



For DPZ Office use only:
 BA Case No. 829-D
 Date Submitted: 4/9/2026

**ADMINISTRATIVE APPEAL PETITION
 TO THE HOWARD COUNTY HEARING AUTHORITY**

A person who wishes to appeal a departmental decision must use this petition form. It is recommended that a person determine whether he/she can be acknowledged as being an aggrieved person¹. The appellant must submit the completed form to the Department of Planning and Zoning within 30 days of issuance of the departmental ruling or action.

RECEIVED
 APR 09 2026
 BY:

1. APPEAL REQUEST

BRIEF DESCRIPTION OF RULING OR ACTION FROM WHICH THIS APPEAL IS TAKEN: Please see attached

DATE OF RULING OR ACTION: 4/9/2026

BRIEF DESCRIPTION OF ERROR OF FACT, OR LAW, IF ANY, PRESENTED BY THIS APPEAL: Please see attached

MANNER IN WHICH THE APPELLANT IS AGGRIEVED BY THE RULING OR ACTION: Please see attached

OTHER FACTORS WHICH THE APPELLANT WISHES THE HEARING AUTHORITY TO CONSIDER: Please see attached

¹ As a brief explanation of this concept: Generally speaking, ... a person "aggrieved" ... is one whose personal or property rights are adversely affected by the decision... The decision must not only affect a matter in which the protestant has a specific interest or property right, but his interest therein must be such that he is personally and specifically affected in a way different from that suffered by the public generally. The Department of Planning and Zoning does not advise persons on whether they may or may not qualify as being aggrieved. Persons intending to file an appeal may want to obtain separate legal advice on this issue because it may have an impact on the validity of the appeal.

2. APPELLANT'S NAME DONNA GORJON ✓
TRADING AS (IF APPLICABLE) _____
ADDRESS _____ ✓
PHONE NO. (H) _____ (W) _____ ✓
EMAIL _____ ✓

3. COUNSEL FOR APPELLANT No legal counsel has been retained
COUNSEL'S ADDRESS at time of filing ✓
COUNSEL'S PHONE NO. _____
EMAIL _____

4. RESPONDENT Howard County Department of Planning & Zoning
RESPONDENT'S ADDRESS 3430 Court House Drive
Ellicott City Md 21043

5. PROPERTY IDENTIFICATION (IF REAL PROPERTY IS INVOLVED)
ADDRESS OF SUBJECT PROPERTY 10450 Waterfall Terrace
Columbia Md 21044
TOTAL ACREAGE OF PROPERTY 13764 SF
PROPERTY LOCATION See attached
COUNCIL DISTRICT _____ ELECTION DISTRICT _____ ZONING DISTRICT _____
TAX MAP # _____ GRID # _____ PARCEL/LOT # _____

6. APPELLANT'S INTEREST IN SUBJECT PROPERTY
 OWNER (Including joint ownership) OTHER (Describe and give name and address of owner) _____

7. ADDITIONAL MATERIAL, FEES, POSTING, AND ADVERTISING
A) The Appellant must submit one (1) signed original and three (3) copies of the signed original, for a total of four (4) copies, of this petition. If supplementary documents or other materials are included, four (4) complete sets must be submitted.
B) The appellant is advised to consult the Rules of Procedure of the Board of Appeals. In accordance with Section 2.210(b) of that document, an "on the record" appeal requires that within 30 days of filing an administrative appeal, the appellant file a record transcript of the hearing being appealed. In addition, within 15 days of filing the transcript, the appellant must file a Memorandum addressing the points of law upon which the appeal is based.

- C) The undersigned agrees in matters involving land use, except in administrative appeals from the issuance of a notice of violation of County laws or regulations, to properly post the property at least thirty (30) days immediately prior to the hearing and to maintain the posters as required and submit an affidavit of posting at, or before the time of the hearing. If the Appellant is not the owner or does not have a beneficial interest in the subject property, the posting of the property is not required; however, the Appellant must send copies of the petition and notification of the public hearing to the property owner and the adjoining property owners in accordance with Section 2.203(e) of the Rules of Procedure of the Board of Appeals.
- D) The undersigned also agrees in matters involving land use, except in administrative appeals from the issuance of a notice of violation of County laws or regulations, to insert legal notices, to be published one (1) time in at least two (2) newspapers of general circulation in Howard County, as prepared and approved by the Department of Planning and Zoning, within at least thirty (30) days prior to the hearing, and to pay for such advertising costs; and further agrees to submit (2) approved certificates of the text and publication date(s) of the advertisement at or before the time of the hearing.
- E) The undersigned also agrees to furnish such additional plats, reports, plans, or other materials as may be required by the Department of Planning and Zoning and/or the Hearing Authority in connection with the filing of this petition.
The undersigned agrees to pay all costs in accordance with the current schedule of fees.

