



Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

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

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

www.hchealth.org

Facebook: www.facebook.com/hocohealth

Twitter: HowardCoHealthDep

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

MEMORANDUM

TO: Cindy Hamilton
Division of Zoning Administration and Public Service

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

RE: **BA-13-035C**

DATE: January 29, 2014

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

- In order to approve the use of the accessory building as living quarters, the Health Department will require a 10,000 square foot easement to be established for the property on a perc certification plan signed by the Health Officer.

ARL

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

Date: December 13, 2013

Hearing Examiner 2/10/14

Planning Board _____ Board of Appeals _____ Zoning Board _____

Petition No. BA 13-035C Map No. _____ Block _____ Parcel _____ Lot _____

Petitioner: Brian Schwenk

Petitioner's Address: _____

Address of Property: _____

Return Comments by January 20, 2014 to Public Service and Zoning Administration

Owner: (if other than applicant) _____

Owner's Address: _____

Petition: SEE APPLICATION

- To:
- _____ MD Department of Education – Office of Child Care
 - _____ 3300 N. Ridge Road, Ste. 190, EC, MD 21043 (Louis Valenti)
 - _____ **Bureau of Environmental Health**
 - _____ Development Engineering Division
 - _____ Department of Inspections, Licenses and Permits
 - _____ Department of Recreation and Parks
 - _____ Department of Fire and Rescue Services
 - _____ State Highway Administration
 - _____ Sgt. Karen Shinham, Howard County Police Dept.
 - _____ James Irvin, Department of Public Works
 - _____ Office on Aging, Terri Hansen (senior assisted living)
 - _____ Police Dept., Animal Control, Deborah Baracco, (kennels)
 - _____ Susan Fitzpatrick, Health Dept. (Nursing & Res. Care)
 - _____ Land Development - (Religious Facility & Age-Restricted Adult Housing)
 - _____ Housing and Community Development
 - _____ Economic Development
 - _____ Route 1 Cases – DCCP – Dace Blaumanis
 - _____ Telecommunication Towers – Josh Levy (Comm. Dept.)

COMMENTS: see memo


SIGNATURE



For DPZ Office use only:

BA CASE NO. BA 13-035 C

Date Submitted 11/13/13

**CONDITIONAL USE PETITION
TO THE HOWARD COUNTY HEARING AUTHORITY**

(This application will only be accepted after a pre-submission meeting. See attached info.)

1. Conditional Use Request

Conditional Use Category Dwelling, Temporary Accessory Family
Section 131.N.18

Specific Use Requested Temporary Accessory Family Dwelling for elderly relative of resident of principal dwelling.

2. Name of Petitioner Brian Schwenk

Trading as (If applicable) _____

Mailing Address 3552 Church Road, Ellicott City, Maryland 21043

Phone Number(s) 202-841-3134

E-Mail Address brian_schwenk@yahoo.com

Name of Principal Contact (If different) _____

3. Counsel for Petitioner Dylan Springmann, Talkin & Oh, LLP

Mailing Address 5100 Dorsey Hall Drive, Ellicott City, Maryland 21042

Phone Number(s) (410) 964-0300

E-Mail Address dspringmann@talkin-oh.com

4. Conditional Use Site Description

Address/Street for Property 3552 Church Road, Ellicott City, Maryland 21043

Tax Map 25 Grid/Block 8 Parcel 283 Lot _____

Department of Assessments and Taxation Account No. 02-199408

Total Land Area of Property 2.762 (x Acres) (_____ Square Feet) Check one.

Election District 02 Zoning of Property RR

Subdivision Name and Plat No. (If Applicable) _____

Total Land Area of Use (If different than above) _____ (_____ Acres) (_____ Square Feet)

5. Petitioner's Interest in Subject Property

- OWNER (Including joint ownership)
- OTHER (Described and give name and address of owner)

Name of Owner _____

Mailing Address _____

If the Petitioner is not the owner, written authorization for this petition from the owner must be submitted.

