

# Howard County Schedule of Hearings Before the Board of Appeals

## November 16, 2009

BA - Board of Appeals Hearing:

PB - Planning Board Meeting:

All meetings and hearings are held on the first floor of  
8930 Stanford Boulevard, Columbia, MD 21045

Telephone: (410) 313-2350

### Key

V - Variance

C - Conditional Use

D - Departmental Appeal

BA - Board of Appeals

TBS - To Be Scheduled

S - Sign Case

N - Nonconforming Use (NCU)

PB - Planning Board

WS - Work Session

### **HEARINGS SCHEDULED**

<u>CASE #</u>	<u>PETITIONER</u>	
BA 08-039C <b>ZK</b> B04	<u>Harry G. Pirrung, Jr. and Linda M. Pirrung</u> <u>T/A T.W. Boys Co., Inc.</u> Conditional use for approval of an existing home based contractor business. West of Addison Way, about 500' south of Route 70. (14777 Addison Way) <b>Appealing Decision of the Hearing Examiner</b>	11/24/09 12/10/09 @ 6:30 p.m.
BA 658-D	<u>Ralph Ballman</u> Appealing the Decision given in CE 08-153. (10009 Old Frederick Road) <b>Appealing the Decision of the Hearing Examiner.</b>	12/1/09 @ 6:30 p.m.
BA 09-022 C&V <b>JRL</b> B01	<u>Rajesh Chopra, (Oh)</u> Conditional use for a 16-bed assisted living facility plus an apartment for the resident manager; variance to reduce front s/b from 75' to 50' for a building and 27' for a privacy fence. North of MD 108, about 680' northeast of Highland Road. (13306 Route 108) <b>Appealing Decision of the Hearing Examiner</b>	12/08/09 @ 6:30 p.m.
BA 660-D H42	<u>Gregory and Tatyana Baytler, (Meachum)</u> Appealing the determination by DLD that Appellants' parcel is not buildable. East of Orchard Avenue b/w Route 99 and Old Frederick Road. <b>Appeal made by Vincent S. Serio</b>	1/7/10 @ 6:30 p.m.
BA 09-017V H53 <b>JRL</b>	<u>Woelper Enterprise, Inc. &amp; Friendly Inn., LLC, (Carney, Robinson)</u> Variance to reduce 30' use setback to 6' to construct outdoor seating area. North side of Frederick Road, about 240' west of Folly Quarter Road. (11074 Frederick Road)	1/14/10 @ 6:30 p.m.

**HEARINGS TO BE SCHEDULED**

<b><u>CASE #</u></b>	<b><u>PETITIONER</u></b>
BA 643-D	<u>Marshalee Woods Limited Partnership</u> , (Talkin, Oh) Appealing DPZ's letter notifying Petitioner that SDP-08-049 does not conform with the objectives of the Subdivision and Land Development Regulations. South side of Montgomery Road, West of Marshalee Drive. <b>Appealing Decision of the Hearing Examiner</b>
BA 08-040C <b>ZK</b>	<u>Lois Peters T/A International Healthcare Consultants</u> Conditional use to increase the number of beds at an assisted living group home to 12. West of Cedar Lane, about 1200' north of Grace Drive. (6636 Cedar Lane) <b>Appealing Decision of the Hearing Examiner</b>
BA 667-D	<u>Paul F. Kendall</u> Appealing Redline Approval of SDP-95-121. Bonded by US 40 to the south, Rt. I-70 to the north and Mariottsville Road to the west.

**PENDING DECISION**

<b><u>CASE #</u></b>	<b><u>PETITIONER</u></b>
BA 607-D B07	<u>James and Patricia Fawcett</u> , (Carney) Appealing decision letters from DPZ dated 6/13/07 and 6/29/07. East side of Bonnie Branch Road, 500' south of Twin Stream Drive. (4941 Bonnie Branch Road) <b>Appealing the Decision of the Hearing Examiner.</b>
	Cont. 3/12/09 @ 6:30 p.m. Deliberations Tyson Rm.

**DECISIONS MADE**

<b><u>CASE</u></b>	<b><u>PETITIONER</u></b>
BA 08-049C H22 <b>ZK</b>	<u>Convenience Retailing, LLC</u> , (Robinson) Conditional use for a gasoline service station with convenience store and car wash. South of Birmingham Way and southeast of Warwick Way. (10825 Birmingham Way) <b>Appealing Decision of the Hearing Examiner by two Appellants.</b>
	Approved 10/27/09

**HEARINGS UNSCHEDULED****DATE****CASE #****PETITIONER**

- BA 00-006  
E&V Frisky's Wildlife and Primate Sanctuary, Inc.  
Special Exception for a Charitable and Philanthropic Institution for an existing wildlife rehabilitation center and primate sanctuary, and a variance to reduce the setback requirement on the west side of the property from 30' to a maximum of 3', and to reduce the setback on the east side from 30' to a maximum of 20'. North side of MD 99, about 700' west of Woodstock Road. (10790 Old Frederick Road)
- BA02-035  
C&V Highland Crossing, LLC, (Carney)  
Conditional use for a funeral home.  
Variance to reduce the 30-foot use setback from a residential district to zero feet for vehicle circulation areas. West side of Clarksville Pike (MD 108) about 400' north of Highland Road. (13356 Clarksville Road)  
**Appealing Hearing Examiner's Decision**
- BA 02-051V Corridor I Limited Partnership, (Alderman)  
Variances necessary for the subdivision of an existing mobile home park, developed as a traditional residential neighborhood into a mobile home subdivision, developed as a traditional residential neighborhood having individual lot areas of not less than 1,938 square feet in lieu of the 4,000 square feet require; and individual lot widths of not less than 20.5' in lieu of the 45' required, for proposed Lot #s 1 through and including 23. Generally north of Port Capital Drive. (7400 New Colony Boulevard)  
**Case is on appeal based on the Decision of the Hearing Examiner.**
- BA 05-023C Mt. Pisgah African Methodist Episcopal Church, (Carney)  
Conditional use for the expansion of an existing religious facility to increase the total structures by 14,050 sq. ft. and increase parking from the existing 75 spaces to 225 spaces. West side of Cedar Lane, approx. 50' south of Cedar Fern Ct. (5901 Cedar Fern Court) **Appealing conditions of the Decision of the Hearing Examiner.**
- BA 05-035V  
ZK Robert E. and Margaret N. Taylor, Trustees (Talkin)  
For the Robert E. Taylor Family Revocable Trust and the Margaret N. Taylor Family Revocable Trust  
Variance to reduce minimum lot size to 18,715 sq. ft. and 16,715 sq. ft. East of Jerry's Drive, about 1700' north of Owen Brown Road. (6017 Jerrys Drive)  
**Petitioners are appealing the Decision of the Hearing Examiner.**
- BA 05-043V  
JRL James and Barbara Palm, (Erskine)  
Variance to reduce 50-ft front setback to 35-ft. for an addition. West of Dunloggin Road, approximately 900' south of Id Frederick Rd. (9036 Dunloggin Rd.)  
**Appealing the Decision of the Hearing Examiner.**

