



## Conditional Use Petition

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### Conditional Use Request

Conditional Use Category: Athletic Facilities, Outdoor

Conditional Use Section Number(s): 131.0.N.6

Proposed Use: Go Kart Track

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### Petitioner Information

Name: Charles Siperko

Trading As:

Address: 6717 Mink Hollow Road, Highland, MD, 20777

Phone: 4109640300

Email: krs750@gmail.com

Petitioner's Interest in the Property: Joint Owner

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### Representative Information

Name: Sang Oh

Address: 5100 Dorsey Hall Drive, Ellicott City, MD, 21042

Phone: 4109640300

Email: soh@talkin-oh.com

Profession: Attorney

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### Property Information

Property Address: 6717 Mink Hollow Road, Highland, MD, 2077

Total Site Area: 11.01 acres    Use Area (if different): 11.01    Tax Map: 34    Grid: 21  
Parcel: 287

County Council District: 5    Zoning District: RR-DEO

Subdivision Name:    SDP #:

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### General Standards Required for Approval

The Hearing Authority shall have the power to permit Conditional Uses, provided the following general standards are met. Please explain how the proposed use complies with these criteria.

1. The proposed Conditional Use plan will be in harmony with the land uses and policies in the Howard County General Plan which can be related to the proposed use.

Chapter 9 of the General Plan emphasizes the importance of expanding recreation facilities. Specifically, #7 of the implementing actions for INF-5 policy statement encourages consideration of allowing the use of large parcels for outdoor athletic facilities throughout the County.

2. The nature and intensity of the use, the size of the site in relation to the use, and the location of the site with respect to streets giving access to the site are such that the overall intensity and scale of the uses are appropriate for the site.

With the use of EV go karts and no proposals for outdoor lighting, the proposed use will not generate physical conditions such as noise, dust, fumes, odors, intensity of lighting, vibrations, hazards or other physical conditions that would be discernible from abutting and vicinal properties. Additionally, the accompanying conditional use plan shows the use will be well screened from adjoining properties by existing and proposed landscape buffers.

The proposed Conditional Use will not generate any adverse impacts greater at the Property than elsewhere in the zone or applicable other zones.

3. The impact of adverse effects such as, but not limited to, noise, dust, fumes, odors, intensity of lighting, vibrations, hazards or other physical conditions will be greater at the proposed site than it would generally be elsewhere in the same zoning district or other similar zoning districts.

As stated above, the proposed Conditional Use will not generate any adverse impacts greater at the Property than elsewhere in the zone or applicable other zones.

4. The location, nature and height of structures, walls or fences, and the nature and extent of the existing and/or proposed landscaping on the site are such that the use will not hinder or discourage the development and/or use of adjacent land and structures more at the subject site than it would generally elsewhere in the same zoning district or other similar zoning districts.

The proposed Conditional Use will not hinder or discourage the development and use of adjacent land and structures more at the subject site than it would generally elsewhere in the same zoning district or other similar zoning districts. As stated above, the proposed use will not generate any adverse impacts greater than elsewhere in the zone or applicable other zones.

5. The number of parking spaces will be appropriate to serve the particular use. Parking areas, loading areas, driveways and refuse areas will be appropriately located and buffered or screened from public roads and residential uses to minimize adverse impacts on adjacent properties.

The proposed use being restricted to the residents of the subject Property and 1 or 2 guests, additional parking for the use will not be needed.

6. The ingress and egress drives will provide safe access with adequate sight distance, based on actual conditions, and with adequate acceleration and deceleration lanes where appropriate. For proposed Conditional Use sites which have driveway access that is shared with other residential properties, the proposed Conditional Use will not adversely impact the convenience or safety of shared use of the driveway.

The property entrance is located on Mink Hollow Road, an intermediate arterial road, which provides safe ingress and egress with adequate sight distance. The Conditional Use will not increase traffic to and from the site and will not adversely impact the convenience or safety of shared use of the driveway.

7. The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere.

All environmental buffers will be adhered to. Any current incursion into environmental setbacks or buffers is proposed to be eliminated and ameliorated. The use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere.

8. The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.

There are several historic sites within the vicinity of the subject property - none of which are visible from the Property. The closest historic site is HO-435, Gerald Hopkins House (M. Burke Sullivan House, Hickory Ridge), which is located approximately 0.19 miles from the subject property. Another nearby historic site is HO-434, Sandstone Farm (The Cissel House, Hammond and Gist), which is located approximately 0.77 miles from the subject property. Another nearby historic site is HO-20, Hickory Ridge, which is located approximately 0.73 miles from the subject property. However, given that the proposed use has extensive existing and proposed landscape buffers, as shown on the accompanying conditional use plan, the proposed use does not have the potential to diminish the character and significance of any of the nearby historical sites.

## **Specific Criteria**

Please upload a narrative explaining how the proposed use complies with each of the Religious Facilities, Structures and Land Used Primarily for Religious Activities Specific Conditional Use Criteria.

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## **Signatures**

**The undersigned hereby affirms that all of the statements and information contained in, or filed with this petition, are true and correct.**

**Petitioner's Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

**Property Owner's Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

**Process information and submittal requirements can be found on the [ProjectDox website](#)**



9. Prior Petitions

Has any petition for the same, or substantially the same, conditional use as noted above for the subject property been denied by the Hearing Authority within twenty four (24) months of the date of this petition?

( ) Yes ( X ) No

If yes, and six (6) months have elapsed since the last hearing, an affidavit must be attached which states the new and different grounds on which this re-submittal is based.

10. Additional Materials, Fees, Posting, Advertising, and Justification Statement Requirements


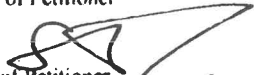


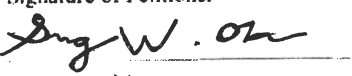
- a. Supplemental pages may be attached to the petition. You must submit one original petition with original signatures, and one original of any other signed documents. The following number of sets including petitions, plans and supplemental pages must be submitted:

**3 copies (application, plans and any other supporting documentation)**

- b. The Petitioner signing below hereby agrees to furnish such additional plats, plans, reports or other materials as may be required by the Department of Planning and Zoning and/or the Hearing Authority in connection with this petition.
- c. The Petitioner hereby agrees to pay all costs in accordance with the current schedule of fees.
- d. The Petitioner hereby agrees to properly post the property at least thirty (30) days immediately prior to the Hearing Examiner public hearing; to maintain the public notice posters until the public hearing is concluded; and to submit an affidavit of posting at, or before the time of the initial public hearing. The Petitioner also hereby agrees to advertise the public hearing by means of legal notices as prepared by the Department of Planning and Zoning to be published one (1) time in at least two (2) newspapers of general circulation in Howard County, at least thirty (30) days prior to the public hearing, and to pay for such advertising costs; and agrees to submit two (2) approved certificates of the text and publication date(s) of the advertisement at or before the time of the hearing.
- e. The Petitioner hereby agrees to submit a Statement of Justification which examines each of the General Standards in Section 131.0.B., and each of the specific criteria in Section 131.0.N. for the proposed use, and which states the reasons the proposed Conditional Use complies with each standard and criterion.

11. Signatures

The Petitioner hereby affirms that he/she has read the instructions on this form, filing herewith all of the required accompanying information, and affirms that all of the statements and information contained in, or filed with, this petition are true and correct.

	8/19/24	Charles Siperko
Signature of Petitioner	Date	Print Name of Petitioner
	8/19/24	Sarah Troxel
Signature of Petitioner	Date	Print Name of Petitioner
	8/19/24	Richard Troxel
Signature of Petitioner	Date	Print Name of Petitioner
	8/19/24	Susan Troxel
Signature of Petitioner	Date	Print Name of Petitioner
	8/19/24	Sang W. Oh
Signature of Attorney	Date	Print Name of Attorney

PETITIONER Charles Siperko, Sarah Troxel, Richard Troxel, Susan Troxel  
ADDRESS 6717 Mink Hollow Road, Highland, MD 20777

Affidavit made pursuant to the pertinent provisions of Title 22 of the Howard County Code as amended:

The person(s) signing below hereby declare(s) that no officer or employee of Howard County, whether elected or appointed, has received prior hereto or will receive subsequent hereto, any monetary or material consideration, any service or thing of value, directly or indirectly, upon more favorable terms than those granted to the public generally in connection with the submission, processing, issuance, grant or award of the attached petition to the Hearing Examiner for a conditional use as requested.

