




Howard County

Department of Planning and Zoning

Subject: Stacy Carol Wallace
Board of Appeals Case No. BA-17-029V

To: Michele LeFaivre
Hearing Examiner

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

Date: February 16, 2018

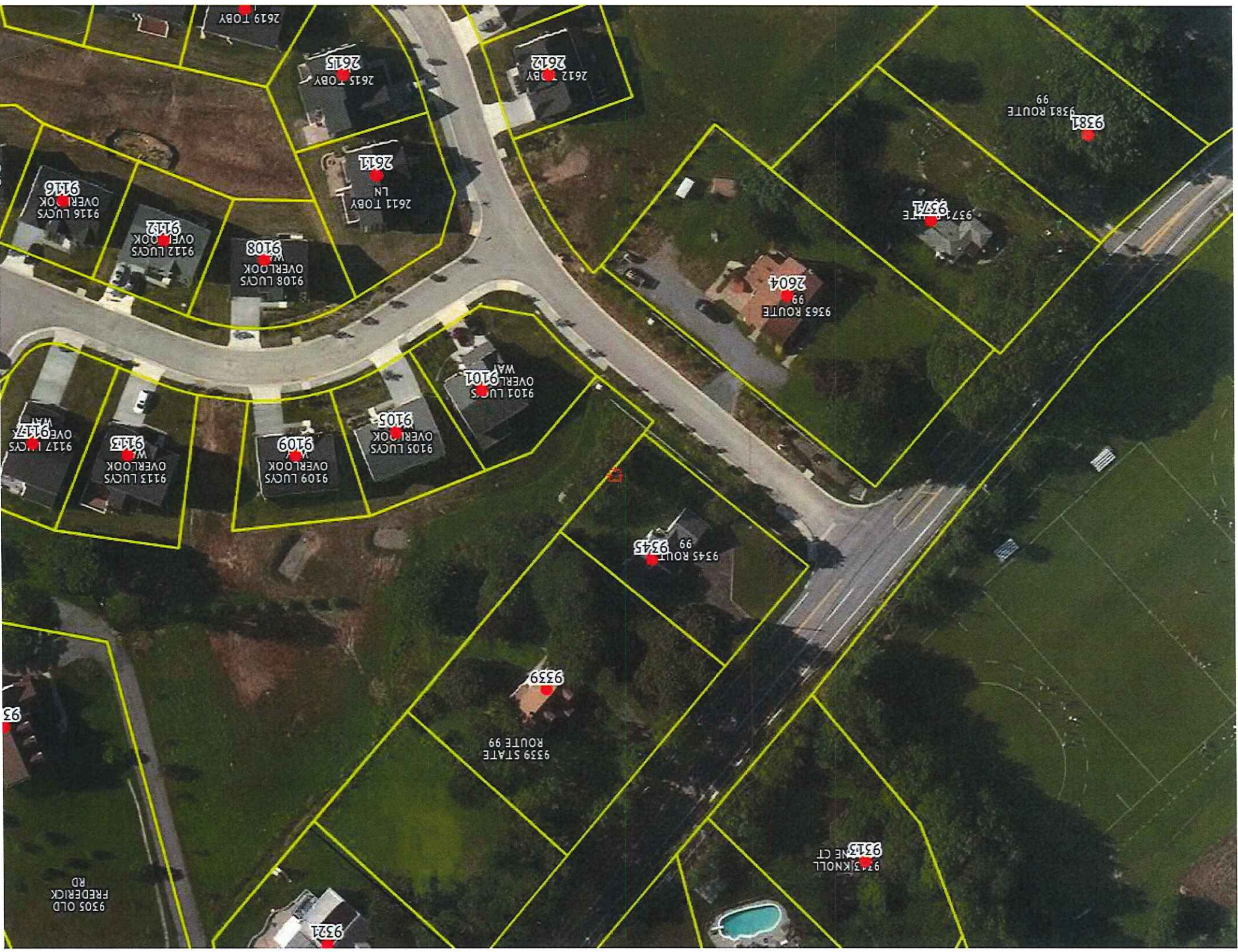
This is a petition for variances from Section 108.0.D.4.b.(1)(a)(ii) and 108.0.D.4.c.(1)(b) of the Zoning Regulations to reduce the required 50-foot setback from a public street right-of-way to 7.5 feet and to reduce the required 10 feet (side) setback from lot lines to 7.5 feet for a new single-family detached dwelling. The subject property is located on the northeast corner of the intersection of Old Frederick Road and Toby Lane. This property is identified as Tax Map 17, Grid 16, Parcel 75, and the address is 9345 Old Frederick Road (the "Property"). The Property is in an R-20 zoning district and is 0.1710 acre.

