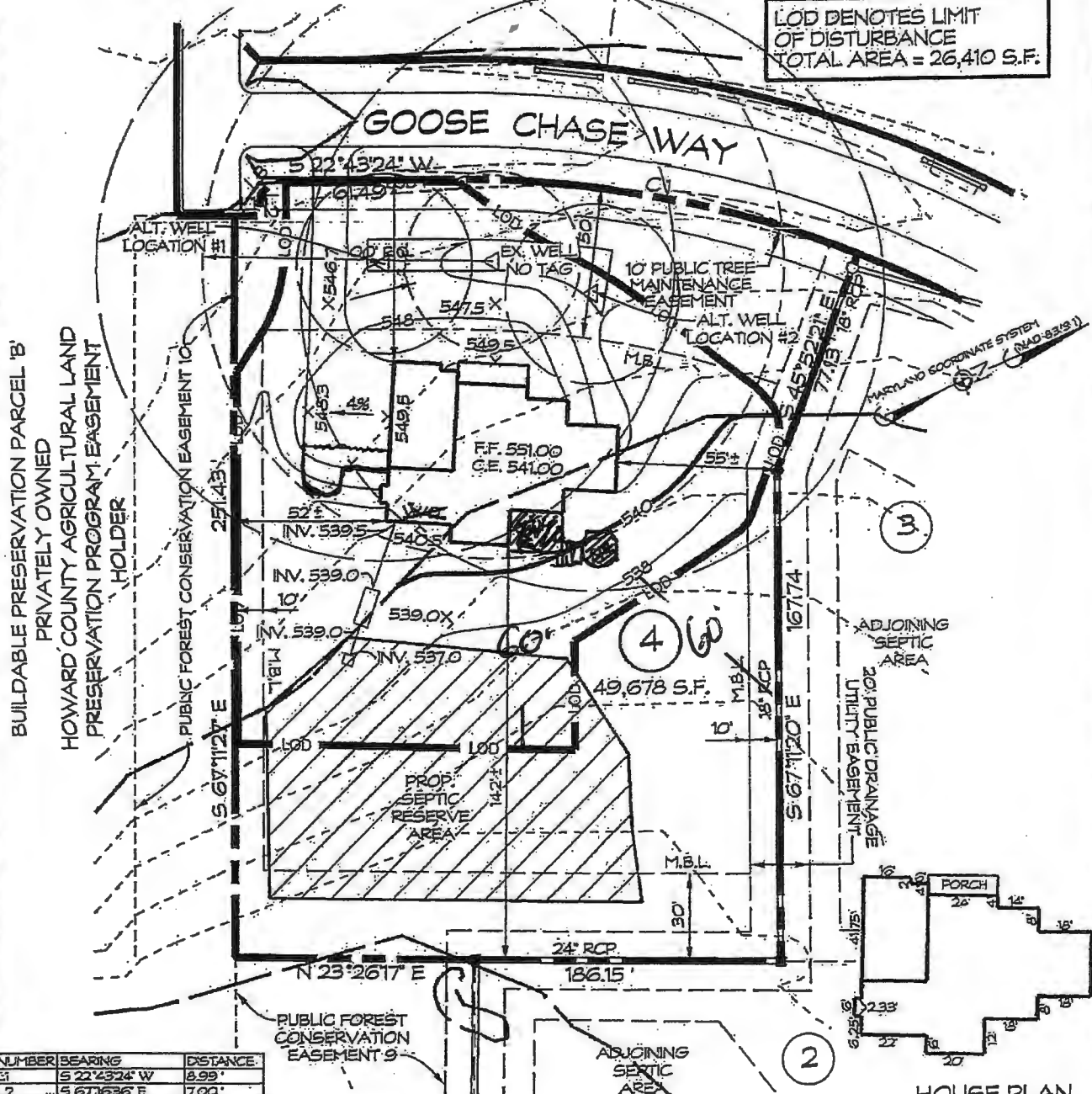


LOD DENOTES LIMIT OF DISTURBANCE  
TOTAL AREA = 26,410 S.F.



