

Subject:

Joshua Anderson

Board of Appeals Case No. BA-17-017V

To:

Michele LeFaivre

Hearing Examiner

From:

Geoff Goins, Division Chief

Division of Public Service and Zoning Administration

Date:

September 7, 2017

This is a petition for variances from Section 107.0.D.4.a. of the Zoning Regulations to reduce the required 75-foot setback from an external public street right-of-way to 15 feet, and from Section 107.0.D.4.d.(1)(c) to reduce the 25-foot rear setback to 7.5 feet, for a single-family detached dwelling. The subject property is located on the south side of Old Columbia Pike approximately 910 feet northwest of Hunter Road. This property is identified as Tax Map 25A, Grid 13, Parcel 261, and the address is 3825 Old Columbia Pike (the "Property"). The Property is located in an R-ED zoning district, and it is 0.079 acre in area.

The property to the north across Old Columbia Pike is Parcel 133, which is zoned R-ED and is improved with a single-family detached dwelling. To the northeast, the property is Parcel 260, which is zoned R-VH and is the site of an historic house. The property to the south is Parcel 39, which is zoned R-ED and is also the site of an historic house. An aerial photograph of the vicinity is attached. The photograph is in landscape orientation and the view is from above with the Property centered.

The Division of Public Service and Zoning Administration has no comments on this petition. I am transmitting copies of the responses to the request for comments from the reviewing agencies. Responses are attached from the following agencies:

- 1. Development Engineering Division
- 2. Department of Inspections, Licenses and Permits
- 3. Department of Recreation & Parks
- 4. Department of Fire and Rescue Services
- 5. State Highway Administration

GG/jrl

Attachments

cc:

Petitioner





Subject:

Board of Appeals Case No: BA-17-017V

Applicant:

Joshua Anderson

Petition:

A variance to construct a single family home on the site of a prior

existing single family dwelling.

To:

Division of Public Service and Zoning Administration

Department of Planning and Zoning

From:

Development Engineering Division

Department of Planning and Zoning

Date:

August 17, 2017

The Development Engineering Division has reviewed the above referenced petition and has no objection.

Based on an examination of the petition, we offer the following comments:

- 1. The request appears to have no adverse engineering impact on the adjacent properties.
- 2. All improvements must comply with current Howard County design criteria including APFO requirements and stormwater management.

If you have any questions concerning this matter please contact me at extension 2420.

Chad Edmondson, P.E.

Chief

CE/pmt

cc: James M. Irvin, Director, Department of Public Works

Philip M. Thompson, Engineer, Development Engineering Division

Tom Butler, Chief, Bureau of Engineering, Department of Public Works

Reading File

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Department of Planning and Zoning Howard County, Maryland Recommendations/Comments

Date: August 16, 2017

Planning Board	Hearing Examiner <u>09/</u> Board of Appeals		Zoning Roard			
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					PLAN REVIEW DIVISION	
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Department of Planning and Zoning Howard County, Maryland Recommendations/Comments

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Petition No. BA-17-01	<u>7V</u> Map No I	Block	Parcel	Lot
Petitioner:	Joshua Ander	son		
Petitioner's Address: _				
Address of Property: _				
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Department of Planning and Zoning Howard County, Maryland Recommendations/Comments

Date: August 16, 2017

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Planning Board	Board of A	Appeals	<u> </u>	Zoning Board		
Petition No.BA-17-01	<u>7V</u> Map No	Block	Parcel	Lot		
Petitioner:	Joshua An	derson				
Petitioner's Address:						
Address of Property: _						
Return Comments by	September 4, 2017	7	to Public Ser	vice and Zoning Administration		
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COMMENTS:	None					
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