

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



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

Date: January 10, 2018

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Petitioner: Stacy Carol Wallace, PR of the Estate of Ruth Dosh Keim						
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Department of Planning and Zoning Howard County, Maryland Recommendations/Comments

Date: January 10, 2018

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TO

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

Date: January 10, 2018

	Planning Board	Hearing Examiner <u>02/23/18</u> Board of Appeals			Zoning Board
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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

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

Date: January 10, 2018

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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

RF:

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.