NUMBER	BEARING	DISTANCE
E1	S 22°43'24" W	8.99'
L2	S 67°16'36" E	7.00'
L3	N 22°43'24" W	7.07'

NUMBER	RADIUS	ARC	DELTA	TAN	CHORD BRG.	DIST
C1	380.00	141.97	21°24'19"	71.82	N 33°25'32" E	141.14

BUILDER TO VERIFY AVAILABILITY OF BASEMENT SEWER SERVICE PRIOR TO DWELLING STAKEOUT.

THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HERE ON.

*Carroll Land Services, Inc.* 7/31/13  
DATE

EXISTING GRADES SHOULD BE FIELD VERIFIED WHEN HOUSE STAKEOUT IS DONE.

DATE	REVISIONS	BY
7/31/13	MOVED HOUSE 5', ADDED 2 ALT. WELLS & REVD WELL BOX	BM

PLOT PLAN - LOT 4  
2519 GOOSE CHASE WAY  
**CLOVERFIELD**  
SECTION II  
3RD ELECTION DISTRICT - HOWARD COUNTY, MD.  
TAX MAP: 15 BLOCK: 7 PARCEL: 119  
RECORDED PLAT NO. 20257

439 East Main Street Westminster, MD 21157-5539  
(410) 848-1790 FAX (410) 848-1791

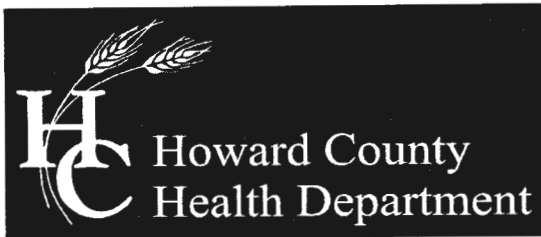
DRAWN BY: BM
DESIGN BY:
REVIEW BY: DEM
DATE: 7/22/13
SCALE: 1" = 50'
JOB NO: 2013039
SHEET: 1 OF 1

10:45:31 AM-7/31/2013-G:\2013\12013039\SURVEY\LOT PLAN\LOT 04.dgn

Approved Septic System Plan  
Howard County Health Department  
*Dina Beard* 1-14-15  
Signature Date

Plan N15  
However, Dept does not impede on required setbacks

B15 000004



## 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

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

---

### MEMORANDUM

TO: Bob LaLush  
Division of Zoning Administration and Public Service

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

RE: **ZB-1108M**

DATE: March 29, 2016

---

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

- There is no objection to the zoning change. The exhibit matches the most recently approved perc certification plan. Any proposed development on the parcels must satisfy regulations governing onsite sewage disposal.

JRL

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

Date: March 10, 2016

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

Petition No. ZB-1108M Map No. \_\_\_\_\_ Block \_\_\_\_\_ Parcel \_\_\_\_\_ Lot \_\_\_\_\_

Petitioner: \_\_\_\_\_ Maria and Kevin Garvey \_\_\_\_\_

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

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

Return Comments by April 4, 2016 to Public Service and Zoning Administration

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

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

Petition: \_\_\_\_\_ SEE APPLICATION \_\_\_\_\_

\*\*\*\*\*

- To:
- \_\_\_\_\_ MD Department of Education – Office of Child Care
  - \_\_\_\_\_ 3300 N. Ridge Road, Ste. 190, EC, MD 21043 (Louis Valenti)
  - \_\_\_\_\_ **Bureau of Environmental Health**
  - \_\_\_\_\_ Development Engineering Division
  - \_\_\_\_\_ Department of Inspections, Licenses and Permits
  - \_\_\_\_\_ Department of Recreation and Parks
  - \_\_\_\_\_ Department of Fire and Rescue Services
  - \_\_\_\_\_ State Highway Administration
  - \_\_\_\_\_ Sgt. Karen Shinham, Howard County Police Dept.
  - \_\_\_\_\_ James Irvin, Department of Public Works
  - \_\_\_\_\_ Office on Aging, Terri Hansen (senior assisted living)
  - \_\_\_\_\_ Police Dept., Animal Control, Deborah Baracco, (kennels)
  - \_\_\_\_\_ Susan Fitzpatrick, Health Dept. (Nursing & Res. Care)
  - \_\_\_\_\_ Land Development - (Religious Facility & Age-Restricted Adult Housing)
  - \_\_\_\_\_ Housing and Community Development
  - \_\_\_\_\_ Resource Conservation Division – Beth Burgess
  - \_\_\_\_\_ Route 1 Cases – DCCP – Dace Blaumanis
  - \_\_\_\_\_ Telecommunication Towers – Josh Levy (Comm. Dept.)

