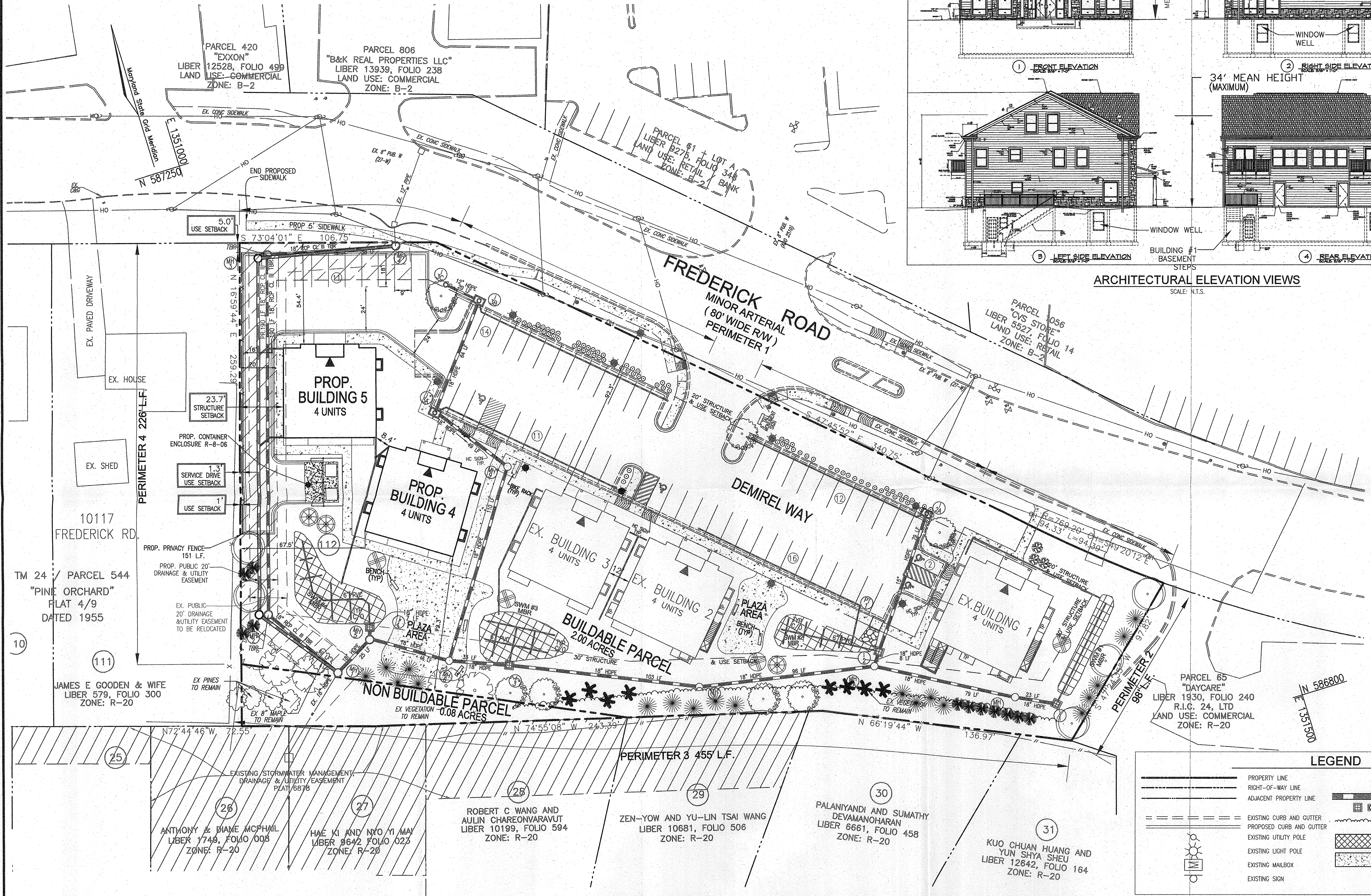




# **VARIANCE REQUESTED**

- SECTION 117.3.E.3.a.(1)
- SECTION 117.3.E.3.a.(3)

REDUCE THE REQUIRED 20' STRUCTURE AND USE SETBACK TO A MINOR ARTERIAL (FREDERICK ROAD) TO 5.0' FOR THE PURPOSE OF PARKING LOT CONSTRUCTION.

