



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](https://twitter.com/HowardCoHealthDep)

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

MEMORANDUM

TO: Geoff Goins
Division of Zoning Administration and Public Service

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

RE: **BA-17-016C**

DATE: December 14, 2017

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

- Per COMAR 26.04.03, the detached separate dwelling unit must have a separate 10,000 square foot sewage disposal area and a separate well. There is currently only one sewage disposal area on the lot to serve the main house. In order for Health Department to approve a building permit for this second dwelling, the owner must follow our procedures to develop a second 10,000 square foot sewage disposal area and well area on the lot meeting all applicable requirements. If that is established, the dwelling must design and install a separate sewage disposal system meeting all requirements to serve the second dwelling as part of a building permit approval.
- Please note that this subdivision is encumbered by rocky soil and steep slopes. It may not be possible to establish a second sewage disposal area on the lot.

JRL

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

Date: November 20, 2017

Hearing Examiner 01/08/18

Planning Board _____ Board of Appeals _____ Zoning Board _____

Petition No. BA-17-016C Map No. _____ Block _____ Parcel _____ Lot _____

Petitioner: _____ Robert Shahverdian _____

Petitioner's Address: _____

Address of Property: _____

Return Comments by December 11, 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





For DPZ Office use only:

BA CASE NO. BA-17-016C
Date Submitted 7/5/17

**CONDITIONAL USE PETITION
TO THE HOWARD COUNTY HEARING AUTHORITY**

(This application will only be accepted after a pre-submission meeting. See attached info.)

1. Conditional Use Request

Conditional Use Category Temporary Accessory Family Dwelling
Section 131.0.N. 18
Specific Use Requested _____

2. Name of Petitioner Robert Shahverdian

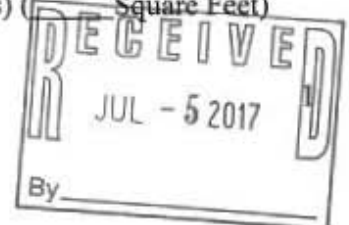
Trading as (If applicable) _____
Mailing Address 600 Sobrina Farms Ct Woodbine, MD 21797
Phone Number(s) 443-618-6336
E-Mail Address Borisg90@hotmail.com
Name of Principal Contact (If different) Boris Thomas G

3. Counsel for Petitioner _____

Mailing Address _____
Phone Number(s) _____
E-Mail Address _____

4. Conditional Use Site Description

Address/Street for Property 600 Sobrina Farms Ct Woodbine, MD 21797
Tax Map 2 Grid 24 Parcel 39 Lot 1
Department of Assessments and Taxation Account No. 04-349741
Total Land Area of Property 4.576 (☒ Acres) (_____ Square Feet) Check one.
Election District _____ Zoning of Property RC-DEO
Subdivision Name and Plat No. (If Applicable) Sobrina Farms
Total Land Area of Use (If different than above) _____ (_____ Acres) (_____ Square Feet)



4. Petitioner's Interest in Subject Property

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

Name of Owner Robert Shahverdian

Mailing Address 600 Sobrina Farms Ct Woodbine, MD 21797

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

5. Conditional Use Plan Requirements

If the petition is approved, the Conditional Use plan will be made a part of the Decision and Order, subject to modifications and conditions required by the Hearing Authority. The Conditional Use plan must be drawn to scale and must include the items listed below:

- ☐ (a) Courses and distances of outline boundary lines and the size of the property
- ☐ (b) North arrow
- ☐ (c) Zoning of subject property and adjoining properties
- ☐ (d) Scale of plan
- ☐ (e) Existing and proposed uses, structures, natural features and landscaping
- ☐ (f) Location and surface material of existing and proposed parking spaces, driveways, and points of access; number of existing and proposed parking spaces
- ☐ (g) Same as (e) and (f) above, of adjoining properties
- ☐ (h) Location of existing and/or proposed well and private septic easement area, if property is to be served by private water and septic facilities
- ☐ (i) Election District in which the subject property is located
- ☐ (j) Tax Map and Parcel Number(s) of the subject property
- ☐ (k) Name of local community in which the subject property is located or name of nearby community
- ☐ (l) Name, mailing address, telephone number (and e-mail address, if any) of the Petitioner
- ☐ (m) Name, mailing address, telephone number (and e-mail address, if any) of Counsel
- ☐ (n) Name, mailing address, telephone number of property owner
- ☐ (o) Floor area and height of structures, setback distances from property lines, and other numerical values necessary for the examination of the petition
- ☐ (p) Location of subject property in relation, by approximate dimension, to the center line of nearest intersection of two public roads
- ☐ (q) Ownership of abutting roads, right-of-way width, and existing pavement width
- ☐ (r) Any other information as may be necessary for full and proper consideration of the petition

