

ML:  
 RETURN  
 TO  
 SEPTIC  
 DRAWER

Building Address 12857 HIGHLAND RD  
HIGHLAND, MD 20777

Suite/Apt. #: N/A SDP/W/P/Petition #: N/A

Census Tract 6051.01 Subdivision NONE N/A

Section N/A Area N/A Lot N/A

Tax Map 40 Parcel 50 Grid 4

Zoning RP-140 Map Coordinates \_\_\_\_\_ Lot size \_\_\_\_\_

Property Owner's Name W. LAWRENCE PATRICK  
 Address 13225 WESTMEATH Rd.  
 City CLARKSVILLE State MD Zip Code 21209-1349  
 Home Phone 301-854-3018 Work Phone 410-740-0250  
 Applicant's Name & Mailing Address, (if other than stated hereon):  
MICHAEL GUZMAN  
630 Johnny Cake Rd BALT. MD 21207  
 Phone 410-744-3828 Fax SAME

Existing Use S.F.D. BA 0024V

Proposed Use 31'x41' Addition

Estimated Construction Cost \$ 125,000 with Deck & stairs

Description of Work Add basement with  
ONE STORY ABOVE BUILT TO Sec. 31X40  
Finish Basement - 1st floor Library & Bathroom

Contractor Company PAT GUZMAN CONST.  
 Contact Person MICHAEL GUZMAN  
 Address 6310 Johnny Cake Rd  
 City BALT State MD Zip Code 21207  
 License No. 4682 Phone 744-3828 Fax SAME

Occupant or Tenant LARRY PATRICK  
 Contact Name LARRY PATRICK  
 Address 13225 WESTMEATH Rd  
 City CLARKSVILLE State MD Zip Code 21209-1349  
 Phone 301-854-3018 Fax N/A

Engineer or Architect Company DAN HANSON  
 Contact Person \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Phone 301-495-0167 Fax 301-589-7349

BUILDING DESCRIPTION - COMMERCIAL		BUILDING DESCRIPTION - RESIDENTIAL	
<b>Building Characteristics</b> Height: _____ No. of stories: <u>ONE STORY</u> Gross area, sq. ft. per floor: <u>1200 SF</u> Use group: _____ Construction type: <input type="checkbox"/> Reinforced Concrete <input type="checkbox"/> Structural Steel <input checked="" type="checkbox"/> Masonry <input checked="" type="checkbox"/> Wood Frame <input type="checkbox"/> State Certified Modular	<b>Utilities</b> Water Supply: <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private Sewage Disposal: <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private Electric Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Gas Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Heating System: Electric <input checked="" type="checkbox"/> Oil <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas <input type="checkbox"/> Sprinkler system: <u>N/A</u> <input type="checkbox"/> <input type="checkbox"/> Full <input type="checkbox"/> Partial <input type="checkbox"/> Other Suppression <input type="checkbox"/> # of Heads.	<b>Building Characteristics</b> SF Dwelling <input checked="" type="checkbox"/> SF Townhouse <input type="checkbox"/> 1st floor: Depth <u>3'</u> Width <u>40'</u> 2nd floor: _____ Basement: <u>3'</u> <u>40'</u> Finished Basement <input checked="" type="checkbox"/> Unfinished Basement <input type="checkbox"/> Crawlspace <input type="checkbox"/> Slab on Grade <input type="checkbox"/> No. of Bedrooms <u>0</u> Multi-family dwellings: No. of efficiency units: _____ No. of 1 BR units: _____ No. of 2 BR units: _____ No. of 3 BR units: _____ Other Structure: _____ Dimensions: _____ Footings: _____ Roof: _____ <input type="checkbox"/> State Certified Modular <input type="checkbox"/> Manufactured Home	<b>Utilities</b> Water Supply: <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private Sewage Disposal: <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private Electric Yes <input type="checkbox"/> No <input type="checkbox"/> Gas Yes <input type="checkbox"/> No <input type="checkbox"/> Heating System: Electric <input type="checkbox"/> Oil <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas <input type="checkbox"/> Sprinkler system: <u>N/A</u> <input type="checkbox"/> <input type="checkbox"/> NFPA #13D <input type="checkbox"/> NFPA #13R <input type="checkbox"/> Other:

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THEREON; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROJECT NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

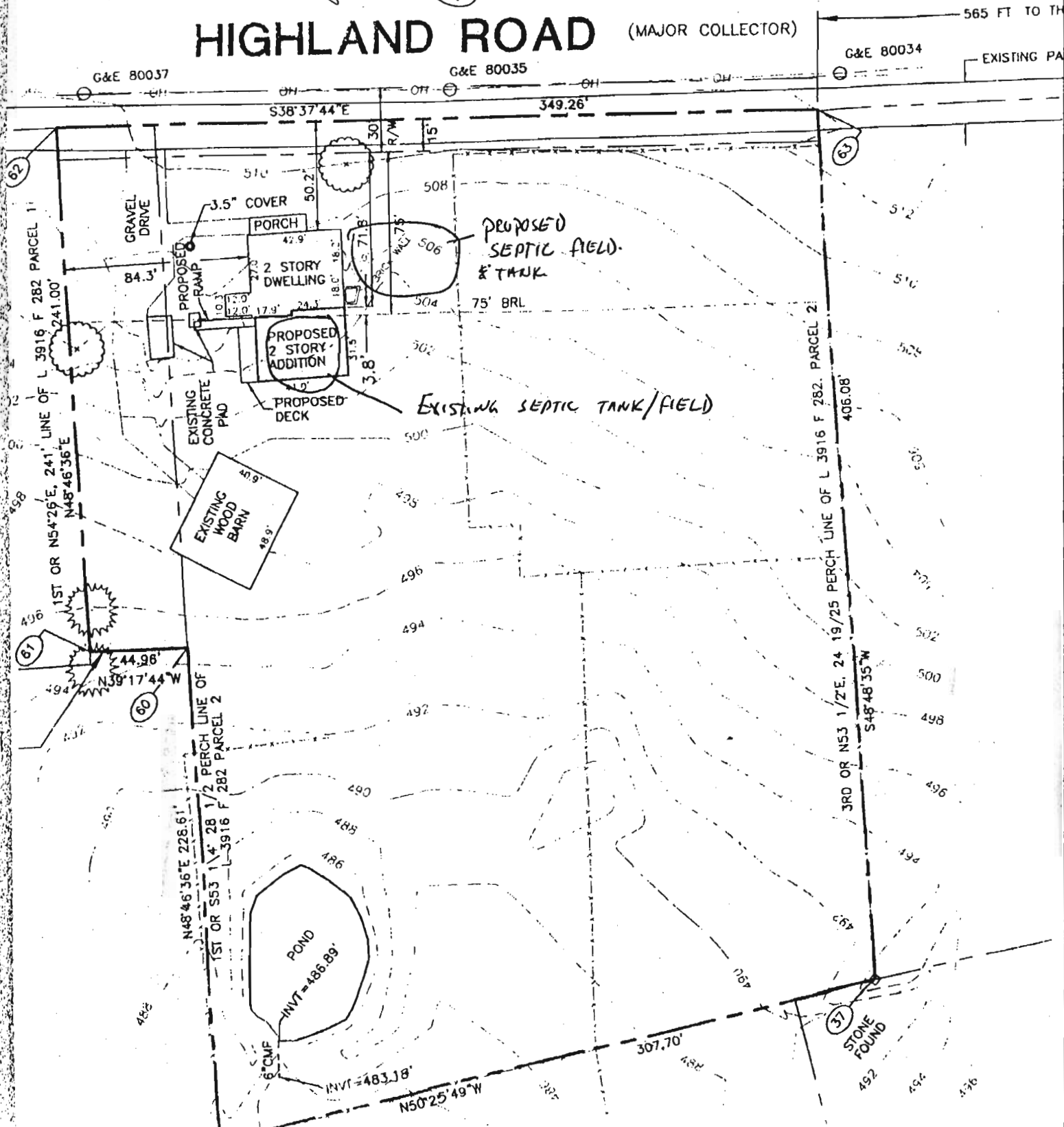
Applicant's Signature Michael B. Guzman Print Name MICHAEL B. GUZMAN  
 Title/Company \_\_\_\_\_ Date 3/24/2000 9-7.00

Checks payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY  
 \*\* PLEASE WRITE NEATLY AND LEGIBLY \*\*  
 - FOR OFFICE USE ONLY -

AGENCY	DATE	SIGNATURE APPROVAL	DPZ SETBACK INFORMATION	PROPERTY ID#
Land Development DPZ	<u>4/1/00</u>	<u>[Signature]</u>	Front: <u>75 FT</u>	21971
State Highways			Rear: <u>60 FT</u>	Filing fee \$ <u>25.00</u>
Building Official			Side: <u>30 FT</u>	Permit fee \$ _____
Dev. Engineering DPZ			Side St.: <u>0'</u>	Excise tax \$ _____
Health	<u>9/15/00</u>	<u>Mark Rylka</u>	All minimum setbacks met? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	Sub-total paid \$ _____
Fire Protection			Is Entrance Permit required? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Add'l permit fee \$ _____
In Sediment Control approval required prior to issuance? YES <input type="checkbox"/> NO <input type="checkbox"/>			Historic District? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	TOTAL FEES \$ _____
CONTINGENCY CONSTRUCTION START: <input type="checkbox"/>			Lot Coverage for NewTown Zone <u>NONE</u>	Balance due \$ _____
ONE STOP SHOP: <input type="checkbox"/>			SDP/Red-line approval date <u>NONE</u> Accepted by _____	Check # <u>1233</u>
				Validation # _____

9/15/00  
 EX. S.S. ~~ABANDONED~~  
 NEW S.S. ~~ABANDONED~~  
 DRAINFIELD INSTALLED  
 WAITING FOR HOUSE  
 CONNECTION  
 (MR)  
 OK to SIGN BP

# HIGHLAND ROAD (MAJOR COLLECTOR)



**HOWARD COUNTY  
PERMIT APPLICATION**

PERMIT NUMBER

200140074

Building Address 12857 HIGHLAND RD.  
HIGHLAND MD. 20777  
Suite/Apt. #: \_\_\_\_\_ SDP/WP/Petition #: \_\_\_\_\_  
Census Tract 005101 Subdivision \_\_\_\_\_  
Section \_\_\_\_\_ Area \_\_\_\_\_ Lot \_\_\_\_\_  
Tax Map 40 Parcel 50 Grid 4  
Zoning R1D20 Map Coordinates \_\_\_\_\_ Lot size \_\_\_\_\_

Property Owner's Name LARRY/SUSAN PATRICK  
Address 13225 WESTMEATH Rd.  
City CLARKSVILLE State MD Zip Code 21207-1347  
Home Phone 301-454-3018 Work Phone 410-740-0250  
Applicant's Name & Mailing Address, (if other than stated hereon): \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_

Existing Use S.F.D.  
Proposed Use \_\_\_\_\_  
Estimated Construction Cost \$ 2,000.00  
Description of Work 2X8 JOIST, DBL. 2X10 Beam,  
6X6 POST, TREX(2X6) FLOOR, ALL TREATED  
DECK 16X12 w/ STAIRS

Contractor Company PAT GUZMAN Const.  
Contact Person MIKE GUZMAN  
Address 630 Johnny cake Rd  
City CATONSVILLE State MD Zip Code 21207  
License No. 4682  
Phone 410-744-3828 Fax 1-410-744-3828

Occupant or Tenant \_\_\_\_\_  
Contact Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_

Engineer or Architect Company \_\_\_\_\_  
Contact Person MIKE GUZMAN  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_

**BUILDING DESCRIPTION - COMMERCIAL**

**BUILDING DESCRIPTION - RESIDENTIAL**

Building Characteristics	Utilities
Height: _____	Water Supply: _____ Public _____ Private _____
No. of stories: _____	Sewage Disposal: _____ Public _____ Private _____
Gross area, sq. ft. per floor: _____	Electric Yes <input type="checkbox"/> No <input type="checkbox"/>
Use group: _____	Gas Yes <input type="checkbox"/> No <input type="checkbox"/>
Construction type: _____ Reinforced Concrete _____ Structural Steel _____ Masonry _____ Wood Frame _____ State Certified Modular _____	Heating System: _____ Electric <input type="checkbox"/> Oil <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas <input type="checkbox"/>
	Sprinkler system: N/A <input type="checkbox"/> Full _____ Partial _____ Other Suppression _____ # of Heads _____

Building Characteristics	Utilities
SF Dwelling <input checked="" type="checkbox"/> SF Townhouse <input type="checkbox"/> Depth _____ Width _____	Water Supply: _____ Public _____ Private <input checked="" type="checkbox"/>
1st floor: _____	Sewage Disposal: _____ Public _____ Private <input checked="" type="checkbox"/>
2nd floor: _____	Electric Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Basement: _____	Gas Yes <input type="checkbox"/> No <input type="checkbox"/>
Finished Basement <input type="checkbox"/> Unfinished Basement <input type="checkbox"/>	Heating System: _____ Electric <input checked="" type="checkbox"/> Oil <input checked="" type="checkbox"/>
Crawl space <input type="checkbox"/> Slab on Grade <input type="checkbox"/>	Natural Gas <input type="checkbox"/>
No. of Bedrooms _____	Propane Gas <input type="checkbox"/>
Multi-family dwellings: _____	Sprinkler system: N/A <input type="checkbox"/>
No. of efficiency units: _____	NFPA #13D _____
No. of 1 BR units: _____	NFPA #13R _____
No. of 2 BR units: _____	Other: _____
No. of 3 BR units: _____	
Other Structure: _____	
Dimensions: _____	
Footings: _____	
Roof: _____	
State Certified Modular _____	
Manufactured Home _____	