8. SIGNATURES

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

The undersigned has read the instructions on this form, filing herewith all of the required accompanying information.

Signature of Attorney


Signature of Appellant

For DPZ office use only: (Filing fee is \$1,500.00 plus \$50.00 per poster)

Hearing Fee: \$ _____
Poster Fee: \$ _____
TOTAL: \$ _____
Receipt No. _____

County Website: howardcountymd.gov

(Make check payable to "Director of Finance")

**PLEASE READ CAREFULLY
DATA TO ACCOMPANY PETITION**

Drawings: Where a parcel of land and/or building(s) as defined in the Zoning Regulations is involved in that which is being appealed, petition forms must be accompanied by **(10) copies of required drawings** showing the following information:

- (a) Courses and distances of outline boundary lines and the size of the property
- (b) North arrow
- (c) Existing zoning of subject property and adjoining property
- (d) Location, extent, boundary lines and area of any current use and proposed change in use
- (e) Any existing or proposed building(s), structures, signs, points of access, natural features, landscaping, parking, and other objects and/or uses on subject property which may be relevant to the petition
- (f) Same as (e) above, if any, of adjoining property which may be required in the proper examination of the petition
- (g) Location of subject property in relation, by approximate dimension, to nearest intersection of two public roads
- (h) Ownership of effected roads
- (i) Election District in which the subject property is located
- (j) Tax Map number on which the subject property is located
- (k) Name and local community in which the subject property is located or name of nearby community
- (l) Name, mailing address, telephone number (and e-mail address, if any) of the appellant
- (m) Name, mailing address, telephone number (and e-mail address, if any) of attorney, if any
- (n) Name and mailing address of property owner
- (o) Any other information as may be necessary for full and proper consideration of the appeal.

BA Case # _____

PETITIONER: _____

DONNA GORTON *Dana Boyce* ^{4/19/2021}

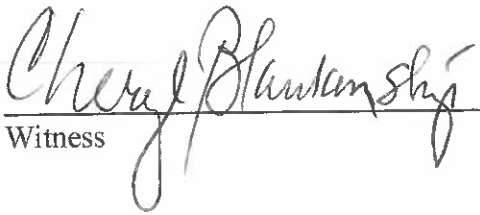
ADDRESS: _____

10454 WaterFowl Terrace
Columbia, Md 21044

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

THE UNDERSIGNED DOES HEREBY DECLARE 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 WITHIN APPLICATION OR PETITION IN BA CASE # _____ FOR A ZONING CHANGE AS REQUESTED.

I, WE, DO SOLEMNLY DECLARE AND AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE CONTENTS OF THE AFOREGOING AFFIDAVIT ARE TRUE AND CORRECT TO THE BEST OF MY, OUR, KNOWLEDGE, INFORMATION AND BELIEF.


Witness

 4/9/2024
Signature Date

Witness

Signature Date

Witness

Signature Date

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

County Website: www.howardcountymd.gov

#1



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Lynda D. Eisenberg, AICP, Director

www.howardcountymd.gov

FAX 410-313-3391

TDD 410-313-2323

March 10, 2026

Donna Gorjon
10457 Waterfowl Terrace
Columbia, MD 21044

RE: Unfounded Complaint
CE-26-17 Waterfowl Terrace

Dear Ms. Gorjon:

In response to your request regarding the above-mentioned property a representative of this Division inspected the property on March 10, 2026. There were no violations of the Howard County Zoning Regulations or Subdivision and Land Development Regulations found for this property. Since there are no violations, the case is closed. Howard County Department of Planning and Zoning does not enforce violations of noise complaints.

If you are interested in reviewing the case file for more details, please submit or mail a written request to Attn: Everett James Howard County Dept. of Planning & Zoning, 3430 Court House Drive Ellicott City, MD 21043 or via email to ejames@howardcountymd.gov.

Thank you for referring this matter to the Division of Public Service and Zoning Administration. If you have any questions concerning this case, please contact me at (410) 313-2424.

