

Howard County

Internal Memorandum

Subject: Temporary Use Application 97-01
Boyhink Limited Liability Company

To: Bureau of Environmental Health
Department of Inspections, Licenses and Permits
Department of Fire and Rescue Services
Development Engineering Division - DPZ

From: William F. O'Brien, Chief *WFO*
Division of Comprehensive Planning and Zoning Administration
Department of Planning and Zoning

Date: May 28, 1997

This application for a temporary use is permitted under Section 132 of the Zoning Regulations. The Director of the Department of Planning and Zoning may approve a temporary use provided:

1. The use will not adversely affect vicinal properties.
2. The use does not require significant or permanent changes to the exiting topography, vegetation, structures or other features of the site.

A temporary use can be granted for up to 60 days and is renewable.

A public hearing on this application is scheduled for June 16, 1997 at 3:30 p.m. Please respond with any advisory comments or applicable requirements your agency has on this application **by June 10, 1997.**

If you have any questions, please call me at extension 2393.

^{DB}
WFO/DB:vv

*6/10/97 could not
locate any property
records - no comments
made.*

(DKS)

97 MAY 13 PM 12: 32

For DPZ office use only:
Case No. TU 97-01
Date Filed 5-13-97
Date Accepted for Scheduling

Hearing Date 6-16-97 330PM

**Petition to the Howard County Department of Planning and Zoning
Temporary Use**

1. **Petitioner's Name** Boyhink Limited Liability Company
Address 7405 Bucks Haven Lane Highland, Maryland 20777
Phone No. (W) 988-9146 (H)

2. **Counsel for Petitioner:** Richard B. Talkin
Counsel's Phone No. 410 730-7733

3. **Property Identification:**
Address of Subject Property: 7405 Bucks Haven Lane
Total Acreage of Property: 1.0 acre
Property Location: 7405 Bucks Haven Lane, Highland, Maryland 20777
Election District: 5 **Zoning District:** RR-DEO **Tax Map #** 40
Block # 11 **Parcel/Lot #** 153 lot 11
Subdivision Name (if applicable): _____

4. **Petitioner's Interest in Subject Property:**
 Owner (including joint ownership) Other (describe and give name and address of owner)
If the Petitioner is not the owner of the subject property, documentation from the owner authorizing the petition must accompany this petition.

5. **Description of Temporary Use**

Please respond in detail to all of the following items applicable to the proposed use. Pages may be attached to this application if additional space is needed.

- a. **Description of proposed use:** Model home and sales office to be located in existing house ; The temporary use, if granted, will not adversely effect vicinal properties and does not require any significant changes. Upon expiration, evidence of the temporary use will be cleared from the land, while the house and appurtenances will remain.

- b. Dates of operation: July 1, 1997 to August 31, 1997
- c. Daily hours of operation: 12:00 Noon to 5:00 p.m.
- d. Description of temporary structures or other improvements to be installed on subject property: None
- e. Potential number of employees/staff on site at one time: 3
- f. Potential number of customers/visitors on site at one time: 2
- g. Description of parking facilities, including the number of parking spaces on site; number and location of off-site parking spaces available for use; surface material of parking areas: 5 spaces; off-site 0; parking area asphalt
- h. Description of outdoor lighting to be used, including intensity and type of existing or proposed lighting fixtures: 3 spotlights - 100 watt each
- i. Potential noise levels and sources of noise generated by proposed use; proposed noise mitigation measures: no noise anticipated

6. **Temporary Use Plan**

All plans must be folded to approximately 8-1/2 x 14 inches. The plan must be drawn to scale and must include the items listed below:

- (a) Distances to property lines
- (b) Size of property
- (c) North arrow
- (d) Scale of plan
- (e) Tax map, parcel and lot number of subject property
- (f) Existing and proposed uses, structures, parking spaces, driveways, and points of access on the subject property.
- (g) Location of well and private sewerage easement, if applicable
- (h) Floor area and height of structures, setback distances, and other numerical values necessary for examination of the petition.
- (i) Any other information necessary for full and proper consideration of the petition.

7. **Materials, Fees, Posting and Advertising**

- a. Eight (8) copies of this petition, all supplemental pages or reports, and the required plans must be submitted.
- b. The undersigned agrees to pay all costs in accordance with the current schedule of fees. The fee is \$100.00 plus \$15.00 for a poster. The undersigned also agrees to properly post the property at least 15 days immediately prior to the hearing, to maintain the posters as required, and to submit an affidavit of posting at the time of the hearing.

8. **Signatures**

The undersigned hereby affirms that all of the statements and information contained in, or filed with, this petition are true and correct.

The undersigned has read the instructions on this form, filing herewith all of the required accompanying information.