7. Additional Information Requirements

- a. Information regarding noise, dust, fumes, odors, lighting, vibrations, hazards or other physical conditions resulting from the use.
- b. Supporting documentation, such as traffic studies, market studies, and noise studies as may be required by the Department of Planning and Zoning or by the Zoning Regulations.
- c. For expansions and enlargements, previous case number(s) and information regarding compliance with previous requirements and conditions.

8. Summary of Request

The following items should be answered by summary statements. If additional space is needed, please attach a Supplement to this petition.

- a. The present use of the subject property Residential
-
- 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. Please see attached letter
-
-
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-
- c. Any additional information which will be useful in the evaluation of whether the Conditional Use complies with the specific criteria for the conditional use category within Section 131.0.N. 18
Please see attached letter
-
-
-
-
- d. Will the Conditional Use generate any physical conditions such as noise, dust, fumes, odors, lighting, or vibrations which would be discernible from abutting and vicinal properties? No
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-
-
- e. Will the number of parking spaces be appropriate to serve the use and will the parking areas, loading areas, driveways, and trash receptacle areas be appropriately located and buffered from public roads and residential areas? Yes
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-
-

f. Will the ingress and egress driveway(s) provide safe access with adequate sight distance? Yes

g. Are there any environmentally sensitive areas in the vicinity of the property and, if so, will the proposed use have any potential to affect such areas? No

h. Are there any historic sites in the vicinity of the property and, if so, will the proposed use have any potential to diminish the character and significance of such sites? No

9. Prior Petitions

Has any petition for the same, or substantially the same, conditional use as noted above for the subject property been denied by the Hearing Examiner within twenty four (24) months of the date of this petition?

() Yes

☒ No

If yes, and six (6) months have elapsed since the last hearing, an affidavit must be attached which states the new and different grounds on which this re-submittal is based.

10. Additional Materials, Fees, Posting and Advertising Requirements

a. Supplemental pages may be attached to the petition. You must submit one original petition with original signatures, and one original of any other signed documents. The following number of sets including petitions, plans and supplemental pages must be submitted:

- *If the subject property adjoins a State road- original and 20 copies (application & plans)*
- *If the subject property adjoins a County road- original and 18 copies (application & plans)*

b. The Petitioner signing below hereby agrees to furnish such additional plats, plans, reports or other materials as may be required by the Department of Planning and Zoning and/or the Hearing Authority in connection with this petition.

c. The Petitioner hereby agrees to pay all costs in accordance with the current schedule of fees.

d. The Petitioner hereby agrees to properly post the property at least thirty (30) days immediately prior to the Hearing Examiner public hearing; to maintain the public notice posters until the public hearing is concluded; and to submit an affidavit of posting at, or before the time of the initial public hearing. The Petitioner also hereby agrees to advertise the public hearing by means of legal notices as prepared and approved by the Department of Planning and Zoning to be published one (1) time in at least two (2) newspapers of general circulation in Howard County, at least thirty (30) days prior to the Hearing Examiner public hearing, and to pay for such advertising costs; and 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.

11. Signatures

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

Robert S. Shahverdian 6/21/17 Robert SHAHVERDIAN
Signature of Petitioner Date Print Name of Petitioner

Signature of Petitioner

Date

Print Name of Petitioner

Signature of Attorney

Date

Print Name of Attorney

General Standards for Conditional Uses

All requests for conditional uses must meet the following general standards set forth in Section 131.0.B. of the Zoning Regulations for approval:

