



Bureau of Environmental Health

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

MEMORANDUM

TO: Kent Sheubrooks, Chief
Division of Land Development

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

DATE: July 20, 2017

RE: WP-17-133

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

1. Health has no objection to the waiver. Health approval of a building permit to expand the garage footprint may be contingent on connection to public sewer and proper abandonment of the septic system.

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: January 23, 2019

DPZ File No. WP-17-133

Department of Planning and Zoning

- Address Coordinator
Resource Conservation (Historic/Ag Pres)
Public Service and Zoning Administration
Research - Return to JW

- Comprehensive & Community Planning
Development Engineering Division
Other
File

Agencies

- Soil Conservation District
Department of Inspections, Licenses & Permits
Department of Fire and Rescue Services
State Highway Administration
Health Department
Public School System
Recreation and Parks
WSSC (Non-Residential Only)
MD Aviation Administration
Office of Transportation

- Tax Assessment
Verizon
BGE
Cable TV
Police
MTA
Finance
DPW, Real Estate Services
DPW, Construction and Inspection
DPW, Bureau of Utilities

RE: Mauck Nursery Stock

ENCLOSED FOR YOUR Signature Approval Review & Comments Files
THE ENCLOSED Original Pre-Packaged Plan Set

Table with 2 columns: Plans, # of Sheets. Lists various plan types like Sketch Plan, Prel Equiv Sketch Plan, etc.

Table with 2 columns: Applications, # of Sheets. Lists various application types like Waiver Petition, Planning Board Application, etc.

Table with 2 columns: Supplemental Documents, # of Sheets. Lists various documents like Wetlands Report, Soils/Topo Map, etc.

WAS: Received Tentatively Approved Recorded
Received and Revised Approved On January 23, 2019

COMMENTS: See memo. Due-12 Working Days: 02/08/19

Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

DPZ STAFF INITIALS:

January 23, 2019

To: Howard County Department of Planning and Zoning

From: David Mauck, sole member Mauck Nursery Stock L.L.C., and owner of 7531 Montevideo Road, Jessup, MD 20794

Re: Alternative Compliance Application WP-17-133, 7531 Montevideo Road, Jessup, MD 20794

This letter is in reponse to the Alternative Compliance Application WP-17-133 for 7531 Montevideo Road on 6/28/17. This application has been delayed due to findings of an existing roofed structure and garage located within the 50' setback for M-2 zoning. The 50' setback was reduced to 20' for the roofed structure and 28' for the garage per Decision and Order BA Case Number 17-028V on October 15, 2018.

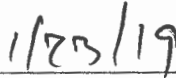
This Alternative Compliance Application is needed to reduce hardship and expedite Building Permit Application #B17001042 to build a garage over a previous garage's footprint and extend the garage an additional 7' towards the rear property line. The construction will also encompass constructing the garage to a maximum height of 25' tall. The 7' addition does not fall into any M-2 zoning setbacks and the 25' is well within the M2 height restrictions. The total proposed square footage of the garage is 882 square feet, well below the 5,000 requirement for a Site Plan. Areas surrounding the garage are crushed millings and the garage construction will not involve any tree or turf removal, only minor disturbance during the construction process. The rear neighbor has a wood retaining wall averaging 15' tall continued by a concrete block wall averaging 6' tall as an existing buffer.

This property is not within site of any residentially zoned areas. The principal use of this property is for contractor's storage and office and that use will remain. The remodeled garage will not block traffic, view or hinder site lines for motorists. Surrounding properties are contractor storage yard, industrial equipment repair lot and a truck wash out station. The use of this property conforms to the neighboring properties and the proposed garage is smaller than surrounding buildings. In addition this property is half the size or less than half the size of surrounding properties which creates further hardship for the intended use. The property is located in FEMA flood zone X, Area of Minimal Flood Hazard and there are no existing wet lands on this site. We intend to abandon the existing septic system and connect to the existing county tap for sewage. This property is currently served by county water. Please contact David Mauck at 301-343-4707 or damauck@aol.com with any additional questions/concerns.

