQUEST	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	OOT	FD
ification that the development shown on the proposed plan has the potential to comply with all :hnicl requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x	x

mmments Due: June 8, 2023

MMMENTS:

The Development Engineering Division takes NO EXCEPTION to the request to allow a variance for accessory structures (2 basketball hoops) that is within the 50' setback and for a closed fence no more than 12' in height to be built on the south and east property lines subject to removing the construction from within the public right-of-way for Florence Road shown on the submitted exhibit (2.5' to 3.4' encroachment).

SIGNATURE



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Mary Kendall, Acting Director FAX 410-313-3467

Agency Comment Form

Variance

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Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x	x

Comments Due: June 8, 2023

COMMENTS:

- 1) Resubmit with all of the required check list items including all existing conditions items.
- 2) Comply to the rural character requirements.

Paul Walsky

Department of Recreation & Parks



Agency Comment Form

Variance

Request Date: May 25, 2023
Request Type: Residential
Requesting Agency: RC-DEO
Request No.: BA-23-012V
Requester: Alejandro Rodriguez
Property Address: 3202 Woodbine Road
Map No: 13
Parcel: 284

COMMENT REQUEST	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	OOT	FD
Verification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x	x

Comments Due: June 8, 2023

COMMENTS: We will need a plot plan showing the existing septic system which includes tank, drainfields, and 10,000sq
sewage Disposal Area relative to construction proposals. Project must meet all minimum setback distances at the time of building
permit. There is no guarantee it will be approved as currently proposed. We would require a minimum distance of 10 feet between
the existing sewage disposal area and the proposed basketball courts.

Zack Silvest 6/8/23

SIGNATURE



Agency Comment Form

Variance

Request Date: May 25, 2023
Zoning: Residential
Requesting Agency: RC-DEO
Case No.: BA-23-012V
Applicant: Alejandro Rodriguez
Property Address: 3202 Woodbine Road
Map No: 13
Parcel: 284

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Verification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x	x

Comments Due: June 8, 2023

Comments: No Comment

James Hobson

SIGNATURE



Agency Comment Form

Variance

e: May 25, 2023

: Residential

ing: RC-DEO

No.: BA-23-012V

itioner: Alejandro Rodriguez

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nnments Due: June 8, 2023

MMMENTS: No comment.

D. Scott Newill SHA District 7

SIGNATURE



Agency Comment Form

Variance

Date: May 25, 2023
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Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x	x

Comments Due: June 8, 2023

COMMENTS: The Department of Fire and Rescue Services has no comment or objection to the request.

Robert Ferguson, Battalion Chief
Office of the Fire Marshal