Sincerely,



Everett James
Code Enforcement Supervisor
Division of Public Service and
Zoning Administration

Any person aggrieved by a decision of the Department of Planning and Zoning may file an appeal to the Board of Appeals. An appeal to this notice must be filed within 30 days of the date of the notice and must

#1

APPEAL REQUEST

This appeal is taken from the determination of the Howard County Department of Planning and Zoning (DPZ) that the property at **10450 Waterfowl Terrace, Columbia, Maryland** is a noncomplying structure under Section 128.0.B.2, and that the shed and carport are “attached” to the principal dwelling, permitting use of an approximately 4.8-foot side yard setback to support approval of a new garage within the required setback.

The Appellant, **Donna Gorjón**, asserts that this determination is erroneous in fact and law.

This appeal is entered for the first time as of **April 9, 2026**, and is filed to preserve all rights of appeal, with the right to supplement the record.

#1

BRIEF DESCRIPTION OF ERROR OF FACT OR LAW

The Department of Planning and Zoning erred in fact and law by improperly classifying the accessory shed as "attached" to the principal dwelling, despite a lack of structural integration. The Department further misapplied Section 128.0.B.2 by relying upon this erroneous classification to justify a reduced side yard setback, thereby permitting an unlawful expansion of a noncomplying condition. The determination is unsupported by competent evidence and fails to apply the correct legal standard governing accessory structures and noncomplying structures.

MANNER IN WHICH THE APPELLANT IS AGGRIEVED

The Appellant is aggrieved by the Department's determination in that it authorizes construction within the required setback, resulting in increased mass, scale, and encroachment in close proximity to the Appellant's residence at 10454 Waterfowl Terrace, directly impacting the use, enjoyment, and residential character of the dwelling. The Appellant is further impacted as the owner and landlord of 10457 Waterfowl Terrace, located across the street, where the Department's determination adversely affects use, tenant experience, and overall neighborhood character. These impacts are specific and particularized to the Appellant and are distinct from those suffered by the public generally.

OTHER FACTORS FOR CONSIDERATION

Boundary surveys, historical documentation, and photographic evidence demonstrate that the accessory shed is not structurally attached to the principal dwelling and was constructed subsequent to the dwelling and carport. The Department relied upon unsupported measurements and failed to consider the governing Final Development Plan (FDP) and established development patterns applicable to the Wilde Lake/Bryant Woods community. These deficiencies resulted in an improper interpretation and application of the zoning regulations, warranting reversal of the Department's determination.

#4

2. Data to Accompany Petition

- (a) Boundary lines, courses, and distances are shown on submitted surveys.
- (b) North arrow shown on surveys.
- (c) Subject and adjoining properties zoned residential.
- (d) Existing use: single-family residential. No change proposed.
- (e) Existing structures include dwelling, carport, shed, driveway.
- (f) Adjoining structures documented via surveys and exhibits.
- (g) Property located approx. 600 feet from Waterfowl Terrace & Green Mountain Circle; 0.5 miles to Twin Rivers Road.
- (h) Roads are public and maintained by Howard County.
- (i) Election district per County records.
- (j) Tax Map per SDAT records.
- (k) Community: Wilde Lake / Bryant Woods.
- (l) Appellant: Donna Gorjón.
- (m) No attorney retained at filing.
- (n) Owner of subject property listed above.
- (o) Additional legal arguments and exhibits to be submitted prior to hearing.

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BEFORE THE HOWARD COUNTY HEARING AUTHORITY

Administrative Appeal Petition

Petitioner: Donna Gorjón

Address: 10454 Waterfowl Terrace, Columbia, Maryland 21044

(a) Courses and Distances of Boundary Lines

The courses, distances, and boundary configuration of the subject property are accurately and comprehensively depicted within the boundary surveys submitted contemporaneously with this Petition. Said surveys establish the dimensional characteristics of the property. Total area: 13,764 square feet.

(b) North Arrow

A north arrow indicating directional orientation is clearly and unambiguously reflected on the submitted boundary surveys.

(c) Existing Zoning

The subject property and all adjoining properties are located within the New Town (NT) zoning district as designated by Howard County, as evidenced by official zoning maps and records.

(d) Current Use and Proposed Change

The subject property is presently improved with and utilized as a single-family residential dwelling. No change in use is proposed. This appeal pertains solely to the interpretation and application of zoning regulations governing accessory structures and setback requirements.

