

## Bureau of Environmental Health

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

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

Twitter: HowardCoHealthDep

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

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### MEMORANDUM

TO: Kent Sheubrooks, Chief  
Division of Land Development

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

DATE: October 17, 2019

RE: WP-20-024 Ward Property

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

1. A perc certification for all three affected lots must be submitted and approved by the Health Department prior to any potential Health approval of a plat or waiver.
2. The perc certification must show sewage disposal areas and wells for each parcel. Perc testing may be necessary to establish those areas.
3. The property boundaries on a plat or waiver must match the most recently approved perc certification plan.

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: September 9, 2019

DPZ File No. WP-20-024

Department of Planning and Zoning

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

- 1 Comprehensive & Community Planning
2 Development Engineering Division
Other
1 File

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Agencies

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

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

RE: Ward Property

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

- Plans # of Plans
Sketch Plan
Prel Equiv Sketch Plan
Preliminary Plan
Final Plat/Plat of Easement/RE Plat
Final Constr Plans (RDS)
Final Development Plan
Site Development Plan
Landscape Plan/Supplemental Plan
Grading Plan
House Type Revision/Walk-Thru Red-Line
Water and Sewer Plan

- Supplemental Documents
Wetlands Report
Soils/Topo Map/Drain Area Map
FSD/FCP/Worksheet and Application
Declaration of Intent (Forest Cons)
Drainage and/or Computation/Pond Safety Comps
Preliminary Road Profiles
APFO Roads Test/Mitigation Plan/Traffic Study
Noise Study
Sight Distance Analysis/Speed Flow Study
Floodplain Study
Stormwater Management Comps/Geo-Tech Report
Industrial Waste Survey (DPW)
Road Poster Form Letter
Justification Letter
Perc Plat
Scenic Road Exhibits
Deeds
Photographs
Retaining Wall Comps/Details
Poster/Community or HDC Meeting Information
Route 1 Details/Summary

- Applications
Alternative Compliance Application
Planning Board Application
ASDP/CSDP Application
DED Application/Checklist
DED Fee Receipt/Deeds/Cost Estimate
Overall Scaled Composite
Water & Sewer Plans
List of Street Names

WAS: [x] Received [ ] Tentatively Approved [ ] Recorded
[ ] Received and Revised [ ] Approved On September 9, 2019

COMMENTS: [Handwritten notes] Due- 17 Working Days: 10/02/19

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

DPZ STAFF INITIALS:

**Howard County Department of Planning and Zoning  
Division of Land Development**

# ALTERNATIVE COMPLIANCE APPLICATION

*[Alternative Compliance from Subdivision and Land Development Regulations]*

Date Submitted/Accepted \_\_\_\_\_

DPZ File Number

WP. 20024

**I. Site Description**

Subdivision Name/Property Identification: Ward Property

Location of property: 16305 West Carrs Mill Road, Woodbine, Maryland  
(Street Address and/or Road Name)

Residential  
(Existing Use)

Residential  
(Proposed Use)

8  
(Tax Map No.)

13  
(Grid/Block No.)

200  
(Parcel No.)

Fourth  
(Election District)

RC-DEO  
(Zoning District)

approximately 10.3592 acres  
(Total Site Area)

Provide a brief site history including reference to all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, alternative compliance petitions, etc.)

See Justification Statement

**II. Alternative Compliance Request**

In accordance with Section 16.104 of the Howard County Subdivision and Land Development Regulations, the Department of Planning and Zoning, in conjunction with the Subdivision Review Committee **may grant alternative compliances or modifications to the minimum requirements stipulated within the Regulations if it is determined that extraordinary hardships or practical difficulties may result from strict compliance with the regulations, or if it is determined that the regulations may be served to a greater extent by an alternative proposal.**

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which alternative compliance is being requested and provide a brief summary of the regulation. Attach a separate sheet if additional information is appropriate.

<u>Section Reference No.</u>	<u>Summary of Regulation</u>
1. <u>16.147</u>	<u>Final Subdivision Plan and Final Plat</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

### III. *Justification*

**All alternative compliance requests must be fully justified by the petitioner. Incomplete or inadequate justification may result in rejection of the application at the time of submission.** Justification must be specific to the subject property. The justification provided by the petitioner should include all factors which rationalize or substantiate the request in accordance with the following criteria:

- a. Summarize any extraordinary hardships or practical difficulties which may result from strict compliance with the Regulations.
- b. Verify that the intent of the Regulations will be served to a greater extent through the implementation of the alternative proposal.
- c. Substantiate that approval of alternative compliance will not be detrimental to the public interests.
- d. Confirm that approval of alternative compliance will not nullify the intent of the Regulations.

**PLEASE ATTACH A SEPARATE LETTER OF JUSTIFICATION TO SUPPORT THE ALTERNATIVE COMPLIANCE REQUESTS.**

See attached Justification Statement

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### IV. *Pre-Submission Meeting Requirements*

- a. **Community Meeting Requirement**, if applicable - If no previous subdivision plans and/or zoning or conditional use petitions were processed, a pre-submission community meeting is required for the initial plan submittal of all new residential development and for all new non-residential development or an existing non-residential development which is proposed for a floor area expansion of more than 25%, except County Capital Projects which hold a community outreach meeting, in accordance with Sections 16.156(a) and 16.128 of the Subdivision and Land Development Regulations for alternative compliance of the site development plan requirement. The property owner/developer must provide **3 weeks** advance notice regarding the community meeting's date, time and location to all adjoining property owners identified in the records of the State Department of Assessments and Taxation and any community association that represents the geographic area of the subject property by first class mail; and sent electronically to any community association registered with the County for projects in a certain geographic area; the Howard County Council; and DPZ, which will place the meeting notice on the DPZ's website. The developer shall send a copy of the minutes and written responses to the meeting attendees and DPZ, either electronically or by first class mail. **Certification that the meeting notices were mailed to all adjoining property owners and any community association that represents the geographic area, and the principal and Parent-Teacher Association (PTA) president for each school with an attendance area that includes the subject property. Projects in Downtown Columbia must also notify each Village Board, the Columbia Association and each property owner located within the same Downtown Columbia Plan neighborhood.**

**Verification that the meeting notices were emailed to any citizen and community association registered online with Howard County. List of meeting attendees. Copy of the meeting minutes and written responses to the meeting attendees' questions. Verification that the meeting minutes and responses were sent within 30 days to all meeting attendees either by mail or email.**

**\*\*Please contact the Division of Land Development regarding the applicability of this requirement.**

- b. **HPC Meeting Requirement, if applicable** - A pre-submission advisory meeting with the Historic Preservation Commission is required for new development located within a Historic District or if the site contains a historic structure (50 years or older) in accordance with Section 16.603A of the Howard County Code. Verify this requirement by checking the Historic Sites Inventory list and maps available at the DPZ public service desk or checking with the Resource Conservation Division. The

property owner/developer must contact the DPZ, Resource Conservation Division for the HPC scheduling process and procedures. **The property owner/developer must submit a copy of the minutes from the HPC Advisory Meeting to DPZ along with the initial subdivision or site development plan application.**