1. The proposed Conditional Use plan will be in harmony with the land uses and policies in the Howard County General Plan which can be related to the proposed use.
2. The nature and intensity of the use, the size of the site in relation to the use, and the location of the site with respect to streets giving access to the site are such that the overall intensity and scale of the use(s) are appropriate for the site.
3. The proposed use at the proposed location will not have adverse effects on vicinal properties above and beyond those ordinarily associated with such uses. In evaluating the proposed use under this standard, the Hearing Authority shall consider whether or not:
 - a. The impact of adverse effects such as, but not limited to, noise, dust, fumes, odors, intensity of lighting, vibrations, hazards or other physical conditions will be greater at the proposed site than it would generally be elsewhere in the same zoning district or other similar zoning districts.
 - b. The location, nature and height of structures, walls or fences, and the nature and extent of the existing and/or proposed landscaping on the site are such that the use will not hinder or discourage the development and/or use of adjacent land and structures more at the subject site than it would generally elsewhere in the same zoning district or other similar zoning districts.
 - c. The number of parking spaces will be appropriate to serve the particular use. Parking areas, loading areas, driveways and refuse areas will be appropriately located and buffered or screened from public roads and residential uses to minimize adverse impacts on adjacent properties.
 - d. The ingress and egress drives will provide safe access with adequate sight distance, based on actual conditions, and with adequate acceleration and deceleration lanes where appropriate. For proposed Conditional Use sites which have driveway access that is shared with other residential properties, the proposed Conditional Use will not adversely impact the convenience or safety of shared use of the driveway.
 - e. The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere.
 - f. The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.

In addition to the specific requirements of the appropriate subsection within Section 131.0.N of the Zoning Regulations, Conditional Uses within residential developments in the R-ED, R-SC, R-SA-8, R-H-ED, R-APT, R-A-15, R-MH or R-VH districts are subject to the standards enumerated in Section 131.0.C.

PETITIONER Robert Shahverdian
ADDRESS 600 SOBIRINA FARMS CT WOODBINE MD. 21797 2179

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

The person(s) signing below hereby declare(s) that no officer or employee of Howard County, whether elected or appointed, has received prior hereto or will receive subsequent hereto, any monetary or material consideration, any service or thing of value, directly or indirectly, upon more favorable terms than those granted to the public generally in connection with the submission, processing, issuance, grant or award of the attached petition to the Hearing Examiner for a conditional use as requested.

I, we, do solemnly declare and affirm under the penalties of perjury that the contents of the foregoing affidavit are true and correct to the best of my, our, knowledge, information and belief.

W. I. Spence Robert Shahverdian 6/21/17
Witness Signature Date

Witness Signature Date

Witness Signature Date

Application Fee: \$500.00 Poster Fee: \$25.00 per sign/poster

Make check payable to: Director of Finance.

For DPZ use only:	
Hearing fee:	\$ _____
Poster fee:	\$ _____
Total:	\$ _____
Receipt No. _____	