6. Conditional Use Plan Requirements

If the petition is approved, the conditional use plan will be made a part of the Hearing Examiner's Decision and Order, subject to modifications and conditions required by the Hearing Examiner. The conditional use 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 properties
- (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 adjoining properties
- (h) Location of existing and/or proposed well and private septic easement area, if property is to be served by private water and septic facilities
- (i) Election District in which the subject property is located
- (j) Tax Map and Parcel Number(s) of the subject property
- (k) Name of local community in which the subject property is located or name of nearby community
- (l) Name, mailing address, telephone number (and e-mail address, if any) of the Petitioner
- (m) Name, mailing address, telephone number (and e-mail address, if any) of Counsel
- (n) Name, mailing address, telephone number 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 abutting roads, right-of-way width, and existing pavement width
- (r) Any other information as may be necessary for full and proper consideration of the petition

7. Additional Information Requirements

- a. Information regarding noise, dust, fumes, odors, lighting, vibrations, hazards or other physical conditions resulting from the use.
- b. Supporting documentation, such as traffic studies, market studies, and noise studies as may be required by the Department of Planning and Zoning or by the Zoning Regulations.
- c. For expansions and enlargements, previous case number(s) and information regarding compliance with previous requirements and conditions.

8. Summary of Request

The following items should be answered by summary statements. If additional space is needed, please attach a Supplement to this petition.

- a. The present use of the subject property Residentially with a single family detached dwelling.

- b. Details of the proposed use, including, **where applicable:** types of indoor and outdoor activities; hours of operation; number of employees, occupants, and/or customers; quantity and types of vehicles or equipment used; outdoor lighting to be used; quantities and capacities of materials stored; etc.
See attached Supplemental Statement.

- c. Any additional information which will be useful in the evaluation of whether the conditional use complies with the specific criteria for the conditional use category within Section 131.N.
See attached Supplemental Statement.

- d. Will the conditional use generate any physical conditions such as noise, dust, fumes, odors, lighting, or vibrations which would be discernible from abutting and vicinal properties?
See attached Supplemental Statement.

9. Prior Petitions

Has any petition for the same, or substantially the same, conditional use as noted above for the subject property been denied by the Hearing Examiner 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 must be attached which states the new and different grounds on which this re-submittal is based.

10. Additional Materials, Fees, Posting and Advertising Requirements

a. Supplemental pages may be attached to the petition. **You must submit one original petition with original signatures, and one original of any other signed documents.** The following number of sets including petitions, plans and supplemental pages must be submitted:

- *If the subject property adjoins a State road- original and 20 copies (application & plans)*
- *If the subject property adjoins a County road- original and 18 copies (application & plans)*


b. The Petitioner signing below hereby 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 Hearing Examiner in connection with this petition.

c. The Petitioner hereby agrees to pay all costs in accordance with the current schedule of fees.

d. The Petitioner hereby agrees to properly post the property at least thirty (30) days immediately prior to the Hearing Examiner public hearing; to maintain the public notice posters until the public hearing is concluded; and to submit an affidavit of posting at, or before the time of the initial public hearing. The Petitioner also hereby agrees to advertise the public hearing by means of legal notices as prepared and approved by the Department of Planning and Zoning to be published one (1) time in at least two (2) newspapers of general circulation in Howard County, at least thirty (30) days prior to the Hearing Examiner public hearing, and to pay for such advertising costs; and 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.


11. Signatures

The Petitioner hereby affirms that he/she has read the instructions on this form, filing herewith all of the required accompanying information, and affirms that all of the statements and information contained in, or filed with, this petition are true and correct.


 _____ 10-23-13
 Signature of Petitioner Date

Brian Schwenk

 Print Name of Petitioner


 _____ 10/23/13
 Signature of Attorney Date

Dylan Springmann

 Print Name of Attorney

12. General Standards for Conditional Uses

All requests for conditional uses must meet the following general standards set forth in Section 131.B. of the Zoning Regulations for approval:

