




# Howard County

---

*Department of Planning and Zoning*

**Subject:** Kyle Humphrey and Ashley Whitman  
Board of Appeals Case No. BA-17-022V

**To:** Michele LeFaivre  
Hearing Examiner

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

**Date:** October 11, 2017

This is a petition for a variance from Sections 108.0.D.4.c.(1)(b) and (c) of the Zoning Regulations to reduce the required 10 foot side setback to 6 feet, and to reduce the 10 foot rear accessory structure setback to 4 feet, for a shed. The subject property is located on the southeast corner of the Grace Court intersection with Alice Avenue. This property is identified as Tax Map 31, Grid 7, Parcel 384, Lot 70, and the address is 4926 Grace Court (the "Property"). The Property is located in an R-20 zoning district, and it is 0.598 acre in area. The Property is Lot 70 in the Montgomery Knolls Section 4 subdivision.

All adjacent properties are also zoned R-20 and are all residential lots in the same subdivision that are improved with single-family detached dwellings. Lot 76 is to the north across Grace Court, Lot 71 is to the east, Lot 69 is to the south, and Lots 44 and 45 are across Alice Avenue to the west. 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

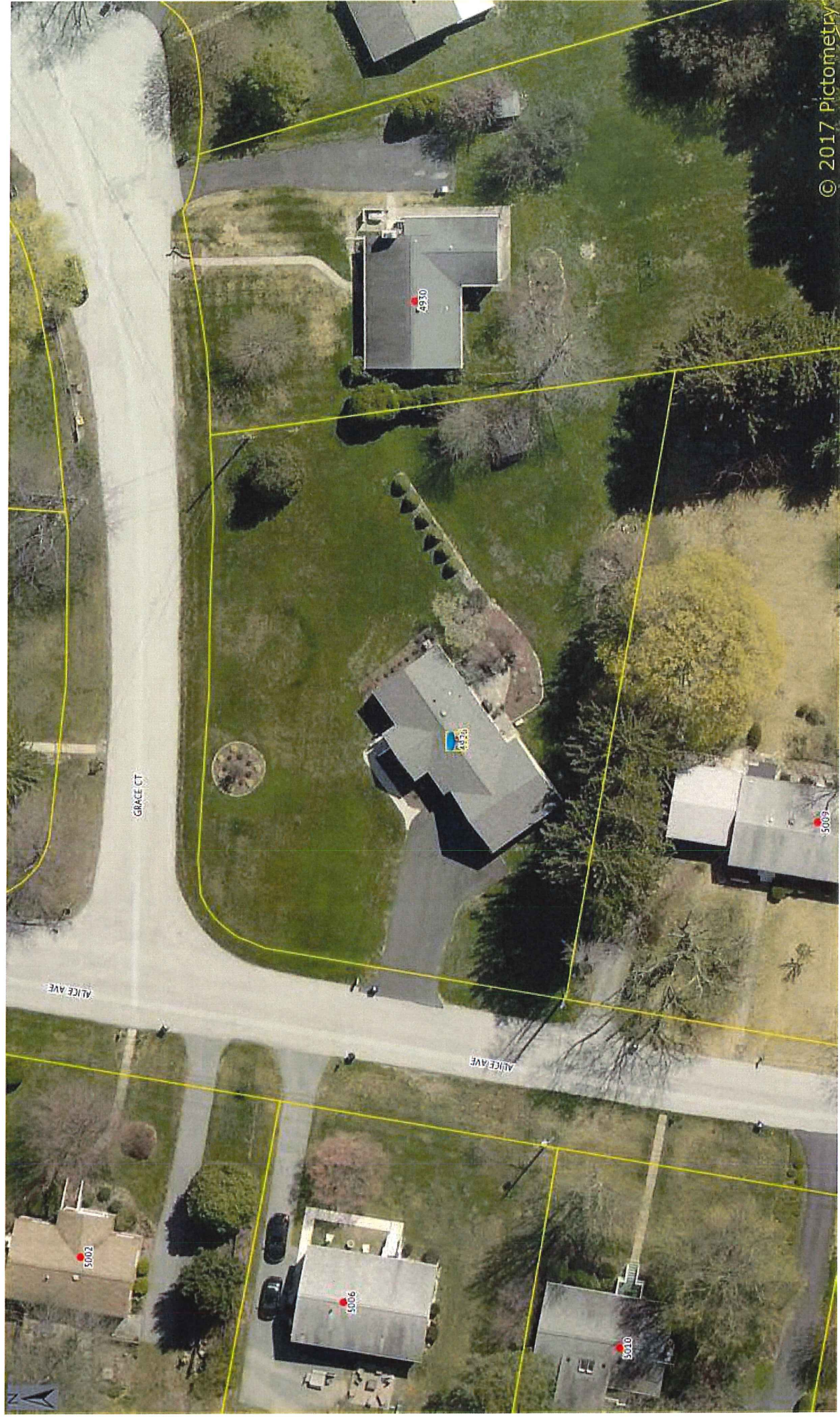
If we receive additional responses, I will forward them to you prior to the public hearing on October 23, 2017.

