



Howard County

Department of Planning and Zoning

Subject: Arthur Sorak
Board of Appeals Case No. BA-24-004V

To: Howard County Hearing Examiner

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

Date: March 4, 2025

This is a petition for a Variance from Section 108.0.D.4.c(1)(b) to reduce the required 10-foot side setback to 0 feet, and Variance from Section 108.0.D.4.c(1)(c)(ii) to reduce the required 10-foot rear setback to 0 feet for an existing retaining wall. The subject property is identified as Tax Map 24, Parcel 740 and addressed as 10226 Shirley Meadow Court. The 0.46-acre property is zoned R-20 (Residential – Single). Adjoining properties are zoned R-20. The properties to the north, east and south are developed with single family detached dwellings. To the west is Shirley Meadow Court.

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

1. Division of Land Development
2. Development Engineering Division
3. Resource Conservation Division
4. Department of Recreation & Parks
5. Department of Fire and Rescue Services
6. Department of Inspections, Licenses and Permits

Attachments

cc: Petitioner

10226 Shirley Meadow Court





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

Variance

Date: February 6, 2024
Use: Residential
Zoning: R-20
File No.: BA-24-004V
Petitioner: Arthur Sorak
Property Address: 10226 Shirley Meadow Court
Map No: 24
Parcel: 740

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

Comments Due: February 20, 2024

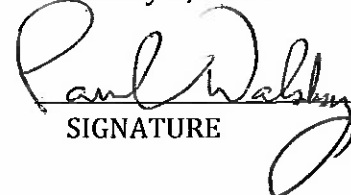
COMMENTS: _____

We have no comments. _____

Paul Walsky

Dept. of Recreation and Parks

February 8, 2024


SIGNATURE



Agency Comment Form

Variance

Date: February 6, 2024
Use: Residential
Zoning: R-20
File No.: BA-24-004V
Petitioner: Arthur Sorak
Property Address: 10226 Shirley Meadow Court
Map No: 24
Parcel: 740

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

Comments Due: February 20, 2024

COMMENTS: DILP---A building permit is required to replace the timber retaining wall over 3 feet in height. Even if the wall has already been replaced.

James Hobson
SIGNATURE



Agency Comment Form
Variance

Date: February 6, 2024
Use: Residential
Zoning: R-20
File No.: BA-24-004V
Petitioner: Arthur Sorak
Property Address: 10226 Shirley Meadow Court
Map No: 24
Parcel: 740

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

Comments Due: February 20, 2024

COMMENTS:

The Development Engineering Division takes NO EXCEPTION to the request to reduce the setback to 0' so a segmental block retaining wall can be built in the same location as the failed timber retaining wall as part of the wall falls on the property line.

IF DISTURBANCE IS REQUIRED ON ADJACENT PARCEL 740, CONTACT
Howard County RECREATION AND PARKS.


SIGNATURE



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

Variance

Date: February 7, 2024
Use: Residential
Zoning: R-20
File No.: BA-24-004V
Petitioner: Arthur Sorak
Property Address: 10226 Shirley Meadow Court
Map No: 24
Parcel: 740

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

Comments Due: February 20, 2024

COMMENTS:

- Section 16.103(j) of the Subdivision and Land Development Regulations requires the addition or modification of any public or private easement to be processed as a revision plat and recorded in the land records of Howard County. A plat of revision is required if the construction of the retaining wall will require a retaining wall maintenance easement on the adjoining property.
- If the construction of the retaining wall will require an easement on the adjoining property, a redline revision to the site development plan (SDP-87-075) is required.

Julia Sauer, Division of Land Development

SIGNATURE

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Agency Comment Form

Variance

Date: February 6, 2024
Use: Residential
Zoning: R-20
File No.: BA-24-004V
Petitioner: Arthur Sorak
Property Address: 10226 Shirley Meadow Court
Map No: 24
Parcel: 740

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

Comments Due: February 20, 2024

COMMENTS: The Department of Fire and Rescue Services has no comment on this request.

Robert Ferguson
Battalion Chief
Office of the Fire Marshal



Agency Comment Form

Variance

Date: February 6, 2024
Use: Residential
Zoning: R-20
File No.: BA-24-004V
Petitioner: Arthur Sorak
Property Address: 10226 Shirley Meadow Court
Map No: 24
Parcel: 740

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

Comments Due: February 20, 2024

COMMENTS: _____ RCD has no comments.

Margaret Stella Melikian
SIGNATURE