1. The proposed conditional use plan will be in harmony with the land uses and policies indicated in the Howard County General plan for the district in which it is located. In Evaluating the plan under this standard, the Hearing Examiner shall consider:
 - a. The nature and intensity of the use, the size of the site in relation to the use, and the location of the site with respect to streets giving access to the site; and
 - b. If a conditional use is combined with other conditional uses or permitted uses on a site, the overall intensity and scale of uses on the site is appropriate given the adequacy of proposed buffers and setbacks.
2. The proposed use at the proposed location will not have adverse effects on vicinal properties above and beyond those ordinarily associated with such uses. In evaluating the plan under this standard, the Hearing Examiner shall consider whether:
 - a. The impact of adverse effects such as noise, dust, fumes, odors, lighting, vibrations, hazards or other physical conditions will be greater at the subject site than it would generally elsewhere in the zone or applicable other zones.
 - b. The location, nature and height of structures, walls and fences, and the nature and extent of the landscaping on the site are such that the use will not hinder or discourage the development and use of adjacent land and structures more at the subject site than it would generally in the zone or applicable other zones.
 - c. Parking areas will be of adequate size for the particular use. Parking areas, loading areas, driveways and refuse areas will be properly located and screened from public roads and residential uses to minimize adverse impacts o adjacent properties.
 - d. The ingress and egress drives will provide safe access with adequate sight distance, based on actual conditions, and with adequate acceleration and deceleration lanes where appropriate.

In addition to the specific requirements of the appropriate subsection within Section 131.N of the Zoning Regulations, conditional uses within residential developments in the R-ED, R-SC, R-SA-8, R-A-15, R-MH or R-VH districts are subject to the standards enumerated in Section 131.C.

PETITIONER Brian Schwenk

ADDRESS 3552 Church Road, Ellicott City, Maryland 21043

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

The person(s) signing below hereby declare(s) 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 attached petition to the Hearing Examiner for a conditional use as requested.

I, we, do solemnly declare and affirm under the penalties of perjury that the contents of the foregoing affidavit are true and correct to the best of my, our, knowledge, information and belief.

[Signature]
Witness

[Signature] 10-25-15
Signature Date

Witness

Signature Date

Witness

Signature Date

Application Fee: \$500.00 Poster Fee: \$25.00 per sign/poster

Make check payable to: Director of Finance.

For DPZ use only:

Hearing fee: \$ _____
Poster fee: \$ _____
Total: \$ _____

Receipt No. _____

County Website: www.howardcountymd.gov

PLEASE CALL 410-313-2350 FOR AN APPOINTMENT TO SUBMIT YOUR APPLICATION.

T:\shared\PubSer\Applications\CondUse

Revised 10/07

IN RE: * BEFORE THE
 BRIAN SCHWENK * HOWARD COUNTY
 CONDITIONAL USE PETITION * HEARING EXAMINER
 * Case No: _____

***** **

Supplemental Statement

8.b: Details of the proposed use, including, where applicable: types of indoor and outdoor activities; hours of operation; number of employees, occupants, and/or customers; quantity and types of vehicles or equipment used; outdoor lighting to be used; quantities and capacities of materials store; etc.

This petition seeks conditional use approval for a temporary accessory family dwelling. The proposed temporary accessory family dwelling is an existing 2,190 square foot, two-story accessory structure (the proposed "Accessory Structure"). The Hearing Examiner recently confirmed a nonconforming use of the Accessory Structure for residential uses and a full bathroom in BA Case No. 13-003N. In BA 13-003N, the Hearing Examiner conditioned her approval on the Accessory Structure containing no permanent provisions for eating or cooking. Through this conditional use petition, the Petitioner seeks to convert the Accessory Structure to a temporary accessory family dwelling pursuant to the conditional use regulations.

The proposed use is a residential use mainly conducted indoors. If this conditional use petition is approved, the Accessory Structure would house the Petitioner's mother, Barbara Schwenk, who is currently eighty-seven (87) years old. The use does not involve employees, customers, commercial vehicles or equipment, or materials storage.

8.c: Any additional information which will be useful in the evaluation of whether the conditional use complies with the specific criteria for the conditional use category within Section 131.N:

A. The minimum lot size shall be 2 acres

The subject Property, at approximately 2.762 acres, satisfies this minimum lot size criterion.

B. The temporary accessory family dwelling shall be accessory to a single family detached dwelling on the same lot.

The Accessory Structure is accessory to the principal single family detached dwelling on the Property.