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

Michael B. Guzman  
Applicant's Signature  
PARTNER / OWNER  
Title/Company

MICHAEL B. GUZMAN  
Print Name  
1-23-03  
Date

Checks payable to: **DIRECTOR OF FINANCE OF HOWARD COUNTY**  
\*\* PLEASE WRITE NEATLY AND LEGIBLY \*\*

FOR OFFICE USE ONLY

AGENCY	DATE	SIGNATURE	APPROVAL
Land Development, DPZ	1/23/03	Joe [Signature]	
State Highways			
Building Official	1/23/03	[Signature]	
Dev. Engineering, DPZ			
Health	1/23/03	Mark [Signature]	
Fire Protection			

Is Sediment Control approval required prior to issuance?  
YES  NO

CONTINGENCY CONSTRUCTION START:

ONE STOP SHOP:

DPZ SETBACK INFORMATION

Front: 50  
Rear: 30  
Side: 30  
Side St.: NA

All minimum setbacks met?  
YES  NO

Is Entrance Permit required?  
YES  NO

Historic District?  
YES  NO

Lot Coverage for New Town Zone \_\_\_\_\_

SDP/Red-line approval date \_\_\_\_\_

PROPERTY ID#: 29974

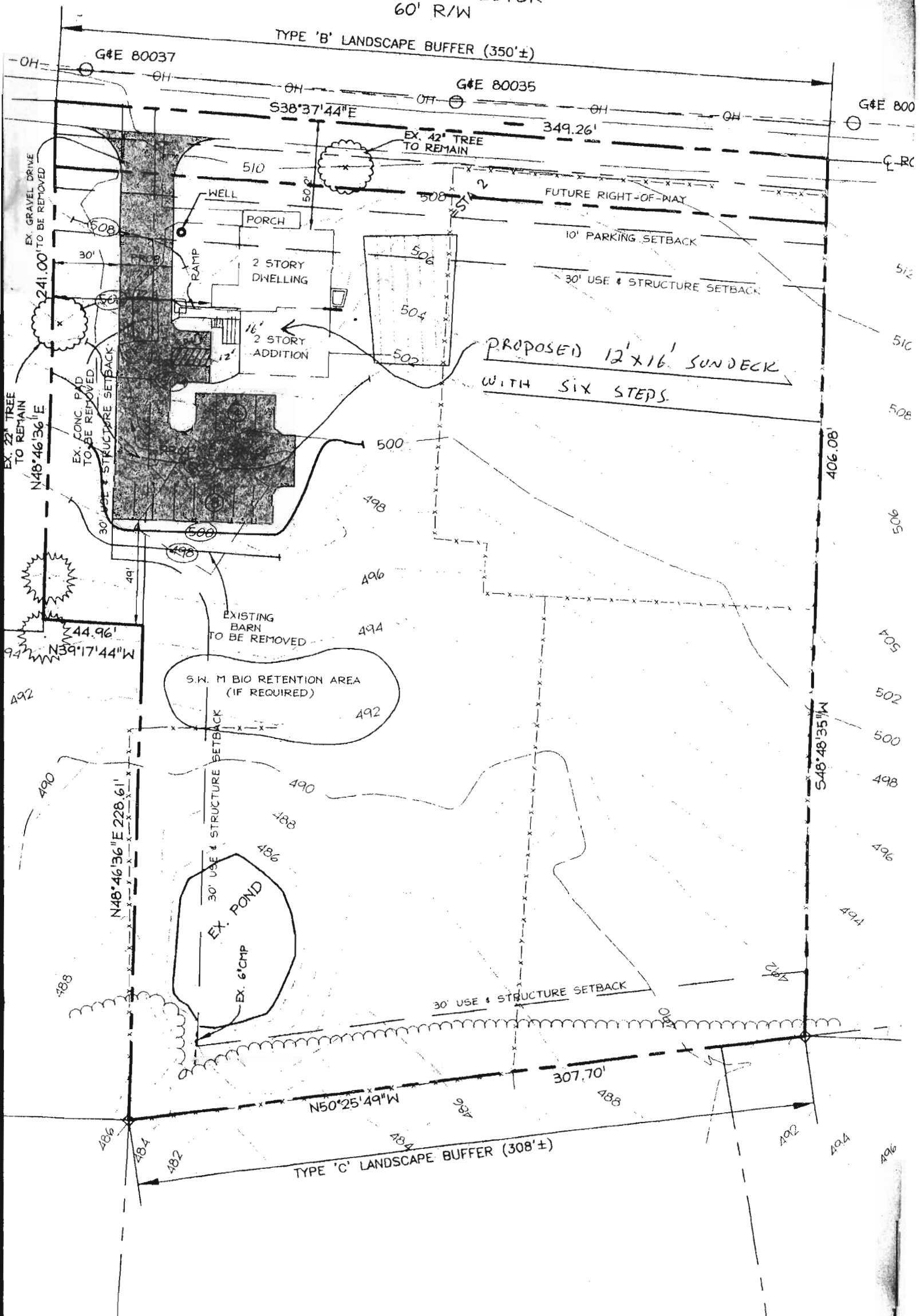
Filing fee \$ \_\_\_\_\_  
Permit fee \$ 50  
Excise tax \$ \_\_\_\_\_  
Add'l per. fee \$ \_\_\_\_\_  
TOTAL FEES \$ 50  
Sub-total paid \$ \_\_\_\_\_  
Balance due \$ \_\_\_\_\_  
Check # 4626  
Validation # \_\_\_\_\_

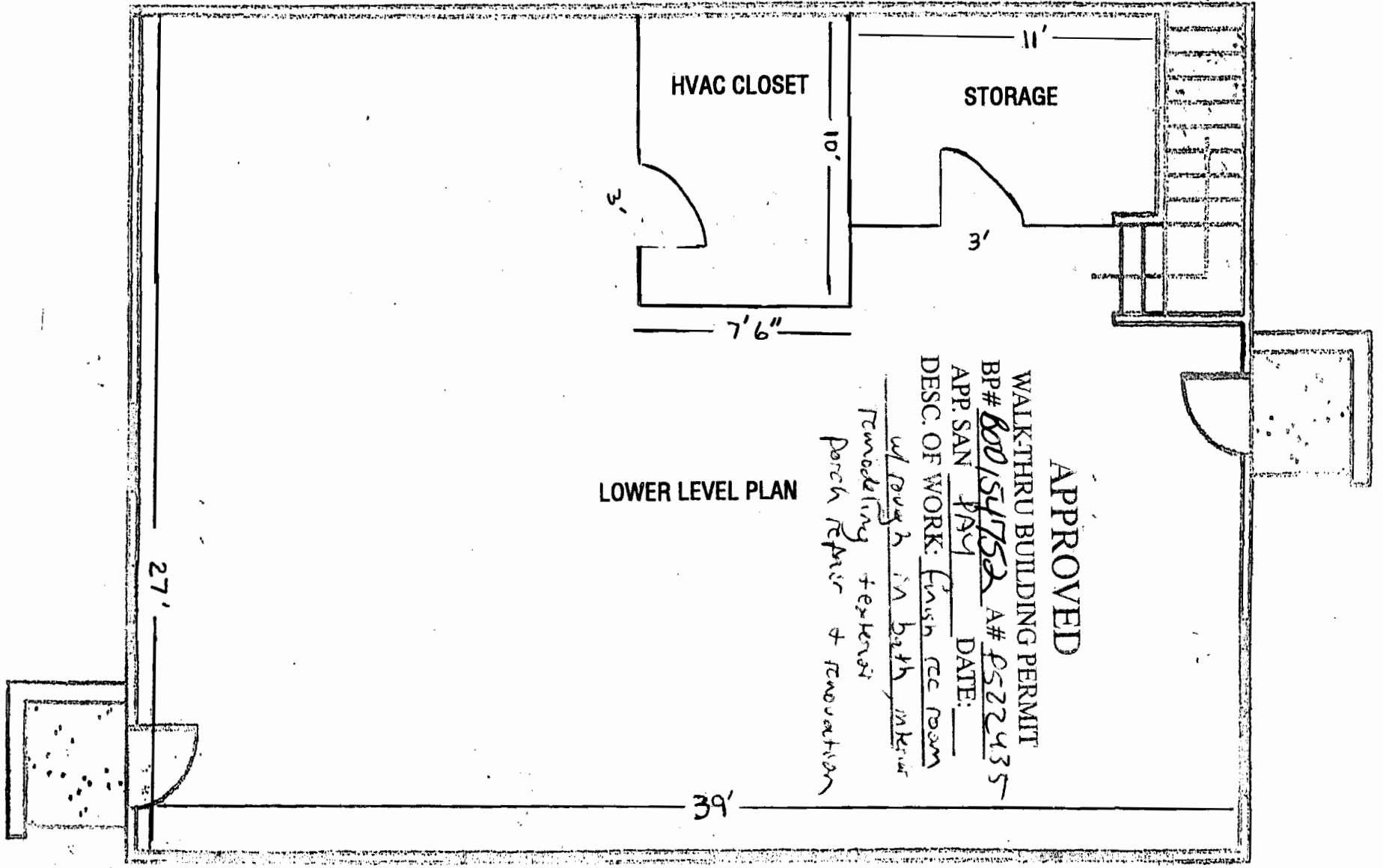
Accepted by \_\_\_\_\_

Distribution of Copies- White: Building Official Green: LDD, DPZ Yellow: DED, DPZ Pink: Health Gold: SHA

# HIGHLAND ROAD

MAJOR COLLECTOR  
60' R/W





LOWER LEVEL PLAN

APPROVED

WALK-THRU BUILDING PERMIT  
 BP# 800/54752 A# PS22435  
 APP. SAN PAV DATE:       
 DESC. OF WORK: Finish rec room  
w/rough in bath, interior  
remodeling + exterior  
porch repair + renovation

<b>OWNER</b> FOCAL DEVELOPMENT 14061 HIGHLAND ROAD CLARKSVILLE, MD 21029	<b>ADDRESS</b> 12857 HIGHLAND ROAD HIGHLAND, MD 20777 410.977.0864	<b>SCALE:</b> 1" = 5'  <b>DATE:</b> 22-Jun-04
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**HOWARD COUNTY HEALTH DEPARTMENT**

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*Diane L. Matuszak, M.D., M.P.H., County Health Officer*

September 7, 2000

**TO:** W. Lawrence and Susan Patrick  
13225 Westmeath Lane  
Clarksville, MD 21029

**FROM:** Mark Rifkin   
Water and Sewerage Program

**RE:** BA 00-24V  
12857 Highland Road

The attached memo is the content of Health Department comments which should have been submitted to the Department of Planning and Zoning regarding the referenced Board of Appeals case. Because these comments were not submitted to the Department of Planning and Zoning, this office is forwarding the comments directly to you.

No immediate action is required on your part at this time. If you have any questions, please call this office at (410) 313-2640.

MR

A35003

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

Date: 6/20/00

Planning Board n/a Board of Appeals 8/1/00 Zoning Board \_\_\_\_\_

Petition No. BA 00-24V Map No. 40 Block 4 Parcel 50 Lot \_\_\_\_\_

Return comments by 7/17/00 to Comprehensive Planning and Zoning  
Administration

Location of Property: South of Highland Road, approx, 600' west of Clarksville Pk (MD 108)

Applicant: W. Lawrence Patrick and Susan Patrick

Applicant's Address: 13225 Westmeath Lane, Clarksville, MD 21029

Owner: (if other than applicant) \_\_\_\_\_

Owner's Address: \_\_\_\_\_

Petition: Variance to reduce the required front s/b from a collector public street  
r.o.w from 75' to 50.2' for an addition.

\*\*\*\*\*

- TO:
- \_\_\_\_\_ Department of Education
  - \_\_\_\_\_ 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
  - \_\_\_\_\_ MD Depart. of Human Resources, Janice Burris  
(child day care)
  - \_\_\_\_\_ Office on Aging, Barbara Harris (senior assisted living)
  - \_\_\_\_\_ Police Dept., Animal Control, Brenda Purvis, (kennels)

COMMENTS: No objection to requested variance, however proper abandonment of  
the existing septic system will be a prerequisite for building permit review;  
the applicant should also be aware that the depicted sewage reserve area is  
not an accurate depiction of the approved reserve area.  
The applicant is also advised that, due to the limited septic reserve area,  
the addition of bedrooms now or in the future is not recommended.

