

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

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

RECEIPT DATE: 9/29/15

ONSITE SEWAGE DISPOSAL SYSTEM

P 557391

INSTALLATION APPROVAL DATE:

PERMIT

A

SEWER HOUSE CONNECTION

PROPERTY ADDRESS: 11292 Scaggsville Road

SUBDIVISION: LOT: TAX ID:

CONTRACTOR: Lloyd Plumbing EMAIL: lloydplumbing@comcast.net

CONTRACTOR ADDRESS: 9691 Gerwig Lane / Columbia, MD 21046 PHONE: 410-203-2720

PROPERTY OWNER: Buch Construction EMAIL:

OWNER ADDRESS: 10945 Johns Hopkins Road / Laurel, MD 20723 PHONE: (301) 369-3500

NUMBER OF BEDROOMS: Commercial COMMERCIAL CONNECTED TO PUBLIC WATER: YES NO

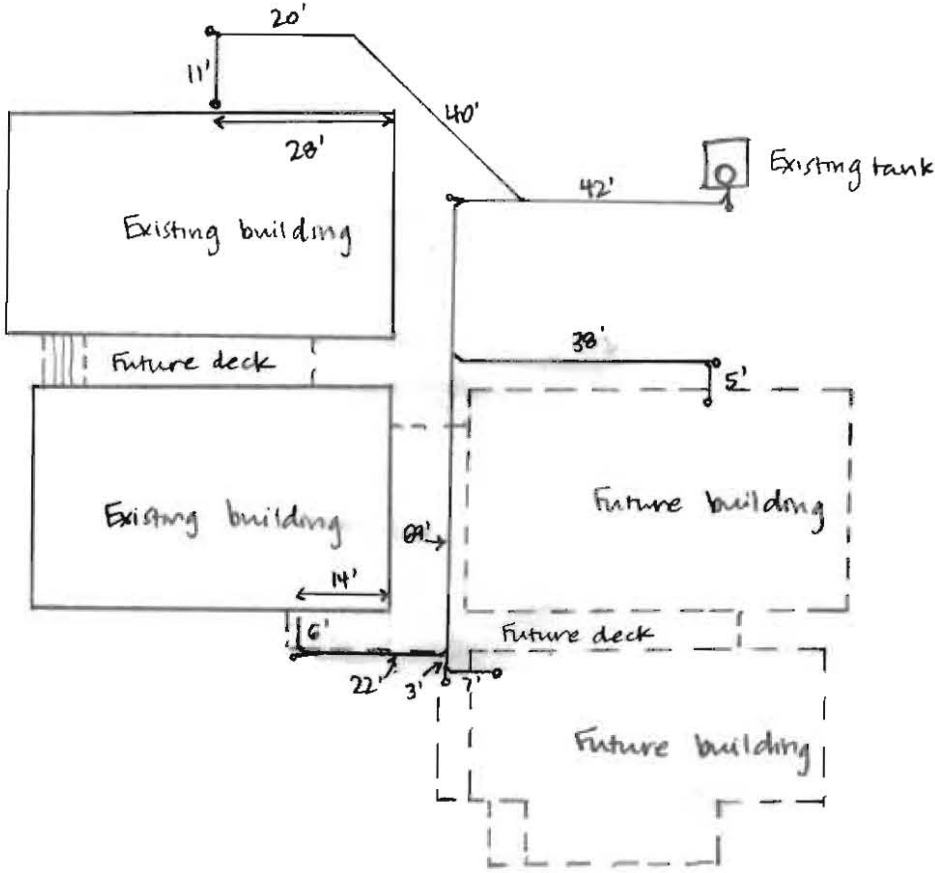
Table with 2 columns: LOCATION, NOTES. LOCATION: INSTALL 4" SEWER LINE PER APPROVED SITE PLAN. NOTES: Make connections from trailers to existing line in front of septic tank.

ISSUED BY: Jeff Williams ISSUE DATE: 9/29/15 EXPIRATION DATE: 9/29/16

- NOTE: HOWARD COUNTY BUREAU OF UTILITIES APPROVAL OF GRINDER PUMP INSTALLATION IS REQUIRED PRIOR TO SEPTIC PERMIT APPROVAL
NOTE: CONTRACTOR MUST SCHEDULE AN INSPECTION AND GAIN APPROVAL OF ALL COMPONENTS PRIOR TO COVERING
NOTE: AN ELECTRICAL PERMIT IS REQUIRED FOR INSTALLATION OF ANY ELECTRICAL COMPONENTS OF THE SYSTEM

NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM. PERMITTEE RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT. CALL 410-313-1771 FOR INSPECTION OF SEPTIC SYSTEM.

NOT TO SCALE



**TRENCH/DRAINFIELD DATA**  
 WIDTH          INLET          BOTTOM

NUMBER OF TRENCHES \_\_\_\_\_  
 TOTAL LENGTH \_\_\_\_\_  
 ABSORPTION AREA \_\_\_\_\_  
 DISTRIBUTION BOX LEVEL \_\_\_\_\_  
 DISTRIBUTION BOX BAFFLE \_\_\_\_\_  
 DISTRIBUTION BOX PORT \_\_\_\_\_

**SEPTIC TANK DATA**

SEPTIC TANK I LEVEL \_\_\_\_\_  
 MANUFACTURER \_\_\_\_\_  
 CAPACITY \_\_\_\_\_ GAL  
 SEAM LOC \_\_\_\_\_  
 TANK LID DEPTH \_\_\_\_\_  
 BAFFLES \_\_\_\_\_  
 BAFFLE FILTER \_\_\_\_\_  
 MANHOLE LOC \_\_\_\_\_  
 6" PORT LOC \_\_\_\_\_  
 WATERTIGHT TEST \_\_\_\_\_  
 SLOTTED \_\_\_\_\_  
 DATE ON LID \_\_\_\_\_

PUMP/SEPTIC TANK LEVEL \_\_\_\_\_  
 MANUFACTURER \_\_\_\_\_  
 CAPACITY \_\_\_\_\_ GAL  
 SEAM LOC \_\_\_\_\_  
 TANK LID DEPTH \_\_\_\_\_  
 BAFFLES \_\_\_\_\_  
 BAFFLE FILTER \_\_\_\_\_  
 MANHOLE LOC \_\_\_\_\_  
 6" PORT LOC \_\_\_\_\_  
 WATERTIGHT TEST \_\_\_\_\_  
 SLOTTED \_\_\_\_\_  
 DATE ON LID \_\_\_\_\_

PRE-CONSTRUCTION:

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INSTALLATION: 12/17/15 Pipe and cleanouts installed - connections to existing buildings not yet made. (SC)

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FINAL INSPECTOR \_\_\_\_\_ DATE OF APPROVAL \_\_\_\_\_

# Fogle's Septic Clean Inc.

Fogle's Portable Toilets • Fogle's Well Drilling LLC • Fogle's Excavating, LLC



June 28, 2018

Howard Co Dept of Environmental Health  
8930 Stanford Blvd  
Columbia, Md 21045

To Whom it may concern,

On June 28<sup>th</sup> 2018 Fogle's Septic Clean Inc, has pumped to abandon 1 septic tank located at 11292 Scaggsville Rd, in Laurel for Buch Construction .  
If you have any questions please call me at the office 410-795-5670.

Sincerely,

A handwritten signature in cursive script that reads "Kurt Cassell".

Kurt Cassell

Fogle's Septic Clean, Inc.



## 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](http://www.hchealth.org)

Facebook: [www.facebook.com/hocohealth](https://www.facebook.com/hocohealth)

Twitter: [HowardCoHealthDep](https://twitter.com/HowardCoHealthDep)

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

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### MEMORANDUM

TO: Bob LaLush  
Division of Zoning Administration and Public Service

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

RE: **ZB-1107M**

DATE: March 29, 2016

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

- There is no objection to the zoning change. Any development on the properties must utilize public water and sewer and any existing wells or sewage disposal system components must be properly abandoned prior to Health approval of the development.

ARL

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

Date: March 15, 2016

Hearing Examiner \_\_\_\_\_  
Planning Board TBD Board of Appeals \_\_\_\_\_ Zoning Board \_\_\_\_\_

Petition No. ZB-1107M Map No. \_\_\_\_\_ Block \_\_\_\_\_ Parcel \_\_\_\_\_ Lot \_\_\_\_\_

Petitioner: Old Scaggsville, LLC

Petitioner's Address: \_\_\_\_\_

Address of Property: \_\_\_\_\_

Return Comments by April 11, 2016 to Public Service and Zoning Administration

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

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

Petition: SEE APPLICATION

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- 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 – Dace Blaumanis
  - \_\_\_\_\_ Telecommunication Towers – Josh Levy (Comm. Dept.)

