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

MEMORANDUM

TO: Geoff Goins
Division of Zoning Administration and Public Service

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

RE: **BA-18-002C**

DATE: March 2, 2018

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

1. Health Department has no record of a perc certification for the property establishing a sewage disposal area and well area.
2. Prior to Health approval of a building permit for the addition, there must be an approved perc certification plan following perc testing establishing a sewage disposal area and any necessary upgrades to the well or sewage disposal system must be completed and approved.

TO

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

Date: February 15, 2018

Hearing Examiner 04/02/18

Planning Board _____ Board of Appeals _____ Zoning Board _____

Petition No. BA-18-002C Map No. _____ Block _____ Parcel _____ Lot _____

Petitioner: Kevin and Diane O'Connor

Petitioner's Address: _____

Address of Property: _____

Return Comments by March 12, 2018 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
 - _____ Resource Conservation Division – Beth Burgess
 - _____ Route 1 Cases – DCCP – Kristen O'Connor
 - _____ Telecommunication Towers – (Comm. Dept.)
 - _____ Division of Transportation – Dave Cookson

COMMENTS: see memo


SIGNATURE



For DPZ Office use only:

BA CASE NO. BA 18-002C
Date Submitted 1/12/18

**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 dwellings and accessory apartments

Section 131.0.N. 54

Specific Use Requested Extend existing single-family dwelling to convert into a two-family dwelling

2. Name of Petitioner Kevin and Diane O'Connor

Trading as (If applicable) _____

Mailing Address 12541 Folly Quarter Road, Ellicott City, MD 21042

Phone Number(s) 410-491-2781

E-Mail Address DIANE OCONNOR <ddoconnor@hotmail.com>

Name of Principal Contact (If different) _____

3. Counsel for Petitioner Davis Agnor Rapaport & Skalny LLC, Michael Weiland, Esq.

Mailing Address 10211 Wincopin Circle, Suite 600, Columbia, MD 21044

Phone Number(s) 410-995-5800 x1235; 443-537-2891

E-Mail Address mweiland@darslaw.com

4. Conditional Use Site Description

Address/Street for Property 12541 Folly Quarter Road, Ellicott City, MD 21042

Tax Map 0022 Grid 0023 Parcel 0338 Lot 4C

Department of Assessments and Taxation Account No. 358345

Total Land Area of Property 5.01 ac (x Acres) (_____ Square Feet) Check one.

Election District 05 Zoning of Property R-R-DEO

Subdivision Name and Plat No. (If Applicable) _____

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

4. 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 from the owner must be submitted.

5. Conditional Use Plan Requirements

If the petition is approved, the Conditional Use plan will be made a part of the Decision and Order, subject to modifications and conditions required by the Hearing Authority. 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 Single-family residential
-
- 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. Add "in-law" suite, with two bedrooms and one full- and one half-bathroom to existing single-family residential dwelling. No commercial uses are proposed. "In-law suite" will be designed to match and blend with existing 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 131.0.N.54 Proposed "in-law suite" will not be visible from abutting or confronting parcels on account of the large scale of the property and existing natural buffers (treescapes) that will remain unaltered.
-
-
- 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? Applicant's requested conditional use will not create discernible disruptions, including noise, dust, fumes, odors, lighting, or vibrations that will be discernible from abutting or vicinal properties.
-
- e. Will the number of parking spaces be appropriate to serve the use and will the parking areas, loading areas, driveways, and trash receptacle areas be appropriately located and buffered from public roads and residential areas? Yes, no new parking or driveway alterations are proposed.
- f. Will the ingress and egress driveway(s) provide safe access with adequate sight distance? Yes
- g. Are there any environmentally sensitive areas in the vicinity of the property and, if so, will the proposed use have any potential to affect such areas? N/A
- h. Are there any historic sites in the vicinity of the property and, if so, will the proposed use have any potential to diminish the character and significance of such sites? 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 (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, Advertising, and Justification Statement 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:
- *Subject property adjoins a State road- original and 20 copies (application & plans)*
 - *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 materials as may be required by the Department of Planning and Zoning and/or the Hearing Authority 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 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 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.
- e. **The Petitioner hereby agrees to submit a Statement of Justification which examines each of the General Standards in Section 131.0.B., and each of the specific criteria in Section 131.0.N. for the proposed use, and which states the reasons the proposed Conditional Use complies with each standard and criterion.**

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.

