



STAFF REPORT

Day Property Garage Addition

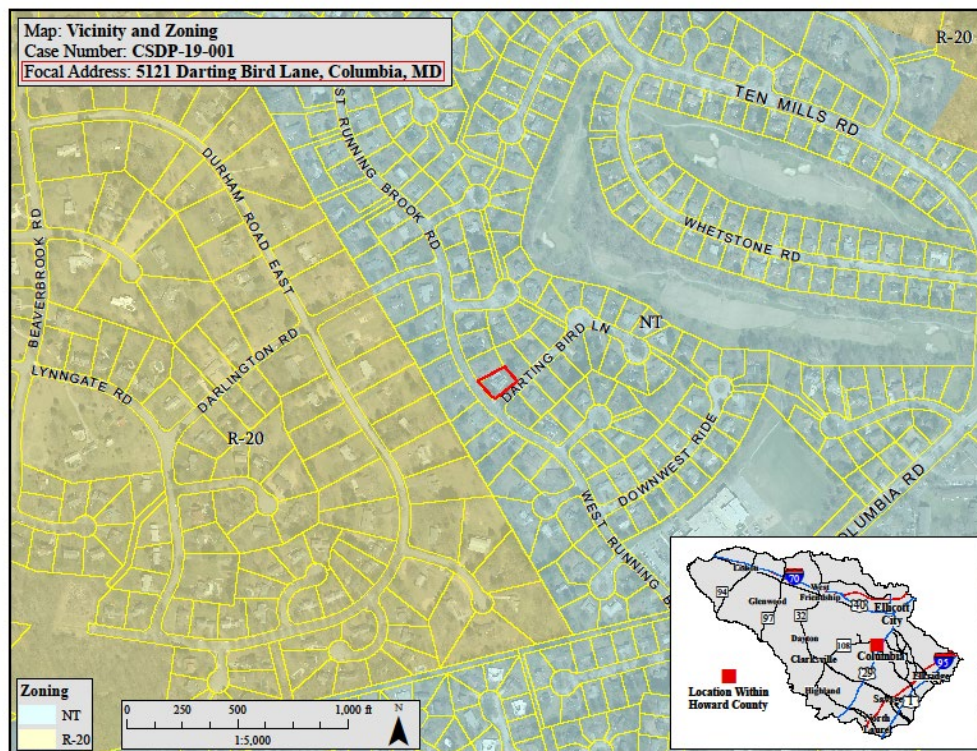
Planning Board Meeting May 2, 2019

Case No./Petitioner: CSDP-19-001, Village of Wilde Lake Section 9, Area 1, Lot 47, Darryl Day

Project Name: 5121 Darting Bird Lane, Day Property Garage Addition

DPZ Planner: Donna Despres

Request: For the Planning Board to approve a Concept Site Development Plan (CSDP) for a two-story garage addition that reduces the 20 foot structure setback to 15 feet. Final Development Plan FDP-15 criterion 6.A. states that on lots devoted to single family homes a structure shall not be located within 20 feet of a public road right-of-way, unless approved by the Howard County Planning Board.



Location: The property is in the Village of Wilde Lake, at the corner of West Running Brook Road and Darting Bird Lane, and is 13,758 square feet, according to MD Tax Assessment Records SDAT). It is identified as Lot 47 in the Village of Wilde Lake, Section 9, Area 1 on Tax Map 30, Parcel 253, Grid 14, in the Fifth Election District of Howard County, Maryland.

Vicinal Properties: Lot 47 faces Darting Bird Lane to the south-east and West Running Brook Road to the south-west. The rear faces north-west and is adjacent to Lot 46, which contains a single-family home. The north-east facing side is adjacent to Lot 40, which also contains a single-family home.

General Comments:

A. Regulatory Compliance: This project is subject to Section 125.0.G.4 of the Howard County Zoning Regulations (effective October 6, 2013), the development criteria listed in Final Development Plan Fifteen (FDP-15), and the amended Fifth Edition of the Howard County Subdivision and Land Development Regulations. Per FDP-15 criterion 6.A., on lots devoted to single family homes, a structure shall not be located within 20 feet of a public road right-of-way, unless approved by the Howard County Planning Board.