- C. If the temporary accessory family dwelling is a removable modular building, the maximum gross floor area of the use shall be less than 1,000 square feet. If the temporary accessory family dwelling is proposed as an alteration to an existing accessory building, the hearing authority may increase the maximum gross floor area of the use to 1,000 square feet or greater, provided that the use clearly remains subordinate to the principal dwelling on the lot. A temporary accessory family dwelling is not subject to the standard lot coverage regulations for accessory structures in Section 128.0.A.

As the Accessory Structure is an existing accessory building, the Petitioner requests that the Hearing Examiner increase the maximum gross floor area allowed for the temporary accessory family dwelling use to 2,190 square feet. Given that the principal structure is approximately 3,767 square feet in size, the Accessory Structure will clearly remain subordinate to the principal dwelling.

- D. For newly constructed or installed temporary accessory family dwellings, the petition shall include a plan for appropriate screening as necessary to provide an attractive buffering for neighboring [sic]

The Accessory Structure is an existing structure, and this criterion is inapplicable.

- E. A resident of the temporary accessory family dwelling shall be a relative of at least one resident of the principle dwelling and shall either be: (1) 62 years of age or older; or (2) 18 years of age or older and determined by a qualified medical authority to have physical, mental, or developmental impairments that: (A) are expected to be of a long, continued, and indefinite duration; (B) substantially impede the ability to live independently or are of such a nature that the ability to live independently is facilitated by more suitable living conditions.

The resident of the Accessory Structure will be Barbara Schwenk, the eighty-seven (87) year old mother of the Petitioner. The Petitioner is a resident of the principle dwelling.

- F. If determined necessary by a qualified medical authority, a long-term caregiver shall also be permitted to reside in the temporary accessory family dwelling.

This Petition does not propose a long-term resident caregiver.

- G. No more than one temporary accessory family dwelling or accessory apartment shall be permitted per lot, except that a farm tenant house approved prior to [the effective date of the Comprehensive Zoning Plan] shall not be subject to this criteria.

The Accessory Structure will be the only temporary accessory family dwelling on the Property. The Property does not contain an accessory apartment or farm tenant house.

H. The name of the elderly or disabled family member who will reside in the temporary accessory family dwelling shall be documented with the conditional use approval. The temporary accessory family dwelling shall only be used as a dwelling unit for the housing of this elderly or disabled family member of the resident of the principal dwelling unit and a long-term caregiver as provided above, and shall not be used as a dwelling unit by any other person(s).

The elderly family member to reside in the Accessory Structure will be Barbara Schwenk. No other person shall use the Accessory Structure as a dwelling unit.

I. A conditional use for a temporary accessory family dwelling shall become void unless an owner of the property provides an affidavit to the Hearing Authority once a year from the date of approval attesting under penalties of perjury that the accessory family dwelling continues to comply with the specific requirements of this Section.

The Petitioner shall comply with the requirements of this criterion.

J. If the temporary accessory family dwelling is a removable modular building, it shall be removed from the property within 60 days after the documented elderly or disabled family member no longer resides in this dwelling. If the temporary accessory family dwelling is established as an alteration to an existing accessory building, 60 days after the documented elderly or disabled family member no longer resides in this building, the alterations authorized by the conditional use shall be removed and the accessory building shall no longer be used as a dwelling.

The Petitioner shall comply with the requirements of this criterion.

8.d: Will the conditional use generate any physical conditions such as noise, dust, fumes, odors, lighting, or vibrations which would be discernible from abutting and vicinal properties?

The use of the Accessory Structure as a temporary accessory family dwelling will not generate physical conditions such as noise, dust, fumes, odors, lighting, or vibrations that would be discernible from abutting and vicinal properties. The residential use of the Accessory Structure (except for permanent provisions for eating and dining) is already approved as a lawful nonconforming use. The approval of this proposed conditional use will not adversely impact adjoining and vicinal properties.

BRIAN SCHWENK
3552 Church Road
Ellicott City, Maryland 21043

Notice of Pre-Submission Community Meeting

This is notice that Brian Schwenk, Petitioner, intends to submit a Conditional Use Petition for a temporary accessory family dwelling. The property consists of approximately 2.762 acres, more or less, and is located at 3552 Church Road, Ellicott City, Maryland 21043 (Tax Map 25, Grid 8, Parcel 283).

