

SEPTIC TANK LEVEL OK 1000 CLEANOUTS OK

DISTRIBUTION BOX LEVEL _____

DRAIN FIELD/TITLE DEPTH 12 FT. TRENCH WIDTH 2 FT. INLET DEPTH 6 FT.

EFFECTIVE GRAVEL DEPTH 6 FT. TOTAL LENGTH 180 FT.

NUMBER OF TRENCHES _____ ONE SIDEWALL/BOTTOM AREA 720 SQ. FT.

DRYWALL INSIDE DIAMETER _____ FT. EFFECTIVE DEPTH BELOW INLET _____ FT.

ABSORBENT AREA _____ SQ. FT.

REMARKS: 11/6/92^{AM} - LOCATION OK PER PLANS FINISH TRENCH & ADD STONES
11/6/92 PM JOB FINISHED

DATE SYSTEM APPROVED 11/6/92 INSPECTOR Raymond Hodge

5/6/92
10:00

APPLICATION

PERCOLATION TESTING

A 48020
P _____

HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH
P.O. BOX 476 ELLICOTT CITY, MARYLAND 21043
TELEPHONE: 461-9933

MEET AT
2884
FLORENCE

REVIEW OK -
PROPOSAL IS FOR
S.F.D., WITH ADJUSTED DISTRICT
SEPTIC AREA DIFFERENT DATE 4/13/92
THAN PREVIOUSLY ESTABLISHED
SEPTIC AREA 4/12/92 (A37240)

TO: THE COUNTY HEALTH OFFICER
ELLICOTT CITY, MARYLAND

I, HEREBY, APPLY FOR THE NECESSARY TEST IN ORDER TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER Marilyn P. Olive

ADDRESS 307 Scott Drive PHONE 301 384 5108
Colesville, MD 20904

PROSPECTIVE BUYER None
ADDRESS _____ PHONE _____

PROPERTY LOCATION:

SUBDIVISION Olive LOT NO. #2

ROAD AND DESCRIPTION 2850 Florence Rd.
1/2 to 3/4 mile from Route 94 West

TAX MAP _____ PARCEL # _____

SIZE OF LOT 16.5 TYPE BLDG Single Family
(SINGLE FAMILY DWELLING OR COMMERCIAL)

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC FACILITIES BECOME AVAILABLE. I FULLY UNDERSTAND THE FEE CONNECTED WITH THE FILING OF THIS PERC TEST APPLICATION IS NON-REFUNDABLE UNDER ANY CIRCUMSTANCES. I ALSO AGREE TO COMPLY WITH ALL M.O.S.H.A. REQUIREMENTS IN TESTING THIS LOT.

(SIGNATURE OF APPLICANT)

APPROVED BY _____ FOR _____ DATE _____

REJECTED BY _____ FOR _____ DATE _____

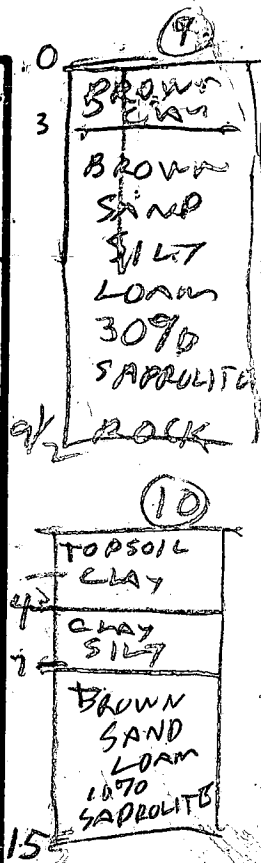
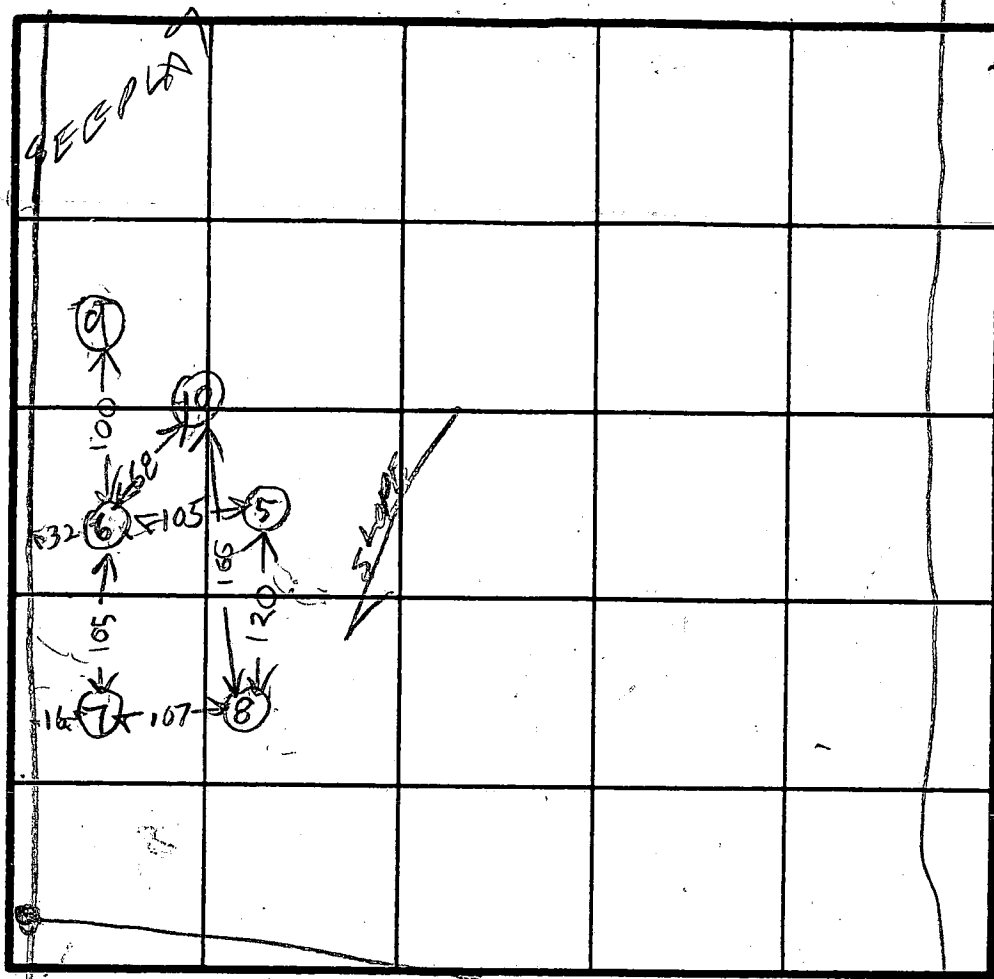
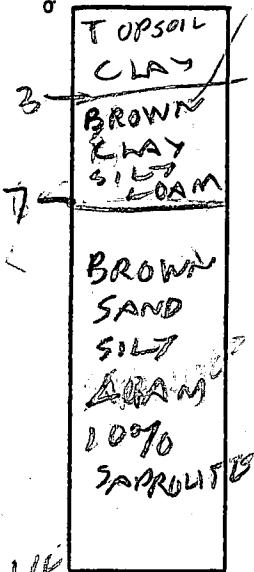
HOLD PENDING FURTHER TESTS _____ DATE _____

REASONS FOR REJECTION OR HOLDING 5/6/92 OK DEEP TRENCH CERTIFIED
LETTER NEEDED BTH

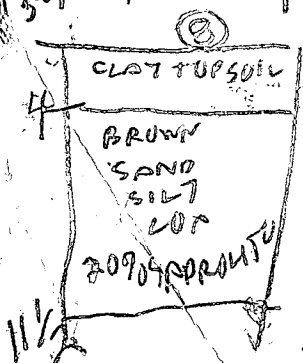
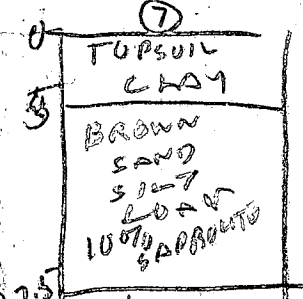
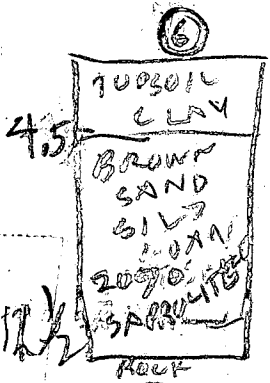
HD-216

THIS IS NOT A PERMIT

SOIL PROFILE



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.



DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
5/6/92	5S	3	1110	1214	extra per		
	5D	6	1107	1032	1132	1213	extra per
	5V	14	SLOW TRENCH		SHELVES		
	6D	5.5	1131	1037	1130	1147	17
	6S	3	1030	1204	extra per		
	6V	12	OK DEEP TRENCH				
	7D	7	1221	1237	1237	100	23
	7S	4.5	1212	100	extra per		
	7V	13.5	OK DEEP TRENCH				
	6ED	9 1/2	1257	106	106	126	20
	8D	8	151	157	157	211	14
	8S	3	151	227	extra per		
	8V	11 1/2	OK MEDIUM TRENCH				
	9V	9 1/2	rock bottom				
	10D	16'	392	321	321	329	8
	10S	5.5	325	400 extra per			
	10V	15	OK				

REMARKS
5/10/92
TYPE OF SOIL

INLET
6F7
BOTTOM
12F7
BR

TESTED BY B. HODGES

ALSO PRESENT
MRS OLIVA
BOB ARNOLD

APPLICATION

37240

A ~~37239~~

SEWAGE DISPOSAL TESTING

STATE OF MARYLAND - DEPARTMENT OF HEALTH AND MENTAL HYGIENE

P _____

HOWARD COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH SERVICES

P. O. BOX 476 ELLICOTT CITY, MARYLAND 21043
TELEPHONE: 992-2330

DISTRICT _____

DATE 4/25/86

TO: THE COUNTY HEALTH OFFICER
ELLICOTT CITY, MARYLAND

I, HEREBY, APPLY FOR THE NECESSARY TEST IN ORDER TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER Debra Di Benedetto Marilyn P. Oliva
ADDRESS 307 Scott Drive, Colesville PHONE 301-384-5708
384-5708

PROPERTY LOCATION:

SUBDIVISION Oliva Property LOT NO. 2
ROAD AND DESCRIPTION South side of Florence Rd west of Rt. 94
Approx 1500' (2850 Florence Road)
SIZE OF LOT 3 acre TYPE BLDG. _____ (NUMBER OF BEDROOMS)

153
12

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC FACILITIES BECOME AVAILABLE. I FULLY UNDERSTAND THE FEE CONNECTED WITH THE FILING OF THIS PERC TEST APPLICATION IS NON-REFUNDABLE UNDER ANY CIRCUMSTANCES. I ALSO AGREE TO COMPLY WITH ALL M.O.S.H.A. REQUIREMENTS IN TESTING THIS LOT.

Aylurabal
(SIGNATURE OF APPLICANT)

APPROVED BY _____ FOR _____ DATE _____

REJECTED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____ DATE _____

REASONS FOR REJECTION OR HOLDING 9/13/86 PERC OK HOLD FOR
PIAT BH Send Form Letter about Certified Boer

BLDG. PERMIT SIGNED
AND RETURNED 8/19/92
Serial # 44858

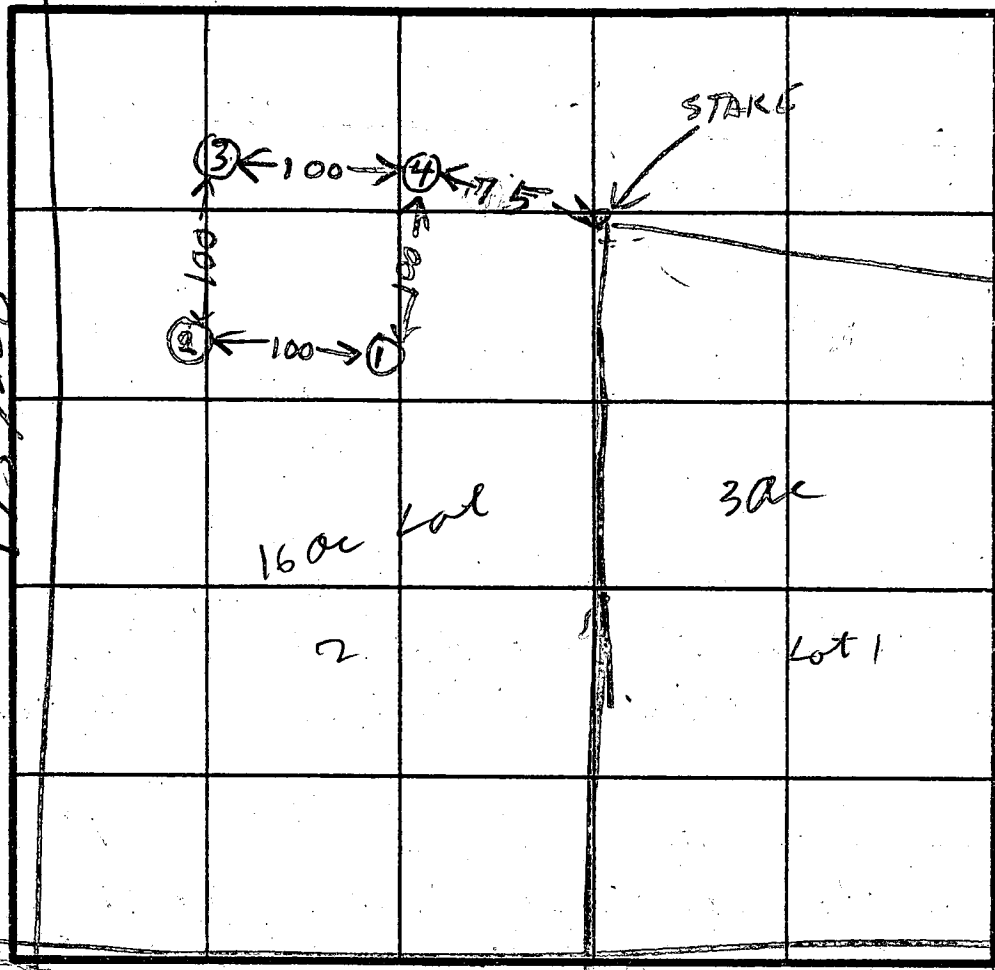
THIS IS NOT A PERMIT

SEE
PLAT

SOIL PROFILE

5'
BROWN CLAY
BROWN SAND LOAM
5% SAPROLITE

1739.00



CLAY
BROWN
PURPLE
SAND
LOAM
15%
SAPROLITE
HARD

HOLE
ELEVATIONS

34 = HIGH
12 = LOW

INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

FLORENCE RD

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
8/13/66	1S	5	1127	1130	1130	1136	6
	1V	13	LOOKS	OK			
	2S	4.5	1135	1141	1141	1156	15
	2V	12.5	LOOKS	OK			
	3S	4.5	1149	1151	1151	1153	2
	3D	8	1149	1151	1151	1158	7
	3V	1 1/2	LOOKS	OK			
	4S	3	1200	1201	1201	1204	3
	4V	10	OK	BOT HARD	BOT HARD		
SEE PLAT FOR LOCATION OF ROCK HOLES							
SHALLOW DRAIN TRENCHES							

13

2

BROWN CLAY
BROWN SAND LOAM
5% SAPROLITE

3

BROWN CLAY
BROWN & PURPLE SAND LOAM
15% SAPROLITE

REMARKS

Hole Not Dig Per Survey & Stake
Survey Stake used; ROCK per JACK FLOCK
TYPE OF SOIL
TESTED BY RH OWNER: DIBENEDETTO, FLOCK & S/S/1/P
ALSO PRESENT