Kevin O'Connor 19 Dec 2017
Signature of Petitioner Date

Kevin O'Connor
Print Name of Petitioner

Diane O'Connor Dec 19, 2017
Signature of Petitioner Date

Diane O'Connor
Print Name of Petitioner

Michael L. Weiland 11/20/2017
Signature of Attorney Date

Michael L. Weiland
Print Name of Attorney

General Standards for Conditional Uses

All requests for conditional uses must meet the following general standards set forth in Section 131.0.B. of the Zoning Regulations for approval:

1. The proposed Conditional Use plan will be in harmony with the land uses and policies in the Howard County General Plan which can be related to the proposed use.
2. 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 are such that the overall intensity and scale of the use(s) are appropriate for the site.
3. 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 proposed use under this standard, the Hearing Authority shall consider whether or not:
 - a. The impact of adverse effects such as, but not limited to, noise, dust, fumes, odors, intensity of lighting, vibrations, hazards or other physical conditions will be greater at the proposed site than it would generally be elsewhere in the same zoning district or other similar zoning districts.
 - b. The location, nature and height of structures, walls or fences, and the nature and extent of the existing and/or proposed landscaping on the site are such that the use will not hinder or discourage the development and/or use of adjacent land and structures more at the subject site than it would generally elsewhere in the same zoning district or other similar zoning districts.
 - c. The number of parking spaces will be appropriate to serve the particular use. Parking areas, loading areas, driveways and refuse areas will be appropriately located and buffered or screened from public roads and residential uses to minimize adverse impacts on 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. For proposed Conditional Use sites which have driveway access that is shared with other residential properties, the proposed Conditional Use will not adversely impact the convenience or safety of shared use of the driveway.
 - e. The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere.
 - f. The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.

In addition to the specific requirements of the appropriate subsection within Section 131.0.N of the Zoning Regulations, Conditional Uses within residential developments in the R-ED, R-SC, R-SA-8, R-H-ED, R-APT, R-A-15, R-MH or R-VH districts are subject to the standards enumerated in Section 131.0.C.

ADDRESS 12541 Folly Quarter Road, Ellicott City 21042

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] 19 Dec 2017
Signature Date

[Signature]
Witness

[Signature] Dec 19, 2017
Signature Date

[Signature]
Witness

[Signature] 11/20/2017
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.

Please access the online application process for the pre-submission meeting by using the link below:

https://pdox.howardcountymd.gov/ProjectDox/workflowefoms/Anonymous_Form_CZ_Presub.aspx

Pre-Submission Community Meeting

A pre-submission community meeting is required prior to the initial submittal of a petition for a Conditional Use subject to the same procedures for such meetings as specified in Section 16.128 of the Subdivision and Land Development Regulations.

Please use the following web address to access the community notification list.

https://data.howardcountymd.gov/HOA_Register_Notify/. You will be prompted to enter the three-digit sign code assigned to your development. Once your sign code has been entered, you will be provided with a list of community contacts that have requested information about your development.

T:\DPZ\Shared\Public Service and Zoning\Applications\Hearing Examiner\Conditional Use Application.doc REV 03/17

IN THE MATTER OF

O'CONNOR, KEVIN & DIANE

PETITIONERS

BEFORE THE

HOWARD COUNTY

BOARD OF APPEALS

HEARING EXAMINER

BA Case No. 17-

STATEMENT OF JUSTIFICATION FOR CONDITIONAL USE PETITION

I. Introduction

Kevin and Diane O'Connor (the "Petitioners") desire to extend their existing single-family dwelling, in which they have resided for nearly four decades, so that they may age-in-place by adding an in-law suite which will contain two bedrooms and one full- and one half-bathroom, forming a two-family dwelling. The large lot size, distance from abutting or confronting neighbors, and existing tree scape all serve to buffer any potential impact on abutting and vicinal properties. For the reasons contained herein, Petitioners request you APPROVE their request for conditional use.

II. The Subject Property

A. Property Location

The Petitioners' residence and property that is subject to this conditional use petition is located at 12541 Folly Quarter Road, Ellicott City, Maryland; and bearing SDAT Account Number 356345, Map: 0022, Grid: 0023, Parcel: 0338, Lot: 4 C (the "Property"). It is located in the 5th Election District. The Property is zoned RR-DEO, rural-residential in a density exchange overlay.