COMMENTS:

See memo

  
SIGNATURE



PETITION TO AMEND THE ZONING MAP OF HOWARD COUNTY

DPZ Office Use Only: Case No. ZB 1107m Date Filed: 12/14/15

1. Zoning Request

I (we), the undersigned, hereby petition the Zoning Board of Howard County to amend the Zoning Map of Howard County as follows: to rezone two jointly owned properties totaling 2.0 AC ± from RR-MXD-3 to B-1

2. Petitioner's Name Olde Scaggsville, LLC

Address 10954 Johns Hopkins Rd., Laurel, Maryland 20723

Phone No. (W) 301-359-3500 (H)

Email Address

3. Owner's Name Same As Above

4. Counsel for Petitioner Sang W. Oh, Esquire, Talkin & Oh, LLP

Address 5100 Dorsey Hall Drive, Ellicott City, MD 21042

Phone No. 410-964-0300

Email soh@talkin-oh.com

5. Property Identification

Address of Subject Property 11292 Scaggsville Rd., Fulton, MD 20759 & 11296 Scaggsville Rd., Laurel, MD 20723

Location of Subject Property Northwest corner of the intersection of Scaggsville Road and Old Columbia Road

Election District 5th Tax Map # 46 Block # 03 Parcel # 200 & 226

Lot # Total Acreage of Property 1.99 AC ± (combined)

6. Petitioner's Interest in Subject Property Owner (e.g. owner/joint owner/contract purchaser)

7. Reason for the requested amendment to the Zoning Map: Both parcels are within the Planned Service Area ("PSA") and Metro District. Under current zoning, these properties are undevelopable as RR-MXD-3 due to the prohibition on septic within the PSA. This rezoning application is submitted to bring the properties' zoning in accordance with their inclusion in the PSA.

8. Statement as to the present use or uses of the subject property Both parcels are being used as temporary office space pursuant to Temporary Use Permit Case No. 15-005.

9. Statement as to whether or not there is an allegation of mistake in the current zoning, and, if so, the

15. **DRAWINGS (PLEASE TAKE NOTE)**

Petition forms must be accompanied with **24 copies (if on a county road)**, with equal amount of required drawings, folded to approximately 8 1/2" x 14" (**27 copies if a state road is involved**). Plats of the subject property, plus other such scale drawings as may be required by the Department of Planning and Zoning, must show the following:

- a. Courses and distances of the boundary lines of the subject property and the acreage
  - b. North arrow
  - c. Existing zoning of subject property and adjoining properties
  - d. Location, boundary lines, and area of any proposed reclassification of zoning
  - e. Existing structures, uses, natural features and landscaping on the subject and adjacent properties which may be relevant to the petition
  - f. Location of subject property in relation, by approximate dimension, to the nearest intersection of two public roads
  - g. Ownership of affected roads
  - h. Election district in which subject property is located
  - i. Tax map/zoning map number on which subject property is shown
  - j. Name of local community or neighborhood in which subject property is located or is near
  - k. Name and mailing address of property owner
  - l. Name and mailing address of the petitioner
  - m. Name and mailing address of petitioner's attorney, if any
  - n. Any other information as may be necessary for full and proper consideration of the petition
16. If the petition includes site plan documentation, the petition shall include all information as required by Section 100.0.G.2. of the Zoning Regulations.
17. The Petitioner agrees to furnish such additional plats, plans or other data as may be required by the Zoning Board and/or the Department of Planning and Zoning.
18. The Petitioner further agrees to install and maintain Zoning Hearing Poster(s) as required in the Affidavit of Posting provided by the Department of Planning and Zoning. The Poster(s) must be posted for at least 30 days immediately prior to the Zoning Board hearing and remain posted until 15 days after the final hearing.
19. The Petitioner agrees to insert and pay for the newspaper advertising costs as required by the Zoning Board Rules of Procedure. Said advertisement shall be in a format deemed adequate by the Chairperson of the Zoning Board and must be published once in at least two newspapers of general circulation in Howard County at least 30 days prior to the Zoning Board hearing. The Petitioner also agrees to submit certification of the text and publication dates of the approved advertisement prior to the Zoning Board hearing to the Administrative Assistant to the Zoning Board.
20. The Petitioner certifies that no petition for the same or substantially the same proposal as herein contained for the subject property has been denied in whole or in part by the Zoning Board or has been withdrawn after the taking of evidence at a public hearing of the Zoning Board within twenty-four (24) months of the Zoning Board hearing unless so stated herein.

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

[Signature] 6/25/15  
Sang W. Oh, Attorney for Petitioner Date

[Signature] 6/25/15  
Olde Scaggsville, LLC, Petitioner Date

22. FEES

The Petitioner agrees to pay all fees as follows:

- a. Filing fee including first hearing ..... \$695.00\*
- Each additional hearing night ..... \$510.00\*
- b. Public Notice Poster(s): ..... \$25.00

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

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**For DPZ office use only:**

Hearing Fee \$ \_\_\_\_\_  
 Poster Fee \$ \_\_\_\_\_  
 Total \$ \_\_\_\_\_

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

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

County Website: [www.howardcountymd.gov](http://www.howardcountymd.gov)

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

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

ZONING MATTER: Olde Scaggsville, LLC

**AFFIDAVIT AS TO CONTRIBUTION**

**As required by the Annotated Code of Maryland  
State Government Article, Sections 15-848-15-850**

I, OLDE SCAGGSVILLE LLC, the applicant in the above zoning matter  
                   HAVE       ✓       HAVE NOT

made any contribution or contributions having a cumulative value of \$500 or more to the treasurer of a candidate or the treasurer of a political committee during the 48-month period before application in or during the pendency of the above referenced zoning matter.

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

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

Name: Michael Bush  
Date: 6/25/15

ZONING MATTER: Olde Scaggsville, LLC

**DISCLOSURE OF CONTRIBUTION**

**As required by the Annotated Code of Maryland  
State Government Article, Sections 15-848-15-850**

This Disclosure shall be filed by an Applicant upon application or by a Party of Record within 2 weeks after entering a proceeding, if the Applicant or Party of Record or a family member, as defined in Section 15-849 of the State Government Article, has made any contribution or contributions having a cumulative value of \$500 or more to the treasurer of a candidate of the treasurer of a political committee during the 48-month period before the application was file or during the pendency of the application.

Any person who knowingly and willfully violates Sections 15-848-15-850 of the State Government Article is subject to a fine of not more than \$5,000. If the person is not an individual, each officer and partner who knowingly authorized or participated in the violation is subject to the same penalty.

APPLICANT OR  
PARTY OF RECORD: OLDE SCAGGSVILLE LLC

RECIPIENTS OF CONTRIBUTIONS:

<u>Name</u>	<u>Date of Contribution</u>	<u>Amount</u>
<u>N/A</u>		

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

Name: Michael Buck  
Date: 6/25/15



## Pre-submission Community Meeting Procedures

### Sec. 16.205. Procedure.

- (a) Any person owning an interest in the property affected may petition the Zoning Board for approval of a development plan, and a person owning an interest in the property affected, the Director of the Department of Planning and Zoning or members of the Zoning Board may petition the Zoning Board for piecemeal map amendment. The form and number of copies of the petition shall be as prescribed by law or by the Zoning Board's rules of procedure.
- (b) Prior to the initial submittal of a petition, the petitioner shall hold a pre-submission community meeting that provides information to the community regarding the petition and allows community residents to ask questions and discuss any issues. The meeting must be held in accordance with the following procedures:
  - (1) At least three weeks in advance, the petitioner shall send written notice regarding the date, time and location of the meeting to:
    - a. All adjoining property<sup>1</sup> owners as identified in the records of the Maryland Department of Assessments and Taxation, via mail;
    - b. The Department of Planning and Zoning, which will place this meeting notice on the department's web site;
    - c. The County Council; and
    - d. Any community association that represents the area of the subject property or any adjacent properties.The property involved shall be posted with the time, date and place of the initial meeting. The sign shall include the address of Department of Planning and Zoning's website. The property shall be posted for at least three weeks immediately before the hearing. The poster shall be double-sided. At least 48 inches by 48 inches in size and the typeface shall be at least two inches in height. The Department of Planning and Zoning shall determine the number of posters required and their location and the petitioner shall bear the expense of posting. The posters shall be erected perpendicular to the road which serves as the mailing address of the subject property. The Department of Planning and Zoning shall supply the posters. The petitioner shall properly erect and maintain the posters.
  - (2) The meeting shall be:
    - a. Held at a location within the community, preferably in a public or institutional building located within approximately five miles of the subject property; and
    - b. Scheduled to start between 6 p.m. and 8 p.m. on a weekday evening, or to be held between 9 a.m. and 5 p.m. on a Saturday, excluding county holidays and other holidays determined in subsection (d) of this section.
  - (3) A certification of notice and posting and a summary of the issues expressed by residents at the pre-submission community meeting shall be written and transmitted by the petitioner to the Department of Planning and Zoning when the initial petition is filed for county review.
  - (4) If the petitioner does not submit the petition within 1 year of the pre-submission community meeting, another pre-submission community meeting and notification in accordance with subsection (b) of this section shall be required.

### **IMPORTANT:**

It is also advised that notice be sent to any community association registered with the County to be notified about projects in certain geographic area; and the County Council.

Please use the following web address to access the community notification list [http://gis.howardcountymd.gov/HOA\\_Register/GcommunityView\\_new.asp](http://gis.howardcountymd.gov/HOA_Register/GcommunityView_new.asp). 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.

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<sup>1</sup> Adjoining property is land which is touching or would be touching in the absence of an intervening utility or road right-of-way, other than a principal arterial highway.