Sincerely,



David Mauck,
Owner, 7531 Montevideo Road





Date

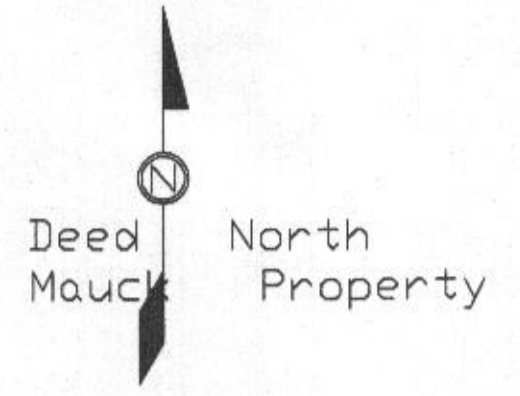
REVISED

DPZ Land Development

Original Size: 24" x 36"
 Drawing: 59280- RevA 7531 MONTEVIDEO RD ELKRIDGE MD 21075 1/21/2019
 FEMA Panel: 24027C0170D Flood Zone: X Client: Mauck
 0.5 ACRES MORE OR LESS
 TAX MAP 43 PARCEL 443
 BOOK 10198 PAGE 112 see also 15456/436
 DISTRICT 1 HOWARD COUNTY MD
 Scale: 1"=20'

Area is also known as Jessup Maryland.

-  How Co Drain & Util Easement
-  How Co Reversible Slope Easement



REVISED

DPZ Land Development

VARIANCES GRANTED TO SETBACKS FROM DORSEY RUN RD: BA case No 17-028V dated 31 October 2018

VARIANCE 1: Setback granted for existing use ROOFED STORAGE Bin use: 20' setback approved - (use existed before road construction)
 VARIANCE 2: Setback granted for existing use Storage Shed/GARAGE use: 28' setback approved (use existed before road construction)

SITE is generally used as an office and equipment Base for Offsite Landscaping Operations. Site is level and (generally) gravelled.
 PARKING: existing is 6 unmarked gravelled parking spaces; Proposed is 6 Blacktop spaces with one Handicap Included.
 ACCESS: from Dorsey Run Road is by two Municipal entrances 37' and 51' width as shown hereon existing and proposed.

NAME ADDRESS OF PETITIONER: David Mauck
 671 Shore Rd, Severna Park MD 21146
 301 343 4707

NAME ADDRESS OF ATTORNEY: Tom Meachum Esq
 10715 Charter Dr, Suite 200, Columbia MD 21044
 410 740 4600

NAME ADDRESS OF PROPERTY OWNER: Mauck Nursery Stock LLC
 PO Box B179, Elkridge MD 21075
 301 343 4707

ZONING: Subject Property and surrounding Lands are Zoned: M2
 Setback required: 50 feet from Public Street for structures and Uses: 30 feet for Parking area;