The Property is improved with one single-family dwelling, which has built around 1976. The Property is about 5.01 acres in size.

B. Property Description

The Property is largely open field, with wooded tree scape buffers at the northeast, south, and southwestern boundaries. The western boundary abuts a shared driveway with one other single-family dwelling. These trees provide a visual barrier to abutting and vicinal properties.

C. Vicinal Properties

The area around the Property is typified with large, single-family residential dwellings siting on large, multi-acre lots. The Property shares an extended driveway with the residence to its west. That property is multiple acres in size and is improved with a single-family residence, a horse barn, and space for horse training; its surrounds the Property along its western and northern boundaries. To the east of the Property is a flag shaped lot with an extended driveway that connects the residence to the subject Property's south to Folly Quarter Road.

The Property is sited near the eastern boundary of the RR-DEO zone, where it abuts the RC-DEO zone.

D. Adjacent Roads

The Property is located on Folly Quarter Road where a single lane runs each way from northwest to southeast.

E. Water and Sewer

The Property is not currently connected to public water facilities and has its own septic facilities.

F. General Plan

PlanHOWARD 2030 designates the Property as “rural resource”, while the Designated Places map designates the Property as “low density.” The Functional Road Classification map identifies Folly Quarter Road as a “Major Collector” road.

G. Proposed Use

Petitioner desires to add a 1,200 square foot (sf) addition to the existing single-family residential dwelling, which is 2,242 sf in size. The addition will contain a living space, kitchen, two bedrooms, and one full- and one half-bathroom. The addition will also have its own laundry facilities.

III. Conditional Use

A. Burden of Proof for Approval of a Conditional Use

Howard County Zoning Regulation (HCZR) Section 131.0.B.1-3 requires the Hearing Authority to evaluate a proposed Conditional Use through the application of three standards: harmony with the General Plan, overall density and scale of use, and adverse impacts.

- 1. The proposed Conditional Use plan will be in harmony with the land uses and policies in the Howard County General Plan which can be related to the proposed use. (§§131.0.B.1)**

The proposed conditional use will be in harmony with the land uses and policies of the Howard County General Plan, PlanHOWARD 2030, because it will continue the low-density residential character of the neighborhood. The proposed Conditional Use will also further PlanHOWARD 2030 Policy 9.3 which encourages the county to adopt, “policies [that] continue to support seniors who choose to age in place in their own homes or in their own communities.” The proposed Conditional Use will allow the Petitioners’ to “age in place” in the residence that

they have called “home” for nearly four decades. The Conditional Use will ultimately allow the Petitioners to live adjacent to, but separate from, their adult child and his young family.

- 2. 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 are such that the overall intensity and scale of the use(s) are appropriate for the site.**

The nature of the proposed Conditional Use will continue to be appropriate for the site. The proposed Conditional Use will maintain the low density residential character of the neighborhood and will generate only limited vehicle trips from a major corridor road. The proposed Conditional Use will occupy only a very small portion of the Property.

- 3. 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 proposed use under this standard, the Hearing Authority shall consider whether or not:**
 - a. The impact of adverse effects such as, but not limited to, noise, dust, fumes, odors, intensity of lighting, vibrations, hazards or other physical conditions will be greater at the proposed site than it would generally be elsewhere in the same zoning district or other similar zoning districts.**

The proposed use will not have any adverse effect on vicinal properties above and beyond those ordinarily associated with such use. In particular, there will be no noise, dust, fumes, odors, vibrations, or hazardous physical conditions created by the proposed Conditional Use. Any proposed lighting will face away from abutting lots, and will face downward so as to mitigate, if not eliminate, any potential light pollution.

- b. The location, nature and height of structures, walls or fences, and the nature and extent of the existing and/or proposed landscaping on the site are such that the use will not hinder or discourage the development and/or use of adjacent land and structures more at the subject site than it would generally elsewhere in the same zoning district or other similar zoning districts.**

The proposed Conditional Use will be located interior of the Property and will not hinder or discourage development and/or use of the adjacent land or structures in any manner.