## SUPPLEMENT FOR PETITION TO AMEND ZONING MAP OF HOWARD COUNTY

9. *Statement as to whether or not there is an allegation of mistake in the current zoning, and, if so, the nature of the mistake and the facts to support the allegation*

There are two mistakes to justify a rezoning in this case. First, neither 11292 Scaggsville Road nor 11296 Scaggsville Road (collectively, the "Properties") had requested rezoning during the last comprehensive zoning. Despite the fact that both properties were within the planned service area ("PSA"), the zoning of the Properties remained as RR-MXD-3. The failure to rezone the Properties can be attributed - at least partially - to the fact that a proposal for redevelopment of the Properties (from its current uses) to another use was not presented to the Zoning Authority. Had the Zoning Authority known at the time of the last comprehensive zoning that the owner of the Properties desired a rezoning to a PSA zoning district and had plans to redevelop the Properties to a commercial use that was more harmonious with the surrounding properties, the Zoning Authority would have most certainly entertained a request for rezoning. Secondly, these Properties were separately owned when the RR-MXD-3 zoning was retained during the last comprehensive zoning. The Properties are now, however, owned by a single owner and being sought for joint re-development. Had the Zoning Authority known that the Properties would have a single owner and would be available to be re-developed together, they most certainly would have entertained a request for rezoning.

As stated above, both Properties are within the Planned Service Area ("PSA") and have been incorporated into the Metropolitan District. They are, however, zoned RR-MXD-3. The Properties are two, one acre lots. Being less than 25 acres, the Properties are too small to develop separately as a MXD-3 project. The possibility of annexing the Property into the adjacent MXD-3, Maple Lawn Farms, has been explored but because of the magnitude of the Maple Lawn Farms development and its status on the development timeline and build-out, a reworking of the Preliminary Development Plan for Maple Lawn Farms to incorporate these Properties is neither practicable nor workable. Thus, the Properties only have the option of RR for redevelopment.

The RR and RC zones have been specifically designed for agricultural preservation and low density development in the western part of the County ("Rural West"). See Plan Howard 2030 ("General Plan" or "GP") at 23 & 44. The GP defines the Rural West as being "outside of the Priority Funding Area" and "not served by public water and sewer." GP at 74.<sup>1</sup> As such, properties within the PSA and Metropolitan District are not appropriate to be zoned Rural Residential.

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<sup>1</sup> The GP further identified septic systems as a source of nitrogen pollution and prioritized the reduction of septic proliferation through Growth Tiers. GP at 18 & 71; see also Sustainable Growth and Agricultural Preservation Act of 2012 (SB 236).

The GP makes specific reference to the fact that the PSA has been expanded to include Maple Lawn so as to foreclose septic use for future development in this area. *See* GP at 70. The GP further states that Maple Lawn and other areas were included in the PSA "because of their location at the interface of the rural residential zone and the planned service area," and that these properties "should be designed and zoned to establish a transition that is compatible with and enhances surrounding communities." *Id.*

The crux of this rezoning application is that the Properties' inclusion in the PSA makes it undevelopable under existing zoning. Under RR zoning, the property owner has two choices: shared septic or individual septic. *See* Zoning Regulations Sec. 105.E. There is no bulk regulation guiding the use of sewer. The Howard County Code, however, requires all residential properties where public sewer is available to be connected to public sewer. *See* Howard County Code, Sec. 16.131. Sewer is readily available to the Properties and, in fact, because of their inclusion into the Metropolitan District, the Properties must be sewered. Since the Properties however, cannot be developed with sewer under RR bulk regulations, and cannot be developed with septic under the Howard County Code, the Properties cannot be developed at all. The Zoning Authority failed to take into account this regulatory taking when imposing an RR zone and, as such, this represents a mistake in zoning.

Moreover, a secondary basis for establishing mistake is the assemblage of the Properties under a single owner and anticipated sale of a public right-of-way on the southern border of the parcel to the same owner. Although at the time of this writing, the sale of the right-of-way has not been completed, the process has been commenced. Had the Council known that these two properties would be co-owned and, further, that the area of the state right-of-way would be closed and sold to the same owner, it would not have zoned these properties RR. At the time of the last comprehensive rezoning, the Properties could only be evaluated as two separate one acre residential lots serviced by a dead end extension of Old Scaggsville Road.

With the Properties now in joint ownership, the old right-of-way that was necessary to serve as frontage for both Properties to provide for access to a public road is no longer necessary. The right-of-way is likely to be excessed and sold.

The joint ownership of the Properties, a redevelopment proposal for a commercial development and the surplus sale of the right-of-way are all either: (i) events which are reasonably probable of fruition in the foreseeable future; or (ii) events occurring subsequent to the time of the last comprehensive zoning, which show that the

Zoning Authority's assumptions and premises at the time of the last comprehensive zoning (i.e. that there would not be a joint-ownership, commercial redevelopment proposal so as to render the RR zoning an unworkable zoning) has been proven to be invalid by the passage of time.

B-1 zoning would be appropriate for the Properties and consistent with surrounding uses. The Properties are situated to the east of a gas station and south-west of a County warehouse. In fact, the Properties' current zoning for residential purposes is incongruent with the surrounding neighborhood. With the passage of time, it has become apparent that the Properties, now jointly owned, would be more appropriately used as office space.

12. *Statement as to whether or not such amendment will be in harmony with the General Plan for Howard County and whether such amendment will adversely affect the surrounding and vicinal properties*

The amendment of the zoning for the Properties from RR-MXD-3 to B-1 will be in harmony with the General Plan for Howard County and will not adversely affect the surrounding and vicinal properties.

First, B-1 zoning is consistent with properties in the PSA. The existing RR-MXD-3 is not.

Second, the B-1 zoning will be in harmony and consistent with the RR-MXD-3 Maple Lawn Development that surrounds the Properties. The General Plan explicitly contemplates that Maple Lawn properties are to provide "transitional" zoning that is compatible with the surrounding properties. B-1 meets this objective perfectly, particularly in light of the commercial uses of all of the vicinal properties.

Finally, the B-1 zoning would permit development connected to public water and sewer, which is harmonious with the General Plan.

OLDE SCAGGSVILLE, LLC  
10945 Johns Hopkins Road  
Laurel, Maryland 21029

Notice of Pre-Submission Community Meeting

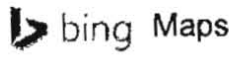
In accordance with Section 131.0 of the Howard County Zoning Regulations, this is notice that Olde Scaggsville, LLC, Petitioner, intends to submit a Petition to Amend the Zoning Map of Howard County to change the zoning of the subject property from the RR-MXD-3 (Rural Residential-Mixed Use) zoning district to the B-1 (Business: Local) zoning district. The property consists of approximately 2 acres, more or less, and is located at 11292 and 11296 Scaggsville Road, Fulton, Maryland 20759 (Tax Map 46, Grid 3, Parcels 226 and 200) (see enclosed site location map). The type of initial plan submission to DPZ is a rezoning.

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 presubmission community meeting will be held on Tuesday, June 30, 2015 at 6:00 p.m. at Emanuel United Methodist Church, 10755 Scaggsville Road, Laurel, Maryland 20723.

General information regarding the pre-submission community meeting can be found on the Department of Planning and Zoning's webpage at:  
[http://data.howardcountymd.gov/Search\\_Plans/Search\\_Plans\\_Web.aspx](http://data.howardcountymd.gov/Search_Plans/Search_Plans_Web.aspx)

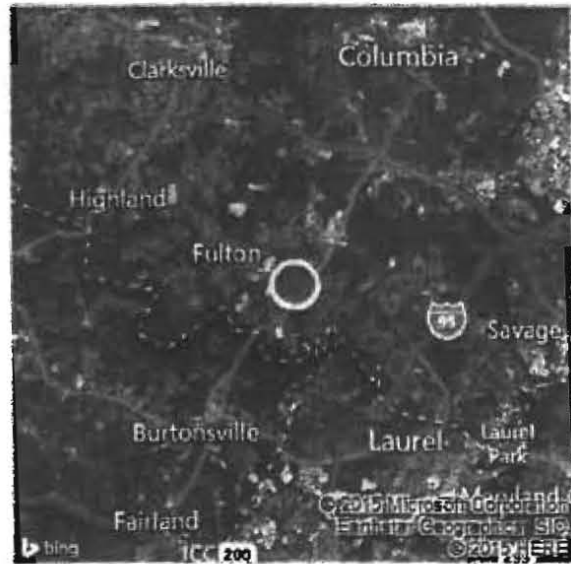
If you are unable to attend the meeting, you may contact Sang Oh at (410) 964-0300 to receive meeting minutes and follow-up correspondence.



11292 Scaggsville Rd, Laurel, MD 20723

My Notes

On the go? Use [m.bing.com](http://m.bing.com) to find maps, directions, businesses, and more.