COMMENTS:  
See memo  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
\_\_\_\_\_  
SIGNATURE



PETITION TO AMEND THE ZONING MAP OF HOWARD COUNTY

DPZ Office Use Only: Case No. ZB-1108M Date Filed: 2/11/16

1. Zoning Request

I (we), the undersigned, hereby petition the Zoning Board of Howard County to amend the Zoning Map of Howard County as follows:

To rezone approximately 0.7 acre of POR zone to RR-DEO zone.

2. Petitioner's Name Kevin and Maria Garvey

Address 2605 Route 97, Glenwood, MD 21738

Phone No. (W) 443-276-6220 (H) 410-489-0301

Email Address

3. Owner's Name Kevin and Maria Garvey

Address 2605 Route 97, Glenwood, MD 21738

Phone No. (W) 443-276-6220 (H) 410-489-0301

4. Counsel for Petitioner

Counsel's Address

Counsel's Phone No.

Email Address

5. Property Identification

Address of Subject Property 2605 Route 97

Location of Subject Property Glenwood, MD 21738

Election District 4 Tax Map # 14 Block # Parcel # 217

Lot # 1 Total Acreage of Property 11.06

6. Petitioner's Interest in Subject Property Owner

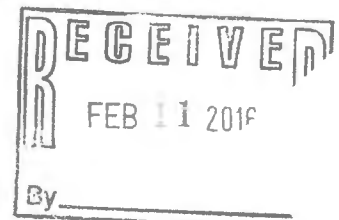
(e.g. owner/joint owner/contract purchaser)

7. Reason for the requested amendment to the Zoning Map

To provide residentially zoned access and 6 acres RR-DEO zoning to subdivide two residential lots.

8. Statement as to the present use or uses of the subject property

Single family detached residence and agriculture.



9. Statement as to whether or not there is an allegation of mistake in the current zoning, and, if so, the nature of the mistake and the facts to support the allegation \_\_\_\_\_  
The unintended consequence of split zoning this property is that improvements to the commercially zoned portion of the property prevents the owner from continued use of the existing residence.
10. Statement as to whether or not there is an allegation of a substantial change in the character of the neighborhood subsequent to the most recent comprehensive rezoning. If change(s) is alleged, the nature of the change(s) and the facts to support the allegation and a statement as to why the petitioner concludes that the reclassification sought is the proper one \_\_\_\_\_  
Over the past 10-20 years the Glenwood Crossroads has grown and reinforced its historical roots as a center for providing goods and services to the community. See time lapse aerial maps.
11. Statement as to whether or not the petitioner can use the subject property in its present zoning classification and, if not, the reasons why \_\_\_\_\_  
Current zoning causes a zoning land lock preventing the owner from full use of the property for which it is zoned.  
 \_\_\_\_\_  
 \_\_\_\_\_
12. Statement as to whether or not such amendment will be in harmony with the General Plan for Howard County and whether such amendment will adversely affect the surrounding and vicinal properties \_\_\_\_\_  
A zoning change to allow residential use in the east portion of this property is consistent with Plan Howard 2030 which concentrates commercial uses at the crossroads.  
 \_\_\_\_\_
13. State whether or not the subject property is currently served by public water, sewerage, and public roads \_\_\_\_\_  
Property is served by private well and septic.  
 \_\_\_\_\_
14. Any other factors which the petitioner desires the Board to consider including copies of any written reports intended to be introduced at the hearing and a written summary of verbal evidence of any expert which will be proffered at the hearing \_\_\_\_\_  
Environmental Exhibit, Functional Road Classification, Percolation Certification Plan & Pages from Plan Howard 2030. Narrative Statement


