

# HOWARD COUNTY PERMIT APPLICATION

PERMIT NUMBER  
**BO052983** *K10*

Building Address 7130 Spring Road  
Charlestown MD 21024  
 Suite/Apt. #: \_\_\_\_\_ SDPWP/Petition # \_\_\_\_\_  
 Census Tract 605102 Subdivision \_\_\_\_\_  
 Section \_\_\_\_\_ Area \_\_\_\_\_ Lot \_\_\_\_\_  
 Tax Map 41 Parcel 492 Grid 10  
 Zoning RR-200 Map Coordinates 15P13 Lot size 73,919 SF

Property Owner's Name Lynn Covey  
 Address 6104 River View Ct  
 City Frederick State MD Zip Code 21704  
 Home Phone 410-220-1941 Work Phone 410-954-2524  
 Applicant's Name & Mailing Address, (if other than listed herein) \_\_\_\_\_  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_

Existing Use wooded lot  
 Proposed Use Build 4 BR 4 Bath Home  
 Estimated Construction Cost \$ 250,000  
 Description of Work Construct a 2 story  
single family home AA-05-003  
4 BR 4 Bath 1 RI  
with 2 car garage

Contractor Company Covey Construction  
 Contact Person Lynn Covey  
 Address 6104 River View Ct  
 City Frederick State MD Zip Code 21704  
 License No. 2506  
 Phone 410-954-2524 Fax 301-620-2010

Occupant or Tenant \_\_\_\_\_  
 Contact Name Lynn Covey  
 Address 6104 River View Ct  
 City Frederick State MD Zip Code 21704  
 Phone 410-954-2524 Fax 301-620-2010

Engineer or Architect Company Clark & Clark Architects  
 Contact Person Debra Martin  
 Address 10000 N. ...  
 City Columbia State MD Zip Code \_\_\_\_\_  
 Phone 410-391-7500 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"/> Gas Yes <input type="checkbox"/> No <input type="checkbox"/>
Use group: _____	Heating System: _____ Electric <input type="checkbox"/> Oil <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas <input type="checkbox"/>
Construction type: _____ Reinforced Concrete _____ Structural Steel _____ Masonry _____ Wood Frame _____ State Certified Modular _____	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 _____ 1st floor: <u>10'</u> <u>6.5'</u> 2nd floor: <u>41'</u> <u>6.5'</u> Basement: <u>41'</u> <u>5.5'</u> Finished Basement <input checked="" type="checkbox"/> Unfinished Basement <input type="checkbox"/> Crawl space <input type="checkbox"/> Slab on Grade <input type="checkbox"/> No. of Bedrooms <u>4</u> Height <u>32'</u> Multi-family dwellings: _____ No. of accessory units: _____ No. of 1 BR units: _____ No. of 2 BR units: _____ No. of 3 BR units: _____	Water Supply: _____ Public _____ Private <input checked="" type="checkbox"/> Sewage Disposal: _____ Public _____ Private <input checked="" type="checkbox"/> Electric Yes <input type="checkbox"/> No <input type="checkbox"/> Gas Yes <input type="checkbox"/> No <input type="checkbox"/>
Other Structure: _____ Dimensions: _____ Footings: _____ Roof Height: _____ State Certified Modular _____ Manufactured Home _____	Heating System: _____ Electric <input type="checkbox"/> Oil <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas <input checked="" type="checkbox"/> Sprinkler system: N/A <input type="checkbox"/> NFPA #13D _____ NFPA #13R _____ 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 THERE TO; (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.

Applicant's Signature \_\_\_\_\_  
 Title \_\_\_\_\_

Print Name Lynn Covey  
 Date 4-9-05

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

DATE	SIGNATURE APPROVAL	DPZ SETBACK INFORMATION	PROPERTY APP
_____	_____	Front _____ Rear _____ Side _____ Side Set _____ All minimum setbacks met? YES <input type="checkbox"/> NO <input type="checkbox"/> Is Easement Permit required? YES <input type="checkbox"/> NO <input type="checkbox"/> Historic District? YES <input type="checkbox"/> NO <input type="checkbox"/> L24 Coverage for New Town Zone _____ EDP/Treadway approval date _____	Filing fee \$ <u>100</u> Permit fee \$ _____ Excise tax \$ _____ Add'l per. fee \$ _____ TOTAL FEES \$ _____ Sub-total paid \$ _____ Balance due \$ _____ Check # <u>1315</u> Validation # <u>55729</u>