*Mark E. Rifkin*  
(Signature)



FAST TRACK PLAN

DataBase No. \_\_\_\_\_

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
Division of Land Development

DATE: 10/27/05

DPZ File No. WP-06-035

Department of Planning and Zoning

- 1 Transportation Planning
- 1 Historic Preservation
- 1 Public Service and Zoning Administration
- 1 Research
- 1 Address Coordinator

- 1 Environmental and Community Planning (Ag Pres/Route 1)
- 1 Development Engineering Division
- 1 Other
- 2 File

Agencies

- 1 Soil Conservation District
- 1 Department of Inspections, Licenses & Permits
- 1 Department of Fire and Rescue Services
- 3 State Highway Administration
- 1 Health Department
- 1 Public School System
- 1 Recreation and Parks
- 1 WSSC
- 1 MD Aviation Administration

- 1 Tax Assessment
- 1 Verizon
- 1 BGE
- 1 Cable TV
- 1 Police
- 1 MTA
- 1 Finance
- 1 DPW, Real Estate Services
- 1 DPW, Construction and Inspection
- 1 DPW, Bureau of Utilities

RE: 12857 HIGHLAND ROAD

ENCLOSED FOR YOUR → 1 Signature Approval  
 THE ENCLOSED → 1 Original

Review & Comments 1 Files  
 Pre-Packaged Plan Set

Plans # of Sheets

- 1 Sketch Plan
- 1 Prel Equiv Sketch Plan
- 1 Preliminary Plan
- 1 Final Plat/Plat of Easement/RE Plat
- 1 Final Constr Plans (RDS)
- 1 Final Development Plan
- 1 Site Development Plan
- 1 Landscape Plan/Supplemental Plan
- 1 Grading Plan
- 1 House Type Revision/Walk-Thru Red-Line
- 1 Water and Sewer Plan

Supplemental Documents

- 1 Wetlands Report
- 1 Soils/Topo Map/Drain Area Map
- 1 FSD/FCP/Worksheet and Application
- 1 Declaration of Intent (Forest Cons)
- 1 Drainage and/or Computation/Pond Safety Comps
- 1 Preliminary Road Profiles
- 1 APFO Roads Test/Mitigation Plan/Traffic Study
- 1 Noise Study
- 1 Sight Distance Analysis/Speed Flow Study
- 1 Floodplain Study
- 1 Stormwater Management Comps/Geo-Tech Report
- 1 Industrial Waste Survey (DPW)
- 1 Road Poster Form Letter
- 1 Response Letter
- 1 Perc Plat
- 1 Scenic Road Exhibits
- 1 Deeds
- 1 Photographs
- 1 Retaining Wall Comps/Details
- 1 Poster/Community or HDC Meeting Information
- 1 Route 1 Details/Summary

Applications

- 18 Waiver Petition Applic/Exhibit
- 1 Planning Board Application
- 1 ASDP/CSDP Application
- 1 DED Application/Checklist
- 1 DED Fee Receipt/Deeds/Cost Estimate

TM 40, PARCEL 50, GRID 4

VAS:  Received 1 Tentatively Approved  
 Received and Revised 1 Approved

1 Recorded  
 On 10/27/05

COMMENTS: N/A

SRC/Comments Due By: 11/24/05

(PAP) Check, Initial and return to the Department of Planning and Zoning if plan is approved with no comments.

DPZ STAFF INITIALS J

Howard County Department of Planning and Zoning  
 Division of Land Development  
**WAIVER PETITION APPLICATION**

Date Submitted/Accepted 10/27/05 DPZ File Number WP-06-035

**I. Site Description**

Subdivision Name/Property Identification: 12857 Highland Road

Location of property: 12857 Highland Road  
(Street Address and/or Road Name)

residential  
(Existing Use)

residential  
(Proposed Use)

40  
(Tax Map No.)

4  
(Grid/Block No.)

50  
(Parcel No.)

05  
(Election District)

BR-DE0  
(Zoning District)

3.2979 acres  
(Total Site Area)

Provide a brief site history including reference to all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, waiver petitions, etc.)

ZB1011M

**II. Waiver Request**

In accordance with Section 16.104 of the Howard County Subdivision and Land Development Regulations, the Department of Planning and Zoning, in conjunction with the Subdivision Review Committee **may grant waivers or modifications to the minimum requirements stipulated within the Regulations if it is determined that extraordinary hardships or practical difficulties may result from strict compliance with the regulations, or if it is determined that the regulations may be served to a greater extent by an alternative proposal.**

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which a waiver is being requested and provide a brief summary of the regulation. Attach a separate sheet if additional information is appropriate.

<u>Section Reference No.</u>	<u>Summary of Regulation</u>
1. <u>SECTION 16.102</u>	<u>APPLICABILITY</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____



V. **Plan Exhibit**

A. Number of Copies Required

The waiver petition application must be accompanied by copies of a detailed plot plan, subdivision plat or site development plan (**14 sets of the completed waiver application and plan exhibit if the subject property adjoins a County road; 18 sets for properties adjoining a State road**). In instances where the waiver request concerns an approval extension or if an associated plan is in active processing, only 2 sets of plans are required along with 14 or 18 copies of the application form. **Plans must be folded to a size no larger than 7-1/2" x 12". The pre-packaging of plans and supplemental reports by SRC agency will be permitted by DPZ provided that each package contains a cover letter which itemizes all plans, reports and documents included in the package.**

**Please be advised that all plan application submissions are ACCEPTED BY APPOINTMENT ONLY. All plan submission appointments must be scheduled with the Division of Land Development at (410) 313-2350.**

B. Plan Requirement Checklist

The detailed waiver petition exhibit, plot plan, subdivision plan or site development plan must indicate the following required information relevant to the waiver request to ensure acceptance of the waiver petition application for processing.

Legend:	<input checked="" type="checkbox"/> Information Provided	<input checked="" type="checkbox"/> Information Not Provided, Justification Attached
	<input type="checkbox"/> NA Not Applicable	

- 1. Vicinity map scale 1" = 2,000' indicating and identifying the total boundary of the property, exact site location, vicinity roads and north arrow.
- 2. Bearings and distances of property boundary lines for the entire tract and size of tract area.
- 3. North arrow and scale of plan.
- 4. Location, extent, boundary lines and area of any proposed lots.
- 5. Any existing or proposed building(s), structures, points of access, driveways, topography, natural features and other objects and/or uses on the subject and adjacent properties which may be relevant to the petition; i.e. historic structures, cemeteries or environmentally sensitive areas.
- 6. Delineation of building setback lines.
- 7. Delineation of all existing public road and/or proposed street systems.
- 8. Identification and location of all easements.
- 9. Approximate delineation of floodplain, streams, wetland and forested areas, if applicable, and/or provide a professional certification that environmental features do not exist on the property.
- N/A 10. Road profile to evaluate sight distance, if the application includes a request for direct access to a major collector or more restrictive roadway classification.
- N/A 11. Any additional information to allow proper evaluation (e.g. for waivers to wetland buffers an alternative analysis and mitigation proposal are needed; for waivers to SDP requirements where there is no subdivision of land, an APFO Roads Test evaluation may be needed).
- 12. Photographs, perspective sketches or cross-sections as necessary to adequately portray the waiver request.
- 13. The exhibit plans should be highlighted to accurately illustrate the requested waiver(s) to allow proper evaluation (i.e. proposed grading, tree clearing or other disturbances within environmentally sensitive areas or buffers). **DO NOT PROPOSE**
- 14. Submit 2 sets of photographs for all existing on-site structures.
- 15. Identify the location of any existing wells and/or private septic systems.

1/1/16 16. **Route 1 Manual**

Compliance with the Route 1 Manual is required for new development and some alterations or enlargements located in the CE, TOD and CAC zoning districts and for other zoning districts located within the Route 1 corridor. All plan submissions, beginning with the initial subdivision or site development plan, shall show all applicable streetscape, site and building designs responding to the Route 1 Manual's requirements and recommendations. All plan submissions shall provide a written summary of how the proposed design achieves the objectives of the Route 1 Manual. Also, building design and schematic architectural elevation details must be included with the initial subdivision or site development plan submission.

VI. **Fees**

The Waiver Petition application fee shall be in accordance with the adopted fee schedule. All checks shall be made payable to the *Director of Finance*. **The petition will not be accepted for processing until the fee has been paid. Incomplete, incorrect or missing information may result in the rejection of the application** and could cause additional time to be required to revise the petition for resubmittal and re-review. For more information or questions, contact DPZ at (410) 313-2350.


VII. **Owner's/Petitioner's Certification**

**I/WE** the undersigned fee simple owner(s) hereby make application to the Howard County Department of Planning and Zoning to relax the minimum requirements of the Howard County Subdivision and Land Development Regulations. The undersigned hereby certifies the information supplied herewith is correct and complete, confirms that the regulations and policies as referred to in the attached are understood, and authorizes periodic on-site inspections by the Howard County Subdivision Review Committee agencies. **\*If the applicant is the owner's agent, written documentation from owner granting that authority is required.**

Owner's authorization attached \*

  
(Signature of Property Owner)  
(Fee Simple Owner Only)

10/25/05  
(Date)

  
(Signature of Petition Preparer) \*

10/25/05  
(Date)

Focal Development, LLC  
(Name of Property Owner)

Robert H. Vogel Engineering, Inc.  
(Name of Petition Preparer, Surveyor/Engineering or Agent/Developer)

PO Box 197  
(Address)

8401 main Street  
(Address)

Clarksville, Maryland 21029  
(City, State, Zip Code)

Elliot City, MD 21043  
(City, State, Zip Code)

E-Mail \_\_\_\_\_

E-Mail \_\_\_\_\_

\_\_\_\_\_  
(Telephone)

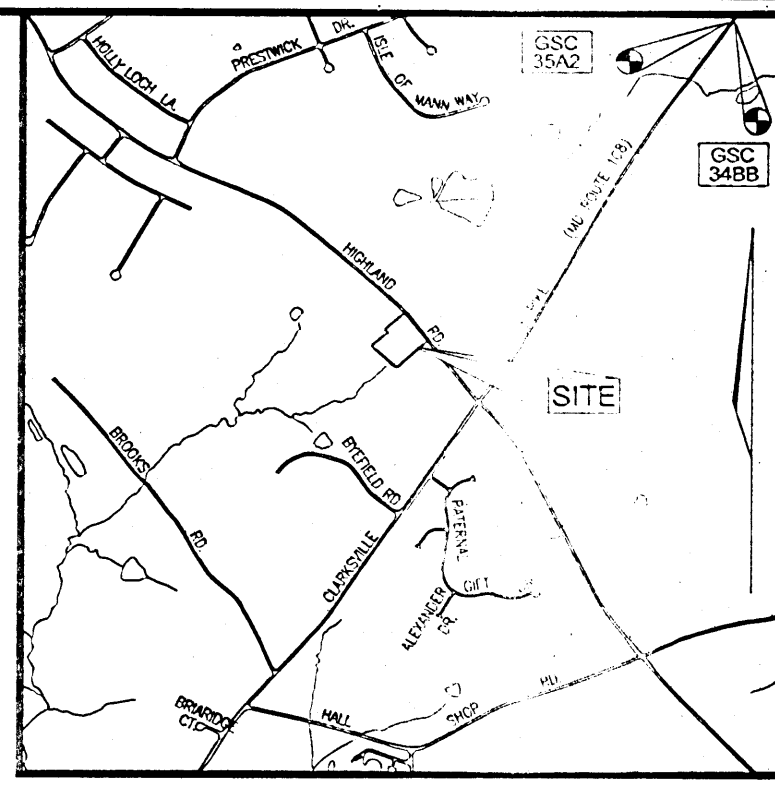
\_\_\_\_\_  
(Fax)

410-461-7666 410-461-~~8901~~  
(Telephone) (Fax)