County Website: www.howardcountymd.gov

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

Robert Shahverdian

To: Howard County Zoning Department

Attn: Conditional Use Petition Department

Regarding: 600 Sobrina Farms Ct Woodbine, MD 21797

Dear Sir or Madam,

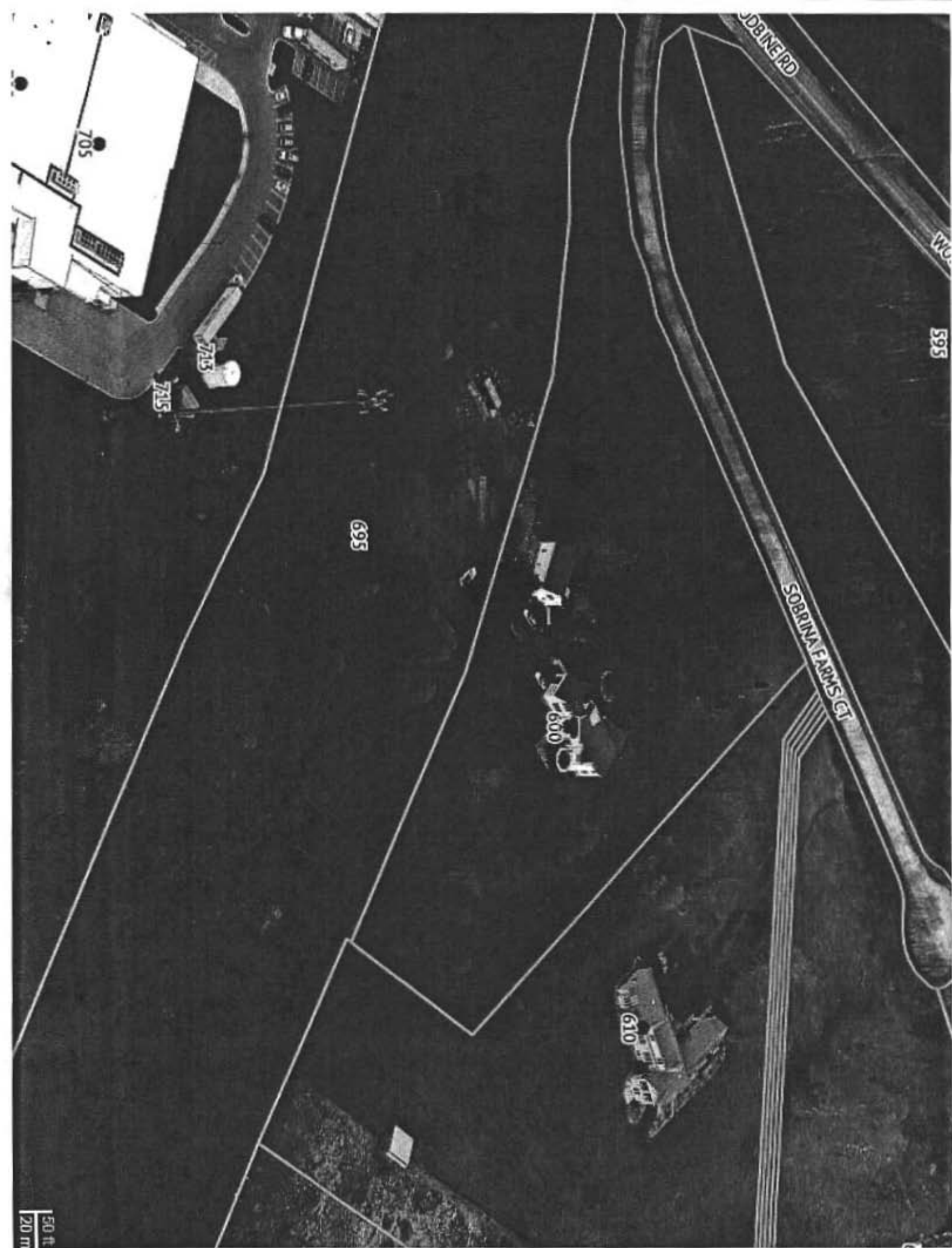
My name is Robert Shahverdian, resident of 600 Sobrina Farms Ct Woodbine, MD 21797, and I am writing this letter in conjunction with the Conditional Use Petition that I have submitted. Obtaining this permit would allow my elderly parents to remain in a comfortable and accessible living space for the rest of their lives.

My father and mother, Matavous Shahverdi and Vagoji Perjani, are 87 and 79 years of age respectively and have been living with us for many years due to their health conditions. In his 70s, my father began having issues with his back thus affecting his mobility and ability to go up and down stairs. In lieu of creating a living space on the first floor of the house and hoping to spare him from any potential related embarrassment, we believed the best decision was to convert my wife's art studio into a living space. The converted space is approximately 920 square feet. The art studio was built with a building permit according to the Howard County codes in 1999 (Permit # B00116064). I feel it is also necessary to mention the fact that neither of my parents speak English thus making the proximity of their living area to ours very important.

Thank you for your time and cooperation.

Warmest Regards,


Robert Shahverdian 6.21.17



DOBNERD

W

595

SOBRINA FARMS CT

705

715

715

695

600

610

50 ft
20 m

From:
Robert Shahverdian
600 Sobrina Farms Court
Woodbine, MD 21797

To: Howard County Building Department
Re: Conditional Use Plan Requirements

Below, please see the response to all the questions outlined in section six of the conditional use petition.