B. DPZ Plan History

FDP-15, the Final Development Plan and Criteria for the subject property, Plat Book 16, Folio 137 was recorded July 30, 1969, in the Land Records of Howard County Maryland. The subject property is Lot 47 of Section 9, Running Brook Area 1.

F-67-035 Village of Wilde Lake Section 9 – Running Brook Area 1 – Road and supplemental plans signed by the Howard County Planning Commission December 1967 and recorded as Plat Book WHH 13, pp 15-17, December 5, 1967, Lot 47.

Proposed Development Plan/Site Improvements: The Petitioner requests the Planning Board to reduce the 20 foot structure setback to 15 feet, which would allow a two-story garage addition. The addition will match the existing façade, including the roof slope, window size and configuration, siding and color, and related items such as vents and shutters.

C. Site Area and Coverage Information Chart:

Area Per Lot Requirements:

Lot Area	13,758 square feet
Existing Structures (Dwelling, Deck, Overhang, Bay Window, and Porch Roof, Pool Deck and Patio)	2,813 square feet (20.4% of Gross Lot Area)
Proposed Bldg. Addition Footprint	740 square feet (5.4% of Gross Lot Area)
Existing Lot Coverage	20.4% (2,813 square feet)
Proposed Lot Coverage	25.8% (3,553 square feet)

D. Existing Site Conditions:

1. **Access, Structures, and Parking Area:** The house faces a public street, Darting Bird Lane, which connects to an existing driveway. A driveway onto West Running Brook Road is proposed, subject to approval by the Howard County Department of Public Works, Bureau of Highways.
2. **Environmental Characteristics:**
 - (i) **Forest Cover:** There is no forest.
 - (ii) **Topography:** The property slopes down from west to east. The east side slopes away from the house dramatically and prevents the addition from being located adjacent to the existing garage.
 - (iii) **Wetlands, Streams and 100 Year Flood Plain:** There are no wetlands, streams, floodplains or their buffers.

E. Final Development Plan Analysis: The CSDP complies with FDP-15:

1. **Permitted Land Uses:** Includes single family homes.
2. **Stormwater Management:** The Limit of Disturbance (LOD) is less than 5,000 square feet and is therefore exempt from storm water management.
3. **Forest Conservation:** The property is exempt from forest conservation because, according to Section 16.1202(b)(1)(iv) of the Howard County Code, it is zoned NT and the Preliminary Development Plan was approved and more than 50% of development had occurred before December 31, 1992.
4. **Environmental Concerns:** There are no environmental concerns. One pear tree will be removed, but all the other trees will be retained.
5. **Setback Requirements:** Per Criterion 6.A. of FDP-15, a structure shall not be located within 20 feet of a public street right-of-way, except if constructed in accordance with a site development plan approved by the Howard County Planning Commission. A 15 foot setback from West Running Brook Road is requested, however, the garage complies with Criterion 6.A. which establishes a 5 foot side setback.
6. **Height Requirement:** The FDP establishes a maximum height of 34 feet, which will not be exceeded.
7. **Coverage Requirements:** The FDP establishes a maximum lot coverage of 30% for buildings and other major structures. With the addition, lot coverage will be 25.8%.

F. Evaluation of Requested FDP Criteria Adjustment:

According to Section 125.0.G.4.d of the Howard County Zoning Regulations, the requested adjustment to the bulk requirements shall be granted if the Planning Board finds that:

1. **The adjustment will not alter the character of the neighborhood or area in which the property is located, will not impair the appropriate use or development of adjacent property, and will not be detrimental to the public welfare; and**
2. **The adjustment**
 - a. **Is needed due to practical difficulties or unnecessary hardship which arise in complying strictly with the Final Development Plan; and**
 - b. **Results in better design than would be allowed by strict compliance with the development criteria.**

The proposal does not negatively impact the character of the neighborhood because the addition matches the existing façade; including building materials, roof slope, window sizes and their configuration, siding color, and related items such as vents and shutters.

