



## 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: Cindy Hamilton  
Division of Zoning Administration and Public Service

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

RE: **BA-14-004C&V**

DATE: April 17, 2014

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

- A perc certification plan establishing a sewage disposal area and well locations for the proposed use has not been approved. No change in use will be approvable by the Health Department until a perc certification plan is approved and the onsite sewage disposal system has been upgraded.



For DPZ Office use only:

BA CASE NO. BA 14-004 CTU

Date Submitted 2-24-14

FEB 24 2014

**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 Historic Building Uses

Sections 131.0.N. 27

Specific Use Requested Conditional use for use of an historic building as an interior design business.

**2. Name of Petitioner Homewood Properties, LLC**

Trading as (If applicable) \_\_\_\_\_

Mailing Address 11362 Homewood Road, Ellicott City, Maryland 21042

Phone Number(s) 410-530-8330

E-Mail Address \_\_\_\_\_

Name of Principal Contact (If different) Kirk Halpin

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

Mailing Address 5100 Dorsey Hall Drive, Ellicott City, Maryland 21042

Phone Number(s) 410-964-0300

E-Mail Address soh@talkin-oh.com

**4. Conditional Use Site Description**

Address/Street for Property 14290 Triadelphia Road, Glenelg, Maryland 21737

Tax Map 21 Grid/Block 18 Parcels 135\*\* Lot \_\_\_\_\_

Department of Assessments and Taxation Account No. 04-341376\*\* (\*\*See attached narrative supp.)

Total Land Area of Property 64,893 (\_\_\_\_ Acres) ( Square Feet) Check one.

Election District 4<sup>th</sup> Zoning of Property RC-DEO

Subdivision Name and Plat No. (If Applicable) \_\_\_\_\_

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

**5. Petitioner's Interest in Subject Property**

- OWNER (Including joint ownership)
- OTHER (Described and give name and address of owner)

Name of Owner \_\_\_\_\_

Mailing Address \_\_\_\_\_

**If the Petitioner is not the owner, written authorization for this petition from the owner must be submitted.**

**6. Conditional Use Plan Requirements**

If the petition is approved, the conditional use plan will be made a part of the Hearing Examiner's Decision and Order, subject to modifications and conditions required by the Hearing Examiner. The conditional use plan must be drawn to scale and must include the items listed below:

- (a) Courses and distances of outline boundary lines and the size of the property
- (b) North arrow
- (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 The Property is developed with a 3,232 square foot principal structure that is not currently in use.

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.

See attached narrative supplement.

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.

See attached narrative supplement.

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?

See attached narrative supplement.

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?

See attached narrative supplement.

f. Will the ingress and egress driveway(s) provide safe access with adequate sight distance?

See attached narrative supplement.

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?

To the best of the Petitioner's knowledge, there are no environmentally sensitive areas in the vicinity of the property.

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?

See attached narrative supplement.

## 9. Prior Petitions

Has any petition for the same, or substantially the same, conditional use as noted above for the subject property been denied by the Hearing Examiner within twenty four (24) months of the date of this petition?

Yes                       No

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 and Advertising 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:

- *If the subject property adjoins a State road- original and 20 copies (application & plans)*
- *If the subject property adjoins a County road- original and 18 copies (application & plans)*

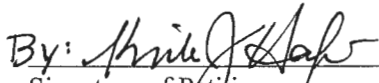
b. The Petitioner signing below hereby agrees to furnish such additional plats, plans, reports or other material as may be required by the Department of Planning and Zoning and/or the Hearing Examiner in connection with this petition.

c. The Petitioner hereby agrees to pay all costs in accordance with the current schedule of fees.

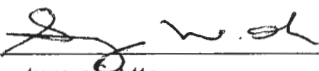
d. The Petitioner hereby agrees to properly post the property at least thirty (30) days immediately prior to the Hearing Examiner public hearing; to maintain the public notice posters until the public hearing is concluded; and to submit an affidavit of posting at, or before the time of the initial public hearing. The Petitioner also hereby agrees to advertise the public hearing by means of legal notices as prepared and approved 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 Hearing Examiner 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.