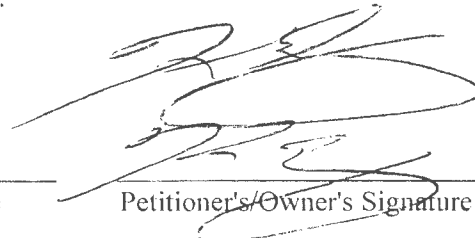

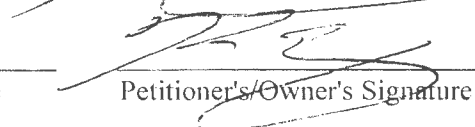
**15. PETITION AND DRAWINGS (PLEASE TAKE NOTE)**

Original Petition plus **24 copies** (if on a county road), with equal amount of required drawings, folded to approximately 8 ½" x 14" (**27 copies if a state road is involved**). Plats of the subject property, plus other such scale drawings as may be required by the Department of Planning and Zoning must show the following:

- a. Courses and distances of the boundary lines of the subject property and the acreage
- b. North arrow
- c. Existing zoning of subject property and adjoining properties
- d. Location, boundary lines, and area of any proposed reclassification of zoning
- e. Existing structures, uses, natural features and landscaping on the subject and adjacent properties which may be relevant to the petition
- f. Location of subject property in relation, by approximate dimension, to the nearest intersection of two public roads
- g. Ownership of affected roads
- h. Election district in which subject property is located
- i. Tax map/zoning map number on which subject property is shown
- j. Name of local community or neighborhood in which subject property is located or is near
- k. Name and mailing address of property owner
- l. Name and mailing address of the petitioner
- m. Name and mailing address of petitioner's attorney, if any
- n. Any other information as may be necessary for full and proper consideration of the petition

- 16. If the petition includes site plan documentation, the petition shall include all information as required by Section 100.0.G.2 of the Zoning Regulations.
- 17. The Petitioner agrees to furnish such additional plats, plans or other data as may be required by the Zoning Board and/or the Department of Planning and Zoning.
- 18. The Petitioner further agrees to install and maintain Zoning Hearing Poster(s) as required in the Affidavit of Posting provided by the Department of Planning and Zoning. The Poster(s) must be posted for at least 30 days immediately prior to the Zoning Board hearing and remain posted until 15 days after the final hearing.
- 19. The Petitioner agrees to insert and pay for the newspaper advertising costs as required by the Zoning Board Rules of Procedure. Said advertisement shall be in a format deemed adequate by the Chairperson of the Zoning Board and must be published once in at least two newspapers of general circulation in Howard County at least 30 days prior to the Zoning Board hearing. The Petitioner also agrees to submit certification of the text and publication dates of the approved advertisement prior to the Zoning Board hearing to the Administrative Assistant to the Zoning Board.
- 20. The Petitioner certifies that no petition for the same or substantially the same proposal as herein contained for the subject property has been denied in whole or in part by the Zoning Board or has been withdrawn after the taking of evidence at a public hearing of the Zoning Board within twenty-four (24) months of the Zoning Board hearing unless so stated herein

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

	Date		Date
	2/11/2016		2/10/2016
	Date		Date
	3/26/2015		3/26/2015

22. **FEES**

The Petitioner agrees to pay all fees as follows:

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

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

\*\*\*\*\*

**For DPZ office use only:**

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

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

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

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

ZONING MATTER: \_\_\_\_\_  
\_\_\_\_\_

**DISCLOSURE OF CONTRIBUTION**

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

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

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

APPLICANT OR  
PARTY OF RECORD: Kevin Garvey

RECIPIENTS OF CONTRIBUTIONS:

<u>Name</u>	<u>Date of Contribution</u>	<u>Amount</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

Printed Name: Kevin Garvey  
Signature: [Handwritten Signature]  
Date: 3/26/2015 2/10/2016

ZONING MATTER: \_\_\_\_\_  
\_\_\_\_\_

**DISCLOSURE OF CONTRIBUTION**

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

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

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


APPLICANT OR  
PARTY OF RECORD: Mana Garvey

RECIPIENTS OF CONTRIBUTIONS:

<u>Name</u>	<u>Date of Contribution</u>	<u>Amount</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

Printed Name: Mana Garvey

Signature: 

Date: 3/26/2015 2/11/2016

ZONING MATTER: \_\_\_\_\_  
\_\_\_\_\_

**AFFIDAVIT AS TO ENGAGING IN BUSINESS WITH AN ELECTED OFFICIAL**

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

I, Marica Garvey, the applicant in the above zoning matter

\_\_\_\_\_, AM  AM NOT

Currently engaging in business with an elected official as those terms are defined by Section 15-848 of the State Government Article of the Annotated Code of Maryland.