GG/jrl

Attachments

cc: Petitioner

BA-17-022V



© 2017 Pictometry

04/11/2017





# Howard County

---

*Department of Planning and Zoning*

**Subject:** Board of Appeals Case No: BA-17-022V  
**Applicant:** *Kyle Humphrey & Ashley Whitman*  
**Petition:** A variance to the setback for an accessory structure to 4' and 6'.

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

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

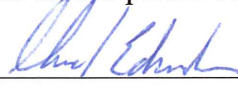
**Date:** September 25, 2017

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

H:\COMMENTS\BA ZB NCU TU Memos\BA\2017\BA17022v.docx



JRL

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

Date: September 25, 2017

Hearing Examiner 10/23/17

Planning Board \_\_\_\_\_ Board of Appeals \_\_\_\_\_

Zoning Board \_\_\_\_\_

Petition No. BA-17-022 V Map No. \_\_\_\_\_ Block \_\_\_\_\_ Parcel \_\_\_\_\_ Lot \_\_\_\_\_

Petitioner: \_\_\_\_\_ Kyle Humphrey & Ashley Whitman

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

Address of Property: \_\_\_\_\_

Return Comments by October 9, 2017 to Public Service and Zoning Administration

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

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

Petition: SEE APPLICATION

\*\*\*\*\*

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.

\_\_\_\_\_ James Irvin, 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 – Kristen O'Connor

\_\_\_\_\_ Telecommunication Towers – (Comm. Dept.)

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



COMMENTS:

The 12' x 20' shed is required to have a Building Permit. Please call the permit office at 410.313.2433 for permit information. The shed can not be located closer than 5 ft to a property line.

*[Signature]* 10.2.17  
SIGNATURE

JRL

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

Date: September 25, 2017

Hearing Examiner 10/23/17

Planning Board \_\_\_\_\_ Board of Appeals \_\_\_\_\_ Zoning Board \_\_\_\_\_

Petition No. BA-17-022 V Map No. \_\_\_\_\_ Block \_\_\_\_\_ Parcel \_\_\_\_\_ Lot \_\_\_\_\_

Petitioner: \_\_\_\_\_ Kyle Humphrey & Ashley Whitman

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

Address of Property: \_\_\_\_\_

Return Comments by October 9, 2017 to Public Service and Zoning Administration

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

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

Petition: SEE APPLICATION

\*\*\*\*\*

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  
\_\_\_\_\_ **X** Department of Recreation and Parks  
\_\_\_\_\_ Department of Fire and Rescue Services  
\_\_\_\_\_ State Highway Administration  
\_\_\_\_\_ Sgt. Karen Shinham, Howard County Police Dept.  
\_\_\_\_\_ James Irvin, 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 – Kristen O'Connor  
\_\_\_\_\_ Telecommunication Towers – (Comm. Dept.)  
\_\_\_\_\_ Division of Transportation – Dave Cookson



COMMENTS:

WE HAVE NO COMMENTS

Paul Walsh  
SIGNATURE