- c. The number of parking spaces will be appropriate to serve the particular use. Parking areas, loading areas, driveways and refuse areas will be appropriately located and buffered or screened from public roads and residential uses to minimize adverse impacts on adjacent properties.**

The proposed Conditional Use will continue to use, and will not modify, the existing driveway, which is already buffered from public roads and adjacent residential uses, except for the portion that is shared with the western neighbor. In the Petitioners' opinion, there will be no discernible increase in traffic beyond that of an average single-family use by a young family.

- 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. For proposed Conditional Use sites which have driveway access that is shared with other residential properties, the proposed Conditional Use will not adversely impact the convenience or safety of shared use of the driveway.**

Petitioners, who have lived on the Property for nearly 40 years, find the existing ingress and egress suitable. As a two-family use on a sufficiently wide driveway, the Conditional Use will not adversely impact the convenience or safety of the shared use of the driveway.

- e. The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere.**

The proposed Conditional Use will not be sited near any existing or natural water features. It's relatively small size presents no impact on any environmental features.

- f. The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.**

The proposed Conditional Use is located adjacent to the Herbiary, a Howard County landmark. The Herbiary is an historic single-family residential dwelling and herb garden. The proposed Conditional Use is completely and adequately buffered from view by the landmark by

existing tree scape that obscures the Property from view. The proposed use will have no discernible impact on the landmark.

B. Specific Criteria for a Two-Family Dwelling Under § 131.0.N.54

The HCZR requires two-family dwellings to satisfy additional criteria. The HCZR states,

“Two-family Dwellings and Accessory Apartments. A Conditional Use may be granted for two-family dwellings or accessory apartments in the following districts, provided that any new structures or additions will be designed to be compatible in scale and character with the surrounding residential neighborhood. Compatibility of character may be in architectural style, materials or details. Compatibility shall be demonstrated by architectural elevations or renderings submitted with the petition.

a. Two-family dwellings: in the RC and RR Districts, on properties that are not ALPP purchased or dedicated easement properties, and in the R-ED, R-20 or R-12 Districts, provided that the two-family dwelling is on an individual lot, with only one two-family dwelling permitted on one lot, and the lot is an existing recorded lot at the time of the Conditional Use application. The minimum lot size shall be at least 16,000 square-feet for two-family dwelling structures in the R-ED and R-12 Districts.”

HCZR § 131.0.N.54. The proposed Conditional Use satisfies the requirements of § 131.0.N.54. The proposed Conditional Use maintains “compatibility of character” because the extension maintains the same architectural style of the existing home, and will use similar materials and details, such that the extension will appear to be one cohesive dwelling rather than two distinct dwellings. The southeastern façade will closely match the plane of the existing residence’s bump out. Minimal landscaping will be added to continue the existing vegetation pattern. Along the northwestern façade of the extension, the existing hardscape and landscaping will be extended to make the second unit feel a continuous part of the backyard and pool area.

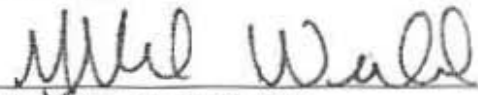
As required by § 131.0.N.54.(b), the Property is not burdened by an Agricultural Land Preservation Program easement.

RECEIVED
FEB 16 2018
HOWARD COUNTY HEALTH DEPT.
BUREAU OF ENVIRONMENTAL HEALTH

IV. Conclusion

For the above stated reasons, Petitioners satisfy the standards required for granting a Conditional Use. The proposed Conditional Use will not create any discernible impact on the surrounding properties, and will continue the low density residential nature of the surrounding area. Furthermore, PlanHOWARD 2030 encourages the county to allow policies that will enable residents to "age in place," which is what Petitioners desire to do. Petitioners humbly request the Hearing Examiner to GRANT their request for Conditional Use.

Sincerely,



Michael L. Weiland, Esq.
Davis Agnor Rapaport & Skalny, LLC
10211 Wincopin Circle, Suite 600
Columbia, MD 21044
410-995-5800 x1235
mweiland@darslaw.com