You are invited to attend a pre-submission community meeting to meet with the Petitioner, who will provide information concerning the Petition, and to ask questions, make comments and discuss this project.

The meeting will be held at the Ellicott City Senior Center, 9401 Frederick Road, Ellicott City, Maryland 21042 on Wednesday, October 23, 2013, at 6:30 p.m.

List of Adjoining and Confronting Property Owners/Brian Schwenk

Subject Property: 3552 Church Road
Ellicott City, Maryland 21043
Tax Map 25, Parcel 283

Adjoiners:

Parcel 255: Robert and Constance Cooney
3560 Church Road
Ellicott City, Maryland 21043

Parcel 161: Katherine Virginia Crist
3534 Church Road
Ellicott City, Maryland 21043

Mailing address: 1155 N. Sheridan Road
Lake Forest, IL 60045

Parcel 125: William Duffy
Margaret Prescott
3542 Church Road
Ellicott City, Maryland 21043

Parcel 206: Frank and Candace Taylor
3546 Church Road
Ellicott City, Maryland 21043

Parcel 20: Lawrence and Shirley Peach
3541 Church Road
Ellicott City, Maryland 21043

Parcel 265: Stephen and Leslie O'Connor
3557 Church Road
Ellicott City, Maryland 21043

Parcel 14: Jeffrey Rasmussen
Susan Moriarty
3565 Church Road
Ellicott City, Maryland 21043

HOA/NOTIFY LIST

George Belleville
Bridgewater
9872 Diversified Lane
Ellicott City, Maryland 21042

Kim Flowers
Planning and Zoning
3430 Courthouse Drive
Ellicott City, Maryland 21043

Jason Behr
11882 Frederick Road
Ellicott City, Maryland 21042

Jen Terrasa
Stoneridge HOA
7491 Setting Sun Way
Columbia, Maryland 21046

Katrina Hein
3430 Courthouse Drive
Ellicott City, Maryland 21043

Regina Lasco
3305 Governor Henry Court
Ellicott City, Maryland 21043

Cynthia Pappas
4151 Lotus Circle
Ellicott City, Maryland 21043

Rebecca Politzer
Village Crest Villas Condo II
4137 Lotus Circle
Ellicott City, Maryland 21043

Rick Lober
Big Branch Overlook HOA
14076 Big Branch Drive
Dayton, Maryland 21036

Kelcie Longaker
7376 Eden Brook Drive
Columbia, Maryland 21046

Mary Halpin
5002 Alice Avenue
Ellicott City, Maryland 21043

John Rice
5874 Montgomery Road
Elkridge, Maryland 21075

Lynne Wilkie
The Gatherings at Jefferson Place
8800 Bosley Rd. #205
Ellicott City, Maryland 21043

Timothy Ward
Cascade Overlook
4962 Pale Morning Run Road
Elkridge, Maryland 21075

Ralph Ballman
9927 Rose Trail
Ellicott City, Maryland 21042

Allison Anderson
Valley Mede Civic Association
9609 Longview Drive
Ellicott City, Maryland 21042

Bibi Foston, President
North Laurel Civic Association
10115 Stansfield Road
Laurel, Maryland 20723

Soon Park
6420 Richardson Farm Lane
Clarksville, Maryland 21029

Kenneth Yannacci
9128 Bryant Avenue
Laurel, Maryland 20723

Howard Shieh
6405 Richardson Farm Lane
Clarksville, Maryland 21029

DeLong Liu
6428 Richardson Farm Lane
Clarksville, Maryland 21029

Bonny Marcellino
9141 River Hill Road
Laurel, Maryland 20723

Erin Ijams
9215 Howland Road
Laurel, Maryland 20723

Elizabeth Ndungu
6350 Ducketts Lane
Elkridge, Maryland 21075

Gina Mobley
10922 White Dahlia Drive
Woodstock, Maryland 21163

David Lynch
The Law Office of G. Macy Nelson
401 Washington Avenue
Towson, Maryland 21204