a. REDUCE THE REQUIRED 30' STRUCTURE SETBACK TO A RESIDENTIAL ZONING DISTRICT TO 23.7' FOR THE PURPOSE OF PROPOSED BUILDING 5 CONSTRUCTION.

b. REDUCE THE REQUIRED 30' USE SETBACK TO A RESIDENTIAL ZONING DISTRICT TO 1' FOR THE PURPOSE OF PRIVACY FENCE CONSTRUCTION AND TO 1.3' FOR THE PURPOSE OF SERVICE DRIVEWAY CONSTRUCTION.

| SHARED PARKING TABULATION |                 |                 |                   |                  |                  |                 |                 |       |       |       |
|---------------------------|-----------------|-----------------|-------------------|------------------|------------------|-----------------|-----------------|-------|-------|-------|
| USE                       | WEEKDAY         |                 |                   |                  |                  | WEEKEND         |                 |       |       |       |
| SPACES                    | MORNING 6AM-9AM | MID-DAY 9AM-3PM | AFTERNOON 3PM-5PM | EVENING 5PM-10PM | DAYTIME 10PM-6AM | DAYTIME 6AM-6PM | EVENING 6PM-7AM | OTHER | OTHER | OTHER |
| OFFICE                    | 80%             | 100%            | 100%              | 10%              | 0%               | 10%             | 0%              | 0%    | 0%    | 0%    |
| 21                        | 16.8            | 21.0            | 21.0              | 2.1              | 0.0              | 2.1             | 0.0             | 0.0   | 0.0   | 0.0   |
| 17                        | 21              | 21              | 21                | 3                | 0                | 3               | 0               | 0     | 0     | 0     |
| PERSONAL SERVICE          | 20%             | 60%             | 60%               | 90%              | 0%               | 100%            | 0%              | 0%    | 0%    | 0%    |
| 16.8                      | 21.0            | 21.0            | 2.1               | 0.0              | 2.1              | 0.0             | 0.0             | 0.0   | 0.0   | 0.0   |
| 16.8                      | 21.0            | 21.0            | 2.1               | 0.0              | 2.1              | 0.0             | 0.0             | 0.0   | 0.0   | 0.0   |
| RESIDENTIAL               | 80%             | 60%             | 60%               | 100%             | 100%             | 100%            | 100%            | 100%  | 100%  | 100%  |
| 23                        | 18.4            | 13.8            | 13.4              | 23.0             | 23.0             | 23.0            | 23.0            | 23.0  | 23.0  | 23.0  |
| 19                        | 14              | 14              | 14                | 23               | 23               | 23              | 23              | 23    | 23    | 23    |
| TOTAL                     | 43              | 54              | 54                | 54               | 23               | 57              | 23              | 23    | 23    | 23    |

\*NOTE:  
SECTION 133.0.F.1.a TABULATION MODIFIED PER ALLOWED HOURS OF OPERATION.  
THE PROPOSED HOURS OF OPERATION FOR THIS SITE AS APPROVED IN ZB-1098M ARE:  
WEEKDAYS - MONDAY - FRIDAY 6:00 AM UNTIL 10:00 PM  
WEEKENDS - SATURDAY - SUNDAY 7:00 AM UNTIL 6:00 PM.

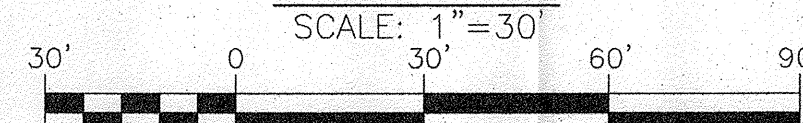
## **SHARED PARKING NOTES**

MINIMUM NUMBER OF PARKING SPACES REQUIRED:  
5 BUILDINGS @ 2,450 = 12,250 SF  
5 BUILDINGS X 2 APARTMENTS = 10 APTS  
1,230 SF X 10 UNITS = 5 BUILDINGS @ 2,460 SF  
OFFICE: 3.3 SPACES PER UNIT PER 1000SF = (5 X 3.3 X 1,230 SF) / 1000 SF = 20.3  
USE: 27PC  
PERSONAL SERVICE 5 SPACES PER UNIT = (5 X 5 X 1,230 SF) / 1000 SF = 30.75  
USE: 31PC  
APARTMENTS 2.3 SPACES PER UNIT = 10 X 2.3 = 23 PC  
TOTAL 55 SPACES REQUIRED  
MINIMUM PARKING REQUIRED: \*57 - REFER TO SHARED ANALYSIS IN SHARED PARKING TABULATION.

