



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

## Agency Comment Form

### Conditional Use

Date: July 11, 2024  
 Use Category: Landscape Contractor  
 File No.: BA-24-015C  
 Petitioner: Bernard Granzow  
 Property Address: 2921 Terrapin Run  
 Map No: 15  
 Parcel: 160

CONDITIONAL USE CRITERIA REVIEW BY AGENCY										
GENERAL CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	FD	
Certification that the development shown on the 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
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	x									
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.	x									
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.		x					x			x
The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere. (Streams, Wetlands, Floodplain, Forest Con., etc)	x	x				x	x			
The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.			x							
Design Advisory Panel review	x									

Comments Due: July 25, 2024

COMMENTS: The structure at 2921 Terrapin Run is on the Historic Sites Inventory as HO-645, Milton Shipley House, dating to 1875. This property is outside of the historic districts, and the planned service area, it does not require The Historic Preservation Commission approval. Unless it will require an SDP, then it would trigger County Code Section 16.603A Review of Development Plans which in that case, the HPC would need to provide Advisory Comments.

Margaret Stella Melikian, 7.18.2024

SIGNATURE



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 Property Address: 2921 Terrapin Run  
 Map No: 15  
 Parcel: 160

CONDITIONAL USE CRITERIA REVIEW BY AGENCY									
GENERAL CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	FD
Certification that the development shown on the 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
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	x								
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.	x								
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.		x					x		x
The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere. (Streams, Wetlands, Floodplain, Forest Con., etc)	x	x			x	x			
The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.			x						
Design Advisory Panel review	x								

Comments Due: July 25, 2024

COMMENTS: DILP—1. A building permit is required for the 8,000 sq ft building.  
2. Local code amendments require the proposed building to have an automatic Fire suppression system, Sprinklers. The petitioner must agree to these items before DILP will approve the BA. 3. The proposed building does not meet the exception in the Maryland Accessibility Code. The proposed building shall be accessible with accessible parking and an accessible route to the building entrance. If an SDP is not required, then the plan shall be revised to show compliance.  
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 \_\_\_\_\_  
 \_\_\_\_\_

James  
Hobson \_\_\_\_\_

SIGNATURE



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## Agency Comment Form

### Conditional Use

Date: July 11, 2024  
 Use Category: Landscape Contractor  
 Case No.: BA-24-015C  
 Applicant: Bernard Granzow  
 Property Address: 2921 Terrapin Run  
 Lot No: 15  
 Parcel: 160

CONDITIONAL USE CRITERIA REVIEW BY AGENCY									
GENERAL CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	FD
Confirmation that the development shown on the 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
Are 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	x								
Are the number of parking spaces will be appropriate to serve the particular use. Parking areas, loading areas, drive aisles, and refuse areas will be appropriately located and buffered or screened from public roads and adjacent uses to minimize adverse impacts on adjacent properties.	x								
Do 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.		x					x		x
Does the proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere. (Streams, Wetlands, Floodplain, Forest Con., etc)	x	x			x	x			
Does the proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.			x						
Has a sign Advisory Panel review	x								

Comments Due: July 25, 2024

**COMMENTS:** The Development Engineering Division takes NO EXCEPTION to the request to allow a Landscape Contractor business subject to meeting all requirements including stormwater management, access, and paving of all areas. If a tract vehicle is to be utilized on the site, alternative paving could be requested via a Design Manual Waiver request only for those areas where the tract vehicle would operate. Identify floodplain and drainage improvements at the northeast corner of the property. Label owner of all drainage improvements on all plans.



SIGNATURE



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## Agency Comment Form

### Conditional Use

Date: July 11, 2024  
 Use Category: Landscape Contractor  
 File No.: BA-24-015C  
 Petitioner: Bernard Granzow  
 Property Address: 2921 Terrapin Run  
 Map No: 15  
 Parcel: 160

CONDITIONAL USE CRITERIA REVIEW BY AGENCY									
GENERAL CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	FD
Certification that the development shown on the 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
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	x								
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.	x								
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.		x					x		x
The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere. (Streams, Wetlands, Floodplain, Forest Con., etc)	x	x			x	x			
The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.			x						
Design Advisory Panel review	x								

Comments Due: July 25, 2024

COMMENTS: The property owner would need to have an engineer submit an OSDS plan showing that the established SDA from the 2020 Perc Cert. could support the added septic flow from the commercial building plus the # of employees. Most likely the septic system that was installed in 2020 would also have to be upgraded to support the increase in GPD flow. If this can be accomplished, then Health would have no objections to then approve this waiver. For now, Health would put it ON HOLD.