Jackie Felker
Dorseys Search Comm. Assoc.
4765 Dorsey Hall Drive
Ellicott City, Maryland 21042

Karen Olson
9090 Stebbing Way
Laurel, Maryland 20723

Elizabeth Lord
3645 Valley Road
Ellicott City, Maryland 21042

Cathy Hudson
6018 Old Lawyers Hill Road
Elkridge, Maryland 21075

Russ Swatek
8141 Tamar Drive
Columbia, Maryland 21045

Diana DeWitt
4069 Tiber Falls Drive
Ellicott City, Maryland 21043

Stephen Keathly
9629 Washington Avenue
Laurel, Maryland 20723

Carole Cone
6127 Hanover Road
Hanover, Maryland 21076

William Erskine, Esquire
Offit, Kurman
8171 Maple Lawn Blvd.
Suite 200
Maple Lawn, Maryland 20759

Frank Taylor
3546 Church Road
Ellicott City, Maryland 21043

Nellie Arrington
9384 Parsley Drive
Ellicott City, Maryland 21042

Lisa Markovitz
2948 Normandy Drive
Ellicott City, Maryland 21043

Catherine Coleman
3105 Brookmede Road
Ellicott City, Maryland 21042

Christine Pereira
8177 Murphy Road
Fulton, Maryland 20759

Jeanne Wilson
5392 Graywing Court
Columbia, Maryland 21045

Dana Edwards
8120 Brightlink Court
Ellicott City, Maryland 21043

Tracy Waterman
13886 Clarksville Pike
Highland, Maryland 20777

Kay Cory
The Legends at Turf Valley
2646 Legends Way
Ellicott City, Maryland 21042

Sekar Venkatesh
6108 Syracuse Court
Clarksville, Maryland 21029

Shun Lu
12852 Macbeth Farm Lane
Clarksville, Maryland 21029

Brian Bamburak
7708 Blueberry Hill Lane
Ellicott City, Maryland 21043

Edward Carver
8813 Blue Sea Drive
Columbia, Maryland 21046

BRIAN SCHWENK

CONDITIONAL USE APPLICATION

TAX MAP 25, PARCEL 283

REPORT OF PRE-SUBMISSION COMMUNITY MEETING
HELD AT 6:30 P.M. ON WEDNESDAY, OCTOBER 23, 2013 AT
THE ELLICOTT CITY SENIOR CENTER,
9401 FREDERICK ROAD, ELLICOTT CITY, MARYLAND 21042

A Pre-Submission Community Meeting was held on the above-referenced date, time and location. Representatives of the Developer were Brian Schwenk (Petitioner) and Dylan Springmann (attorney).

There was no one in attendance. The meeting was adjourned at approximately 6:50 p.m.

Attached hereto is a copy of the Notice of Pre-Submission Community Meeting, which was sent by regular first class mail to all adjoining property owners as identified in the records of the Maryland State Department of Assessments and Taxation and to the individuals on the Community Notify List provided by the Howard County Department of Planning and Zoning.

**AFFIDAVIT OF POSTING
Pre-submission Hearing**

Case: **Brian Schwenk**

STATE OF MARYLAND)

COUNTY OF HOWARD)

I, BRIAN SCHWENK, HEREBY CERTIFY that to the

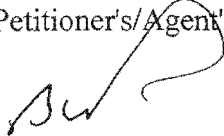
best of my information, knowledge and belief the property which is the subject of the above-captioned petition has been posted in accordance with the following requirements of the Department of Planning and Zoning:

1. The poster(s) shall be erected and shall remain on the subject property for three weeks prior to the pre-submission hearing.
2. The poster(s) shall be erected using 2 wooden stakes, one on each side of the poster.
3. The poster(s) shall be placed at the location indicated by the Department of Planning and Zoning.

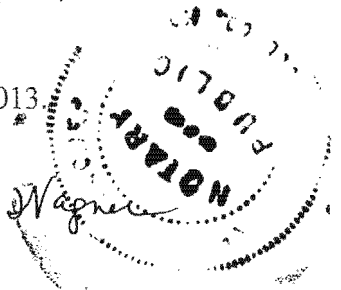
I further certify that the poster(s) has been posted at least 21 days immediately prior to the pre-submission hearing scheduled for **October 23, 2013** giving notification of the place, date and time of the hearing.

