

SUPPLEMENT TO CONDITIONAL USE PETITION

GENERAL CRITERIA SECTION 131.0.B:

1. ***The proposed Conditional Use plan will be in harmony with the land uses and policies in the Howard County General Plan which can be related to the proposed use.***

There are no specific Howard County General Plan (the “General Plan”) policies directly related to barber shop conditional uses in the R-20 zoning district. Properly sited barber shop uses that comply with the specific conditional use criteria, such as the one in the instant petition, are generally harmonious with the residential land uses and policies for the R-20 zoning district found in the General Plan.

2. ***The nature and intensity of the use, the size of the site in relation to the use, and the location of the site with respect to streets giving access to the site are such that the overall intensity and scale of the use(s) are appropriate for the site.***

The overall intensity and scale of the proposed use is appropriate for the site. This is a very low intense use that will occur entirely indoors in the existing home. The Subject Property is approximately 0.596 acres, zoned R-20, and is improved with a single-family detached residence. The proposed barber shop use (the “Use”) will occupy only 171 square feet of the existing first floor of the home. The Use will have only one employee, who will also be a resident of the existing home.

The proposed hours of operation are limited to 8:00 a.m. to 8:00 p.m. Mondays through Saturdays, and 9:00 a.m. to 7:00 p.m. on Sundays. Customer traffic will be relatively minimal because there is only one barber offering services. In addition, although walk-in customers will be permitted during the operational hours, customers will be encouraged and directed to make advance appointments for services to reduce and control overlapping customer traffic.

The Subject Property has direct access and frontage on Frederick Road. Frederick Road is a designated Minor Arterial Public Road which is an appropriate road classification to serve the Use.

In addition, no variances are required from the bulk regulations to accommodate the proposed use on the site.

Accordingly, the nature and intensity of the use, the size of the site in relation to the use, and the location of the site with respect to streets giving access to

the site are such that the overall intensity and scale of the use are appropriate for the site.

3. ***The proposed use at the proposed location will not have adverse effects on vicinal properties above and beyond those ordinarily associated with such uses. In evaluating the proposed use under this standard, the Hearing Authority shall consider whether or not:***

- a. ***The impact of adverse effects such as, but not limited to, noise, dust, fumes, odors, intensity of lighting, vibrations, hazards or other physical conditions will be greater at the proposed site than it would generally be elsewhere in the same zoning district or other similar zoning districts.***

This is a low intensity use that is not expected to generate any atypical adverse impacts. As noted above, the Use will be entirely indoors and will be limited to 1 barber.

- b. ***The location, nature and height of structures, walls or fences, and 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 more at the subject site than it would generally elsewhere in the same zoning district or other similar zoning districts.***

The Use will not hinder or discourage the development or use of adjacent land. The surrounding properties are zoned R-20 and the adjacent property to the west is a commercial business (music school). Petitioner is not proposing any fences or exterior improvements to accommodate the Use. In addition, existing landscaping appropriately buffers the Use from neighboring properties.

Accordingly, the location, nature and height of structures, walls or fences, and 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 more at the subject site than it would generally elsewhere in the same zoning district or other similar zoning districts.

- c. ***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.***

Personal service establishments, which includes barber shops, require 5 parking spaces per 1,000 square feet. The Use is 171 square feet requiring 1 parking space. Petitioner is providing 4 spaces which is appropriate to serve the Use. A detailed parking tabulation is shown on the attached plan. In addition, the parking area is set back and buffered from adjacent residential properties by existing landscaping. There is no proposed refuse or loading areas.

- d. 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. For proposed Conditional Use sites which have driveway access that is shared with other residential properties, the proposed Conditional Use will not adversely impact the convenience or safety of shared use of the driveway.***

The Use will have safe ingress and egress from Frederick Road, which is a designated Minor Arterial Public Road. Sight distance is formally evaluated at the site development plan stage. The proposed use will utilize the existing driveway on the Subject Property and it is estimated there is adequate and safe sight distance in both directions.

- e. The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere.***

There are no known environmentally sensitive areas in the vicinity that will be impacted by the Use.

- f. The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.***

There are no historic sites on or directly adjacent to the Subject Property. The proposed use is significantly setback and screened from any existing historic sites in the vicinity. As such, Petitioner complies with this criterion.

SPECIFIC CRITERIA SECTION 131.0.7 (Barber Shop, Hair Salon and Similar Personal Service Facilities).

A Conditional Use may be granted in RC, RR or R-20 Districts for a barber shop, hair salon or similar personal service facilities provided that:

a. The use shall be located within a residence and conducted by the person or persons residing in said residence.

The Use is located in an existing residence and will be conducted by a person residing in the existing residence.

b. On lots less than one acre in size, the use shall be limited to one resident operator, with no other employees. On lots of one acre or larger, one additional operator or other employee may be permitted.

The lot is less than one acre and the Use is limited to one resident operator.

c. The road access to the use shall not be from a local road internal to a cluster subdivision and the driveway access to the use shall not be a shared driveway.

Access is provided from Fredrick Road, a Minor Arterial public road, and the driveway is not shared.

d. On the ALPP purchased or dedicated easement property, the following additional criteria are required:

(1) The use shall not interfere with farming operations or limit future farming production.

(2) The use shall operate within the principal dwelling unit. The dwelling and the parking associated with the proposed new facility shall count towards the cumulative use cap of 2% of the easement.

The Subject Property is not encumbered by an ALPP purchased or dedicated easement.

*Petitioner reserves the right to offer additional evidence and justification demonstrating compliance with the general and specific criteria at the hearing on this matter.