*Zack Silvast*

SIGNATURE



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## Agency Comment Form

### Conditional Use

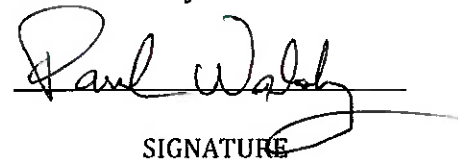
Date: July 11, 2024  
 Use Category: Landscape Contractor  
 File No.: BA-24-015C  
 Petitioner: Bernard Granzow  
 Property Address: 2921 Terrapin Run  
 Map No: 15  
 Parcel: 160

CONDITIONAL USE CRITERIA REVIEW BY AGENCY										
GENERAL CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	FD	
Certification that the development shown on the 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
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	x									
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.	x									
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.		x					x			x
The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere. (Streams, Wetlands, Floodplain, Forest Con., etc)	x	x			x	x				
The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.			x							
Design Advisory Panel review	x									

COMMENTS: \_\_\_\_\_

We have no comments.

Howard Co. Dept. of Rec. & Parks  
 July 31, 2024  
 Paul Walsky



SIGNATURE



Agency Comment Form  
 Conditional Use

Date: July 26, 2024  
 Use Category: Landscape Contractor  
 File No.: BA-24-015C  
 Petitioner: Bernard Granzow  
 Property Address: 2921 Terrapin Run  
 Map No: 15  
 Parcel: 160

CONDITIONAL USE CRITERIA REVIEW BY AGENCY										
GENERAL CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	FD	
Certification that the development shown on the 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
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	x									
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.	x									
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.		x					x		x	
The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere. (Streams, Wetlands, Floodplain, Forest Con., etc)	x	x			x	x				
The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.			x							
Design Advisory Panel review	x									

July 23, 2024

COMMENTS:

The Division of Land Development has reviewed the above referenced Conditional Use Petition for a proposed Landscape Contractor business at 2921 Terrapin Run, West Friendship, MD and has no objection to the approval of this conditional use.

1. Certification that the development shown on the plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.
  - a. If the Conditional Use Petition is approved, the applicant will be required to obtain approval of a Site Development Plan from the Department of Planning and Zoning prior to the issuance of building permits for the proposed use. As shown on the plan exhibit, the development has potential to comply with the technical requirements in subsequent plan stages. The project details will be reviewed in subsequent plan stages.
2. 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.

- a. Perimeter landscaping will be required for this development and will be reviewed in detail for compliance with the Landscape Manual at the next plan stage. A Type C landscape buffer is required along all perimeters to screen the proposed non-residential use from the adjacent residential uses and from MD Route 32.
  - b. The proposed site layout and existing landscaping has the potential to comply with the Landscape Manual requirements by taking credit for naturally forested area along the northern perimeter and a portion of the eastern perimeter, taking credit for an existing hedgerow along the southern perimeter and a portion of the western perimeter, and taking credit for an existing berm along the remaining portion of the western perimeter.
  - c. Additional landscaping may be required when evaluated at the next plan stage. Based on this submittal, the existing and/or proposed landscaping does not appear to hinder or discourage the development and/or use of adjacent land and structures
3. 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.
- a. The Zoning Regulations do not provide parking requirements for a Landscape Contractor use. The proposed parking area appears to have the potential to provide adequate parking for the use. Parking will be evaluated at the SDP stage with a parking needs study.
  - b. Based on the existing landscaping shown on the Conditional Use Plan, it appears that the proposed barn and parking area can be adequately screened from the adjacent public roads and residential uses to minimize adverse impacts on the adjacent properties.
4. The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere (streams, wetlands, floodplain, forest conservation, etc.).
- a. There do not appear to be environmental impacts within the Limit of Disturbance as shown on the conditional use exhibit. An Environmental Concept Plan for the site must be approved prior to the Site Development Plan to identify any impacts to streams, wetlands, and their buffers, floodplain, steep slopes and specimen trees on site which are protected from disturbance per the Subdivision and Land Development Regulations.
  - b. The natural environmental conditions of the subject site must be reported by an environmental professional and findings must be provided with the forthcoming Site Development Plan. If there are environmentally sensitive areas regulated by the County, they must comply with Sections 16.115 – 16.117 of the Subdivision and Land Development Regulations.
  - c. The development may be subject to the County's Forest Conservation requirements. The project will be reviewed for compliance with the forest conservation regulations at the Site Development Plan stage.
  - d. Storm water management and applicable drainage requirements will be reviewed at both the ECP and SDP stage.
5. Design Advisory Panel review.

a. This property is not located in the DAP review area.

\_\_\_\_ Jason Lenker \_\_\_\_\_  
SIGNATURE  <sup>DS</sup>



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GENERAL CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	FD	
Certification that the development shown on the 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	<input checked="" type="checkbox"/>
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	x									
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.	x									
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.		x					x			<input checked="" type="checkbox"/>
The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere. (Streams, Wetlands, Floodplain, Forest Con., etc)	x	x				x	x			
The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.			x							
Design Advisory Panel review	x									

Comments Due: July 25, 2024

COMMENTS: An automatic sprinkler system will be required to be installed in the barn. Depending on their capacity, the diesel and gasoline fill tanks may require a Hazardous Material Storage Permit from the Office of the Fire Marshal.

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Robert Ferguson  
 Battalion Chief  
 Office of the Fire Marshal