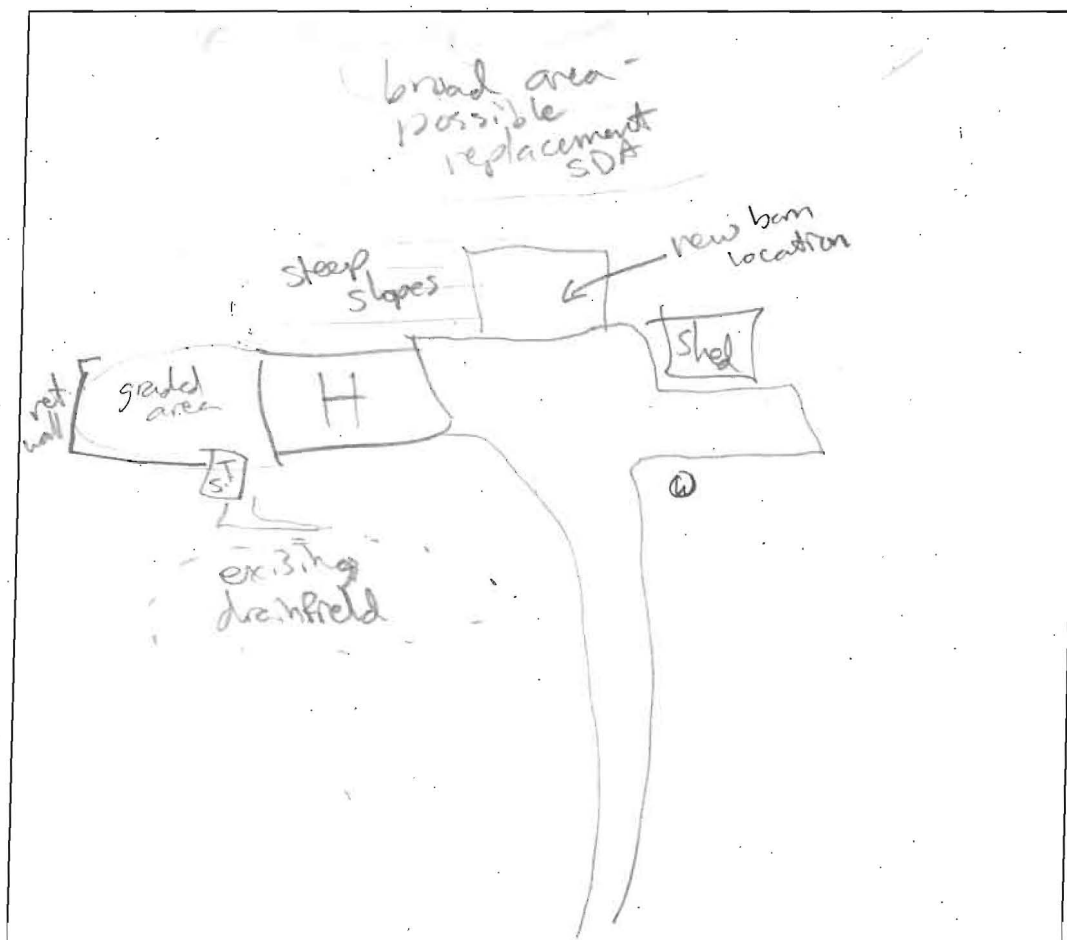


SITE INSPECTION SHEET

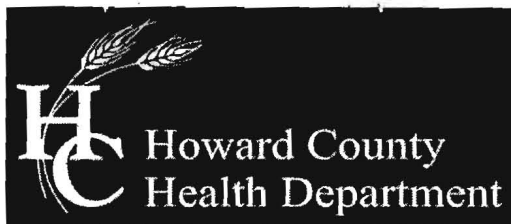
OWNER: _____ PHONE #: _____
ADDRESS: 3420 Sylvan Ln CONTRACTOR: _____
WELL TAG #: _____
SUBDIVISION: _____ LOT: _____ COUNTY #: _____
PROPOSAL: _____

LOCATION DIAGRAM



COMMENTS: - area in front of house has ex drainfield. May or may not have room for replacement. Area for proposed barn not suitable for SDA - steep slopes. Area N. of that is flatter + broad - possible area if not too rocky below surface

DATE: 6/8/17 INSPECTOR: J. Williams



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

Facebook: www.facebook.com/hocohealth

Twitter: HowardCoHealthDep

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

MEMORANDUM

TO: Geoff Goins
Division of Zoning Administration and Public Service

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

RE: **BA-17-008 V**

DATE: May 23, 2017

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

- Please note that the Health Department must review a building permit for the proposed structure, including floorplans. Prior to Health Department approval of the permit, the property must meet all Health Department requirements for the onsite well and sewage disposal system and area. There are no apparent records on file for the well or sewage disposal system. Prior to Health approval, perc testing leading to establishment of a sewage disposal area may be required. Evaluation of the existing sewage disposal system and well may be required with upgrades needed for any deficiencies.

JRL

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

Date: May 4, 2017

Hearing Examiner 06/05/17

Planning Board _____ Board of Appeals _____ Zoning Board _____

Petition No. BA-17-008 V Map No. _____ Block _____ Parcel _____ Lot _____

Petitioner: _____ Robert Hollenbeck _____

Petitioner's Address: _____

Address of Property: _____

Return Comments by May 22, 2017 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 – Kristen O'Connor
_____ Telecommunication Towers – (Comm. Dept.)
_____ Division of Transportation – Dave Cookson

COMMENTS:

See Memo





DPZ Office use only:

CASE NO.