List of Adjoining and Confronting Property Owners – Buch LLLP/Route 216

Subject Property: 11292 Scaggsville Road  
11296 Scaggsville Road  
Fulton, Maryland 20759  
Tax Map 46, Parcels 226 and 200

Adjoiners:

Parcel 288: Howard County MD Public Works  
3430 Courthouse Drive  
Ellicott City, Maryland 21043

Parcel 124/

Parcel C3: Maple Lawn Office I LLC  
c/o St. John Properties, Inc.  
2560 Lord Baltimore Drive  
Baltimore, Maryland 21244

Parcel 124/

Parcel C11: R&D Oil, LLC  
8181 Maple Lawn Blvd.  
Fulton, Maryland 20759

Mailing address: 13309 Balmoral Greens Avenue  
Clifton, VA 21024

Parcel 337/

Lot 1: St. Francis of Assisi Howard County  
Roman Catholic Congregation, Inc.  
8300 Old Columbia Road  
Fulton, Maryland 20759

School Principals

Fulton Elementary School  
11600 Scaggsville Road  
Fulton, Maryland 20759  
Attention: Sharon Lewandowski, Principal

Lime Kiln Middle School  
11650 Scaggsville Road  
Fulton, Maryland 20759  
Attention: Scott Conroy, Principal

Reservoir High School  
11550 Scaggsville Road  
Fulton, Maryland 20759  
Attention: Pat Saunderson, Principal

PTA Presidents

Fulton Elementary School  
11600 Scaggsville Road  
Fulton, Maryland 20759  
Attention: PTA PRESIDENT

Lime Kiln Middle School  
11650 Scaggsville Road  
Fulton, Maryland 20759  
Attention: PTA PRESIDENT

Reservoir High School  
11550 Scaggsville Road  
Fulton, Maryland 20759  
Attention: PTA PRESIDENT

OLDE SCAGGSVILLE, LLC  
 10945 Johns Hopkins Road  
 Laurel, Maryland 21029  
 Tax Map 46, Grid 3, Parcels 226 and 200  
 2 acres

Pre-Submission Community Meeting  
 held on Tuesday, June 30, 2015 at 6:00 p.m.  
 Emanuel United Methodist Church,  
 10755 Scaggsville Road,  
 Laurel, Maryland 20723

SIGN IN SHEET

The following representatives of Petitioner were in attendance:

Sang W. Oh (attorney) *Jan Coale*  
*Rob Vogel* (engineer)  
 \_\_\_\_\_ (engineer)  
 \_\_\_\_\_ (developer/builder)

NAME	ADDRESS	EMAIL
Joseph Bak	8181 Maple Lawn Blvd. Fulton, MD 20759	<del>psk@psk.com</del> psk@psk.com
Sam Gautam	" "	
Jon Schlicht	7406 Oakcrest LA <sup>Clark's</sup> <sub>ville</sub>	
James Price	10909 Price Manor Way Laurel	

OLDE SCAGGSVILLE, LLC – ZONING MAP AMENDMENT

11292 Scaggsville Road, Fulton, Maryland 20759  
11296 Scaggsville Road, Laurel, Maryland 20723  
Tax Map 46, Block 03, Parcels 200 & 226  
2.0 AC±

REPORT OF PRE-SUBMISSION COMMUNITY MEETING  
HELD AT 6 P.M. ON TUESDAY, JUNE 30, 2015 AT  
EMANUEL UNITED METHODIST CHURCH,  
10755 SCAGGSVILLE ROAD, LAUREL, MARYLAND 20723

A Pre-Submission Community Meeting was held on Tuesday, June 30, 2015, at 6:00 p.m., at Emanuel United Methodist Church.

The following people were in attendance at that meeting:

Rob Vogel (*Consultant*), Sang W. Oh (*attorney*), and Thomas G. Coale (*attorney*).

After a brief presentation by Petitioner of its request for a Zoning Map Amendment to change the current zoning for 11292 Scaggsville Road, Fulton, Maryland 20759 and 11296 Scaggsville Road, Laurel, Maryland 20723 (the “Property”) from RR-MXD-3 to B-1, the following questions and answers were provided:

- 1) Can you confirm that the planned development will be for a three-story office building and nothing else? *Yes.*
- 2) Will you be building another gas station on the Property? *No.*
- 3) When will you begin construction? *Uncertain at this time due to necessary approvals prior to obtaining building permits. Should all approvals go through, we would expect to begin construction in approximately two years.*
- 4) Will you be closing the road that gives access to the two properties? *The dead-end portion of 216 will be closed off. There will be no change in road access for any properties other than the two being rezoned.*
- 5) Will this proposal change the complexion of the neighborhood? *No. The Property is situated between a gas station and County office buildings. B-1 zone would be consistent with those uses.*
- 6) We don't need any more gas stations. *Gas stations cannot be built on B-1 zoned properties.*
- 7) With regard to the office building, will there just be one office or multiple offices? *At this time, it is anticipated that there will only be one major tenant, but that may change.*
- 8) Will the office space bring additional traffic? *The office building will have approximately 50,000 s.f., of office space. As such, we do not anticipate a noticeable increase in traffic.*

- 9) Who will construct the office building? *Unknown at this time. Probably a local company.*
- 10) Can we have contract information for the construction company selected? *You will be informed about the zoning process.*

The meeting concluded at approximately 6:40 p.m.

**AFFIDAVIT OF POSTING  
Pre-submission Meeting**

**Case: Olde Scaggsville, LLC**

STATE OF MARYLAND)

COUNTY OF HOWARD )

I, MICHAEL BUCH, 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 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 **June 30, 2015** giving notification of the place, date and time of the meeting.

Subscribed and sworn to before me on this 10<sup>th</sup> day of June, 2015.

Petitioner's/Agent's Signature

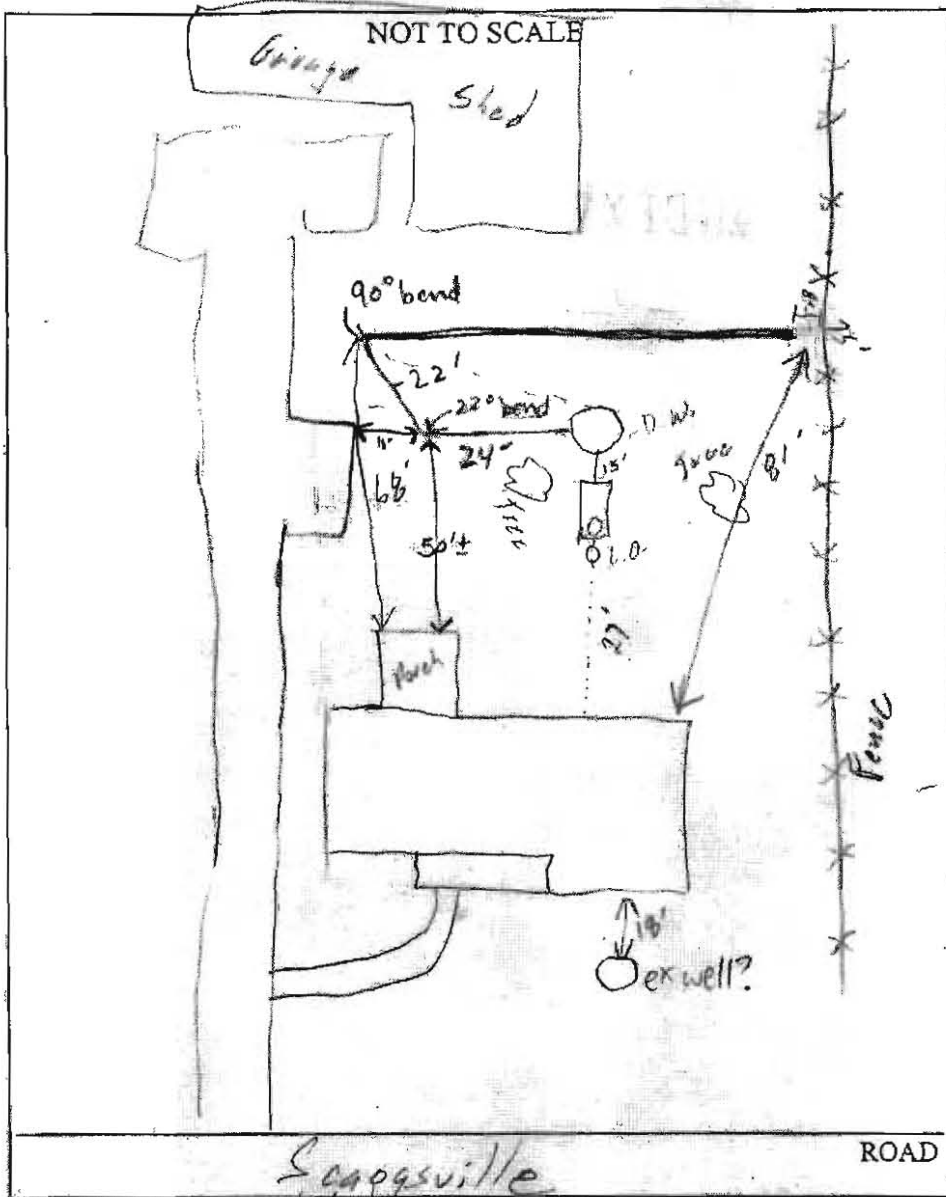
Michael Buch  
MANAGER OLDE SCAGGSVILLE, LLC

Notary Public: Kathleen Flanagan

My Commission expires: 10/1/2016

**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 3 weeks after the meeting.**

KATHLEEN FLANAGAN  
Notary Public-Maryland  
Howard County  
My Commission Expires  
October 01, 2016



TRENCH/DRAINFIELD DATA		
WIDTH	INLET	BOTTOM
3'	3'	8"
NUMBER OF TRENCHES		1
TOTAL LENGTH		75'
ABSORPTION AREA		375 sq ft
DISTRIBUTION BOX LEVEL		N/A
DISTRIBUTION BOX BAFFLE		1
DISTRIBUTION BOX PORT		✓

SEPTIC TANK DATA	
SEPTIC TANK 1 LEVEL	
CAPACITY	1000 GAL
SEAM LOC	TOP
TANK LID DEPTH	5'
BAFFLES	✓
BAFFLE FILTER	—
MANHOLE LOC	Porch
6" PORT LOC	—
WATERTIGHT TEST	—
SEPTIC TANK 2 LEVEL	
CAPACITY	— GAL
SEAM LOC	—
TANK LID DEPTH	—
BAFFLES	N/A
BAFFLE FILTER	—
MANHOLE LOC	—
6" PORT LOC	—
WATERTIGHT TEST	—