COMPLIANCE WITH TRUCKING START:   
 ONE STOP SHOP:

Classification of District: \_\_\_\_\_ When Building Official: \_\_\_\_\_ Green: LOD, DPZ Yellow: DED, DPZ Pink: Health Gold: SH4

Approved by: \_\_\_\_\_

**65147**

1 IN THE MATTER OF  
2 LYNN COVEY,  
3 PETITIONER

\* BEFORE THE DIRECTOR OF  
\* DEPARTMENT OF PLANNING & ZONING  
\* AA CASE NO. 05-003  
\* (PARCEL 492 - SANNER ROAD)

\*\*\*\*\*

4 **DECISION AND ORDER**

5 On March 17, 2005, the Designee for the Director of the Department of Planning and Zoning  
6 conducted a public hearing to consider the petition of Lynn Covey, for an Administrative Adjustment from  
7 Section 105.E.4.b.(1) of the Zoning Regulations to reduce the 75 foot setback from a collector or  
8 arterial public street right-of-way to 60 feet for a new single-family detached dwelling, as  
9 authorized under the Administrative Adjustment Procedure, Section 100.F.1. The notice of the hearing was  
10 posted on the subject property in accordance with all applicable regulations. The Petitioner was present.  
11 No one testified in opposition to the petition.

12 Prior to the introduction of testimony, the following items were incorporated into the record by  
13 reference:

- 14 1. The Howard County Zoning Regulations.  
15 2. The Subdivision and Land Development Regulations.  
16 3. The Administrative Procedures Act of the Howard County Code.

17 During the hearing the following items were introduced as exhibits:

- 18 1. Petition and Administrative Adjustment Plans submitted by Petitioner.  
19 2. Updated Administrative Adjustment Plan submitted as Exhibit No. 1.  
20 3. Aerial photograph of the subject site submitted by the Department of Planning and Zoning.

21 Testimony in favor of the petition was presented by Lynn Covey. Mr. Covey stated that the  
22 property has an irregular shape which results in a building envelope with very little depth. Mr. Covey  
23 explained that the topography is also an issue because the drop in elevation is better managed by moving  
24 the structure forward on the lot and placing it at the proposed angle relative to the front property line. He  
25 also stated that such a location and orientation for the dwelling improves the drainage situation because  
26 the water will flow better around the building. Mr. Covey noted that the dwelling on the adjoining property  
27 to the southwest will still be well separated from the proposed dwelling.  
28

1 Based upon all the testimony and exhibits presented at the hearing, the description of the subject  
2 property and vicinal properties resulting from a site inspection by a member of the planning staff, as well  
3 as the plans and materials submitted by the Petitioner as part of the petition, the Director makes the  
4 following Findings of Fact and Conclusions of Law:

5 FINDINGS OF FACT

- 6 1. The Petitioner, Lynn Covey is the owner of the subject property of this proceeding. The subject  
7 property is located on the west side of Sanner Road approximately 300 feet north of River  
8 Oak Court. This property is identified as Tax Map 41, Grid 10, Parcel 492 and there is no  
9 current assigned address (the "Property"). The Property is located in a RR-DO zoning  
10 district, and it is 1.68 acres in area.
- 11 2. The Property is a very irregularly-shaped parcel and is currently unimproved and wooded.  
12 From the highest point at the southeast corner on Sanner Road, the Property slopes down  
13 considerably to the north and northeast, dropping approximately 40 feet in elevation to the  
14 lowest point along the northeast lot line.
- 15 3. The Petitioner proposes to improve the Property by constructing a single-family detached  
16 dwelling near the west side of the parcel. On the submitted plan, this proposed dwelling  
17 appears to be oriented to face approximately northeast, with a proposed driveway also  
18 extending to the northeast to Sanner Road. With this orientation, the southeast corner of the  
19 dwelling would encroach approximately up to 15 feet into the 75 foot setback from the  
20 proposed future right-of-way for Sanner Road. The Petitioner requests an Administrative  
21 Adjustment for this encroachment.
- 22 4. All properties on the west side of Sanner Road are also zoned RR-DEO. The adjoining  
23 property to the west and north is Parcel 366, which is a wooded vacant parcel. Beyond  
24 Parcel 366 to the northwest is Parcel 348, which is the site of Gimlets Chance, a key  
25 historic site with a dwelling that incorporates a log dwelling from the 1720's. Parcel 373  
26 adjoins the south and southwest sides of the Property, and is a residential parcel improved  
27 with a one-story, frame dwelling set back a considerable distance from Sanner Road. Other  
28 dwellings are further to the south along Sanner Road.