**HEARINGS UNSCHEDULED (Cont.)****DATE****CASE #****PETITIONER**

BA 07-009C B08 <b>ZK</b>	<u>Greenskeeper Environmental, LLC</u> , (Carney) Conditional use for a landscape contractor. East side of Highland Road, north of Styer Court. (13288 Highland Road)	5/7/08
BA 07-011C <b>JRL</b>	<u>Ronald B. Wildman</u> , (Meachum) Conditional use for age-restricted adult housing. Terminus of Wharff Road. (4835 Wharff Road) <b>Appealing Decision of the Hearing Examiner.</b>	4/08/8
BA 07-020C <b>ZK</b>	<u>Woodbine/Brantly, LLC</u> Conditional use for age-restricted multi-plex housing community. North of Old Frederick Road about 300' east of its intersection with Madison Street. (15850 Old Frederick Road) <b>Decision of the Hearing Examiner being appealed by Ellen Backelman, et al.</b>	2/24/09 7/22/09
BA 517-D	<u>TCH Development</u> , (Talkin) Appealing the 12/4/03 letter from DPZ regarding FDP 117-A-1. Corner of McGaw Road and Snowden River Parkway. (8855 McGaw Rd.) <b>Appealing Hearing Examiner's Decision of 3/29/04.</b>	
BA 557-D	<u>6317 Macaw, LLC</u> , (Talkin) Appealing the 1/6/06 notice from DPZ which states that Sections 16.106(a) and 16.155(a)(1)(ii) of the Howard County Subdivision and Land Development Regulations have been violated. South of US 1 approx. 1,200' north of South Hanover Road. (6317 Macaw Court)	
BA 601-D	<u>M/M Leo McPherson; Mark McPherson; Thomas Connor</u> , (Taylor) Appealing the 5/18/07 letter from Land Development to Ronald Wildman, Wharff Overlook, LLC, regarding F-07-115, advising that the SRC has determined the Final Subdivision plan for the Wortman property to be technically complete. Terminus of Wharff Lane. (4820 Wharff Lane; 4769 Bonnie Branch Rd.) <b>Petitioners are appealing the Decision of the Hearing Examiner.</b>	11/1/07

**CASES APPEALED:**

BA 559-D, Joel Broida, Lloyd Knowles, Stephen Meskin, Jo Ann Stolley, (Adams)

Appealing the 1/18/06 letter from the Planning Board approving SDP 05-90. Northeast side of Wincopin Circle. (5585 Sterrett Place) **Petition for judicial review filed in Howard County Circuit Court and an appeal was filed with the Court of Special Appeals from Howard County Circuit Court Decision rendered July 16, 2007.**

BA 05-046, Robert B. Williams, Joanna K. Benedict, et al, (Alderman)

Conditional use for 50 condominium age restricted adult housing. East side of Greenberry Lane, north of Linden Church Road. (13110 Greenberry Lane) **Howard County Circuit Court affirmed Board of Appeals Decision & Order; appeal filed to Court of Special Appeals.**

BA 567-D, Paul Kendall, et al

Appealing the ruling of 4/27/06 from DPZ regarding PB 368. Bounded by US 40 to the south, I-70 to the north, Marriottsville Road to the west and David W. Force Park to the east. **Appeal of Howard County Circuit Court's dismissal of Petition for Judicial Review filed with the Court of Special Appeals.**

BA 06-047V, Tatyana Baytler

Variance to reduce the side setback from an arterial right-of-way from 50' to 35' for a single family home. East side of Orchard Avenue between Old Frederick Road and Rogers Avenue. **Howard County Circuit Court affirmed Board of Appeals Decision & Order; appeal filed to Court of Special Appeals.**

# Howard County Schedule of Hearings Before the Hearing Examiner

## November 16, 2009

### HEARINGS SCHEDULED

<u>CASE #</u>	<u>PETITIONER</u>	<u>DATE OF HEARING</u>
BA-09-029V <b>ZK</b>	<u>Spirit Master Funding III, LLC</u> (Carney) Variance to reduce 50' setback from a street right-of-way to 30' for building and 0' for fence; and to reduce 50' setback from other street right-of-way to 0' for building, fence, storage and other structures. Southwest of Annapolis Junction Road, about 475' east of Dorsey Run Road. (10980 Annapolis Junction Road)	11/16/09 @ 2:00 p.m.
BA 09-011C <b>JRL</b> H03	<u>Dar al Taqwa Mosque</u> , (Talkin, Oh) Conditional use for a daycare/preschool for children 2 ½ to 5 years of age. North of MD 108, about 600' east of Manor Lane. (10740 Route 108)	11/16/09 @ 6:00 p.m.
BA 09-036C <b>JRL</b> H17	<u>Soccer Association of Columbia, Inc. and Brian and Martha Gibbons</u> , (Robinson) Expansion and modification of outdoor athletic facility conditional use approved under BA 01-20C. West side of Centennial Lane opposite Maxine St. (4560 Centennial Lane)	11/30/09 @ 6:00 p.m.
BA 09-034V <b>JRL</b> H14	<u>Matthew R. and Shelly JS. Fox</u> Variance to reduce rear setback from 30' to 25' for an addition. Terminus of Red Apple Lane. (9574 Red Apple Lane)	12/7/09 @ 10:00 a.m.
BA 09-002S H16	<u>M &amp; T Bank</u> , (Becker) Variance to erect a 3'8"x10'10", 39.64 sq. ft. freestanding sign, 60'6" from Route 100 right-of-way. Southeast corner of Executive Park Drive and Columbia 100 Parkway. (4915 Executive Park Drive)	12/7/09 @ 11:00 a.m.
BA 09-016N <b>ZK</b>	<u>Adnan Sonmez and Guner Sonmez – Trustees</u> , (Malloy) Nonconforming use for a second dwelling unit located on one lot. North of Rt. 40, about 400' east of Normandy Drive intersection with Rt. 40. (8356 Baltimore National Pike)	12/7/09 @ 12:00 p.m.
BA 09-033V <b>JRL</b> H15	<u>David Stratmann</u> Variance to reduce 10' structure setbacks to zero for a barn. North of Triadelphia Road between Hurt Ridge. (13364 Triadelphia Road)	12/10/09 @ 10:00 a.m.
BA 670-D	<u>Plumtree, LLC</u> , (Meachum) Appeal of a denial of a sign permit application. Southwest corner of US Rt. 40 and Plumtree Drive. (3410 Plumtree Drive)	12/14/09 @ 10:00 a.m.