## **SCHEDULE B PARKING LOT INTERNAL LANDSCAPING**

|                                                          |    |
|----------------------------------------------------------|----|
| NUMBER OF PARKING SPACES PROVIDED                        | 66 |
| NUMBER OF ISLANDS AND TREES REQUIRED                     | 3  |
| NUMBER OF ISLANDS AND TREES PROVIDED                     | 3  |
| ISLANDS AND SHADE TREES (OTHER TREES (2:1 SUBSTITUTION)) | -  |

## **LAYOUT PLAN**

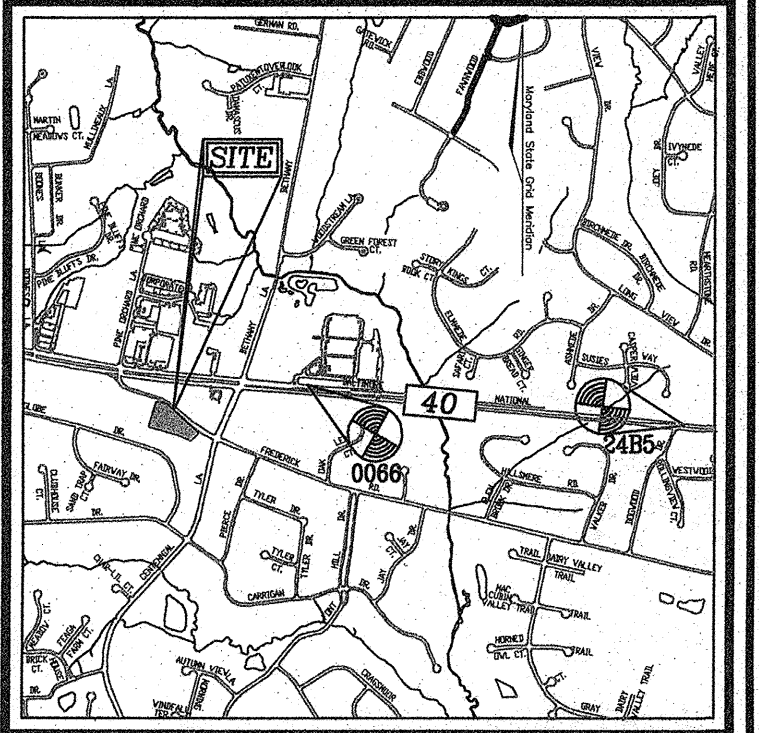


## **ATTORNEY**

SANG OH  
TALKIN & OH, LLP  
5100 DORSEY HALL DRIVE  
ELICOTT CITY, MD 21042  
PHONE: (410) 964-0300

## **OWNER/DEVELOPER**

WU DEMIREL  
44087 HIGH POINT ROAD  
ELICOTT CITY, MD 21042  
PHONE: (410) 440-1242



## **VICINITY MAP**

SCALE: 1"=2000'  
ADC MAP COORDINATE: 11 G7

## **BENCHMARKS**

HOWARD COUNTY BENCHMARK - 0066  
N 587380.5040 E 1352603.4423 ELEV. 386.518  
LOCATION: RT 40 BY ENCHANTED FOREST SHOPPING CENTER  
HOWARD COUNTY BENCHMARK - 2485  
N 586956.2726 E 1356570.7844 ELEV. 390.170  
LOCATION: ISLE AT CORNER RT.40 AND DOGWOOD DR.