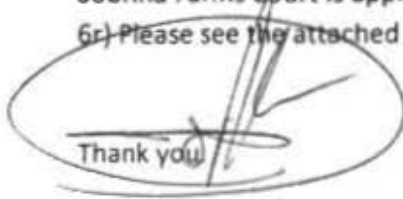
- 6a) Please see plans attached; page number 1
- 6b) Please see plans attached; page number 1
- 6c) The zoning of the proposed property is RC-DEO; the property adjacent to the east side is zoned RC-DEO; the property adjacent to the south side of the property is zoned R& B-2. Please see the adjoining properties on the page one of the attached plans.
- 6d) The scale is 1" = 100'. Please see plans attached, pages number 1
- 6e) The existing and proposed use of the structure (building B) is as a temporary second dwelling for the elderly parents and there will be no change to the existing structure or the landscape of the property. Please see plans attached page number 1.
- 6f) The surface of existing driveway and parking lot is asphalt. There are six exterior parking spaces at the end of the driveway and two parking spaces in the garage of the main dwelling (building A). There will be no change to the driveway or parking area. The point of access to the property is the first driveway on the right, once you enter from Woodbine road onto Sobrina Farms Court. Please see plans attached, page number 1.
- 6g) Lot 2, the adjoining property to the east side, is the second driveway on the right once you enter Sobrina Farms Ct. The driveway and parking lot is asphalt, and we believe it has six exterior parking spaces and two interior. The property adjoin on the south side is not developed and has no driveway. There are no changes required on the structure or access to any of the two properties detailed above.
- 6h) The existing well is located at the front of the main dwelling approximately 130ft from the front. The septic tank is located in the rear of the building, approximately 22 feet from the structure. Please see the location of the well and septic tank on page one of the plans.
- 6i) Election district of this property is district 5.
- 6j) Tax map 2 and parcel 39
- 6k) The subdivision is Sobrina Farms
- 6l) Robert Shahverdian and the contact person is Boris Thomas G. Email address: BorisG90@hotmail.com Phone number: 443-618-6336
- 6m) There is no counsel involved and for any inquiries, please contact Boris Thomas G. Email Address: BorisG90@hotmail.com Phone Number: 443-618-6336
- 6n) Robert Shahverdian at 600 Sobrina Farms Court Woodbine, Maryland Phone Number: 410-299-5656
- 6o) Please refer to the plans page 1 and page 2.



6p) The subject property is approximately 275 feet from the Sobrina Farms Court center (located on the north/north-west side of the property) and approximately 500 ft from the center of Woodbine Road (located on the west side). Please see plans on page 1.

6q) Howard County owns the roads and the width of Woodbine Road is approximately 30 ft. wide and Sobrina Farms Court is approximately 26 ft. wide.

6r) Please see the attached letter regarding the age and health condition of Mr. Shahverdian's parents.

A handwritten signature is written inside an oval. Below the signature, the words "Thank you" are written in a simple, sans-serif font.

Robert Shahverdian

To: Howard County Zoning Department

Attn: Conditional Use Petition Department

Regarding: 600 Sobrina Farms Ct Woodbine, MD 21797

Dear Sir or Madam,

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Thank you for your time and cooperation.

Warmest Regards,

Robert Shahverdian

Submitted by Boris Thomas G.