The property to the north across Old Frederick Road is Parcel 688, which is zoned R-20 and is improved with a single-family detached dwelling. To the northwest of the property is Parcel 471, which is zoned R-20 and is a High School. The property to the northeast is Parcel 255, which is zoned R-20 and is improved by a single family detached dwelling. Toby Lane abuts the Property to the southwest. 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 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/to
Attachments
cc: Petitioner



2619 TOBY

2615

2615 TOBY

2612

2612 TOBY

2611

2611 TOBY LN

9116

9116 LUCYS OVERLOOK

9112

9112 LUCYS OVERLOOK

9108

9108 LUCYS OVERLOOK

9101

9101 LUCYS OVERLOOK WAY

9105

9105 LUCYS OVERLOOK

9109

9109 LUCYS OVERLOOK

9113

9113 LUCYS OVERLOOK

9117

9117 LUCYS OVERLOOK WAY

2604

9363 ROUTE 99

9381

9381 ROUTE 99

9371

9371 ROUTE 99

9345

9345 ROUTE 99

9359

9359 STATE ROUTE 99

9315

9315 SIKKOLL CT

9321

9305 OLD
FREDERICK
RD

TO

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

Date: January 10, 2018

Hearing Examiner 02/23/18

Planning Board _____ Board of Appeals _____ Zoning Board _____

Petition No. BA-17-029V Map No. _____ Block _____ Parcel _____ Lot _____

Petitioner: _____ Stacy Carol Wallace, PR of the Estate of Ruth Dosh Keim

Petitioner's Address: _____

Address of Property: _____

Return Comments by February 5, 2018 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:

TO

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

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COMMENTS:

SHA RECOMMENDS ACCESS BE FROM TOLBY LANE AND REQUESTS THAT THE ENGINEER AND THE COUNTY EXPLORE THIS RECOMMENDATION. IF THIS IS DETERMINED BY THE COUNTY TO NOT BE FEASIBLE, A DISTRICT OFFICE PERMIT WILL BE REQUIRED FOR ~~CONSTRUCTION~~ CONSTRUCTION OF THE NEW USE-IN-COMMON DRIVEWAY. PLEASE CONTACT MS. ANDREA ABEND, DISTRICT UTILITY ENGINEER, AT 301-624-8116 FOR MORE INFO ON THE PERMITTING PROCESS. SHA HAS NO OBJECTION TO VARIANCE REQUEST FOR SETBACKS.

 SHA DIST. 7
D. SCOTT NEWLIN SIGNATURE

70

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

Date: January 10, 2018

Hearing Examiner 02/23/18

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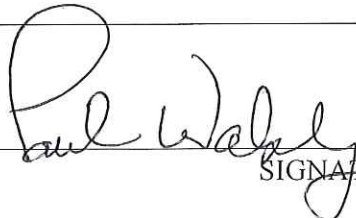
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COMMENTS:

WE HAVE NO COMMENTS.


SIGNATURE



Howard County

Department of Planning and Zoning

Subject: Board of Appeals Case No: BA-17-029V
Applicant: Stacy Carol Wallace, PR o the Estate of Ruth Dosh Kleim
Petition: A variance to reduce the side setback from a public street from 50' to 7.5' and to reduce the side setback from a lot line from 10' to 7.5' to construct a home.

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

From: Development Engineering Division
Department of Planning and Zoning

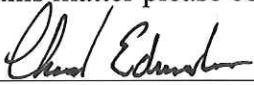
Date: January 11, 2018

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.

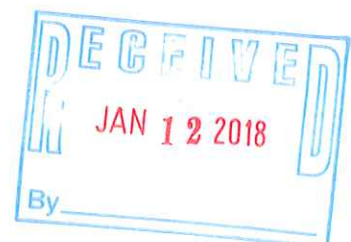


Chad Edmondson, P.E.
Chief

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: January 10, 2018

Hearing Examiner 02/23/18
Planning Board _____ Board of Appeals _____ Zoning Board _____

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_____ Division of Transportation – Dave Cookson

COMMENTS:

No Comment

J. Hobson 2-5-18
SIGNATURE

TO

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

Date: January 10, 2018

Hearing Examiner 02/23/18

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COMMENTS:

_____ *None* _____

SIGNATURE

To



Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

Main: 410-313-2640 | Fax: 410-313-2648

TDD 410-313-2323 | Toll Free 1-866-313-6300

www.hchealth.org

Facebook: www.facebook.com/hocohealth

Twitter: HowardCoHealthDep

Maura J. Rossman, M.D., Health Officer

MEMORANDUM

TO: Geoff Goins
Division of Zoning Administration and Public Service

FROM: Jeff Williams
Program Supervisor, Well & Septic Program
Bureau of Environmental Health

RE: **BA-17-029V**

DATE: February 9, 2018

The Health Department has reviewed the above referenced petition and has the following comments:

- There is an existing septic tank shown on lot 2 and a well shown on lot 3. Prior to Health Department approval of any building permits for these lots, all existing wells and sewage disposal system components must be properly abandoned with documentation submitted to the Health Department.