BA-17-008 V

DATE FILED

2/16/17

**RESIDENTIAL DISTRICT VARIANCE PETITION
TO THE HOWARD COUNTY HEARING EXAMINER**

1. VARIANCE REQUEST

SECTION 106.0.D.1.b of the Zoning Regulations (describe)
limiting height of accessory structure to 15 feet; also 128.0.A.12.a.(1).(a) limiting size of accessory structures to 600 SF lot coverage

2. PETITIONER'S NAME ROBERT Z. HOLLENBECK

TRADING AS (IF APPLICABLE) _____

ADDRESS 3420 SYLVAN LANE, ELLICOTT CITY MD 21043

PHONE NO. (W) 443-224-1748 (H) 410-984-6512 (cell, no home phone)

EMAIL zkhollenbeck@gmail.com

3. COUNSEL FOR PETITIONER N/A

COUNSEL'S ADDRESS _____

COUNSEL'S PHONE NO. _____

EMAIL _____

4. PROPERTY IDENTIFICATION

ADDRESS OF SUBJECT PROPERTY 3420 SYLVAN LANE
ELLICOTT CITY, MD 21043

ELECTION DISTRICT 2-23 ZONING DISTRICT R-20 ACREAGE 8.63

TAX MAP # 0025 GRID # 0008 PARCEL # 0272 LOT # n/a

SUBDIVISION NAME (if applicable) n/a

PLAT NUMBER AND DATE 4831 / 420; 08/27/03

5. 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.



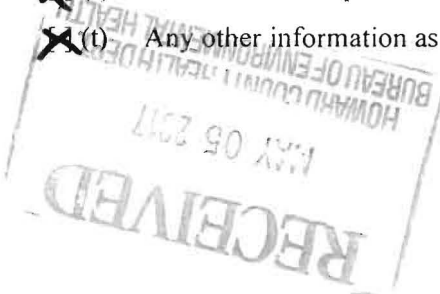
**PLEASE READ CAREFULLY
DATA TO ACCOMPANY PETITION**

6. 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 ½ 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) Location of all building and use restriction lines
- ☒ (h) Same as (a) through (g) above, of any adjoining, confronting and vicinal properties as necessary for proper examination of the petition, or, if applicable, a copy of the subdivision plat for the community
- ☒ (i) Location of well and private sewerage easement area, if property is to be served by private water and sewer
- ☒ (j) Election District in which the subject property is located
- ☒ (k) Tax Map and parcel number on which the subject property is located
- ☒ (l) Name of local community in which the subject property is located or name of nearby community
- ☒ (m) Name, mailing address, telephone number (and e-mail address if any) of the petitioner
- ☒ (n) Name, mailing address, telephone number (and e-mail address if any) of attorney, if any
- ☒ (o) Name and mailing address of property owner
- ☒ (p) Floor area and height of structures, setback distances from property lines, and other numerical values necessary for the examination of the petition
- ☒ (q) Location of subject property in relation, by approximate dimension, to the center line of nearest intersection of two public roads
- ☒ (r) Ownership of affected roads
- ☒ (s) A detailed description of all exterior building materials for all proposed structures
- ☒ (t) Any other information as may be necessary for full and proper consideration of the petition



7. VARIANCE

A) Describe why the application of the Zoning Regulations in question to your particular property would result in practical difficulties or unnecessary hardships in complying strictly with the bulk requirements:

1. The physical character of the property is different from the character of the surrounding properties because of its () narrowness, () shallowness, () shape, () topography,
() other; explain: *Please refer to attachment 7.A.1 for detailed explanation.

2. The uniqueness of the property prevents me from making a reasonable use of the property because: *Please refer to attachment 7.A.2 for detailed explanation.

B) The intended use of the property, in the event the petition is granted: No change from current use, single family residence.

C) Any other factors which the Petitioner desires to have considered: *Please refer to attachment 7.C for detailed explanation.

D) Explain why the requested variance is the minimum necessary to afford relief: *Please refer to attachment 7.D for detailed explanation,

E) Is the property connected to: public water?: Y ☐ N ☒; public sewer?: Y ☐ N ☒

F) If the variance is granted, would it impact the water and/or septic/sewer on the site? Y ☐ N ☒

G) If the variance is granted, would it increase the intensity of uses on the site? Y ☐ N ☒ if yes, explain: _____

H) If the requested variance is granted, would it increase traffic to or from the site? Y ☐ N ☒ if yes, explain: _____

I) Describe in detail all means of vehicular access onto the site (i.e. width, type of paving, etc.): _____
Access to the site is via a gravel driveway, approximately 10 feet in width. Access to the site will remain unchanged.

Natural rolling hills where the principal residence is located. Much of the site consists of wooded steep slopes falling

J) Describe the topography of the site: _____
towards the the Sucker Branch and the Patapsco River. The principal residence is located on a small plateau.

To the west of the residence is approximately a two acre meadow plateau area, which is planted with grass and maintained by the homeowner.

K) Will the existing or proposed structure be visible from adjacent properties? **Y**~~X~~**N**_; if yes, describe
any proposed buffering or landscaping: _____
During the winter months, it may be possible to see a small portion of the south facade from the publicly
accessible portion of Sylvan Lane. North and east facades will likely be partially visible from 3404 and 3405 Sylvan Lane. Petitioner will provide plantings consisting of (20) twenty approximately 1"
caliber growth trees around new structure, consisting of native species, to provide buffering and resemble existing natural wooded surroundings.

L) Describe any existing buffering or landscaping: None.

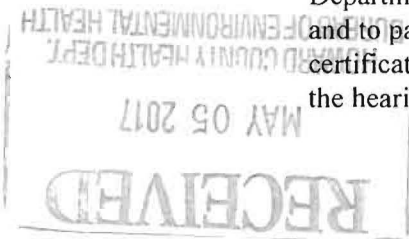
8. PRIOR PETITIONS

Has any petition for the same variance, or substantially the same variance as contained herein, for the same property as the subject of this petition, been disapproved 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 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:
- *If the subject property adjoins a State road- original and 19 copies (application & plans)*
 - *If the subject property adjoins a County road- original and 16 copies (application & plans)*
- 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 Hearing Examiner in connection with the filing of this petition.
- c) The undersigned agrees to pay all costs in accordance with the current schedule of fees.
- d) The undersigned 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.
- e) The undersigned 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. PLANNING BOARD REVIEW

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

11. 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.

Robert Z. Hollenbeck

Petitioners Name (please print)



Petitioner's Signature

02/09/17

Date

N/A

Counsel's Name (please print)

Counsel's Signature

Date

**For DPZ office use only: (Filing fee is \$300.00 plus \$25.00 per poster.)
(Make checks payable to "Director of Finance")**

Hearing fee: \$ _____

Poster fee: \$ _____

TOTAL: \$ _____

Receipt No. _____

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

County Website: www.howardcountymd.gov

Revised: 07/12

T:\shared\PubSer\Applications\ResVar

PETITIONER Robert Z. Hollenbeck
PROPERTY ADDRESS 3420 Sylvan Lane, Ellicott City MD 21043

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 ATTACHED APPLICATION FOR A RESIDENTIAL DISTRICT VARIANCE AS REQUESTED FOR THE PROPERTY REFERENCED ABOVE.