- c. **MAA Meeting Requirement, if applicable** - For all proposed subdivisions or developments located within the BWI Airport Noise Zone or the Airport Zoning District (4 mile radius from the center of the airport), the review and approval by the Maryland Aviation Administration is required prior to signature approval of final plan road and SWM construction drawings, and/or site development plans, or alternative compliance approval of SDP. Please contact the MAA at P.O. Box 8766, BWI Airport, Maryland, 21240-0766, or (410) 859-7100. A copy of the MAA approval letter must accompany the submission of the final road/SWM construction plan original drawings, and/or site development plan original, or alternative compliance application.
- d. **Design Advisory Panel (DAP), if applicable** – A pre-submission advisory meeting with the Design Advisory Panel is required for all new site development plans submitted for new development or redevelopment projects on parcels located in the U.S. Route 1 corridor that are zoned 'CE', 'CAC' or 'TOD' or that adjoin the Route 1 right-of-way and that are subject to the Route 1 Design Manual in accordance with Sections 16.1501 and 16.1504 of the Howard County Code, and for new development or redevelopment projects on parcels located within the U.S. Route 40 corridor that are zoned 'TNC' or that are subject to the Route 40 Design Manual in accordance with Section 16.1501 of the Howard County Code, and for all new SDP's for new developments or redevelopment projects located within the Downtown Columbia Revitalization area in accordance with Section 125.0 of the Zoning Regulations. Additionally, a DAP meeting is required for the 'R-H-ED', 'R-APT', 'BRX', 'CEF' and 'CR' zoning districts in accordance with the 10/6/13 Comprehensive Zoning Regulations. The property owner/developer must contact the DPZ, Division of Comprehensive and Community Planning to verify this requirement and for information concerning the DAP meeting scheduling process and procedures. The property owner/developer must submit a copy of the DAP project design recommendations to DPZ along with the initial subdivision plan application, if applicable.

## V. ***Plan Exhibit***

### A. **Number of Copies Required**

The alternative compliance application must be accompanied by copies of a detailed plot plan, subdivision plat or site development plan (**15 sets of the completed alternative compliance application and plan exhibit if the subject property adjoins a County road; 19 sets for properties adjoining a State road**).

In instances where the alternative compliance request concerns an approval extension or if an associated plan is in active processing, only 2 sets of plans are required along with 15 or 19 copies of the application form. **Plans must be folded to a size no larger than 7-1/2" x 12". The pre-packaging of plans and supplemental reports by SRC agency will be permitted by DPZ provided that each package contains a cover letter which itemizes all plans, reports and documents included in the package.**

**Please be advised that all plan application submissions are ACCEPTED BY APPOINTMENT ONLY. All plan submission appointments must be scheduled with the Division of Land Development at (410) 313-2350.**

Plan applications are available on the DPZ website at <https://howardcountymd.gov/Departments/Planning-and-Zoning/Land-Development>.

### B. **Plan Requirement Checklist**

The detailed alternative compliance petition exhibit, plot plan, subdivision plan or site development plan must indicate the following required information relevant to the alternative compliance request to ensure acceptance of the waiver petition application for processing.

Legend:	<u>  </u> T	Information Provided	<u>  </u> X	Information Not Provided, Justification Attached
	<u>  </u> NA	Not Applicable		

- NA 1. Vicinity map scale 1" = 2,000' indicating and identifying the total boundary of the property, exact site location, vicinity roads and north arrow.
- T 2. Bearings and distances of property boundary lines for the entire tract and size of tract area.
- T 3. North arrow and scale of plan.
- T 4. Location, extent, boundary lines and area of any proposed lots.
- T 5. Any existing or proposed building(s), structures, points of access, driveways, topography, natural features and other objects and/or uses on the subject and adjacent properties which may be relevant to the petition; i.e. historic structures, cemeteries or environmentally sensitive areas.
- NA 6. Delineation of building setback lines.
- T 7. Delineation of all existing public road and/or proposed street systems.
- T 8. Identification and location of all easements.
- T 9. Approximate delineation of floodplain, streams, wetland and forested areas, if applicable, and/or provide a professional certification that environmental features do not exist on the property.
- NA 10. Road profile to evaluate sight distance, if the application includes a request for direct access to a major collector or more restrictive roadway classification.
- T 11. Any additional information to allow proper evaluation (e.g. for alternative compliance to wetland buffers an alternative analysis and mitigation proposal are needed; for waivers to SDP requirements where there is no subdivision of land, an APFO Roads Test evaluation may be needed, for waivers of final plat or SDP, a copy of property deeds to confirm legal creation or status of property is needed).
- T 12. Photographs, perspective sketches or cross-sections as necessary to adequately portray the alternative compliance request.
- T 13. The exhibit plans should be highlighted to accurately illustrate the requested alternative compliance(s) to allow proper evaluation (i.e. proposed grading, tree clearing or other disturbances within environmentally sensitive areas or buffers).
- T 14. Submit 2 sets of photographs for all existing on-site structures.
- NA 15. Identify the location of any existing wells and/or private septic systems.
- NA 16. **Route 1 Manual**  
Compliance with the Route 1 Manual is required for new development and some alterations or enlargements located in the CE, TOD and CAC zoning districts and for other zoning districts located within the Route 1 corridor. All plan submissions, beginning with the initial subdivision or site development plan, shall show all applicable streetscape, site and building designs responding to the Route 1 Manual's requirements and recommendations. All plan submissions shall provide a written summary of how the proposed design achieves the objectives of the Route 1 Manual. Also, building design and schematic architectural elevation details must be included with the initial subdivision or site development plan submission.
- NA 17. **Route 40 Design Manual**  
Compliance with the Route 40 Design Manual is required for new development and redevelopment projects located in the Traditional Neighborhood Center (TNC) zoning districts and on parcels located within the Route 40 Corridor as defined in the Route 40 Design Manual. All plan submissions within the Route 40 corridor, beginning with the initial subdivision or site development plan, shall show all applicable streetscape, site and building designs responding to the Route 40 Design Manual's requirements and recommendations. All plan submissions within the Route 40 corridor shall provide a written summary of how the proposed design achieves the objectives of the Route 40 Design Manual. Also, building design and schematic architectural elevation details must be included with the initial subdivision or site development plan submission.
- T 18. **Property Deeds** – Information to confirm the legal creation or status of the property to be improved. (Copy of deeds from Howard County Land Records Office or record plat name and recording reference number). **A complete chronological deed history is required for all deeded residential properties. Provide 2 copies of the recorded deeds for the subject property tracing its history back to 1960.**

NA 19. Please complete the following:

A pre-submission meeting was held with DPZ on \_\_\_\_\_ with  
[date]  
\_\_\_\_\_, if applicable.  
[DPZ, Director, DLD Division Chief or other SRC representatives]

VI. Fees

The Alternative Compliance Petition application fee shall be in accordance with the adopted fee schedule. All checks shall be made payable to the *Director of Finance*. **The petition will not be accepted for processing until the fee has been paid. Incomplete, incorrect or missing information may result in the rejection of the application** and could cause additional time to be required to revise the petition for resubmittal and re-review. For more information or questions, contact DPZ at (410) 313-2350.

