

ZK

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

Date: November 26, 2013

Hearing Examiner 1/23/14

Planning Board _____ Board of Appeals _____

Zoning Board _____

Petition No. BA 13-032C Map No. _____ Block _____ Parcel _____ Lot _____

Petitioner: Franklin & Elizabeth Franklin

Petitioner's Address: _____

Address of Property: _____

Return Comments by January 6, 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



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-13-032C**

DATE: January 16, 2014

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

- The existing dwelling is served by private onsite well and onsite sewage disposal system. In order to support the expansion of use from one dwelling to two, the property must connect to the available public water and sewer service and properly abandon the well and onsite sewage disposal system. Documentation of proper abandonment must be submitted to the Health Department.



OCT 31 2013

For DPZ Office use only:

BA CASE NO. BA 13-032C

Date Submitted 10/31/13

**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 TWO FAMILY DWELLING UNIT
Section 131.N.

Specific Use Requested _____

2. Name of Petitioner FRANKLIN DAVID & ELIZABETH DAVID

Trading as (If applicable) _____

Mailing Address 14611 BLACKBURN ROAD, BURTONSVILLE, MD - 20866

Phone Number(s) 301-332-1210

E-Mail Address lindy@peduc@yaho.com

Name of Principal Contact (If different) FRANKLIN DAVID

3. Counsel for Petitioner

Mailing Address _____

Phone Number(s) _____

E-Mail Address _____

4. Conditional Use Site Description

Address/Street for Property 10622 HUNTING LANE, COLUMBIA, MD - 21044

Tax Map 41 Grid/Block 6 Parcel 174 Lot 12

Department of Assessments and Taxation Account No. 364663

Total Land Area of Property 44,400 (____ Acres) (Square Feet) Check one.

Election District CLARKSVILLE (S) H.C Zoning of Property R-20

Subdivision Name and Plat No. (If Applicable) HOLIDAY HILLS 5/78

Total Land Area of Use (If different than above) 44,400 (____ 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 FRANKLIN DAVID

Mailing Address 24611 BLACKBURN RD, BURTONSVILLE, MD - 20886

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

Tax Map Refer

(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

Tax Map Refer

(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 TWO FAMILY DWELLING UNIT

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. Regular Family Dwelling

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. N/A

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? N/A

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

No

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 FRANKLIN GEORGE DAVID & ELIZABETH DAVID