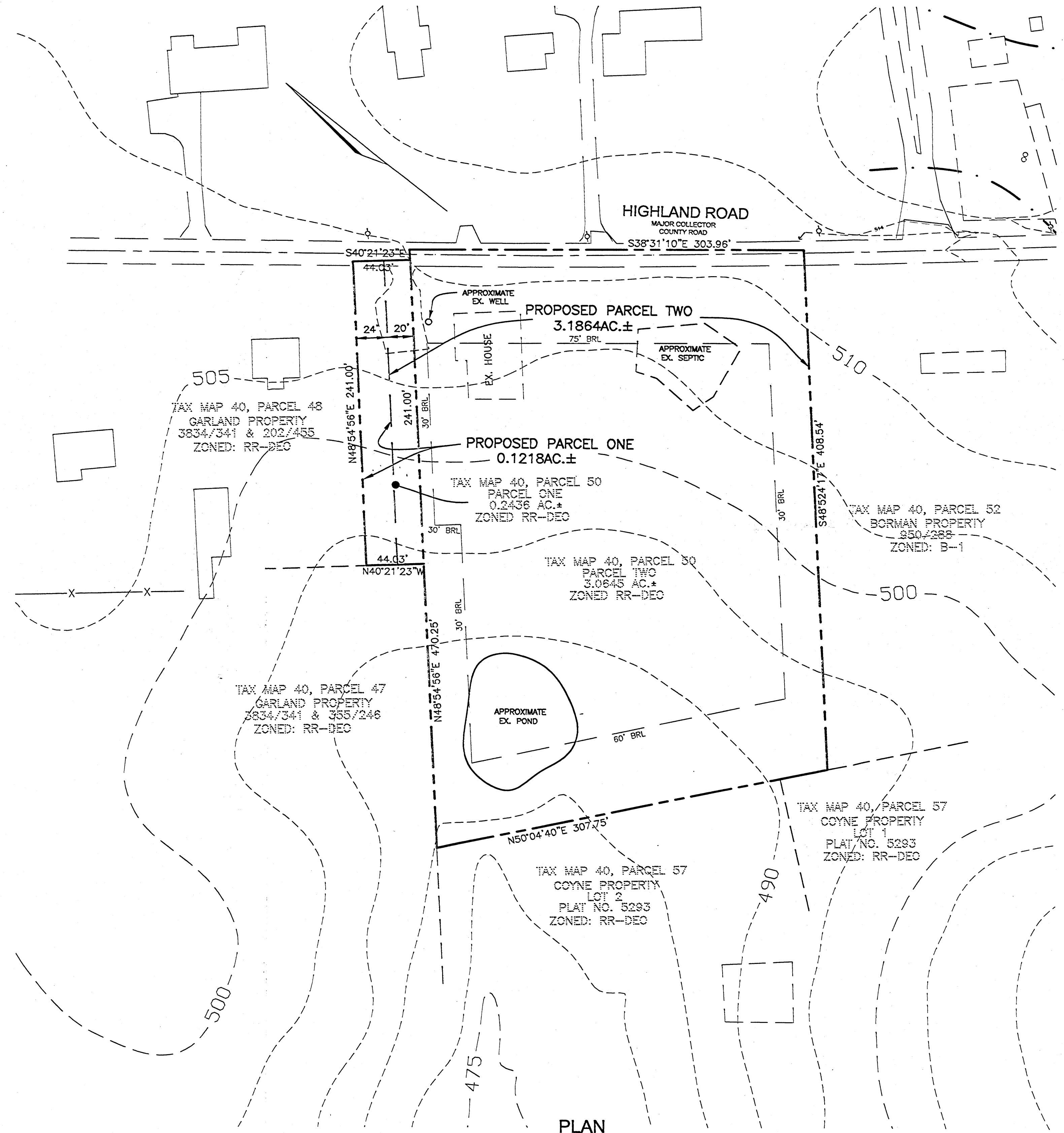
Contact Person: Greg Phillips

Contact Person: Rob Vogel

**WAIVER REQUESTED:**  
 HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.102. APPLICABILITY TO ALLOW RECONFIGURATION OF PARCEL ONE AND PARCEL TWO (OF TAX MAP 40, PARCEL 50) BY DEED IN LIEU OF THE SUBDIVISION PROCESS.



**VICINITY MAP**  
 SCALE: 1"=2000'



**PLAN**  
 SCALE: 1"=50'

- NOTES:**
1. SITE AREA: 3.3082 AC.
  2. EXISTING ZONING: RR-DEO
  3. DEED REFERENCE: L. 4958/F. 14 & 9253/503
  4. THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY NJR & ASSOCIATES, LLC, DATED JUNE 7, 2005.
  5. TOPOGRAPHY SHOWN HEREON IS BASED ON COUNTY AERIAL.

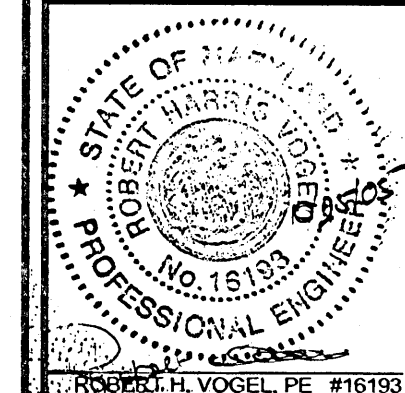
**PLAN TO ACCOMPANY WAIVER PETITION  
 12857 HIGHLAND ROAD**

TAX MAP 40 BLOCK 4  
 5TH ELECTION DISTRICT

PARCEL 50  
 HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET  
 ELLICOTT CITY, MD 21043

TEL: 410.461.7666  
 FAX: 410.461.8961



DESIGN BY: RHY  
 DRAWN BY: JCO  
 CHECKED BY: RHY  
 DATE: OCTOBER, 2005  
 SCALE: AS SHOWN  
 W.O. NO.: 05-89.00

**OWNER**  
 FOCAL DEVELOPMENT LLC  
 P.O. BOX 197  
 CLARKSVILLE, MD 21029

## ZONING BOARD OF HOWARD COUNTY

### PETITION TO AMEND THE ZONING MAP OF HOWARD COUNTY

(23 copies of this petition must be submitted)

(28 copies of petition if on a State road)

(attach additional pages if necessary)

**FOR DPZ OFFICE USE ONLY:**

Case No. ZB1011M

Date Filed \_\_\_\_\_

Date Accepted for Scheduling \_\_\_\_\_

Planning Board Meeting Date \_\_\_\_\_

Zoning Board Hearing Date \_\_\_\_\_

Hearing Fee: \$ \_\_\_\_\_

Poster Fee: \$ \_\_\_\_\_

Receipt No. \_\_\_\_\_

TOTAL: \$ \_\_\_\_\_ (Make Checks Payable to "Director of Finance")

1. I, (we), the undersigned, hereby petition the Zoning Board of Howard County to amend the Zoning Map of Howard County as follows:

To change the zoning of the subject property from RR-DEO to B-1, with documented site plan.

2. Petitioner's Name: Lawrence and Susan Patrick

Address: 13225 Westmeath Lane, Clarksville, Maryland 21029

Phone No.: (W) 410-740-0250 (H) 301-854-3018

3. Owner's Name: Lawrence and Susan Patrick

Address: 13225 Westmeath Lane, Clarksville, Maryland 21029

Phone No.: (W) 410-740-0250 (H) 301-854-3018

4. Counsel for Petitioner: Thomas M. Meachum, Reese and Carney, LLP

Counsel's Address: 10715 Charter Drive, Columbia, Maryland 21044

Counsel's Phone No.: 410-740-4600

5. PROPERTY IDENTIFICATION:

Address of Subject Property: 12857 Highland Road, Highland, Maryland 20777 Election Dist: 5<sup>th</sup>

Location of Property: Highland Road, 565' N.W. of Route 108

Tax Map # 40 Block # \_\_\_\_\_ Parcel # 50 Lot # \_\_\_\_\_ Acreage: 3.3006

6. Petitioner's Interest in Subject Property: Owner  
(e.g., owner/joint, owner/contract purchaser)
7. The reasons for the requested amendment to the Zoning Map: The current zoning fails to reflect the General Plan designation for this area, the limitations on the viable use of the property as a residence, and the expansion of the village limits of Highland due to the relocation and expansion of the post office.
8. A statement as to the present use or uses of the subject property: Vacant
9. A statement as to whether or not there is an allegation of mistake in the current zoning, and, if so, the nature of the mistake and the facts to support the allegation: See attached Supplement to Petition.
10. A statement as to whether or not there is an allegation of a substantial change in the character of the neighborhood subsequent to the most recent comprehensive rezoning. If a change(s) is alleged, the nature of the change(s) and the facts to support the allegation and a statement as to why the petitioner concludes that the reclassification sought is the proper one: There does not appear to be a substantial change as that phrase is employed in zoning law.
11. A statement as to whether or not the petitioner can use the subject property in its present zoning classification and, if not, the reasons why: Given the age and condition of the building, its proximity to the road, and the revised traffic pattern resulting from the relocation and expansion of the local post office, the only viable residential use would be as a rental property.
12. A statement as to whether or not such amendment will be in harmony with the General Plan for Howard County, and whether such amendment will adversely affect the surrounding and vicinal properties: The amendment will be in harmony with the General Plan as further set forth in the Supplement. The limited office nature of the use, not open to the public and not exceeding seven (7) employees, means there will be no adverse affect on surrounding and vicinal properties.

13. State whether or not the subject property is currently served by public water, sewerage, and public roads:  
No as to public water and sewer. The property fronts Highland Road.

14. Any other factors which the petitioner desires the Board to consider including copies of any written reports intended to be introduced at the hearing and a written summary of verbal evidence of any expert which will be proffered at the hearing:  
See attached Supplement to Petition.

15. DRAWINGS:  
Petition forms must be accompanied with 19 copies of the required drawings, folded to approximately 8 1/2" x 14" (23 copies if a state road is involved). Plats of the subject property, plus other such scale drawings as may be required by the Department of Planning and Zoning, must show the following:
- a. Courses and distances of the boundary lines of the subject property and the acreage.
  - b. North arrow.
  - c. Existing zoning of subject property and adjoining properties.
  - d. Location, boundary lines, and area of any proposed reclassification of zoning.
  - e. Existing structures, uses, natural features and landscaping on the subject and adjacent properties which may be relevant to the petition.
  - f. Location of subject property in relation, by approximate dimension, to nearest intersection of two public roads.
  - g. Ownership of affected roads.
  - h. Election district in which subject property is located.
  - i. Tax map/zoning map number on which subject property is shown.
  - j. Name of local community or neighborhood in which subject property is located or is near.
  - k. Name and mailing address of property owner.
  - l. Name and mailing address of the petitioner.
  - m. Name and mailing address of petitioner's attorney, if any.
  - n. Any other information as may be necessary for full and proper consideration of the petition.

16. If the petition includes site plan documentation, the petition shall include all information as required by Section 100.G.2. of the Zoning Regulations.

17. FEES:  
The Petitioner agrees to pay all fees pursuant to County Council Resolution No. 58-1996, effective July 1, 1996, as follows:

- a. Filing fee including first hearing. . . . . \$695.00\*
- Each additional hearing night. . . . . \$510.00\*
  
- b. Public Notice Poster(s): \$15.00 each . . . . . \$ 15.00

c. In addition, if the petition is approved, the following fees will be assessed:  
Revision to map \$2.00 per acre; (minimum fee...\$45.00; maximum fee \$240.00)

\* The Zoning Board may refund or waive all or part of the filing fee where the petitioner demonstrates to the satisfaction of the Zoning Board that the payment of the fee would work an extraordinary hardship on the petitioner. The Zoning Board may refund part of the filing fee for withdrawn petitions. The Zoning Board shall waive all fees for petitions filed in the performance of governmental duties by an official, board or agency of the Howard County Government.

18. The Petitioner agrees to furnish such additional plats, plans or other data as may be required by the Zoning Board and/or the Department of Planning and Zoning.
19. The Petitioner further agrees to install and maintain Zoning Hearing Poster(s) as required in the Affidavit of Posting provided by the Department of Planning and Zoning. The Poster(s) must be posted for at least 30 days immediately prior to the Zoning Board hearing and remain posted until 15 days after the final hearing.
20. The Petitioner agrees to insert and pay for the newspaper advertising costs as required by the Zoning Board Rules of Procedure. Said advertisement shall be in a format deemed adequate by the Chairperson of the Zoning Board and must be published once in at least two newspapers of general circulation in Howard County at least 30 days prior to the Zoning Board hearing. The Petitioner also agrees to submit certification of the text and publication dates of the approved advertisement prior to the Zoning Board hearing to the Administrative Assistant to the Zoning Board.
21. The Petitioner certifies that no petition for the same or substantially the same proposal as herein contained for the subject property has been denied in whole or in part by the Zoning Board or has been withdrawn after the taking of evidence at a public hearing of the Zoning Board within twenty-four (24) months of the Zoning Board hearing unless so stated herein.
22. The undersigned hereby affirms that all of the statements and information contained in, or filed with this petition, are true and correct. The undersigned has read the instructions on this form, filing herewith all of the required accompanying information.

Attorney's Signature 9/25/00  
Date

\_\_\_\_\_  
Petitioner's/Owner's Signature Date

W. Lawrence Patrick 9/25/00  
Petitioner's/Owner's Signature Date  
Lawrence Patrick

Susan K. Patrick 9/25/00  
Petitioner's/Owner's Signature Date  
Susan Patrick

**AFFIDAVIT**

Affidavit made pursuant to the pertinent provisions of Title 22 of the Howard County Code as amended.

THE UNDERSIGNED DOES HEREBY DECLARE THAT NO OFFICER OR EMPLOYEE OF HOWARD COUNTY, WHETHER ELECTED OR APPOINTED, HAS RECEIVED PRIOR HERETO OR WILL RECEIVE SUBSEQUENT HERETO, ANY MONETARY OR MATERIAL CONSIDERATION, ANY SERVICE OR THING OF VALUE, DIRECTLY OR INDIRECTLY, UPON MORE FAVORABLE TERMS THAN THOSE GRANTED TO THE PUBLIC GENERALLY IN CONNECTION WITH THE SUBMISSION, PROCESSING, ISSUANCE, GRANT OR AWARD OF THE WITHIN APPLICATION OR PETITION IN ZB CASE # \_\_\_\_\_ FOR A ZONING CHANGE AS REQUESTED.

I, WE, DO SOLEMNLY DECLARE AND AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE CONTENTS OF THE AFOREGOING AFFIDAVIT ARE TRUE AND CORRECT TO THE BEST OF MY, OUR, KNOWLEDGE, INFORMATION AND BELIEF.