**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.

By:  2/20/2014  
Signature of Petitioner Date  
**KIRK J. HARPIN, NOMINEE**

Homewood Properties, LLC  
Print Name of Petitioner

 2/24/14  
Signature of Attorney Date

Sang W. Oh, Talkin & Oh, LLP  
Print Name of Attorney

## 12. 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 plan 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-A-15, R-MH or R-VH districts are subject to the standards enumerated in Section 131.0.C.

PETITIONER Homewood Properties, LLC

ADDRESS 11362 Homewood Road, Ellicott City, Maryland 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.

Michelle Gruber  
Witness

By: [Signature] 2/20/2014  
Signature KIRK J HALPIN, NOMINEE Date

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Signature Date

\*\*\*\*\*

Application Fee: \$500.00      Poster Fee: \$25.00 per sign/poster

Make check payable to: Director of Finance.

<b>For DPZ use only:</b>	
Hearing fee:	\$ _____
Poster fee:	\$ _____
Total:	\$ _____
Receipt No. _____	

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

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

T:\shared\PubSer\Applications\CondUse

Revised 10/07

IN RE: \* BEFORE THE  
HOMEWOOD PROPERTIES, LLC \* HOWARD COUNTY  
CONDITIONAL USE PETITION \* HEARING EXAMINER  
\* Case No: \_\_\_\_\_

\*\*\*\*\* \*\*\* \*\*\*\*\* \*\*\* \*\*\*\*\*

Narrative Supplement

4.: Conditional Use Site Description

\*\*The subject property (the "Property") consists of the property shown as Parcel 135 on Tax Map 21 (Tax Account No. 04-341376), as well as an adjoining triangular parcel consisting of approximately 22,444 square feet that is not identified on the tax map.

8.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 store; etc.

This petition seeks conditional use approval to use an historic building (the "Building") as an interior design studio and showroom (the "Business"). The Property and Building are listed on the Maryland Historic Sites Inventory, identified as HO-209, and were formerly the Providence Methodist Church. The Petitioner intends to fully restore the stone foundation and the interior of the Building and will ensure that all outdoor renovations to the Building and Property will be architecturally compatible with the history of the Property.

The proposed Business will be an indoor use. The Petitioner proposes to showcase interior design selections, with accessory sales of drapes and other similar household items. Outdoor use of the deck area for the Business will be minimal. The proposed hours of operation are 10 a.m. to 5 p.m. Monday through Saturday and 12 p.m. to 4 p.m. on Sundays, although the Petitioner anticipates initially operating by appointment only (with appointments within those times). The Petitioner expects a maximum of two full time employees and three part time employees and proposes 11 parking spaces as shown on the accompanying Plan. The Business may purchase a delivery van but does not plan to utilize other vehicles or equipment (other than standard office equipment). The proposed use does not involve materials storage. Outdoor lighting will be in compliance with all Howard County requirements.

8.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:

A. The building is a historic structure as defined in these regulations.

Section 103 of the Zoning Regulations defines "Historic Structure" as "A structure or cluster of structures situated within the County which, together with its appurtenances and environmental setting, have significant historic or architectural value, and have been designated as such by resolution of the County Council."

The Building, identified as HO-209 on the Historic Sites Inventory, has been designated as an historic structure by resolution of the County Council.

B. The maximum number of dwelling units permitted shall be one dwelling unit for every 800 square feet of building area.

No dwelling units are proposed for this conditional use.

C. Extension or enlargement of the principal historical structure and all accessory structures may not exceed 50% of the gross floor area of each individual building above that which existed on August 1, 1989, when ZB 882R was adopted adding the historic building use category to these regulations.

The Building, currently containing approximately 3,232 square feet, has not been materially altered since before August 1, 1989. A 450 square foot deck is proposed, which will not exceed 50% of the floor area of the Building that existed on August 1, 1989.

D. Exterior alterations to the historic structure shall be architecturally compatible with the historic structure as determined by the Historic District Commission, prior to the approval of the Conditional Use.

The Petitioner intends to ensure that all exterior alterations to the Building will be compatible with the Building given its extensive history. The Petitioner has had discussions with the Historic District Commission regarding the Petitioner's plans for the Property, and the Petitioner anticipates receiving the required approval prior to any approval of this conditional use petition.