VII. Owner's/Petitioner's Certification

**I/WE** the undersigned fee simple owner(s) hereby make application to the Howard County Department of Planning and Zoning to provide an alternative compliance request of the minimum requirements of the Howard County Subdivision and Land Development Regulations. The undersigned hereby certifies the information supplied herewith is correct and complete, confirms that the regulations and policies as referred to in the attached are understood, and authorizes periodic on-site inspections by the Howard County Subdivision Review Committee agencies. **\*If the applicant is the owner's agent, written documentation from owner granting that authority is required.**

Owner's authorization attached \*

Meredith M. Ward      9/5/19  
(Signature of Property Owner)      (Date)

[Signature]      9/5/19  
(Signature of Property Owner)      (Date)  
(Fee Simple Owner Only)

[Signature]      9/5/19  
(Signature of Petition Preparer) \*      (Date)

Meredith Ward/Ryan Gammon Ward  
(Name of Property Owner)

Thomas G. Coale, Talkin & Oh, LLP  
(Name of Petition Preparer, Surveyor/Engineering or Agent/Developer)

16307 Carrs Mill Road  
(Address)

5100 Dorsey Hall Drive  
Address)

Woodbine, Maryland 21797  
(City, State, Zip Code)

Ellicott City, Maryland 21042  
(City, State, Zip Code)

E-Mail Meredith\_ward@yahoo.com

E-Mail tcoale@talkin-oh.com

\_\_\_\_\_  
(Telephone)      (Fax)

(410) 964-0300      (410) 964-2008  
(Telephone)      (Fax)

Contact Person: \_\_\_\_\_

Contact Person: \_\_\_\_\_

**Howard County Department of Planning and Zoning  
Division of Land Development**

**INITIAL SUBMISSION  
ALTERNATIVE COMPLIANCE WORKSHEET  
(For DPZ Use Only)**

**Project Name** \_\_\_\_\_  
**DPZ Plan Reviewer** \_\_\_\_\_  
**Plan Consultant Representative** \_\_\_\_\_

**DPZ File No.** \_\_\_\_\_  
**Submission Date** \_\_\_\_\_  
**Time** \_\_\_\_\_

- I. Application Requirements** *Indicate Yes, No or N/A*
- a. Application is complete ..... \_\_\_\_\_
  - b. Required number of plans and applications are provided..... \_\_\_\_\_  
     \_\_\_ Plans (15 sets on County Road or  
     \_\_\_ Applications 19 sets on State Road)
  - c. Supplemental Information is provided ..... \_\_\_\_\_
  - d. Certification of pre-submission community meeting and summary of community comments with dated responses to all meeting attendees within 60 days is provided and three week notice given to DPZ and County Council, if applicable ..... \_\_\_\_\_
  - e. Certification of pre-submission HDC advisory meeting for new projects in Historic District or listed in Historic Sites Inventory..... \_\_\_\_\_
  - f. Photographs of existing structures (for Historic Preservation Review)..... \_\_\_\_\_
  - g. MAA Approval Letter (if applicable)..... \_\_\_\_\_
  - h. Written summary of Route 1 manual/Route 40 Design Manual compliance (if applicable)..... \_\_\_\_\_
  - i. DAP project design recommendation for Route 1/Route 40 projects ..... \_\_\_\_\_

- II. Fee Computation** **Fee**
- Number of alternative compliance sections requested ..... \_\_\_\_\_
  - \* Base Fee for first two alternative compliance sections (**\$450**)..... \_\_\_\_\_
  - Fee for each additional alternative compliance section (\_\_\_ additional alternative compliances x **\$50** each)..... \_\_\_\_\_
  - \* (Maximum fee of **\$350** for Agricultural Preservation parcels)

**TOTAL** \_\_\_\_\_

**III. Certification**

Cash Receipt No. \_\_\_\_\_ Amount \_\_\_\_\_  
**SAP Acct 1000000000-3000-3000000000-PWPW000000000000-432530**

Check issued by \_\_\_\_\_

- \_\_\_ Alternative Compliance application is accepted for processing.
- \_\_\_ Scheduled SRC meeting date.
- \_\_\_ Alternative Compliance application is rejected.

Reason: \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_ Resubmission is accepted.      Date \_\_\_\_\_      Staff initials \_\_\_\_\_

Comments/Notes \_\_\_\_\_

ALTERNATIVE COMPLIANCE APPLICATION	*	BEFORE THE
	*	
FOR	*	HOWARD COUNTY DEPARTMENT
	*	
MEREDITH WARD & RYAN GAMMON WARD	*	OF PLANNING AND ZONING
	*	
Petitioners	*	DPZ File # _____

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

**JUSTIFICATION STATEMENT TO  
ALTERNATIVE COMPLIANCE APPLICATION OF JAMES WARD**

1. The Petitioners, Meredith Ward, and Ryan Gammon Ward, are the owners of three (3) parcels of land containing approximately 15.422 acres located at 16305 and 16235 Carrs Mill Road, Woodbine, Maryland (the “Property”).

2. Petitioner Meredith Ward owns parcels 200 and 201, which are located on either side of Petitioner Ryan Gammon Ward’s parcel 196.