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

LAURA LEAS
Witness

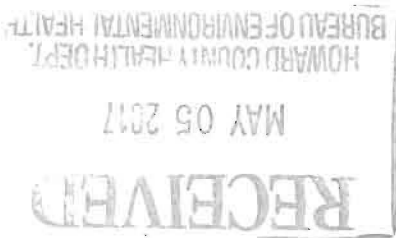
Laura Leas 2/9/17
Signature Date

KERSTINE FINNEY
Witness

[Signature] 2/9/17
Signature Date

DAVID KLEPITCH
Witness

David Klepich 2/9/17
Signature Date



Attachment 7.A.1

The physical characteristics of the property is different from the character of the surrounding properties because of its (1) shape and (2) topography

Shape: The subject property consists of 8.63 acres and has been improved by a single family residence.

The property is located within the *Patapsco Heights – Church Road Community Association*, a neighborhood whose boundaries stretch from Main Street, up Church Road and encompassing Emory St, Sylvan Lane, and further up Church Road, terminating at the end of Park Drive. It is important to note that many of the homes along Sylvan Lane were originally constructed by mill workers, as identified in a 1989 report by the *Maryland Historical Trust*. Most of these homes are small in scale and lot size. Comparably, many homes constructed along Church Road were constructed for merchants of the town and are generally large, with increased lot sizes. 3420 Sylvan Lane is more comparable in scale and lot coverage to the original merchant homes developed along upper Church Road (as it extends past the intersection of Sylvan Lane) then to the original millworker homes developed along Sylvan Lane.

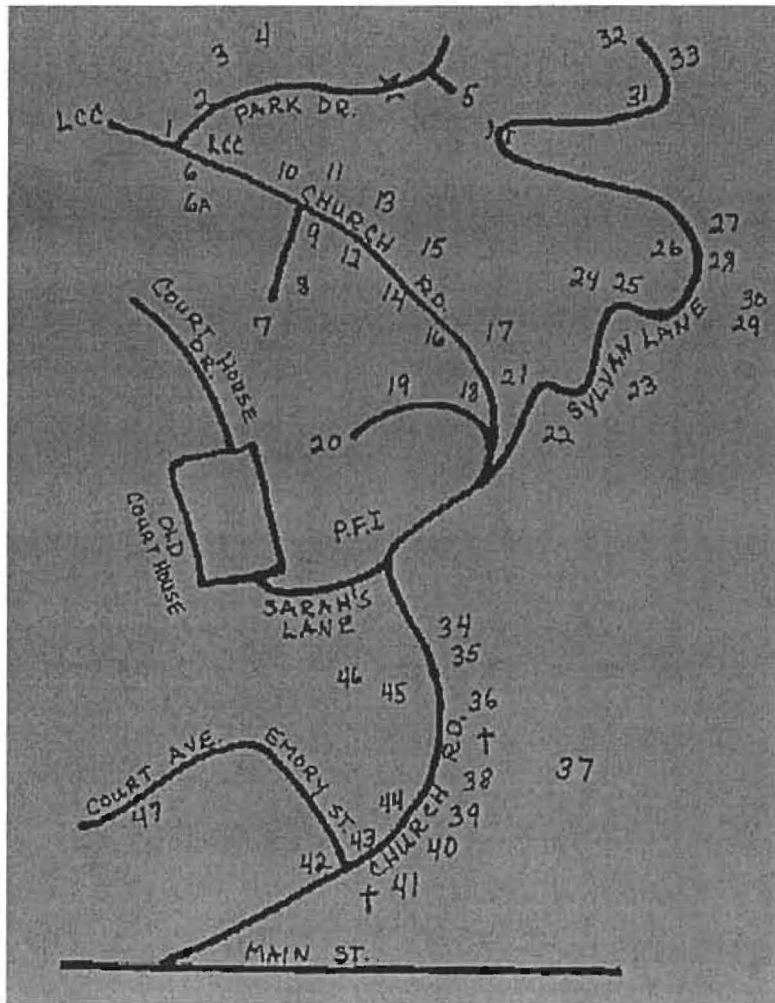


Image 7.A.1.1- Map of Patapsco Heights - Church Road Community Association (neighborhood), circa mid 1990's.

3420 Sylvan Lane differs from the character of surrounding properties in that it is significantly larger in lot area. The property consists of 8.63 acres, compared to the average (excluding 3401) of 1.2 acres. 3401 is excluded as it was constructed in 1995.

All residences on Sylvan Lane		
Address	Lot (Acres)+/-	Zoning
3641 Sylvan Lane	3.4	R-20 Zoning
3530 Sylvan Lane	0.5	R-ED Zoning
3578 Sylvan Lane	2.5	R-ED Zoning
3570 Sylvan Lane	2.7	R-ED Zoning
3581 Sylvan Lane	1.0	R-20 Zoning
3551 Sylvan Lane	1.1	R-20 Zoning
3541 Sylvan Lane	0.2	R-20 Zoning
3531 Sylvan Lane	0.1	R-20 Zoning
3511 Sylvan Lane	0.6	R-20 Zoning
3420 Sylvan Lane	8.6	R-20 Zoning
3404 Sylvan Lane	0.6	R-20 Zoning
3405 Sylvan Lane	1.8	R-20 Zoning
3401 Sylvan Lane	6.2	R-20 Zoning
Average Lot Size, Sylvan Lane, excluding 3420 (Subject) and 3401 (New Construction, 1995)		1.2

Attached Garage

Attached Garage

Table 7.A.1.2, Lot Size, Zoning, and Average lot size on Sylvan Lane

Precedent properties on Church Road (with accessory structures)		
Address	Lot (Acres)+/-	Zoning
3611 Church Road	2.5	R-20 Zoning
3582 Church Road	2.6	RR Zoning
3552 Church Road	2.8	RR Zoning
3538 Church Road	8.5	R-ED Zoning
3565 Church Road	3.6	RR Zoning
3626 Church Road	2.2	RR Zoning
Average Lot Size of Precedent Properties		3.9

Table 7.A.1.3, Lot Size, Zoning, and Average lot size of precedent properties on Church Road

On Sylvan Lane, the average lot size is approximately 1.2 acres, and the average lot size of comparable properties with accessory structures on Church Road is approximately 3.9 acres.