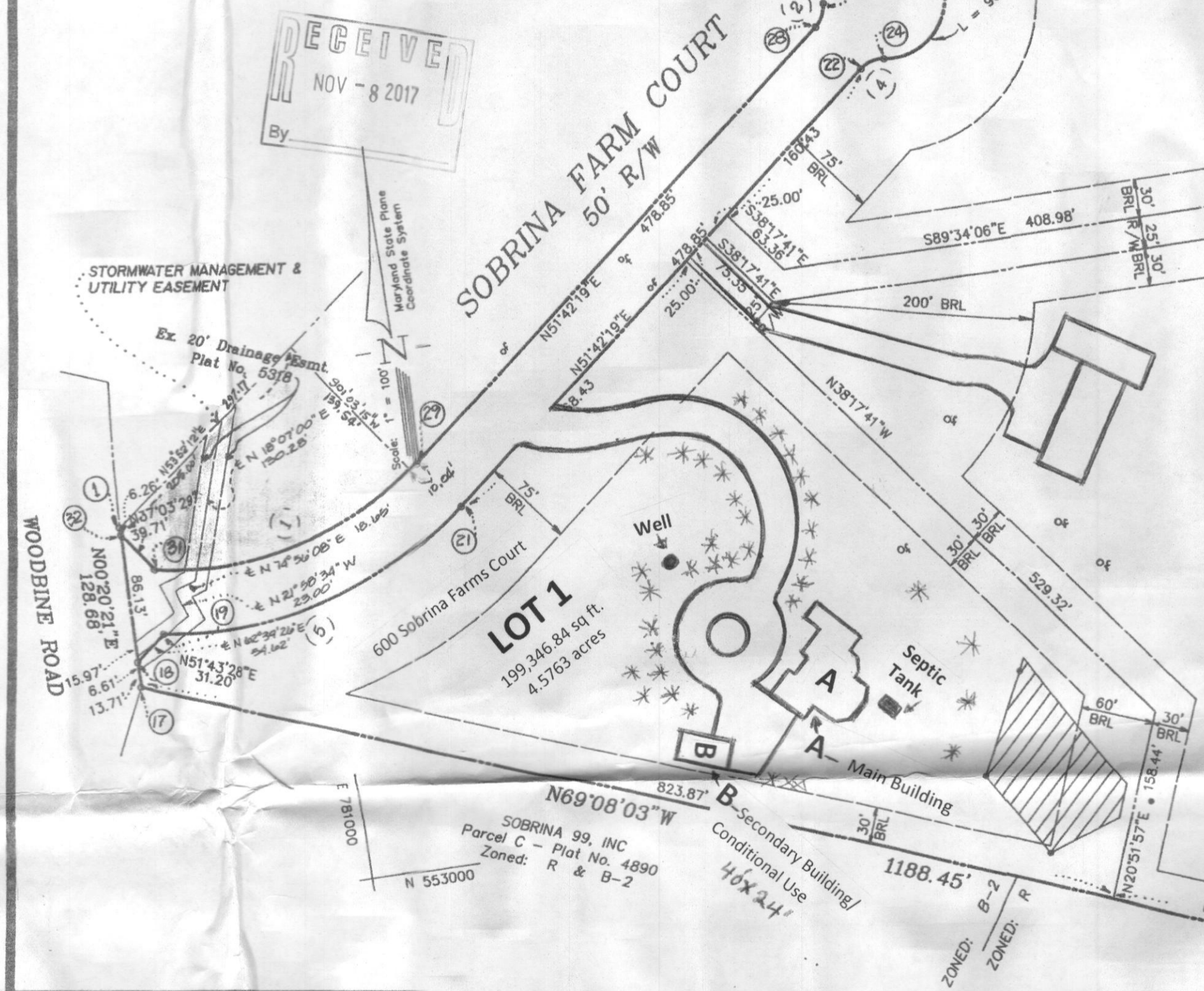
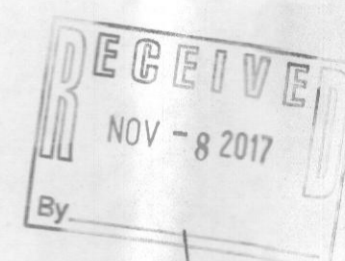
CURVE DATA FOR SOBRINA FARM COURT RIGHT-OF-WAY

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	275.00'	245.85'	131.82'	237.74'	N77°18'60"E	51°13'21"
2	25.00'	21.03'	11.18'	20.41'	N27°36'38"E	48°11'23"
3	50.00'	241.19'	44.72'	66.67'	S38°17'41"E	276°22'46"
4	25.00'	21.03'	11.18'	20.41'	S75°48'01"W	48°11'23"
5	325.00'	279.16'	148.85'	270.66'	S76°18'47"W	49°12'55"

LOT 1

Total Land of Property: 4.5763 acres
199,346.84 sq ft

- 1) Distance from proposed conditional use building to the center of Sobrina Farms Court: 275 ft
- 2) Distance from proposed conditional use building to the center of Woodbine Road: 500ft



LOT 2

307,161.06 sq. ft.
7.0514 acres

LOT 3

462,147.92 sq. ft.
10.6094 acres

LOT 4

293,765.75 sq. ft.
6.7439 acres

LOT 5 FOR CONTINUATION SEE SHEET 3 OF 3

NOTES

- 1) Building A (main dwelling) and Building B (secondary building/proposed conditional use) are located at lot #1, 600 Sobrina Farms Ct.
- 2) The property is adjacent with lot #2 from the east. Both lots #1 and #2 are zoned RC-DEO
- 3) The property is adjacent to parcel C on the south side, which is zoned R & B-2
- 4) The property is adjacent to Woodbine Road from the west side and does not connect to any other property from this direction.
- 5) From the North and North-East side, the property is adjacent to Sobrina Farms Court and the property on the opposite side of the road is undeveloped.