3. All three parcels have been reconfigured via numerous recorded documents that were drafted and recorded at the behest of James W. Ward, Jr., who is now deceased:

a) A Deed between Robert W. Bonifant and James W. Ward, Jr., dated September 7, 1984, and recorded in the land records of Howard County at Liber 1287, Folio 478 (**Parcel 200**);

b) A Deed between Robert W. Bonifant and James W. Ward, Jr., dated September 7, 1984, and recorded in the land records of Howard County at Liber 1287, Folio 480 (**Parcel 196**);

c) a “Reconfiguration Deed” between James W. Ward, Jr., and James W. Ward, Jr., dated October 17, 2000, and recorded in the land records of Howard County at Liber 5264, Folio 586 (**conveying 2.647 acres from Parcel 196 to Parcel 200**);

d) a Deed between James W. Ward, Jr., and Ryan Gammon Ward, dated October 17, 2000, and recorded in the land records of Howard County at Liber 5264, Folio 592 **(conveying the remainder of Parcel 196 to Petitioner Ryan Gammon Ward)**;

e) a Deed between Richard Ingels and Marion E. Ingels, and James W. Ward, Jr. and Meredith M. Ward, dated June 12, 2001, and recorded in the land records of Howard County at Liber 5558, Folio 683 **(Petitioner Meredith Ward acquires Parcel 201)**;

f) a Deed between James W. Ward, Jr., and Ryan Gammon Ward, dated January 3, 2002, and recorded in the land records of Howard County at Liber 5898, Folio 363 **(confirming conveyance of Parcel 196 to Petitioner Ryan Gammon Ward)**;

g) a “Reconfiguration Deed” between James W. Ward, Jr., and James W. Ward, Jr., dated January 3, 2002, and recorded in the land records of Howard County at Liber 5898, Folio 342 **(conveying 1.644 acres from Parcel 200 to Parcel 196)**;

h) a “Conformatory Deed” (sic.) between James W. Ward, Jr., and James W. Ward, Jr., dated January 3, 2002, and recorded in the land records of Howard County at Liber 5898, Folio 349 **(confirming that Parcel 200 is now 7.260 acres)**;

i) a “Conformatory Deed” (sic.) between James W. Ward, Jr., and Ryan Gammon Ward, dated January 3, 2002, and recorded in the land records of Howard County at Liber 5898, Folio 353 **(confirming that Parcel 196 is now 4.645 acres)**;

j) a “Reconfiguration Deed” between James W. Ward, Jr., and James W. Ward, Jr. and Meredith Ward, dated January 3, 2002, and recorded in the land records of Howard County at Liber 5898, Folio 358 **(conveying 1.483 acres from Parcel 196 to Parcel 201)**; and

k) a Deed between Meredith Ward, Personal Representative of the Estate of James W. Ward, Jr., and Meredith Ward, dated April 19, 2019, and recorded in the land records

of Howard County at Liber 18697, Folio 470 (**conveying Parcel 200 to Petitioner Meredith Ward**).

4. In order to enable better utilization of all three parcels and create more uniform lots, Petitioners desire to readjust the lot lines to create three rectangular lots. The existing conditions of the Property is shown on **Exhibit A**, proposed conditions after adjoiner deed are shown on **Exhibit B**.

5. The Petitioners seek a waiver from the final plan requirements of Section 16.147 of the Howard County Subdivision and Land Development Regulations (the “Regulations”) to effectuate the proposed lot line adjustments through an adjoiner deed transfer.

6. The Regulations in effect at the time the lot lines between the parcels were set exempted such subdivisions from the Regulations. Incorporated herein by reference are the pertinent provisions of Section 16.102(b) from the Fourth Edition<sup>1</sup> of the Regulations, which provide:

(b) *Exempt Divisions and Mergers for Residentially Zoned Properties*: The provisions of this subtitle do not apply to divisions or mergers of residentially zoned land that involve conveyance between adjoining and contiguous parcels, provided that:

- (1) Neither the parcel being divided nor the parcel being enlarged are in a previously recorded subdivision.
- (2) The land conveyed shall be merged into the adjoining parcel.
- (3) The division shall not create a violation of the zoning regulations, except that conveyances are permitted between parcels which do not comply with current zoning bulk requirements if neither parcel becomes less complying. Merger of a non-complying parcel into a larger parcel is also permitted.
- (4) Deed conveyances within the RC zoning district may not reduce parcels of 20 acres or greater below 20 acres; parcels less than 20 acres may not be reduced below 3 acres.

7. The Petitioner’s proposed subdivision satisfies all requirements of former Regulations Section 16.102(b). None of these parcels were part of a previously recorded

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<sup>1</sup> The Fifth Edition of the Regulations went into effect on January 8, 2002.

subdivision. This minor subdivision would be a division of residentially zoned land that involves a conveyance from the 7.26 AC± and 6.57 AC± parcels to the adjoining and contiguous 3.162 AC± parcel. The proposed subdivision will not create a violation of the zoning regulations. None of the three parcels will be reduced below 3 acres.

8. The process of final subdivision plan approval would cause the Petitioners extraordinary hardships and practical difficulties, especially given the fact that Petitioners are merely reestablishing previously set lot lines between the parcels.

9. The Petitioners' proposal will have no detrimental effect whatsoever on the public interests.

10. The proposed waiver will not contravene any of the policy goals stated in Regulations Section 16.101(a). In fact, the requested approval of this Alternative Compliance Application will actually serve the intent of the Regulations to a greater extent. Regulations Section 16.101(a)(1) provides that one purpose of the Regulations is to promote the health, safety, and welfare of county residents by assisting orderly and efficient land development. Requiring the Petitioners to fulfill the numerous conditions of Regulations Section 16.147 simply to adjust lot lines for previously recorded lots does not promote the efficiency intended by the Regulations. Due to the limited effects of the Petitioners' proposed lot line adjustments, the Regulations would be better served by allowing the Petitioner to accomplish these adjustments through an adjoinder deed transfer.

WHEREFORE, Petitioners respectfully requests that the instant Alternative Compliance Application be approved and that the requested waiver from the final plan requirements of Section 16.147 of the Regulations be granted to effectuate the Petitioner's proposed minor subdivision through an adjoinder deed transfer.



**For DPZ Office use only:**  
 BA CASE NO. BA-20-0015  
 Date Submitted 9/14/20

**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 Landscape Contractor

Sections 131.0.N. 32

Specific Use Requested Conditional use for a landscape contractor business and related storage

**2. Name of Petitioner** Landscape Development Company

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

Mailing Address 16307 Carrs Mill Road, Woodbine, Maryland 21797

Phone Number(s) 240-876-4680

E-Mail Address meredith\_ward@yahoo.com

Name of Principal Contact (If different) \_\_\_\_\_

**3. Counsel for Petitioner** Thomas G. Coale, Talkin & Oh, LLP

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

Phone Number(s) 410-964-0300

E-Mail Address tcoale@talkin-oh.com

**4. Conditional Use Site Description**

Address/Street for Property 16307 & 16275 Carrs Mill Road, Woodbine, Maryland 21797

Tax Map 8 Grid/Block 13 Parcels 196 & 200 Lot \_\_\_\_\_

Department of Assessments and Taxation Account No. 04-310071 & 04-310098

Total Land Area of Property 10.42 +/- (  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 )

**REVISED**

SEP 14 2020

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

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

Name of Owner Ryan Gammon Ward is the owner of Parcel 196. An Owner is Authorization is attached.