EH-12-1079

TRENCH: 3' WIDE, 100' LENGTH ¹² 2' DEPTH

DISTRIBUTION BOX: EXISTING GRADE = 679.4
INVERT - ~~675.4~~ 673.4

SEPTIC TANK: EXISTING GRADE = 685.5 681.5
INVERT OUT = ~~679.4~~ 678.0
INVERT IN = ~~678.5~~ 679.4

INVERT @ HOUSE: 682.4

PROPOSED FIRST FLOOR ELEV. = 696.2

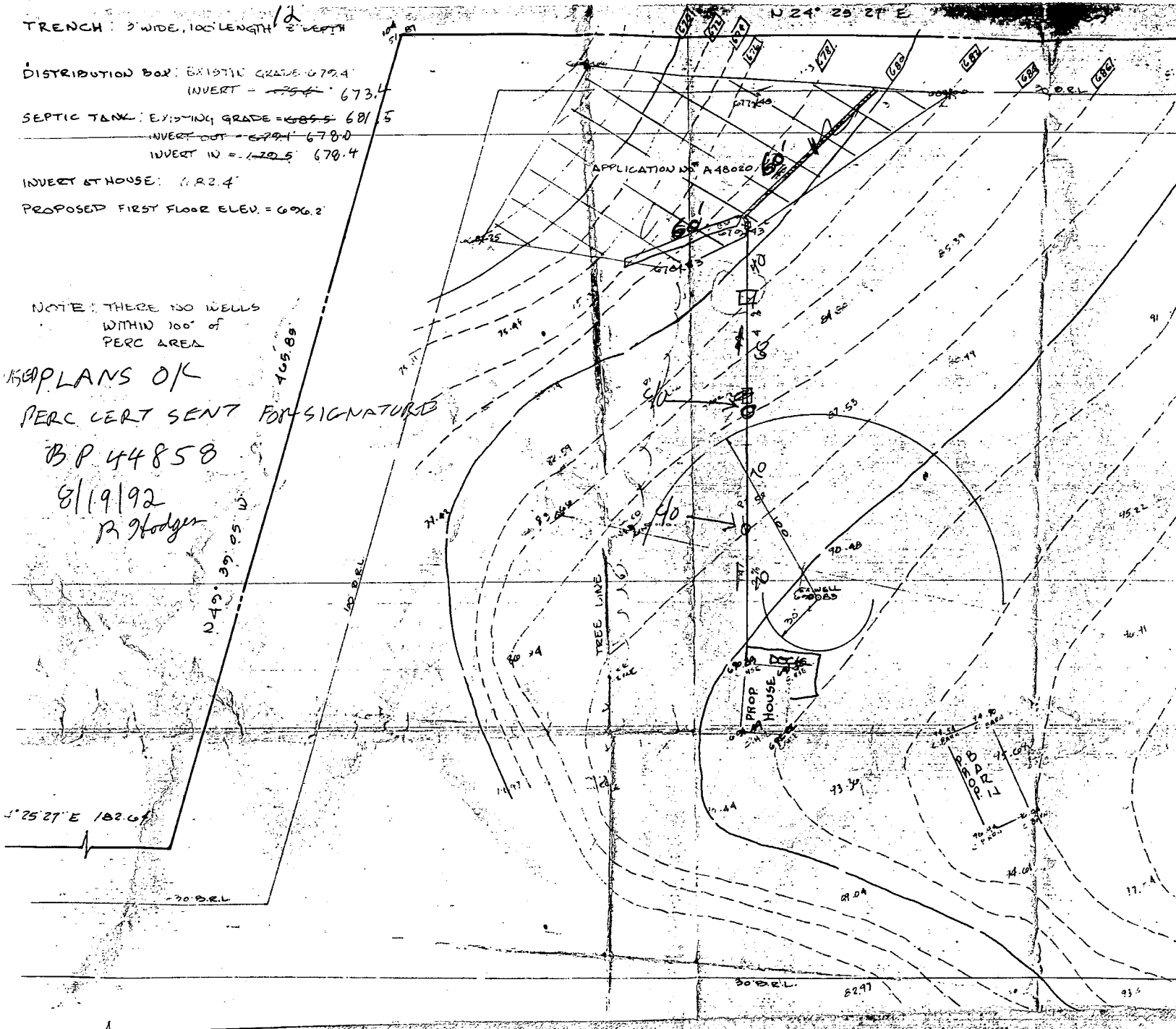
NOTE: THERE NO WELLS
WITHIN 100' OF
PERC AREA

KEAP PLANS OK
PERC CERT SENT FOR SIGNATURE

BP 44858

8/19/92

R. Hodges



C1 6832 SEQUENCE NO. (DENV USE ONLY)

STATE OF MARYLAND WELL COMPLETION REPORT

THIS REPORT MUST BE SUBMITTED WITHIN 45 DAYS AFTER WELL IS COMPLETED.

(THIS NUMBER IS TO BE PUNCHED IN COLS. 3-6 ON ALL CARDS)

COUNTY NUMBER A48020

ST/CO USE ONLY DATE Received

DATE WELL COMPLETED

Depth of Well (TO NEAREST FOOT)

PERMIT NO. FROM "PERMIT TO DRILL WELL" H0-92-0103

OWNER OLIVA PAT last name first name TOWN FLORENSE STREET OR RFD FLORENCE RD SUBDIVISION OLIVA PROP SECTION 1 LOT 1

WELL LOG Not required for driven wells STATE THE KIND OF FORMATIONS PENETRATED, THEIR COLOR, DEPTH, THICKNESS AND IF WATER BEARING

Table with columns: DESCRIPTION (Use additional sheets if needed), FEET (FROM, TO), Check if water bearing. Rows include Top Soil, Brown Slate, Blue Slate, etc.

GROUTING RECORD WELL HAS BEEN GROUTED (Y/N) TYPE OF GROUTING MATERIAL CEMENT BENTONITE CLAY NO. OF BAGS NO. OF ROUNDS GALLONS OF WATER DEPTH OF GROUT SEAL

CASING RECORD casing types insert appropriate code below ST CO STEEL CONCRETE PL OT PLASTIC OTHER

MAIN CASING TYPE Nominal diameter top (main) casing Total depth of main casing

OTHER CASING (if used) diameter inch depth (feet) from to

SCREEN RECORD screen type or open hole insert appropriate code below ST BR HO STEEL BRASS OPEN HOLE PL OT PLASTIC OTHER

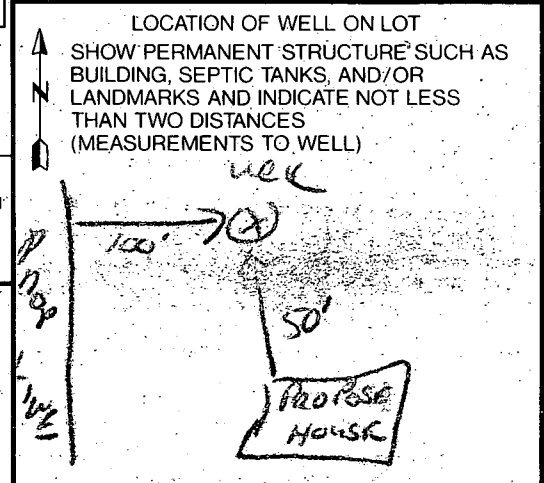
DEPTH (nearest ft.) HO 40 205 SLOT SIZE DIAMETER OF SCREEN

GRAVEL PACK IF WELL DRILLED WAS FLOWING WELL INSERT F IN BOX 68

OEP USE ONLY (NOT TO BE FILLED IN BY DRILLER) T (E.R.O.S.) W Q TELESCOPE CASING LOG INDICATOR OTHER DATA

PUMPING TEST HOURS PUMPED PUMPING RATE METHOD USED TO MEASURE PUMPING RATE WATER LEVEL BEFORE PUMPING WHEN PUMPING TYPE OF PUMP USED

PUMP INSTALLED DRILLER WILL INSTALL PUMP (CIRCLE) (YES or NO) IF DRILLER INSTALLS PUMP, THIS SECTION MUST BE COMPLETED FOR ALL WELLS EXCEPT HOME USE



CIRCLE APPROPRIATE LETTER A A WELL WAS ABANDONED AND SEALED WHEN THIS WELL WAS COMPLETED E ELECTRIC LOG OBTAINED P TEST WELL CONVERTED TO PRODUCTION WELL

I HEREBY CERTIFY THAT THIS WELL HAS BEEN CONSTRUCTED IN ACCORDANCE WITH COMAR 26.04.04 "WELL CONSTRUCTION" AND IN CONFORMANCE WITH ALL CONDITIONS STATED IN THE ABOVE CAPTIONED PERMIT, AND THAT THE INFORMATION PRESENTED HEREIN IS ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE.

DRILLERS IDENT NO. 223 DRILLERS SIGNATURE (MUST MATCH SIGNATURE ON APPLICATION) SITE SUPERVISOR (sign. of driller or journeyman responsible for sitework if different from permittee)

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

Date: 6/5/03

Hearing Examiner 7/16/03

Planning Board _____ Board of Appeals _____ Zoning Board _____

Petition No. BA 03-31C Map No. 13 Block 1 Parcel 202 Lot 2

Return Comments by 6/23/03 to Public Service and Zoning Administration

Location of Property: South side of Florence Road, 2600' W of Woodbine Road

Applicant: Marilyn P. Oliva & Debra Dibenedetto

Applicant's Address: 2850 Florence Road, Woodbine, MD 21797

Owner: (if other than applicant) _____

Owner's Address: _____

Petition: Conditional use for a riding academy and bariance to reduce the structure and use s/b from 30' to not greater than 10' to permit use of Lot 2 driveway.

To:

- _____ Department of Education
- _____ 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
- _____ MD Dept. of Human Resources, Janice Burriss
(Child Day Care)
- _____ Office on Aging, Betty Totaro (senior assisted living)
- _____ Police Dept., Animal Control, Brenda Purvis, (kennels)
- _____ Susan Fitzpatrick, Health Dept. (Nursing & Res. Care)

COMMENTS: No capacity has been established to service the sanitary facilities of the riding academy clients or employees. Only adequate facilities for the residential structure exist. Placement of the riding academy buildings, structures and uses would have to await the establishment of the sewage disposal area and an on-site well water supply for the riding academy.

Gregory S Miller 6/13/03
SIGNATURE

03 MAY 20 AM 10:14

For DPZ office use only:

BA CASE NO. BA 03-3105V

Date Submitted _____

CONDITIONAL USE PETITION TO THE HOWARD COUNTY BOARD OF APPEALS

1. **Name of Petitioner:** Marilyn P. Oliva and Debra M. Dibenedetto
Trading as (If applicable): T/A Galaway Trails
Mailing Address: 2850 Florence Road, Woodbine, Maryland 21797
Phone Number(s): 301-854-6428
Name of Principal Contact (If different): Debra M. Dibenedetto

2. **Counsel for Petitioner:** Fred L. Coover, Esq., Coover & Barr, LLC
Mailing Address: 10500 Little Patuxent Pkwy., Suite 420, Columbia, MD 21044
Phone Number(s): 410-997-7600
Secondary Contact with Counsel (If any): Gabriele M. Bruce, Legal Assistant

3. **Conditional Use Site Description:**
Address/Street for Property: 2850 Florence Road, Woodbine, MD
Tax Map: 13 **Grid:** 1 **Parcel:** 202 **Lot:** 2
Department of Assessments and Taxation Account No.: 04 345339
Total Land Area of Property: 16.48 (Acres) (Square Feet)
Election District: Fourth **Zoning of Property:** RCDEO
Subdivision Name and Plat No. (If applicable): N/A
Total Land Area of Use (If different than above): 16.48 (Acres) (Square Feet)

4. **Conditional Use Request:**
Conditional Use Category: Riding Academy
 _____ **Section 131.N.** 40
Specific Use Requested: See attached supplement.