(e) Existing Structures

Existing improvements, including but not limited to the principal dwelling, carport, accessory shed, driveway, and associated site features, are depicted within the submitted surveys and supporting documentation. No new construction is proposed as part of this appeal.

(f) Adjoining Property

Relevant structures and improvements situated upon the adjoining property, including the accessory shed and proposed garage structure under review, are documented through boundary surveys, photographic evidence, and supporting exhibits necessary for adjudication of this appeal.

(g) Property Location

The subject property, located at 10450 Waterfowl Terrace, is approximately 600 feet from the intersection of Waterfowl Terrace and Green Mountain Circle, and approximately 0.5 miles from the

#4

intersection of Green Mountain Circle and Twin Rivers Road, Columbia, Maryland.

(h) Ownership of Affected Roads

Waterfowl Terrace, Green Mountain Circle, and Twin Rivers Road are public rights-of-way owned and maintained by Howard County.

(i) Election District

The subject property is located within Election District 5.

(j) Tax Map Identification

Tax Map: 0030; Grid: 0019; Parcel/Lot: 0241.

(k) Community / Property Location

The subject property is located within Columbia, specifically the Wilde Lake / Bryant Woods community.

(l) Appellant Information

Donna Gorjón
10454 Waterfowl Terrace
Columbia, Maryland 21044
Telephone: 240-417-1046
Email: gorjondo@att.net

Interest: Resident, property taxpayer, and aggrieved party possessing a direct and substantial interest in adjacent property. Petitioner maintains the property, satisfies all tax obligations, and is responsible for all associated utilities.

(m) Attorney

No legal counsel has been retained at the time of filing. Petitioner expressly reserves the right to retain counsel.

(n) Property Owner

Marcie Karen Weil and Lawrence Schoen
10450 Waterfowl Terrace
Columbia, Maryland 21044

(o) Additional Information

#4

- 1 Improper classification of structures as "attached" absent structural integration
- 2 Misapplication of Section 128.0.B.2 resulting in unlawful expansion of a noncomplying condition
- 3 Erroneous setback determination unsupported by competent evidence
- 4 Failure to consider historical development patterns and governing Final Development Plan (FDP) principles

Petitioner submits boundary surveys, historical documentation, and supporting materials establishing errors of fact and law in the Department's determination. Petitioner further reserves the right to submit additional exhibits, diagrams, and a formal legal memorandum in accordance with applicable procedural rules prior to the hearing.

3. Filing Checklist Statement

Petitioner submits all required materials including surveys and supporting documentation.

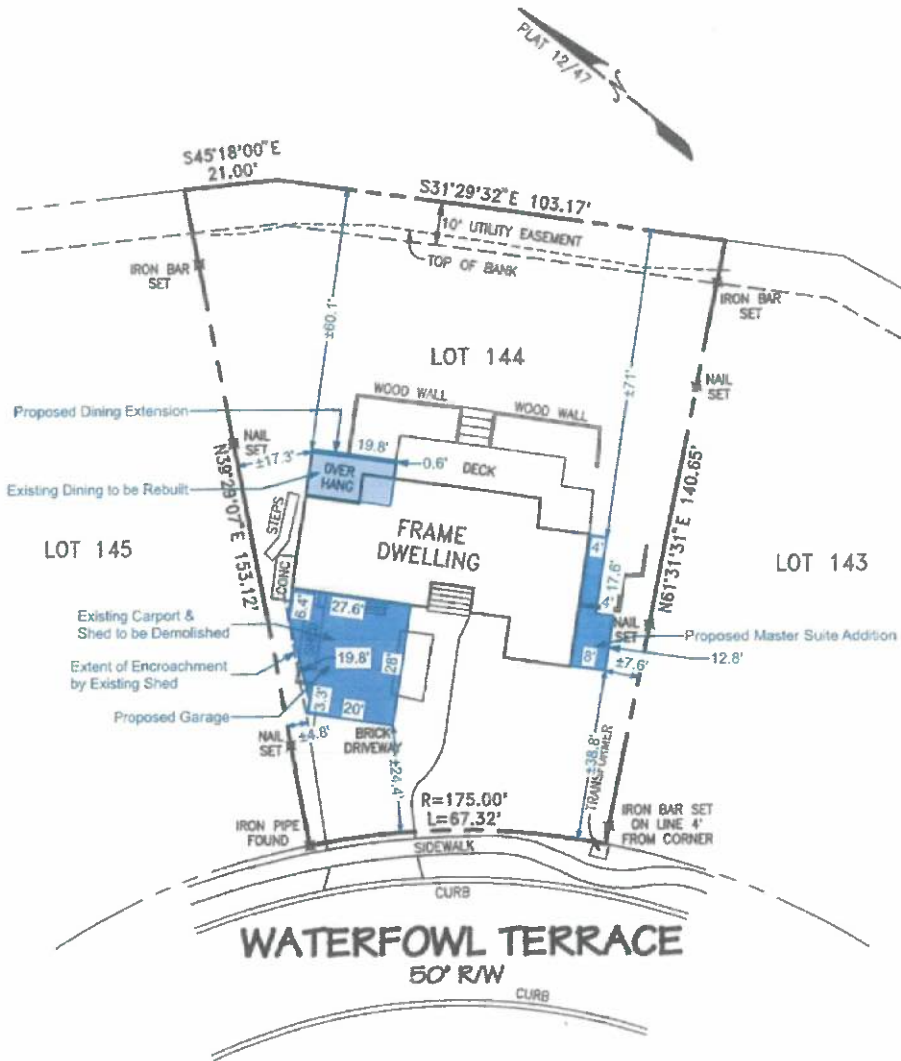
Petitioner reserves the right to supplement the record with additional exhibits, diagrams, and legal memoranda prior to hearing.