E. A historic building converted into a community meeting hall or offices shall be subject to the following standards:

- (1) No material or equipment shall be stored outside of structures.
- (2) Parking areas shall be set back a minimum of 30 feet from all property lines or public street rights-of-way and screened from the roadway and adjacent properties.
- (3) The site shall have frontage on and direct access onto a collector or arterial road designated in the General Plan.

This criterion is inapplicable.

F. On an ALPP purchased or dedicated easement property, the following additional criteria are required:

- (1) The use shall not interfere with the farming operations or limit future farming production.
- (2) Any new building or building addition associated with the use, including any outdoor storage and parking area shall count towards the cumulative use cap of 2% of the easement.

This criterion is inapplicable.

8.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?

The proposed use will not generate physical conditions such as noise, dust, fumes, odors, or vibrations that would be discernible from abutting and vicinal properties and will not create any adverse impacts greater at the Property than elsewhere in the zone or applicable other zones. The Petitioner will use its best efforts to ensure that lighting does not impact vicinal properties and will follow all County requirements regarding outdoor lighting.

8.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?

As shown on the accompanying Plan, 11 parking spaces are proposed for the Property, which the Petitioner expects will provide an appropriate number of spaces to serve the Business.

No loading or trash receptacle areas are proposed given the nature of the Business. The proposed driveway largely utilizes an existing driveway on the Property with minor modifications to allow for safer ingress and egress and improved onsite circulation. The parking area was designed to be located in a central location on the Property, away from public roadways and nearby homes. Existing and proposed landscaping will provide an appropriate buffer for the driveway and parking areas.

8.f: Will the ingress and egress driveway(s) provide safe access with adequate sight distance?

Yes, the ingress and egress driveways will provide safe access with adequate sight distance. As shown on the Plan, the existing driveway accessing Sharp Road will be relocated to the north, away from the intersection of Sharp Road and Triadelphia Road.

8.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?

The Property itself is an historic site, and the Petitioner understands and appreciates the Property's historic character. The Petitioner intends to restore the foundation and interior to ensure the preservation of the Building, and the Petitioner will seek approval from the Historic District Commission regarding exterior alterations to the Building. This proposed conditional use will not diminish the character and significance of historic sites.

HOMWOOD PROPERTIES, LLC  
6339 Ten Oaks Road, Suite 150  
Clarksville, Maryland 21029

Notice of Pre-Submission Community Meeting

This is notice that Homewood Properties, LLC, Petitioner, intends to submit a Conditional Use Petition for historic property use. The property consists of approximately 0.919 acres, more or less, and is located at 14290 Triadelphia Road, Glenelg, Maryland 21737 (Tax Map 21, Grid 18, Parcel 135).

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 meeting will be held at the Gary J. Arthur Community Center, 2400 State Route 97, Cooksville, Maryland 21723 on Thursday, August 15, 2013 at 6:00 p.m.

List of Adjoining and Confronting Property Owners —  
Homewood Properties, LLC/Glenelg property

Subject Property: 14290 Triadelphia Road  
Glenelg, Maryland 21737  
Tax Map 21, Parcel 135

Adjoiners:

Parcel 178: Anwar and Nayyar Khokhar  
4054 Hobbs Hill Road  
Glenelg, Maryland 21737

Parcel 165: Beatrice Dane  
4050 Hobbs Hill Road  
Glenelg, Maryland 21737

Parcel 188: Valerie Bornemann  
14251 Triadelphia Road  
Glenelg, Maryland 21737

Parcel 46: Jerry and Mary Anne Pettis  
14254 Triadelphia Road  
Glenelg, Maryland 21737

Parcel 97: Toll MD V Limited Partnership  
Sharp Road  
Glenelg, Maryland 21737

Mailing address: c/o Wallace H. Campbell & Co., Inc.  
6212 York Road  
Baltimore, Maryland 21212

Parcel 104: Glenelg United Methodist Church  
Triadelphia Road  
Glenelg, Maryland 21737

Mailing address: 13900 Burntwoods Road  
Glenelg, Maryland 21737

HOA/NOTIFY LIST

George Belleville  
Bridgewater  
9872 Diversified Lane  
Ellicott City, Maryland 21042