Image 7.A.1.4– 3538 Church Road – Rear barn structure (left, partially collapsed) of similar scale and utilizing similar materials as proposed bank barn.



Image 7.A.1.5 - 3565 Church Road – Accessory structure set to rear of home at end of driveway towards rear of property, similar siting to proposed bank barn.



Image 7.A.1.6 – 3582 Church Road – Two-story garage structure of similar scale to proposed structure.

While many of the properties along Church Road were re-zoned in the past decade, one subject property remains zoned R-20, with comparable size and features to those requested by this variance, 3611 Church Road. This property appears to have an accessory structure of approximate lot coverage and height to the proposed structure. 3611 Church Road totaled approximately four acres prior to being subdivided in the late 2000's into four lots.



Image 7.A.1.7- 3611 Church Road – Accessory structure (Pool House) greater than 15 feet in height and appears greater than 600 SF in area. Subject property located within R-20 Zoning.

Additionally, 3420 Sylvan Lane differs from surrounding properties because it is not clearly visible from any other residence, nor is any other residence clearly visible from it. Essentially, the home makes use of its natural topography to place the residence atop a plateau to uniquely screen itself from its neighbors.



Image 7.A.1.8 - 3420 Sylvan Lane – View from North Elevation of proposed barn towards 3404 (left) and 3405 (right) Sylvan Lane



Image 7.A.1.9 - View from public portion of Sylvan Lane towards 3420 Sylvan Lane (far distance, center)

Finally, the property is bordered on the east by the CSX rail tracks and Patapsco River; on the west is bisected by high-voltage BGE power lines and backs to the Patapsco State Park; and on the South is bordered by the Sucker Branch, a tributary to the Patapsco. These features in combination make the property unique from the surrounding.

The proposed bank barn structure is in keeping with form, shape and scale of multiple structures found on the referenced properties on Church Road, and the subject property more closely resembles the shape of properties along Church Road than it does Sylvan Lane. The property is barely noticeable from any public way and likewise barely visible from its closest neighbors.

Topography:

3420 Sylvan Lane experiences a unique change in topography across the property, experiencing almost 100 feet in elevation difference between the lowest and highest points on the property. The property plateaus generally in two locations, one being the location of the current home, and the second being an approximately 2 acre meadow / wooded area extending west from the home towards the western property boundary. The plateau of which the home currently sits does not afford sufficient space to construct an accessory structure of the size permitted by zoning nor requested through this variance. Siting an accessory structure on the upper plateau locates it a significant distance from the residence, and would provide for challenging access by equipment and vehicle to the structure. In addition, there are several large trees in the area, as well as the high-voltage BGE power lines, which would make siting the proposed accessory structure difficult.

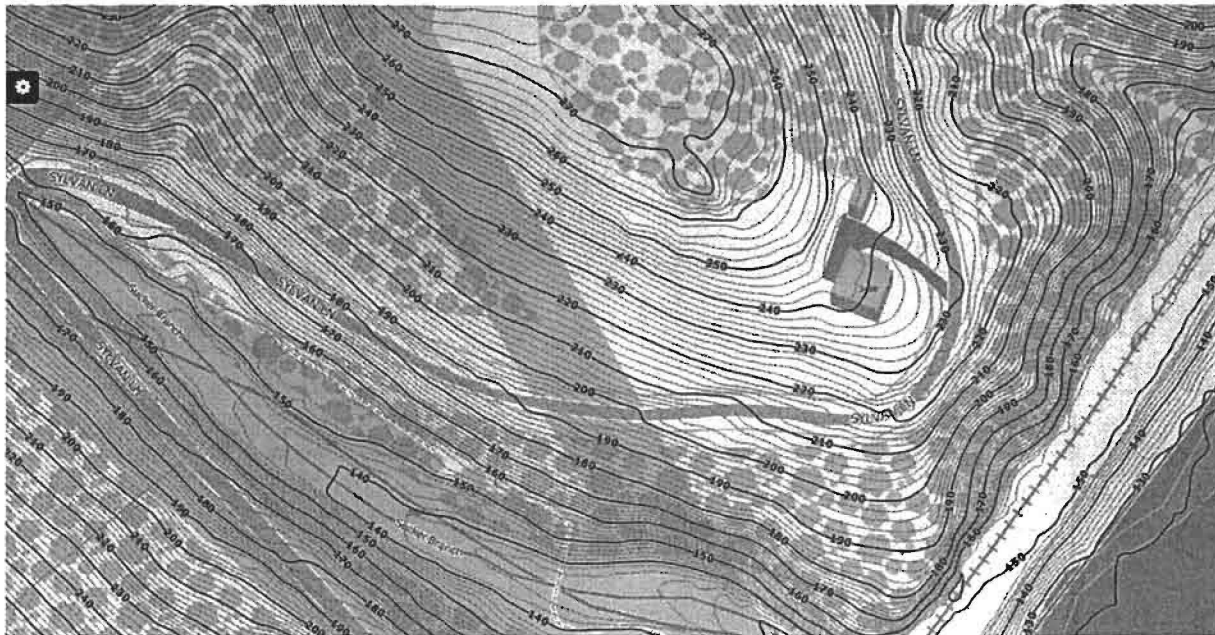


Figure 7.A.1.10, topography from Howard County GIS.

Placement of the proposed bank barn seeks to diminish the amount of required grading, by "siting the new structure to make use of the land's natural contours", as noted on Page 63 of the *Historic District Design Guidelines*. The proposed structure will be sited into, or banked, into an approximate 10 foot high grassy embankment generally separating the two plateaus noted above. This siting will cause the front, or east façade, to be in excess of 15 feet. The average height will be approximately 18 feet. The

maximum height at the east elevation will be 24'-4", which will not be taller than the principal residence (which is approximately 32 feet high). The upper level of the proposed accessory structure will not be greater than 15 feet above grade, except where the site's natural contours continue down to the lower level.



Image 7.A.1.11- 3420 Sylvan Lane – Front / East Elevation, location of proposed bank barn to right and rear of home.



