

## 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: Geoff Goins  
Division of Zoning Administration and Public Service

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

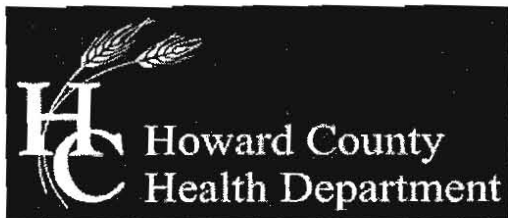
RE: **TUC-18-003 - AMENDED**

DATE: November 21, 2018

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The Health Department has received updated information regarding this case and wishes to amend our comments:

- The property has properly abandoned its onsite sewage disposal system and is now connected to public sewer. The Health Department has no objections to the petition.



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**MEMORANDUM**

**TO:** Geoff Goins  
Division of Zoning Administration and Public Service

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

**RE:** **TUC-18-003**

**DATE:** September 28, 2018

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

- The initial approval from the Health Department was made for a temporary use without establishing a sewage disposal area in anticipation of a public sewer extension. The Health Department is opposed to extending the temporary use with a corresponding expansion without establishing a sewage disposal area for future repair disposal systems.
- The trailer layout as shown is not approvable by the Health Department. The new trailer location encroaches on the setback to the existing septic tank.
- The proposal indicates a total of 35 employees, which would exceed the design capacity of the existing sewage disposal system.



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

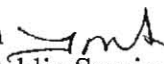
Valdis Lazdins, Director

FAX 410-313-3467

## TEMPORARY USE CASE 18-003

### 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:* Toni Sieglein   
Division of Public Service and Zoning Administration

*Date:* September 18, 2018

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 **October 3, 2018**. Please submit any advisory comments or applicable requirements your agency has on the application by September 24, 2018. If you have any questions, please contact me at extension 2350.

Attachment

T:\PubServ\doc\tumemo.doc



Department of Planning and Zoning

Temporary Use Petition

DPZ Office Use only:
Case No. <u>TU. 18.003</u>
Date Filed <u>7/16/18</u>

1. Temporary Use Request

Description of Proposed Use THE PURPOSE OF THE TEMPORARY USE IS TO ACCOMMODATE THE BUCH CORPORATE OFFICES DURING THE PERIOD WHICH THE SAME PROPERTY IS ENGINEERED AND APPROVED FOR THE PROPOSED PERMANENT BUILDING (REF ECP 18-022)

2. Petitioner's Name OLDE SCENESVILLE LLC

Address 11292 BUCH WAY

Phone No. (W) 301 369-3500 (M) CELL 240 375-6294

Email Address MBUCH@BUCH.US.COM

3. ~~ENGINEER~~ Counsel for Petitioner Bob Vogel

~~ENGINEER'S~~ Counsel's Phone No. 410 461-7666

Email Address B.Vogel@VogelEng.com

4. Property Identification

Address of Subject Property 11292 and 11296 BUCH WAY

Total Acreage of Property 1.99 ac

Property Location BUCH WAY and MD ROUTE 216

Election District 5<sup>TH</sup> Zoning District B-1

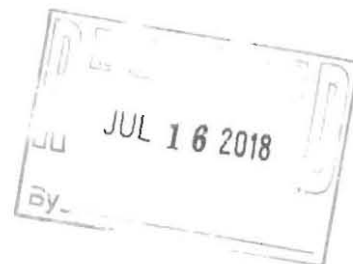
Tax Map # 46 Block# 3 Parcel/Lot # 226 and 200

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.