1 5. Across Sanner Road to the east of the Property is the large Parcel 123, which is zoned PEC  
2 and is the site of the Johns Hopkins Applied Physics Laboratory facility. The portion of  
3 Parcel 123 opposite the Property is used for an athletic field, and there is a small brick  
4 accessory building. Further to the north Parcel 123 is wooded.

#### 5 CONCLUSIONS OF LAW

6 Based upon the foregoing Findings of Fact, the Director makes the following Conclusions of Law:

- 7 1. The irregular-shape of the Property in combination with the significant slope from Sanner  
8 Road are unique physical conditions peculiar to the particular lot; and that as a result of  
9 such unique physical conditions, practical difficulties or unnecessary hardships arise in  
10 complying strictly with the bulk provisions of these regulations.
  - 11 2. The proposed dwelling complies with the rear and side setback requirements, so the  
12 required separation from the adjoining properties is not lessened. Only the southeast  
13 corner of the garage encroaches into the front setback, with the bulk of the dwelling in  
14 compliance with the front setback, so the encroachment will not be conspicuous. The area  
15 of the encroachment is across Sanner Road from an outdoor playing field and not another  
16 dwelling. There will still be an appropriate buffer area between the Sanner Road and the  
17 dwelling. Sight distance along the road will not be reduced by the encroachment. The  
18 requested administrative adjustment will not alter the essential character of the  
19 neighborhood or district in which the property is located, will not substantially impair the  
20 appropriate use or development of adjacent property, and will not be detrimental to the  
21 public welfare.
  - 22 3. The Property was purchased with its current shape and topography. The practical  
23 difficulties or hardships have not been created by the Petitioner.
  - 24 4. As noted above, only a small portion of the garage encroaches into the front setback and  
25 the dwelling predominantly complies with the required front setback. The request is the  
26 minimum administrative adjustment necessary to afford relief to the Petitioner.
- 27  
28

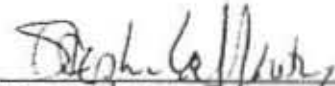
ORDER

Based upon the foregoing Findings of Fact and Conclusions of Law, it is this 31st day of March, 2005 by the Director of the Department of Planning and Zoning for Howard County, ORDERED that the petition of Lynn Covey, for an administrative adjustment to reduce the 75 foot setback from a collector or arterial public street right-of-way to 60 feet for a new single-family detached dwelling, be and the same is hereby **GRANTED**, subject to the following conditions:

1. The Petitioner shall comply with all applicable Federal, State and County laws and regulations.
2. The granted administrative adjustment shall apply solely to the proposed single-family detached dwelling as depicted on the Administrative Adjustment plan submitted by the Petitioner and not to any other structure, addition, building or use.
3. A building permit for the single-family detached dwelling shall be obtained within two years from the date of this order and substantial construction shall be completed within three years. The Petitioner shall submit a copy of this Decision and Order with the building permit application.
4. This Decision and Order shall be maintained in the owners' property records and shall be transferred to any succeeding owner of the Property.