Real Property Data Search

Search Results for HOWARD COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 05 Account Number - 358345							
Owner Name:		OCONNOR KEVIN OCONNOR DIANE				Use:		RESIDENTIAL	
Mailing Address:		12541 FOLLY QUARTER RD ELLCOTT CITY MD 21042-1207				Principal Residence:		YES	
						Deed Reference:		/00996/ 00664	
Premises Address:		12541 FOLLY QUARTER RD ELLCOTT CITY 21042-0000				Legal Description:		LOT 4-C 5.016 AC 12541 FOLLY QUARTER RD GLENELG MANOR	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0022	0023	0338		0000			4 C	2017	Plat Ref:
Special Tax Areas:					Town:		NONE		
					Ad Valorem:		100		
					Tax Class:				
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1976		2,242 SF		235 SF		5.0100 AC			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
1	YES	STANDARD UNIT	FRAME	3 full	1 Attached				
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2017		07/01/2017		07/01/2018	
Land:		310,000		310,000					
Improvements		224,100		249,400					
Total:		534,100		559,400		542,533		550,967	
Preferential Land:		0						0	
Transfer Information									
Seller:		Date:		Price:					
Type:		Deed1:		Deed2:					
Seller:		Date:		Price:					
Type:		Deed1:		Deed2:					
Seller:		Date:		Price:					
Type:		Deed1:		Deed2:					
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									
Homestead Application Status: Approved 04/30/2008									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application Date:									

December 19, 2017

Howard County Planning and Zoning
3430 Court House Drive
Ellicott City, MD 21043

Re: Letter of Authorization for Conditional Use Application
12541 Folly Quarter Road
Ellicott City, MD 21042

To Whom It May Concern:

We are the fee simple owner of real property located at the address above. We hereby give permission to Michael Weiland and the law firm of Davis, Agnor, Rapaport & Skalny, LLC to file applications and represent our interests to obtain a Conditional Use Permit and/or other zoning or administrative relief as may be necessary to allow us to construct an apartment unit extension onto my existing dwelling.

Sincerely,



Kevin O'Connor



Diane O'Connor

AFFIDAVIT OF POSTING
Pre-submission Meeting

Case: O'Connor -- Home Extension

STATE OF MARYLAND)

COUNTY OF HOWARD)

I, Michael L. Weiland, 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 meeting.
2. The poster(s) shall be erected using ^{metal sign posts} 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 meeting scheduled for **December 19, 2017** giving notification of the place, date and time of the meeting.

Subscribed and sworn to before me on this 10th day of January, 2018.

Petitioner's/Agent's Signature

Michael Weiland

Notary Public: *Katie Riggsby*

My Commission expires: 1/17/21

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 meeting in order to ensure the proper posting of the property. It is also the petitioner's responsibility to remove the poster 2 weeks after the meeting.

PRE-SUBMISSION MEETING
MEETING MINUTES

12541 FOLLY QUARTER ROAD, ELLICOTT CITY, MD 21042

I. Location

Triadelphia Ridge Elementary School
Large Meeting Room
13400 Triadelphia Road
Ellicott City, MD 21042

II. Date and Time

December 19, 2017
6:00 p.m. to 8:00 p.m.

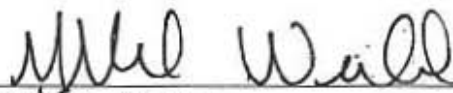
III. Attendees

Total Attendees: 3, see attached Sign-In Sheet

IV. Questions Posed to Applicant:

No questions were asked of the Applicant.

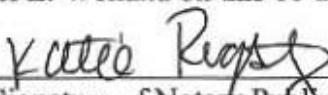
I, Michael L. Weiland, on behalf of Kevin and Diane O'Connor, Applicants for a Conditional Use Petition, do affirm that the above meeting minutes are true and accurate, and that requests for answers were provided to all parties who so requested in conformance with the Section 131(F) of the Howard County Zoning Regulations.


Michael L. Weiland

STATE OF MARYLAND
COUNTY OF HOWARD, to wit:

Sworn to and subscribed before me by Michael L. Weiland on this 11 day of January 2018

(Notary Seal)