B. D. By
Signature of Petitioner

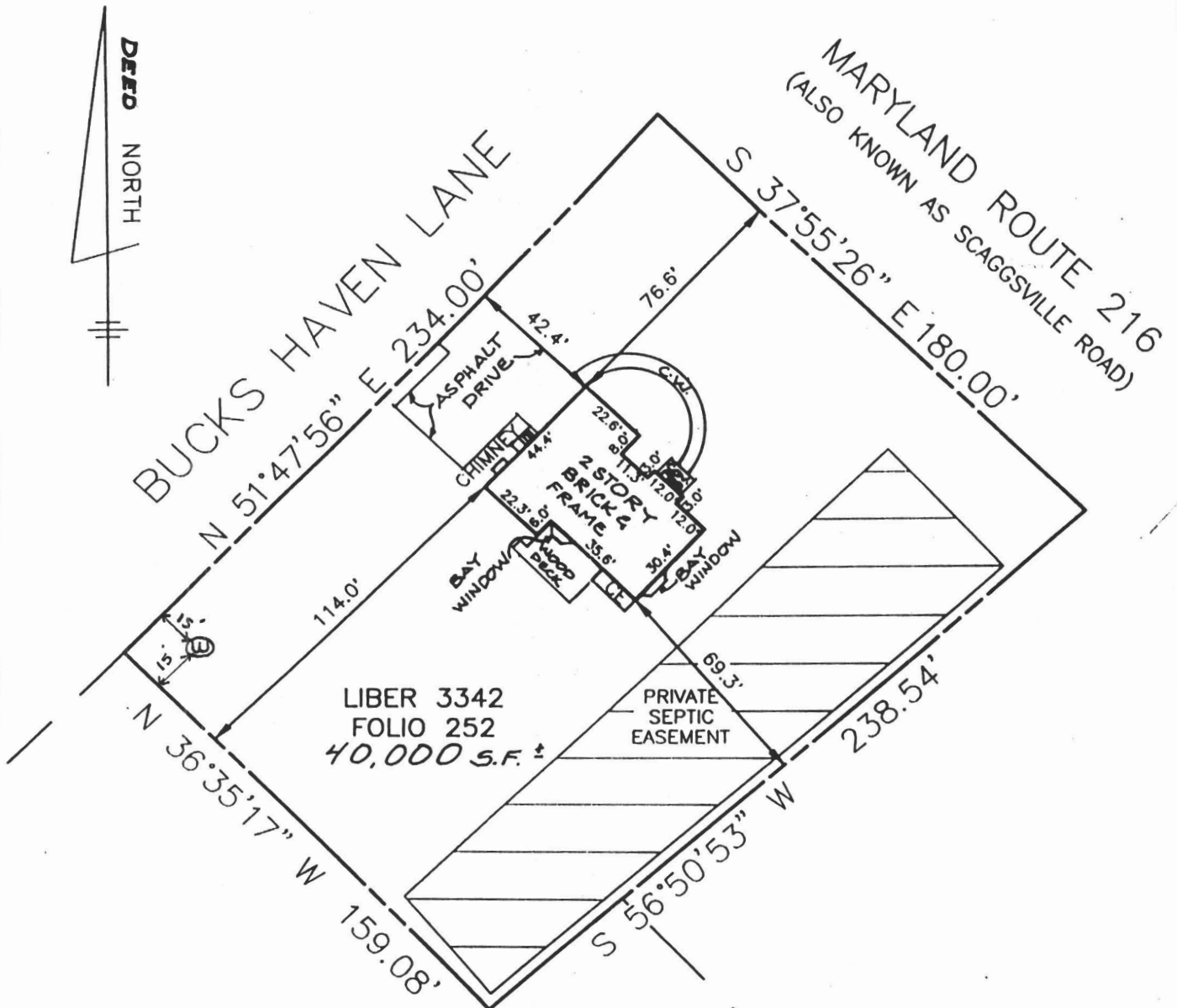
[Handwritten Signature]
Signature of Attorney

For DPZ office use only:

Hearing fee: \$ 100⁰⁰
Poster fee: \$ 30⁰⁰
Total: \$ 130⁰⁰
Receipt No. 328888

(Make checks payable to the "Director of Finance")

THIS LOCATION DRAWING IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR TITLE INSURANCE COMPANY, OR ITS AGENTS, IN CONNECTION WITH FINANCING THE PROPERTY SHOWN HEREON. THIS DRAWING IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF PROPERTY LINES OR THE CONSTRUCTION OF IMPROVEMENTS SUCH AS FENCES, GARAGES, OR BUILDING ADDITIONS. THIS DRAWING SHOWS THE LOT CONFIGURATION AS CURRENTLY RECORDED, BEING SUFFICIENT FOR SETTLEMENT PURPOSES, BUT BEING INSUFFICIENT FOR THE SETTING OF PROPERTY CORNER PINS ON THE GROUND.



LOT 4
PLAT NO. 11620

TOP OF FOUNDATION
WALL ELEV. = 523.5'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE LOCATION DRAWING SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE IMPROVEMENTS HAVE BEEN LOCATED AS THE RESULT OF A FIELD SURVEY, AND THAT THERE ARE NO VISIBLE ENCROACHMENTS UNLESS SHOWN. THE PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA ON THE FEMA F.I.R.M. IDENTIFIED BELOW. AT THE WRITTEN REQUEST OF THE PURCHASER, NO PROPERTY CORNER MARKERS HAVE BEEN SET.



Peter J. Dare
PETER J. DARE
MD. PROPERTY LINE SURVEYOR #224
2-4-97
FINAL

LOCATION DRAWING

TAX MAP 40, PARCEL 155
HEIGHT 23' - 0"
FLOOR AREA 2048 SQ. FT.

DEED REFERENCE L. 3342 F. 252
FEMA FIRM No. 240044 0038 B
DATED DEC. 4, 1986

**7405 BUCKS HAVEN LANE
DEED REF. 3342/252**

TSA GROUP, INC.

planning • architecture • engineering • surveying
8480 BALTIMORE NATIONAL PIKE SUITE 418
ELLICOTT CITY, MARYLAND 21043
(410) 465-6105

5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE : 1" = 50' DATE :