4. Boundary Survey #1

Boundary survey attached in original filing demonstrating property lines, measurements, and orientation.

any drawings showing height of trees elevation

ZONING REVIEWER NOTE: EXISTING ATTACHED SHED PROJECTS BEYOND CURRENT 7.5' SIDE SETBACK. NEW ATTACHED GARAGE IS PROPOSED TO PROJECT NO MORE INTO EXISTING SETBACK THAN THE EXISTING SHED. THIS IS PERMITTED PER HOWARD COUNTY ZONING CODE SECTION 120.0.8.2.a; SEE EMAIL FROM GEOFF GOINS, A COPY OF WHICH WILL BE UPLOADED AS A SUPPORTING DOCUMENT FOR THIS PERMIT.



SURVEYORS CERTIFICATE

THIS SURVEY HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE "MINIMUM STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS" AS ADOPTED BY THE STATE OF MARYLAND. MY LICENSE EXPIRES ON 2-12-2025.

Brian R. Dietz 9-28-23

BRIAN R. DIETZ

PROFESSIONAL LAND SURVEYOR NO. 21080

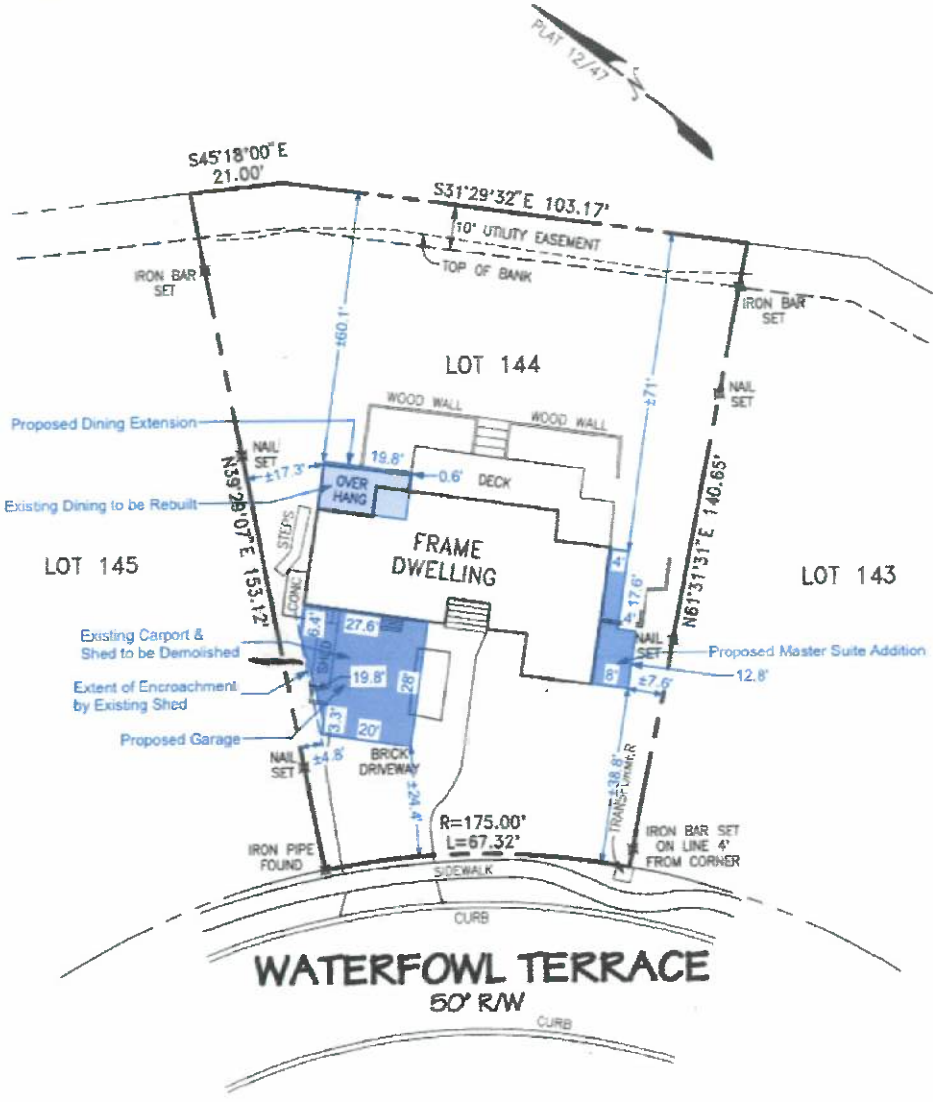
1. BEING THAT PROPERTY DESCRIBED IN DEED W.A.R. NO. 21690, FOLIO 319.
2. BEING KNOWN AS LOT 144, "AMENDED PLAT, COLUMBIA, VILLAGE OF WILDE LAKE SUBDIVISION, SECTION ONE, BRYANT WOODS, SHEET 2 OF 7", PLAT BOOK NO. 12, FOLIO 47,
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