Kim Flowers  
Planning and Zoning  
3430 Courthouse Drive  
Ellicott City, Maryland 21043

Jason Behr  
11882 Frederick Road  
Ellicott City, Maryland 21042

Jen Terrasa  
Stoneridge HOA  
7491 Setting Sun Way  
Columbia, Maryland 21046

Kevin Garvey  
2605 Route 97  
Glenwood, Maryland 21738

Richard Taber  
14032 Big Branch Drive  
Dayton, Maryland 21036

Tom Conover  
14580 Mustang Path  
Glenwood, Maryland 21738

Michael Widner  
3915 Clarks Meadow Drive  
Glenwood, Maryland 21738

Rick Lober  
Big Branch Overlook HOA  
14076 Big Branch Drive  
Dayton, Maryland 21036

Kelcie Longaker  
7376 Eden Brook Drive  
Columbia, Maryland 21046

John Rice  
5874 Montgomery Road  
Elkridge, Maryland 21075

Ralph Ballman  
9927 Rose Trail  
Ellicott City, Maryland 21042

Kelly Bishop  
4043 Candle Light Drive  
Dayton, Maryland 21036

Bibi Foston, President  
North Laurel Civic Association  
10115 Stansfield Road  
Laurel, Maryland 20723

Soon Park  
6420 Richardson Farm Lane  
Clarksville, Maryland 21029

Kenneth Yannacci  
9128 Bryant Avenue  
Laurel, Maryland 20723

Howard Shieh  
6405 Richardson Farm Lane  
Clarksville, Maryland 21029

DeLong Liu  
6428 Richardson Farm Lane  
Clarksville, Maryland 21029

Bonny Marcellino  
9141 River Hill Road  
Laurel, Maryland 20723

Caroline Garzon  
895 The Old Station Court  
Woodbine, Maryland 21797

Erin Ijams  
9215 Howland Road  
Laurel, Maryland 20723

Elizabeth Ndungu  
6350 Ducketts Lane  
Elkridge, Maryland 21075

David Lynch  
The Law Office of G. Macy Nelson  
401 Washington Avenue  
Towson, Maryland 21204

Karen Olson  
9090 Stebbing Way  
Laurel, Maryland 20723

Elizabeth Lord  
3645 Valley Road  
Ellicott City, Maryland 21042

Cathy Hudson  
6018 Old Lawyers Hill Road  
Elkridge, Maryland 21075

Christopher Jackman  
6276 Golden Hook  
Columbia, Maryland 21044

Stephen Keathly  
9629 Washington Avenue  
Laurel, Maryland 210723

Brian Cole  
14874 Michele Drive  
Glenelg, Maryland 21737

Carole Cone  
6127 Hanover Road  
Hanover, Maryland 21076

Walter Carson  
Concerned Citizens of Western  
Howard County  
16141 Ed Warfield Road  
Woodbine, Maryland 21797

William Erskine, Esquire  
Offit, Kurman  
8171 Maple Lawn Blvd.  
Suite 200  
Maple Lawn, Maryland 20759

Lisa Markovitz  
2948 Normandy Drive  
Ellicott City, Maryland 21043

Christine Pereira  
8177 Murphy Road  
Fulton, Maryland 20759

Robert Tronetti  
4207 Buckskin Lake Drive  
Ellicott City, Maryland 21042

Tracy Waterman  
13886 Clarksville Pike  
Highland, Maryland 20777

Sekar Venkatesh  
6108 Syracuse Court  
Clarksville, Maryland 21029

Shun Lu  
12852 Macbeth Farm Lane  
Clarksville, Maryland 21029

Brian Bamburak  
7708 Blueberry Hill Lane  
Ellicott City, Maryland 21043

Edward Carver  
8813 Blue Sea Drive  
Columbia, Maryland 21046

Paul Snyder  
16013 Misty Knoll Court  
Woodbine, Maryland 21797

Karen Whitney, President  
Chapel Woods  
11825 Linden Chapel Road  
Clarksville, Maryland 21029

HOMEWOOD PROPERTIES, LLC – CONDITIONAL USE

TAX MAP 21, PARCEL 135

1.49 AC±

REPORT OF PRE-SUBMISSION COMMUNITY MEETING  
HELD AT 6 P.M. ON THURSDAY, AUGUST 15, 2013 AT  
THE GARY J. ARTHUR COMMUNITY CENTER,  
2400 STATE ROUTE 97, COOKSVILLE, MARYLAND

A Pre-Submission Community Meeting was held on Thursday, August 15, 2013 at 6:00 p.m. at the Gary J. Arthur Community Center in Cooksville, Maryland.