Signature of Notary Public
Notary Public
My Commission expires: 1/17/21

KACIE RIGBY
NOTARY PUBLIC
FREDERICK COUNTY
MARYLAND
MY COMMISSION EXPIRES JAN. 17, 2021

12541 FOLLY QUARTER ROAD, ELLICOTT CITY, MD 21042



Looking NE onto Existing Dwelling



Looking NE onto Existing Dwelling Façade



Looking N onto Existing Dwelling



Looking N onto Folly Quarter Road



Looking S from Existing Dwelling



Looking W from Existing Dwelling

12541 FOLLY QUARTER ROAD, ELLICOTT CITY, MD 21042



Looking NE onto Existing Dwelling



Looking NE onto Existing Dwelling Façade



Looking N onto Existing Dwelling



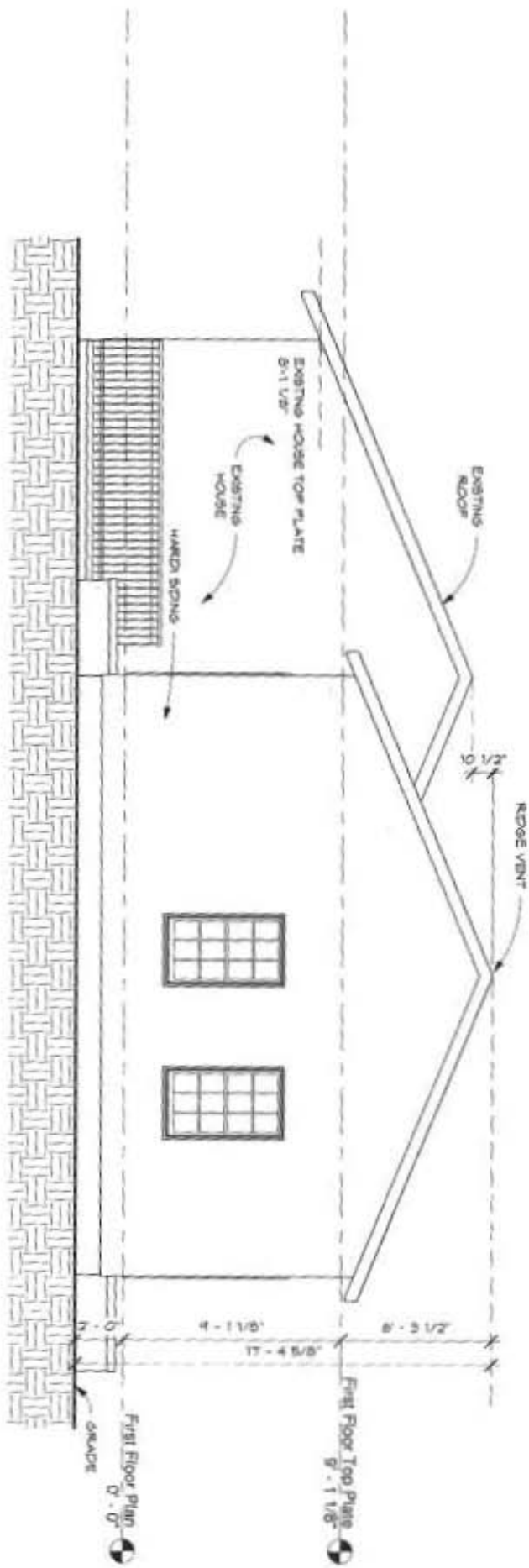
Looking N onto Folly Quarter Road



Looking S from Existing Dwelling

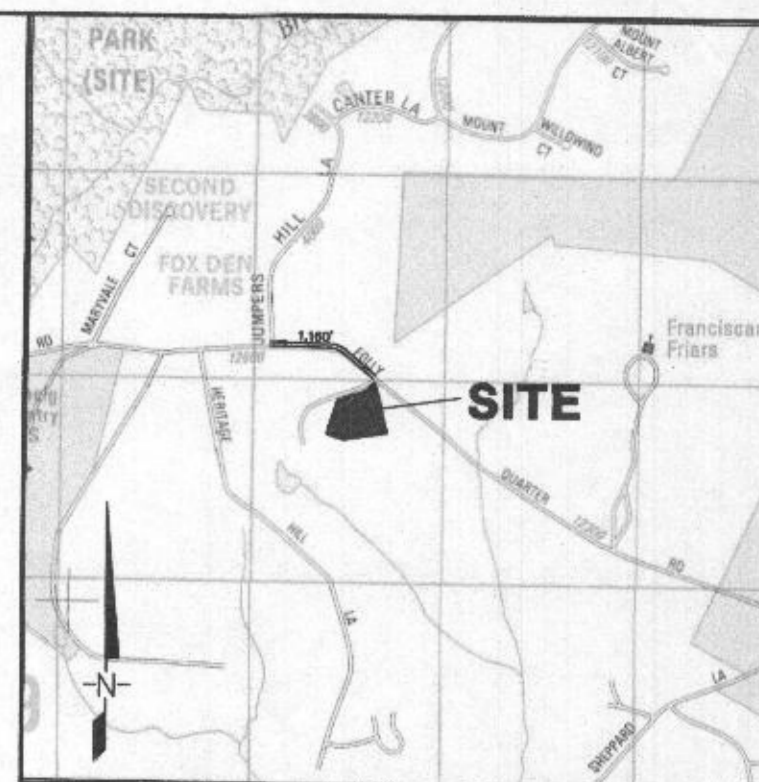


Looking W from Existing Dwelling



PARKING TABULATION BASED ON AERIAL ASSESSMENT

PROPERTY	APPROXIMATE NO. OF SPACES	PAVEMENT TYPE
12541 FOLLY QUARTER ROAD ELLICOTT CITY, MD. 21042	12	BITUMINOUS CONCRETE
12548 FOLLY QUARTER ROAD ELLICOTT CITY, MD. 21042	12	BITUMINOUS CONCRETE
12537 FOLLY QUARTER ROAD ELLICOTT CITY, MD. 21042	8	BITUMINOUS CONCRETE