ADDRESS 14611 BLACKBURN RD, BURTONSVILLE, MD - 20866

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]
Signature

Oct 20, 2013
Date

[Signature]
Witness

[Signature]
Signature

Oct 30, 2013
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. _____	

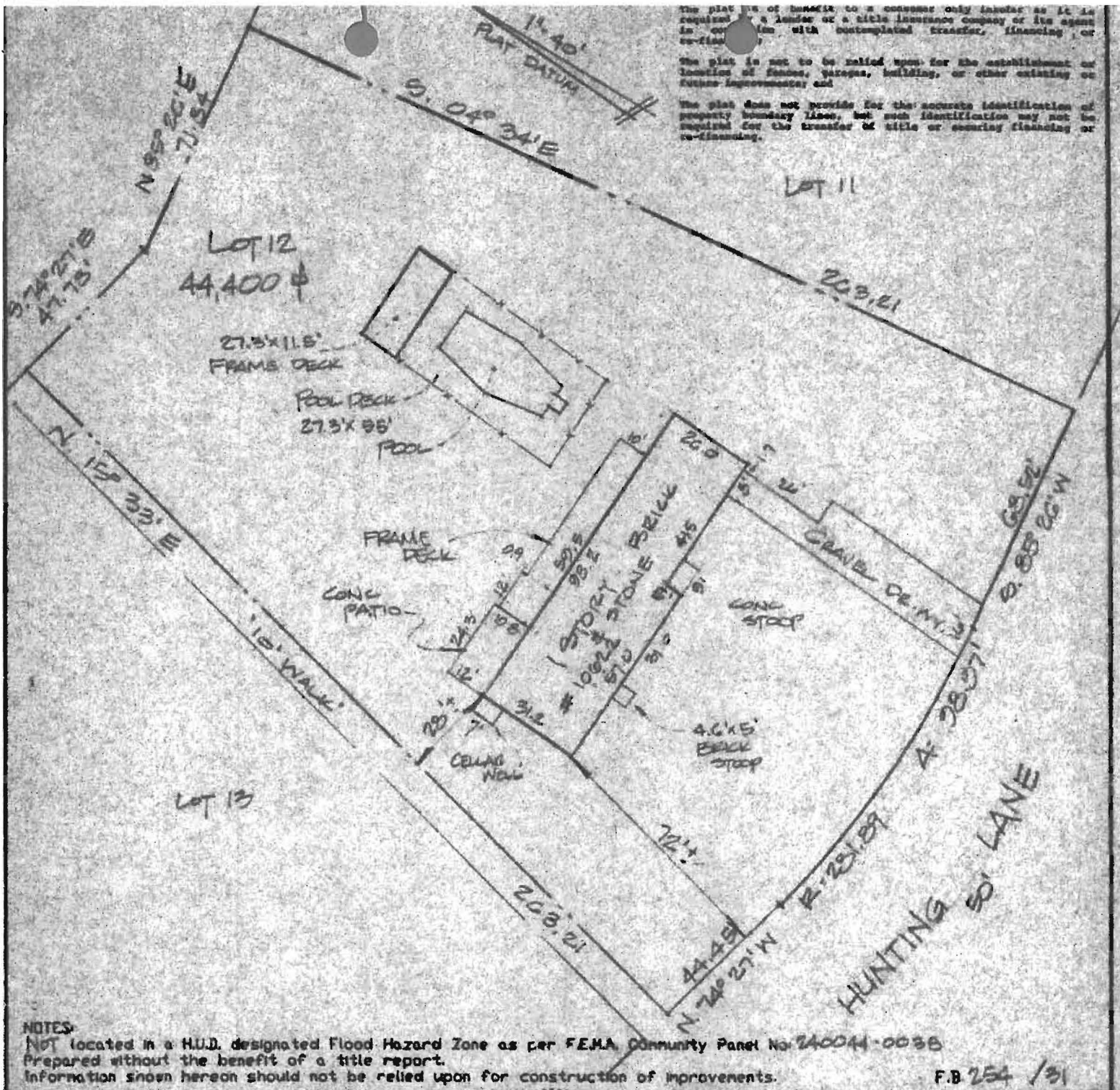
County Website: www.howardcountymd.gov

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

The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing.

The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements, and

The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.



NOTES:
 NOT located in a H.U.D. designated Flood Hazard Zone as per FEMA Community Panel No. 240041-0038
 Prepared without the benefit of a title report.
 Information shown hereon should not be relied upon for construction of improvements. F.B. 254 / 31

I hereby certify that I have surveyed the property shown hereon for the purpose of locating the improvements only, and the improvements are located as shown. Exact property corners have not been established or set, unless otherwise noted. We assume no responsibility or liability for any rights-of-way or easements recorded or unrecorded not appearing on the record maps.

Marwan Faris Mustafa
 MARWAN FARIS MUSTAFA
 Reg. Prof. Land Surveyor, Md. 20007
 Date: 6/26/95



LOT IMPROVEMENT SURVEY
 10622 HUNTING LANE
 LOT 12
 HOLIDAY HILLS
 CLARKSVILLE (5) Election District
 HOWARD County, Maryland

LIGHT, ELLIOTT & ASSOCIATES, INC. 8508 Adelphi Road Adelphi, Maryland 20783 Phone 301-422-6080 Fax 422-6086 1-800-246-6081		ENGINEERS PLANNERS SURVEYORS	953 Chandler Court Waldorf, Maryland 20604 Phone 301-843-4927 Fax 843-4928	Draftsman Ck: <i>[initials]</i> Job No: N. 3517	Plat Book / Page 5/78 Liber / Folio - -	Case No: 25-645 SECURITY TITLE File Number CH 81323
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AFFIDAVIT OF POSTING
Pre-submission Hearing

Case: Franklin David

STATE OF MARYLAND)

COUNTY OF HOWARD)


I, FRANKLIN DAVID, HEREBY CERTIFY that to the

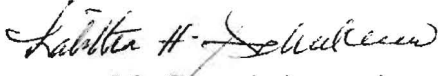
best of my information, knowledge and belief the property which is the subject of the above-captioned petition has been posted in accordance with the following requirements of the Department of Planning and Zoning:

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 **September 16, 2013** giving notification of the place, date and time of the hearing.

Subscribed and sworn to before me on this 19th day of August, 2013.


Petitioner's/Agent's Signature
August 19, 2013

Notary Public:

My Commission expires:
03/29/2017

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.

Department of Planning & Zoning

HOWARD COUNTY MARYLAND GOVERNMENT
3430 Court House Drive, Ellicott City, Maryland 21043 410-313-2350

Marsba S. McLaughlin, Director

www.howardcountymd.gov

FAX: 410-313-3467

TDD: 410-313-2323

NOTIFICATION OF PRE-SUBMISSION COMMUNITY MEETING (For Conditional Use or Zoning Map Amendments Only)

PROJECT INFORMATION (Yellow is required information)

Project Address →	10622 (Street Number)	Hunting Lane (Street Name)	Columbia (City)	21044 (Zip)
Tax Map Location →	41 (Tax Map)	6 (Tax Block)	174 (Parcel)	12 (Lot)
Name of Petitioner →	Franklin G. David			
Proposed Request →	Conditional use approval for two family dwelling			
Request Type →	<input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Zoning Board			