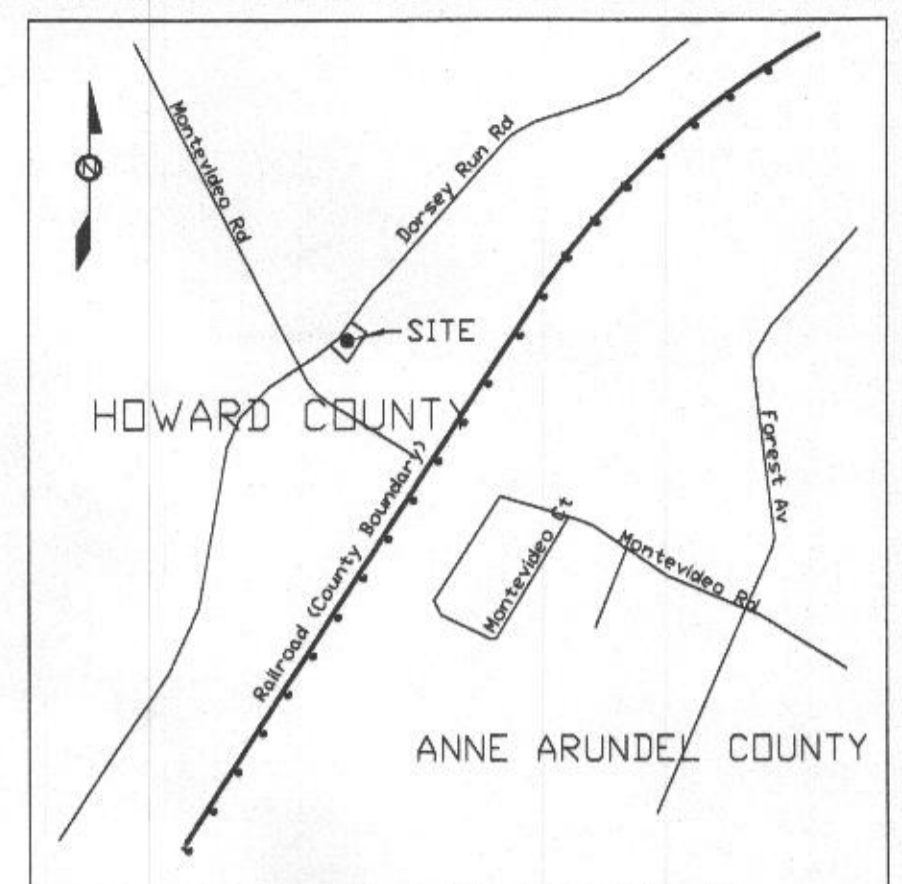
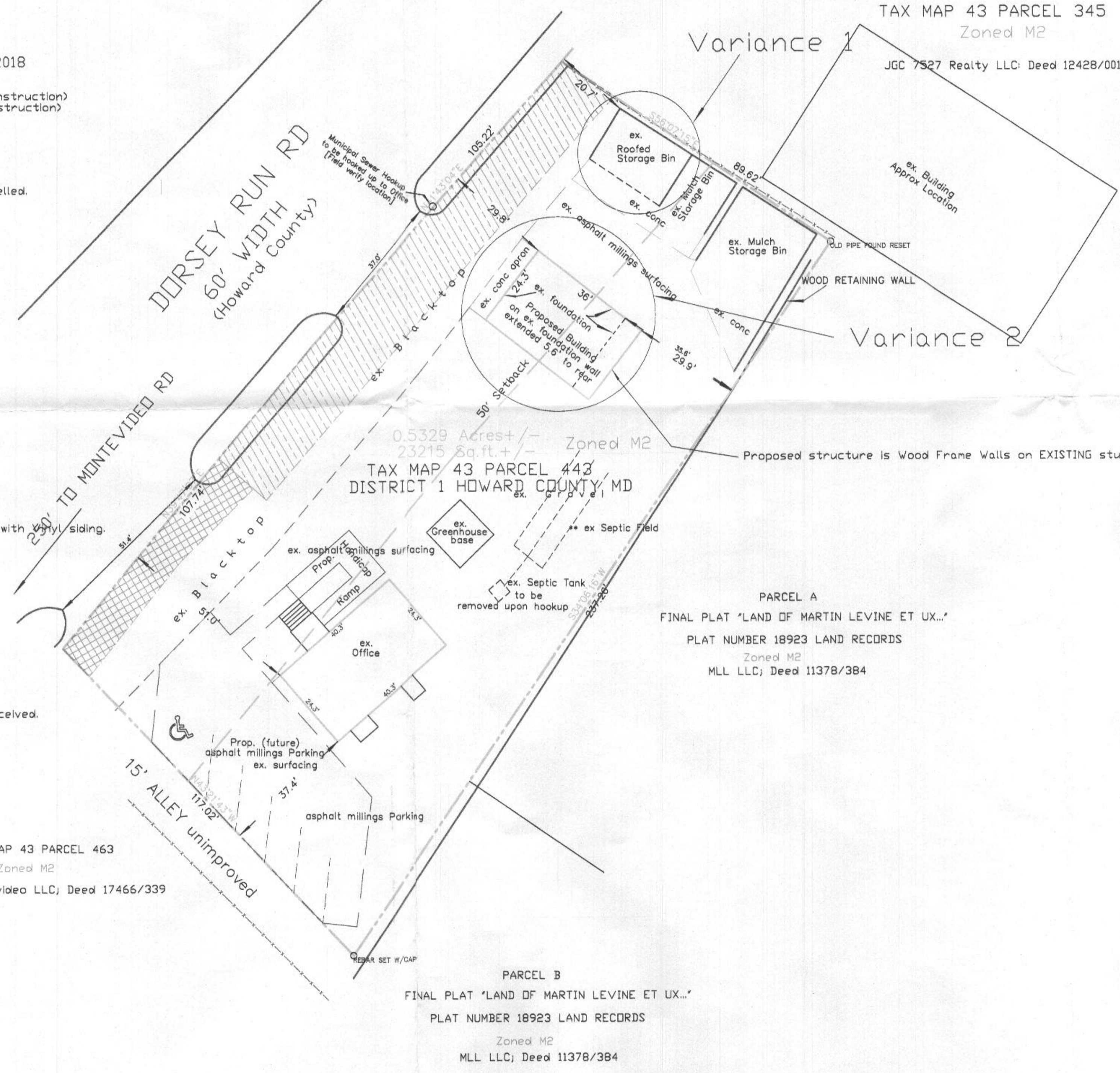
EXISTING/ PROPOSED STRUCTURES FLOOR AREA AND HEIGHT:
 Variance Item 1: Roofed Mulch Bin: existing and Proposed Area: 400.0 sq ft
 existing and Proposed Height 12 feet.
 existing and Proposed structure is Wood sides with Steel Roof.