**HEARINGS SCHEDULED (Cont.)**

<b><u>CASE #</u></b>	<b><u>PETITIONER</u></b>	<b><u>DATE OF HEARING</u></b>
BA 09-37V H19 JRL	<u>Lee Miller</u> Variance to reduce the 30' side setback to 6' for a detached garage. NW side of the terminus of The Old Station Court. (885 The Old Station Ct.)	12/14/09 @ 12:00 p.m.
BA 09-040V H20 JRL	<u>Edward W. Blakslee, Jr.</u> Variance to reduce the 10' rear setback for accessory structures to approx. 1' for a shed. South side of Marioak Drive, approx. 350' East of Grommet Drive. (7813 Marioak Drive)	12/14/09 @ 12:30 p.m.
CE 08-188	<u>Dennis &amp; Christine O'Donnell</u> Failure to bring property into compliance with the Zoning Regulations. (6600 Block of Sycamore Avenue, 40' south of the intersection of Beechfield Avenue and Sycamore Avenue.)	12/16/09 @ 10:00 a.m.
BA 09-038C H21 JRL	<u>Verizon Wireless, (Resnick)</u> Conditional use for telecommunications facility. North of Ilchester Road, southwest of Talbots Landing and opposite Ilchester Woods Way. (5130 Ilchester Road)	1/4/10 @ 6:00 p.m.
CE 08-93	<u>MD Laurel Retail, Inc., (Schulman)</u> Appeal of violation notice issued by DPZ for the operation of an adult entertainment business on CAC-CLI zoned property. (10119 Wash. Blvd.)	1/11/10 @ 10:00 a.m.
BA 09-031C ZK H22	<u>NVH Property holdings, LLC, (Oh)</u> Conditional use for child day care center and nursery school and fenced playground to accommodate a maximum of 36 children. West of Waterloo Road, about 500' north of Golden Bell Way. (6054 Waterloo Road)	1/11/10 @ 6:00 p.m.
BA 09-039C ZK H23	<u>T-Mobile Northeast, LLC, (Hughes)</u> Conditional use for a 150' high monopole to be located in a 25'x35' fenced compound. West side of Long Corner Road, about 700' south of Penn Shop Road. (1400 Long Corner Rd.)	1/20/09 @ 6:00 p.m.

**HEARINGS TO BE SCHEDULED****CASE #      PETITIONER**

BA 657-D      Melanie Dorsey Trust, Melanie Dorsey & Daniel Standish, Trustees, (Talkin)  
 Appealing a 11/18/08 letter from DPZ regarding the approval of WP-09-55. West side of Sheppard Lane. (4994 Sheppard Lane)

BA 665-D      Melanie Dorsey Trust, Melanie Dorsey & Daniel Standish, Trustees, (Talkin)  
 Appealing the 7/1/09 letter from DPZ regarding F-07-076. (4994 Sheppard Lane)

**PENDING DECISION****CASE #      PETITIONER**

BA 09-032C    Mt. Airy Bible Church, (Meachum)      11/9/09  
**JRL**      Conditional use to increase the number of students @ 6:00 p.m.  
 H13      at a private school from 280 to 480. North of Old Frederick Road, west of Watersville Road. (16700 Old Frederick Road)

**DECISIONS MADE (Hearing Examiner)****CASE #      PETITIONER**

BA 623-D      Davis Branch Estates, LLC, (Oh, Talkin)      Dismissed  
 Appealing the issuance of Permit #HBC-06-001 11/09/09  
 issued on 10/25/07. South side of Cavey Lane. (10379 Cavey Lane)

BA 659-D      Corridor I Limited Partnership, (Talkin)      Dismissed  
 H36      Appealing a letter from DPW that Petitioner 11/09/09  
 failed to fully discharge its obligations under the Forest Conservation Installation and Maintenance Agreement. Northeast corner of Old Waterloo Road and Port Capital Drive.

BA 666-D      Cary Connell, (Talkin)      Dismissed  
 H04      Appealing DPZ Decision in AA 09-006. Located on 11/3/09  
 the south side of the terminus of Pennell Court. (6412 Pennell Court)

BA 09-025C    Dennis F. Cook, Sr.      Approved  
**ZK**      Conditional use for a two-family dwelling. Northeast of 11/2/09  
 H10      Old Annapolis Road, about 300' north of Woodbine Rd. (1975 Old Annapolis Road)

**DECISIONS MADE (Hearing Examiner) (cont.)**

<b><u>CASE #</u></b>	<b><u>PETITIONER</u></b>	
BA 09-027V <b>ZK</b> H08	<u>JOEUN, INC.</u> , (Oh) Variance for several variances to construct a retail store, parking and drive aisle. West of Meadowridge Road, about 2,100' south of MD 100. (6161 Meadowridge Rd.)	Approved 10/26/09
BA 668-D	<u>Reuwer Long Term Holdings, LLC</u> Appealing DPZ letter granting tentative allocations for four additional housing units but stating the units failed the APFO schools test. South of Long View Road, west of Route 29. (7340 Long View Road)	Withdrawn