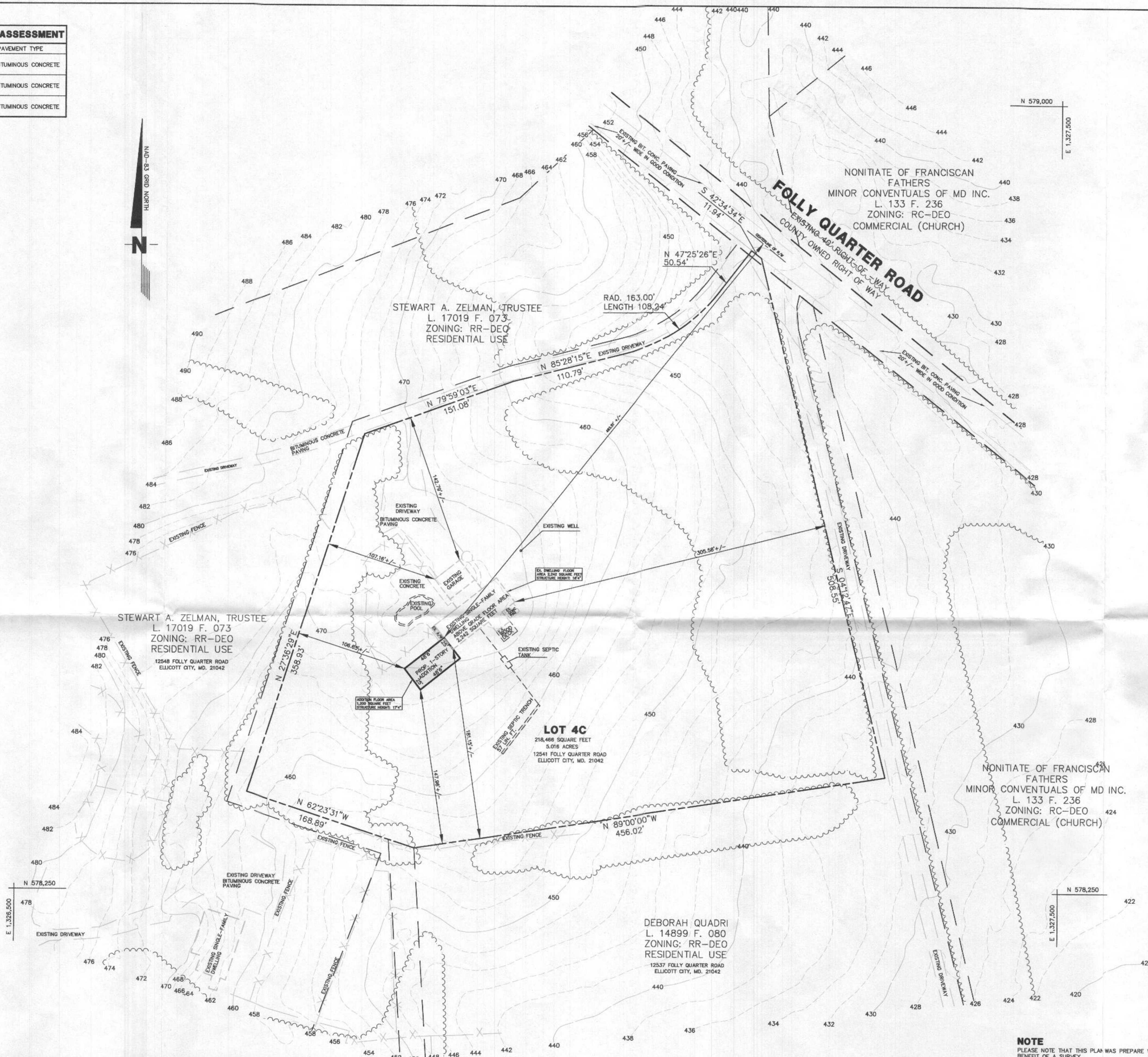
VICINITY MAP

SCALE: 1" = 2,000'
ADC MAP: 10, GRID: D12
Copyright ADC The Map People
Permitted Line Number: 20811204

SUBJECT PROPERTY LOCATION
THIS SITE LIES ON THE SOUTH SIDE OF FOLLY QUARTER ROAD APPROXIMATELY 1,160' EAST OF JUMPERS HILL LANE.

SITE DATA

PROPERTY ADDRESS:	12541 FOLLY QUARTER ROAD ELLICOTT CITY, MD. 21042
OWNER AND PETITIONER:	KEVIN AND DIANE O'CONNOR 12541 FOLLY QUARTER ROAD ELLICOTT CITY, MD. 21042 410-491-2781 EMAIL: KWOCNNOR@YAHOO.COM
COUNSEL:	MICHAEL L. WEILAND, ESQ. DAVIS AGNOR RAPAPORT & SKALNY LLC 10211 WINCOPIN CIRCLE, SUITE 600 PHONE: 410-995-5800 EMAIL: MWEILAND@DARSLAW.COM
EXISTING USE:	SINGLE FAMILY DWELLING PROPOSED USE: DWELLING ADDITION
EXISTING ZONING:	RR-DEO SETBACKS: FRONT: 50', SIDE: 10', REAR: 30'
TAX MAP:	22 BLOCK: 23 PARCEL: 338 LOT: 4C
ELECTION DISTRICT:	5
TAX ACCOUNT NUMBER:	5-358345
CRITICAL AREA:	N/A
TOTAL SITE AREA:	5.016 ACRES 218,466 SQUARE FEET
ABOVE GRADE FLOOR AREA:	2,242 SQUARE FEET



DEVELOPMENT PLAN
SCALE: 1"=50'

LEGEND

	Existing Grade		Woods line