Mailing Address 16275 Carrs Mill Road, Woodbine, Maryland 21797

**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 Residential/Commercial  
\_\_\_\_\_  
\_\_\_\_\_

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 the 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 the 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 the 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 the attached narrative supplement.  
\_\_\_\_\_

- f. Will the ingress and egress driveway(s) provide safe access with adequate sight distance?  
The existing access driveway will continue provide safe access.
- 
- 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?  
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?  
The closest historic site to the proposed conditional use appears to be HO-272, known as "Warfield Cemetery", at 14675 Carrs Mill Road. Given that the proposed conditional use is relatively minor in scale, will not require any significant renovations or alterations to the existing structures on the Property, and is located a significant distance from this historic site, the proposed conditional use has no potential to diminish the character and significance of the Warfield Cemetery or other historic sites.

**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



## 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 Landscape Development Company

ADDRESS 16307 Carrs Mill Road, Woodbine, Maryland 21797

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.

[Signature]  
Witness

[Signature] 1/15/20  
Signature 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.

**Please access the online application process for the pre-submission meeting by using the link below:**  
**[https://pdox.howardcountymd.gov/ProjectDox/workflowforms/Anonymous\\_Form\\_CZ\\_Presub.aspx](https://pdox.howardcountymd.gov/ProjectDox/workflowforms/Anonymous_Form_CZ_Presub.aspx)**

**Pre-Submission Community Meeting**

A pre-submission community meeting is required prior to the initial submittal of a petition for a Conditional Use subject to the same procedures for such meetings as specified in Section 16.128 of the Subdivision and Land Development Regulations.

Please use the following web address to access the community notification list  
[http://data.howardcountymd.gov/HOA\\_Register/CommunityView\\_new.asp](http://data.howardcountymd.gov/HOA_Register/CommunityView_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.

T:\DPZ\Shared\Public Service and Zoning\Applications\Hearing Examiner\Conditional Use Application.doc REV 08/14

IN RE:	*	BEFORE THE
	*	
LANDSCAPE DEVELOPMENT	*	HOWARD COUNTY
COMPANY	*	
	*	
REQUEST FOR	*	HEARING EXAMINER
CONDITIONAL USE	*	
	*	Case No: _____

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

NARRATIVE SUPPLEMENT TO  
CONDITIONAL USE PETITION

8. Summary of Request

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.

This petition seeks conditional use approval for a landscape contractor business on the subject property (the "Property"). The Property currently contains three existing structures.

The Petitioner is proposing to use 22,695 square feet (approximately 0.521 acre) for storage of vehicles, equipment, materials, and supplies related to an existing landscape contractor business (the "Storage Space"). The proposed use will also include an existing approximately 60' x 60' shop structure for equipment repair and storage, which is located within the Storage Space delineated on the attached conditional use plan.

Petitioner does not anticipate having clients regularly visit the site, but will have five to twenty employees, depending on the season, who will be on-site for 1 1/2 hours or less per day. Employees will generally be on-site for 45 minutes in the morning to pick up equipment and 45 minutes in the evening to drop it off, with the exception that one or two administrative employees may remain on-site during operational hours. The hours of operation will be Monday through Friday from 7:00 a.m. to 4:30 p.m., but as indicated above, activity on-site will be minimal.

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.

*Section 131.0.N.32. Landscape Contractors*

A. The site is at least 5 acres in area.

The Site, at approximately 10.42 acres, is of a sufficient size.

B. Buildings and outdoor areas to be used for parking, loading and storage of vehicles, equipment and tools and supplies shall be delineated on the Conditional Use plan and located at least 100 feet from lot lines and public roads.

Buildings and outdoor areas are delineated on the attached conditional use plan and are located over 100 feet from the lot lines and public roads.

C. The location and design of the operation shall be such that the use will not be a nuisance to neighboring properties due to noise, dust or fumes.

The proposed use areas are over 100 feet from the lot lines and much further from the neighboring residences. In light of the fact that the primary purpose of the use is for storage, and not on-site activity, the Petitioner does not anticipate noise, dust, or fumes to emanate from the Property onto neighboring properties.

D. Buildings used for storage or offices will be screened or compatible in scale and character with other residential or agricultural structures in the vicinity. If new structures or additions to structures are proposed, architectural elevations or renderings must be submitted with the petition.

No new structures are proposed. Existing structures related to the proposed use are screened from neighboring properties by existing tree lines and vegetation as shown on the attached plan.

E. Outdoor parking and storage areas shall be screened from neighboring properties and roads.

Outdoor parking and storage areas will be screened by existing tree lines and vegetation as shown on the attached plan.

- F. Minor repairs to vehicles or equipment are permitted, provided such activities take place inside a building. Body work, engine rebuilding, engine reconditioning, painting and similar activities are not permitted.

The existing shop building will be used for minor repairs to equipment. Petitioner does not anticipate performing repairs to vehicles on-site.

- G. The area used for parking and storage of commercial vehicles, equipment, materials and supplies, whether exterior or interior, shall be limited to no more than 5% of the area of the lot.

The area used for parking and storage of commercial vehicles, equipment, materials and supplies is 22,695 square feet (0.521 AC), which is approximately 5% of the area of the 10.42 acres lot. This area includes the existing shop building.

- H. The Hearing Authority shall set limits on the maximum number of employees and shall set the days and hours of operation.

The hours of operation and usage of the Property are indicated above.

- I. A snow removal service shall not be conducted as an accessory use unless specifically authorized by the Hearing Authority, upon a finding that the noise and level of activity of such a service will not be a nuisance to the neighborhood.

Snow removal services are not included with this Petition.

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

The Property is not ALPP purchased or dedicated easement property.

**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, lighting, or vibrations that would be discernible from abutting and vicinal properties. The primary purpose of this use is for storage of landscaping equipment and supplies. On-site activity will be limited to an estimated 1 hour per day. To the extent there will be any repairs of equipment on-site, those repairs will be performed within the existing shop structure.

Exterior lighting shall consist of three street lamps rented from Baltimore Gas & Electric located near the shop structure and Storage Space. The exterior lighting will be well screened by existing tree lines and vegetation. Adjoining properties will not be

adversely impacted. The proposed Conditional Use will not create any adverse impacts greater at the Property than elsewhere in the zone or applicable other zones.

**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?**

Yes. Parking on-site will be minimal.

IN RE:

LANDSCAPE DEVELOPMENT  
COMPANY

REQUEST FOR

CONDITIONAL USE

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

BEFORE THE

HOWARD COUNTY

HEARING EXAMINER

Case No: \_\_\_\_\_

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

**OWNER AUTHORIZATION**

On this 15 day of January, 2020, Ryan Gammon Ward hereby authorizes Landscape Development Company to submit a Conditional Use Petition to the Howard County Hearing Examiner for the property located at 16275 Carrs Mill Road, Woodbine, Maryland 21797, Tax Map 08, Grid 13, Parcel 196.