Prepared By:  
Howard County Department of  
Planning and Zoning

  
J. Robert Lalush, Planner II

  
for Marsha S. McLaughlin, Director  
Department of Planning and Zoning


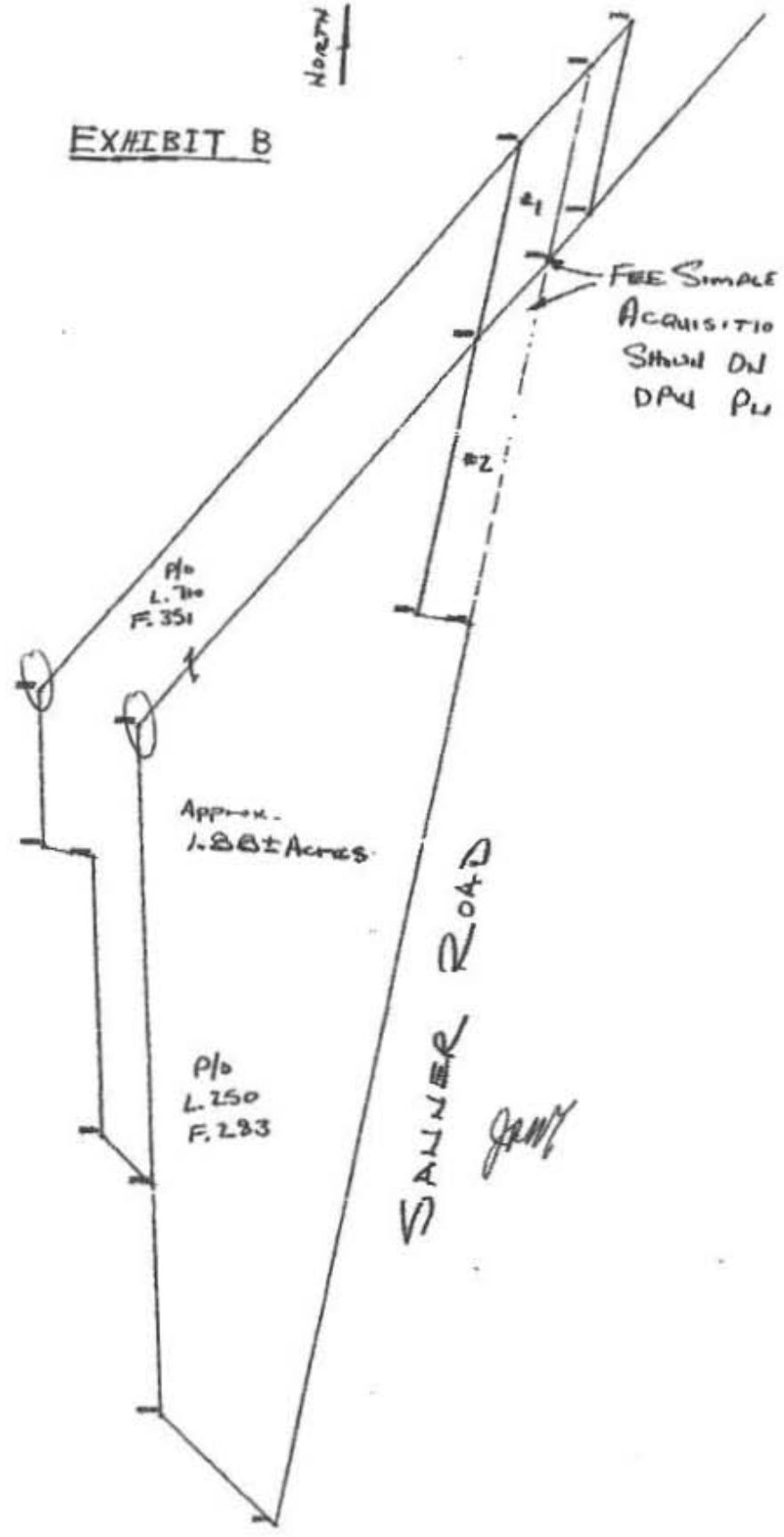
  
George L. Beisser  
Director's Designee



EXHIBIT B



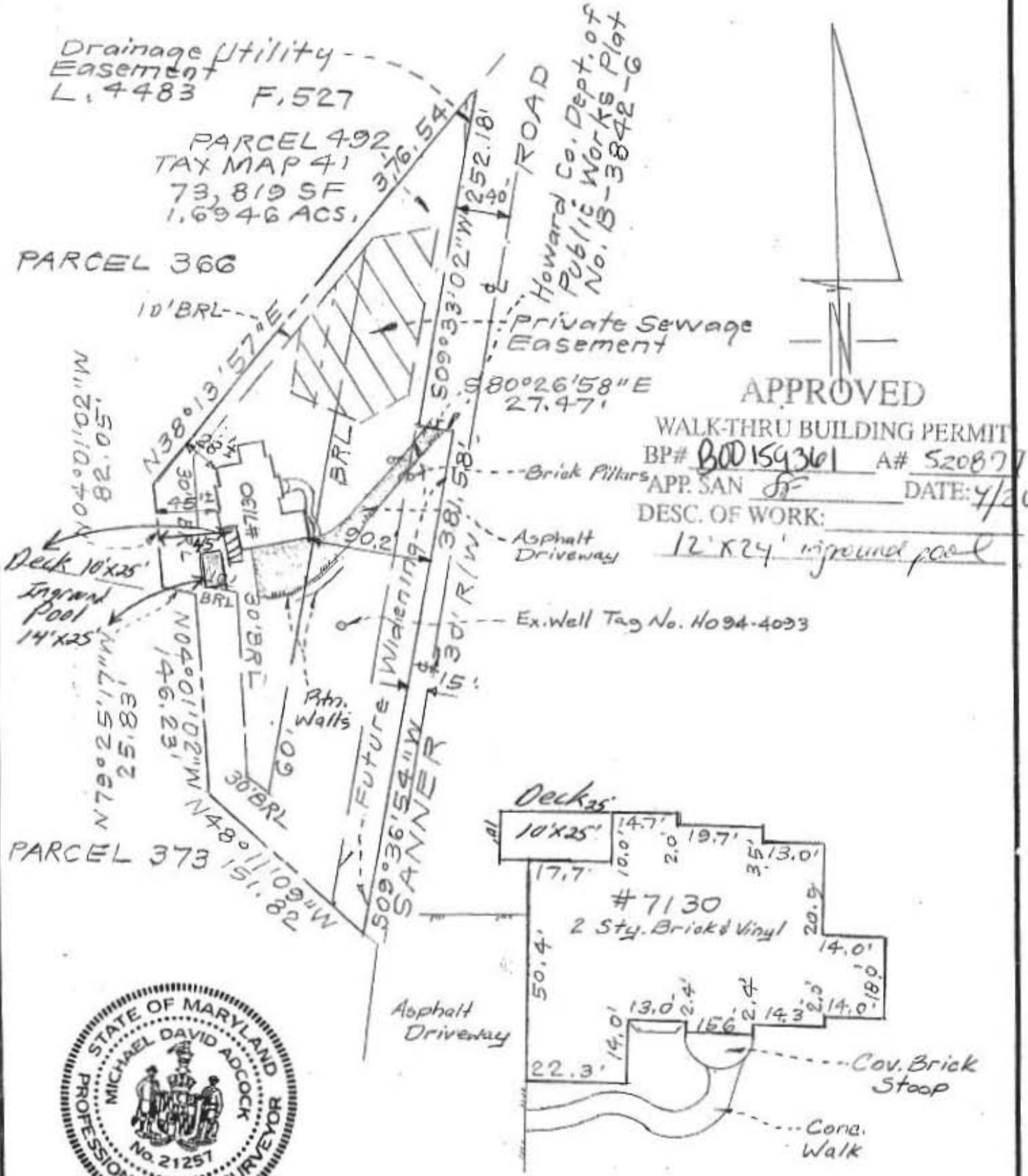
NOTE: This lot appears to lie in an area classified as Zone-C as shown on Flood Insurance Rate Map for Howard County, Maryland Community-Panel Number 240044 0038 B Panel 38 of 45, dated December 4, 1986.

LOCATION DRAWING  
7130 SANNER ROAD  
LIBER 8923 FOLIO 399  
PARCEL 492 TAX MAP 41  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

NOTE:

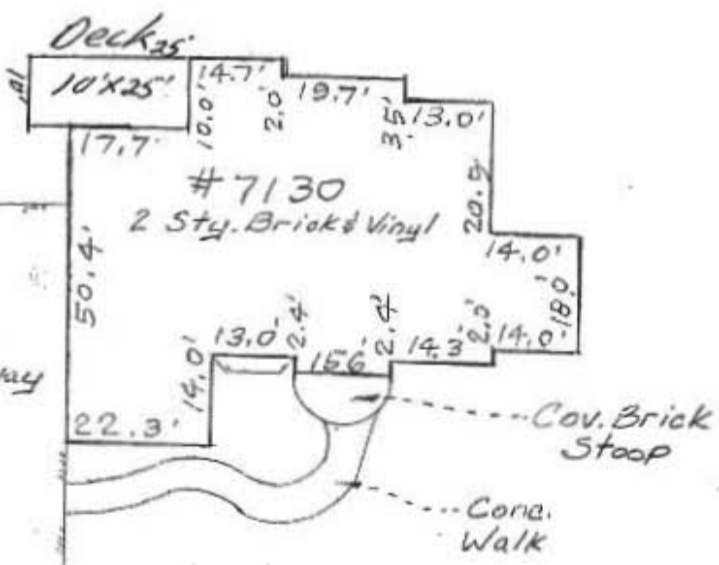
- 1. The +/- setback distance accuracy = 1'
- 2. This plat is a benefit to the consumer only insofar as it is required by a lender or a title insurance company or its agents in connection with contemplated transfer, financing or refinancing purposes. This plat is not to be relied upon for the establishment or location of fences, garages, buildings or other existing or future structures. This 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 for securing financing or refinancing.

Wall check: 6-16-05  
F.F. Elev.: 360.5'  
Final: 3-10-06



APPROVED

WALK-THRU BUILDING PERMIT  
 BP# B00159361 A# 520877  
 APP. SAN sf DATE: 4/26/06  
 DESC. OF WORK: 12'x24' inground pool



SCALE: 1" = 30'

04-053-X

SURVEYOR'S CERTIFICATE

I hereby certify that a field survey of this property has been made under my supervision for the purpose of locating improvements shown hereon, and that they are located as shown.

*Michael D. Adcock*

CLARK, FINEFROCK & SACKETT, INC.

ENGINEERS. PLANNERS. SURVEYORS  
7135 MINSTREL WAY COLUMBIA, MARYLAND 21045  
PHONE: BALT. (410) 381-7500 WASH. (301) 621-8100

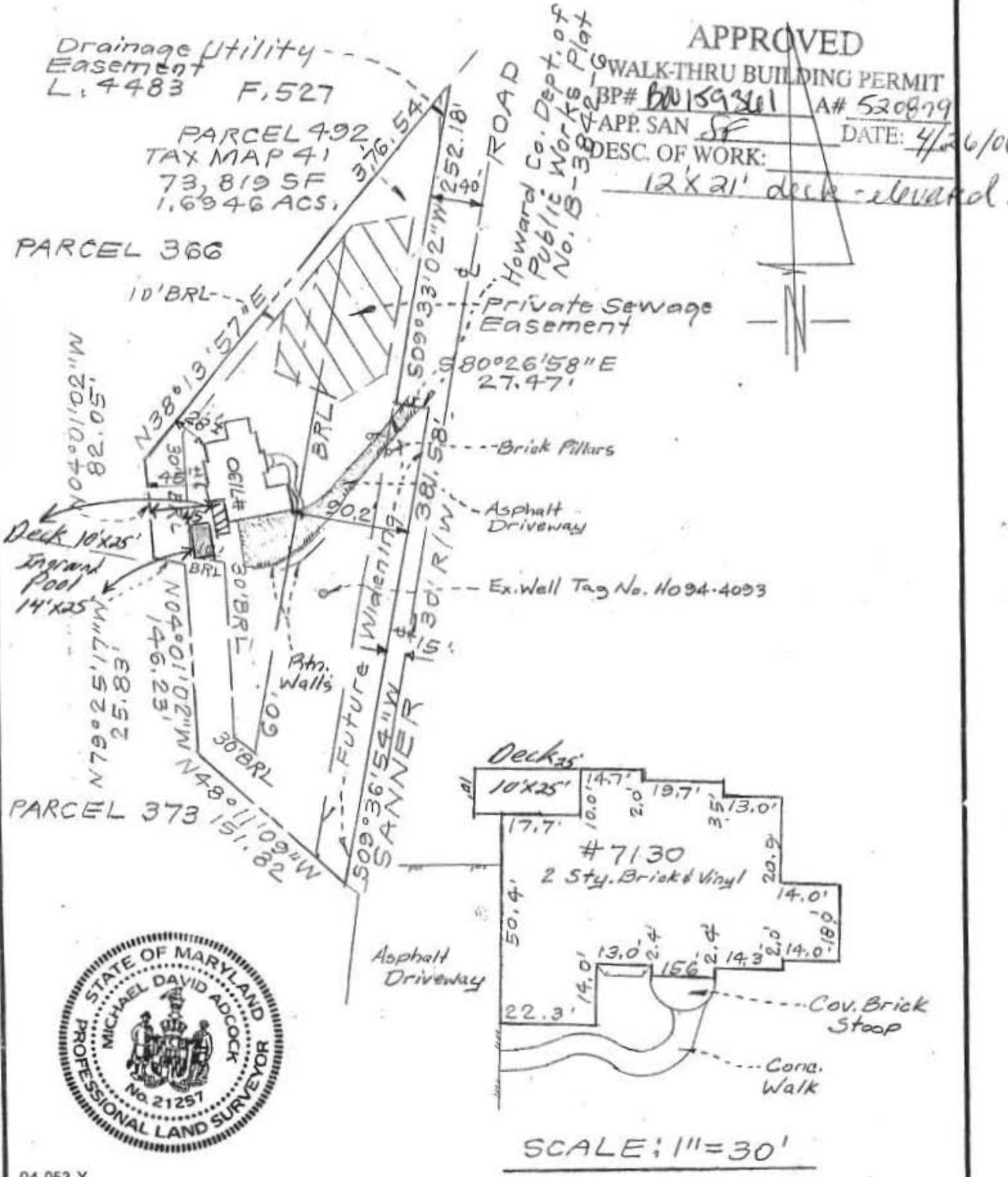
REFERENCE:	DRAWN BY: MDA	CHECKED BY: MA
L. 8923 F. 399	DATE: 3-10-06	FILE No.: 11524-W
	SCALE: 1" = 100'	