Land bearing lit

PRE-CONSTRUCTION 4/3/03 Apparently no one showed up for repair insf. on 3/2/03 was to originally to be a tank replacement. When

INSTALLATION They dug up tank they notice D.W. was failing. Apparently there was some miscommunication & no one else has been out until today. Tank replace & contr. installed a 75' trench (50) 4/4/03 Connected dry well to trench; 4/4/03 Connected dry well to trench, OK to cover 68' from Porch to trench, 11' from <sup>end of</sup> line out of dry well to driveway (KN)

FINAL INSPECTOR Karen Noonan DATE OF APPROVAL 4/4/03

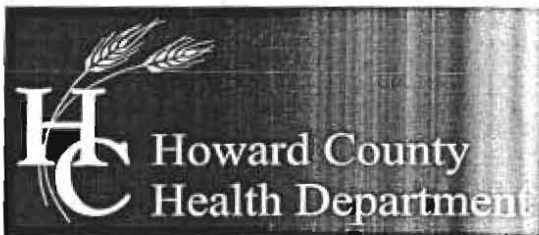
- Ron Lloyd

Lloyd plumbing

410-984-6876

112 <sup>90</sup> ~~8~~ Scagsville

---



## 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](http://www.hchealth.org)

Facebook: [www.facebook.com/hocohealth](https://www.facebook.com/hocohealth)


Twitter: [HowardCoHealthDep](https://twitter.com/HowardCoHealthDep)

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

---

### MEMORANDUM

TO: Bob LaLush  
Division of Zoning Administration and Public Service

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

RE: TUC 15-005

DATE: October 29, 2015

---

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

- There is no objection to the proposal with the following condition: The proposed temporary use has been approved by the Health Department to connect to the existing onsite sewage disposal system. Any future change in use or expansion of the proposed use/structures must first be approved by the Health Department. If the existing system is not adequate for such a use, installation of a replacement system or connection to the public sewer will be required prior to Health approval.



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

## TEMPORARY USE CASE 15-005 Olde Scaggsville, LLC

*To:* Department of Recreations and Parks  
Department of Inspections, Licenses and Permits  
Bureau of Environmental Health  
Department of Fire and Rescue Services  
Development Engineering Division

*From:* Division of Public Service and Zoning Administration

*Date:* October 16, 2015

Attached is the application for the temporary use referenced above as permitted under Section 132.0 of the Howard County Zoning Regulations. This Section allows approval of a temporary use by the Director of the Department of Planning and Zoning, provided the following determinations are made:

1. The use will not adversely affect vicinal properties.
2. The use does not require significant or permanent changes to the existing topography, vegetation, structures or other features of the site.

A public hearing on the application is scheduled for **November 3, 2015**. Please submit any advisory comments or applicable requirements your agency has on the application by November 1, 2015. If you have any questions, please contact me at extension 2350.

Attachment

T:\PubServ\doc\tumemo.doc

ZK



Department of Planning and Zoning  
Temporary Use Petition

DPZ Office Use only:  
Case No. 14-15-008  
Date Filed 9/18/15

1. Temporary Use Request

Description of Proposed Use Four Portable Modular Office Structures

2. Petitioner's Name Olde Scaggsville, LLC

Address 10954 Johns Hopkins Rd., Laurel, Maryland 20723

Phone No. (W) 301-359-3500 (H) \_\_\_\_\_

Email Address \_\_\_\_\_

3. Counsel for Petitioner Sang W. Oh, Esquire, Talkin & Oh, LLP

Counsel's Phone No. (410) 964-0300

Email Address soh@talkin-oh.com

4. Property Identification

Address of Subject Property 11292 Scaggsville Rd., Fulton, MD 20759 & 11296 Scaggsville Rd., Laurel, MD 20723

Total Acreage of Property 1.99 AC ± (combined)

Property Location Northwest corner of the intersection of Scaggsville Road and Old Columbia Road

Election District 5<sup>th</sup> Zoning District RR-MXD-3 (Rezoning Application to B-1 Pending)

Tax Map # 46 Block # 03 Parcel/Lot # 200 & 226

Subdivision Name (if applicable) N/A

5. Petitioner's Interest in Subject Property

Owner (including joint ownership)  Other (describe and give name and address of owner)

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

SEP 18 2015

6. Description of Temporary Use

Please respond in detail to all of the following items applicable to the proposed use. Pages may be attached to this application if additional space is needed.

- a. Dates of operation Petitioner is applying for a temporary use for 90 days from the date of approval. A petition for rezoning of these parcels will be submitted to the Zoning Board. The new zoning will permit the office use as a matter of right. It may be necessary to seek extensions of the temporary use in the future to allow sufficient time to process the rezoning application.
- b. Daily hours of operation 8:00 AM to 5:00 PM, Monday-Friday
- c. Is this Temporary Use proposed to recur annually under the same conditions, at the same location and at approximately the same dates of operation? No
- d. Description of temporary structure or other improvements to be installed on the subject property Four portable, modular office structures with a parking area to accommodate 26 parking spaces. There will be no construction storage or construction equipment kept on-site.
- e. Potential number of employee/staff on site at one time Maximum of 26 employees
- f. Potential number of customers/visitors on site at one time 1-3
- g. Description of parking facilities, including the number of parking spaces on site; number and location of off-site parking spaces available for use; surface material of parking areas Crushed stone parking lot to accommodate 26 spaces
- h. Description of outdoor lighting to be used, including intensity and type of existing or proposed lighting fixtures None
- i. Potential noise levels and sources of noise generated by proposed use; proposed noise mitigation measures The proposed use is expected to generate minimal noise.

7. Temporary Use Plan

All plans must be folded to approximately 8 1/2 x 14 inches. The plan must be drawn to scale and must include the items listed below:

- (a) Distances to property lines
- (b) Size of property
- (c) North arrow
- (d) Scale of plan
- (e) Tax map, parcel and lot number of subject property
- (f) Existing and proposed uses, structures, parking spaces, driveways, and points of access on the subject property
- (g) Location of well and private sewerage easement, if applicable
- (h) Floor area and height of structures, setback distances, and other numerical values necessary for examination of the petition
- (i) Any other information as may be necessary for full and proper consideration of the petition

**8. Materials, Fees, Posting and Advertising**


- a. **Original and six (6) copies of this petition**, all supplemental pages or reports, and the required plans must be submitted.
- b. The undersigned agrees to pay all costs in accordance with the current schedule of fees. The fee is **\$100.00 plus \$25.00** for a poster. The undersigned also agrees to properly post the property at least 15 days immediately prior to the hearing, to maintain the posters as required, and to submit an affidavit of posting at the time of the hearing.

**9. Signatures**

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

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

Olde Scaggsville, LLC

  
 \_\_\_\_\_  
 Petitioner

  
 \_\_\_\_\_  
 Sang W. Oh, Attorney

\*\*\*\*\*

**For DPZ office use only:**

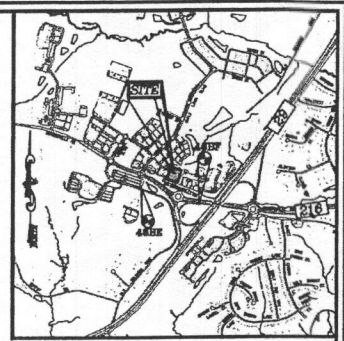
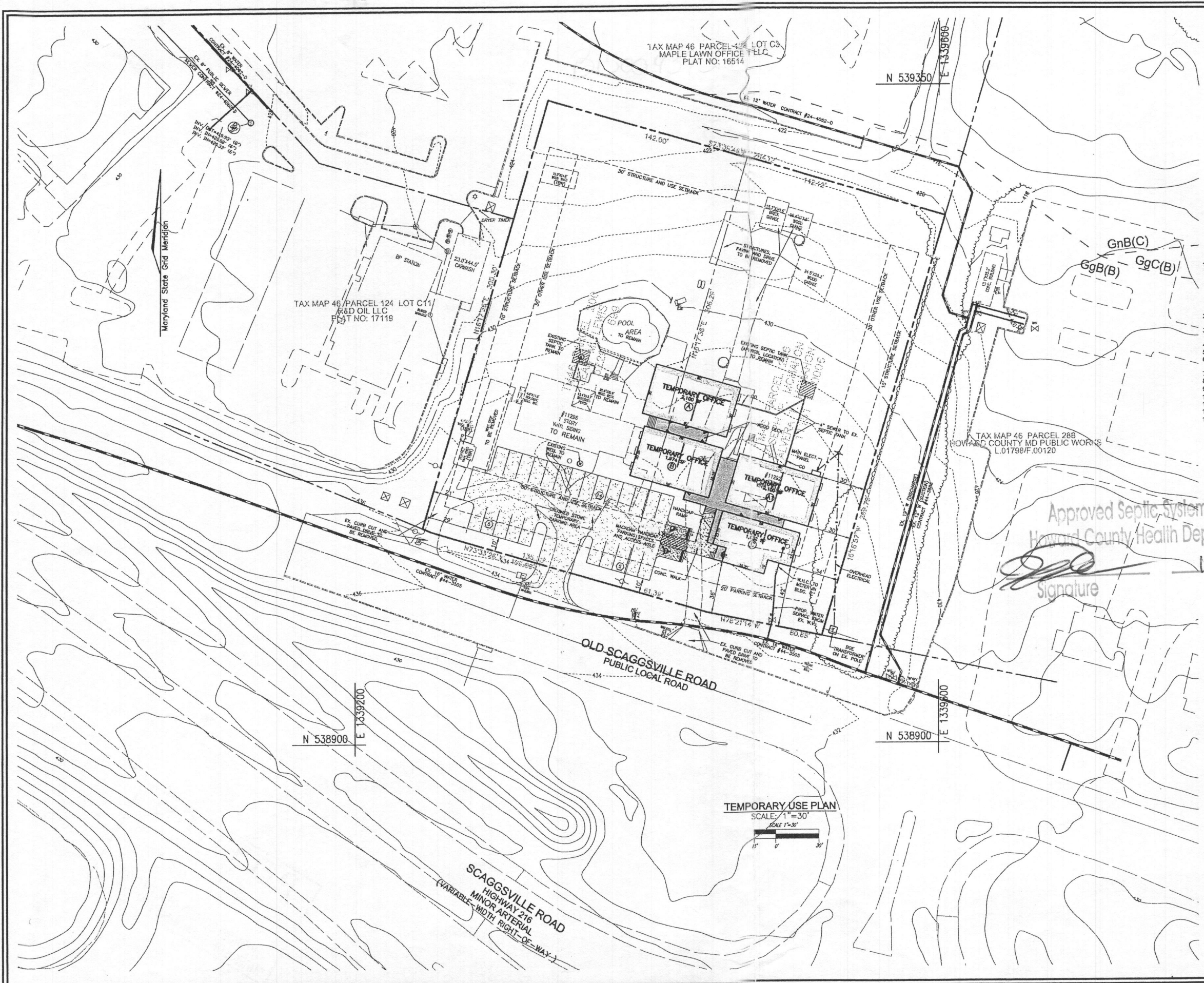
Hearing fee: \$ \_\_\_\_\_  
 Poster fee: \$ \_\_\_\_\_  
 Total: \$ \_\_\_\_\_  
 Receipt No. \_\_\_\_\_