I understand that if I begin engaging in business with an elected official between the filing of the application and the disposition of the application, I am required to file an affidavit in this zoning matter at the time of engaging in business with elected official.

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

Printed Name: Marica Garvey

Signature: 

Date: 3/26/2015 2/11/2016

ZONING MATTER: \_\_\_\_\_  
\_\_\_\_\_

**AFFIDAVIT AS TO ENGAGING IN BUSINESS WITH AN ELECTED OFFICIAL**

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

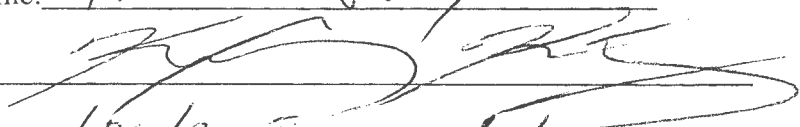
I. Kevin Garvey, the applicant in the above zoning matter

\_\_\_\_\_, AM  AM NOT

Currently engaging in business with an elected official as those terms are defined by Section 15-848 of the State Government Article of the Annotated Code of Maryland.

I understand that if I begin engaging in business with an elected official between the filing of the application and the disposition of the application, I am required to file an affidavit in this zoning matter at the time of engaging in business with elected official.

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

Printed Name: Kevin Garvey  
Signature:   
Date: 3/26/2015 3/10/2016

ZONING MATTER: \_\_\_\_\_

\_\_\_\_\_

**AFFIDAVIT AS TO CONTRIBUTION**

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

I, Maria Gandy, the applicant in the above zoning matter  
\_\_\_\_\_, HAVE  HAVE NOT

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

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

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

Name: Maria Gandy

Date: 12/11/2016

ZONING MATTER: \_\_\_\_\_  
\_\_\_\_\_

**AFFIDAVIT AS TO CONTRIBUTION**

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

I, Kevin Gavvy, the applicant in the above zoning matter,

\_\_\_\_\_ HAVE  \_\_\_\_\_ HAVE NOT

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

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

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

Printed Name: Kevin Gavvy  
Signature: [Handwritten Signature]  
Date: 2/11/2016

- b. **Older Commercial Properties.** Promote renovation or redevelopment of older commercial centers, particularly those showing indications of decline. Develop strategies to encourage older commercial centers to become stronger community focal points through design improvements.
- c. **Building Design.** Adopt standards that require commercial structures to be in scale with adjacent residences and to enhance design by articulating facades and roof lines. Require all facades that are visible from surrounding roads or properties to be similar to the front façade. Prohibit the use of blank rear or side walls in visible locations.
- d. **Parking Design.** Discourage large parking lots in locations that dominate the public image of the site along main



Highland is an example of a commercial crossroads in the County's Rural West.

