




Howard County

Department of Planning and Zoning

Subject: John Cochran
Board of Appeals Case No. BA-19-020V

To: James Howard, Chairperson Board of Appeals

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

Date: October 3, 2019

This is a petition for a variance from Section 108.0.D.4.a.(1)(a)(ii) of the Zoning Regulations to reduce the required 50-foot setback from a collector street right-of-way to 14 feet for a shed. The property is identified as Tax Map 31, Grid 22, Parcel 367, Lot 10 and the address is 5501 Montgomery Road, Ellicott City, Maryland, 21043 (the "Property"). The Property is in the R-20 (Residential: Single) zoning district and is 0.513 acres.

All adjoining and vicinal properties are zoned R-20 and contain 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. Attached are responses to the request for comments from the following agencies:

1. Development Engineering Division
2. Department of Inspections, Licenses, and Permits
3. Department of Recreation and Parks
4. Department of Fire & Rescue Services
5. Division of Land Development
6. Resource Conservation Division
7. Division of Comprehensive and Community Planning
8. State Highway Administration

Attachments

cc: Petitioner



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

Planning Board _____ Hearing Examiner TBD 10/18/19 Date: May 1, 2019
Board of Appeals _____ Zoning Board _____
Petition No. BA-19-020V Map No. _____ Block _____ Parcel _____ Lot _____
Petitioner: _____ John Cochran _____
Petitioner's Address: _____
Address of Property: SEE PETITION _____
Return Comments by 05/15/19 _____ 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:

SIGNATURE



Howard County

Department of Planning and Zoning

Subject: Board of Appeals Case No: BA-19-020
Applicant: John Cochran
Petition: Setback to a shed

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

From: Development Engineering Division
Department of Planning and Zoning

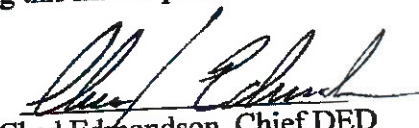
Date: June 3, 2019

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, Chief DED


CE/ce

cc: Valdis Lazdins, Director, Department of Planning and Zoning

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Owner: Toni Sieglein	Category	Author	Date Updated
BA-19-202V	Memo	Kristin O'Connor	5/20/2019 5:06:25 PM
DCCP has reviewed this project and has no comment. The site is not in a DAP review area.			

No notes have been created yet.

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 **Topic closed:** **Approved**

Owner: Toni Sieglein	Category	Author	Date Updated
BA-19-020V	Memo	Beth Burgess	5/20/2019 4:33:52 PM
Resource Conservation Division has reviewed this project and there are no impacts to historic resources with the addition of an outbuilding/shed.			

No notes have been created yet.

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

Date: May 1, 2019

Planning Board _____ Hearing Examiner TBD _____
Board of Appeals _____ Zoning Board _____

Petition No. BA-19-020V Map No. _____ Block _____ Parcel _____ Lot _____

Petitioner: John Cochran

Petitioner's Address: _____

Address of Property: SEE PETITION

Return Comments by 05/15/19 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)
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_____ ☒ 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:

No Comments

SIGNATURE



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350
Voice/Relay

FAX 410-313-3467

Valdis Lazdins, Director

MEMO

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

From: Division of Land Development
Department of Planning and Zoning *KS*

Date: May 9, 2019

RE: BA-19-020V John Cochran

The Division of Land Development (DLD) has no objection to the Conditional Use Petition. DLD defers to the Director of Planning and Zoning and the Hearing Examiner regarding the Variance/Conditional Use Expansion request and offers the following comments:

1. ADVISORY: The maximum height of an accessory structure in R-20 is 15 feet tall.
2. Any further modifications or adjustments may require submission and review of plans and/or permits.

KS/ktb

cc: Research
DED
DPW, RES

DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS

DATE: May 8, 2019

TO: Department of Planning and Zoning
Division of Land Development

FROM: Department of Inspections, Licenses and Permits
Plan Review Division

RE: DPZ File No. BA 19-020V
Name of Plan John Cochran

Approved, subject to the following comment:

The Petitioner shall be advised that a building permit is required for the 384 square foot shed.

James. D. Hobson



Howard County

RECREATION & PARKS

7120 Oakland Mills Road, Columbia, Maryland 21046

John R. Byrd, Director
jbyrd@howardcountymd.gov

Phone: 410-313-4640 Fax: 410-313-1699
www.howardcountymd.gov/rap Voice/Relay: 410-313-7275

TO: Department of Planning and Zoning
From: Director, Department of Recreation and Parks
SUBJECT: 5501 Montgomery Road
PLAN NUMBER: BA-19-020V
DATE: May 13, 2019

The Howard County Department of Recreation and Parks (DRP) does not object to the requested variance for 5501 Montgomery Road.

Reviewed By: 

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

Date: May 1, 2019

Hearing Examiner TBD

Zoning Board

COMMENTS:

NO COMMENT NOR OBJECTION.

MDOT SHA DIST. 7

D-SCOTT u