(Make checks payable to the "Director of Finance")

County Website: [www.howardcountymd.gov](http://www.howardcountymd.gov)

**NOTE: No appointment is needed to submit this application and payment of fees is not due until a hearing date is set and you are notified.**

Revised: 10/13



VICINITY MAP  
SCALE: 1"=2000'  
ADC MAP COORDINATES: MAP 46, GRID 3

**GENERAL NOTES**

1. THE PURPOSE OF THE PROPOSED TEMPORARY USE IS TO TEMPORARILY ACCOMMODATE THE BUCH CORPORATE OFFICES DURING THE REDEVELOPMENT OF THE CURRENT OFFICE LOCATION (SDP-15-044). ADDITIONALLY, THE PROPERTIES SHOWN HEREON WILL BE PETITIONED FOR REZONING TO ACCOMMODATE A PERMANENT LOCATION FOR THE BUCH CORPORATE OFFICES. IN THE EVENT THAT THIS LOCATION IS NOT APPROVED FOR REZONING THE BUCH CORPORATE OFFICES WILL RELOCATE TO AN APPROPRIATE LOCATION.
2. THE LOCATION WILL ACCOMMODATE A MAXIMUM OF 24 EMPLOYEES AND 26 PARKING SPACES WILL BE PROVIDED ON-SITE.
3. THERE IS AN EXISTING HOUSE LOCATED ON EACH PARCEL. THE HOUSE ON PARCEL 226 WILL BE RAZED TO ACCOMMODATE THE TEMPORARY OFFICE TRAILERS.
4. THE TOTAL AREA OF THE TEMPORARY TRAILERS IS 7,806 SF.
5. THERE ARE NO PROPOSED PERMANENT STRUCTURES.
6. THE HEALTH DEPARTMENT HAS APPROVED THE USE OF THE EXISTING SEPTIC SYSTEM FOR THE PROPOSED TEMPORARY USE.
7. THE PUBLIC WATER CONNECTION WILL BE USED TO SUPPLY WATER TO THE PROJECT.
8. THE HOURS OF OPERATION ARE 8:00 AM TO 5:00 PM MONDAY - FRIDAY.
9. THE EXISTING SITE IMPERVIOUS AREA IS: 15,297 SF (0.35AC).
10. THE PROPOSED (TEMPORARY USE) IMPERVIOUS AREA IS: 13,391 SF (0.31AC).
11. THE PROPERTIES ARE ZONED: RR-MXD-3
12. THE AREA OF THE PARCELS IS: 1.99AC.
13. THE PROPOSED WATER METER IS TO BE LOCATED IN BUILDING 'C'.

**PARKING TABULATION**

PARKING REQUIRED: 26 SPACES  
(7,806 SF @ 3.3 SPACES/1,000 SF)  
PARKING PROVIDED: 26 SPACES  
HANDICAP PARKING REQUIRED: 1 SPACE  
HANDICAP PARKING PROVIDED: 2 SPACES

Approved Septic System Plan  
Howard County Health Department

*[Signature]*  
Signature

10/23/15  
Date

**OWNER/DEVELOPER**  
OLDE SCAGGSVILLE LLC  
10945 PRICE MANOR WAY  
LAUREL, MD 20723  
301-359-3500

NO.	REVISION	DATE

EXHIBIT TO ACCOMPANY TEMPORARY  
USE PETITION FOR BUCH CORPORATE OFFICES  
11296 AND 11292 SCAGGSVILLE ROAD

TAX MAP 46 GRID 3 PARCELS 200 AND 226  
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

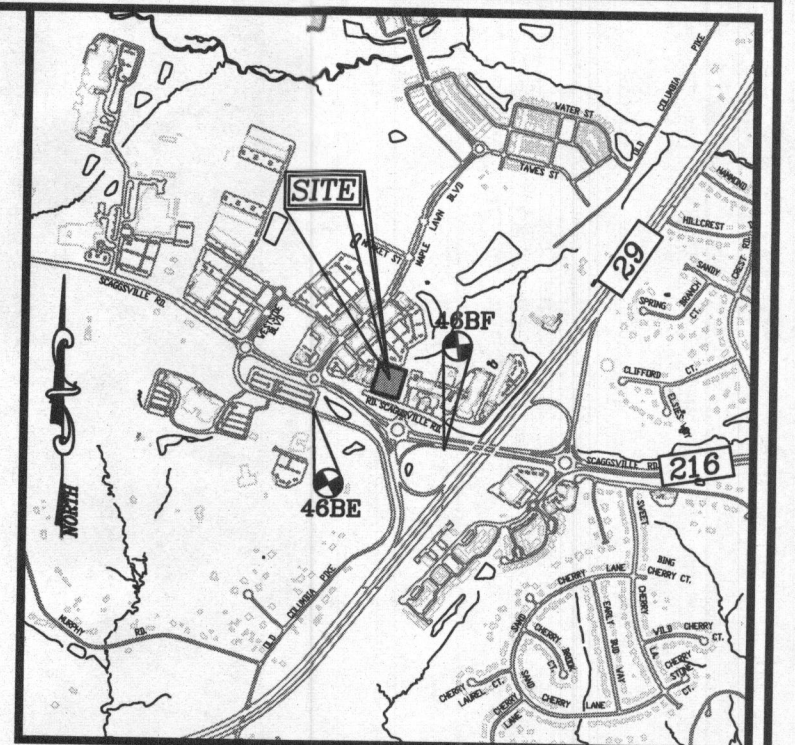
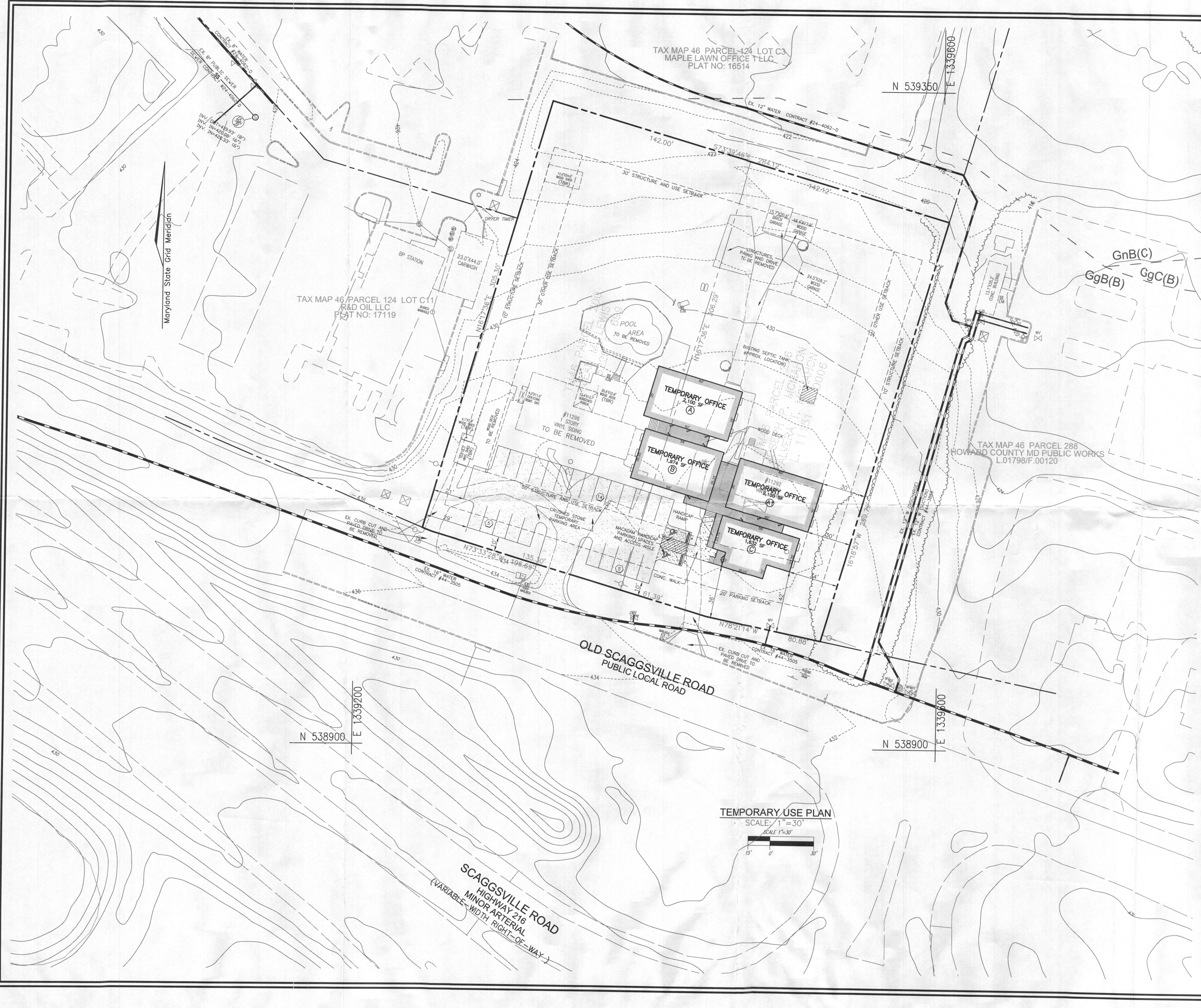
**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET TEL: 410.461.7666  
ELLICOTT CITY, MD 21043 FAX: 410.461.8961