I, we, do solemnly declare and affirm under the penalties of perjury that the contents of the foregoing affidavit are true and correct to the best of my, our, knowledge, information and belief.

sunpagani  
Witness

[Signature] 8/19/24  
Charles Siperko - Signature Date

sunpagani  
Witness

[Signature] 8/19/24  
Sarah Troxel - Signature Date

sunpagani  
Witness

[Signature] 8/19/24  
Richard Troxel - Signature Date

sunpagani  
Witness

[Signature] 8/19/24  
Susan Troxel - Signature Date

\*\*\*\*\*  
Application Fee: \$500.00 Poster Fee: \$25.00 per sign/poster

Make check payable to: Director of Finance.

**For DPZ use only:**

Hearing fee: \$ \_\_\_\_\_  
Poster fee: \$ \_\_\_\_\_  
Total: \$ \_\_\_\_\_

Receipt No. \_\_\_\_\_

County Website: [www.howardcountymd.gov](http://www.howardcountymd.gov)

PLEASE CALL 410-313-2350 FOR AN APPOINTMENT TO SUBMIT YOUR APPLICATION.

IN RE:	*	BEFORE THE
	*	
SIPERKO/TROXEL PROPERTY	*	HOWARD COUNTY
	*	
REQUEST FOR	*	HEARING EXAMINER
	*	
CONDITIONAL USE	*	Case No: _____

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## NARRATIVE SUPPLEMENT TO CONDITIONAL USE PETITION

### Summary of Request

**Details of the proposed use, including, where applicable: types of indoor and outdoor activities; hours of operation; number of employees, occupants, and/or customers; quantity and types of vehicles or equipment used; outdoor lighting to be used; quantities and capacities of materials stored; etc.**

This petition seeks conditional use approval for an outdoor athletic facility (the “Facility”) consisting of an existing paved go kart track as shown on the accompanying conditional use plan.

Go karting is a pathway to professional race car driving. The proposed go kart track is a training facility for the applicant’s son, who is an aspiring professional race car driver. The Facility is being proposed to allow development of the necessary mental and physical skills as detailed in the attached “Karting – The Pathway to Professional Racing.”

The Facility will be utilized by 2 or 3 electric go karts for personal use by the property owners and their child, coach and friends. The Facility will not be open for public use.

The proposed days and hours of use are Mondays through Saturdays from approximately 12:00 p.m. to dusk. On-site activity will be relatively minimal; the Facility will be used for no more than 3 consecutive hours per day, not to exceed 18 hours per week. Additionally, no more than approximately 2 to 3 people will use the Facility at one time. Facility use is typically higher in the summer months, which is the peak season, and lower in the winter months, which is the slow season. There will be no employees since this Facility is for personal use of the property owners.

There will be no outdoor lighting throughout the Facility. Additionally, the existing and proposed landscape buffers, as shown on the accompanying conditional use plan, will effectively screen the use from neighboring properties mitigating any possible adverse effects associated with the proposed use.

**Any additional information which will be useful in the evaluation of whether the conditional use complies with the specific criteria for the conditional use category within Section 131.0.N.**

Under Section 131.0.N.6 (Athletic Facilities, Outdoor) of the Howard County Zoning Regulations (the “Regulations”), a Conditional use for an outdoor athletic facility may be granted for property located in the RC or RR districts, on properties that are not ALPP purchased or dedicated easement properties. The subject property is not subject to an ALPP purchased or other dedicated easement. Petitioner’s proposed use complies with the specific criteria for an outdoor athletic facility as detailed below.

COMAR Sec. 26.02.03.02(B)(5) provides that “[a] person may not operate or permit to be operated an off-road internal combustion engine powered recreational vehicle, including, but not limited to, a dirt bike, an all terrain vehicle, a go cart, a snowmobile, or a similar vehicle, on private property closer than 300 feet to a neighboring residence or the associated curtilage, without the written permission of the affected resident, unless it can be demonstrated to the Department [of the Environment] that the vehicle can be operated within the noise limits specified in Table 1 under §B(1) of this regulation [65 dBA].” This section of COMAR clearly provides standards applicable to go karts on residential properties. The proposed use will not utilize internal combustion engines and will always be compliant with the 65 dBA standard. Nonetheless, the use also complies with the 300’ setback to any neighboring residence and its associated curtilage except as to one residence of James P. and Linda L. Wholey (Tax Map 34, Parcel 170). Applicant asserts that because of its less than 65 dBA noise level, the proposed use is compliant with applicable State law, which clearly envisions a go kart track (public or, in this case, private) on residential properties.

***Section 131.0.N.6. Athletic Facilities, Outdoor***

- A. A Conditional Use shall not be required for facilities which are reserved for use by residents of a community and their guests, and which are located within neighborhoods or communities where all properties are included within recorded covenants and liens which provide for the operation and maintenance of the facilities.

The Facility is not reserved by residents of a community and their guests and is not located within a neighborhood or community where all properties are subject to recorded covenants and liens that provide for the operation and maintenance of the facilities. As such, this criterion does not apply.

- B. Other athletic or recreational uses accessory to these principal uses are permitted if approved by the Hearing Authority.

The Petitioner does not intend to pursue other athletic or recreational uses

accessory to the principal use.

- C. Buildings, parking areas, and outdoor activity areas will be at least 100 feet from adjoining residentially-zoned properties other than public road right-of-ways. This buffer area shall not be available for athletic or recreational activities.

There will be no buildings, parking areas or outdoor activity areas within 100 feet of adjoining residentially-zoned properties. Any existing improvements in these areas will be removed and re-located to be compliant with the 100' setback. The applicant is working with the Maryland Department of the Environment to ensure any areas with that currently have such improvements will be restored to a buffer condition in accordance with applicable regulations.

- D. Adequate landscaping or other acceptable forms of buffering will be provided to screen outdoor uses from residential properties.

Additional landscape buffering to screen the outdoor use from residential properties is being proposed as shown on the conditional use plan.

- E. Reasonable standards for hours of operation and a detailed lighting plan in strict compliance with Section 134.0 shall be proposed by the petitioner and established by the Hearing Authority for each use. Based upon the scale of the facility, the Hearing Authority may also require a traffic study, a septic study, and/or a noise study.

The proposed hours of operation are indicated above, which Petitioner believes are reasonable. Additionally, outdoor lighting will not be used. The scale of the use will be small being limited to 2 or 3 individuals.

- F. Outdoor sound amplification will be permitted only if the source of the sound is a minimum 200 feet from adjoining residential property lines and it will not constitute a nuisance for residential properties in the vicinity. The petition must indicate the purposes of proposed amplification (such as announcing sports events, safety announcements, or entertainment), hours of use and the maximum anticipated noise level at the property lines.

Outdoor sound amplification will not be used, therefore this criterion does not apply.

# Karting

## The Pathway To Professional Racing



# Karting

## The Pathway To Professional Racing

Karting is regarded as the foundational stage of motorsports careers and has a significant role in shaping the skills and competencies of professional race drivers. Many successful Formula 1 drivers, such as Lewis Hamilton, Sebastian Vettel and Max Verstappen began their careers in karting. The correlation between long-term practice in karting and success in higher levels of motorsport draws on various factors that contribute to this relationship.

The global Motorsport market size was valued at USD 56 billion in 2022 and is expected to expand at a CAGR of 13.94% during the forecast period, reaching USD 122 billion by 2028.

Professional go-kart racers' earnings differ based on their expertise, the tournaments they participate in, and their sponsorship agreements. Earnings for top drivers can reach six figures. Professional race drivers average earnings for developmental drivers are in the \$50,000 annual range, \$150,000 for GTD Pros, into the millions for the Formula series drivers.

However the more important than professional earnings to kart drivers are the opportunities presented to top drivers. Karting serves as a proving ground and funnel in to the much more lucrative arena of professional car racing.

Karting serves as a stepping stone, offering a clear pathway to higher levels of motorsport. Top drivers in the IAME, ROK, SKUSA and IPK tours are scouted by teams and progress to junior formulas, touring cars, or even Formula 1, benefiting from the solid foundation built through years of karting practice.