**HEARINGS UNSCHEDULED**

<b><u>CASE</u></b>	<b><u>PETITIONER</u></b>	<b><u>DATE Placed on list</u></b>
BA 06-026V	<u>3S Development, LLC</u> , (Talkin) Variance to reduce the required 30-foot structure and use setback from a residential district to 10-feet for a trash enclosure, 9.5 feet for parking uses, and 2 feet for a retaining wall. West side of Bethany Lane, approx. 800' north of US Rt. 40. (3238 Bethany Lane)	
BA 493-D	<u>100 Investment Limited Partnership</u> Appealing decision of F-03-99, The Courtyards at the Timbers. North side of Rt. 100 between Meadowridge Road and Shady Oak Lane.	
BA 579-D	<u>H &amp; H Rock Company</u> , (Talkin) Appealing the ruling of 10/31/06 which voided SDP-02-006 and rescinded all previous approvals. East side of US Route 1, south of Fleming Street.	3/19/07
BA 583-D	<u>Minstrel Way, LLC</u> , (Talkin) Appealing DPZ letter of 11/29/06 requesting an "original only" subdivision plat for Lot 7. South side of Snowden River Parkway, opposite Minstrel Way. (9325 Snowden River Parkway)	5/04/07
BA 589-D	<u>BS Land Acquisition, LLC</u> , (Talkin) Appealing DPZ'S letter of 3/2/07 denying request to waive Section 16.1209(c)(2)(ii) of the Subdivision and Land Development Regulations. South side of Harriet Tubman Lane, west of US Rt. 29. (8034 Harriett Tubman Lane)	

**HEARINGS UNSCHEDULED (Cont.)****DATE Placed on list**

<b><u>CASE #</u></b>	<b><u>PETITIONER</u></b>	
BA 591-D	<u>Taylor Gift, LLC</u> , (Talkin) Appealing DPZ letter of denial dated 3/14/07 West side of Bonnie Branch Road, south of College Avenue. (4556 College Avenue)	
BA 594-D	<u>Nicholas Sharp</u> , (Talkin) Appealing DPZ's letter of 4/12/07 regarding F-06-129, Harrison's Forest. Northwest of Morgan Station Road. (400 Morgan Station Road)	7/26/07
BA 595-D	<u>Rhonda and Barry Downey</u> , (Schimel) Appealing DPZ's 4/19/07 letter to Nicholas Sharp approving F-06-129, Harrison's Forest Section One, lot 5, and Patapsco Falls, Lot 1. Northwest of Morgan Station Road. (400 Morgan Station Road)	
BA 584-D H02	<u>Aladdin Rock, LLC</u> , (Talkin) Appealing DPZ letter of 1/10/07 which determined that S-06-010 does not conform with the objectives of the Howard County Subdivision and Land Develop- ment Regulations. North side of US Rt. 1, approx. 500' east of MD Rt. 175. (7708-7734 Washington Blvd.)	12/3/08
BA 585-D H02	<u>Aladdin Rock, LLC</u> , (Talkin) Appealing DPZ letter of 1/8/07 regarding a "no action" letter with respect to S-07-052. North side of US Rt. 1 approx. 500' east of MD Route 175. (7708-7734 Washington Blvd.)	12/3/08
BA 593-D H02	<u>Aladdin Rock, LLC</u> , (Talkin) Appealing DPZ's letter of 3/30/07 regarding S-06-010 – nonconformance with the Objective of the Howard County Subdivision and land Development Regulations. North of U.S. Route 1, approx. 500' east of MD Rt. 175. (7708-7734 Washington Blvd.)	12/3/08
BA 597-D H02	<u>Aladdin Rock, LLC</u> , (Talkin) Appealing DPZ's letter of 5/8/07 regarding WP-07-052. North side of U.S. Rt. 1 approx. 500' east of MD Rt. 175. (7708-7734 Washington Boulevard)	12/3/08
BA 598-D H02	<u>Aladdin Rock, LLC</u> , (Talkin) Appealing DPZ's letter of 5/11/07 regarding S-06-010. North side of U.S. Rt. 1 approx. 500' east of MD Rt. 175. (7708-7734 Washington Boulevard)	12/3/08

**HEARINGS UNSCHEDULED (Cont.)****DATE Placed on list**

<b><u>CASE #</u></b>	<b><u>PETITIONER</u></b>	
BA 604-D H02	<u>Aladdin Rock, LLC</u> , (Talkin) Appealing DPZ's letter of 5/31/07 regarding S-06-010. North side of U.S. Rt. 1 approx. 500' east of MD Rt. 175. (7708-7734 Washington Boulevard)	12/3/08
BA 606-D H02	<u>Aladdin Rock, LLC</u> , (Talkin) Appealing DPZ's comment 28 of the sketch plan signed on 6/5/07 for S-06-010. North side of U.S. Rt. 1 approx. 500' east of MD Rt. 175. (7708-7734 Washington Boulevard)	12/3/08
BA 608-D H02	<u>Aladdin Rock, LLC</u> , (Talkin) Appealing DPZ's letter of 6/22/07 as to revised Condition No. 5 pertaining to WP-07-052. U.S. Rt. 1 approx. 500' east of MD Rt. 175. (7708-7734 Washington Boulevard)	12/3/08
BA 624-D H02	<u>Aladdin Rock, LLC</u> , (Talkin) Appealing a letter from DPZ regarding S-06-010. North side of US Rt. 1, approx. 500' east of MD Rt. 175. (7708-7734 Washington Blvd.)	12/3/08
BA 625-D H02	<u>Aladdin Rock, LLC</u> , (Talkin) Appealing a letter from the Department of Housing and Community Development North side of US Rt. 1, approx. 500' east of MD Rt. 175. (7708-7734 Washington Blvd.)	12/3/08
BA 627-D H02	<u>Aladdin Rock, LLC</u> , (Talkin) Appealing DPZ's letter of 12/17/07 regarding S-06-010 (Elkridge Village Center). North side of U.S. Rt. 1 approx. 500' east of MD Rt. 175 (7708-7734 Washington Boulevard)	12/3/08
BA 638-D H02	<u>Aladdin Rock, LLC</u> , (Talkin) Appealing DPZ's letter of 4/25/08 regarding SDP 08-046. North side of US Rt. 1, approx. 500' east of MD Rt. 175 (7708-7734 Washington Blvd.)	12/3/08
BA 641-D H02	<u>Aladdin Rock, LLC</u> , (Talkin, Oh) Appealing DPZ's letter of 5/27/08 regarding S-06-010. North side of U.S. Rt. 1 approx. 500' east of MD Rt. 175 (7708-7734 Washington Blvd.)	12/3/08
BA 644-D H02	<u>Aladdin Rock, LLC</u> , (Talkin, Oh) Appealing DPZ's letter regarding SDP-08-046. North side of U.S. Route 1 approx. 500' east of MD Route 175. (7708-7734 Washington Blvd)	12/3/08