Jill Berson  
WITNESS

W. Lawrence Patrick 9/25/00  
SIGNATURE DATE  
Lawrence Patrick

Jill Berson  
WITNESS

Susan K. Patrick 9/25/00  
SIGNATURE DATE  
Susan Patrick

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
SIGNATURE DATE

**INSTRUCTIONS TO THE APPLICANT/PARTY OF RECORD**

As required by State law, applicants are required to complete the AFFIDAVIT AS TO CONTRIBUTION below, and if you have made a contribution as described in the Affidavit, please complete the DISCLOSURE OF CONTRIBUTION on the reverse side.

- If you are an applicant, Party of Record (i.e., supporter/protestant) or family member and have made a contribution as described in the Affidavit, you must complete the DISCLOSURE OF CONTRIBUTION on the reverse side.
- Filed affidavits and disclosures will be available for review by the public in the office of the Administrative Assistant to the Zoning Board during normal business hours.
- Additional forms may be obtained from the Administrative Assistant to the Zoning Board at (410) 313-2395 or from the Department of Planning and Zoning.
- Completed forms may be mailed to the Administrative Assistant to the Zoning Board at 3430 Court House Drive, Ellicott City, MD 21043.
- Pursuant to State law, violations shall be reported to the Howard County Ethics Commission.

ZONING MATTER: \_\_\_\_\_  
\_\_\_\_\_

**AFFIDAVIT AS TO CONTRIBUTION**  
As required by the Annotated Code of Maryland  
State Government Article, Section 15-849

I, Lawrence and Susan Patrick

\_\_\_\_\_ HAVE  X  HAVE NOT

made any contribution or contributions having a cumulative value of \$500 or more to the treasurer of a candidate for County Executive or County Council or a political committee on behalf of a candidate for County Executive or County Council during the 48-month period before application but after October 1, 1995, or during the pendency of the above-referenced zoning matter.

I understand that any contribution made after the filing of this Affidavit and before final disposition of the application by the County Council or Zoning Board shall be disclosed within five (5) business days of the contribution.

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing papers are true.

Name: W. Lawrence Patrick  
Lawrence Patrick

Date: 9/25/00

Name: Susan K. Patrick  
Susan Patrick

Date: 9/25/00

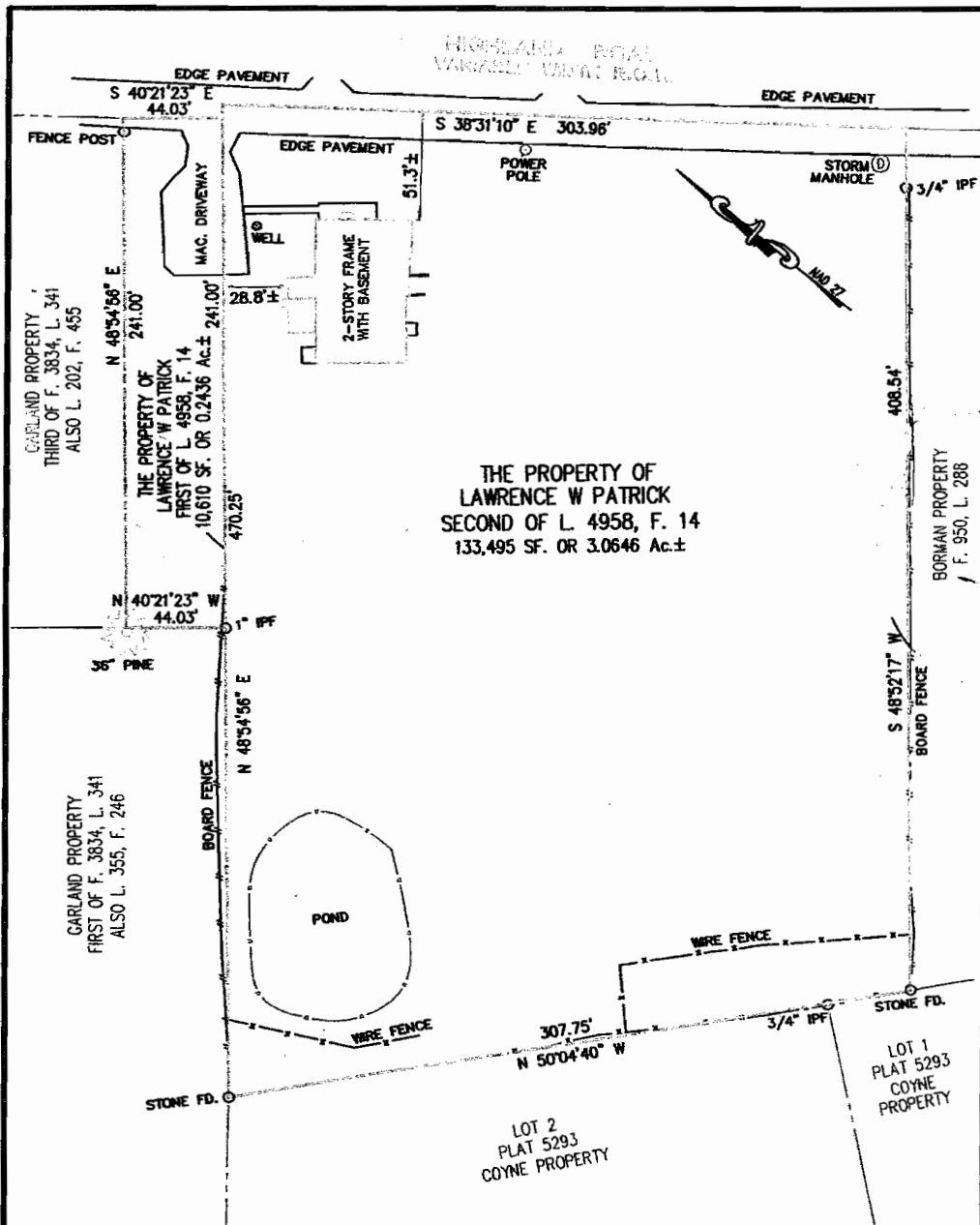
12857 HIGHLAND ROAD  
WAIVER PETITION APPLICATION

III. JUSTIFICATION SECTION 16.102

The deed for the subject property (attached) consists of two distinct descriptions (Parcel One and Parcel Two). The owner anticipates the transferring of a portion of Parcel One of the subject deed to the adjacent property owner. Therefore, on behalf of the property owner, we are requesting a waiver to the Subdivision and Land Development Regulations in order to adjust the adjacent individual parcels by deed and description (adjoinder transfer). The granting of this waiver does not create a new parcel or lot nor does it transform a non-buildable parcel to a buildable parcel.

A formal subdivision would require significant time and effort in order to reconfigure the parcels. This proposed internal adjustment does not circumvent the intent of the Regulations, and does not constitute a subdivision. The proposed adjustment is between adjacent parcels which are currently part of a single deed and under common ownership. This waiver does not nullify the intent of the Regulations and is not detrimental to the public's interests.

To accomplish this adjustment via the current subdivision process would require significant time and money. The subdivision process would not provide any value to the County or the public in regards to the proposed lot line adjustment. If approved, the owner would record the new descriptions of the reconfigured parcels by deed.



**NOTES:**

1. THE LEVEL OF ACCURACY OF APPARENT SETBACK DISTANCES IS ONE TENTH OF A FOOT, MORE OR LESS.
2. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT.

**ADDRESS:**  
12857 HIGHLAND ROAD  
HIGHLAND, MARYLAND 20777

I HEREBY CERTIFY THAT IMPROVEMENTS ARE LOCATED AS SHOWN HEREON AND TO THE BEST OF MY INFORMATION, PROFESSIONAL KNOWLEDGE AND BELIEF, THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

**BOUNDARY SURVEY**  
PARCEL 50, TAX MAP 40, GRID 4  
LAWRENCE W PATRICK PROPERTY, L. 4958, F. 14  
5TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SCALE: 1" = 60' DATE: MAY 13, 2005

FILE No.  
2518

*M.A. Roshan*  
M.A. ROSHAN, L.S.  
MD REG. No. 11049  
DATE  
06/07/05



**NJR & ASSOCIATES, LLC.**  
**LAND SURVEYING AND PLANNING**  
1813 MONTEVIDEO ROAD  
JESSUP, MARYLAND 20794  
TEL: (240)508-3200 FAX: (410)798-5523

State of Maryland Land Instrument Intake Sheet  
Baltimore City  County: HOWARD

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

(Type or Print in Black Ink Only - All Copies Must Be Legible)

1. Type(s) of Instruments:  Deed,  Mortgage,  Other,  Other

2. Conveyance Type Check Box:  Improved Sale,  Unimproved Sale,  Multiple Accounts,  Not an Arms-Length Sale

3. Tax Exemptions (if Applicable):  State Transfer,  County Transfer

Consideration Amount		Finance Office Use Only	
Purchase Price/Consideration	\$ 35900.-	Transfer and Recordation Tax Consideration	\$
Any New Mortgage	\$ 36000.-	Transfer Tax Consideration	\$
Balance of Existing Mortgage	\$	Less Exemption Amount	\$
Other:	\$	Total Transfer Tax	\$
Other:	\$	Recordation Tax Consideration	\$
Full Cash Value	\$	X ( ) per \$500	\$
		TOTAL DUE	\$

Amount of Fees		Doc. 1	Doc. 2	Agent:
Recording Charge	\$	20-	\$ 20-	Tax Bill:
Surcharge	\$	5-	\$ 5-	CB. Credit:
State Recordation Tax	\$	1800.-	\$	Ag. Tax/Other:
State Transfer Tax	\$	1799.50	\$	
County Transfer Tax	\$	3599.-	\$	
Other	\$		\$	
Other	\$		\$	

6. Description of Property: SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District: 02 Property Tax ID No. (1): 36117 Grantor Liber/Folio: 3916/282 Map: HIGHLAND Parcel No.: 2077 Var. LOG:  (5)

Subdivision Name: METES & BOUNDS Lot (3a): 282 Block (3b): HIGHLAND Sect./AR(3c): 2077 Plat Ref.: 2077 SqFt/Acreage (4): 2077

Location/Address of Property Being Conveyed (2): 12857 HIGHLAND ROAD, HIGHLAND 20777

Other Property Identifiers (if applicable):  Water Meter Account No.:

Residential  or Non-Residential  Fee Simple  or Grant Rent  Amount:

Partial Conveyance?  Yes  No Description/Amt. of SqFt/Acreage Transferred:

If Partial Conveyance, List Improvements Conveyed:

7. Transferred From: Doc. 1 - Grantor(s) Name(s): STEPHEN C. BEAVER, GEORGE MATHEWS, III Doc. 2 - Grantor(s) Name(s): W. LAWRENCE PATRICK, SUSAN K. PATRICK

Doc. 1 - Owner(s) of Record, if Different from Grantor(s):  Doc. 2 - Owner(s) of Record, if Different from Grantor(s):

8. Transferred To: Doc. 1 - Grantee(s) Name(s): W. LAWRENCE PATRICK, SUSAN K. PATRICK Doc. 2 - Grantee(s) Name(s): DANIEL J. SCHRIDER

New Owner's (Grantee) Mailing Address: 5074 DORSEY HALL DRIVE # 205, ELLICOTT CITY 21042

9. Other Names to Be Indexed: Doc. 1 - Additional Names to be Indexed (Optional): SANDY SPRING NATIONAL BANK OF MARYLAND Doc. 2 - Additional Names to be Indexed (Optional):

10. Contact/Mail Information: Instrument Submitted By or Contact Person: Name: SHERRI LANDAUER Firm: LAKE SIDE TITLE CO. Address: 10840 LITTLE PATUXENT PKWY. COLUMBIA 21044 Phone: (410) 992-1070

Return to Contact Person  Hold for Pickup  Return Address Provided

11. IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information: Yes  No Will the property being conveyed be the grantee's principal residence? Yes  No Does transfer include personal property? If yes, identify:  Yes  No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line

Transfer Number	Date Received	Deed Reference	Assigned Property No.
Year: 19	19	Geo. Map	Sub Block
Land		Zoning Grid	Plat Lot
Buildings		Use Parcel	Section
Street		Town Cd. Ex. S. W. Ex. Cd.	Occ. Cd.

REMARKS:

Form 4958, 6/95

Distribution: White - Clerk's Office  
Canary - SDAT  
Pink - Office of Finance

①

All Taxes on Assessments certified to the Collector of Taxes for Howard County, Md. by 12/15/99 have been paid. This statement is for the purpose of permitting recordation and is not assurance against further taxation even for prior periods, nor does it guarantee satisfaction of outstanding tax sales.

000057

File No. 2800-99

TAX ID. NO. 361117-05

This Deed, MADE THIS 30<sup>th</sup> day of November, 1999, by and between **STEPHEN C. BEAVER** and **GEORGE MATHEWS III**, parties of the first part, GRANTOR; and **W. LAWRENCE PATRICK** and **SUSAN K. PATRICK**, parties of the second part, GRANTEE.