Current Formula 1 drivers that began their careers in karting include:

- Lewis Hamilton- began karting at 8. At age 13, after winning multiple karting championships, he was noticed by the McLaren team and signed up

for the McLaren Driver Development Programme. Now with driving with Mercedes.

- Michael Schumacher- began karting at 4, by age 20, Michael signed with a Formula 3 team. Drove Formula One for Jordan, Benetton, Ferrari, and Mercedes.
- Max Verstappen- started karting at age 4, won the Dutch Minimax competition in 2007 at age 10. Switched to cars in 2013 and in 2014 he raced in the Formula 3 European championship and a year later became the youngest-ever Formula 1 driver. Now drives for Red Bull.
- Sebastian Vettel, began karting at 3, at 11 joined the Red Bull Junior Team, drove F1 for BMW Sauber, Toro Rosso, Red Bull, Ferrari and Aston Martin.

Also on this list are Ayrton Senna, George Ross, Charles LeClarc, Carlos Sainz Jr., Fernando Alanzo, Lando Norris, and Danny Ricardo, to name a few.

The majority of these successful professional drivers began their training at a very young age and had the distinct advantage of a parent that was involved in the racing world which provided them with ample access to a track facility upon which to practice, practice, practice.

While all of these young men no doubt displayed natural talent, by far the most important measure of success in professional driving, as well as in any professional sport is devotion to practice and skill development. In the case of kart driving this skill development is composed of:

Driving Technique: long term practice in karting helps drivers develop essential driving techniques including car control, which is the mastery of throttle, brake and steering inputs. Racecraft, the understanding of racing lines, overtaking maneuvers, and defensive driving. As well as reflexes and reaction time, that is the ability to make split second decisions and adapt to changing race conditions as they arise.

Mental Toughness: prolonged exposure to competitive karting builds mental resilience. Drivers learn to handle pressure, maintain focus, and develop



winning mindset, all of which are crucial for success in higher levels of motorsport.

Technical Knowledge: karting provides a practical understanding of vehicle dynamics, including traction, weight transfer, and aerodynamics. This knowledge is transferable to more advanced racing categories where vehicle setup and adjustments play a significant role in performance.

Mechanical Sympathy: long-term karting experience fosters a sense of mechanical sympathy, where drivers learn to understand and feel the mechanical limits of their vehicles, leading to fewer mechanical failures and better overall performance.

Competitive Experience: years of karting experience allow drivers to develop sophisticated race strategies, including tire management, fuel conservation, and pit stop timing. These strategies are essential for success in endurance racing and other motorsport disciplines.

Exposure to Competition: karting provides early exposure to competitive environments, allowing drivers to hone their skills against a variety of opponents. This experience is invaluable when transitioning to higher levels of competition where the stakes and pressure are significantly higher.

Networking and Opportunities: long-term participation in karting circuits allows young drivers to be noticed by talent scouts, team managers, and sponsors. This exposure can lead to opportunities in higher racing categories, including scholarships, sponsorships, and invitations to join professional racing teams.

Coordination and Precision: consistent karting practice enhances hand-eye coordination and precision, critical for maneuvering high-speed vehicles and executing complex driving techniques under race conditions.

Endurance and Stamina: karting is physically demanding, requiring considerable upper body strength and cardiovascular fitness. Long-term practice ensures that drivers build the necessary endurance and stamina to withstand the physical rigors of longer and more intense races.

Physical Conditioning: furthermore experience, skill level, and training are thought to be positively related to injury avoidance [1]. Drivers are subjected to extreme g-forces during straight-line acceleration, deceleration and cornering more so than in any other motorsport. These g-forces can reach 5-6G. Comparatively modern fighter planes are rated at between 9 and 10G. To endure these forces, drivers need stamina and muscle strength in their necks, core and legs. This stamina and physical conditioning must be developed over a long period of time and in the actual practice of driving.

The correlation between long-term practice in karting and success in higher levels of motorsport is evident through the development of essential driving skills, physical conditioning, technical knowledge, competitive experience, and networking opportunities. Karting not only serves as a training ground for aspiring racers but also shapes their careers by instilling the necessary attributes for success in the competitive world of motorsport. Aspiring racers who invest significant time and effort in karting are more likely to excel and achieve success in their racing careers.

1. Gobbi A, Sansone V, Pedotti E. The incidence of moto-cross injuries. Journal of Sports Traumatology and Related Research 1992;14:241-248.

## Gina Pagani

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**From:** Jeff Bonny  
**Sent:** Monday, August 12, 2024 4:55 PM  
**To:** katiefritsch@hotmail.com; Martin.wayne.jacobson@gmail.com; cocobrownie@verizon.net; Peachnfvoq6b@comcast.net; Dagr8granny@verizon.net; minkhollowmaev@verizon.net; Deborahmurphy08@comcast.net; Ccb065@verizon.net; Ellenpackard01@verizon.net; Angelabruce1947@verizon.net; klrudden@gmail.com; erudden@verizon.net; sbtokar@gmail.com; John.a.tokar@gmail.com; colosinom@comcast.net; tsullivan@hselderlaw.com; rveins@hotmail.com; Teg7085@gmail.com; johntco@comcast.net; drhoyson@gmail.com; Dfdanner2@gmail.com; Mg\_calandra@yahoo.com; annmeadow@hotmail.com; Kaellis2npets@gmail.com; jackiedens@gmail.com; ctedens@verizon.net; karlbuckus@gmail.com; Gpan1016@aol.com; Megacatlover66@gmail.com; serbinsh@gmail.com; jatesk@verizon.net; rbtesk@verizon.net; Rcamac27031@me.com; Miamac5309@me.com; Globe37@comcast.net; neil@mail25.org; martin.wayne.jacobson@gmail.com; jeremyandrucyk@gmail.com; Kristin.esbeck@gmail.com; shopdotcomtoo@gmail.com; mulcarem@hotmail.com; tedmeyerson@verizon.net; Vgoldberg89@gmail.com; Faraone4@comcast.net; pamelahollandhynes@live.com; kspfelix@aol.com; Coachj2@verizon.net; daniellebetzutt@gmail.com; Bdk9131@gmail.com; bob@skydata.com; brad@americanvoicepower.com; mmsalmi@icloud.com; lmfaile@earthlink.net; aplktb@verizon.net; lsmiley@umd.edu; Ubrankayaker@gmail.com; elfrazoo@verizon.net; barrymersky@cs.com; rlfmdie@gmail.com; nileshmasil@gmail.com; lmasil@gmail.com; Maryrogers1107@gmail.com; gershomrogers@gmail.com; cdensler@gmail.com; Cindy.owca@gmail.com; Hildon.matthiew@erols.com; tngiovaxis@gmail.com; petervudoan@gmail.com; murphypatt@verizon.net; susannetownsend5@gmail.com; rtownbought@verizon.net; danielol12832h@gmail.com; timberlane12@verizon.net; lutton@prodigy.net; nataliebbbarrett@gmail.com  
**Cc:** Gina Pagani  
**Subject:** Siperko/Troxel Property Community Meeting Minutes  
**Attachments:** 081224 Minutes of Pre-submission Comunity Meeting.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Good Afternoon,

Please see the meeting minutes for the presubmission meeting that occurred on July 30<sup>th</sup>, 2024.

Feel free to contact our office if you have any questions.

Thank you,  
Jeff

Jeff Bonny  
Legal Assistant  
Talkin & Oh, LLP  
5100 Dorsey Hall Drive  
Ellicott City, MD 21042-7870  
410-964-0300

410-964-2008 fax  
[jbonny@talkin-oh.com](mailto:jbonny@talkin-oh.com)

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**Siperko/Troxell Property**  
6717 Mink Hollow Road  
Highland, MD 20777

REPORT OF PRE-SUBMISSION COMMUNITY MEETING  
held on Tuesday, July 30, 2024 at 6:00 p.m.  
at St. Mark's Episcopal Church  
12700 Hall Shop Road  
Highland, MD 20777

Subject property:  
6717 Mink Hollow Road  
Highland, MD 20777  
(Tax Map 34, Grid 21, Parcel 287)  
11.01 acres +/-

A Pre-Submission Community meeting was held on Tuesday, July 30, 2024 at 6:00 p.m. at the above address.

The following people attended the meeting of behalf of the Petitioner:

Rob Vogel (*civil engineer*); Sang Oh (*attorney*).