**HEARINGS UNSCHEDULED (Cont.)****DATE Placed on list**

<b><u>CASE #</u></b>	<b><u>PETITIONER</u></b>	
BA 630-D	<u>Minstrel Way, LLC</u> , (Talkin) Appealing DPZ's letter of 1/18/08 regarding SDP-07-078. South side of Snowden River Parkway, opposite Minstrel Way.	
BA 631-D H50	<u>Old Home Rock, LLC &amp; Nostalgia Rock, LLC</u> , (Talkin) Appealing DPZ's letter of 2/2/08 regarding F-08-106. East side of Route 29, south of Broken Lane Parkway.	
BA 633-D	<u>David and Cynthia Lynn T/A The Inn at Peralynna</u> , (Meachum) Appealing zoning violation 08-010. South side of MD 108 about 500' east of Eliot's Oak Road. (10605 Clarksville Pike)	6/25/09
BA 634-D H60	<u>David and Cynthia Lynn T/A The Inn at Peralynna</u> , (Meachum) Appealing letter of 3/7/08 from DPZ regarding use of the property. South side of MD 108 about 500' east of Eliot's Oak Road. (10605 Clarksville Pike)	6/25/09
BA 637-D H68	<u>Old Home Rock, LLC &amp; Nostalgia Rock, LLC</u> , (Talkin) Appealing DPZ's letter that F-08-106 does not conform with the objectives of the Subdivision and Land Development Regulations. East side of Route 29, south of Broken Land Parkway. (6433 Allview Drive)	7/14/08
BA 640-D H73	<u>Meadowridge Rock, LLC &amp; Options Two, LLC</u> , (Talkin, Oh) Appealing DPZ's letter of 5/2/08 that SDP-08-082 does not Conform with the objectives of the Subdivision and Land Development Regulations. North side of MD Route 103, West of U.S. Route 1. (6575 Meadowridge Road)	7/11/08
BA 645-D H10	<u>Villa Associates, LLC</u> , (Talkin) Appealing a letter from DPZ notifying Petitioner that housing unit allocations were not available with respect to S-04-01. Northeast corner of Old Waterloo Road and Port Capital Drive.	
BA 647-D	<u>Melanie Dorsey Trust, Melanie Dorsey &amp; Daniel Standish, Trustees</u> , (Talkin) Appealing the 8/19/08 letter from DPZ regarding F-08-81. West side of Sheppard Lane. (4994 Sheppard Lane)	10/15/08
BA 649-D	<u>LNC Homes, LLC and Colony Corridor, LLC</u> , (Talkin) Appealing DPZ letter rescinding the approval of the Redline revisions to SDP-97-003. NE corner of Old Waterloo Road and Port Capital Drive.	11/24/08
BA 651-D H25	<u>Old Home Rock, LLC &amp; Nostalgia Rock, LLC</u> , (Talkin) Appealing DPZ's letter regarding F-08-106, that it does not conform with the objectives of the Subdivision and Land Development Regulations. East of Route 29, south of Broken Land Parkway.	12/3/08

**HEARINGS UNSCHEDULED (Cont.)****DATE Placed on list**

<b><u>CASE #</u></b>	<b><u>PETITIONER</u></b>	
BA 652-D H26	<u>SK Properties, Ltd.</u> (Talkin) Appealing DPZ's letter of 10/3/08 regarding the lapse of the Conditional Use previously approved in BA 03-026C. East of Jones Road, south of Mary Lane (8013 Jones Road)	4/21/09
BA 653-D H28	<u>Meadowridge Rock, LLC and Options Two, LLC</u> , (Talkin, Oh) Appealing DPZ letter which notified Petitioner that SDP-08-082 does not conform with the objectives of the Subdivision and Land Development Regulations. North side of MD Route 103, west of U. S. Route 1. (6575 Meadowridge Road)	1/16/09
BA 654-D	<u>Aladdin Rock, LLC</u> , (Talkin) Appealing a letter from DPZ regarding F-08-013 requesting a revised plan submission. North side of US Rt.1, approx. 500' east of MD Rt. 175. (7708-7734 Washington Blvd.)	12/11/08
BA 655-D	<u>Melanie Dorsey Trust, Melanie Dorsey &amp; Daniel Standish, Trustees</u> , (Talkin) Appealing the 11/4/08 letter regarding F-08-81, Walnut Creek. West side of Sheppard Lane. (4994 Sheppard Lane)	
BA 663-D	<u>BS Land Acquisition, LLC</u> , (Talkin) Appealing the 4/8/09 ruling of DPZ regarding SDP-06-051. South of Harriet Tubman Lane, west of US Rt. 29. (8032 Harriet Tubman Lane)	7/1/09
BA 09-006 C&V H45 <b>ZK</b>	<u>Great Multitude Presbyterian Church, Inc.</u> , (Oh) Conditional use for a religious facility, and Variance to reduce the 20' use setback from a side lot line to 3.8' for a portion of a driveway. South of Baltimore National Pike, about 1,900' east of the Centennial Lane - Bethany Lane intersection. (9891 Baltimore National Pike)	7/6/09
CE 08-133	<u>Stephen Klein and Cathy Klein</u> , (Erskine) Appealing a citation dated 4/30/09 from DPZ regarding property at 12171 Clarksville Pike.	
BA 664-D	<u>Burnet H. Chalmers; Cathy M. Hudson; and Jane Malkmus</u> Appealing the failure of DPZ to issue a Violation Notice to HCC regarding operation of the Belmont Conference Center. (6555 Belmont Woods Road)	11/23/09 @ 10:00 a.m.
BA 669-D	<u>Burnet H. Chalmers; Cathy M. Hudson; &amp; Jean Malkmus</u> , (Coover) Appealing the 8/12/09 letter from DPZ closing out CE 09-31. (6555 Belmont Woods Road)	11/23/09 @ 10:00 a.m.