	<p>Dietz Surveying Inc. PROFESSIONAL LAND SURVEYOR #21080 8119 Oakleigh Road Baltimore MD. 21234 Ph 410-661-3160 Fax 410-661-3163</p>	<p>BOUNDARY SURVEY of 10450 WATERFOWL TERRACE HOWARD COUNTY, MD.</p>
	<p>DRAWN: SAL FIELD: JMD DATE: 9-28-2023 JOB NO. 23516 SCALE: 1"=30'</p>	

5. Boundary Survey #2

Additional survey supporting boundary and structural relationship analysis.

ZONING REVIEWER NOTE: EXISTING ATTACHED SHED PROJECTS BEYOND CURRENT 7.5' SIDE SETBACK. NEW ATTACHED GARAGE IS PROPOSED TO PROJECT NO MORE INTO EXISTING SETBACK THAN THE EXISTING SHED. THIS IS PERMITTED PER HOWARD COUNTY ZONING CODE SECTION 120.0.B.2.a. SEE EMAIL FROM GEOFF GOINS. A COPY OF WHICH WILL BE UPLOADED AS A SUPPORTING DOCUMENT FOR THIS PERMIT.



SURVEYORS CERTIFICATE

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Brian R. Dietz 9-23-23
BRIAN R. DIETZ
 PROFESSIONAL LAND SURVEYOR NO. 21080