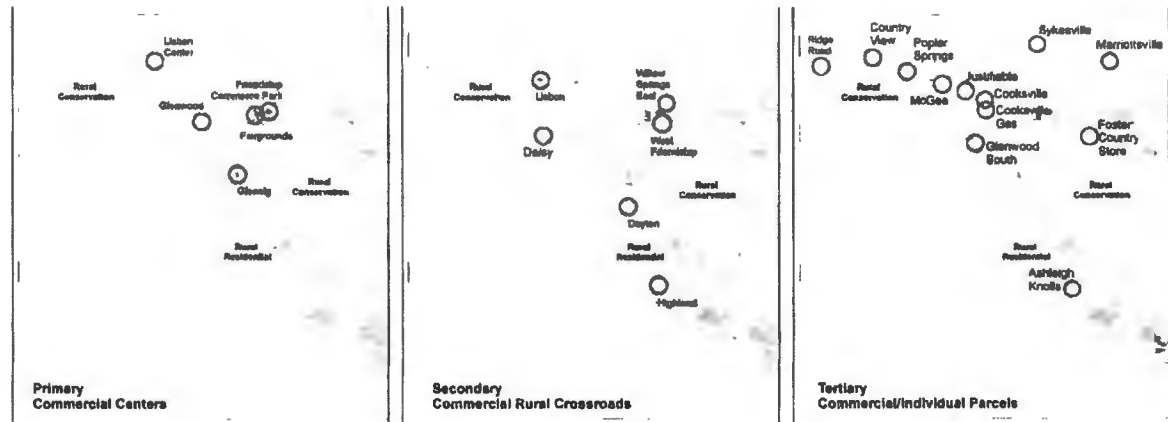


Figure 10-4. Rural Commercial Inventory.

- e. **Pedestrian Improvements.** Install sidewalks along roads that provide access to commercial centers and connect store entrances to street crossings and transit stops for increased pedestrian safety and convenience. Consider the needs of seniors and individuals with disabilities in locating transit stops to offer greater accessibility. Adopt standards that encourage provision of pedestrian-scale spaces, such as landscaped plazas and sitting areas.
- f. **Sign Code.** Review the County Sign Code for possible revisions to commercial signs.
- g. **Design Advisory Panel.** Explore an expanded role for the Design Advisory Panel (DAP) to include other commercial areas of the County, which, like the Route 1 and Route 40 Corridors, exhibit the need for improved design and would benefit from the adaptation of appropriate design manuals or guidelines for the DAP to utilize in its reviews.

### Rural Commercial Crossroads

The County has varying types and scales of businesses throughout the Rural West that serve the needs of both agricultural and residential communities. Many are located at traditional rural crossroads. Rural residential growth and the changing character of agriculture have impacted how commercial crossroad areas function. There is a need to reassess the role and ability of rural commercial crossroads to serve farmers' and

residents' needs. Most commercial crossroads are quite small, which limits business growth and competitiveness. Well and septic capacity are major constraints. A framework for commercial uses in the County's western communities needs to balance economic opportunities and compatibility with surrounding agricultural and residential uses. Figure 10-4 illustrates the range of commercial crossroads.

Prior to Euclidean zoning and the separation of land uses, the intersections of rural residential and farming communities at crossroads provided for a diverse mix of uses with well-defined building and site design character. Common features of rural crossroads include:

- Compactness of form;
- Buildings close to the road;
- Commercial uses meeting everyday needs;
- Residential communities close to the center, sometimes with house lots abutting commercial property;
- Gathering places;
- Accessibility for both pedestrians and vehicles;
- Traditional architecture; and
- Incremental growth from the center outward.

Many of these characteristics can be found in areas such as Lisbon and Highland where crossroad development patterns integrate a variety of uses within traditional crossroads design. In the case

of Highland, a set of design guidelines were developed by Highland residents to articulate the desired pattern of new development in relation to the existing crossroads character. Rural crossroads should be evaluated to assess the potential and desirability of some additional growth that would be compatible with neighboring uses and rural crossroads design character.

### Policies and Implementing Actions

#### **POLICY 10.7 – Improve the functioning and design of rural commercial crossroads.**

##### **Implementation Actions**

- a. **Commercial Crossroads Plans.**  
Identify and prioritize areas in the West that would benefit from planning activities that assess business and community needs and determine strategies to support the economic function and design of rural commercial crossroads.

February 11, 2016

Petition to Amend the Zoning Map of Howard County  
**Narrative Statement**

**I. Introduction**

This petition is for an Amendment to the Zoning Map of Howard County per Section 100.0.G. The petition is for approximately 0.7 acres of POR (Planned Office Research) District to be rezoned to RR-DEO (Rural Residential with a Density Exchange Option) District.

The subject property, 2605 Route 97, is located in the 4<sup>th</sup> Election District and is on the East side of Route 97 approximately 500 feet south of Carrs Mill Road/McKendree Road. The property is Lot 1, Parcel 217 on Tax Map 14 and is 11.06 acres in size. The property is currently split zoned with approximately 5.5 acres in the POR District and 5.5 acres in the RR-DEO District. The western portion of the property adjoins Route 97 and is zoned POR. The eastern portion of the property is zoned RR-DEO with no residential land use district access to Route 97.