Petitioner's Representatives explained the purpose of the proposed conditional use. The use of the outdoor athletic facility will not be open to the public. The go cart track will be a private training facility limited in times, days and users. Electric vehicles will also be employed. Copies of the Summary of the Conditional Use Process were made available to the meeting participants and are attached hereto.

Petitioner's Representatives also explained that there will be no further proposed improvements and all environmental regulations are intended to be complied with. The following questions were asked, and answers were provided.

- 1) Has there been a stop work order issued?
  - a. *Yes. Also a Notice Of Violation and citations.*
- 2) Are there any other approved private go cart tracks in the County?
  - a. *Not to our knowledge.*
- 3) What is a wetland buffer?
  - a. *There are wetlands and there is also a buffer to the wetlands that must be adhered to. Wetland mitigation and the creation of replacement wetlands is possible.*

- 4) Are you aware of the environmental impact caused by the construction of a go cart track?
  - a. *Yes, and we intend to meet all environmental regulations.*
- 5) How long have the owners owned the property?
  - a. *Since 2016.*
- 6) Would you consider an expiration term for the conditional use?
  - a. *We will discuss.*
- 7) Where are the owners? Would you be open to meeting again with the owners present?
  - a. *We had to expedite this pre-submission meeting and, unfortunately, were not able to secure a date when the owners could attend. We would certainly be open to meeting again even on the property.*
- 8) Why is there a Gocart LLC created?
  - a. *We do not have information on the LLC. We can say that this conditional use is not meant to be open to the public.*
- 9) What do you intend to do after the property owners' child becomes too old to race EV go carts?
  - a. *Nothing. Any modification of an approved conditional use to remove restrictions would have to proceed via a new hearing process.*
- 10) Do you intend to install outdoor lighting?
  - a. *No.*
- 11) How much did the go cart track cost to construct?
  - a. *Hundreds of thousands of dollars.*
- 12) What is the length of the track?
  - a. *Not sure.*
- 13) How do you justify storing hazardous materials for this use?
  - a. *The property owners have electric go carts. Gasoline for internal combustion engines is not classified as a hazardous material.*
- 14) What is the standard of review for the hearing?
  - a. *The hearing examiner will have to determine if we meet the criteria for the conditional use including adverse impact test under Schultz.*
- 15) What are you going to do about noise levels?
  - a. *The property owners have electric go carts. Tire noise will be limited because such noise indicates that the go cart is going too fast and uncontrolled.*

- 16) Will you adhere to all setback requirements?  
*a. Yes.*
- 17) Who will be using the go cart track?  
*a. The property owners' child and 2 friends.*
- 18) How old is the child?  
*a. 12? Not sure.*
- 19) Will you have to comply with noise ordinances?  
*a. Yes.*
- 20) Did the owner reach out to neighbors?  
*a. Not sure.*
- 21) Can we view the go cart track?  
*a. We will discuss it with the property owners.*
- 22) What will be the maximum number of go carts?  
*a. Not sure. 3 or 4?*
- 23) What is the setback requirement?  
*a. 100 feet.*
- 24) Would you be willing to put a noise barrier around the track?  
*a. We will discuss.*
- 25) Who is going to enforce any restrictions?  
*a. DPZ code enforcement.*
- 26) So it will be left to neighboring residents to contact DPZ to complain?  
*a. Yes.*
- 27) How will the use be restricted to the child and friends?  
*a. We can identify them.*
- 28) What will happen after the children get too old to go cart?  
*a. The use will cease.*
- 29) What is the timing for this process?  
*a. Submission within 2 weeks; hearing in about 2 or 3 months; decision within 30 days of the last hearing.*
- 30) Who designed the track?  
*a. Not sure.*

- 31) Is there going to be fuel storage on site?  
*a. No. Electric go carts are used.*
- 32) How can these restrictions be imposed?  
*a. As a condition of approval.*
- 33) You keep saying “her or she” in reference to the Hearing Examiner. Why? Is the fix in? Is this a done deal?  
*a. There are 2 hearing examiners, who are both female. This is not a done deal.*
- 34) What happens after the Hearing Examiner’s decision?  
*a. One or more of the parties can appeal to the Board of Appeals.*
- 35) Is there a western Howard County Board member?  
*a. Yes.*
- 36) What happens if the track is not approved?  
*a. It will have to be removed and the site restored.*
- 37) Can you include the CU plan as part of the minutes?  
*a. No. This plan is preliminary. It needs to be finalized.*
- 38) The CU plan is not an accurate representation.  
*a. The CU plan that is filed will have to be accurate.*
- 39) Is the subject property in preservation or can it be subdivided?  
*a. It is not in preservation and can be subdivided.*
- 40) What is the zoning of the subject property?  
*a. RR-DEO.*
- 41) What is the zoning of the surrounding properties?  
*a. The same. RR-DEO.*
- 42) What other types of vehicles will be used on the go cart track?  
*a. Just go carts.*
- 43) Can we meet with the owner?  
*a. We will discuss.*
- 44) Why did you not bring a stenographer to take minutes?  
*a. Not required. We’ll do our best. You can always submit to the County what you think are questions that were not included.*



- 45) What is the sign-up sheet for?  
*a. So that you can be included in all notifications regarding this project.*
- 46) Are the sign-up sheets a part of the public record?  
*a. Yes.*
- 47) Are you aware that this will decrease our property values?  
*a. We do not believe that it will, but that is not the test.*
- 48) Will there be any temporary lighting?  
*a. No.*
- 49) What if you want to change the use to internal combustion engines?  
*a. We will have to obtain a new approval.*
- 50) What kind of evidence matters in these cases?  
*a. We cannot provide you with legal advice.*
- 51) Is information available online? Where?  
*a. Once we submit the conditional use petition to DPZ, you will receive a notice from this office. The notice will include instructions on where you can access petitions and plans that have been submitted to DPZ.*

No additional questions were asked.

The meeting concluded at approximately 7:55 p.m.

# Siperko/Troxel Property

6717 Mink Hollow Road  
Highland, MD 20777  
Tax Map 34, Grid 21, Parcel 140  
approximately 11.01 acres +/-

Pre-Submission Community Meeting  
held on Tuesday, July 30, 2024 at 6:00 p.m.  
St. Mark's Episcopal Church  
6717 Mink Hollow Road  
Highland, MD 20777

## SIGN IN SHEET

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Rod Viens

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Dan O'Leary, Chairman of the Board

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### Siperko/Troxel Property

6717 Mink Hollow Road  
Highland, MD 20777  
Tax Map 34, Grid 21, Parcel 140  
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Highland, MD 20777

### SIGN IN SHEET

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PETER DOAN

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# Email 1 of 2

Jeff Bonny

---

**From:** Jeff Bonny  
**Sent:** Tuesday, July 9, 2024 3:32 PM  
**To:** Jeff Bonny; Gina Pagani  
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**Subject:** Notice of Presubmission Meeting: Siperko/Troxel Project

**Attachments:** 070924 Notice of Pre-submission Community Meeting plus Map View of Property.pdf

Good Afternoon,

Please see the attached notice regarding the above-referenced Pre-submission Community Meeting.