DESIGN BY: RHY  
DRAWN BY: MR.  
CHECKED BY: RHY  
DATE: OCTOBER 2015  
SCALE: 1" = 30'  
W.D. NO.: 15-10

PROFESSIONAL CERTIFICATE  
I HEREBY CERTIFY THAT THESE DOCUMENTS  
WERE PREPARED OR APPROVED BY ME, AND  
THAT I AM A FULLY LICENSED PROFESSIONAL  
ENGINEER UNDER THE LAWS OF THE STATE  
OF MARYLAND LICENSE NO. 1184  
EXPIRATION DATE: 09-27-2017

**C1**  
1 SHEET OF 1





**VICINITY MAP**  
SCALE: 1"=2000'  
ADC MAP COORDINATES: MAP 46, GRID 3

**GENERAL NOTES**

1. THE PURPOSE OF THE PROPOSED TEMPORARY USE IS TO TEMPORARILY ACCOMMODATE THE BUCH CORPORATE OFFICES DURING THE REDEVELOPMENT OF THE CURRENT OFFICE LOCATION (SDP-15-044). ADDITIONALLY, THE PROPERTIES SHOWN HEREON WILL BE PETITIONED FOR REZONING TO ACCOMMODATE A PERMANENT LOCATION FOR THE BUCH CORPORATE OFFICES. IN THE EVENT THAT THIS LOCATION IS NOT APPROVED FOR REZONING THE BUCH CORPORATE OFFICES WILL RELOCATE TO AN APPROPRIATE LOCATION.
2. THE LOCATION WILL ACCOMMODATE A MAXIMUM OF 24 EMPLOYEES AND 26 PARKING SPACES WILL BE PROVIDED ON-SITE.
3. THERE IS AN EXISTING HOUSE LOCATED ON EACH PARCEL. BOTH HOUSES WILL BE RAZED TO ACCOMMODATE THE TEMPORARY OFFICE TRAILERS.
4. THE TOTAL AREA OF THE TEMPORARY TRAILERS IS 7,806 SF.
5. THERE ARE NO PROPOSED PERMANENT STRUCTURES.
6. THE HEALTH DEPARTMENT HAS APPROVED THE USE OF THE EXISTING SEPTIC SYSTEM FOR THE PROPOSED TEMPORARY USE.
7. THE PUBLIC WATER CONNECTION WILL BE USED TO SUPPLY WATER TO THE PROJECT.
8. THE HOURS OF OPERATION ARE 8:00 AM TO 5:00 PM MONDAY - FRIDAY.
9. THE EXISTING SITE IMPERVIOUS AREA IS: 15,297 SF (0.35AC).
10. THE PROPOSED (TEMPORARY USE) IMPERVIOUS AREA IS: 8,658 SF (0.20AC).
11. THE PROPERTIES ARE ZONED: RR-MXD-3
12. THE AREA OF THE PARCELS IS: 1.99AC.

**PARKING TABULATION**

PARKING REQUIRED: 26 SPACES  
(7,806 SF @ 3.3 SPACES/1,000 SF)  
PARKING PROVIDED: 26 SPACES  
HANDICAP PARKING REQUIRED: 1 SPACE  
HANDICAP PARKING PROVIDED: 2 SPACES

**OWNER/DEVELOPER**  
OLDE SCAGGSVILLE LLC  
10945 PRICE MANOR WAY  
LAUREL, MD 20723  
301-359-3500

SEP 18 2015

**TEMPORARY USE PLAN**  
SCALE: 1"=30'  
SCALE: 1"=30'

NO.	REVISION	DATE

**EXHIBIT TO ACCOMPANY TEMPORARY USE PETITION FOR BUCH CORPORATE OFFICES**  
11296 AND 11292 SCAGGSVILLE ROAD

TAX MAP 46 GRID 3 PARCELS 200 AND 226  
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET ELLICOTT CITY, MD 21043  
TEL: 410.461.7666 FAX: 410.461.8961

DESIGN BY: RHV  
DRAWN BY: MR.  
CHECKED BY: RHV  
DATE: SEPT. 9, 2015  
SCALE: 1" = 30'  
W.O. NO.: 15-10

PROFESSIONAL CERTIFICATE  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE: 09-27-2012

**C1**

ROBERT H. VOGEL, PE No.16193

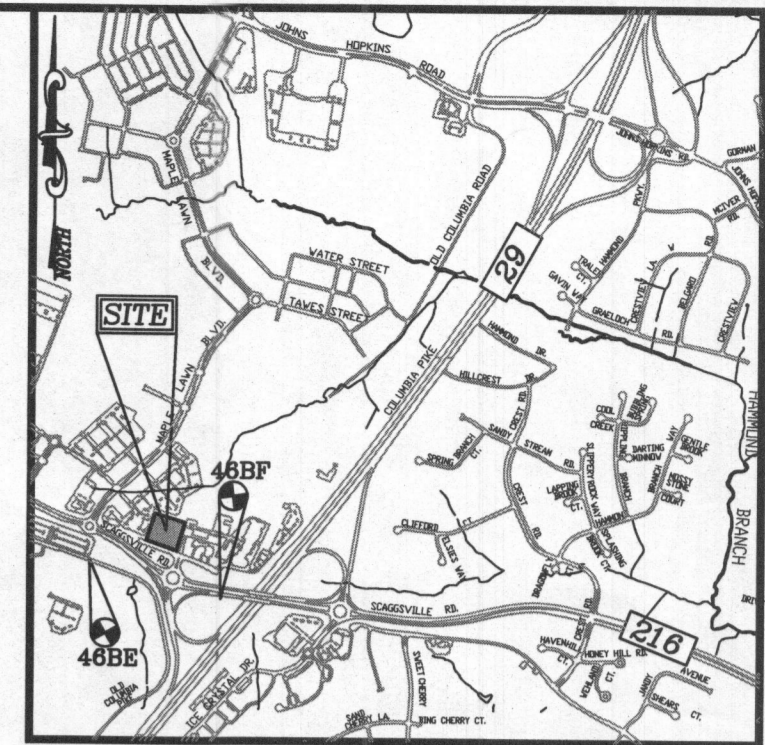
1 SHEET OF 1

# EXHIBIT TO ACCOMPANY ZONING PETITION

## 11296 AND 11292 SCAGGSVILLE ROAD

### PARCELS 200 AND 226

#### HOWARD COUNTY, MARYLAND



#### VICINITY MAP

SCALE: 1"=2000'  
ADC MAP COORDINATES: 39/C-2

#### BENCHMARKS

HOWARD COUNTY BENCHMARK - 46BE (CONC. MONUMENT)  
N 538853.83 E 1338643.54 ELEV. 443.345  
LOCATION: OLD COLUMBIA PIKE AT SCAGGSVILLE PARK AND RIDE

HOWARD COUNTY BENCHMARK - 46BF (CONC. MONUMENT)  
N 538448.18 E 1340010.43 ELEV. 446.602  
LOCATION: MD-216 AT SCAGGSVILLE NEAR RT-29 BRIDGE

#### LEGEND

	EXISTING CONTOUR		MICRO-BIORETENTION
	PROPOSED CONTOUR		PERVIOUS PAVING
	EXISTING CURB AND GUTTER		PROPOSED UTILITY EASEMENT (SEE PLAN FOR SIZE AND TYPE)
	EXISTING UTILITY POLE		EXIST. UTILITY EASEMENT (SEE PLAN FOR SIZE AND TYPE)
	EXISTING LIGHT POLE		PROPOSED SIDEWALK
	EXISTING MAILBOX		EXISTING SANITARY MANHOLE
	EXISTING SIGN		EXISTING SANITARY LINE
	EXISTING STORM DRAIN		EXISTING STORM DRAIN
	EXISTING WATER LINE		EXISTING STORM DRAIN
	EXISTING CLEANOUT		EXISTING WATER LINE
	EXISTING FIRE HYDRANT		EXISTING CLEANOUT
	EXISTING FENCE		EXISTING FIRE HYDRANT
	PROPERTY LINE		EXISTING FENCE
	RIGHT-OF-WAY LINE		PROPERTY LINE
	M1B2 M1D3		RIGHT-OF-WAY LINE
	EXISTING TREE LINE		M1B2 M1D3
	PROPOSED SEWER LINE		EXISTING TREE LINE
	PROPOSED WATER LINE		PROPOSED SEWER LINE
	PROPOSED STORM DRAIN		PROPOSED WATER LINE
	PROPOSED STORM DRAIN		PROPOSED STORM DRAIN