	Proposed Grade		Existing Structure
	Existing Lot Line		Existing Fence
	Existing Impervious To Be Removed		
	Proposed Impervious		
	Existing Tree		
	Existing BGC Pole		

REVISIONS

NO.	DESCRIPTION	APPROVED BY	DATE

NOTE
PLEASE NOTE THAT THIS PLAN WAS PREPARED WITHOUT BENEFIT OF A SURVEY.

M.A.F. & ASSOCIATES, LLC
526 HOODS MILL ROAD
WOODBURN, MD 21797
PHONE: 410-552-5541
FAX: 410-552-5546
EMAIL: MFRGEN@AOL.COM

OWNER: KEVIN AND DIANE O'CONNOR
12541 FOLLY QUARTER ROAD
ELLICOTT CITY, MD. 21042
410-491-2781
EMAIL: KWOCNNOR@YAHOO.COM

PETITIONER: KEVIN AND DIANE O'CONNOR
12541 FOLLY QUARTER ROAD
ELLICOTT CITY, MD. 21042
410-491-2781
EMAIL: KWOCNNOR@YAHOO.COM

COUNSEL: MICHAEL L. WEILAND, ESQ.
DAVIS AGNOR RAPAPORT & SKALNY LLC
10211 WINCOPIN CIRCLE, SUITE 600
PHONE: 410-995-5800
EMAIL: MWEILAND@DARSLAW.COM

CONDITIONAL USE PLAN

GLENELG MANOR
LOT 4-C
12541 FOLLY QUARTER ROAD
ELLICOTT CITY MD. 21042

TAX MAP 22 BLOCK 23 PARCEL 338 TAX ACCOUNT #5-358345 ZONING: RR-DEO
DATE: JANUARY 1, 2018

5TH ASSESSMENT DISTRICT HOWARD COUNTY, MARYLAND