The request reduces the structure setback by only 5 feet - from 20 to 15 feet. The alternate garage location (on the east side) is constrained by a steep slope; requiring significant grading and a retaining wall. This grading would impact the character of the site and the wall would result in a change in neighborhood character. Locating the addition on the east side of the dwelling would also decrease the distance between the house and the neighboring home at 5129 Darting Bird Lane. By locating the addition to the west reduces visual impacts on adjacent homes. Consequently, the proposed location offers a better solution than strict compliance with FDP criteria.

DPZ Recommendation: Based upon the above findings, the Department of Planning and Zoning recommends **Approval** of this Concept Site Development Plan, CSDP-19-001, subject to any conditions by the Planning Board.


Valdis Lazdins, Director
Department of Planning and Zoning

This file is available for public review **by appointment** at the Department of Planning and Zoning's public service counter, Monday through Thursday, 8:00 a.m. to 5:00 p.m. and Friday, 8:00 a.m. to 3:00 p.m.

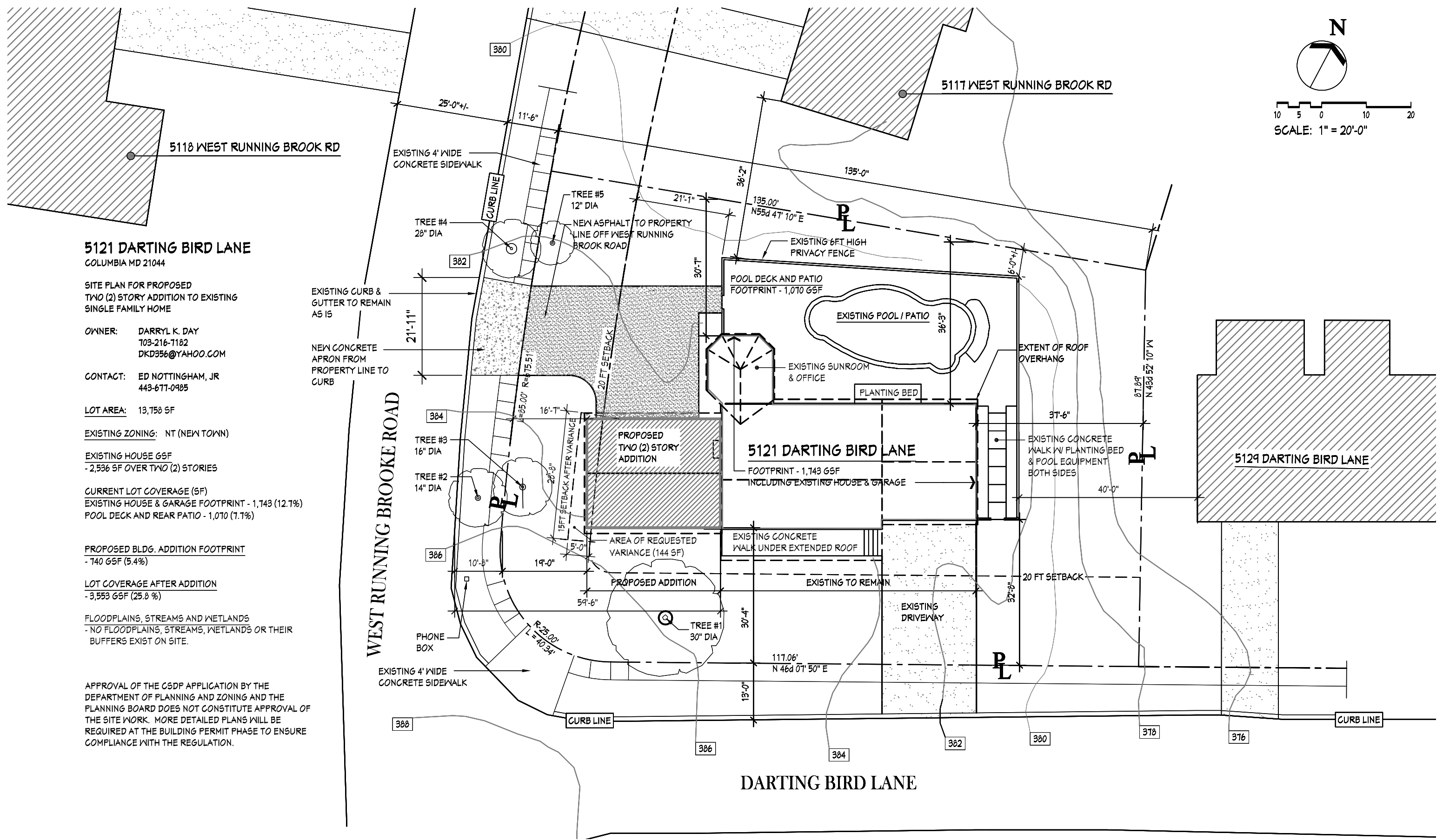
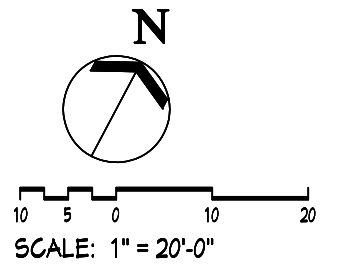
Staff Report Prepared by: Donna Despres
VL/DD/JM/KS