**CASES IN PRESUBMISSION REVIEW****Date requested for more info:****CASE #      PETITIONER**

BA 07-002S	<u>Merritt Properties</u> Variance to increase the sign height for four signs all of which are on the same tower structure. Southwest corner of Meadowridge Road and I-95. (6512 Meadowridge Rd.)	2/15/07
BA 08-012V <b>JRL</b>	<u>Aladdin Rock, LLC</u> (Talkin) To permit a building height of 70' in lieu of the required 55' max. building height on a parcel that abuts Route 1. North of US Rt. 1, approx. 500' east of MD Rt. 175. (7708-7734 Washington Blvd.)	3/31/08
BA 08-017C <b>JRL</b>	<u>Stephen M. Klein T/A Riverhill Garden Center, (Schimel)</u> Modification of conditions 3,4,9,& 10 of BA 88-46E. East side of Clarksville Pike, about 250' North of Linden Linthicum Lane. (12165 Clarksville Pike)	4/9/08
BA 08-028C <b>JRL</b>	<u>Claude &amp; Darlene Dent</u> Conditional use for the storage of three (3) school buses. West side of Stansfield Road, about 100' north of its intersection with Dumhart Road. (10295 Stansfield Road)	5/22/08
BA 08-033C <b>ZK</b>	<u>Robert &amp; F. Maxine Walker, (Coover)</u> Conditional Use for limited outdoor social assemblies and antique shop. West of Jennings Chapel Road. (3666 Jennings Chapel Road)	6/10/08
BA 09-030C <b>JRL</b>	<u>Wesley and Rebecca Jenson T/A Arrowwood Shepherds, Inc.</u> Modification of Conditions of BA 05-033. Northeast side of Florence Road, south of Jennings Chapel Rd. (3101 Florence Road)	8/26/09
BA 09-035C <b>ZK</b>	<u>Robert and F. Maxine Walker, (Adams)</u> Conditional use for limited outdoor social assembly area and antique shop on existing farm. SW of Jennings Chapel Rd. (3666 Jennings Chapel Road)	9/24/09
BA 09-003S	<u>Douglas W. Thomas</u> Variance for a 1-foot setback instead of 18 feet to erect a 4'Hx4'6"W freestanding sign. South side of Centre Park Drive beside MD RT 100. (8890 Centre Park Drive)	
BA 09-004S	<u>Montevideo Realty Business Trust</u> Variance for a 10'4" H x 7'2" W, 72 sq. ft. freestanding sign 17' from Montevideo Road right-of-way and 10'4" high, rather than the 72' setback required in relation to the aggregate sign area and the 20'8" setback required in relation to the sign height. North of Montevideo Road. (7595 Montevideo Road)	

**CASES IN PRESUBMISSION REVIEW (Cont.)****Date requested for more info:****CASE #      PETITIONER**

- BA 09-041V    John and Cheryl Michels  
Variance to reduce 10' side setback to 6' for garage addition. East of Greenway Drive, about 425' south of Michaels Way. (3121 Greenway Drive)
- BA 09-042V    Main Street Builders, Inc., (Oh)  
Variance to reduce 75' setback to 35' for principal Structure. West side of Long Corner Road, about 900' north of Windsor Forest Road. (1540 Long Corner Road)
- BA 09-043C    T-Mobile Northeast, LLC, (Hughes)  
Conditional use for a 140' high monopole and equipment compound at the base. West side of Old Annapolis Road. (1960 Old Annapolis Rd.)

# Howard County Schedule of Hearings Before the Zoning Board

## November 16, 2009

ZB - Zoning Board Hearing:

PB - Planning Board Meeting:

All meetings and hearings are held on the first floor of  
8930 Stanford Boulevard, Columbia, MD 21045

Telephone: (410) 313-2350

### Key

R - Regulation Amendment

M - Map Amendment

TBS - To Be Scheduled

SRC - Subdivision Review Committee

PB Rec. - Planning Board Recommendation

WS - Work session - Council Conference Room

ZB - Zoning Board

### **HEARINGS SCHEDULED**

<b><u>CASE #</u></b>	<b><u>PETITIONER</u></b>	<b><u>PB</u></b>	<b><u>ZB</u></b>
ZB 1081M <b>ZK</b>	<u>Murray Hill PSC, LLC</u> , (Meachum, Robinson) AZM: To rezone property from PSC to R-SA-8. East side of Gorman Road, about 1400' west of Skylark Boulevard. (9880, 9890, 9900, 9910 Gorman Road)	11/19/09 @ 7:00 p.m.	
ZB 1082M <b>JRL</b>	<u>Highland Holding, LLC</u> , (Oh) AZM: To rezone property from RR-DEO to BR to permit a standard restaurant. SW of Highland Road, approximately 800' NW of Clarksville Pike. (12857 Highland Road)	11/19/09 @ 7:00 p.m.	
ZB 1064M <b>JRL</b>	<u>Thomas &amp; Leslie Fraley</u> , (Adams) AZM: To rezone .846 acres from R-20 to B-1. South of Rt. 144 about 800' west of Coventry Ct. (10459 Frederick Road)	12/3/09 @ 7:00 p.m.	
ZB 1080M <b>JRL</b>	<u>High's of Baltimore, Inc. and LDG, Inc.</u> , (Erskine) AZM: To apply Business Rural (BR) district to property currently zoned rural Conservation (RC). East of Livestock Road approx. 155' southwest of the intersection with MD 32. (12701 & 12705 Livestock Rd.)	12/3/09 @ 7:00 p.m.	
ZB 1084M <b>ZK</b>	<u>Forest Venture II, LLC</u> , (Talkin) AZM: To change the zoning from R-20 To B-1 with a Site Plan zoning petition. South side of Baltimore National Pike, north of Frederick Road. (10021 Baltimore National Pike)	12/17/09 @ 7:00 p.m.	

**HEARINGS TO BE SCHEDULED**

<b><u>CASE #</u></b>	<b><u>PETITIONER</u></b>		
ZB 1083M	<u>Stephen Klein and Cathy Klein</u> , (Erskine)		
	AZM: To rezone property R-20 to B-1. East of Clarksville, about 250' north of Linden Linthicum Lane. (12165 Clarksville Pike)		
ZB 1077M	<u>Veli Demirel</u> , (Carney, Robinson)	7/8/09	11/4/09
<b>ZK</b>	AZM: To reclassify property from R-20 to OT overlay zoning for office use, professional and business. South side of Frederick Road, approx. 200' from Intersection with Centennial Lane. (10105 and 10109 Frederick Road)		@ 7:00 p.m.