Subscribed and sworn to before me on this 14th day of October, 2013

Petitioner's/Agent's Signature



Notary Public: Kelly L. Wagner



My Commission expires: 5/29/15

Note: It is the responsibility of the Petitioner to ensure that all of the Posting requirements have been met. Failure to meet any of these requirements may result in the postponing and rescheduling a hearing in order to ensure the proper posting of the property. It is also the petitioner's responsibility to remove the poster after the hearing.

CHURCH ROAD
(33' WIDE R/W)
(16' +/- WIDE PAVING)

S 56°38'09" E 185.83'

NAIL SET
(IN EDGE ASPHALT DRIVE OVER R.R. SPIKE FOUND)

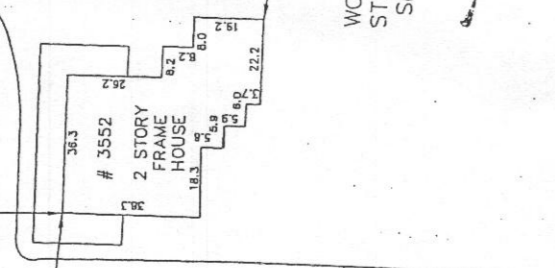
SITE NOTES
CONDITIONAL USE PLAN
3552 CHURCH LA, E.C., MD 21043
TX MAP 25
PARCEL NUMBER 283
2.762 ACRES
2ND ELECTION DIST
PROPERTY ZONED RR
ADJOINING PROPERTIES ARE ZONED R-ED & RR
PETITIONER/OWNER #1 BRIAN SCHWENK
3552 CHURCH LA, E.C., MD 21043, PH# 202 841-3134
ATTORNEY - DYLAN SPRINGMANN
5100 DORSEY HALL DR., EC, MD 21042
410-964-0300

FRANK & MATTIE TAYLOR, WF.
LIBER 1415 / 529
11-01-1985

3" DIAM. CONCRETE MONUMENT FOUND

APPROVED BA 13-003N
121,254 SQ. FT.
2.7836 ACRES

PROPOSED TEMPORARY ACCESSORY FAMILY DWELLING



Brian W. Schwenk
10.10.04

ROBERT CONEY & WF.
LIBER 1468 / 674
5-02-1986

WILLIAM DUFFY & MARGARET PRESCOTT
LIBER 1594 / 405
12-18-1986

S 43°52'07" W 748.51'

SLOPE

1" PIPE FOUND (0.26' N.W. OF PROPERTY LINE)

N 49°02'23" E 200.05'

SLOPE

SLOPE

WOODED

1 1/4" PIPE FOUND

STONE FOUND (0.39' S.W. OF PROPERTY LINE 6.42' FROM CORNER)

N 34°30'23" W 188.20'

KATHERINE CRIST
LIBER 2063 / 185
10-02-1989

1" PIPE FOUND

NOTES

- 1) BEARINGS AS SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID MERIDIAN (NAD 83) AS REFERENCED FROM HOWARD COUNTY GEODETIC CONTROL STATIONS 25A1 AND 25A2.
- 2) TAX MAP REFERENCE : MAP 25, PARCEL 283
- 3) DEED REFERENCE : BRIAN W. SCHWENK LIBER MDR 8052, FOLIO 533 DATED 1-09-2004
- 4) AREA AS SURVEYED : 121,254 S.F. OR 2.7836 AC.
- 5) "PIPE SET" AS SHOWN HEREON CONSISTS OF A 3/4" DIAMETER IRON PIPE DRIVEN IN FLUSH WITH GROUND WITH A YELLOW PLASTIC CAP MARKED " H & H, LS #267 "

PROPERTY LINE SURVEY

3552 CHURCH ROAD

121,254 S.F. OR 2.7836 AC.

HOWARD COUNTY, MARYLAND

SCALE : 1" = 50'
OCTOBER 10, 2004

HOFFMAN AND HOFFMAN

5502 STONINGTON AVE
BALTIMORE, MD. 21207 410-448-0181