



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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

Lynda Eisenberg, Director

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July 1, 2026

Jay Andrew Komsa
4335 Roxbury Mill Road
Brookeville, MD 20833

RE: CE-26-8; 4335 Roxbury Mill Road

Dear Mr. Komsa:

On March 5, 2026, the Department of Planning and Zoning (DPZ) issued you a Notice of Violation for noncompliance with the Zoning Regulations. The violation is the use of the property as a motor vehicle storage facility, including storage of buses, boats and recreational vehicles (RVs). In April, you met with DPZ staff to discuss the commercial storage of RVs or boats as a permitted accessory use to your principal farming use.

DPZ has reviewed whether the commercial storage of RVs and boats owned by others and stored on a property meets the intent of an accessory use pursuant to Section 106.1.C.1.h of the Zoning Regulations.

An accessory use must be both **customarily incidental** and **subordinate** to the principal use. In this context, farming is the principal use of the property. While farming operations may include a range of accessory activities, those activities must be commonly associated with and directly supportive of the agricultural use.

DPZ determined the commercial storage of RVs and boats owned by third parties for compensation does not meet this standard for the following reasons:

1. Not Customarily Associated with Farming

The storage of RVs and boats for unrelated third parties is not a use that is commonly, habitually, or traditionally associated with farming operations. Commercial storage of non-agricultural vehicles is not customary to farming.

2. Not Incidental to the Farming Use

The activity constitutes a distinct commercial enterprise rather than a subordinate component of the farm operation. The storage of multiple large vehicles, particularly when conducted for a fee, introduces a level of intensity, traffic, and site utilization that is independent of and not secondary to the agricultural use.

3. **Commercial Nature of the Activity**

The acceptance of compensation for storage establishes the activity as a commercial use. This type of use is more appropriately classified as a motor vehicle storage facility, which is not permitted as an accessory use to farming or single-family homes. Motor vehicle storage is only permitted in the M-1 and M-2 districts (manufacturing; light & heavy).

4. **Lack of Functional Relationship**

There is no direct functional relationship between the storage of privately owned RVs or boats and farming. As such, the use does not support or enhance the principal farming operation.

Based on the above, DPZ finds that the commercial storage of RVs and boats owned by others and stored for a fee does not qualify as an accessory use to farming, as it is neither customarily incidental nor subordinate to the principal farming use. Instead, it constitutes a separate commercial use that is not permitted in the RC-DEO zoning district. **As such, your property remains in violation of the Zoning Regulations and the use of your property for motor vehicle storage, including storage of RVs and boats, must cease within 30 days of the date of this letter (on or before July 31, 2026).**

If you have any questions about the code enforcement process or case progression, please contact Inspector Maurice Blanding at mblanding@howardcountymd.gov or (410) 313-3956.

Sincerely,

DocuSigned by:

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Julia Sauer, Chief
Division of Public Service and
Zoning Administration