WITNESSETH, That in consideration of the sum of **THREE HUNDRED FIFTY NINE THOUSAND NINE HUNDRED DOLLARS and 00/100 Dollars (\$359,900.00)** the said GRANTOR does grant and convey to the said **W. LAWRENCE PATRICK** and **SUSAN K. PATRICK**, as Tenants by the Entirety, their assigns, the survivor of them and the survivor's personal representatives and assigns, in fee simple, all that lot of ground situate in **Howard County, Maryland** and described as follows, that is to say:

PARCEL ONE:

BEGINNING FOR THE FIRST thereof at the end of the fourteenth line of that piece or parcel of ground, which by deed dated December 28, 1916, and recorded among the land Records of Howard County in Liber HBN No. 102, folio 536, was granted and conveyed by Samuel H. Hopkins and wife to Harwood W. Owings, and which said point is at the end of the third line of that piece or parcel of ground which by deed dated September 24, 1891, and recorded among the Land Records of Howard County in Liber JHO 57, folio 638, was granted and conveyed by Samuel H. Hopkins and Martha T. Hopkins to Ferdinand C. Pue and Others, Vestryman; and running thence binding on the fifteenth line of the tract conveyed by Hopkins to Owings as aforesaid, and on the fourth line as now corrected, of the said lot conveyed by Hopkins to Pue and others, vestryman, as aforesaid, (1) North 54 degrees 20 minutes East 241 feet to the center of the Annapolis Road; thence with the center of said road and with the sixteenth line of the tract conveyed by Hopkins to Owings as aforesaid, (2) South 44 degrees 25 minutes East 45 feet to the beginning point of that lot which by Deed dated April 21, 1896, and recorded among said Land Records of Howard County in Liber ACR No. 65, folio 352, etc., was granted and conveyed by Martha T. Hopkins, Administratrix of Estate of Samuel H. Hopkins, deceased, and in her own right to Charles T. Disney, and which said lot belongs to the Charles Purdum thence binding on a part of the first line as now corrected, of said last mentioned lot, as well as on a part of the seventeenth line of the tract conveyed by Hopkins to Owings as aforesaid, (3) South 55 degrees West 241 feet thence; (4) North 44 degrees 25 minutes West 45 feet, more or less, to the place of beginning, containing, 10,845 square feet of land, more or less.

5.00  
20.00  
1800.00  
3599.00  
1711.50

BEGINNING FOR THE SECOND THEREOF in the center of the Annapolis Road at the end of the twelve perches and five links from a stone in the center of said road being at the end of the third line of a tract of land conveyed by Samuel H. Hopkins and wife to Lee J. Eyre, by deed dated Janaury 5, 1889, and recorded among the Land Records of said Howard County in Liber JHO No. 54, folio 69, it being in the fourth South 35 degrees east line of the land of the said Eyre, and running thence South 53 1/4 degrees west 28 1/2 perches, thence South 45 3/4 degrees East 18-17/25 perches, thence North 53 1/2 degrees East 24-19/25 perches thence North 35 degrees West 18-11/25 perches to the place of beginning containing 3 acres and 7.84 square perches of land, more or less.

The improvements thereon being known as 12857 Highland Road.

BEING the same lot of ground which by Deed dated 10/25/96 and recorded among the Land Records of Howard County, in Liber 3916, folio 282, was granted and conveyed by BARBARA JEAN MURDOCK to STEPHEN C. BEAVER and GEORGE MATHEWS III, the within GRANTOR.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said W. LAWRENCE PATRICK and SUSAN K. PATRICK, as Tenants by the Entirety, their assigns, the survivor of them and the survivor's personal representatives and assigns, in fee simple.

AND the said parties of the first part hereby covenants that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of said GRANTOR.

Handwritten signatures and seals for STEPHEN C. BEAVER and GEORGE MATHEWS III.

STATE OF MD, COUNTY OF Howard, to wit:

I HEREBY CERTIFY, That on this 30 day of November, 1999, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared STEPHEN C. BEAVER and GEORGE MATHEWS III, the GRANTOR herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My commission expires: 1-1-02

Notary Public signature and circular seal for Lynn Howard, Howard County, MD.

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

Signature and name of CRAIG L. LANDAUER.

AFTER RECORDING, PLEASE RETURN TO: LAKESIDE TITLE COMPANY 10840 LITTLE PATUXENT PARKWAY SUITE 402 COLUMBIA, MD 21044

IMP FD SURE \$ 5.00
RECORDING FEE 20.00
RECORDATION 1 59.98.00
TR TAX COUNTY 1,793.50
TR TAX STATE 7,222.50
TOTAL 9,350.00
Rest HDB3 Rcpt # 93536
MDR PJR 81k # 629
Dec 03, 1999 10:40 am

**RESIDENTIAL DISTRICT VARIANCE PETITION  
TO THE HOWARD COUNTY BOARD OF APPEALS**

For DPZ offices use only:

CASE NO. BA 00-24V  
DATE FILED \_\_\_\_\_  
DATE ACCEPTED \_\_\_\_\_  
FOR SCHEDULING \_\_\_\_\_

JUN 10 11:03

1. PETITIONER'S NAME W. Lawrence Patrick and Susan Patrick  
TRADING AS (IF APPLICABLE) \_\_\_\_\_  
ADDRESS 13225 Westmeath Lane, Clarksville, MD 21029  
PHONE NO. (W) 410-740-0250 ~~fax~~ 740-7222

2. COUNSEL FOR PETITIONER Thomas M. Meachum, Reese and Carney, LLP  
COUNSEL'S ADDRESS 10715 Charter Drive, Columbia, Maryland 21044  
COUNSEL'S PHONE NO. (410) 740-4600

3. PROPERTY IDENTIFICATION:  
ADDRESS OF SUBJECT PROPERTY 12857 Highland Road  
Highland, MD 20777  
TOTAL ACREAGE OF PROPERTY 3.3006 acres  
PROPERTY LOCATION: Highland Road, 565 ft. NW of its intersection with Route 108  
ELECTION DISTRICT: 5th ZONING DISTRICT: RR-DEO  
TAX MAP # 40 BLOCK # \_\_\_\_\_ PARCEL/LOT # 50  
SUBDIVISION NAME (if applicable): \_\_\_\_\_

4. PETITIONER'S INTEREST IN SUBJECT PROPERTY:  
 OWNER (including joint ownership)  OTHER (describe and give  
name and address of owner)

If the Petitioner is not the owner of the subject property, documentation from the Owner authorizing the petition must accompany this petition.

**NOTE:** Completed petition forms must be submitted before the first day of the month in order to be heard on the last Tuesday of the Month. Incomplete petitions may result in postponement.

The Board of Appeals, at its discretion, refer a variance petition in a residential district to the Planning Board for review and a recommendation.

Go to page 2.

PLEASE READ CAREFULLY  
DATA TO ACCOMPANY PETITION:

5. VARIANCE PLAN.

No application for a variance shall be considered complete unless the plan indicates the required setback or other requirement, and the requested variance from the subject setback or other requirement. The submitted plans shall be folded to approximately 8 ½ x 14 inches.

**The plan must be drawn to scale and must include the items listed below:**

- (a) Courses and distances of outline boundary lines and the size of the property.
- (b) North arrow.
- (c) Zoning of subject property and adjoining property.
- (d) Scale of plan.
- (e) Existing and proposed uses, structures, natural features and landscaping.
- (f) Location and surface material of existing and proposed parking spaces, driveways, and points of access; number of existing and proposed parking spaces.
- (g) Same as (e) and (f) above, of any adjoining property as necessary for proper examination of the petition.
- (h) Location of well and private sewerage easement area, if property is to be served by private water and sewer.
- (i) Election District in which the subject property is located.
- (j) Tax Map and parcel number on which the subject property is located.
- (k) Name of local community in which the subject property is located or name of nearby community.
- (l) Name and mailing address of the petitioner.
- (m) Name and mailing address of attorney, if any.
- (n) Name and mailing address of property owner.
- (o) Floor area and height of structures, setback distances from property lines, and other numerical values necessary for the examination of the petition.
- (p) Location of subject property in relation, by approximate dimension, to the center line of nearest intersection of two public roads.
- (q) Ownership of affected roads.
- (r) A detailed description of all exterior building materials for all proposed structures.
- (s) Any other information as may be necessary for full and proper consideration of the petition.

Go to page 3.

6. OTHER DATA TO ACCOMPANY PETITION.

The Petitioner must also submit with the petition an area location map (tax map) of the subject property, indicating the street address of the site, the zoning district of the site and the zoning district of all adjacent properties.

7. VARIANCE REQUEST.

The undersigned hereby petition the Board of Appeals for a variance from the requirement(s) of section 105.E.4.a(1) of the Zoning Regulations to: (describe)

To reduce the required front setback to collector public street right-of-way from  
75 feet to 50.2 feet in order to construct a proposed addition.

A) Describe why the Zoning Regulations in question would result in practical difficulties or unnecessary hardships in complying strictly with the bulk requirements:

narrowness,  shallowness,  shape,  topography  other;

explain: Petitioner requests permission to construct addition on back of existing building,  
whose existence and location on property pre-dates enactment of Zoning  
Regulations.

B) If exceptional narrowness, shallowness or shape of the property is claimed, give the date of the recording of the plat of present subdivision, if any: \_\_\_\_\_; or if property is not subdivided, give the date on which a deed conveying the identically bounded tract was first recorded:

C) The intended use of the property, in the event the petition is granted:  
Uses permitted under current zoning .

D) Any other factors which the Petitioner desires to have considered:  
See attached Supplement.

E) Explain why the requested variance is the minimum necessary to afford relief:

Location of building is fixed.

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F) Is the property connected to: public water?: Y\_\_\_ N X

public sewer?: Y\_\_\_ N X

G) If the requested variance is granted, would it impact the water and/or septic/sewer on the site? Y\_\_\_ N X

H) If the requested variance is granted, would it increase the intensity of uses on the site? Y\_\_\_ N X; if yes, explain: Not under current zoning of site.

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I) If the requested variance is granted, would it increase traffic to or from the site? Y\_\_\_ N X; if yes, explain: Not under current zoning of property.

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J) Describe in detail (i.e. width, type of paving, etc.) all means of vehicular access onto the site: Gravel drive of varying widths as indicated on plan.

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K) Describe the topography of the site: Flat, falling in the rear by 25 feet from front.

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L) Will the existing or proposed structure be visible from adjacent properties? Y X N\_\_\_; if yes, describe any proposed buffering or landscaping: As a rear addition to existing house, no additional landscaping is proposed.

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Go to page 5.

M) Describe any existing buffering or landscaping: Some trees in front and on  
northwest boundary of property; trees in the rear of the property.

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8. PRIOR PETITIONS. Has any petition for the same, or substantially the same, variance as contained herein for the same property as the subject of this petition been disapproved by the Board of Appeals within twenty-four (24) months of the date of this petition?

( ) YES (X) NO If yes, and six (6) months have elapsed since the last hearing, an affidavit setting forth new and different grounds on which re-submittal is based must be attached.

9. ADDITIONAL MATERIAL, FEES, POSTING, AND ADVERTISING:

A) If desired, supplemental pages may be attached to the petition. The following number of petitions, plans and supplemental pages must be submitted:

23 copies if the subject property adjoins a State road.

19 copies if the subject property adjoins a County road.

B) The undersigned agrees to furnish such additional plats, plans, reports or other material as may be required by the Department of Planning and Zoning and/or the Board of Appeals in connection with the filing of this petition.

The undersigned agrees to pay all costs in accordance with the current schedule of fees.

The undersigned also agrees to properly post the property at least fifteen (15) days prior to the hearing and to maintain the property posters as required and submit an affidavit of posting at, or before the time of the hearing. The undersigned also agrees to insert legal notices, to be published one (1) time in at least two (2) newspapers of general circulation in Howard County, as prepared and approved by the Department of Planning and Zoning, within at least fifteen (15) days prior to the hearing, and to pay for such advertising costs; and further agrees to submit two (2) approved certificates of the text and publication date(s) of the advertisement at or before the time of the hearing.

Go to page 6.

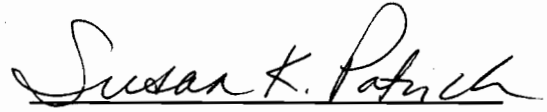
10. SIGNATURES.

The undersigned hereby affirms that all of the statements and information contained in, or filed with, this petition are true and correct.

The undersigned has read the instructions on this form, filing herewith all of the required accompanying information.



Signature of Petitioner  
W. Lawrence Patrick



Signature of Petitioner  
Susan Patrick



Signature of Attorney  
Thomas M. Meachum  
Reese and Carney, LLP

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For DPZ offices use only: (Filing fee is \$450.00 plus \$15.00 per poster.)

Hearing fee: \$ \_\_\_\_\_

Poster fee: \$ \_\_\_\_\_

TOTAL: \$ \_\_\_\_\_

Receipt No. \_\_\_\_\_

(Make checks payable to "Director of Finance")

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Go to page 7.

## GENERAL REQUIREMENTS:

The Petitioner shall note that all requests for variances must meet the following requirements of Section 130.B.2.a.(1) through (5) of the Howard County Zoning Regulations in order to be approved:

(1) That there are unique physical conditions, including irregularity, narrowness or shallowness of lot or shape, exceptional topography or other existing features peculiar to the particular lot; and that as a result of such unique physical conditions, practical difficulties or unnecessary hardships arise in complying strictly with the bulk provisions of these regulations.