[Click to view interactive map to help determine information above →](#)

COMMUNITY MEETING INFORMATION

Meeting Date →	9/16/2013			
Meeting Time →	6:30 -8:00 pm (Must be held between 6:00 pm and 8:00 pm on a weekday or 9:00 am and 5:00 pm on a Saturday)			
Meeting Place →	Howard County Library, East Columbia Branch			
Meeting Address →	6600 (Street Number)	Cradlerock Way (Street Name)	Columbia (City)	21045 (Zip)
	(Shall be held at a location within the community in a public or institutional building within 5 miles of project location.)			

[Click to view interactive public & institutional locations map →](#)

SUBMITTER INFORMATION

Notification submitted by →	Franklin G. David (Contact Name)			
Contact phone number →	301 332 1210			
Contact e-mail address →	liztutupetu@yahoo.com			

DPZ INFORMATION (For DPZ Use Only)

Location ID →	11515			
Web Posting Date →	8/12/2013			
Sign Code →	C03			
Sign Year →	14 (Last 2 digits of fiscal year)			
Date Complete →				

August 19, 2013

Franklin G. David

10622 Hunting Lane

Columbia, MD 21044

The Owner/ Resident

10702 Hunting Lane

Columbia, MD 21044

Dear Owner/ Resident:

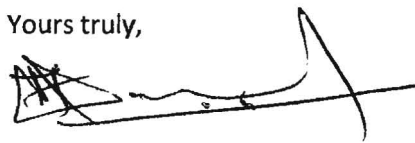
I am the owner of 10622 Hunting Lane and I am applying for Conditional Use for Two Family Dwelling Unit at this location. As part of the application process with Howard County, I am required to inform the adjoining property owners about the Pre-submission Community meeting.

The Pre-Submission Community meeting will be held on September 16, 2013 at 6:30pm at the Howard County Library, East Columbia Branch, 6600 Cradlerock Way, Columbia, MD 21045.

If you have any questions, please call me at 301 332 1210.

Thanking you,

Yours truly,

A handwritten signature in black ink, appearing to read "Franklin G. David", written over a horizontal line.

Franklin G. David

August 19, 2013

Franklin G. David

10622 Hunting Lane

Columbia, MD 21044

The Owner/ Resident

10618 Hunting Lane

Columbia, MD 21044

Dear Owner/ Resident:

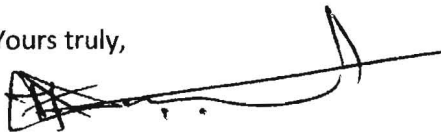
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If you have any questions, please call me at 301 332 1210.

Thanking you,

Yours truly,

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Franklin G. David

August 19, 2013

Franklin G. David

10622 Hunting Lane

Columbia, MD 21044

The Owner/ Resident

10613 Vista Road

Columbia, MD 21044

Dear Owner/ Resident:

I am the owner of 10622 Hunting Lane and I am applying for Conditional Use for Two Family Dwelling Unit at this location. As part of the application process with Howard County, I am required to inform the adjoining property owners about the Pre-submission Community meeting.

The Pre-Submission Community meeting will be held on September 16, 2013 at 6:30pm at the Howard County Library, East Columbia Branch, 6600 Cradlerock Way, Columbia, MD 21045.

If you have any questions, please call me at 301 332 1210.

Thanking you,

Yours truly,

A handwritten signature in black ink, appearing to read 'Franklin G. David', with a long horizontal line extending to the right.

Franklin G. David

October 30, 2013

Franklin G. David
14611 Blackburn Road
Burtonsville, MD 20866

Ms. Tamara Frank, Zoning Inspector
Division of Public Service and Zoning Administration
Howard Country Government
Ellicott City, MD

Dear Ms. Frank:

This is to inform you that the pre-submission Community Meeting was held on September 16, 2013 at Howard County Library, 6600 Cradlerock Way, Columbia, MD 21045.

The following attended the meeting and did not have any objection to my application for Two Family Dwelling request. They were very positive to this request.

Mark Wheeler, 10617 Hunting Lane
Neil Beaochamp, 10621 Hunting Lane
Karen Benshoff, 10622 Hunting Lane
Steven Lakra, 10622 Hunting Lane

I trust this application will receive a favorable response.

Thanking you for all your guidance and help.

Yours truly,

A handwritten signature in black ink, appearing to read 'Franklin G. David', with a long horizontal stroke extending to the right.

Franklin G. David

Steven LAKRA
Anu LAKRA
KAREN BENSHOFF

Mark Wheeler
10617 Hunting Ln.

Ned Beauchamp
10621 Hunting Lane