**If you no longer wish to receive these notices, please contact the Howard County Department of Planning and Zoning.**



Regards,

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Jeff Bonny

**From:** Jeff Bonny  
**Sent:** Tuesday, July 9, 2024 3:32 PM  
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roadwg@gmail.com; hhu002@umaryland.edu; christsien@verizon.net;  
wwithers@rocketmail.com; recolem@juno.com; cparsa@gmail.com; shannonadler21  
@gmail.com; jparkerbar@aol.com; blaqueman213@gmail.com; ajfuller90@gmail.com;  
pdilow@gmail.com; johntco@comcast.net; jstaeden@verizon.net;  
guaguadoudouzhang@gmail.com; joshua.bennett@columbiaassociation.org;  
Barbara.nicklas@ggp.com; Maria.l.burke@gmail.com; curtis2209@msn.com;  
aelmorsh@gmail.com; lux\_dp@yahoo.com; mrorlando@comcast.net;  
dan@nightengale.name; davidyungmann@hcmove.net; Amandalpizza@gmail.com;  
the4solomons@gmail.com; tedrobey@gmail.com; lpalting@luisadesigns.com;  
chrisgarcia@comcast.net; Rsvatsan1@gmail.com; janinegrossman@gmail.com;  
tmmesq@verizon.net; nitrousworx@yahoo.com; terri.marcus@yahoo.com;  
mweedlun@gmail.com; bdcouture@aol.com; sdeanmaura@gmail.com; cadmaster13  
@netscape.net; aaduwu@gmail.com; glenn@meredith.net; sgandjmo@gmail.com;  
lfoehrkolb@yahoo.com; ihmars@yahoo.com; ealarson1@verizon.net;  
kittiebx@hotmail.com; sbs20794@aol.com; tim@advertisingenterprises.com;  
Ozzieturner6930@gmail.com; becky@tacobird.com; abresani@howardcountymd.gov;  
judygoldfarb8@gmail.com; kmac53@verizon.net; primrosepathmatt@aol.com;  
bryzgornia@gmail.com; lizichuan@gmail.com; susan.otradovec@gmail.com; indyx86  
@alumni.american.edu; mcgowen10@yahoo.com; dean.bakeris@gmail.com;  
wwhite4123@yahoo.com; imonlineshopping@yahoo.com; zervascarol@gmail.com;  
paul.gani@gmail.com; lwengel@msn.com; bspence2@verizon.net; Gina Pagani;  
pavishashi@gmail.com; jacque.parham@gmail.com; mdanielsremax@gmail.com;  
jdelmonico211@gmail.com; tomicaphillips@gmail.com; MUNA.ALMERRI@GMAIL.COM;  
chrizervas50@gmail.com; michelle.wineberg@verizon.net; aparke38@gmail.com;  
punita1@gmail.com; mhelicke@yahoo.com; ngough67@gmail.com;  
metalmanec@gmail.com; n.maheswaran@gmail.com; sean-carr@comcast.net;  
aw02cowgirl@aol.com; akibatperry@gmail.com; Mary Ann Raouf; Dylan Springmann;  
F1yaya@aim.com; nancyleedavis@comcast.net; meg103@daum.net;  
r\_pardoe@hotmail.com; grantvix@gmail.com; 4give77@gmail.com;  
Lmodine@comcast.net; john.sharpe@boldventurefarm.com; sronaghan@verizon.net;  
doug@ihproperties.com; ju.taylor17@gmail.com; reid@reidnovotny.com;  
mariaghhoa@gmail.com; gina@dubbe.com; gspero@comcast.net;  
Amgasch@hotmail.com; danielle.regester@gmail.com; tmzj@comcast.net; Pfraser2010  
@gmail.com; ndgiuliani@verizon.net; det2001@gmail.com; chad.ruggles@vylla.com;  
Keithandchristy@verizon.net; mark.ellen@aol.com; aftrenkle@comcast.net;  
William.a.beck@gmail.com; gibsojp1@msn.com; secwilliams@gmail.com; rfb3141  
@gmail.com; lljsemail2016@gmail.com; firemandowd@yahoo.com; jwimert@gmail.com;  
MarianCurry@verizon.net; gregory.p.care@gmail.com; disciulloj@verizon.net;  
reneepcooper@icloud.com; joelhurewitz@gmail.com; michael.ross.brewer@gmail.com;  
mackie.carpentier@gmail.com; thenormte@gmail.com; novabean@gmail.com;  
oldrmecol3@gmail.com; bogey.boy@comcast.net; bobmarietta@comcast.net;  
calbland@yahoo.com; vasu.syag@gmail.com; kbb3tj@virginia.edu;  
Wendy.royalty@verizon.net; micharrigan@comcast.net; yrdole@gmail.com; doc007  
@gmail.com; mauryzee@verizon.net; ohschnitzel6@gmail.com; susanmoody822  
@gmail.com; dpz@alecrosenbaum.com; gainaday@yahoo.com; tedcochran55409  
@gmail.com; ericabuhl2@gmail.com; rpaulwade@gmail.com; addieadeleke@gmail.com;  
jennifersipes2727@gmail.com; maria21797@gmail.com; vanpgh@gmail.com;  
lucwashere@yahoo.com; mcdonald.n.lauren@gmail.com; analogman456@yahoo.com;

**Cc:** dragonmama@comcast.net; hdesai13@verizon.net; brigittfessenden@comcast.net; lloydcleage@comcast.net; rnstokes49@gmail.com; koconnor@howardcountymd.gov; ashurst@gmail.com; christine.piatko@gmail.com; ajs333@aol.com; tim.and.rachel.pfeifer@gmail.com; milliekrom@gmail.com; dinwoodi@verizon.net; 7cblwyv4@duck.com; bethany@Inf.com; transue.morghana@gmail.com; marinas\_scooter0w@icloud.com; hurlyh@comcast.net; susan.petry@gmail.com; zafarchaudhary5801@gmail.com; ptcallahan@comcast.net; husseinmagdy@gmail.com; kevincropper@yahoo.com; ccwilliams@howardcountymd.gov; alsbackup@hotmail.com; murphysk@verizon.net; serranb@verizon.net; leisenberg@howardcountymd.gov; pgoldscher@howardcountymd.gov; jchen@howardcountymd.gov; ricardoabenn@gmail.com; nziegler4044@gmail.com; melanie.anne.lewis@gmail.com; barrettrking@gmail.com; danielkarp@gmail.com; zchaka@hotmail.com; vmlawyerster@gmail.com; ferzana@umich.edu; lindelleagan@yahoo.com; ynharris@verizon.net; yphasukyued@hotmail.com; ettu@duck.com; hocoinfo101@gmail.com; ladyalisa04@yahoo.com; ldmettle57@gmail.com; vmlawyer@aol.com; haschwein@yahoo.com; cag107@gmail.com; Louforan@gmail.com; antebellum25@gmail.com; javierplumey@gmail.com; tony3138@gmail.com; jennifer.drell@hclibrary.org; mariesovero@gmail.com; beverly.brown.divine@gmail.com; fefacchine@howardcountymd.gov; jordanlwaters@icloud.com; mccoyschris90@gmail.com; susanlofft@verizon.net

**Subject:** Notice of Presubmission Meeting: Siperko/Troxel Project

**Attachments:** 070924 Notice of Pre-submission Community Meeting plus Map View of Property.pdf

Good Afternoon,

Please see the attached notice regarding the above-referenced Pre-submission Community Meeting.

**If you no longer wish to receive these notices, please contact the Howard County Department of Planning and Zoning.**

Regards,

Jeff Bonny  
Legal Assistant  
Talkin & Oh, LLP  
5100 Dorsey Hall Drive  
Ellicott City, MD 21042-7870  
410-964-0300  
410-964-2008 fax  
[jbonny@talkin-oh.com](mailto:jbonny@talkin-oh.com)

CONFIDENTIALITY STATEMENT: This electronic message contains privileged and confidential information. This information is intended solely for the use of the intended recipient above. If you have received this message in error, please be aware that any disclosure, copying, distribution or use of the contents in this message is prohibited. Please notify us immediately by telephone at 410-964-0300 or by email reply if you have received this message in error. Thank you.

**Siperko/Troxel Property**  
6717 Mink Hollow Road  
Highland, MD 20777

**Notice of Pre-Submission Community Meeting**

In accordance with Section 131.0 of the Howard County Zoning Regulations, this is notice that Charles Siperko, Richard Troxel, Sarah Troxel, and Susan Troxel, Petitioners, intend to submit a Conditional Use Petition for outdoor athletic use of their property. The subject property is currently zoned RR-DEO (Rural Residential-Density Exchange Option) and consists of approximately 11.01 acres, more or less, and is located at 6717 Mink Hollow Road, Highland, MD 20777 (Tax Map 34, Grid 21, Parcel 287) (see enclosed site location map).

You are invited to attend a pre-submission community meeting where the Petitioners will provide a brief presentation of the proposed Conditional Use Petition. You are invited to ask questions, make comments, and discuss this project. The pre-submission community meeting will be held on **Tuesday, July 30, 2024, at 6:00 p.m.** The meeting will be held in the Fellowship Hall at St. Mark's Episcopal Church, located at 12700 Hall Shop Road, Highland, MD 20777.