**WITNESS:**

**OWNER:**

Ryan Gammon Ward  
16305 Carrs Mill Rd,  
Woodbine, MD 21797

*[Handwritten Signature]*

By: *[Handwritten Signature]*  
Name: Ryan Gammon Ward

List of Adjoining and Confronting Property Owners/Meredith Ward (Landscape Development Company C/U)

Subject Property: 16305 Carrs Mill Road  
Woodbine, Maryland 21797  
Tax Map 8, Grid 13, Parcel 200

Adjoiners:

Parcel 286: Kenneth L. Ramsburg  
16324 Carrs Mill Road  
Woodbine, Maryland 21797

Parcel 277: Nancy Lee Emory  
Darrell L. Fleming  
16304 Carrs Mill Road  
Woodbine, Maryland 21797

Parcel 278: Betty Jane King  
16300 Carrs Mill Road  
Woodbine, Maryland 21797

Parcel 279: Brian S. and Caitlin M. Corbitt  
16292 Carrs Mill Road  
Woodbine, Maryland 21797

Parcel 201: James W. and Meredith Ward  
16235 Carrs Mill Road  
Woodbine, Maryland 21797

Parcel 196: Ryan Gammon Ward  
16305 Carrs Mill Road  
Woodbine, Maryland 21797

Parcel 392: Rhodes Family Daisy Road Farm, LLC  
1525 Daisy Road  
Woodbine, Maryland 21797

Mailing address: 6316 Silvery Star Path  
Columbia, Maryland 21044

Parcel 211: Helen Johns  
15501 Frederick Road  
Woodbine, Maryland 21797

Parcel 41/

Parcel A: Ellen Marie Franklin  
16345 Carrs Mill Road  
Woodbine, Maryland 21797

Parcel 139: Jerri Lynn Regan  
16235 Carrs Mill Road  
Woodbine, Maryland 21797

Mailing address: 6275 N. Finger Point  
Hernando, FL 34442

School Principals

Bushy Park Elementary School  
14601 Carrs Mill Road  
Glenwood, MD 21738  
Attention: Julia Bialeski

Glenwood Middle School  
2680 Route 97  
Glenwood, MD 21738  
Attention: Gina Cash

Glenelg High School  
14025 Burnt Woods Road  
Glenelg, MD 21737  
Attention: David Burton

PTA Presidents

Bushy Park Elementary School  
14601 Carrs Mill Road  
Glenwood, MD 21738  
Attention: PTA President

Glenwood Middle School  
2680 Route 97  
Glenwood, MD 21738  
Attention: PTA President

Glenelg High School  
14025 Burnt Woods Road  
Glenelg, MD 21737  
Attention: PTA President

## LANDSCAPE DEVELOPMENT COMPANY

16307 Carrs Mill Road  
Woodbine, Maryland 21797

### Notice of Pre-Submission Community Meeting


In accordance with Section 131.0 of the Howard County Zoning Regulations, this is notice that Landscape Development Company, Petitioner, intends to submit a Conditional Use Petition for a landscaping contractor business. The subject property is currently zoned RC - DEO (Rural Conservation: Density Exchange Option) and consists of approximately 7.26 acres, more or less, and is located at 16305 Carrs Mill Road, Woodbine, Maryland 21797 (Tax Map 8, Grid 13, Parcel 200) (see enclosed site location map).

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.

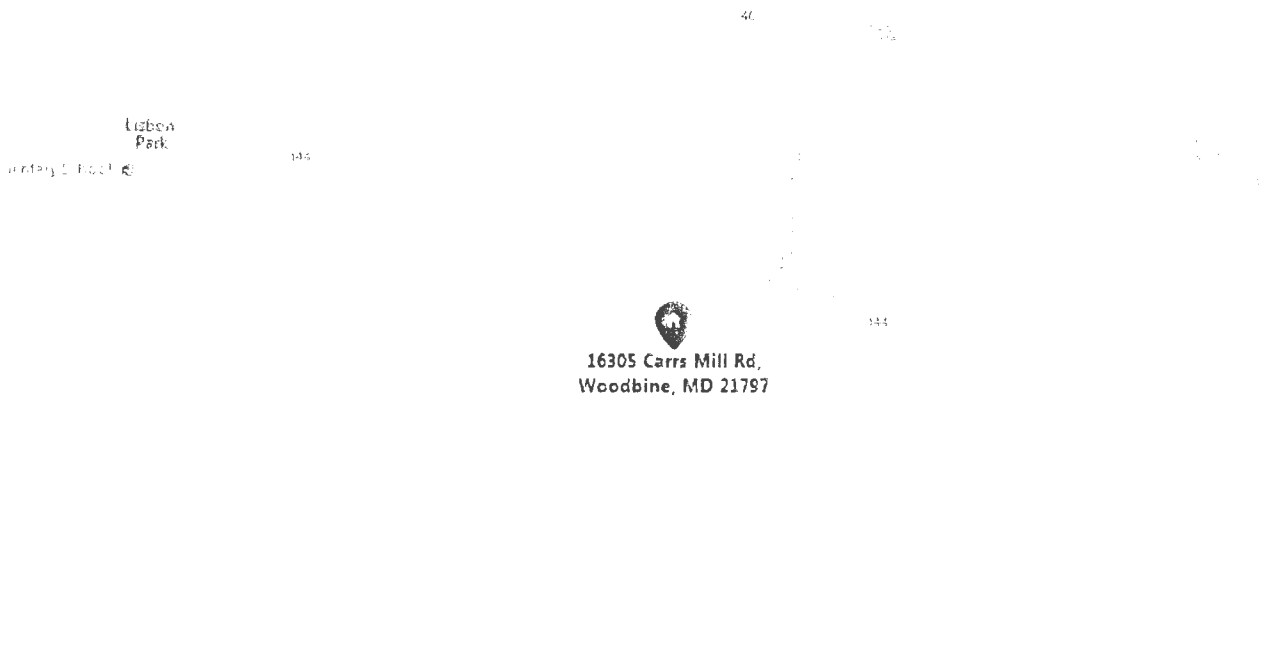
The pre-submission community meeting will be held on Wednesday, December 4, 2019 at 6:00 p.m. at the Gary J. Arthur Community Center, 2400 Route 97, Cooksville, Maryland 21797.

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 Kelly Wagner at (410) 964-0300 to receive meeting minutes and follow-up correspondence.