Image 7.A.1.12 – 3420 Sylvan Lane – Fence and hillside beyond, view towards proposed bank barn.



Image 7.A.1.13 – Bank barn / stable structure located on Merryman Street, Ellicott City – Stone foundation supports wood structure above and is cut, or banked into existing hillside.

Placement of the structure complies with the setbacks mandated by zoning. No additional gravel or paved road area is required, as the structure will be located adjacent to the existing driveway. The siting was selected to maintain mature trees as recommended by Page 65 of the *Historic District Guidelines*. It is also important to note that selection of this location will not require removal of trees of the size which would require approval from the *Historic Preservation Commission*.

Attachment 7.A.2***The uniqueness of the property prevents me from making a reasonable use of the property because:***

The property is one of three original contributing structures to the Ellicott City Historic District located on Sylvan Lane. Originally constructed in the 1880's, the form and shape of the residence remains largely as it did at that time. This cannot be said for any of the other remaining structures on Sylvan Lane of comparable age (notably, 3570 and 3578 Church Road).



Image 7.A.2.1 - 3578 Sylvan Lane – Form and shape of original residence becomes muted due to large attached addition. Base home is similar and one of three original 'traditional farmhouse' style structures on Sylvan Lane. Attached garage is not in accordance with recommendations from Historic Guidelines, accessory space directly connected to primary residence.

Although Maryland online tax records indicate that 3420 Sylvan Lane was constructed in 1920, the homeowner believes this to be inaccurate, as an inscription was found inside a fireplace mantel indicating that it was constructed for a previous owner in 1883. The homeowner wishes to respect the history associated with the residence while making this request for variance, by maintaining the shape and form of the original residence, and improving with the addition of a period-appropriate accessory structure in keeping with the guidelines of the Historic District. As noted on Page 54 of the *Historic District Guidelines*, "attached garages and carports are rare in the historic district." In order to preserve the character of the original residence, the proposed accessory structure is scaled to be in keeping with many similar structures present throughout the Historic District, including those outlined in Attachment 7.A.1.



Image 7.A.2.2 – Barn structure on Merryman Street, Ellicott City – Siding is similar to proposed, height is similar to proposed east elevation. Character is period-appropriate.

Secondly, the unique topography would require a significant amount of grading to locate the proposed structure should it not be constructed as a bank barn. If located on any other portion of the site, a significant amount of site disturbance and grading would be required, regardless of structure size. No other location on the site, readily accessible by vehicle, would locate the structure to be subservient to the principal residence. As noted on page 54 of the *Historic District Guidelines*, “new garages ... should follow the historic pattern of being detached from the main building and, if practical, located in a side or rear yard.”

Attachment 7.C***Any other factors which the petitioner desires to have considered:******Appeal of R-20 Specifics, height limitation of 15 feet:***

Appeal of the height limitation in the zoning regulations is made to ensure that the completed structure is in keeping with the form and scale of outbuildings in the neighborhood and within the Historic District. While the subject property is located within the R-20 zoning district, the property itself is located within the boundary of the Patapsco Heights – Church Road Community Association, as detailed in Attachment 7.A.1. Please refer to *Attachment 7.A.1*, providing precedence of similar structures within the neighborhood. Refer to the scale of the outbuildings shown on Page 55 of the *Historic District Design Guidelines*. Each of these structures appears to be in excess of 15 feet.

The accessory structure requested by this variance is comparable in size and scale to many of the accessory structures found along the upper portion of Church Road, as it passes Sylvan Lane. It is believed that 3420 Sylvan Lane, when constructed, constituted the first or one of the first homes along Sylvan Lane. While there is limited precedent on Sylvan Lane, 3661 Church Road backs to Sylvan Lane and contains an accessory structure which appears comparable in size to the proposed bank barn. Three homes, 3641, 3401 and 3578 Sylvan Lane, all currently have attached garage structures, which is not in keeping with the recommendations of the *Historic District Guidelines*.

A permitted use within the R-20 zoning of the property includes farming. The homeowner does not currently operate a farm, but does have a desire to expand a home garden area and could potentially expand to farming at a later date. Described throughout this request as a 'bank barn', the accessory structure proposed would support any future farming endeavors and provide sufficient space for the storage and maintenance of farming operations. In keeping with structures of its nature utilized in farm operations, the proposed accessory structure will be clearly subordinate and incidental to the principal residence.

Appeal of Bulk Regulations, limitation of accessory structures to 600 SF of lot coverage:

Existing or ruins of former outbuildings on the site consist of approximately 844 square feet of area. As part of this request, homeowner will remove two existing sheds, and remove ruins of a collapsed stage structure. Homeowner's request of 744 square feet of lot coverage is less than the area of accessory structures currently and once located on the site.

	<i>Width (Feet)</i>	<i>Length (Feet)</i>	<i>Area (SF)</i>
Existing Wood Shed 1 (To be removed)	8	11	88
Existing Wood Shed 2 (To be removed)	8	12	96
Stage (Ruins, to be removed)	12	16	192
Assumed Carriage House (Ruins)	18	26	468
<i>Total Accessory Structures</i>			<i>844 Square Feet</i>
Proposed Bank Barn Lot Coverage			744 Square Feet

Table 7.2.C.1- Summary of existing and former accessory structures on the property

Ruins of an assumed carriage house will be retained and monitored to ensure they do not deteriorate further. As the location of the former carriage house falls partially below BGE high voltage power lines, it is the Homeowners understanding that no trees or structure greater than 6 feet in height is permitted in this area. The historic significance of these assumed carriage house ruins is not known and auditory history of the area does not provide additional clarification as to its original use. It is assumed by the homeowner to have been a carriage house or stable as it is directly off of the private road.

Per applicable zoning regulations, the homeowner would be permitted to construct the requested accessory structure as an attachment to the principal residence. That being said, attached garages are not common within the Historic District, and the homeowner wishes to respect the form and shape of the original 1880's residence. Several other homes on Sylvan Lane currently have attached garages (notably, 3570 and 3401 have multiple vehicle garages). Attached garages are not in accordance with the *Historic District Design Guidelines*, nor are they typically found on homes of the age of 3420 Sylvan Lane.