General information regarding pre-submission community meetings can be found on the Department of Planning and Zoning websites:

<https://www.howardcountymd.gov/Departments/Planning-and-Zoning/Land-Development/Development-Process-and-Procedures>

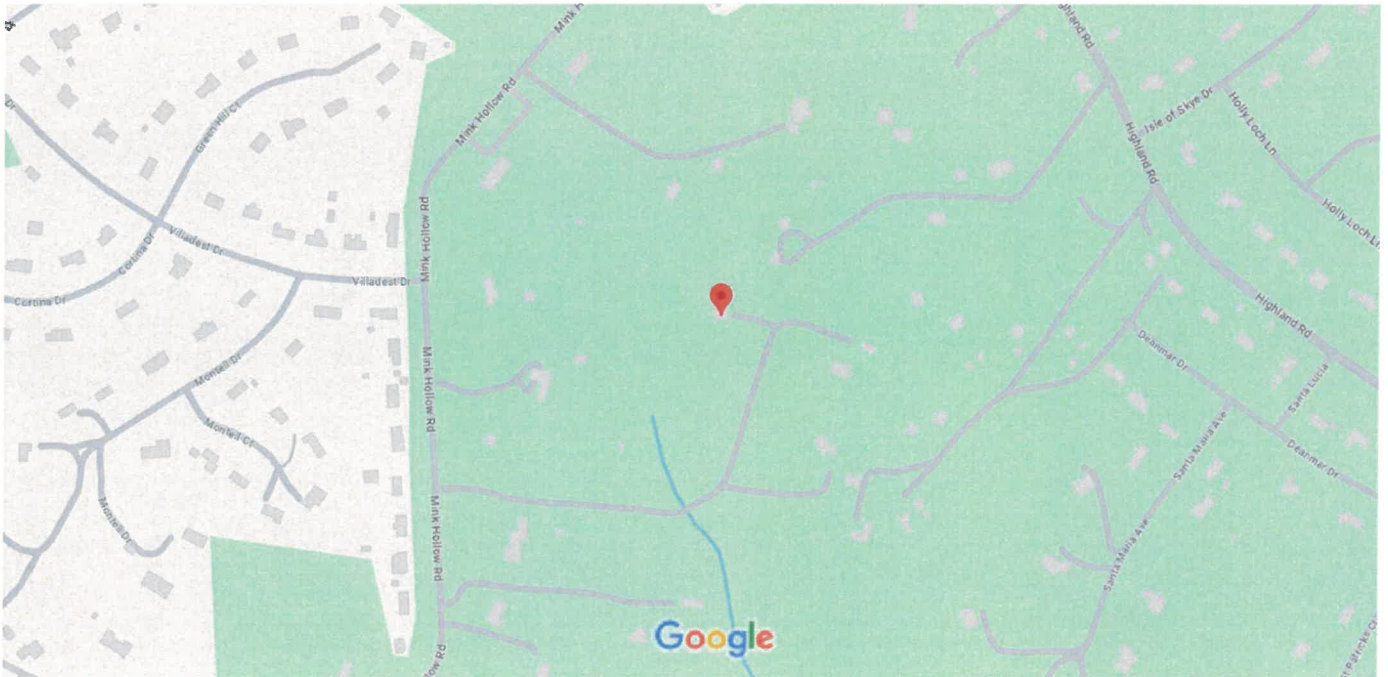
<https://www.howardcountymd.gov/LinkClick.aspx?fileticket=n5kFuuMxZGI%3d&portalid=0>

The proposed Conditional Use Plan must be formally submitted to the Department of Planning and Zoning within one year of the meeting date. Once the plan is submitted, the information will be provided on the Department of Planning and Zoning "Search Development Plans and Public Meetings" web application:

[http://data.howardcountymd.gov/Search\\_Plans/Search\\_Plans\\_Web.aspx](http://data.howardcountymd.gov/Search_Plans/Search_Plans_Web.aspx)

Meeting minutes will be emailed to meeting attendees. If you are unable to attend the meeting, you may contact Gina Pagani or Jeff Bonny at (410) 964-0300 or via email at [gpagani@talkin-oh.com](mailto:gpagani@talkin-oh.com) or [jbonny@talkin-oh.com](mailto:jbonny@talkin-oh.com) to receive meeting minutes and follow-up correspondence.

Google Maps 6717 Mink Hollow Rd



Map data ©2024 Google 200 ft

**List of Adjoining and Confronting Property Owners/ Siperko/Troxel Property – Chris Siperko**

Subject Property: 6717 Mink Hollow Road  
Highland, Maryland 20777  
Tax Map 34, Grid 21, Parcel 287

Adjoiners:

Tax Map 34, Grid 15

Parcel 170: James P Wholey  
Linda T Wholey  
13197 Highland Road  
Highland, MD 20777

Tax Map 34, Grid 20

Parcel 243: Kelly Lynn Rudden  
6718 Mink Hollow Road  
Highland, MD 20777

Tax Map 34, Grid 21

Parcel 237/

Lot 1: Forlarin Shodeke  
Highland RD  
Highland, MD 20777

Mailing Address: 3923 Madison Park Ln  
Burtonsville, MD 20866

Parcel 237/

Lot 2: Peter T Doan  
Vera A Stupina  
13185 Highland Road  
Highland, MD 20777

Parcel 282: Eric N Shatzer  
Donna S Shatzer  
6645 Mink Hollow Road  
Highland, MD 20777

Parcel 283: Andrew R Weinberg  
6655 Mink Hollow Road  
Cooksville, MD 20777

Parcel 284: Melvin S & WF Stern  
6685 Mink Hollow Road  
Highland, MD 20777

Parcel 285: Michael Mulcare  
6705 Mink Hollow Road  
Highland, MD 20777

Parcel 286: Michael J Mulcare  
6711 Mink Hollow Road  
Highland, MD 20777

Mailing Address: 6805 Mink Hollow Road  
Highland, MD 20777

Parcel 288: Joseph D Quill  
Marcy S Quill  
6719 Mink Hollow Road  
Highland, MD 20777

Parcel 289: Le Tuan Duc  
13191 Highland Road  
Highland, MD 20777

#### School Principals

River Hill High School  
12101 Clarksville Pike  
Clarksville, MD 21029  
Attn: Robert Motley, Principal

Lime Kiln Middle School  
11650 Scaggsville Road  
Fulton, MD 20759  
Attn: Tammy Jones, Principal

Dayton Oakes Elementary School  
4691 Ten Oaks Road  
Dayton, MD 21036  
Attn: Adrian Williams-McKinney, Principal



PTA Presidents

River Hill High School  
12101 Clarksville Pike  
Clarksville, MD 21029  
Attn: PTA President

Lime Kiln Middle School  
11650 Scaggsville Road  
Fulton, MD 20759  
Attn: PTA President

Dayton Oakes Elementary School  
4691 Ten Oaks Road  
Dayton, MD 21036  
Attn: PTA President

Community Association

Greater Highland Crossroads Association  
12832 Highland Road  
Highland, MD 20777  
Attn: Dan O'Leary, Board Member

**AFFIDAVIT OF POSTING**  
**Pre-submission Meeting**

**Case: 6717 Mink Hollow Road**

STATE OF MARYLAND)

COUNTY OF HOWARD)

I, Ann Yingling, HEREBY CERTIFY that to the best of my information, knowledge and belief the property which is the subject of the above-captioned petition has been posted in accordance with the following requirements of the Department of Planning and Zoning:

1. The poster(s) shall be erected and shall remain on the subject property for three weeks prior to the pre-submission meeting.
2. The poster(s) shall be erected using two stakes, one on each side of the poster.
3. The posters shall be erected perpendicular to the road which serves as the mailing address of the subject property.

I further certify that the poster has been posted at least 21 days immediately prior to the pre-submission meeting scheduled for **July 30, 2024**, giving notification of the place, date and time of the meeting.

Subscribed and sworn to before me on this 9<sup>th</sup> day of July, 2024.