 Bing

16305 Carrs Mill Rd, Woodbine, MD 21797



 Bing

Data from Redfin · GreatSchools

1000 feet 250 m  
© 2019 HERE. © OpenStreetMap

**LANDSCAPE DEVELOPMENT COMPANY**

16307 Carrs Mill Road  
Woodbine, Maryland 21797

16305 Carrs Mill Road, Woodbine, Maryland 21797  
Tax Map 8, Grid 13, Parcel 200  
7.26 acres, more or less

Pre-submission Community Meeting  
held on Wednesday, December 4, 2019 at 6:00 p.m.  
Gary J. Arthur Community Center  
2400 Route 97  
Cooksville, Maryland 21797

**SIGN IN SHEET**

NAME	ADDRESS	EMAIL
Betty Jane King	16300 Carrs Mill Rd Woodbine	b.jking@yahoo.com
HENRY L. GIBBS	16300 CARRSMILL RD <sup>WOODBINE</sup> 21797	
Rebecca Gates	16180 Carrs Mill Rd 21797	rebeccagates@ymail.com
Randy Bachtel	BPR, 150 Airport Dr. West, MD 21157	21157
David Bachtel	14191 Inichelghe Mill Rd. Puffin	dave@cloverbay.com

## LANDSCAPE DEVELOPMENT COMPANY

16305 Carrs Mill Road, Woodbine, Maryland 21797  
Tax Map 8, Grid 13, Parcel 200  
7.26 AC±

REPORT OF PRE-SUBMISSION COMMUNITY MEETING  
HELD AT 6 P.M. ON WEDNESDAY, DECEMBER 4, 2019 AT  
THE GARY J. ARTHUR COMMUNITY CENTER,  
2400 Route 97  
Cooksville, Maryland 21723

A Pre-Submission Community Meeting was held on Wednesday, December 4, 2019 at 6:00 p.m. at the Gary J. Arthur Community Center.

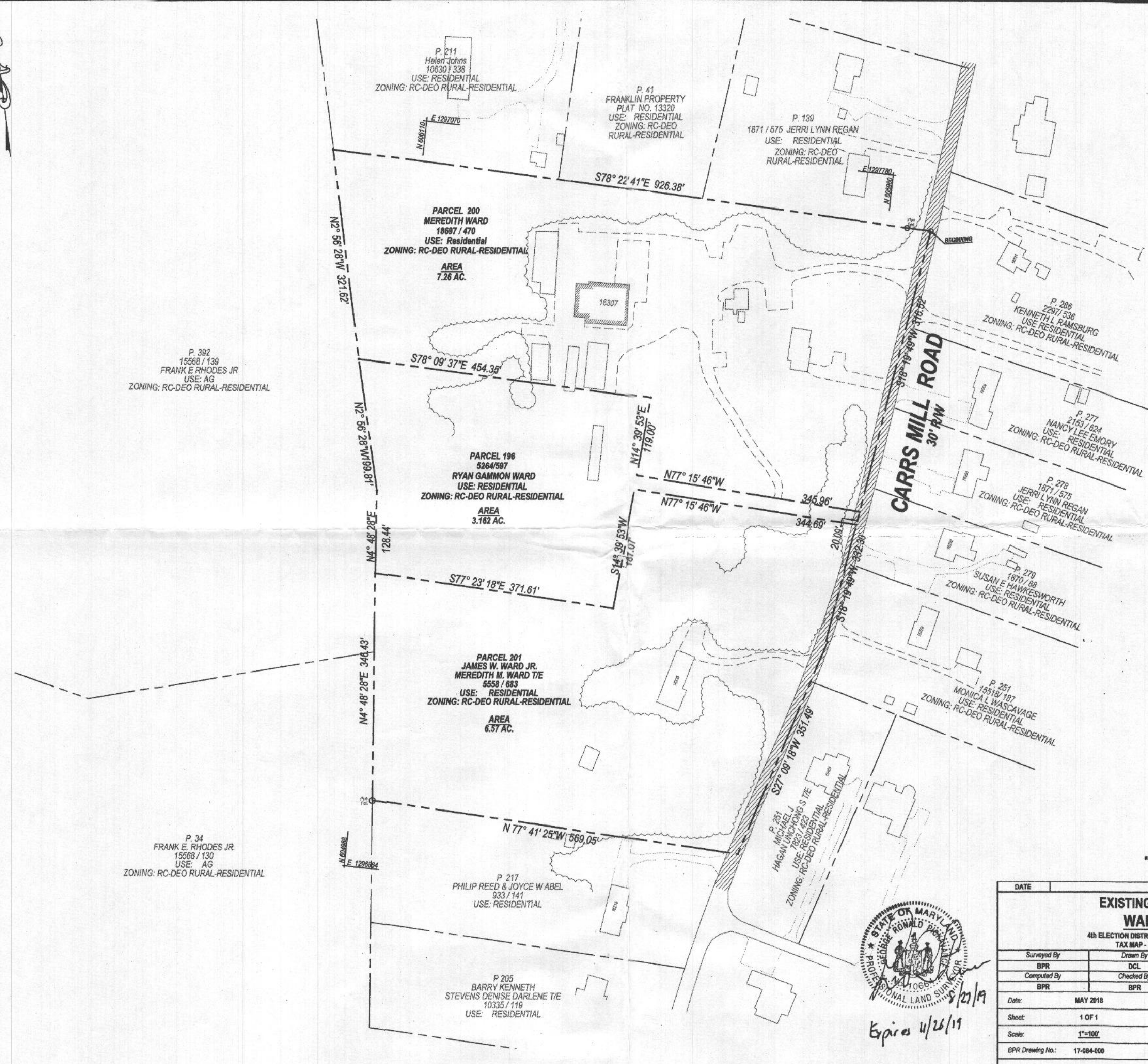
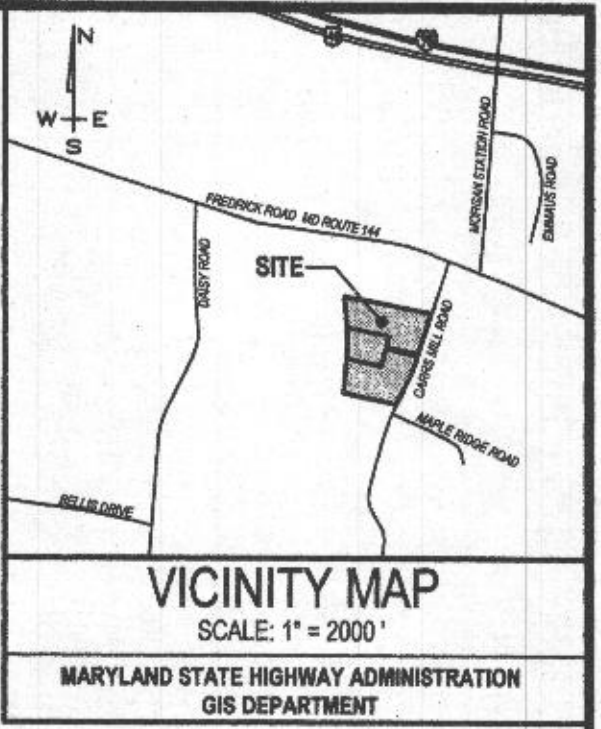
The following people were in attendance at that meeting of behalf of the Petitioner:

Meredith Ward (*Petitioner*), Randy Bachtel (*Consultant/Engineer*), and Thomas G. Coale (*attorney*).