(2) That the variance, if granted, will not alter the essential character of the neighborhood or district in which the lot is located; will not substantially impair the appropriate use or development of adjacent property; and will not be detrimental to the public welfare.

(3) That such practical difficulties or hardships have not been created by the owner provided, however, that where all other required findings are made, the purchase of a lot subject to the restrictions sought to be varied shall not itself constitute a self-created hardship.

(4) That within the intent and purpose of these regulations, the variance, if granted, is the minimum variance necessary to afford relief.

(5) That no variance be granted to the minimum criteria established in Section 131 for special exception uses, except where specifically provided therein or in an historic district. Nothing herein shall be construed to prevent the granting of variances in any zoning district other than to the minimum criteria established in Section 131 except as provided therein.

ZB or BA CASE # \_\_\_\_\_

PETITIONER W. Lawrence Patrick and Susan Patrick

ADDRESS 13225 Westmeath Lane, Clarksville, MD 21029

Affidavit made pursuant to the pertinent provisions of Title 22 of the Howard County Code as amended.

THE UNDERSIGNED DOES HEREBY DECLARE THAT NO OFFICER OR EMPLOYEE OF HOWARD COUNTY, WHETHER ELECTED OR APPOINTED, HAS RECEIVED PRIOR HERETO OR WILL RECEIVE SUBSEQUENT HERETO, ANY MONETARY OR MATERIAL CONSIDERATION, ANY SERVICE OR THING OF VALUE, DIRECTLY OR INDIRECTLY, UPON MORE FAVORABLE TERMS THAN THOSE GRANTED TO THE PUBLIC GENERALLY IN CONNECTION WITH THE SUBMISSION, PROCESSING, ISSUANCE, GRANT OR AWARD OF THE WITHIN APPLICATION OR PETITION IN ZB OR BA CASE # \_\_\_\_\_ FOR A ZONING CHANGE AS REQUESTED.

I, WE, DO SOLEMNLY DECLARE AND AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE CONTENTS OF THE AFOREGOING AFFIDAVIT ARE TRUE AND CORRECT TO THE BEST OF MY, OUR, KNOWLEDGE, INFORMATION AND BELIEF.

Jill Benson  
Witness

W. Lawrence Patrick 6-5-00  
Signature Date  
W. Lawrence Patrick

Jill Benson  
Witness

Susan Patrick 6-5-00  
Signature Date  
Susan Patrick

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Signature Date

IN THE MATTER OF THE PETITION \* BEFORE THE  
OF LAWRENCE AND SUSAN \* HOWARD COUNTY  
PATRICK TO AMEND THE ZONING \* ZONING BOARD  
MAP OF HOWARD COUNTY \*

\* \* \* \* \*

SUPPLEMENT TO PETITION

Lawrence and Susan Patrick, Petitioners, by their attorneys, Thomas M. Meachum and Reese and Carney, LLP, respectfully submit the following Memorandum in support of their petition to amend the zoning map of Howard County, with documented site plan, to change the zoning of the subject property from RR-DEO to B-1.

SUBJECT PROPERTY

The subject property is slightly over three acres, located in Highland on Highland Road, 565 feet from its intersection with Maryland Route 108. The property is improved by a two story dwelling in fair condition. The dwelling is over 100 years old. The structure is only 20 feet from the road. Highland Road is a major collector road.

According to zoning regulations for the RR zoning district, the house should be set back 75 feet from the right-of-way, which would be even a greater distance than from the road bed. Subdivision regulations pertaining to RR property would not permit direct driveway access onto a major collector road.

Adjacent to the subject property, to the southeast, is vacant land is zoned B-1, the same zoning as the other properties on this side of Highland Road down to the intersection with Route 108. The uses of those other properties are an art gallery and a food market.

To the rear of the property and across the street, are RR zoned properties with dwellings. To the northwest up Highland Road are RR zoned properties. One of these properties, adjacent to the rear side of the subject property, is a home-based excavating business. Heavy construction equipment is parked in the rear of that property adjacent to the subject property. Just beyond that property is the newly located and greatly expanded Highland post office. The post office is approximately 400 feet from the subject property. This facility is significantly larger than the previous facility on the other side of Route 108.

Other components of the Highland village center, besides the previously mentioned post office, art gallery and food market are a horseback riding equipment sales place, antiques/crafts store, veterinarian office and kennel, insurance agency, drug store, and other small retail/service oriented businesses.

#### GENERAL PLAN

The 1990 General Plan designates this area as the local community of Highland on the Policies Map 2000/2010. The Land Use 2010 Plan shows the Highland Road/Clarksville Pike intersection as Employment Commercial. Employment Commercial incorporates B-1, B-2 and SC zones. The General Plan states that the Rural Residential land use will apply in those parts of the West where a large-lot suburban character will be the predominant land use.

The General Plan speaks of community enhancement for existing local communities. Chapter Seven of the Plan speaks to the need for community focus, which includes mixing uses within a community as long as the scale is appropriate. It references mixed use as being promoted by community planners and urban designers as the means to recreate this focus. Shops, offices, cultural activities and some housing are examples of uses that work when appropriately blended

together. In enhancing existing residential neighborhoods, Policies and Actions 7.56, Addition of Local Centers, speaks to encouraging the use of convenience commercial zoning.

A post office is commonly recognized as an essential component of a village center, and its relocation to the west of the village center redefines the Highland village limits on the west side of Highland Road.

Another planning concept important to the vitality of older villages is the maintenance of a streetscape appropriate to that neighborhood, while adopting what lies beyond that streetscape to modern uses to foster the relevancy of that village. Villages like Daisy, Poplar Springs, and Highland can maintain their own visual and functional identity without turning into monuments to asphalt and metal like the former village of Clarksville.

#### MISTAKE

The Zoning Board recognized the concept of maintaining Highland's viability and potential for relevancy as a village by stamping its approval of the existing B-1 uses at the time of the Comprehensive Rezoning. What the Board did not anticipate was the need for a variety of potential uses for some of the older residences within the village so that the existence of these structures could be continued in a way to preserve the visual aspect of what gives Highland its distinctive look and feel.

This property suffered deterioration in maintenance and upkeep in the 90's, and is in need of renovation and updated utilities. Due to its modest size and proximity to the roadway, it is of limited interest in the western county residential market. Coupled with the dwelling's proximity to the major collector, whatever characteristics it possessed consonant with a large-lot suburban character has long since disappeared. The relocation and large size of the current post office reveals the postal service desire and anticipation that a greater number of patrons will use this

facility. This necessitates greater flexibility in appropriately-scaled uses of the dwelling between the B-1 property to the southeast and large community use, the post office, to the to the north, at least on this side of Highland Road.

The Zoning Board's assumption that the viability of this property could be maintained as Rural-Residential has clearly proven to be mistaken over time.

#### PROPOSED ZONING

The property and dwelling are marginal for residential use. The remedy is to rezone the property in a way that would encourage uses that do not have the potential of such an intensity that would place this property out of character with the rest of the village. An example of an inappropriate zone would be B-2, which promotes regional businesses. B-1, on the other hand, promotes small businesses in keeping with this village. This zone is also consistent with the properties to the south. As noted before, B-1 is also one of the zoning districts in harmony with the Employment-Commercial designation given the immediate area.

#### PROPOSED SITE PLAN USE

It would be natural for the Zoning Board to approve a particular use as in harmony with the area surrounding it and the General Plan, while not designating this property the zone proposed in Comprehensive Zoning because that process does not allow for site plan.

The Petitioners' proposed use is a perfect blend of modernization and respect for Highland's past and lower intensity level. The Petitioners propose to use the existing building as an office not open to the public at large. They have already received building permit approval for the addition. The building would receive an addition in the rear, with the same exterior building material as that presently existing, and limited parking, also to the rear of the property. The Petitioners have already renovated the inside of the existing structure, removed trash, broken

fences and other eyesores on the property. They have added shutters and repaired the structure's roof. They have spent \$40,000.00 in improving the current structure. Landscaping will buffer views of the parking area, which would have 14 spaces. The village streetscape of Highland can thus be preserved while the building is adopted to a modern use that maintains its viability.

The Petitioners own Patrick Communications, LLC., a media brokerage company that represents buyers and sellers of radio stations. This office would be an internal administrative office for the Company, with no walk-in public visits. The days and hours of operation would be Monday through Friday, 8:30 a.m. to 5:00 p.m. There would be a maximum of seven employees. The use will not produce noise, fumes, glare, excessive traffic, or any other deleterious effect on the health, safety and welfare of the Highland community.

#### CONCLUSION

Things change over time. Decisions made eight years ago, while perhaps correct for what was known at that moment, do not always stand the test of time.

This side of Highland Road, and this property in particular, did not maintain a strong residential character between 1992 and today. The move and increase in intensity of the post office institutional use as well as the deterioration of the subject dwelling make manifest that in order to maintain its essence as a village and community center, there needs to be some more flexibility of uses of a low intensity nature.

A small office facility as proposed for the existing structure will add diversity and vitality to the mix of Employment Commercial uses in Highland, and the proposal does not expand the retail uses in this area. This proposal (except for the addition in the rear) is not dissimilar from the purpose of the HO district, which is to permit a mix of offices and residences with supporting

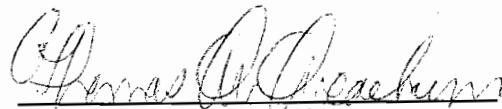
cultural and commercial uses which encourage new development and reuse of existing structures consistent with the existing character of the area.

The Petitioners respectfully believe that the evidence in this case will show that the Zoning Board's original assumptions underlying the RR zoning of this property have proven mistaken over time, and that the proposed office will be a benign use, consistent with the General Plan and low intensity nature of the Highland village environment.

Therefore, the Petitioners request that this Board grant the requested rezoning of the property from RR-DEO to B-1 with the documented site plan.

Respectfully submitted,

REESE AND CARNEY, LLP



Thomas M. Meachum  
10715 Charter Drive  
Columbia, Maryland 21044  
(410) 740-4600  
Attorney for Petitioners

J:\USERS\MJB\WPDATA\patrick.mapsup

IN THE MATTER OF THE \* BEFORE THE  
PETITION OF W LAWRENCE \* HOWARD COUNTY  
PATRICK AND SUSAN PATRICK \* BOARD OF APPEALS  
FOR A RESIDENTIAL VARIANCE \*

\* \* \* \* \*

SUPPLEMENT TO PETITION

W. Lawrence and Susan Patrick, Co-Petitioners, by their attorneys, Thomas M. Meachum and Reese and Carney, LLP, respectfully submit this supplement in support of their Petition for a Residential Variance.

According to available information, the house was built prior to the passage of zoning regulations, and certain portions sixty years prior to that time. The building footprint has essentially remained unchanged for over 100 years. The building would be considered a non-complying structure.

Since the building is so close to the road and right-of-way, obviously any addition is in close proximity to required setbacks. Practical difficulties and unnecessary hardships would arise in the ordinary use of the lot given the unique location of the current house.

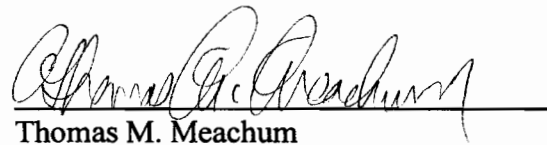
The essential character of the neighborhood is commercial, with Boarman's Market and an art gallery to the south, and an excavating company and large post office complex to the north. The 24.8 foot encroachment into the 75 foot setback would not alter the essential commercial character of this neighborhood. The interior use of the addition does not substantially impair the appropriate use or development of adjacent property. With the addition going out the back of the property, there is no detriment to the public welfare.

The current owners had nothing to do with the placement of the house, and the amount requested is the minimum necessary to afford relief, since, being an addition, it must be attached to the house.

Since all of the requirements have been met and the proposal is reasonable for the property, the Petitioners' request that the Petition for Variance be granted.