Petitioner's/Agent's Signature

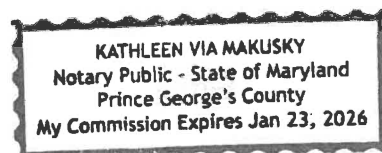
*Ann Yingling*

Notary Public:

*Kathleen Via Makusky*

My Commission expires: 1/23/2026

**Note: It is the responsibility of the Petitioner to ensure that all posting requirements have been met. Failure to meet any of these requirements may result in the postponing and rescheduling a meeting in order to ensure the proper posting of the property. It is also the Petitioner's responsibility to remove the poster 2 weeks after the meeting.**



**Siperko/Troxel Property**  
6717 Mink Hollow Road  
Highland, MD 20777

Notice of **Second** Community Meeting

In accordance with Section 131.0 of the Howard County Zoning Regulations, this is notice that Charles Siperko, Richard Troxel, Sarah Troxel, and Susan Troxel, Petitioners, submitted a Conditional Use Petition for outdoor athletic use of their property on August 19, 2024. The subject property is currently zoned RR-DEO (Rural Residential-Density Exchange Option) and consists of approximately 11.01 acres, more or less, and is located at 6717 Mink Hollow Road, Highland, MD 20777 (Tax Map 34, Grid 21, Parcel 287) (see enclosed site location map).

You are invited to attend a subsequent community meeting where the Petitioners will provide a brief presentation of the Conditional Use Petition. You are invited to ask questions, make comments, and discuss this project. The community meeting will be held on **Thursday, October 24, 2024, at 6:00 p.m.** The meeting will be held in the Fellowship Hall at St. Mark's Episcopal Church, located at 12700 Hall Shop Road, Highland, MD 20777.

As you may recall, the original pre-submission community meeting for this project was held on July 30, 2024. The purpose of this second meeting is to include the property owners so they may participate in community discussion and answer any outstanding questions from the community. **The property owners have elected to facilitate this follow-up meeting as a gesture of goodwill towards the community. Please note that the project has not undergone any changes that would necessitate a second community meeting.**

General information regarding pre-submission community meetings can be found on the Department of Planning and Zoning websites:

<https://www.howardcountymd.gov/Departments/Planning-and-Zoning/Land-Development/Development-Process-and-Procedures>

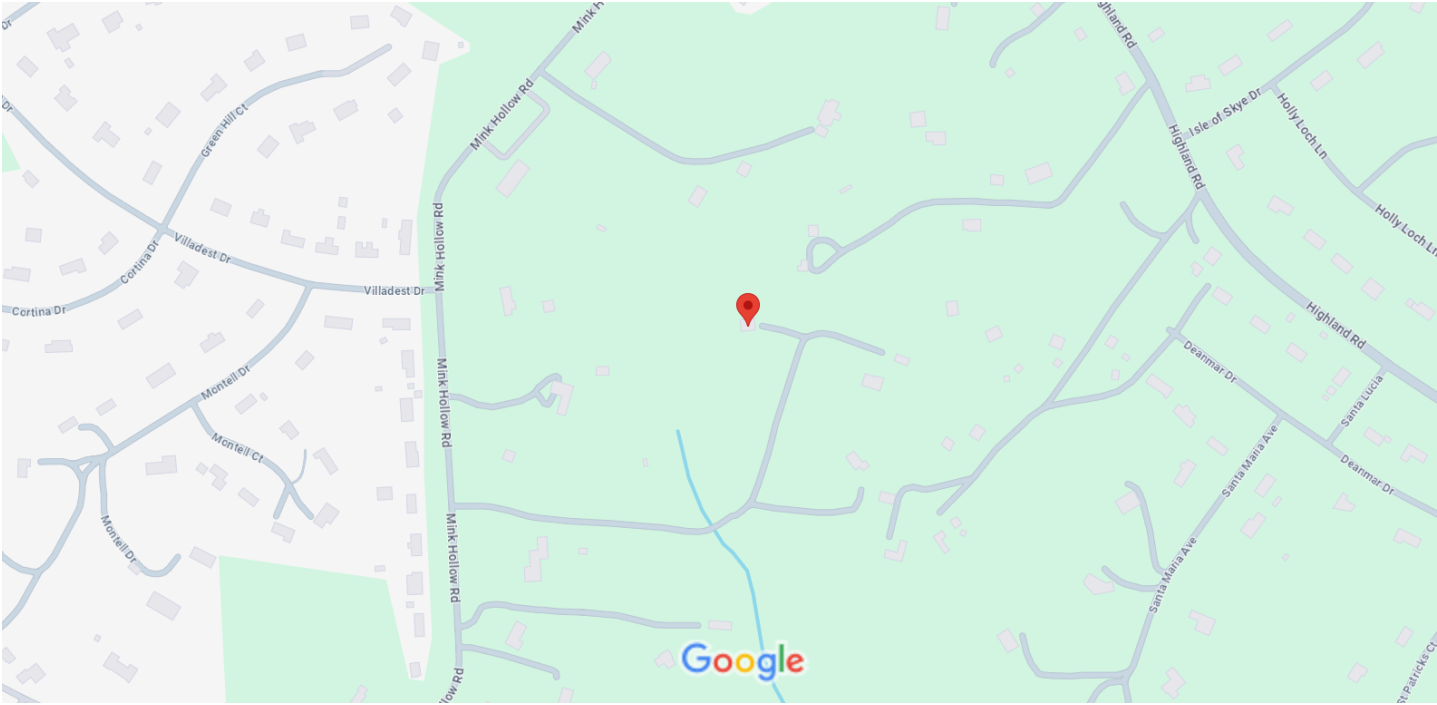
<https://www.howardcountymd.gov/LinkClick.aspx?fileticket=n5kFuuMxZGI%3d&portalid=0>

The proposed Conditional Use Plan must be formally submitted to the Department of Planning and Zoning within one year of the meeting date. Once the plan is submitted, the information will be provided on the Department of Planning and Zoning "Search Development Plans and Public Meetings" web application:

[http://data.howardcountymd.gov/Search\\_Plans/Search\\_Plans\\_Web.aspx](http://data.howardcountymd.gov/Search_Plans/Search_Plans_Web.aspx)