Variance Item 2: Storage facility/Garage: Proposed Area: 882 sq ft
 Proposed Height 25 feet.
 Proposed structure is Wood Frame Walls on EXISTING stub concrete block walls on 3 sides with Vinyl siding.

Existing Office: existing Area: 982 sq ft
 existing 1 story Height 18 feet.
 Existing Greenhouse base: existing Area: 182 sq ft
 Proposed (future) Height 10 feet.

HISTORY AND HARDSHIP NOTES: (Outline only)
 The site was located upon a gravelled driveway running to Montevideo Road when David Mauck first began occupation of the premises in 2003 (Deed 7537/241). The development by Howard County of Dorsey Run Rd in the place of the old driveway has improved Road Access, but caused hardship to the Petitioner since existing Buildings have become non-conforming due to setbacks resulting from Road Improvements. It would be a hardship for the Petitioner to lose usage of those structures in the performance of his business tasks. The shape nature and location of the Site is unsuitable to the 50 foot setback to Dorsey Road, since the Parcel was subdivided by Deed before the new Road was conceived.


- *** Information as to septic field (to be abandoned as soon as feasible) supplied from best information by Client.





VICINITY MAP
 1 INCH = 1350 FEET


SITE PLAN FOR ALTERNATIVE COMPLIANCE APPLICATION

LEGEND

Sheed (unsurveyed) 

Blacktop Drive 

Gravel Drive 

Concrete Drive 

DAVID M GREEN TRADING AS:
 SurveyAssociates.com
 200 GRAYS RD HARWOOD MD 20776
 410 266 7111 cell 443 875 2242
 Surveys in Maryland, Wash DC, DE & VA
 orders@surveyassociates.net

Bearings are referred to the Title Deed or Record Plat. The Surveyor personally supervised or performed the Survey.

David M Green Prop LS311
 License expires 9/7/2018