5. Petitioner's Interest in Subject Property:

OWNER (including joint ownership)

OTHER (describe and give name and address of owner):

Name of Owner: _____

Mailing Address: _____

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

6. Conditional Use Plan Requirements:

If the petition is approved, the conditional use plan will be made a part of the Board of Appeals Decision and Order, subject to modifications and conditions required by the Board. 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: See attached Supplement.

b. Details of the proposed use, including, where applicable: types of indoor and outdoor activities; hours of operation; number of employees, occupants, and/or customers; quantity and types of vehicles or equipment used; outdoor lighting to be used; quantities and capacities of materials stored; etc.: _____

See attached Supplement.

d. 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.N.:

See attached supplement.

e. Will the conditional use generate any physical conditions such as noise, dust, fumes, odors, lighting, or vibrations which would be discernible from abutting and vicinal properties? _____

See attached supplement.

12. Requested Hearing Date Process:

The Petitioner must indicate below which scheduling process is requested for this petition:

xx

I request to have a hearing date set by the Board of Appeals as soon as possible. I understand that the scheduled hearing date may be several months from now. I also understand that once a hearing date has been set, a request for a postponement or continuance may only be granted by the Board of Appeals if the Board finds there are grounds for a postponement or continuance.

I request to have the Board of Appeals wait until after receiving the Planning Board Recommendation before scheduling a hearing date for my case. By so doing, I may be allowed a continuance of the Planning Board meeting in order to amend and resubmit my petition if the Planning Board intends to issue an unfavorable recommendation for the original petition. This resubmission would be made to the Department of Planning and Zoning prior to the date of the continued Planning Board meeting. Petitions that are significantly amended may have to be routed through the reviewing agencies for new comments, and may necessitate an amended or new Technical Staff Report.

13. General Standards for Conditional Uses:

All requests for conditional uses must meet the following general standards set forth in Section 131.B. of the Zoning Regulations for approval:

1. The proposed conditional use plan will be in harmony with the land uses and policies indicated in the Howard County General Plan for the district in which it is located. In evaluating the plan under this standard, the Board shall consider:

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; and

If a conditional use is combined with other conditional uses or permitted uses on a site, the overall intensity and scale of uses on the site is appropriate given the adequacy of proposed buffers and setbacks.

2. 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 Board of Appeals shall consider whether:

The impact of adverse effects such as noise, dust, fumes, odors, lighting, vibrations, hazards or other physical conditions will be greater at the subject site than it would generally elsewhere in the zone or applicable other zones.

The location, nature and height of structures, walls and fences, and the nature and extent of the landscaping on the site are such that the use will not hinder or discourage the development and use of adjacent land and structures more at the subject site than it would generally in the zone or applicable other zones.

Parking areas will be of adequate size for the particular use. Parking areas, loading areas, driveways and refuse areas will be properly located and screened from public roads and residential uses to minimize adverse impacts on adjacent properties.

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.

In addition to the specific requirements of the appropriate subsection within Section 131.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.C.

PETITIONER Marilyn P. Oliva and Debra M. Dibenedetto

ADDRESS 2850 Florence 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 Board of Appeals 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.

_____	_____	_____
Witness	Signature	Date
_____	_____	_____
Witness	Signature	Date
_____	_____	_____
Witness	Signature	Date

The Conditional Use Hearing Fee is \$500.00. The Poster fee is \$15.00 per poster. The department of Planning and Zoning will determine the number of posters that are required.

For DPZ use only:	
Hearing fee:	\$ _____
Poster fee:	\$ _____
TOTAL:	\$ _____
Receipt No. _____	(Make checks payable to "Director of Finance")

**Conditional Use Petition
To the Howard County Board of Appeals**

Summary of Request:

8.b. Details of the proposed use, including, where applicable: types of indoor and outdoor activities; hours of operation; number of employees, occupants, and/or customers; quantity and types of vehicles or equipment used; outdoor lighting to be used; quantities and capacities of materials stored; etc:

Our goal is to offer students a solid foundation to safely handle and ride horses. I own six horses which are kept on my land at 2850 Florence Road in Woodbine, Maryland, lot #2 Oliva subdivision, which is located in western Howard County. While one of these horses is for my private use only, we plan to use four of these horses to provide riding lessons. These lessons will be instructed by myself, and my daughter, Debra DiBenedetto who lives at 2844 Florence Rd Woodbine, Md, lot #1 Oliva subdivision. There will be no additional employees. We will provide 45 minute outdoor lessons two days a week with a schedule that will be dictated by school hours, weather and available daylight, with two to four students per lesson with two instructors. There is no outdoor lighting, no additional materials will be stored, and be no vehicles are required. The only equipment required will be the tack necessary for the horses.

8.d 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 N.:

The riding ring measures 96 feet X 158 feet (15,168 square feet) and is located well over 100 feet from surrounding property lines. The property currently has a ¼ mile driveway from Florence Road with a turn around which is 10 feet wide. There is a paved parking area that measures 21 feet by 53 feet. There will be approximately 2-4 student's families automobiles on the property during each lesson. The easement on Florence Road is 34 feet wide. Florence Road, a county road, measures 21 feet wide and Route 94, a state road, measures 23 feet wide. From my driveway on Florence Road to Route 94 the distance is .6 mile. There is safe ingress/egress access for cars with adequate sight distance on either side. Referencing the Howard County transportation map 2000-2020 Florence Road is noted as minor arterial road, while Route 94 is listed as a major collector road.

8.e 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 poroperties?

Referring to 131 B-2-a

There will be no significant increase in dust, lights, vibrations, fumes, odors, hazards, or noise generated by this use that will adversely affect the vicinal properties. The size and relative isolation of the property is sufficient to not compromise the integrity of the nature of the land. There will be no additional improvements needed examples, lighting, storage, buildings, etc. The area used for horse back riding is not visible from Florence Road or the adjoining properties. The impact factors on the neighbors is negligible.

Other info:

The properties water is serviced by a private well and septic system. These are noted on the plat. The Howard County Health Department is located at 6751 Columbia Gateway Drive, Columbia, MD 21046.

Because of two large dogs and an electric fence at this property, we would like to request the county inspector notify Marilyn Oliva at 410-489-7380 with their plans to visit. This will ensure the dogs will be contained and the electric fence turned off.

**RESIDENTIAL DISTRICT VARIANCE PETITION
TO THE HOWARD COUNTY BOARD OF APPEALS**

03 MAY 20 10:16

For DPZ office use only:
CASE NO. BA 03-3104V
DATE FILED _____
DATE ACCEPTED FOR
SCHEDULING _____

1. **PETITIONER'S NAME** Marilyn P. Oliva and Debra M. Dibenedetto
TRADING AS (IF APPLICABLE) T/A Galaway Trails
ADDRESS 2850 Florence Road, Woodbine, Maryland 21797
PHONE NO. (W) _____ (H) 301-854-6428

2. **COUNSEL FOR PETITIONER** Fred L. Coover, Esquire, Coover & Barr, LLC
COUNSEL'S ADDRESS 10500 Little Patuxent Pkwy., Suite 420, Columbia, MD 21044
COUNSEL'S PHONE NO. 410-997-7600

3. **PROPERTY IDENTIFICATION:**
ADDRESS OF SUBJECT PROPERTY 2850 Florence Road, Woodbine, MD 21797

TOTAL ACREAGE OF PROPERTY 16.48 acres

PROPERTY LOCATION:
ELECTION DISTRICT: Fourth ZONING DISTRICT: RC DEO
TAX MAP # 13 BLOCK # _____ PARCEL/LOT # 202
SUBDIVISION NAME (if applicable): N/A

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.

NOTE: Completed petition forms must be submitted before the first day of the month in order to be heard on the last Tuesday of the Month. Incomplete petitions may result in postponement.

The Board of Appeals may, at its discretion, refer a variance petition in a residential district to the Planning Board for review and a recommendation.