LOCATION DRAWING  
7130 SANNER ROAD  
**LIBER 8923 FOLIO 399**  
PARCEL 492 TAX MAP 41  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

NOTE: This lot appears to lie in an area classified as Zone-C as shown on Flood Insurance Rate Map for Howard County, Maryland Community-Panel Number 240044 0038 B Panel 38 of 45, dated December 4, 1986.

- NOTE:
- 1. The +/- setback distance accuracy = 1'
  - 2. This plat is a benefit to the consumer only insofar as it is required by a lender or a title insurance company or its agents in connection with contemplated transfer, financing or refinancing purposes. This plat is not to be relied upon for the establishment or location of fences, garages, buildings or other existing or future structures. This 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 for securing financing or refinancing.

Wall check: 6-16-05  
F.F. Elev.: 369.5'  
Final: 3-10-06



APPROVED

WALK-THRU BUILDING PERMIT

BP# B0159201 A# 520879

APP. SAN SF DATE: 4/26/06

DESC. OF WORK:  
12'x21' deck - elevated

04-053-X

SURVEYOR'S CERTIFICATE

I hereby certify that a field survey of this property has been made under my supervision for the purpose of locating improvements shown hereon, and that they are located as shown.

*Michael D. Adcock*

**CLARK, FINEFROCK & SACKETT, INC.**  
ENGINEERS . PLANNERS . SURVEYORS  
7135 MINSTREL WAY COLUMBIA, MARYLAND 21045  
PHONE: BALT. (410) 381-7500 . WASH. (301) 621-8100

REFERENCE:

L. 8923  
F. 399

DRAWN BY: MDA

DATE: 3-10-06

SCALE: 1" = 100'

CHECKED BY: MA

FILE No.:  
11524-W

APPROVED  
 WALK-THRU BUILDING PERMIT  
 BP# [blank]  
 APP. SAN [blank] A# 520879  
 DESC. OF WORK 14x18' driveway  
 DATE: 2/10/06  
 (as is)

