Conditional Use Petition General Criteria

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.

The proposed Conditional Use for a two-family dwelling is in harmony with the land uses and policies outlined in the Howard County General Plan. Specifically, the General Plan supports a diverse range of housing options that meet the needs of varying household types, promote inclusivity, and utilize existing infrastructure efficiently.

1. Consistency with Land Use Designation: The subject property is located within a single family neighborhood that is designated to be strengthened and enhanced under the General Plan. This designation encourages residential development that complements the existing neighborhood character while promoting housing diversity. A two-family dwelling fits within the anticipated residential scale and density of this area.

2. Housing Diversity: The Howard County General Plan prioritizes expanding housing choices to accommodate different life stages as well as increase the supply of housing units to serve special needs households. The proposed two-family dwelling supports this goal by offering a flexible housing option to serve not only multi-generational families, but also provide housing for the Applicant's adult daughter in one dwelling and their special needs son with a care-taker in the other dwelling in this high-demand area.

3. Infrastructure and Services Compatibility: The site is served by existing public utilities, transportation networks, and community services, which can adequately support the proposed use without requiring major infrastructure investments. This aligns with the Plan's goal to leverage existing public services and reduce sprawl.

4. Neighborhood Character and Compatibility: The proposed two-family dwelling maintains the scale, massing, and architectural character of surrounding properties. It is designed to blend in with single-family homes in the neighborhood, thereby preserving the aesthetic and functional harmony of the community.

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 proposed two-family dwelling is appropriate in nature and intensity for the site and surrounding area. The size of the property provides adequate space for the structure, required setbacks, parking, and open space, ensuring the use does not overwhelm the parcel or negatively affect adjacent properties.

1. Nature and Intensity of the Use: A two-family dwelling represents a low- to moderate-intensity residential use, comparable to and compatible with the surrounding single-family residential uses. The proposal does not introduce commercial, industrial, or high-density development that would be inconsistent with the neighborhood character.

2. Site Size in Relation to the Use: The site offers sufficient lot area to comfortably accommodate a two-family dwelling in accordance with applicable zoning regulations, including lot coverage, setbacks, and landscaping requirements. The dwelling will be appropriately scaled to fit within the physical limits of the property without creating overcrowding or overuse of the land.

3. Street Access and Circulation: The property is located of Manner House Way at the end of an existing private asphalt driveway. Manner House Way, a public street has more than adequate capacity to handle the minor increase in traffic that may result from the additional dwelling unit. The existing street network provides safe and efficient access to and from the site, and the driveway/parking plan ensures off-street parking is available, preventing any impact to neighborhood traffic flow or on-street congestion.

In conclusion, the scale, nature, and intensity of the proposed two-family dwelling are well-suited to the size and characteristics of the site, and the location offers sufficient access to support the use without adverse impacts on the surrounding community.

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.

The proposed two-family dwelling will not generate adverse effects—such as noise, dust, fumes, odors, lighting, vibrations, or other physical conditions—at a level greater than would be expected elsewhere in the same zoning district or in other similar residential districts.

1. Noise and Odors: The proposed use is residential in nature, and the level of noise generated will be consistent with that of typical household activity—no greater than what is currently experienced in the surrounding single-family neighborhood. No commercial operations or high-occupancy units are proposed, and there will be no activities producing unusual or offensive odors.

2. Lighting: Exterior lighting will be limited to residential-grade fixtures designed for safety and will comply with County requirements to avoid light spillover onto adjacent properties. No high-intensity or commercial-scale lighting is proposed.

3. Traffic and Vibration: The dwelling will generate a minimal increase in vehicle trips—comparable to adding one additional household. This is consistent with traffic patterns typical of the zoning district and will not introduce vibrations or hazards beyond what is already expected for residential development.

4. Dust, Fumes, and Hazards: There will be no industrial activity, equipment, or operations that produce dust, fumes, or hazardous conditions. Construction activities will be short-term and follow standard dust control practices.

In summary, the two-family dwelling will not produce adverse impacts beyond what is typical or acceptable in similar zoning districts. The use is residential, low-intensity, and consistent with the character and environmental conditions of the neighborhood.

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 proposed two-family dwelling has been designed to ensure that the location, height, and nature of all structures, fences, and landscaping will not hinder or discourage the use or development of adjacent properties. The proposed improvements are consistent with typical residential patterns in the zoning district and maintain compatibility with surrounding land uses.

1. Location and Height of Structures: The dwelling will comply with all applicable height, setback, and lot coverage requirements for the zoning district. It is designed to be similar in size and massing to nearby single-family homes and will not create overshadowing, privacy issues, or visual obstruction for neighboring properties.

2. Fences and Walls: Any proposed fencing will be residential in scale and placed in accordance with County codes to ensure it does not block sightlines, restrict access, or negatively impact neighboring properties. The fencing will serve functional and aesthetic purposes such as privacy and delineation of space.

3. Landscaping: The proposed landscaping will enhance the property and provide visual buffering where appropriate. Existing mature vegetation will be preserved to the extent possible, and additional plantings will be used to soften views of the structure and maintain neighborhood character. The landscaping will also help reduce any visual or environmental impacts from the additional unit.