PLEASE READ CAREFULLY
DATA TO ACCOMPANY PETITION:

5. VARIANCE PLAN:

No application for a variance shall be considered complete unless the plan indicates the required setback or other requirement, and the requested variance from the subject setback or other requirement. The submitted plans shall 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) Courses and distances of outline boundary lines and the size of the property
- (b) North arrow.
- (c) Zoning of subject property and adjoining property.
- (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 any adjoining property as necessary for proper examination of the petition.
- (h) Location of well and private sewerage easement area, if property is to be served by private water and sewer.
- (i) Election District in which the subject property is located.
- (j) Tax Map and parcel number on which the subject property is located.
- (k) Name of local community in which the subject property is located or name of nearby community.
- (l) Name and mailing address of the petitioner.
- (m) Name and mailing address of attorney, if any.
- (n) Name and mailing address 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 affected roads.
- (r) A detailed description of all exterior building materials for all proposed structures.
- (s) Any other information as may be necessary for full and proper consideration of the petition.

6. OTHER DATA TO ACCOMPANY PETITION:

The Petitioner must also submit with the petition an area location map (tax map) of the subject property, indicating the street address of the site, the zoning district of the site and the zoning district of all adjacent properties.

7. VARIANCE REQUEST:

The undersigned hereby petition the Board of Appeals for a variance from the requirement(s) of section _____ of the Zoning Regulations to: (describe) _____

See attached Supplement.

A) Describe why the Zoning Regulations in question would result in practical difficulties or unnecessary hardships in complying strictly with the bulk requirements:

narrowness, shallowness, shape, topography, other; explain: _____

See attached Supplement.

B) If exceptional narrowness, shallowness or shape of the property is claimed, give the date of the recording of the plat of present subdivision, if any: _____; or if property is not subdivided, give the date on which a deed conveying the identically bounded tract was first recorded: 6/19/87 - 1673/691 & 9/30/96 - 3823/64

C) The intended use of the property, in the event the petition is granted: _____

Riding academy

D) Any other factors which the Petitioner desires to have considered: _____

See attached Supplement.

E) Explain why the requested variance is the minimum necessary to afford relief: _____

See attached Supplement.

F) Is the property connected to: public water?: Y___ N^x; public sewer?: Y___ N^x

G) If the requested variance is granted, would it impact the water and/or septic/sewer on the site?

Y___ N^x

H) If the requested variance is granted, would it increase the intensity of uses on the site?

Y__ N_x; if yes, explain: _____

I) If the requested variance is granted, would it increase traffic to or from the site? Y__N_x;
if yes, explain: _____

J) Describe in detail (i.e. width, type of paving, etc.) all means of vehicular access onto the site: _____

10-foot wide gravel driveway _____

K) Describe the topography of the site: Flat _____

L) Will the existing or proposed structure be visible from adjacent properties? Y_x N__; if yes,
describe any proposed buffering or landscaping: See attached Supplement _____

M) Describe any existing buffering or landscaping: _____

8. **PRIOR PETITIONS:** Has any petition for the same, or substantially the same, variance as contained herein for the same property as the subject of this petition been disapproved by the Board of Appeals within twenty four (24) months of the date of this petition?

() YES (X) NO If yes, and six (6) months have elapsed since the last hearing, an affidavit setting forth new and different grounds on which re-submittal is based must be attached.

9. **ADDITIONAL MATERIAL, FEES, POSTING, AND ADVERTISING:**

A) If desired, supplemental pages may be attached to the petition. The following number of petitions, plans and supplemental pages must be submitted:

23 copies if the subject property adjoins a State road.

19 copies if the subject property adjoins a County road.

B) The undersigned 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 Board of Appeals in connection with the filing of this petition.

The undersigned agrees to pay all costs in accordance with the current schedule of fees.

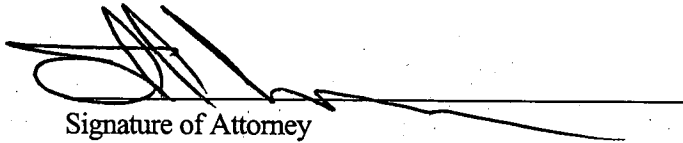
The undersigned also agrees to properly post the property at least fifteen (15) days prior to the hearing and to maintain the property posters as required and submit an affidavit of posting at, or before the time of the hearing. The undersigned also agrees to insert legal notices, to be published one (1) time in at least two (2) newspapers of general circulation in Howard County, as prepared and approved by the Department of Planning and Zoning, within at least fifteen (15) days prior to the hearing, and to pay for such advertising costs; and further agrees to submit two (2) approved certificates of the text and publication date(s) of the advertisement at or before the time of the hearing.

10. 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.

Signature of Petitioner



Signature of Attorney

For DPZ office use only: (Filing fee is \$300 plus \$15.00 per poster.)

Hearing fee: \$ _____
Poster fee: \$ _____
TOTAL: \$ _____

Receipt No. _____

(Make checks payable to "Director of Finance")

GENERAL REQUIREMENTS:

The Petitioner shall note that all requests for variances must meet the following requirements of section 130.B.2.a.(1) through (5) of the Howard County Zoning Regulations in order to be approved:

(1) That there are unique physical conditions, including irregularity, narrowness or shallowness of lot or shape, exceptional topography or other existing features peculiar to the particular lot; and that as a result of such unique physical conditions, practical difficulties or unnecessary hardships arise in complying strictly with the bulk provisions of these regulations.

2. That the variance, if granted, will not alter the essential character of the neighborhood or district in which the lot is located; will not substantially impair the appropriate use or development of adjacent property; and will not be detrimental to the public welfare.

3. That such practical difficulties or hardships have not been created by the owner provided, however, that where all other required findings are made, the purchase of a lot subject to the restrictions sought to be varied shall not itself constitute a self-created hardship.

4. That within the intent and purpose of these regulations, the variance, if granted, is the minimum variance necessary to afford relief.

5. That no variance be granted to the minimum criteria established in Section 131 for special exception uses, except where specifically provided therein or in an historic district. Nothing herein shall be construed to prevent the granting of variances in any zoning district other than to the minimum criteria established in Section 131 except as provided therein.

ZB or BA CASE # _____

PETITION Marilyn P. Oliva and Debra M. Dibenedetto

ADDRESS 2850 Florence Road, Woodbine, MD 21797

Affidavit made pursuant to the pertinent provisions of Title 22 of the Howard County Code as amended.

THE UNDERSIGNED DOES HEREBY DECLARE 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 WITHIN APPLICATION OR PETITION IN ZB OR BA CASE # _____ FOR A ZONING CHANGE AS REQUESTED.

I WE, DO SOLEMNLY DECLARE AND AFFIRM UNDER THE PENALTIES OR PERJURY THAT THE CONTENTS OF THE AFOREGOING AFFIDAVIT ARE TRUE AND CORRECT TO THE BEST OF MY, OUR, KNOWLEDGE, INFORMATION AND BELIEF.

Witness

Signature Marilyn P. Oliva Date

Witness

Signature Debra M. Dibenedetto Date

Witness

Signature Date

**SUPPLEMENT TO THE PETITION OF
MARILYN P. OLIVA AND DEBRA M. DIBENEDETTO
FOR A RESIDENTIAL DISTRICT VARIANCE**

PETITIONERS:

**Marilyn P. Oliva
Debra M. Dibenedetto
t/a Galaway Trails
2850 Florence Road
Woodbine, Maryland 21797**

Marilyn P. Oliva and Debra M. Dibenedetto, t/a Galaway Trails, Petitioners by and through their attorney, **Fred L. Coover, Esquire of Coover & Barr, LLC** supplements their Residential District Variance Petition and state:

7. Variance Request:

Simultaneously with the filing of this Variance Petition, the Petitioners are filing a Petition seeking approval of a Conditional Use for a Riding Academy on the subject Property. The Petitioner, Marilyn P. Oliva lives on the Property.

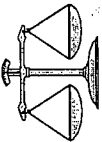
The Property, generally known as 2850 Florence Road, Woodbine, Maryland and also known as Lot 2-Oliva Subdivision ("Lot 2"), contains approximately 16.488 acres and is physically located next to the home of the Petitioner, Debra M. Dibenedetto and her husband, Dennis DiBenedetto, generally known as 2844 Florence Road, Woodbine, Maryland and also known as Lot 1-Oliva Subdivision ("Lot 1").

The Petitioners, who are mother and daughter, have been engaged together in the ownership of horses for many years and wish to legally operate a Riding Academy from the Property in order for them to teach horseback riding on a small scale.

Currently, ingress and egress to Lot 1 and Lot 2 is gained via a single driveway apron from Florence Road (the "Apron"). The Apron leads to two (2) driveways, one (1) splitting off to the west and serving Lot 1 exclusively and the other, splitting off to the east and serving Lot 2 exclusively (the "Lot 2 Driveway"). Vehicular ingress and egress along Florence Road in front of the Property is restricted as shown on the attached Conditional Use and Variance Plan.

A portion of the Lot 2 Driveway, containing approximately 11,250 square feet or 0.2583 acres as shown on the Plan, currently encroaches into the 30 foot side structure and use setback area between Lot 1 and Lot 2 imposed by § 105 E. 4 & 5 of the Regulations (the "Encroachment"). A meets and bounds description of the Encroachment is attached hereto as an exhibit.