While the residence is currently located within the 'planned water and sewer area', if it were not, the lot coverage restriction for accessory structures would total 1200 square feet, and preclude the need for a variance of lot coverage. At this time, the homeowner utilizes a well and septic tank, and has no immediate plans to connect to the County water and sewer system. Such a connection would represent a significant environmental disturbance and would be extremely difficult. The residence is located across a small bridge spanning the Sucker Branch (a tributary of the Patapsco), where water and sewer lines are located on the opposite side of the bridge. Continuation of these services to the subject property would result in disturbance to the Sucker Branch. As noted in a 2003 assessment prepared by *Daft McCune Walker* noted, "...there is no practical way to extend sewer service into this property."

Finally, a concurrent submission was made on 07 February 2017 to the *Historic Preservation Commission* for conditional approval of the proposed accessory structure (bank barn) contingent upon approval of this zoning variance application. This application will be reviewed at the 02 March 2017 meeting of the Commission.

Following herein are conceptual drawings depicting the exterior elevations, as well as a building section of the proposed bank barn / accessory structure, as submitted to the *Historic Preservation Commission*.

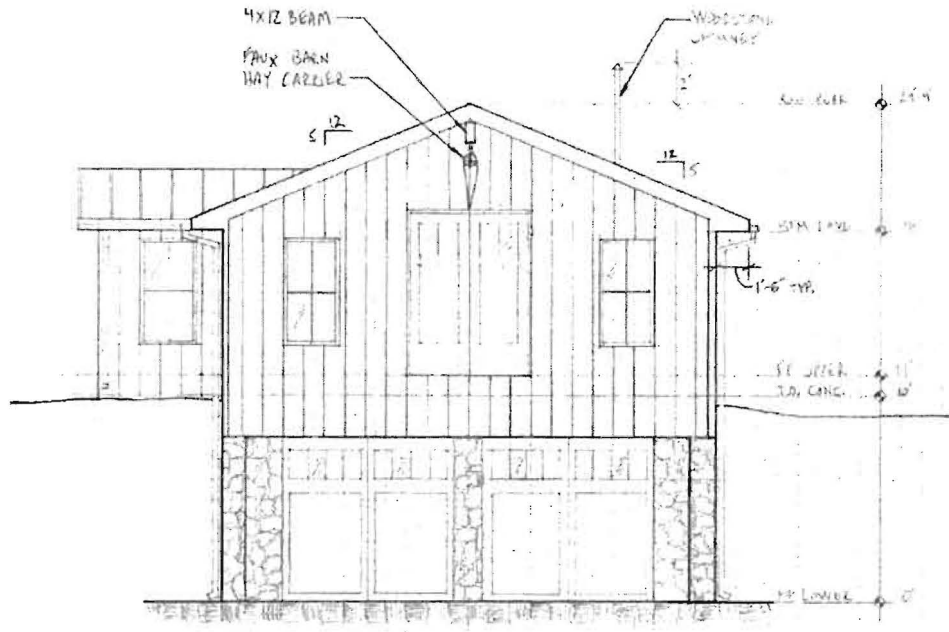


Image 7.D.1 – Front Elevation, Proposed Bank Barn / Accessory Structure

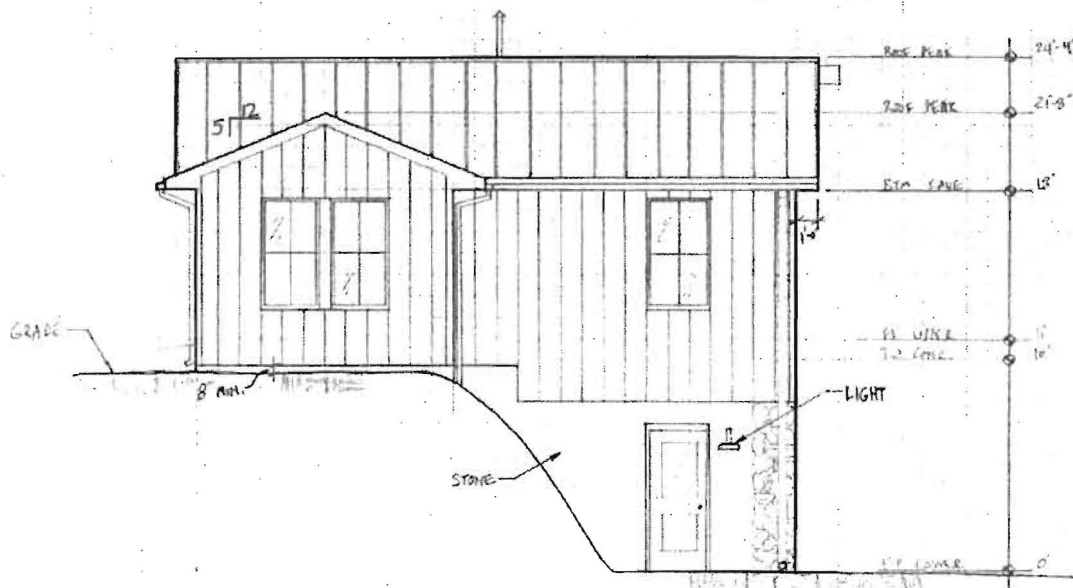


Image 7.D.2 – South Elevation, Proposed Bank Barn / Accessory Structure

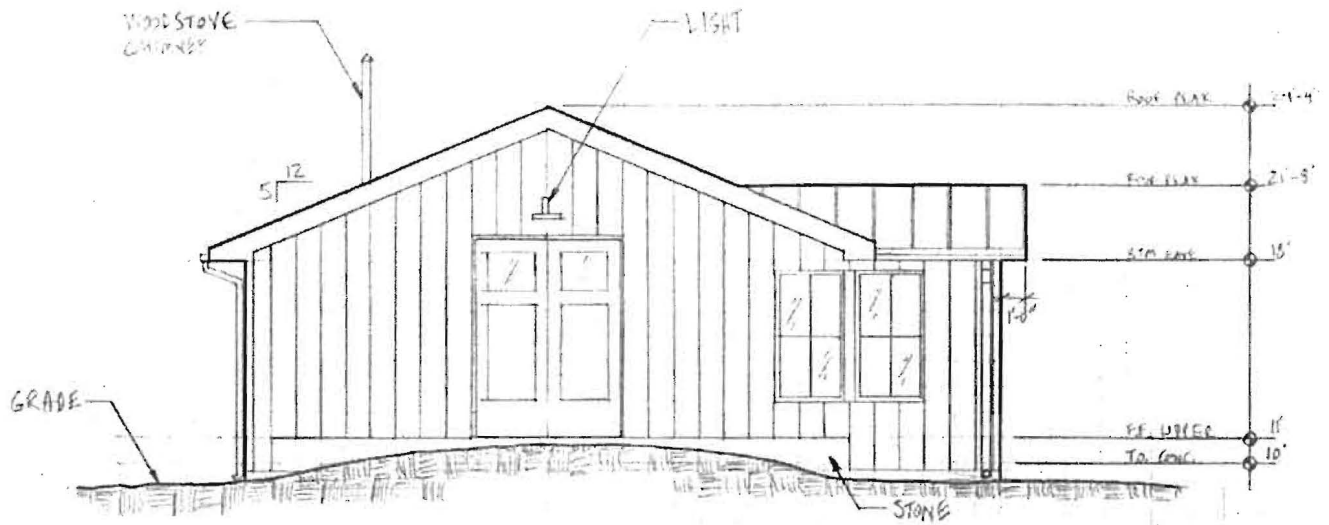


Image 7.D.3 – West Elevation, Proposed Bank Barn / Accessory Structure