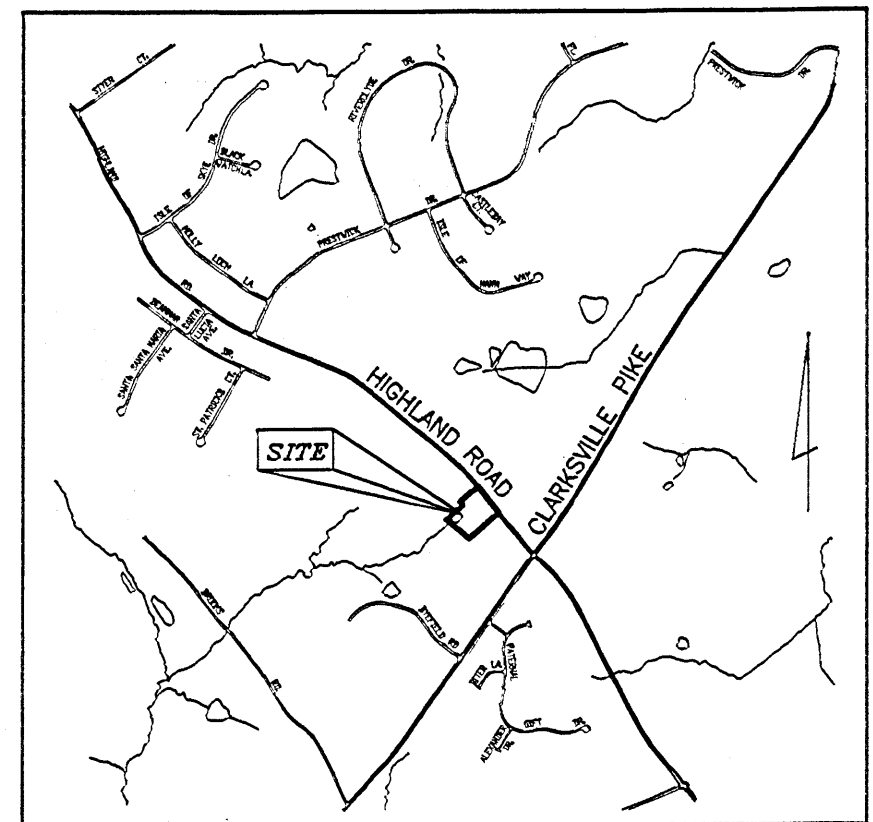
Respectfully submitted,

REESE AND CARNEY, LLP



Thomas M. Meachum  
10715 Charter Drive  
Columbia, Maryland 21044  
(410) 740-4600  
Attorney for Petitioners

PERIMETER LANDSCAPE TYPES				
Landscape Edge Type	Landscape Character	Shade Trees/ Linear Feet	Evergreen Trees/ Linear Feet	Shrubs/ Linear Feet
A	Light Buffer	1:60	0	0
B	Moderate Buffer	1:50	1:40	0
C	Heavy Buffer	1:40	1:20	0
D	Screen	1:60	1:10	0
E	Buffer-Parking Adjacent to Roadway	1:40	0	1:4



VICINITY MAP  
SCALE 1"=2000'

**GENERAL NOTES**

- COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID MERIDIAN NAD 83. ELEVATIONS SHOWN HEREON ARE BASED ON THE NAVD 29 AS PROJECTED BY HOWARD COUNTY CONTROL STATIONS. (UNITS = FEET)  
341A N 553271.910 E 1325830.734 ELEVATION 472.65  
341B N 554479.533 E 1327078.762 ELEVATION 443.50
- TITLE REFERENCES SHOWN ON THIS PLAT ARE BASED ON INFORMATION OBTAINED FROM THE TAX ASSESSMENT OFFICE. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACCURACY OF THE TITLE INFORMATION. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT SHOW ALL ITEMS OF RECORD AFFECTING THE PROPERTY.
- TOTAL SITE AREA = 143775 SQ. FT. = 3.3006 ACRES.
- DEED REFERENCE = LIBER 3916 FOLIO 282
- EXISTING SEWER - PRIVATE SYSTEM ( SEPTIC )
- EXISTING WATER - PRIVATE SYSTEM ( WELL )
- EXISTING ZONING = RR-DEO, PROPOSED ZONING B-1 PROPOSED USE TO "OFFICE".
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY DATED FEBRUARY, 2000 BY VOGEL & ASSOCIATES, INC.
- HEALTH DEPARTMENT HAS NO SEPTIC RECORDS FOR THE EXISTING SYSTEM. APPROXIMATE LOCATION OF SEWAGE EASEMENT REPAIR SHOWN.
- IF THE AREA OF DISTURBANCE EXCEEDS 5000 SF, STORMWATER MANAGEMENT FUND OR BIOTENTION WILL BE REQUIRED AT SITE DEVELOPMENT PLAN STAGE.
- STORMWATER MANAGEMENT CAN BE PROVIDED BY RETROFIT OF EXISTING FOND OR BIOTENTION.
- HOURS OF OPERATION: MONDAY - FRIDAY 8:30 AM - 5:30 PM
- EXISTING BUILDING MATERIALS: BRICK & ALUMINUM SIDING
- MAXIMUM NUMBER OF EMPLOYEES: 8
- BUILDING HEIGHT: 33'-6"
- REFERENCE VP-00-24V APPROVED TO ALLOW BUILDING ADDITION WITHIN THE FRONT SETBACK.
- PARKING ANALYSIS: REQUIRED: 3.3 SPACES / 1000 SF x 4,140 SF = 14 SPACES PROVIDED: 14 SPACES (INCLUDING 1 HANDICAPPED SPACES)

**OWNER**  
W. LAWRENCE PATRICK &  
SUSAN K. PATRICK  
13225 WESTMEATH LANE  
CLARKSVILLE, MARYLAND 21029

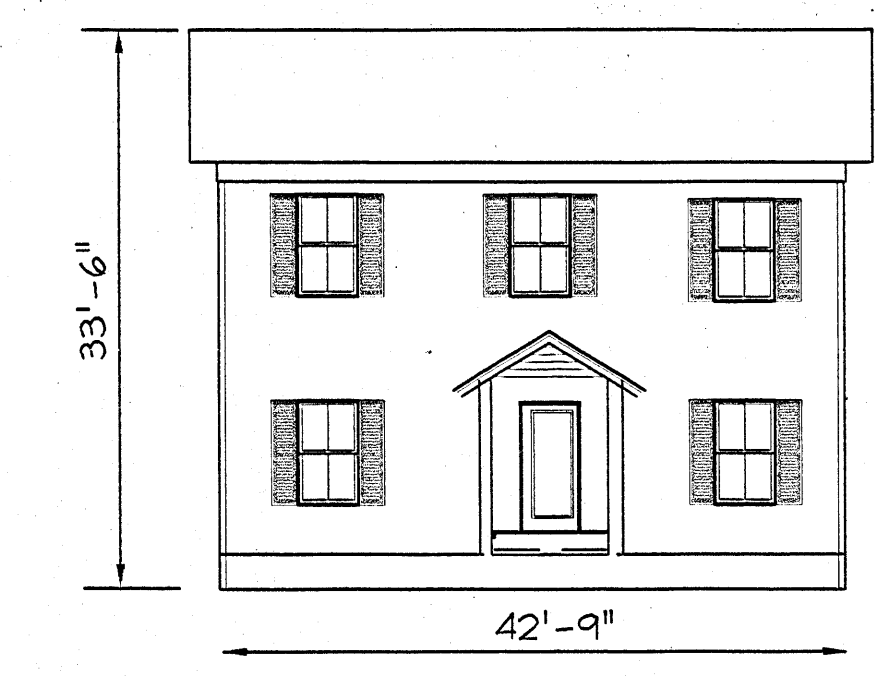
**ATTORNEY**  
THOMAS MEACHUM  
REESE & CARNEY  
10715 CHARTER DRIVE  
COLUMBIA, MARYLAND 21044

TM 40 P 44  
HIGHLAND MAIN POST OFFICE  
ZONED RR-DEO  
POST OFFICE

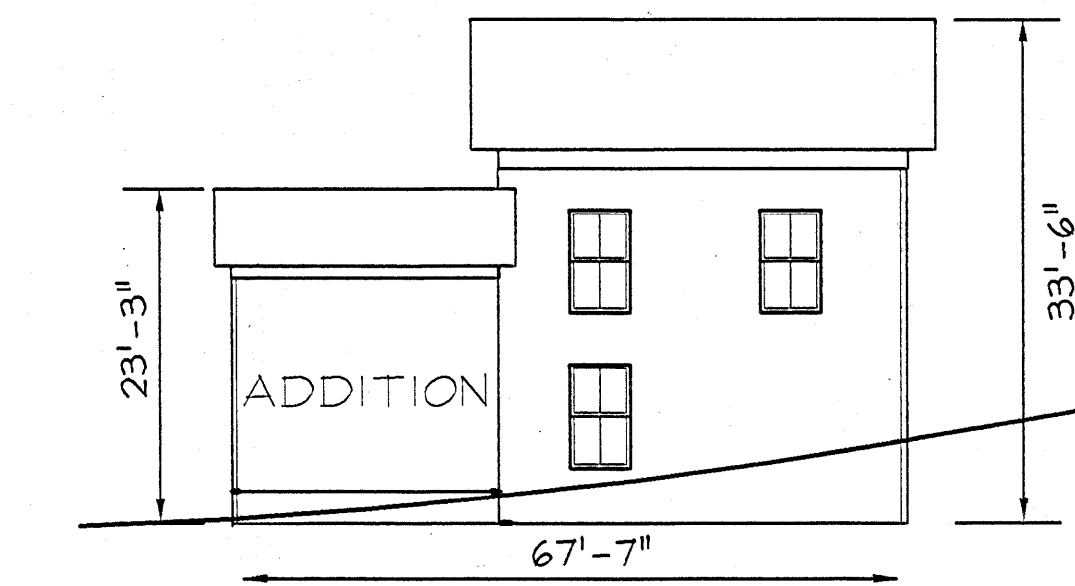
TM 40 P 47  
JOHN K. BRIAN ET AL  
L 3834 F 341  
ZONED RR-DEO  
RESIDENTIAL

SHANNON & PATRIELA PRUITT  
L 1495 F 309  
ZONED RR-DEO  
EXCAVATION BUSINESS

HIGHLAND ROAD  
MAJOR COLLECTOR  
60' R/W



BUILDING ELEVATION  
NOT TO SCALE



BUILDING DETAIL  
SCALE 1"= 20'

N 551000  
E 1323250

N 551000  
E 1324000

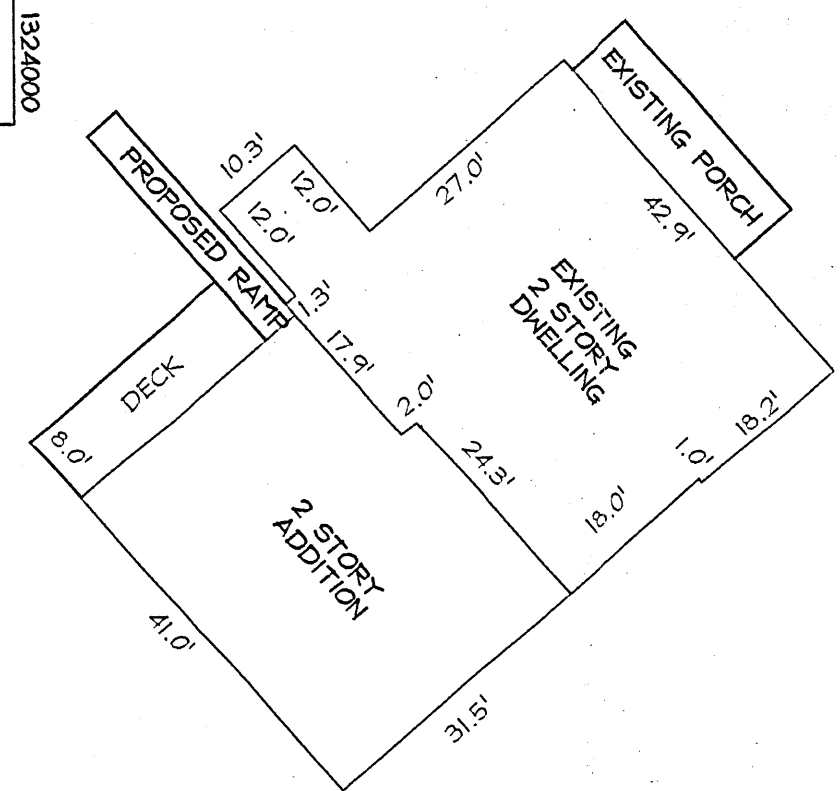
LOT 2  
DONALD J. MESSIER  
L 4797 F 681  
ZONED RR-DEO  
RESIDENTIAL

PLAT OF  
COYNE PROPERTY  
PLAT NO. 5293  
RESIDENTIAL

LOT 1  
JOHN J. & WILLIAM LEHMANN  
L 1879 F 13  
ZONED RR-DEO  
RESIDENTIAL

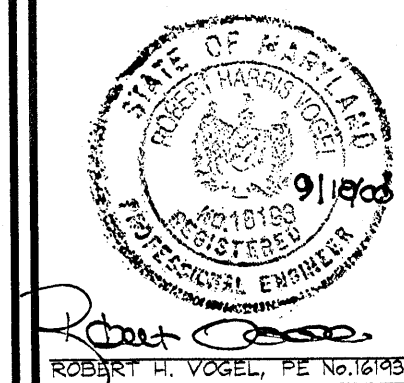
TM 40 P 55  
MARSHALL HARDING  
L 1308 F 693  
ZONED RR-DEO  
RESIDENTIAL

TM 40 P 52  
FLORENTINE J. BOARMAN  
L 250 F 283  
ZONED B-1  
RETAIL



SITE PLAN TO ACCOMPANY  
ZONING PETITION  
**PATRICK COMMUNICATION**  
12857 HIGHLAND ROAD  
TAX MAP #40 PARCEL 50  
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**VOGEL & ASSOCIATES**  
ENGINEERS-SURVEYORS-PLANNERS  
3091 Park Avenue, Suite 101 • Ellicott City, Maryland 21043  
Tel 410.461.5828 Fax 410.465.3965



DESIGN BY: R.H.V.  
DRAWN BY: R.L.P.  
CHECKED BY: R.H.V.  
DATE: AUGUST, 2000  
SCALE: 1"=50'  
W.O. NO.: 99-172