COOVER & BARR, LLC
ATTORNEYS AT LAW
SUITE 420 - PARKSIDE BUILDING
10500 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044-3563
(410) 997-7600 (301) 621-5090
FAX (410) 997-7896



The Petitioners seek a variance from the referenced setback requirements as necessary for them to continue to use the Lot 2 Driveway in its existing location as a lawful means of ingress and egress to Florence Road incident to both the proposed Riding Academy and the continued residence on Lot 2 by the Petitioner, Marilyn P. Oliva.

A. Practical Difficulties and Unnecessary Hardship.

The Petitioners have been using the Lot 2 Driveway for many years. The Petitioner, Marilyn P. Oliva caused Lot 1 to be subdivided off of her then larger parcel in order to create a home site for her daughter, the Petitioner, Debra M. Dibenedetto and her family. Elimination of the Encroachment and construction of a driveway to Lot 2 located totally outside of the 30 foot setback area would serve no practical purpose and would cause the Petitioners to incur unnecessary expense.

D. Other Factors.

If granted, the requested Variance will neither create or continue any adverse impact upon any adjacent property.

E. Minimum Necessary to Afford Relief.

The requested Variance is the minimum necessary to eliminate the need for the Petitioners to construct a new driveway on Lot 2 located completely outside the 30 foot setback area.

WHEREFORE, the Petitioners respectfully request that the Board of Appeals grant a Residential District Variance reducing the structure and use setback imposed under § 104 E. 4 and 5 of the Howard County Zoning Regulations, from thirty (30) feet to not greater than ten (10) feet, as necessary to permit use of the Lot 2 Driveway as the means of access to the Riding Academy.

Respectfully Submitted

Coover & Barr, LLC

By: 

Fred L. Coover, Esquire
10500 Little Patuxent Parkway
Suite 420-Parkside Building
Columbia, Maryland 21044
(O) (410) 997-7600
(F) (410) 997-7896
fcoover@cooverbarr.com

Attorney for Petitioners

K:\DOCS\Client Files\Dibe9405\Variance supplement 040403 gmb draft.wpd

DRIVEWAY ENCROACHMENT
WITHIN THE
THIRTY (30) FOOT BUILDING RESTICTION LINE

Being a piece or parcel of land, situate, lying and being in the Fourth Election District of Howard County, Maryland and being part of the land described in a conveyance from Marilyn P. Oliva and Linda Michelle Oliva to Marilyn Patricia Oliva, Trustee of the Marilyn Patricia Oliva Revocable Trust Dated July 22, 1996 by deed dated August 14, 1996 as recorded among the Land Records of Howard County, Maryland in Liber 3823 at Folio 0064; being also part of Lot 2 on a plat entitled "Oliva Subdivision Lots 1 and 2" as recorded on Plat # 7060 among the aforementioned Land Records; said land being more particularly described as follows:

Beginning for the same at a point South $24^{\circ}25'27''$ West, 195.00 feet from the common property corner between lots 1 and 2 on the right of way line for Florence Road; thence running the following four courses:

1. South $24^{\circ}25'27''$ West, 375.00 feet to a point; thence
2. South $65^{\circ}34'33''$ East, 30.00 feet to a point; thence
3. North $24^{\circ}25'27''$ East, 375.00 feet to a point; thence
4. North $65^{\circ}34'33''$ West, 30.00 feet to the point of beginning, containing 11,250 square feet or 0.2583 acres of land.

Subject to any and all easements, rights of way or covenants of record.

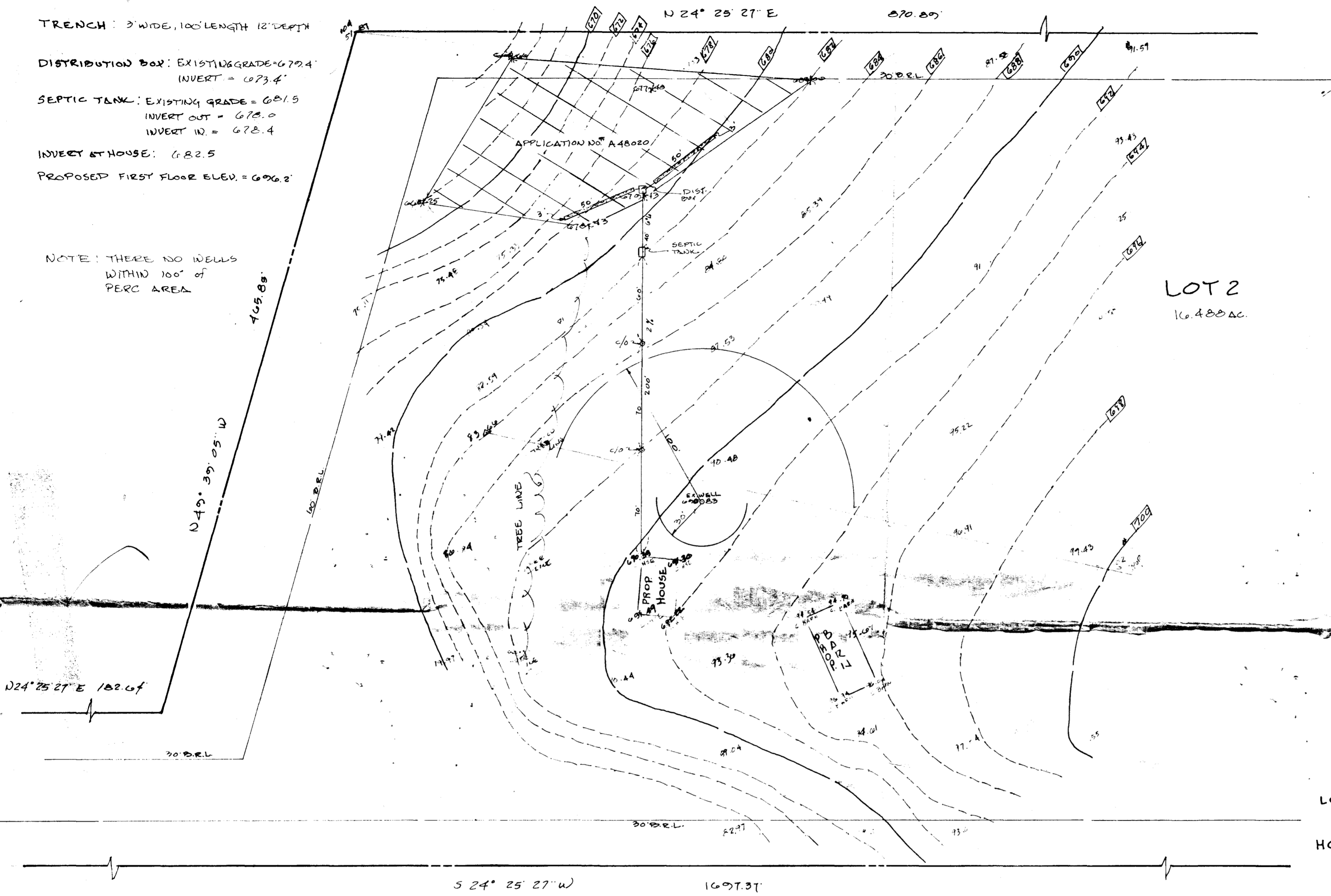
TRENCH: 3' WIDE, 100' LENGTH 12" DEPTH

DISTRIBUTION BOX: EXISTING GRADE = 679.4
INVERT = 673.4

SEPTIC TANK: EXISTING GRADE = 681.5
INVERT OUT = 678.0
INVERT IN = 678.4

INVERT AT HOUSE: 682.5
PROPOSED FIRST FLOOR ELEV. = 696.2

NOTE: THERE NO WELLS
WITHIN 100' OF
PERC AREA



SCALE: 1"=50'

THIS LOT COMPLIES WITH THE MINIMUM LOT AREA
AND OWNERSHIP WIDTH AS REQUIRED BY THE MARYLAND
STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE.

THIS AREA DESIGNATES A PRIVATE SEWERAGE
EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY
THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT
FOR INDIVIDUAL SEWAGE DISPOSAL.

IMPROVEMENTS OF ANY NATURE IN THE AREA ARE
RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE.
THIS EASEMENT SHALL BECOME NULL AND VOID
UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM.

THE COUNTY HEALTH OFFICER SHALL HAVE THE
AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS
INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION
OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE
NECESSARY.