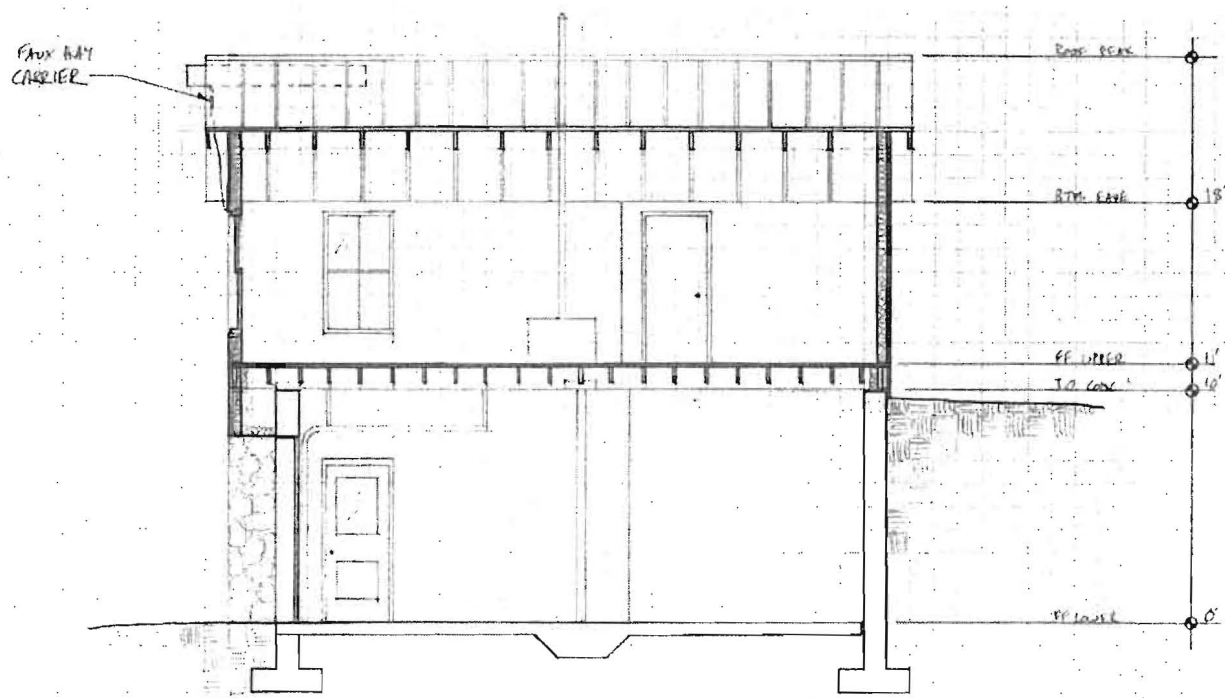


Image 7.D.4 – East / West Building Section, facing South - Proposed Bank Barn / Accessory Structure

Attachment 7.D

Explain why the requested variance is the minimum to provide relief:

Height limitation of 15 feet: The overall height of the proposed accessory structure is sited to take advantage of natural topography in the area. Overall height of the lower level is determined by existing natural topography, and represents the minimum height required for the upper level to be above grade without significant disturbance to the existing topography. The overall height of the upper level is set to the minimum to provide a building code required height within the interior of the structure, and provide a roof slope appropriate for an accessory structure within the Historic District.

Lot coverage: The requested lot coverage of the proposed accessory structure is less than the total of current accessory structures located on the lot (although some are in a state of ruin). With the approval of this accessory structure, the homeowner will remove ruins of an existing stage structure as well as two existing sheds, mitigating the increase in impervious roof area. As a matter of right, the homeowner is permitted to build far in excess of the requested area of accessory structure as an addition to the existing home, which is not in keeping with the historic character of the structure. The lot coverage requested for the accessory bank barn structure is the minimum required to aggregate all of the homeowner's current accessory structures under one roof, and provide the minimum required space for its intended use in supporting maintenance of the property and storage of equipment and vehicles.