CSDP-19-001, VILLAGE OF WILDE LAKE, SECTION 9, AREA 1, LOT 47
APPLICATION FOR SETBACK VARIANCE - PLANNING BOARD MEETING - MAY 2, 2019

**5121 DARTING BIRD LANE
COLUMBIA, MD 21044
DARRYL K. DAY, OWNER
703-216-7182
DKDNUPE@MSN.COM**





5121 DARTING BIRD LANE
COLUMBIA MD 21044

SITE PLAN FOR PROPOSED
TWO (2) STORY ADDITION TO EXISTING
SINGLE FAMILY HOME

OWNER: DARRYL K. DAY
703-216-1182
DKD356@YAHOO.COM

CONTACT: ED NOTTINGHAM, JR
443-677-0485

LOT AREA: 13,758 SF

EXISTING ZONING: NT (NEW TOWN)

EXISTING HOUSE GSF
- 2,536 SF OVER TWO (2) STORIES

CURRENT LOT COVERAGE (SF)
EXISTING HOUSE & GARAGE FOOTPRINT - 1,743 (12.7%)
POOL DECK AND REAR PATIO - 1,070 (7.7%)

PROPOSED BLDG. ADDITION FOOTPRINT
- 740 GSF (5.4%)

LOT COVERAGE AFTER ADDITION
- 3,553 GSF (25.8%)

FLOODPLAINS, STREAMS AND WETLANDS
- NO FLOODPLAINS, STREAMS, WETLANDS OR THEIR
BUFFERS EXIST ON SITE.

APPROVAL OF THE CSDP APPLICATION BY THE
DEPARTMENT OF PLANNING AND ZONING AND THE
PLANNING BOARD DOES NOT CONSTITUTE APPROVAL OF
THE SITE WORK. MORE DETAILED PLANS WILL BE
REQUIRED AT THE BUILDING PERMIT PHASE TO ENSURE
COMPLIANCE WITH THE REGULATION.



FRONT YARD



SIDE YARD



**SIGNAGE POSTINGS - CSDP-19-001, VILLAGE OF WILDE LAKE, SECTION 9, AREA 1, LOT 47
PLANNING BOARD MEETING - MAY 2, 2019**



TREE #1
30" DIA

**LOCATED AT CORNER OF
DARTING BIRD &
W. RUNNING BROOKE**

ON PROPERTY

SCHEDULED TO REMAIN

TREE #2
14" DIA

**LOCATED ALONG
W. RUNNING BROOKE**

PUBLIC

SCHEDULED TO REMAIN

TREE #3
16" DIA

**LOCATED ALONG
W. RUNNING BROOKE**

ON PROPERTY

SCHEDULED TO REMAIN

TREE #4
28" DIA

**LOCATED ALONG
W. RUNNING BROOKE**

PUBLIC

SCHEDULED TO REMAIN

TREE #5
12" DIA

**LOCATED ALONG
W. RUNNING BROOKE**

ON PROPERTY

SCHEDULED TO REMAIN



VIEW AT PROPOSED NEW DRIVEWAY



VIEW AT EAST SIDE OF PROPERTY

LOG # 17-19

Fast Track Expedited Application

Resident Architectural Committee Recommendation:

Recommend Approval as Submitted

Comments: _____

_____ Recommend Approval with Modification(s)

Modification(s): _____

_____ Recommend Disapproval

_____ Table

Reason(s): _____

RAC vote: In Favor 4 Opposed 0 Abstention 0 Recusal 0

Applicant Present at Meeting Y N

Residents Opposed of Supporting Application (names not recorded) Architect Neighbor None

RAC Signature: Steve Odum Date: 3-12-19

Wilde Lake Architectural Committee Decision:

Approved as Submitted

Comments: _____

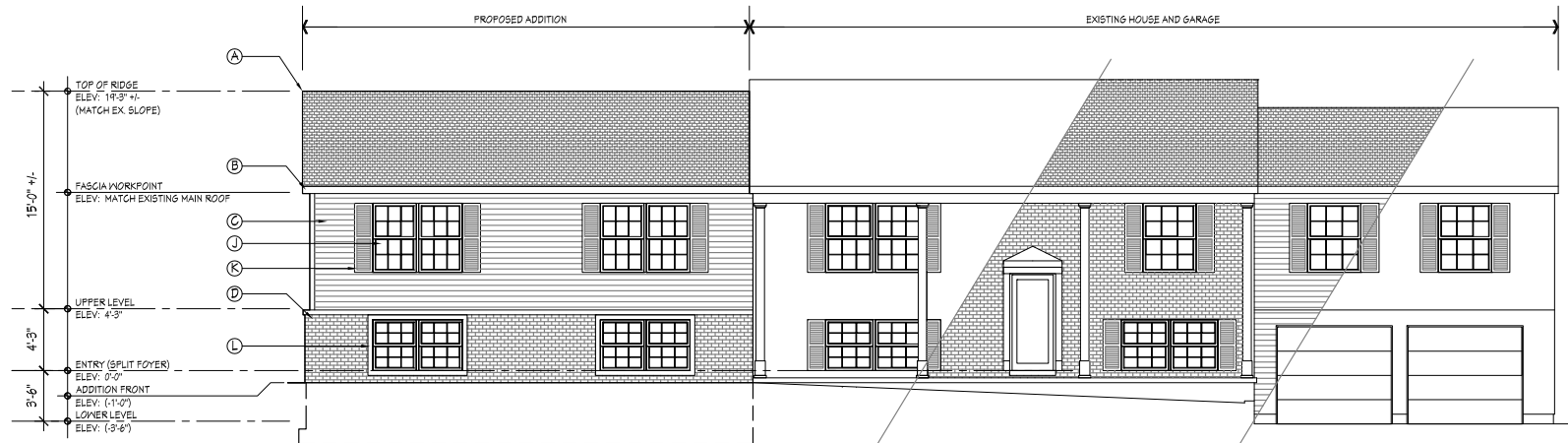
_____ Approved with Modification(s)