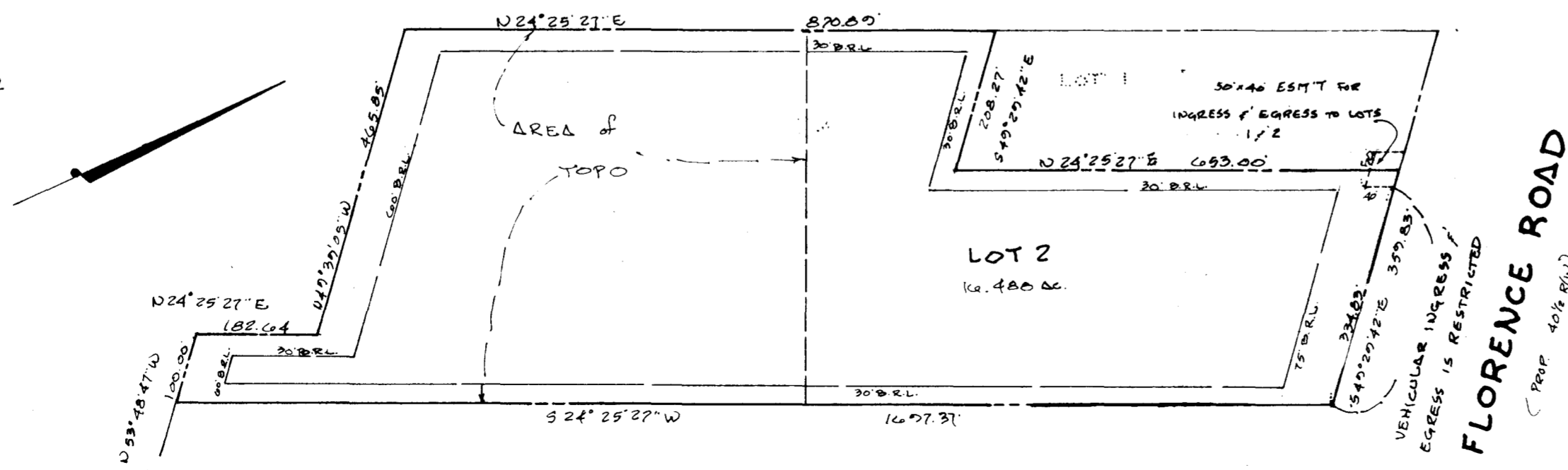
678#43 = FIELD LOCATED PERC HOLES

APPROVED: FOR PRIVATE WATER
AND PRIVATE SEWERAGE
HOWARD COUNTY HEALTH DEPARTMENT
Joyce M. Boyd per *JM* 8/19/92
COUNTY HEALTH OFFICER - RH DATE

LOT 2
OLIVA SUBDIVISION
LOTS 1 AND 2, PLAT # 7060
4TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

DATE JULY 10, 1992
SCALE AS SHOWN

OWNER:
MARILYN OLIVA
707 SCOTT DRIVE
COLESVILLE, MD 20904



SCALE: 1"=200'



LAND DESIGN ENGINEERING, INC.
10620 GUILFORD, SUITE 210
JESSUP, MARYLAND 20794
(301) 604-6264, (301) 800-0034

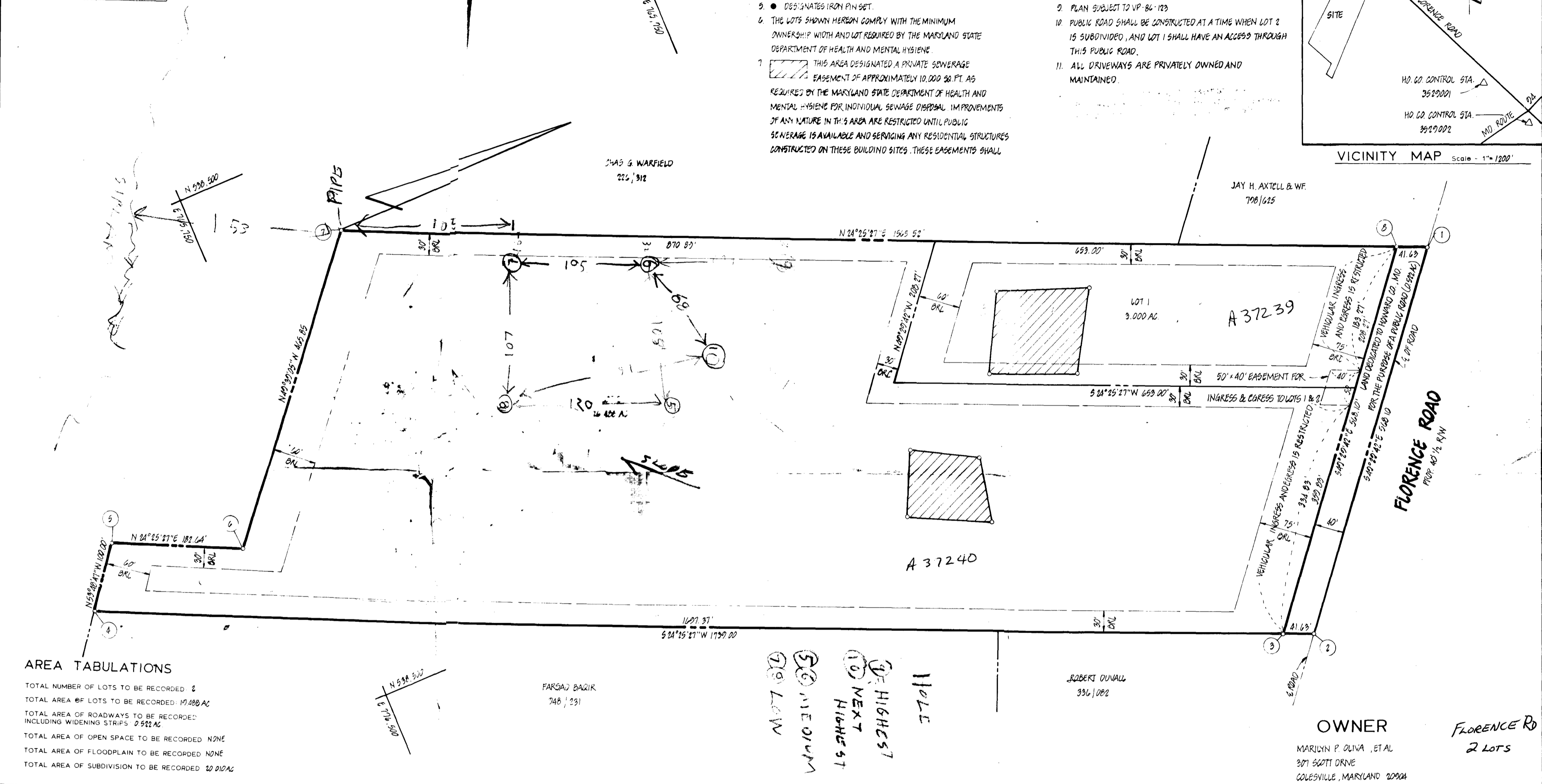
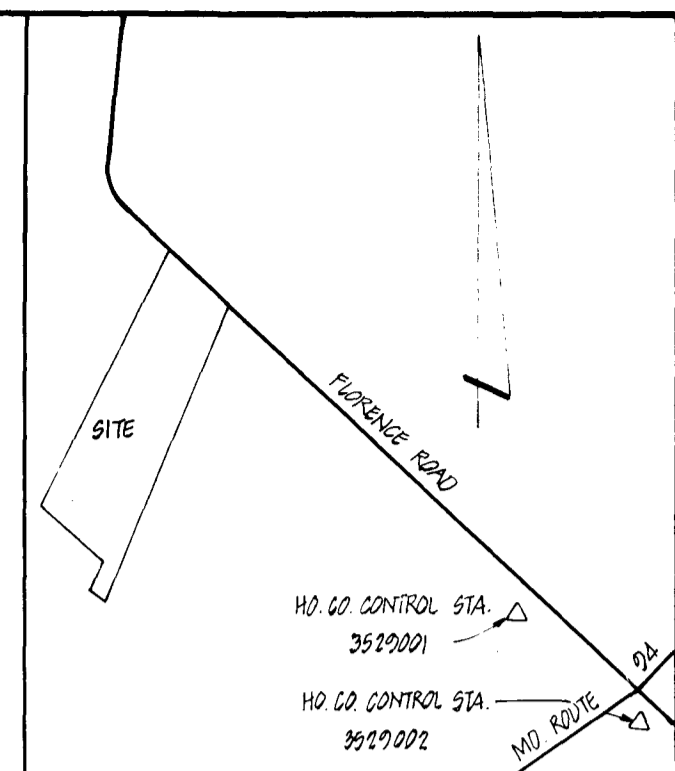
OLIVA S/D

COORDINATE SCHEDULE		
NO.	NORTH	EAST
1	540,367.741	766,524.944
2	540,000.750	766,756.001
3	539,962.848	766,939.680
4	538,417.973	766,297.843
5	538,416.416	766,191.195
6	538,442.712	766,297.655
7	538,944.920	766,877.621
8	540,391.898	766,507.739

GENERAL NOTES

- TAX MAP: 13 ; PARCEL: 202
- DEED REFERENCE: 1121/867
- COORDINATES SHOWN HEREON ARE BASED ON MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY CONTROL STATIONS 3520001 AND 3520002
- SUBJECT PROPERTY ZONED-R, PER 0-22-85 COMPREHENSIVE ZONING PLAN
- DESIGNATES IRON PIN SET.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE.
- THIS AREA DESIGNATED A PRIVATE SEWERAGE EASEMENT OF APPROXIMATELY 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE AND SERVICING ANY RESIDENTIAL STRUCTURES CONSTRUCTED ON THESE BUILDING SITES. THESE EASEMENTS SHALL

- BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWER EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- ALL PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND SHOWN THUS (O).
- PLAN SUBJECT TO VP-86-123
- PUBLIC ROAD SHALL BE CONSTRUCTED AT A TIME WHEN LOT 2 IS SUBDIVIDED, AND LOT 1 SHALL HAVE AN ACCESS THROUGH THIS PUBLIC ROAD.
- ALL DRIVEWAYS ARE PRIVATELY OWNED AND MAINTAINED.