**HEARINGS UNSCHEDULED**

<b><u>CASE #</u></b>	<b><u>PETITIONER</u></b>		<b><u>Date</u></b>
ZB 1060M	<u>Marshalee Woods Limited Partnership</u> , (Talkin)		
<b>JRL</b>	AZM: To change zoning of 4.825 acres from R-20 to PSC zoning district. Northeast of Marshalee Drive		
ZB 1065M	<u>Brantly Development Group</u> , (Talkin)		
	AZM: To rezone 4.50 acres from R-ED to CAC. Northeast of Montgomery Road, about 800' north of Washington Blvd. (7211 Montgomery Road)		
ZB 1071M	<u>Welsh Property, LLC</u> , (Fila)		
Z04	AZM: To amend the zoning of 41.81 acres from R-20 to R-ED. West side of Ilchester Road, and north of Beechwood Road. (4738 Ilchester Road)		
<b>ZK</b>			
ZB 1073M	<u>Edna May Harbin, Robert Harbin, Jr.</u>		9/28/09
<b>ZK</b>	<u>&amp; Kimberly Harbin Taylor</u> , (Meachum)		
	AZM: To change the zoning of the property from R-20 to B-1 with documented site plan for a farm stand and open air food market. Northwest of Rt. 99 and Old Mill Road. (9920 Old Frederick Road)		

**DECISIONS MADE (Hearing Examiner)**

<b><u>CASE #</u></b>	<b><u>PETITIONER</u></b>
----------------------	--------------------------

NONE

**PENDING DECISION****CASE #      PETITIONER**

ZB 1079M <b>ZK</b>	<u>High's of Baltimore</u> , (Meachum) AZM: Request for approval of an emended Preliminary Development Plan in the BR District. East of Route 97. (2145 Route 97)	5/28/09 @ 7:00 p.m.	9/23/09 @ 7:00 p.m. Ellicott II Rm.
ZB 1078M <b>JRL</b>	<u>Gorman Crossing, LLC</u> , (Taylor) AZM: To change zoning of property from PSC to R-SA-8 Zoning District. North of Gorman Road, about 1400' west of Knights Bridge Road.	5/28/09 @ 7:00 p.m.	9/16/09 @ 7:00 p.m. Ellicott II Rm.
ZB 1074M <b>JRL</b>	<u>Cloverland Farms Dairy T/A Royal Farms</u> , (Meachum) AZM: To change the zoning of the property from B-1 to B-2 for gas pumps. Northeast quadrant of Waterloo Road and Lark Brown Road. (8268 Lark Brown Road)	1/15/09 7:00 p.m. Ellicott Rm.	4/15/09 @ 7:00 p.m.
ZB 1068M P12 <b>JRL</b>	<u>Brantly Development Group, Inc.</u> , (Talkin) AZM: To change the zoning of 4.50 acres from R-ED district to RA-15 district, together with a Site Plan Zoning Petition. NE of Montgomery Road, about 800' north of Washington Boulevard. (7211 Montgomery Road)	8/28/08	11/19/08 @ 7:00 p.m. Ellicott 2 Room
ZB 1072M <b>JRL</b>	<u>Dominic and Tracy Totaro</u> , (Coover) AZM: To amend the zoning from R-SC to B-1, and to approve development of the site strictly in accordance with the Petitioner's site plan. Northwest corner of Route 1 and Howard Street. (9012 Route 1)	5/28/09 @ 7:00 p.m.	10/7/09 @ 7:00 p.m. Ellicott II Rm.

**IN PRESUBMISSION REVIEW****CASE      PETITIONER****Date requested for more info:**

ZB 1085M <b>ZK</b>	<u>Kit Kat Road Partners II, LLC</u> AZM: To apply the Solid Waste District Overlay to this property which is currently zoned M-2. Northwest of Kit Kat Road, south of US 1. (7167 Kit Kat Road)	
ZB 1086M <b>JRL</b>	<u>Preston Capital Management, Inc.</u> AZM: To change the current M-2 zoning to TOD. North and South side of Park Circle Drive.	
ZB 1087M <b>JRL</b>	<u>Camilla and Philip D. Carrrol</u> , (Oh) AZM: To rezone 221.1 acres from RC-DEO to R-ED. South side of MD Rt. 144, east of Folly Quarter Road. (P/O 3500 Manor Lane.)	

# Schedule of Hearings Before the Howard County Council for Amendments to the Zoning Regulations November 16, 2009

CC - County Council Public Hearing:

PB - Planning Board Meeting:

All meetings and hearings are held on the first floor of  
8930 Stanford Boulevard, Columbia, MD 21045

Telephone: (410) 313-2350

## Key

R - Regulation Amendment

TBS - To Be Scheduled

\* To be Televised, Cable 15

PB Rec. - Planning Board Recommendation

WS - Work session - Council Conference Room

CC - County Council

CB - Council Bill

<b>HEARINGS SCHEDULED</b>	<b>PB</b>	<b>PREFILE</b>	<b>INTRODUCTION</b>	<b>PUBLIC</b>
<b><u>CASE</u></b>	<b><u>DATE</u></b>	<b><u>DATE</u></b>	<b><u>DATE</u></b>	<b><u>HEARING</u></b>
<b><u>PETITIONER</u></b>				
ZRA-122 <b>ZK</b>	<u>Forest Venture II, LLC</u> , (Talkin) AZR: To amend Sections 118.B.37 & 119.B.63 to read: Dwelling units, provided the dwelling units do not exceed 50 percent of the floor area of the structure and are located above the first level.	12/17/09 @ 7:00 p.m.		
ZRA-123 <b>ZK</b>	<u>Forest Venture II, LLC</u> , (Talkin) AZR: To amend Sect. 100.G.2.g by providing the Zoning Board with the authority to approve a variance in addition to a conditional use as currently allowed.	12/17/09 @ 7:00 p.m.		
ZRA-124 <b>JRL</b>	<u>Forest Venture II, LLC</u> , (Talkin) AZR: To amend Sect. 103.A. of the Zoning Regulations, by adding a new Section 139.2.	12/17/09 @ 7:00 p.m.		
ZRA-126 <b>JRL</b>	<u>Harbin Farms – Kimberly &amp; Michael Taylor</u> , (Meachum) AZR: To permit farmers markets and produce stands as conditional uses in R-20 zoning districts.	1/21/09 @ 7:00 p.m.		
ZRA 117 <b>ZK</b>	<u>Greg Fox &amp; Mary Kay Sigaty</u> , (Johnson) AZR: To amend the Supp. Zoning Reg. Sect. of the Zng. Ordinance to allow apiaries to be located within the current 200 ft. s/b on res. lots.	1/7/10 @ 7:00 p.m. Work Session		
ZRA-120 <b>JRL</b>	<u>Cadogan Property, LLC</u> , (Oh) AZR: To amend Sect. 117.1 (BR-District) to allow RC or RR properties in the Marriotsville Area (water only) to be eligible for the BR floating zone.	1/7/10 @ 7:00 p.m.		