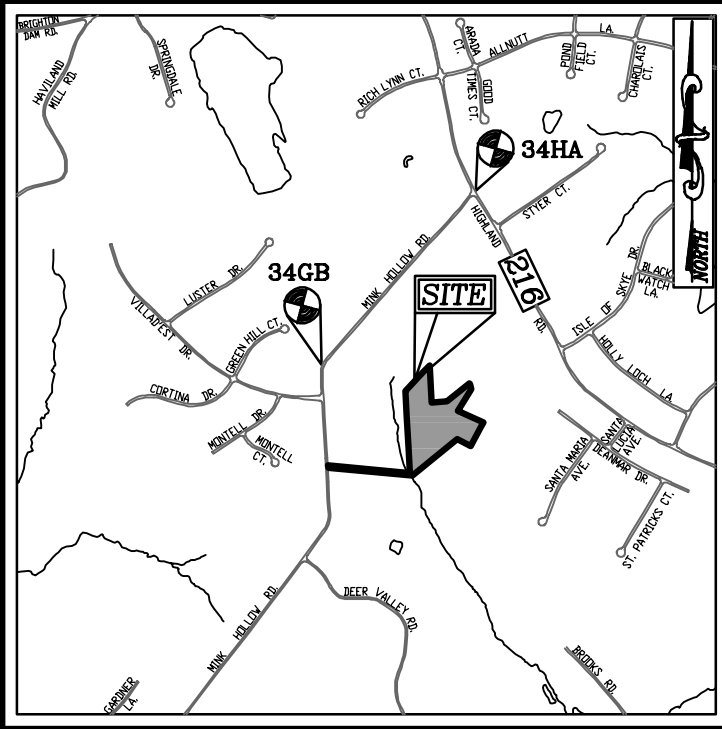
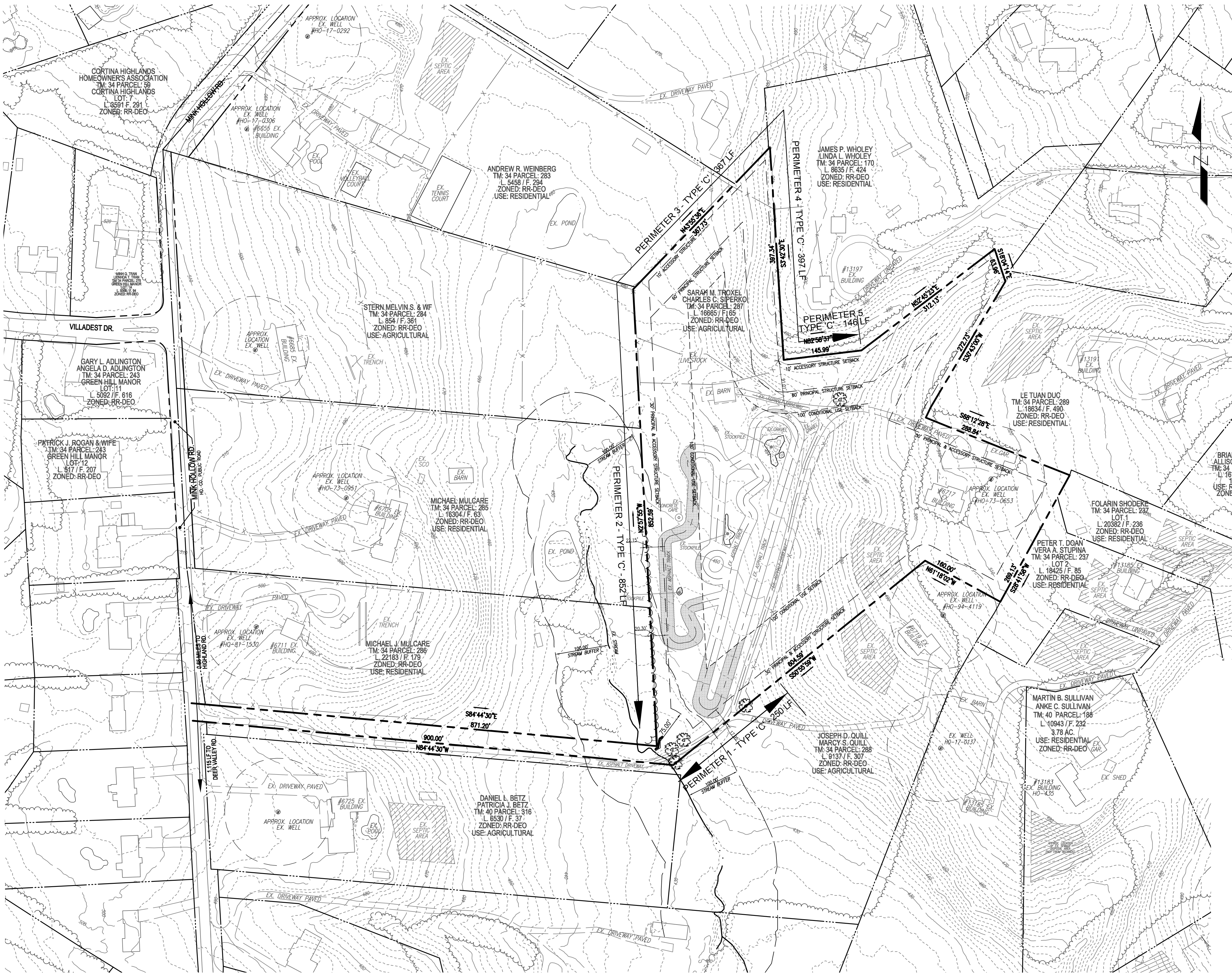
Meeting minutes will be emailed to meeting attendees. If you are unable to attend the meeting, you may contact Gina Pagani or Jeff Bonny at (410) 964-0300 or via email at [gpagani@talkin-oh.com](mailto:gpagani@talkin-oh.com) or [jbonny@talkin-oh.com](mailto:jbonny@talkin-oh.com) to receive meeting minutes and follow-up correspondence.

Google Maps 6717 Mink Hollow Rd



Map data ©2024 Google 200 ft





VICINITY MAP  
SCALE: 1"=2000'  
ADC MAP COORDINATES: PAGE 30, GRID 4F

GENERAL NOTES:

- PROPERTY OUTLINE IS BASE ON DEED PLAT AND FIELD LOCATIONS.
- TOPOGRAPHY IS BASED ON FIELD SURVEY RUN BY VOGEL ENGINEERING + TIMMONS GROUP AND HOWARD COUNTY GIS.
- PROPERTY AREA : 11.01 AC.±
- PROPERTY ZONED: RR-DEO
- SUBJECT PROPERTY LOCATED IN 5TH ELECTION DISTRICT.
- TAX MAP: 34 GRID: 21 PARCEL: 287
- PROJECT IS LOCATED IN HIGHLAND COMMUNITY.
- SUBJECT TO ENVIRONMENTAL CONCEPT PLAN AND SITE DEVELOPMENT PLAN
- SUBJECT TO ALL LOCAL, STATE AND FEDERAL REQUIREMENTS AND PERMITS.

CONDITIONAL USE REQUESTED:

SECTION 131.0.N.6 ATHLETIC FACILITIES, OUTDOOR.

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY LINE
- EXISTING EDGE OF PAVING
- EXISTING STREAM
- EXISTING WELL
- EXISTING TREELINE
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING UTILITY POLE
- EXISTING WOOD FENCE
- EXISTING SEPTIC AREA
- TRACK AREA TO BE REMOVED AND RELOCATED

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS AND PERIMETER PROPERTIES					TOTAL
PERIMETER/FRONTAGE DESIGNATION	1	2	3	4	5	
LANDSCAPE TYPE	C	C	C	C	C	
LINEAR FEET OF ROADWAY	250'	852'	367'	397'	146'	
FRONTAGE/PERIMETER						
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES (1)	YES (1)	YES (1)	YES (1)	YES (1)	
DESCRIBE BELOW IF NEEDED						
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO	
DESCRIBE BELOW IF NEEDED						
NUMBER OF PLANTS REQUIRED	250'	852'	367'	397'	146'	
SHADE TREES	1:60 4	1:60 14	1:60 6	1:60 7	1:60 2	33
EVERGREEN TREES	1:20 13	1:20 43	1:20 19	1:20 20	1:20 13	108
SHRUBS	-	-	-	-	-	-
NUMBER OF PLANTS PROVIDED	1:60 4	1:60 14	1:60 6	1:60 7	1:60 2	33
SHADE TREES	1:20 13	1:20 43	1:20 19	1:20 20	1:20 13	108
EVERGREEN TREES	-	-	-	-	-	-
OTHER TREES (2:1 SUBSTITUTION)	-	-	-	-	-	-
SHRUBS (10:1 SUBSTITUTION)	-	-	-	-	-	-
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED						

GENERAL NOTES:

- SUBJECT TO CREDIT FOR EXISTING VEGETATION.

ATTORNEY

TALKIN AND OH, LLP  
SANG OH; ESQUIRE  
5100 DORSEY HALL DRIVE  
ELLICOTT CITY, MD 21042  
410-964-0300

OWNER/ PETITIONER

SARAH M. TROXEL  
CHARLES C. SIPERKO  
6717 MINK HOLLOW RD  
HIGHLAND, MD 20777  
301-596-5600

CONDITIONAL USE PLAN

MINK HOLLOW PROPERTY  
6717 MINK HOLLOW ROAD, HIGHLAND, MD 20777  
L. 16665 F. 00065

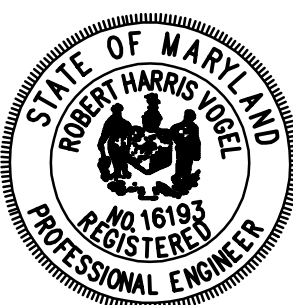
TAX MAP: 34 PARCEL: 287  
5TH ELECTION DISTRICT

BLOCK: 21 ZONING: RR-DEO  
HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING

TIMMONS GROUP

3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
P: 410.461.7666 F: 410.461.8961 www.timmons.com



DESIGN BY: \_\_\_\_\_ RHV  
DRAWN BY: \_\_\_\_\_ KG  
CHECKED BY: \_\_\_\_\_ RHV  
DATE: \_\_\_\_\_ AUGUST 2024  
SCALE: \_\_\_\_\_ 1" = 100'  
W.O. NO.: \_\_\_\_\_ 63423

PROFESSIONAL CERTIFICATE  
I HEREBY CERTIFY THAT THESE DOCUMENTS  
WERE PREPARED OR APPROVED BY ME, AND  
THAT I AM A DULY LICENSED PROFESSIONAL  
ENGINEER UNDER THE LAWS OF THE STATE  
OF MARYLAND, LICENSE NO. 16193  
EXPIRATION DATE: 09-27-2024