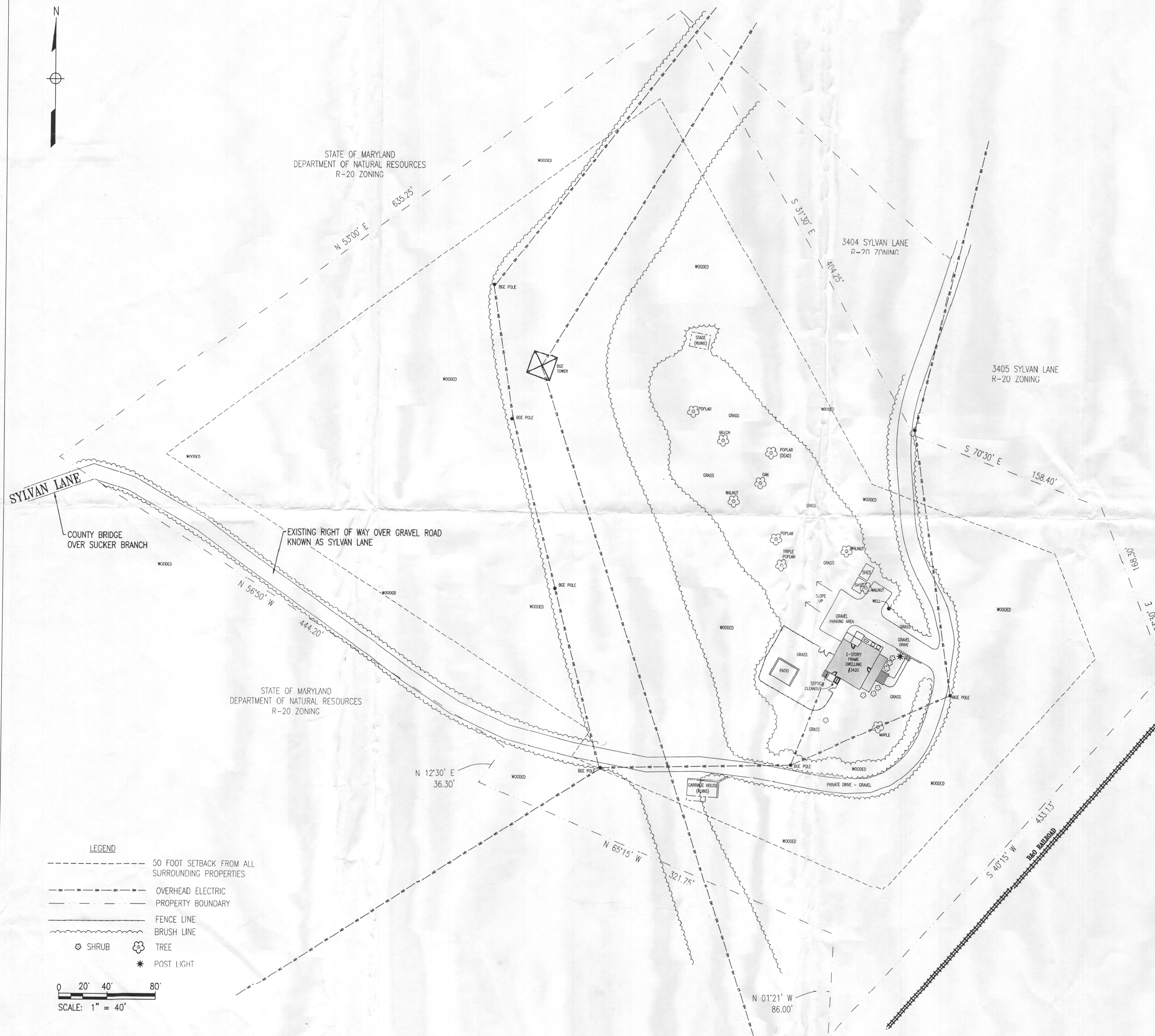
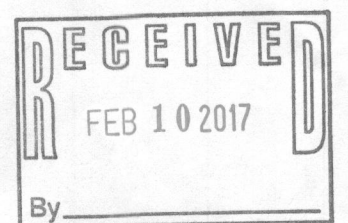
To determine the minimum size required for the lower level (for storage of existing equipment used in maintenance of the property), the following is a summary of the existing equipment with approximate floor area:

Pickup truck: 9' x 19'; John Deere with accessories: 9' x 20'; Brush Mower, 5' wide, 4' deep; Log Splitter, stowed horizontally, 3' x 5'; (2) Wheel Horse B-70, 3' x 4'; Golf Cart 4' x 5'; small trailer 4' x 5', times a circulation factor of 1.6, equals approximately 700 square feet (744 square feet, less front cantilever of upper level).

The upper level of the proposed bank barn will contain a workshop. The workshop is currently contained in a 1970's era metal shed on an adjacent property owned by a family member.

EXISTING SITE PLAN OF
 3420 SYLVAN LANE
 ELLICOTT CITY, MD 21043
 R-20 ZONING
 8.63 +/- ACRES

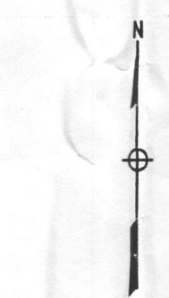
SHEET 1 OF 3



- | 3420 Sylvan Lane - Bank Barn Exterior Materials List | |
|------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Building Material | Detailed Description |
| Foundation Stone (Cladding) | Custom bank barn blend, gray / brown / tan mix with sand color mortar, natural stone. |
| Stepping Stone Pathway | Large slab quarried stones of natural field stone, set into hillside to form pathway. |
| Trim and Fascia | 1x4x8-12 Pine eaves and balcony siding, white pine siding, either painted or sealed. |
| Soffit | 1x6 Pine Edge and Center Bead, either painted or sealed. |
| Roofing | 16" Wide Standing Seam Metal Roofing |
| Roofing (Alternate) | Architectural 3-Tab Asphalt Shingles |
| Gutters and Downspouts | 6" Half-Round Gutters with round downspouts. |
| Entry Door - Single, Lower Level | Custom wood door, 6'-8" high, stile and rail wood construction, flat panel to have square v-groove detailing with single light vision panel |
| Doors - Upper Level | Custom pair wood doors, 8' high, stile and rail wood construction, flat panel to have square v-groove detailing, with 2/1 vision panel |
| Garage Doors | Overhead sectional faux carriage house style garage door, painted |
| Windows | Aluminum-Clad Wood Double-Hung window with 2/2 muntin pattern |
| Chimney / Flue Pipe | 6" Round double-walled flue pipe |

PROPOSED ENLARGED SITE PLAN OF
 3420 SYLVAN LANE
 (DEPICTING RESIDENCE AND PROPOSED
 ACCESSORY STRUCTURE)
 ELLICOTT CITY, MD 21043
 R-20 ZONING
 05 FEB 2017

SHEET 3 OF 3



LEGEND

50 FOOT SETBACK FROM ALL SURROUNDING PROPERTIES

PROPERTY BOUNDARY

OH OVERHEAD ELECTRIC

FENCE LINE

BRUSH LINE

SHRUB

TREE

POST LIGHT

SCALE: 1" = 20'

NOTE: FEATURES SHOWN ARE EXISTING UNLESS OTHERWISE NOTED