AREA TABULATIONS

TOTAL NUMBER OF LOTS TO BE RECORDED	2
TOTAL AREA OF LOTS TO BE RECORDED	19,432 AC
TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS	0.922 AC
TOTAL AREA OF OPEN SPACE TO BE RECORDED	NONE
TOTAL AREA OF FLOODPLAIN TO BE RECORDED	NONE
TOTAL AREA OF SUBDIVISION TO BE RECORDED	20,354 AC

HOLE
 10' HIGHEST
 10' NEXT
 HIGH 51
 56' MEDIUM
 78' LOW

OWNER
 MARILYN P. OLIVA, ET AL
 301 SCOTT DRIVE
 COLESVILLE, MARYLAND 20904

FLORENCE RD
 2 LOTS

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

John John 1-27-87
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

PLANNING DIRECTOR DATE

APPROVED FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

DIRECTOR DATE

OWNER'S STATEMENT

We, MARILYN P. OLIVA, DEBRA MARIE OLIVA, and LINDA MICHELLE OLIVA, owners of the property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this final plat by the Office of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns, 1) the right to construct and maintain sewers, drains, water pipes and other municipal utilities and services, in and under all roads and street rights-of-way and the specific easement areas shown hereon, 2) the right to require dedication for public use, the beds of the streets and/or roads and floodplains and open space where applicable, and for good and other valuable consideration, hereby grant the right and option to Howard County to acquire the fee simple title to the beds of the streets and/or roads and floodplains, storm drainage facilities and open space where applicable, 3) the right to require dedication of waterway and drainage easements for the specific purpose of their construction, repair and maintenance, and 4) that no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

Witness my/our hands this _____ day of _____

 WITNESS WITNESS WITNESS

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is a SUBDIVISION of ALL of the lands conveyed by JOHN M. AND MARILYN P. OLIVA TO MARILYN P., DEBRA MARIE AND LINDA MICHELLE OLIVA by deed dated SEPTEMBER 7, 1982 and recorded in the Land Records of Howard County, Maryland in Liber 1121 at Folio 227 and that all monuments are in place as shown in accordance with the Annotated Code of Maryland, as amended.

William G. Hartel 11-1-87
 William G. Hartel, Professional Land Surveyor, MD No. 9436 Date

RECORDED AS PLAT 7060 ON 2/04/87 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

SIGNED OLIVA SUBDIVISION FILE COPY
 LOTS 1 AND 2
 F. 87-80

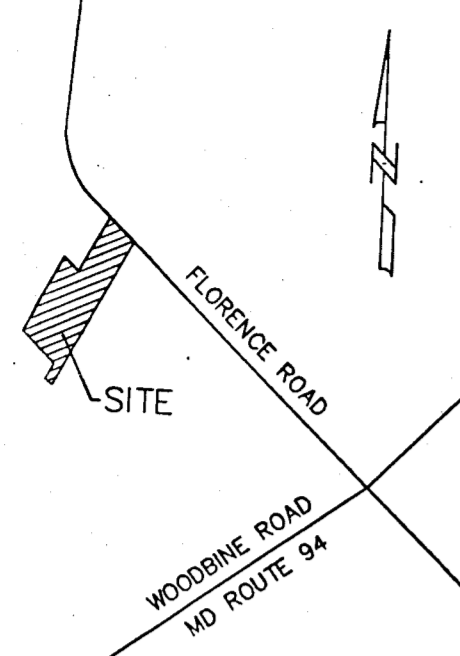
boender associates inc.
 consulting engineers
 land surveyors
 land planners

COURTHOUSE SQUARE
 3565 ELLICOTT MILLS DRIVE
 ELLICOTT CITY, MD. 21043
 13011 465-7777

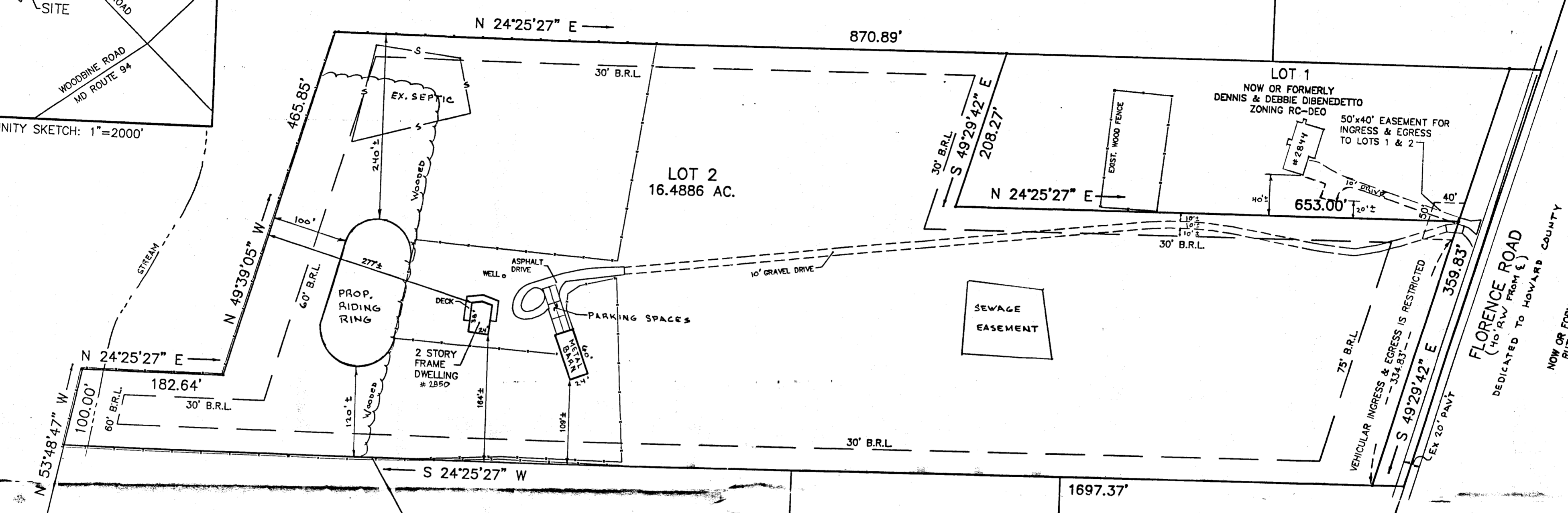
03 MAY 20 AM 10:12

NOW OR FORMERLY
BOBBY JOHNSON
ZONING RC-DEO
(AGRICULTURAL EASEMENT)

NOW OR FORMERLY
JAY H. AXTELL
ZONING RC-DEO



VICINITY SKETCH: 1"=2000'



NOW OR FORMERLY
CHARLES & CATHY PALMER
ZONING RC-DEO

NOW OR FORMERLY
JOHN & CARRIE SCHAEFER
ZONING RC-DEO

NOW OR FORMERLY
GARY & ANN FAULKNER
ZONING RC-DEO

NOW OR FORMERLY
ROBERT & PHYLLIS DUVALL
ZONING RC-DEO

NOW OR FORMERLY
RUTH WEAVER
ZONING RC-DEO

GENERAL NOTES

1. SUBJECT PROPERTY IS ZONED RC - DEO.
2. SUBJECT PROPERTY IS LOCATED ON TAX MAP 13 AS PARCEL 202.
3. PETITIONER & OWNER: MARILYN PATRICIA OLIVA
(GALAWAY TRAILS, LLC)
2850 FLORENCE ROAD
WOODBINE, MD. 21797
410 489-7380 / 410 489-7010
galawaytrails@comcast.com
4. ALL BUILDINGS SHOWN HEREON ARE EXISTING; NO NEW BUILDINGS PROPOSED BY THIS PLAN.
5. SUBJECT PROPERTY IS LOCATED APPROX. 2000 FEET FROM INTERSECTION WITH ST. MICHAELS ROAD.

ATTORNEY: Fred L. Coover, Esq.
Coover & Barr, LLC
Suite 420, Parkside Building
10500 Little Patuxent Parkway
Columbia, MD. 21044-3563
410 997-7600

#2850 FLORENCE ROAD		
PLAN FOR CONDITIONAL USE PERMIT AND ZONING VARIANCE		
LOT 2 OLIVA SUBDIVISION 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
NASSAUX-HEMSLEY, INC. 204 SOUTH MAIN STREET MOUNT AIRY, MD 21771 (301) 829-2296		
SCALE: 1"=100'	JOB. NO.: 02SY8001	DATE: NOV. 7, 2002

JAN 31, 2003
MAR. 12, 2003