After a brief presentation by Petitioner of its request for a landscape development contractor conditional use at 16305 Carrs Mill Road, Woodbine, Maryland 21797 (the "Property"), the following questions and answers were provided:

- 1) Why is Howard County making you go through this? The use has been on the site for decades.
  - a. *Howard County does not have any record of this use being approved for the site and we do not have sufficient information at this time to apply for a non-conforming use (i.e., grandfathering).*
- 2) Will the use or business be any different than what's there now?
  - a. *No.*
- 3) Is any new residential being proposed?
  - a. *No.*

The meeting concluded at approximately 6:08 p.m.



" EXHIBIT A "

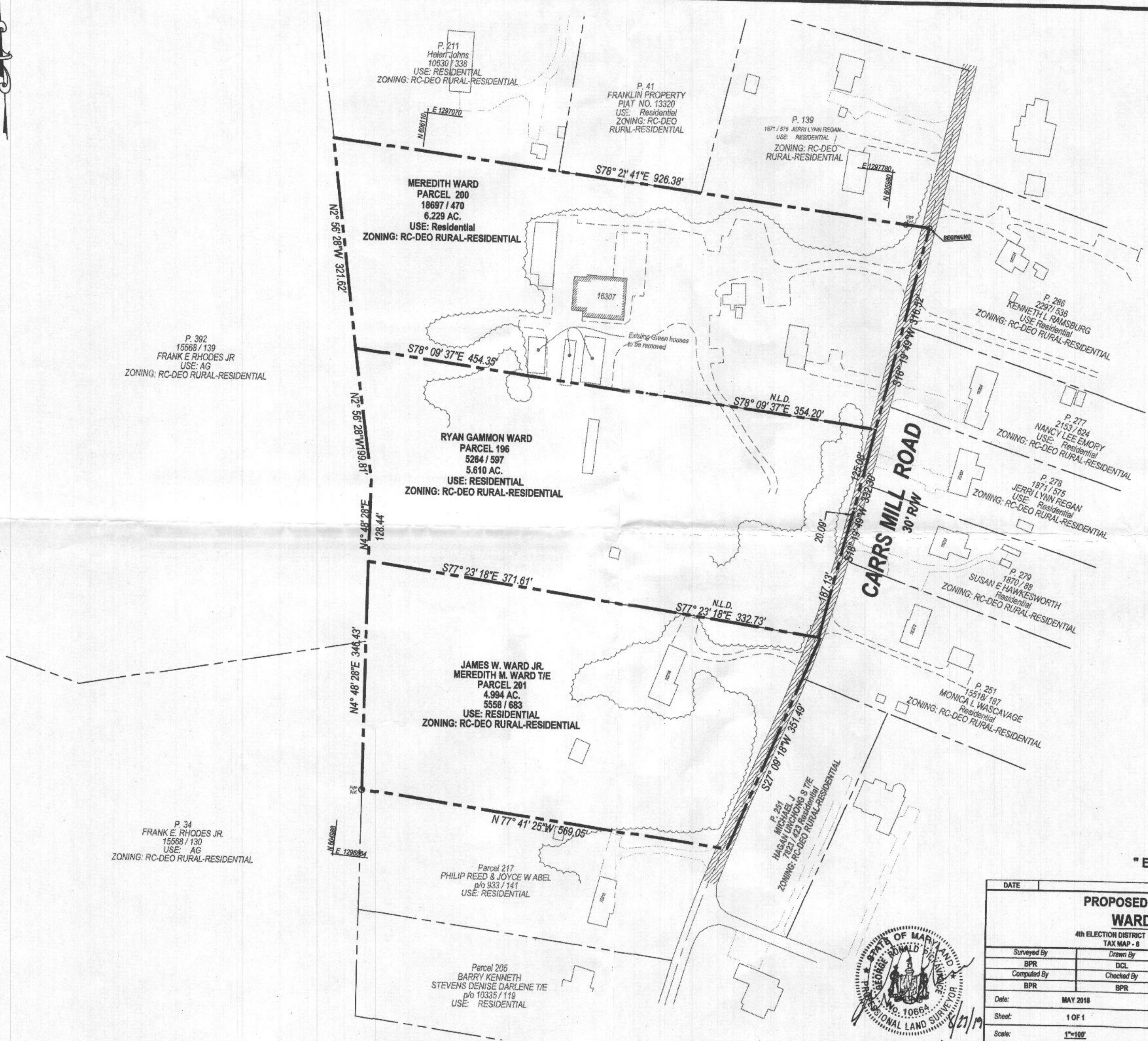
DATE	REVISION	BY
<b>EXISTING CONDITIONS PLAT</b>		
<b>WARD PROPERTY</b>		
4th ELECTION DISTRICT		HOWARD COUNTY, MARYLAND
TAX MAP - 8		GRID - 13
PARCEL - 200, 196 & 201		
Surveyed By	Drawn By	
BPR	DCL	
Computed By	Checked By	
BPR	BPR	
Date:	MAY 2018	
Sheet:	1 OF 1	
Scale:	1"=100'	
BPR Drawing No.:	17-084-000	

Expires 4/26/19

**BPR INC**  
SURVEYORS - LAND PLANNERS  
150 Airport Drive  
Suite 4  
Westminster, Maryland 21157  
Phone: (410)-857-9830  
or (410)-876-0333  
Fax: (410)-876-1532  
www.bprsurveying.com

X:\2017\17-084-000\10235 CARRS MILL RODrawings\Zoning\_LAYOUT.LAYOUT: Existing Use Plat, LAST SAVE: 6/22/2019 2:31:18 PM, M8mm

**VICINITY MAP**  
SCALE: 1" = 2000'  
MARYLAND STATE HIGHWAY ADMINISTRATION  
GIS DEPARTMENT



" EXHIBIT B "

DATE	REVISION	BY
<b>PROPOSED CONDITIONS PLAT</b>		
<b>WARD PROPERTY</b>		
4TH ELECTION DISTRICT TAX MAP - 8		HOWARD COUNTY, MARYLAND GRID - 13 PARCEL - 200, 196 & 201
Surveyed By	Drawn By	
BPR	DCL	
Computed By	Checked By	
BPR	BPR	
Date:	MAY 2018	
Sheet:	1 OF 1	
Scale:	1"=100'	
BPR Drawing No.:	17-084-000	



N.L.D. = NEW LINE OF DIVISION

X:\2017\17-084-000\16235 CARRS MILL RD\Drawings\Zoning Plat.dwg, LAYOUT: Proposed Conditions Plat, LAST SAVE: 8/22/2018 2:31:18 PM, MDbames