This amendment will move the Zoning Map of Howard County RR-DEO/POR District line south 24 feet and rotating the north end of the eastern RR-DEO/POR District line west approximately 93 feet (see attached Zoning Map Amendment Exhibit). This will provide the western portion of the property RR-DEO District access to Route 97, via the existing residential driveway, and allow for the subdivision of two (2), residential lots and a POR parcel. This subdivision will be called Roxbury.

**II. Background**

**A. Site Description**

The property is irregularly L shaped with gently rolling topography. It is a ridge with the northeastern portion of the property draining northeast to the Middle Patuxent watershed and the southwestern portion of the property draining south to the Cattail Creek watershed. The current land use is residential and agriculture. Existing improvements are a single family detached dwelling and out buildings. There is a forest south of the southern property line with a number of specimen trees (see attached Simplified Forest Stand Delineation). No forests, floodplains, wetlands, or other regulated environmental features have been identified on site.

**B. Vicinal Properties**

The property is located at a traditional rural crossroad in the town of Glenwood. Similar to other Rural Crossroads Glenwood has a long history as a location where the community goes for goods and services. These commercial uses are concentrated in the vicinity of the crossroads and are surrounded by large lot single family detached dwellings and agriculture (See Time Lapse Aerial Maps).

The parcel on the southeast corner of the crossroads is a RC-DEO (Rural Conservation with a Density Exchange Option) District and is improved with Glenwood Middle School, Bushy Park Elementary and Howard County Offices. Beyond these facilities the use is agriculture.

The parcel on the northwest corner is a B-2 (Business General) District and is improved a commercial center known as Glenwood Station. To the west and south of this parcel is; Glenwood Fire Station, Glenwood Community Center and a Howard County Library.

The northeast corner is a B-1 (Business Local) District with a commercial property known as Inwood Village Center. East of this parcel is the neighborhood of McKendree Estates.

The parcel on the southeast corner is a RR-DEO District with an approved Conditional Use for a veterinary practice called the Animal Medical Hospital of Glenwood. South of this parcel is the subject property which is a POR and RR-DEO District with the neighborhood of Glenwood Springs to the south and agriculture to the east.

### **C. Roads**

Maryland Route 97 (SHA Plat No. 9590 and 9591) has a 60 foot right-of-way and is classified as a minor arterial road (See Functional Road Classification). The posted speed limit in this vicinity is 45 miles per hour with one (1) northbound lane and (1) southbound lane. The Maryland State Highway Access Manual – Sight Distance Standards estimated Stopping Sight Distance for an actual posted speed of 45 miles per hour is 495 feet.

According to the Maryland State Highway Administration Traffic County Database Traffic Counts from 1996-2001 the average daily trip as of 2006 is 15,725.

### **D. Water and Sewer**

There is no public water or sewer located in the vicinity of the property. This property will be serviced by private water and sewage systems. (See attached approved Percolation Certification Plan)

### **E. General Plan**

The intersection of McKendree Road/Carrs Mill Road and MD Route 97 is designated as a Primary Commercial Center on the Rural Commercial Inventory Maps (Figure 10-4) in PlanHoward 2030 (See Pages from PlanHoward 2030).

## **III. Conclusion**

This amendment to the Zoning Map of Howard County will allow for the continued residential use on the western portion of the property. This use is a Use Permitted as a Matter of Right in the RR-DEO District and is compatible with the uses currently surrounding the property and is consistent with the PlanHoward 2030.

There are no sensitive environmental features identified on this property and therefore will not be impacted.

Access from Maryland Route 97 to the residential portion of the property will be via the existing residential driveway. At this location the sight distance is over 500 feet, well above the 495 feet Stopping Sight Distance required by the Maryland State Highway Access Manual – Sight Distance Standards.

The split zoning of this lot inadvertently caused the residential land use of the western portion of the property to be land locked from Route 97. Approval of this petition will correct this mistake and allow for the reasonable use of the property, equivalent to that which is enjoyed by property owners within these zoning districts. Specifically it would allow the existing residential use on the western portion of the property to continue as a conforming use.