## **GENERAL NOTES**

- TAX MAP 24, GRID 1, PARCELS 62, 63, & P/O 544 (LOT 112)
- DPZ REFERENCES: ECP 13-054, ZB 1098 M, WP 14-085, WP 15-099
- ZONING: OT (OFFICE TRANSITION)
- PROPOSED USES FOR SITE AND STRUCTURES: LOW IMPACT OFFICE AND RESIDENTIAL
- SUBDIVISION: COLUMBIA (DEED 15837 / 00345)  
PROPERTIES ARE SERVED BY PUBLIC WATER AND SEWER.
- NUMBER OF PARKING SPACES REQUIRED:  
5 BUILDINGS = 12,250 SF X 3.3 PER 1,000 SF = 40.59 SPACES  
5 BUILDINGS = 10 APTS X 2.3 PER APT = 23.00 SPACES  
= 64 TOTAL SPACES REQUIRED
- PARKING PROVIDED: NUMBER OF PARKING SPACES PROVIDED: 66 TO INCLUDE 4 HANDICAPPED
- EXISTING AREA OF SUBJECT PROPERTIES: 2.08 AC.
- PROPERTY ADDRESSES: 3301-3309 DEMIREL WAY ELICOTT CITY, MD 21042
- FLOOR SPACE ON EACH LEVEL: 5,000 SF MAXIMUM GROSS FLOOR AREA  
EACH BUILDING CONTAINS TWO OFFICE UNITS ON THE GROUND FLOOR AND TWO RESIDENTIAL UNITS ON THE SECOND FLOOR.  
GROSS FLOOR AREA PER BUILDING: 2,460± (1ST) + 2,460± (2ND) = 4,920 SF±  
FLOOR AREA OF RESIDENTIAL UNITS PER BUILDING: 1,198 SF± X 2 UNITS = 2,396 SF±  
THE RESIDENTIAL UNITS OCCUPY 48.7 % OF THE BUILDING GROSS AREA (50% MAX. ALLOWED)

## **SCHEDULE 'A' PERIMETER LANDSCAPE EDGE**

| CATEGORY                                                                         | ADJACENT TO PERIMETER PROPERTIES |        |        |         |          | TOTAL |
|----------------------------------------------------------------------------------|----------------------------------|--------|--------|---------|----------|-------|
|                                                                                  | 1                                | 2      | 3      | 4       | 5        |       |
| PERIMETER/FRONTAGE DESIGNATION                                                   | E                                | B      | C      | C       | C        |       |
| LANDSCAPE TYPE                                                                   |                                  |        |        |         |          |       |
| LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER                                        | 290'                             | 225'   | 98'    | 455'    | 226'     |       |
| CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED) | NO                               | NO     | NO     | NO*     | NO       |       |
| CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED) | NO                               | NO     | NO     | NO      | YES 151' |       |
| NUMBER OF PLANTS REQUIRED                                                        | 290'                             | 225'   | 98'    | 455'    | 75'      |       |
| SHADE TREES                                                                      | 1:40 8                           | 1:50 5 | 1:40 3 | 1:40 12 | 1:40 2   | 30    |
| EVERGREEN TREES                                                                  | 1:40 8                           | 1:40 6 | 1:20 5 | 1:20 23 | 1:20 4   | 38    |
| SHRUBS                                                                           | 1:4 73                           | -      | -      | -       | -        | 73    |
| NUMBER OF PLANTS PROVIDED                                                        |                                  |        |        |         |          |       |
| SHADE TREES                                                                      | -                                | 6      | 3      | 9       | 2        | 14    |
| EVERGREEN TREES                                                                  | -                                | -      | -      | -       | -        | 44    |
| OTHER TREES (2:1 SUBSTITUTION)                                                   | 16                               | 10     | 5      | 29      | 4        | 26    |
| SHRUBS (10:1 SUBSTITUTION)                                                       | 73                               | -      | -      | -       | -        | 73    |
| (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)                            | -                                | -      | -      | -       | -        | -     |

\* FULL PERIMETER BUFFER PROVIDED IN ADDITION TO EXISTING EVERGREEN SCREEN TO REMAIN

## **EXHIBIT TO ACCOMPANY VARIANCE PETITION**

## **DEMIREL PLAZA**

L11399/F.313

2ND ELECTION DISTRICT  
TAX MAP: 24 GRID: 1

PARCELS 62, 63 AND P/O 544 (LOT 112)  
HOWARD COUNTY, MARYLAND

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FAX: 410.461.8961

DESIGN BY: EDS.  
DRAWN BY: ONB.  
CHECKED BY: RHV.  
DATE: JUNE 2022  
SCALE: AS SHOWN  
W.O. NO.: 11-01

ROBERT H. VOGEL, PE 16193

1 SHEET OF 1