Modification(s): _____

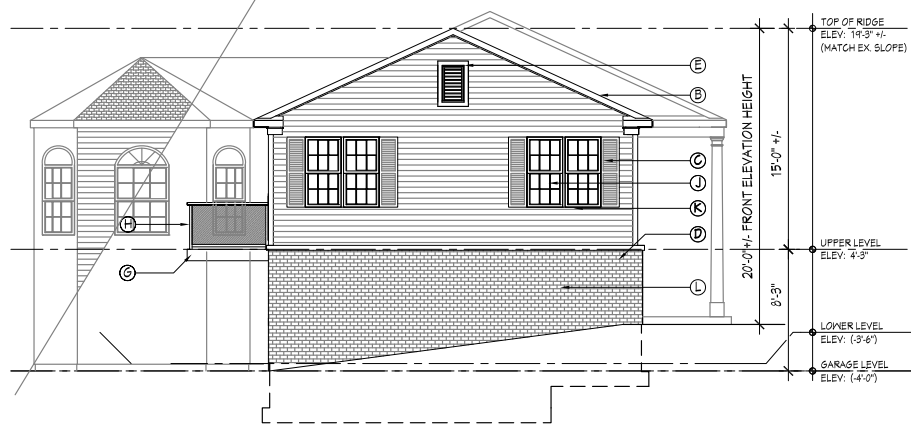
_____ Disapproved

Reason(s): _____

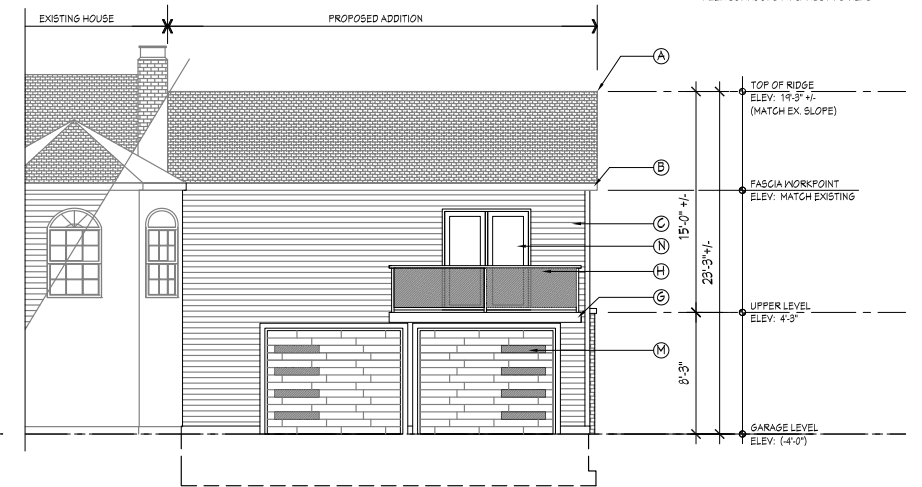
AC Signature: [Signature] Date: 3-13-2019



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

ELEVATION LEGEND

- (A) THREE (3) TAB ARCHITECTURAL SHINGLES; MATCH EXISTING ROOF TO BEST EXTENT POSSIBLE
- (B) PAINTED AZEK (RIGID PVC) FASCIA AND TRIM WITH VENTED AZEK SOFFIT, COLOR TBD
- (C) VINYL SIDING WITH 4" VERTICAL J-TRIM & CORNERS; CONFIGURATION AND COLOR TO MATCH EXISTING OVER EXISTING GARAGE
- (D) BRICK WATERTABLE / VENEER; PROVIDE ROYAL LOCK COURSE AT VENEER TRANSITION; BRICK SIZE AND COLOR TO MATCH EXISTING
- (E) PYPON GABLE VENT WITH 1" x 4" AZEK SURROUND; PAINTED, COLOR TBD
- (F) BRICK PATTERNED CONCRETE FOUNDATION WALL
- (G) TREK DECKING OVER P.T. WOOD STRUCTURE; FRONT AND SIDE FASCIA TO BE PAINTED AZEK, COLOR TBD
- (H) DECK RAILING OPTIONS
H1 - ALUMINUM RAIL WITH TEMPERED GLASS PANELS
H2 - WHITE PVC RAILS WITH BLACK ALUMINUM BALLUSTERS
- (I) NEW ANDERSEN 200 SERIES DOUBLE HUNG WINDOWS WITH SIMULATED DIVIDED LITES TO MATCH EXISTING
- (K) STAINED WOOD SHUTTERS; REPLACE EXISTING ENTIRE HOUSE TO MATCH NEW
- (L) 1" x 4" AZEK TRIM SURROUND AT WINDOWS THRU BRICK WALL
- (M) CLOPAY CANYON RIDGE FAUX WOOD GARAGE DOOR(S); PROVIDE 1" x 4" AZEK SURROUND AT JAMBS AND HEADERS
- (N) VINYL SLIDING PATIO/PORCH DOORS; PROVIDE 4" AZEK SURROUND AT JAMBS AND HEAD