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. THIS IS A NEW APPLICATION PREVIOUS TO 15-

a. Dates of operation CURRENT - NOVEMBER 1, 2018 (INITIAL 90-DAY PERIOD)

b. Daily hours of operation 8 AM TO 5 PM

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? Yes  No  (circle one)

d. Description of temporary structures or other improvements to be installed on

subject property EXISTING STRUCTURES PER TU 15-005  
PROPOSED ADDITIONS: TEMP OFFICE MODULAR 2,123 SF + 384 SF. TOTAL: 10,347 SF

e. Potential number of employees/staff on site at one time 35

f. Potential number of customers/visitors on site at one time 4

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

2 EX HANDICAP (CONCRETE) + 24 ON-SITE (GRAVEL) + 21 ON-STREET, PAVED (ASPH) - TOTAL 47 SPACES

h. Description of outdoor lighting to be used, including intensity and type of existing or proposed lighting fixtures N/A

i. Potential noise levels and sources of noise generated by proposed use; proposed noise mitigation measures NOISE LIMITED TO CAR DOORS. NO OUTDOOR ACTIVITY

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 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.

  
 \_\_\_\_\_  
 Signature of Petitioner

  
 \_\_\_\_\_  
 Signature of Attorney Engineer

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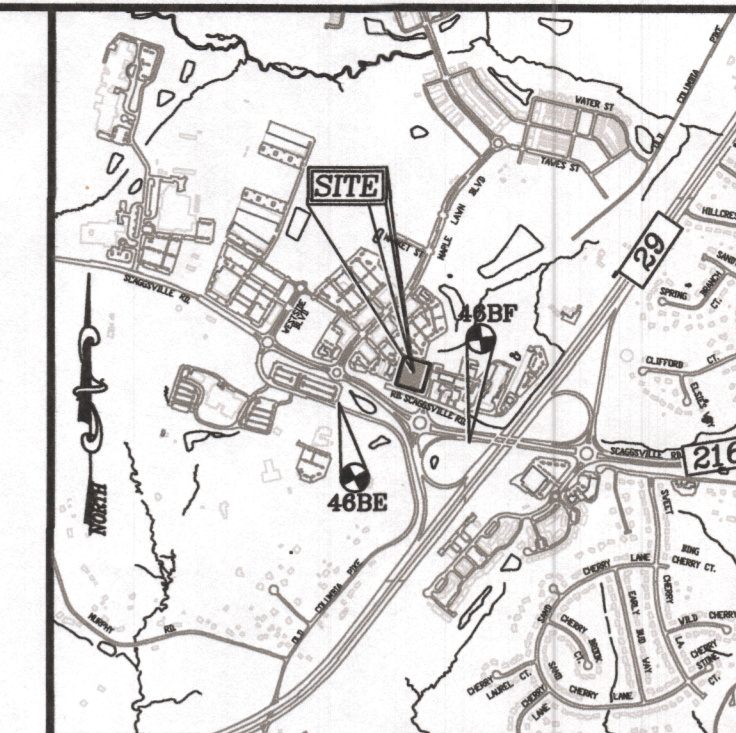
**For DPZ office use only:**

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.**



**VICINITY MAP**

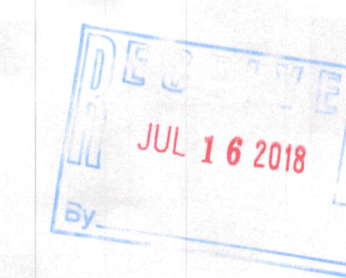
SCALE: 1"=2000'  
ADC MAP COORDINATES: MAP 46, GRID 3

**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).
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 10,251 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: 19,458 SF (0.45 AC).
11. THE PROPERTIES ARE ZONED: B-1
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: 35 SPACES  
(10,347 SF @ 3.3 SPACES/1,000 SF)  
PARKING PROVIDED: 47 SPACES  
HANDICAP PARKING REQUIRED: 2 SPACES  
HANDICAP PARKING PROVIDED: 2 SPACES



**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 4 PARCELS 200 AND 226  
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL  
ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET TEL: 410.461.2669  
ELLCOTT CITY, MD 21043 FAX: 410.461.8961

DESIGN BY: RHV  
DRAWN BY: MR  
CHECKED BY: RHV  
DATE: MAY 2018  
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: 09-27-2018

ROBERT H. VOGEL, PE No.16193

1 SHEET OF 1



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