<b>HEARINGS SCHEDULED (cont.)</b>		<b>PB</b>	<b>PREFILE</b>	<b>INTRODUCTION</b>	<b>PUBLIC</b>
<b><u>CASE</u></b>	<b><u>PETITIONER</u></b>	<b><u>DATE</u></b>	<b><u>DATE</u></b>	<b><u>DATE</u></b>	<b><u>HEARING</u></b>
ZRA 97	<u>Owen Kelly, Carrigan Homes</u> , (Talkin) AZR: To amend Section 130.B.2.a by adding a new subsection (6); to amend Sect. 130.B.2.e. by deleting certain words and replacing with others.	1/21/10			
ZRA-125 <b>ZK</b>	<u>Happy Dog Care, Inc.</u> , (Robinson) AZR: To permit “kennel” uses in the B-1 zoning district by right; specifically, add “kennels” to those uses permitted by right in Section 118.B.	1/21/10 @ 7:00 p.m.			
ZRA 113 <b>JRL</b>	<u>Mary Kay Sigaty for General Growth Prop.</u> AZR: To amend the New Town Zoning District and other sections of the Zoning Reg. to facilitate the revitalization and redevelopment of Downtown Columbia	Wk. Sessions 6/25/09, 7/9/09 @ 7:00 p.m.			
ZRA 96 <b>JRL</b>	<u>Marsha S. McLaughlin</u> , (Johnson) AZR: To amend various sections of the zoning regulations establishing new special bulk requirements for density and for minimum lot size applicable to Neighborhood Infill Subdivisions and Neighborhood Infill Re-subdivisions...	2/28/08			
ZRA 114 <b>JRL</b>	<u>Tim Keane</u> , (Talkin) AZR: To amend Sect. 103.A.122 by adding and deleting some words.	10/22/09 @ 7:00 p.m.			
<b>CASES TO BE SCHEDULED</b>		<b>PB</b>	<b>PREFILE</b>	<b>INTRODUCTION</b>	<b>PUBLIC</b>
<b><u>CASE</u></b>	<b><u>PETITIONER</u></b>	<b><u>DATE</u></b>	<b><u>DATE</u></b>	<b><u>DATE</u></b>	<b><u>HEARING</u></b>
ZRA 99 <b>JRL</b>	<u>Aladdin Rock, LLC</u> , (Talkin) AZR: To amend Sect. 127.5.D.2 to add a new subsection c and to amend Sect. 133.B.2. by adding a language.				
ZRA-119 <b>JRL</b>	<u>Cynthia and David Lynn</u> , (Talkin) AZR: To amend the zoning regulations to allow for a conditional use for Boutique Hotels in residential areas.				
ZRA 118 <b>JRL</b>	<u>MDG Companies</u> AZR: To amend Sect. 127.2 to increase the flexibility of uses within this zone in the Route 1 Corridor, etc.				

**CASES TO BE SCHEDULED (Cont.)**

<u>CASE</u>	<u>PETITIONER</u>	<u>PB DATE</u>	<u>PREFILE DATE</u>	<u>INTRODUCTION DATE</u>	<u>PUBLIC HEARING</u>
ZRA-121 ZK	<u>10071 WBO LLC c/o Patriot Realty, (Oh)</u> AZR: To amend Sect. 127.5 to permit a higher and more appropriate density of residential housing on certain CAC zoned parcels that are located within 2000’ of a MARC station; to provide the Director of DPZ with authority to reduce the commercial space requirement to 100 sq. ft. for every dwelling unit under certain conditions.				
ZRA-127 JRL	<u>Marsha S. McLaughlin, (Johnson)</u> AZR: To amend Section 122.B of the Zoning Regulations to add the use category “Hospital, intermediate care facilities and residential treatment centers” as a use permitted as a matter of right in the M-1 District, etc.				

**DECISION PENDING:**

<u>CASE</u>	<u>PETITIONER</u>	<u>PB DATE</u>	<u>PREFILE DATE</u>	<u>INTRODUCTION DATE</u>	<u>PUBLIC HEARING</u>
-------------	-------------------	----------------	---------------------	--------------------------	-----------------------

**DECISIONS MADE:**

<u>CASE</u>	<u>PETITIONER</u>	<u>PB DATE</u>	<u>PREFILE DATE</u>	<u>INTRODUCTION DATE</u>	<u>PUBLIC HEARING</u>
-------------	-------------------	----------------	---------------------	--------------------------	-----------------------

**CASES UNSCHEDULED**

<u>CASE</u>	<u>PETITIONER</u>				<b>Date of request</b>
ZRA 110 ZK	<u>Aladdin Rock, LLC, (Talkin)</u> AZR: To amend Sect. 127.5.E.3.e (Moderate Income Housing) of the zoning regulations.				
ZRA 116 JRL	<u>Erickson Retirement Communities, (Erskine)</u> AZR: To amend Sect. 103 and Sect. 127.1 to provide appropriate regulations for a campus style Continuing Care Retirement Community.				9/2/09
ZRA 115 ZK	<u>Forest Motel, Inc., (Talkin)</u> AZR: To amend Sect. 117.3 by adding a new Sect. C and by revising the purpose clause A of Section 117.3.				10/5/09

**IN PRESUBMISSION REVIEW**

<u>CASE</u>	<u>PETITIONER</u>
-------------	-------------------