

Christopher A. Malagari, P.E., President  
Donald A. Mason, P.E., L.S., Vice President

Ellicott City, MD  
410-465-6105 410-465-6644 FAX

July 30, 2025

Howard County Planning and Zoning  
3430 Courthouse Drive  
Ellicott City, Maryland 21043

Re: Response to DPZ June 16, 2025 Incomplete Letter  
Zoning Board Case No. ZB-1130M

Below is a point-by-point response addressing the comments and items provided by the Division of Public Service and Zoning Administration in the June 16, 2025 Incomplete Letter related to the requested revisions to the Zoning Map Amendment Plan.

### **Zoning Map Amendment Plan**

**Comment:** Section 103.0 of the Howard County definitions defines Residential Zoning Districts as “d. Residential land use areas of a TOD, CAC, TNC or CCT District.” There is a DPZ approval (SDP-23-013) allocating 242 housing units to properties along Binder Lane zoned TOD. The requested B-2 zoning district requires a 30ft setback from residential districts.

Response: See explanation in revised narrative submitted simultaneously with this Response.

**Comment:** Identify the future access to cemetery 37-9 as the current access will be removed with this Plan.

Response: Future access to the Memorial Park is now provided on Sheet 5. It is anticipated this future entrance will be constructed in conjunction with the adjacent Patient First development and will occur prior to the closure of the current entrance to the Memorial Park.

**Comment:** The Existing Uses under the Site Data on sheet #2, contradict what is shown on sheet #1. Specifically, lot 53 is identified as vacant on sheet #2 but is improved with buildings on sheet #1.

Response: The note has been expanded to state that the existing dilapidated buildings are to be raised.

**Comment:** As listed in Section 100.0.G.2.a, provide the following to the Plan:

- “(1) Location, size, height, *exterior materials*, and character of all proposed structures and all existing structures to be retained, including relevant dimensions and distances to property lines and to structures on adjacent properties.”
- “(4) Elevation drawings of proposed structures on appropriate cross sections of the site as viewed from adjacent properties and roads, or other prominent points of visibility in the area.”
  - As part of this, provide the height of proposed structures, Howard County defines height in Section 103.0 as, “The vertical distance from the mean elevation of the lowest and highest elevation points at grade adjoining the exterior walls of the building to the highest point of a flat roof; to the deck line of a mansard roof; and to the mean height between the eave and ridge of the highest roof section for a gable, hip or gambrel roof.”

- **“(7) Existing historic resources and natural features, including bodies of water, water courses, 100-year floodplains, wetlands, wooded areas, and *major trees*, and proposed changes with respect to any of these.” If any major trees are on the Properties, please identify.**

Response: Plans have been provided to include the proposed convenience store, fuel pump canopy and carwash structures with the material types and colors. Color plans have been provided to indicate the proposed elevations for the proposed structures.

Response: Major trees are now shown and identified as well as the approximate wetlands location.

**Comment: Identify the historic sites listed under #7 on sheet #2 (HO-829 and 37-9) on sheet #3.**

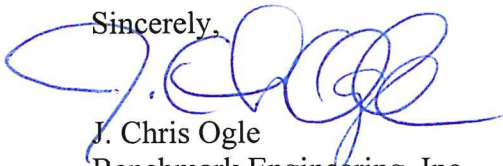
Response: Historic site references have been added to Sheet 3 of the Plan.

**Comment: Identify all parcel and lots included in this Petition and the acreages.**

Response: The parcels, lots and acreages are now provided in a tabulation on Sheet 2 above the title block.

Should you have any questions, please do not hesitate to call our office.

Sincerely,



J. Chris Ogle  
Benchmark Engineering, Inc.  
Project Manager