1. BEING THAT PROPERTY DESCRIBED IN DEED W.A.R. NO. 21690, FOLIO 319.
2. BEING KNOWN AS LOT 144, "AMENDED PLAT, COLUMBIA VILLAGE OF WILDE LAKE SUBDIVISION, SECTION ONE, BRYANT WOODS, SHEET 2 OF 7", PLAT BOOK NO. 12, FOLIO 47.
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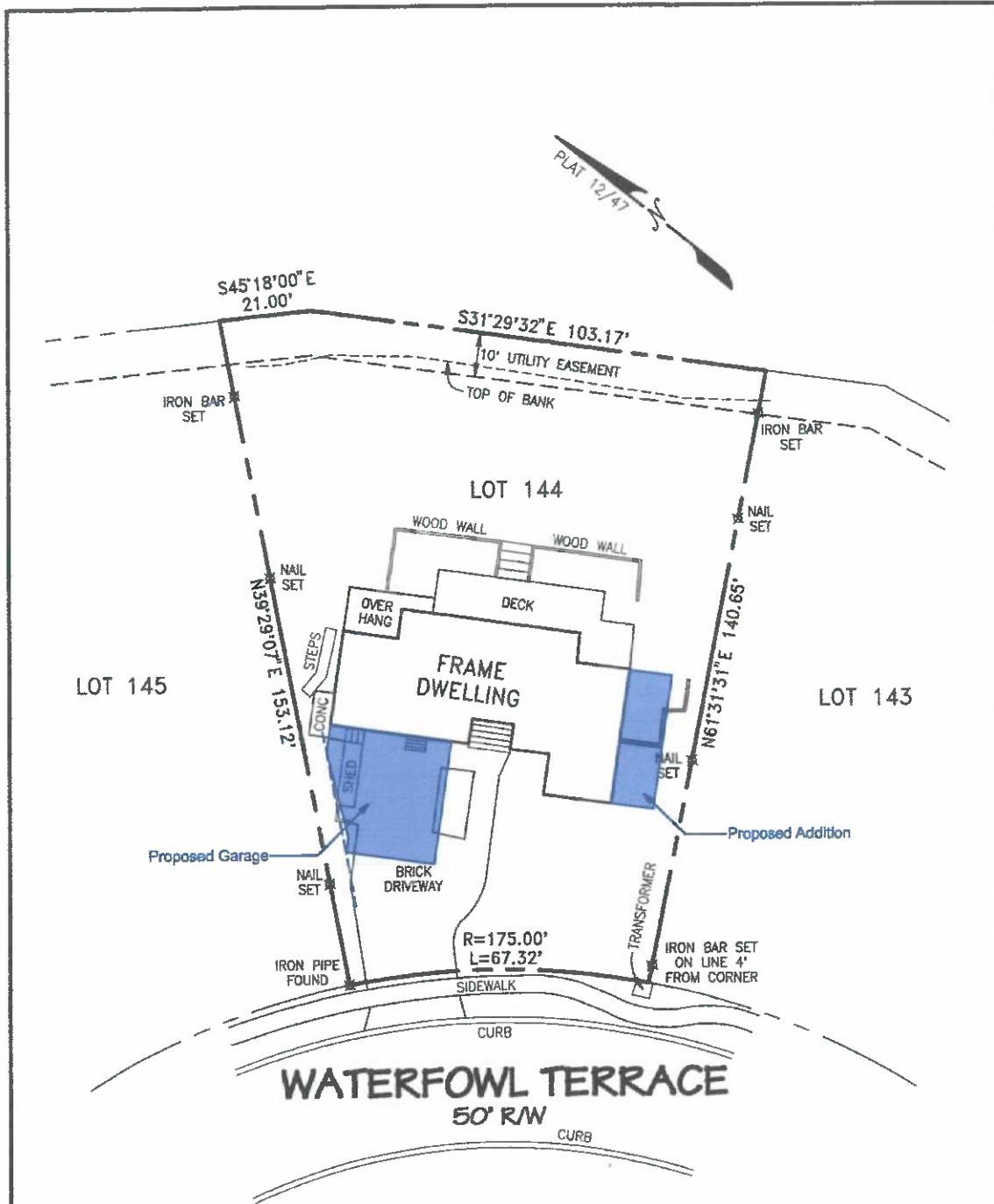
Dietz Surveying Inc.
 PROFESSIONAL LAND SURVEYOR #21080
 8119 Oakleigh Road
 Baltimore MD. 21234
 Ph 410-661-3160
 Fax 410-661-3163

BOUNDARY SURVEY
 of
10450 WATERFOWL TERRACE
 HOWARD COUNTY, MD.

DRAWN: SAL	FIELD: JMD	DATE: 9-28-2023	JOB NO. 29316	SCALE: 1"=30'
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6. Boundary Survey #3

Supplemental survey confirming property configuration and measurements.



SURVEYORS CERTIFICATE

THIS SURVEY HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE "MINIMUM STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS" AS ADOPTED BY THE STATE OF MARYLAND. MY LICENSE EXPIRES ON 2-12-2025.

Brian R. Dietz 9-28-23

BRIAN R. DIETZ
PROFESSIONAL LAND SURVEYOR NO. 21080

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Dietz Surveying Inc.
PROFESSIONAL LAND SURVEYOR #21080
8119 Oakleigh Road
Baltimore MD. 21234
Ph 410-661-3160
Fax 410-661-3163

BOUNDARY SURVEY
of
10450 WATERFOWL TERRACE
HOWARD COUNTY, MD.