4. Impact on Adjacent Land Use: The proposed improvements will not interfere with the development potential or enjoyment of adjacent properties. The dwelling fits within the expected residential form for the area and does not introduce any commercial, institutional, or high-density elements that might otherwise disrupt neighborhood cohesion.

In conclusion, the design and placement of structures, fencing, and landscaping have been thoughtfully planned to ensure the proposed use integrates harmoniously with its surroundings and does not create adverse impacts greater than those typically associated with residential uses in the same zoning district.

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.

The proposed parking and site layout for the two-family dwelling has been designed to meet all zoning requirements and to minimize any potential impacts on surrounding properties or public roads.

1. Number of Parking Spaces: The proposal includes a two-car garage within each dwelling as well as space for an additional two vehicles on the driveway in front of the dwelling, which exceeds the minimum required for a two-family dwelling under County regulations. This ensures that all resident vehicles can be accommodated on-site, preventing the need for on-street parking and reducing potential impacts on neighborhood traffic or road safety.

2. Driveways and Circulation: The driveway is designed to allow safe ingress and egress to the property and will be constructed in accordance with County standards. Its location has been selected to maximize visibility and separation from intersections or neighboring driveways, ensuring efficient vehicle circulation.

3. Screening and Buffering: Parking and refuse areas will be screened with landscaping and/or fencing as appropriate to minimize visibility from public roads and neighboring residential properties. These buffers will help reduce the visual impact and maintain the residential character of the neighborhood.

4. Loading and Refuse Areas: As a residential use, there are no significant loading needs beyond typical household deliveries. Trash and recycling storage will be appropriately enclosed and located to avoid visibility from the street while maintaining convenient access for collection.

In summary, the proposed parking and site layout is appropriate for a two-family residential use. It balances functionality with sensitivity to the surrounding neighborhood through thoughtful design, adequate screening, and full compliance with zoning and design requirements.

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 proposed two-family dwelling provides safe and efficient ingress and egress, consistent with County requirements and site conditions, while ensuring that shared driveway use remains safe and convenient for all parties involved.

1. Safe Access and Sight Distance: The driveway is located to provide clear sight lines in both directions along Manner House Way based on actual field conditions. The alignment and design ensure that drivers entering or exiting the property will have adequate visibility of oncoming traffic, pedestrians, and cyclists, in compliance with County sight distance standards.

2. Driveway Design: The driveway is designed to safely accommodate the low volume of traffic associated with a two-family residential use. Given the limited intensity of the proposed use, no acceleration or deceleration lanes are warranted or required.

3. Shared Driveway Use: The driveway for the proposed two-family dwelling will not be shared with any other neighboring residential properties.

4. Impact Minimization: There will be no commercial or high-traffic activity on the site that would increase driveway usage beyond what is typical for low-density residential neighborhoods. The design maintains harmony with neighboring properties and avoids any significant change in the shared access dynamic.

In summary, the ingress and egress plan ensures safe access to the site, maintains appropriate visibility and traffic safety.

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

The proposed two-family dwelling will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than would be expected elsewhere in the same zoning district.

1. Site Conditions and Environmental Features: A site evaluation has confirmed that there are no wetlands, floodplains, steep slopes, or other critical environmental features directly on the subject property.

2. Stormwater Management and Erosion Control: The project will comply with all Howard County requirements for stormwater management and sediment and erosion control. These measures will ensure that the construction and ongoing use of the property do not result in runoff, erosion, or water quality impacts that could affect nearby sensitive areas.

3. Low-Impact Residential Use: The proposed two-family dwelling is a low-intensity residential use with a limited footprint, comparable to a single-family home. There is no commercial or industrial activity associated with the property that would pose elevated risks of contamination, hazardous runoff, or habitat disruption.

4. Preservation of Existing Vegetation: Existing trees and landscaping will be preserved to the greatest extent feasible. Additional plantings or buffers may be installed as needed to further protect nearby natural resources.

In conclusion, the proposed use has been carefully planned to avoid and minimize any environmental impacts. It presents no greater potential for adversely affecting sensitive environmental areas than would any other permitted residential use in the same zoning district.

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

The proposed two-family dwelling will not have a greater potential for diminishing the character or significance of any historic sites in the vicinity than would similar residential uses permitted in the same zoning district.

1. Location and Context: A review of the site and surrounding area indicates that there are no designated historic sites in the immediate vicinity. The proposed use is residential in nature and compatible in scale, appearance, and function with the surrounding neighborhood, thereby preserving the contextual integrity of any nearby historic resources.

2. Design Compatibility: The structure will be designed to reflect the residential character of the area. Building materials, rooflines, height, and setbacks will be in keeping with the existing architectural context of the adjacent neighborhood.

3. Minimal Impact Use: A two-family dwelling is a low-intensity, non-commercial use that will not generate noise, traffic, lighting, or visual clutter that could disrupt the setting or character of the adjacent neighborhood. Unlike large-scale or high-density developments,

this project maintains a residential scale consistent with the area’s existing development patterns.

In summary, the proposed use is designed and located in a manner that will not result in a greater impact on any historic sites in the vicinity than would be expected for other similar residential uses permitted in the zoning district.