



# Howard County

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*Department of Planning and Zoning*

**Subject:** Lisa Kittleman and Jay Lowe  
Board of Appeals Case No. BA-21-003V

**To:** Howard County Hearing Examiner

**From:** Geoff Goins, Division Chief *GG*  
Division of Public Service  
and Zoning Administration

**Date:** March 11, 2021

This is a petition for a variance from Section 104.0.E.4.b.4.b to reduce the 30-foot rear setback to 5.5 feet for an addition to a single-family detached dwelling. The property is identified as Tax Map 15, Parcel 271, Lot 2 (the "Property") and addressed as 3021 Kittleman Lane. The 0.993-acre property is located in the RC-DEO (Rural Conservation – Density Exchange Overlay) zoning district.

All adjoining properties are zoned RC-DEO. The Property is surrounded by a farm, except to the south where there are single family detached dwellings. An aerial photograph of the vicinity is attached.

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

1. Division of Land Development
2. Development Engineering Division
3. Department of Recreation and Parks
4. Department of Fire and Rescue Services

#### Attachments

cc: Petitioner

3021 Kittleman Lane





# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive

■ Ellicott City, Maryland 21043

■ 410-313-2350


Voice/Relay

Amy Gowan, Director

FAX 410-313-3467

**Subject:** BA-21-003V 3021 Kittleman Lane (Residential Variance Petition)

**To:** Geoff Goins, Chief  
Division of Public Service and Zoning Administration

**Through:** Anthony Cataldo, Chief   
Division of Land Development

**From:** Julia Sauer, Division of Land Development

**Date:** January 20, 2021

The Division of Land Development has reviewed the residential variance petition and has no objection to the request for a building addition within the rear setback. Our review is based on the following:

1. The property does not appear to be encumbered with environmental features that would require further review from the Division of Land Development.
2. Per Section 16.155(b) of the Subdivision and Land Development Regulations, a plot plan shall be submitted in conjunction with the building permit application and in accordance with the requirements of the Department of Inspections, Licenses and Permits.

JS/js

T:\DLD- Division of Land Development\Zoning Cases (ZB, BA, AA) - DLD Review Comments



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

Date: January 19, 2021

Hearing Examiner TBD  
Planning Board \_\_\_\_\_ Board of Appeals \_\_\_\_\_ Zoning Board \_\_\_\_\_

Petition No. BA-21-003V Map No. \_\_\_\_\_ Block \_\_\_\_\_ Parcel \_\_\_\_\_ Lot \_\_\_\_\_

Petitioner: Lisa Kittleman & Jay Lowe

Petitioner's Address: \_\_\_\_\_

Address of Property: SEE PETITION

Return Comments by 02/04/21 to Public Service and Zoning Administration

Owner: (if other than applicant) \_\_\_\_\_

Owner's Address: \_\_\_\_\_

Petition: SEE APPLICATION

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To: \_\_\_\_\_ MD Department of Education – Office of Child Care  
3300 N. Ridge Road, Ste. 190, EC, MD 21043 (Louis Valenti)  
\_\_\_\_\_ ☒ Bureau of Environmental Health  
\_\_\_\_\_ ☒ Development Engineering Division  
\_\_\_\_\_ ☒ Department of Inspections, Licenses and Permits  
\_\_\_\_\_ ☒ Department of Recreation and Parks  
\_\_\_\_\_ ☒ Department of Fire and Rescue Services  
\_\_\_\_\_ State Highway Administration  
\_\_\_\_\_ Sgt. Karen Shinham, Howard County Police Dept.  
\_\_\_\_\_ Tom s Meunier, Department of Public Works  
\_\_\_\_\_ Office on Aging, Terri Hansen (senior assisted living)  
\_\_\_\_\_ Police Dept., Animal Control, Deborah Baracco, (kennels)  
\_\_\_\_\_ Susan Fitzpatrick, Health Dept. (Nursing & Res. Care)  
\_\_\_\_\_ ☒ Land Development - (Religious Facility & Age-Restricted  
Adult Housing)  
\_\_\_\_\_ Housing and Community Development  
\_\_\_\_\_ ☒ Resource Conservation Division – Beth Burgess  
\_\_\_\_\_ ☒ Route 1 Cases – DCCP – Kristin O'Connor  
\_\_\_\_\_ Telecommunication Towers – (Comm. Dept.)  
\_\_\_\_\_ Division of Transportation – Dave Cookson

COMMENTS: NO COMMENTS.  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Paul Wally  
SIGNATURE

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

Date: January 19, 2021

Hearing Examiner TBD  
Planning Board \_\_\_\_\_ Board of Appeals \_\_\_\_\_ Zoning Board \_\_\_\_\_

Petition No. BA-21-003V Map No. \_\_\_\_\_ Block \_\_\_\_\_ Parcel \_\_\_\_\_ Lot \_\_\_\_\_

Petitioner: \_\_\_\_\_ Lisa Kittleman & Jay Lowe

Petitioner's Address: \_\_\_\_\_

Address of Property: \_\_\_\_\_ SEE PETITION

Return Comments by 02/04/21 to Public Service and Zoning Administration

Owner: (if other than applicant) \_\_\_\_\_

Owner's Address: \_\_\_\_\_

Petition: \_\_\_\_\_ SEE APPLICATION

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\_\_\_\_\_ Division of Transportation – Dave Cookson

COMMENTS: \_\_\_\_\_

No Comments

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

  
SIGNATURE



# Howard County

Department of Planning and Zoning

**Subject:** Board of Appeals Case No: BA-21-003v  
**Applicant:** *Lisa Kittleman and Jay Lowe*  
**Petition:** A variance to reduce the rear building restriction line from 30' to 5.5' for a proposed addition.

**To:** Division of Public Service and Zoning Administration  
Department of Planning and Zoning

**From:** Development Engineering Division  
Department of Planning and Zoning

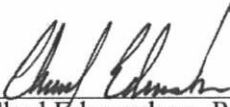
**Date:** January 20, 2021

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 2350.



Chad Edmondson, P.E.  
Chief

CE/pmt

cc: Thomas Meunier, Acting Director, Department of Public Works  
Philip M. Thompson, Engineer, Development Engineering Division  
John Seefried, Chief, Bureau of Engineering, Department of Public Works  
Reading File