The following people were in attendance at that meeting:

Sang W. Oh (*attorney*); John Lehman (*Consultant*); Gregory Phillips (*Consultant*).

After a brief presentation by Petitioner of its request for an interior design business, the floor plan of the building and the proposed improvements to the Property, the following questions and answers were provided.

1. What is the conditional use process? *Presubmission meeting; plan revisions; submission; Staff review and technical staff report; Hearing Examiner hearing; appeal to Board of Appeals, if applicable.*
2. What is the current zoning? *It is RC-DEO with a possible nonconforming use.*
3. What is the zoning process? *The zoning process is the conditional use process. This property was originally proposed for B-1 zoning during the Comprehensive Zoning; however, that proposal was withdrawn in favor of a conditional use. Although we did not have opposition to our proposed use, we really didn't need the B-1 rezoning in order to make the proposed use work. Therefore, we opted to withdraw our rezoning request and proceed with a proposed conditional use.*
4. Is this a historic property? *Yes. It is MHT No. 209, the former Providence Church.*
5. Will anyone reside on the Property? *No.*
6. Have you found any snakes in the building? *Yes, some.*
7. Will there be any furniture displays? *Yes. Not many, but some. Old displays will also be for sale. There will also be some accessory sales such as drapes and other household items.*
8. Is there going to be a full restoration of the inside of the building? *Yes.*
9. Will the stone foundation be restored? *Yes.*
10. Will there be any storage of furniture? *Yes. Some. It will be in the remodeled addition to the building.*
11. What other types of things will be done to the Property? *Geo-thermal; LED lighting; small office (no employees other than owner); synthetic slate roof; white siding*
12. Will you be removing any trees? *None of the mature trees. Other than some trees we think have grown in without being maintained, the existing vegetation will remain.*

13. Will you have a loading dock? *No.*
14. Who is the developer leasing the property to? *We are not able to disclose that information at this point, but you will know when we have the hearing. It will not be a big surprise.*
15. Does the potential new business owner have other locations? *No. This is not a chain company. It is a small, local business person.*
16. Will you serve coffee and pastries to the general public? Can you? We need a good coffee shop in this area. *No. That is not something that will be a part of this proposal.*
17. Will you work with GUMC church to enable them to continue using the adjacent property for funerals? *Yes, of course.*

There being no further questions, the meeting was adjourned at approximately 7:30 p.m.

Attached hereto is a copy of the Notice of Pre-Submission Community Meeting, which was sent by regular first class mail to all adjoining property owners as identified in the records of the Maryland State Department of Assessments and Taxation.

**AFFIDAVIT OF POSTING  
Pre-submission Hearing**

**Case: Homewood Properties, LLC**

STATE OF MARYLAND)

COUNTY OF HOWARD)

I, Gregory Phillips, HEREBY CERTIFY that to the

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

1. The poster(s) shall be erected and shall remain on the subject property for three weeks prior to the pre-submission hearing.
2. The poster(s) shall be erected using 2 wooden stakes, one on each side of the poster.
3. The poster(s) shall be placed at the location indicated by the Department of Planning and Zoning.

I further certify that the poster(s) has been posted at least 21 days immediately prior to the pre-submission hearing scheduled for **August 15, 2013** giving notification of the place, date and time of the hearing.

Subscribed and sworn to before me on this 30 day of July, 2013.

  
Petitioner's/Agent's Signature

Notary Public:



My Commission expires:

11/2/2013



**Note: It is the responsibility of the Petitioner to ensure that all of the Posting requirements have been met. Failure to meet any of these requirements may result in the postponing and rescheduling a hearing in order to ensure the proper posting of the property. It is also the petitioner's responsibility to remove the poster after the hearing.**