#### SITE ANALYSIS DATA CHART

A. TOTAL PROJECT AREA:	1.99 AC.
B. AREA OF PLAN SUBMISSION:	1.99 AC.
C. AREA OF WETLANDS AND WETLAND BUFFERS:	0.00 AC.
D. AREA OF FLOODPLAIN:	0.00 AC.
E. AREA OF FOREST:	0.00 AC.
F. AREA OF STEEP SLOPES (GREATER THAN 25%):	0.00 AC.
G. PROPOSED USE FOR SITE AND STRUCTURE:	OFFICE BUILDING (INCLUDING OTHER ALLOWABLE B-1 USES)
H. GREEN OPEN AREA:	29,048 SF (0.67 AC.)
I. PROPOSED IMPERVIOUS AREA:	57,944 SF (1.33 AC.)
J. PRESENT ZONING DESIGNATION:	RR-MXO-3
K. PROPOSED ZONING DESIGNATION:	B-1
L. OPEN SPACE REQUIRED:	N/A
M. RECREATIONAL OPEN SPACE REQUIRED:	N/A
N. DPZ FILE REFERENCES:	N/A
O. APPROXIMATE OFFICE BUILDING AREA:	46,500 SF
P. APPROXIMATE NUMBER OF EMPLOYEES:	100
Q. PARKING REQUIRED:	154 (+1 LOADING)
R. PARKING PROVIDED:	181 (+1 LOADING)
S. HOURS OF OPERATION:	8:00 AM TO 5:00 PM MONDAY - FRIDAY (OFFICE)

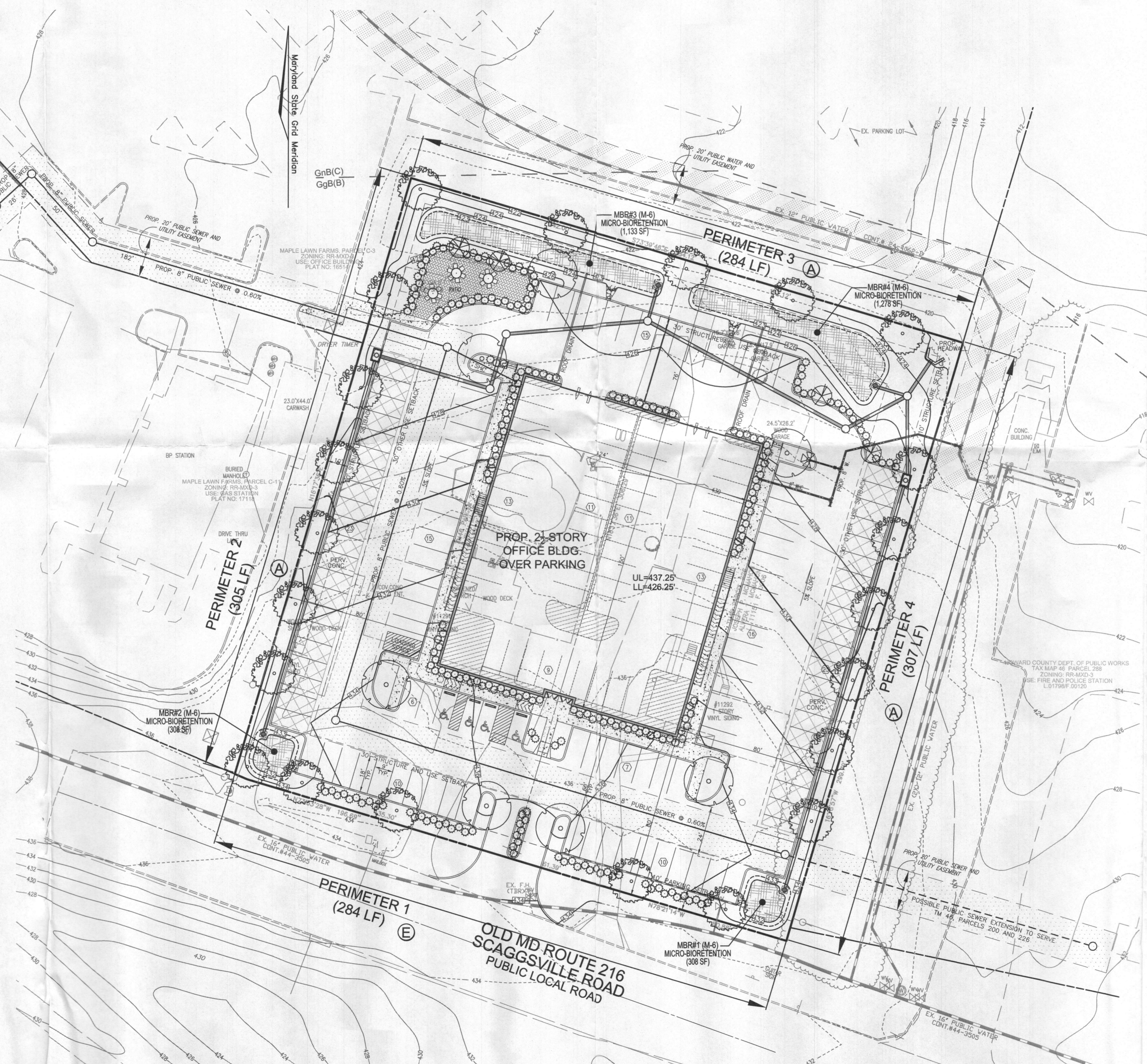
#### GENERAL NOTES

- THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHIC SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED APRIL, 2015. OFFSITE TOPOGRAPHY IS TAKEN FROM HOWARD COUNTY GIS AND AVAILABLE RECORD DRAWINGS.
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED APRIL, 2015.
- THE SUBJECT PROPERTY IS ZONED RR-MXO-3 IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- PUBLIC WATER AND SEWER FOR THIS PROJECT ARE AVAILABLE THROUGH CONTRACT NO. 24-0462-0.
- TO THE BEST OF OUR KNOWLEDGE AND BELIEF THERE ARE NO FLOODPLAIN, WETLANDS, STREAMS OR STEEP SLOPES LOCATED ON THIS SITE.
- NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON THE PROPERTY.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES ON THIS PROPERTY. THERE IS A HISTORIC STRUCTURE LOCATED ON THIS PROPERTY.

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PROPOSED PARKING SPACES	124
NUMBER OF TREES REQUIRED (1/20 SPACES)	7
NUMBER OF TREES PROVIDED	7
SHADE TREES	7
OTHER TREES (2:1 SUBSTITUTION)	-

\* OUTDOOR PARKING SPACES ONLY

SCHEDULE 'A' PERIMETER LANDSCAPE EDGE					
CATEGORY	ADJACENT TO PERIMETER PROPERTIES				TOTAL
	1	2	3	4	
PERIMETER/FRONTAGE DESIGNATION	E	A	A	A	
LANDSCAPE TYPE					
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	284'	305'	284'	307'	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	
NUMBER OF PLANTS REQUIRED	284'	305'	284'	307'	22
SHADE TREES	1:40 5	1:60 6	1:60 5	1:60 6	-
EVERGREEN TREES	1:4 45	-	-	-	45
NUMBER OF PLANTS PROVIDED					
SHADE TREES	5	6	5	6	22
EVERGREEN TREES	-	-	-	-	-
OTHER TREES (2:1 SUBSTITUTION)	45	-	-	-	45
SHRUBS (10:1 SUBSTITUTION)	-	-	-	-	-
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)					



PLAN VIEW  
SCALE: 1"=30'

**ATTORNEY**  
SANG OH, ESQUIRE  
TALKIN & OH, LLP  
5100 DORSEY HALL DRIVE  
ELLCOTT CITY, MD 21042  
410-964-0300

**OWNER/DEVELOPER**  
OLDE SCAGGSVILLE, LLC  
10945 PRICE MANOR WAY  
LAUREL, MD 20723  
301-359-3500

EXHIBIT TO ACCOMPANY ZONING PETITION

## 11296 AND 11292 SCAGGSVILLE ROAD

TAX MAP 46 BLOCK 3, 5TH ELECTION DISTRICT  
PARCELS 200 AND 226  
HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET  
ELLCOTT CITY, MD 21043  
TEL: 410.461.7666  
FAX: 410.461.8961

STATE OF MARYLAND  
ROBERT H. VOGEL  
161618  
REGISTERED PROFESSIONAL ENGINEER

PROFESSIONAL CERTIFICATE  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 161618 EXPIRATION DATE: 09-27-2018

DESIGN BY: RHV  
DRAWN BY: MR.  
CHECKED BY: RHV  
DATE: DECEMBER 2015  
SCALE: 1:30'  
W.O. NO.: 15-10

1 SHEET OF 1

DEC 14 2015