RECEIVED  
 FEB 10 2006

HOWARD COUNTY HEALTH DEPT.  
 BUREAU OF ENVIRONMENTAL HEALTH

PARCEL 366  
 JAMES E. OLIVER & MARIA Z. OLIVER  
 L1012

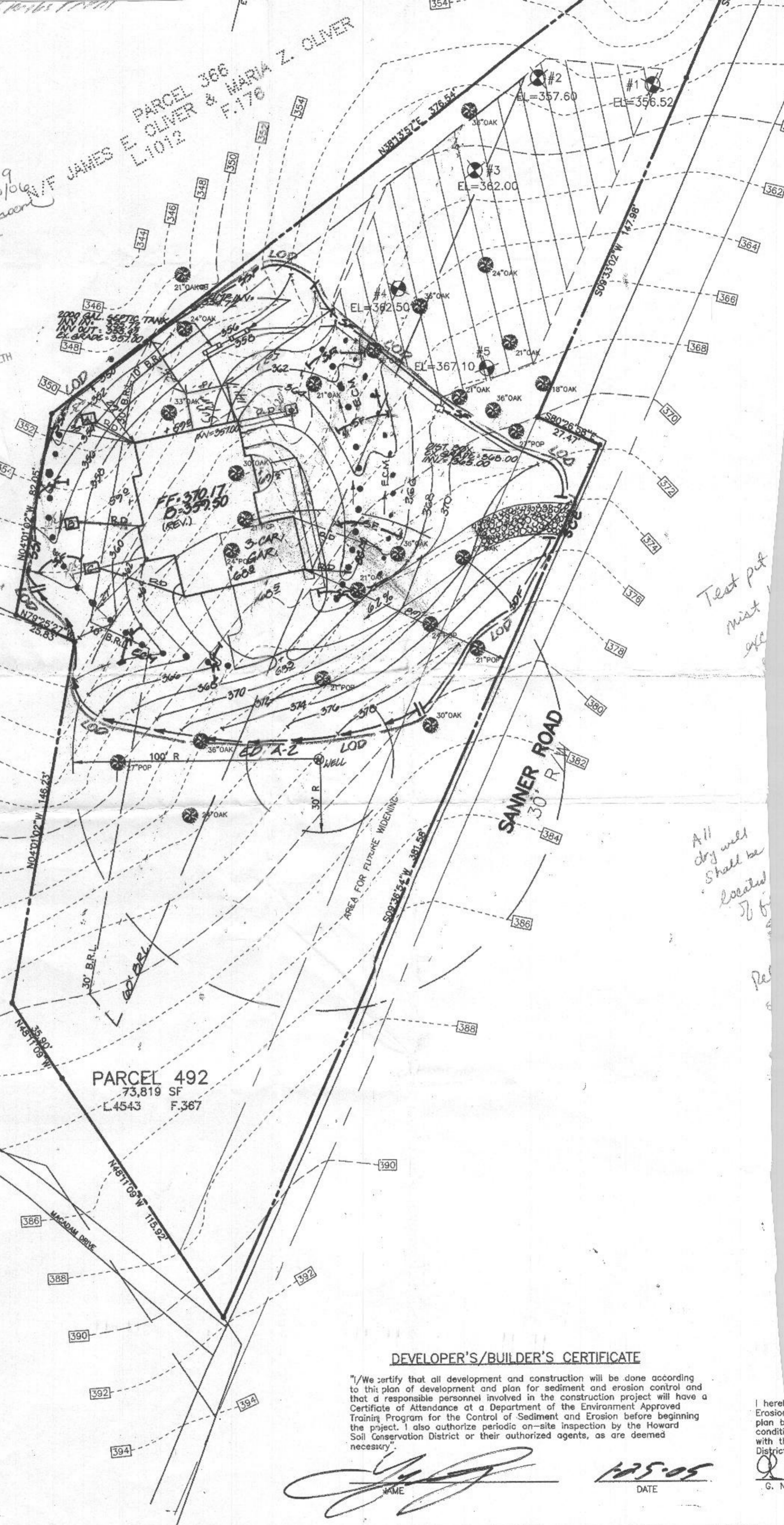
PARCEL 373  
 DON E. JORDAN  
 HELEN C. JORDAN  
 F.369  
 L710

PARCEL 492  
 73,819 SF  
 L.4543 F.367

S.C.D.  
 1/4/05  
 Service

7/4/05

E 14,800  
 N 14,300



Test pit  
 must  
 etc

All  
 dry well  
 shall be  
 located  
 75'

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/We certify that all development and construction will be done according to this plan of development and plan for sediment and erosion control and that a responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary."

[Signature]  
 NAME

125-05  
 DATE

I heret  
 Erosion  
 plan b  
 conditi  
 with th  
 District  
 G. N.