Landscaped Area

REVISED

LOT 1

Total Land of Property: 4.5763 acres
199,346.84 sq ft

- 1) Distance from proposed conditional use building to the center of Sobrina Farms Court: 275 ft
- 2) Distance from proposed conditional use building to the center of Woodbine Road: 500ft

Sobrina Farms Subdivision

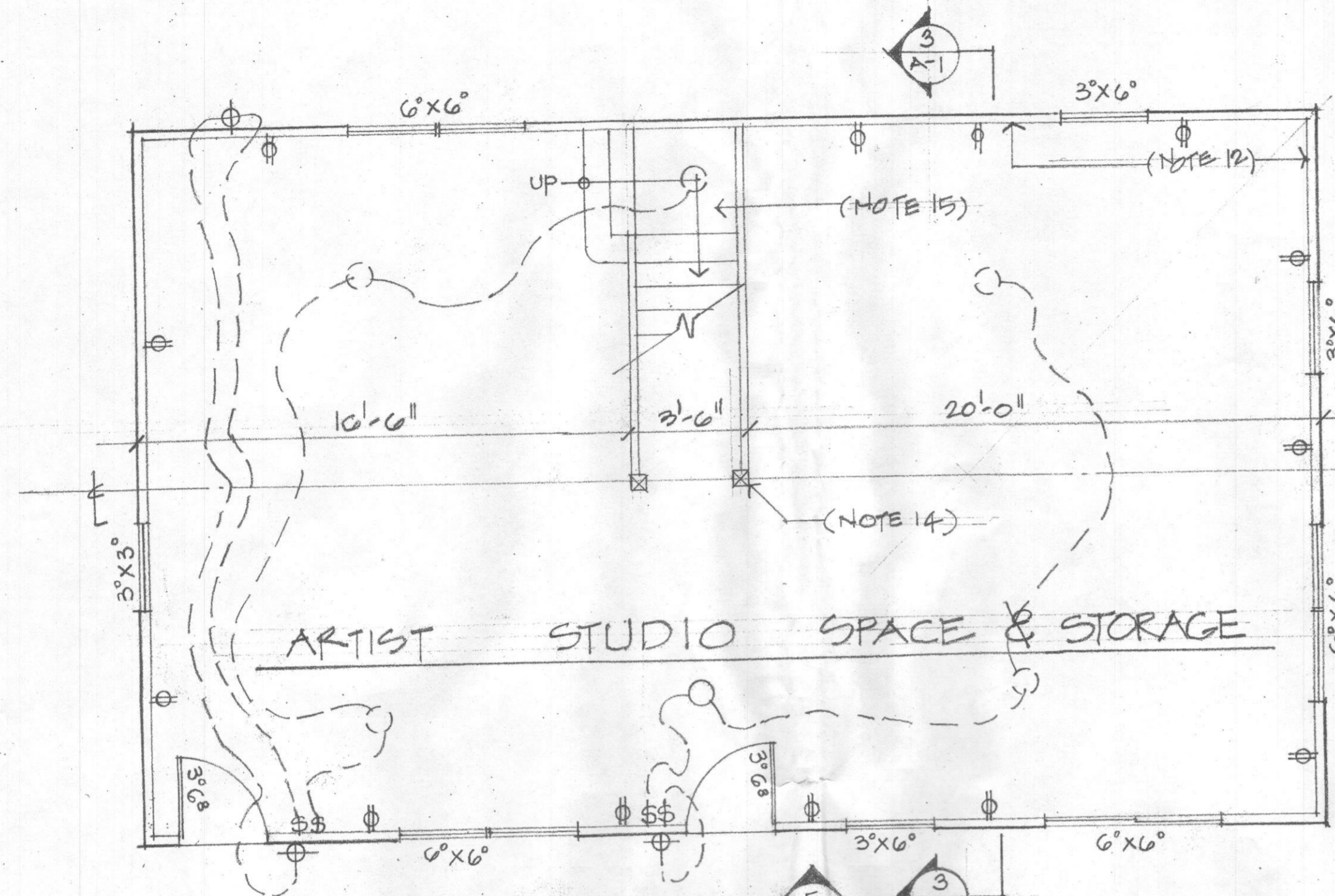
SOBRINA FARMS SUBDIVISION

LOTS 1 - 4
Election District No. 5
Howard County, Maryland
Tax Map 2 Parcel 39
SCALE: 1" = 100'

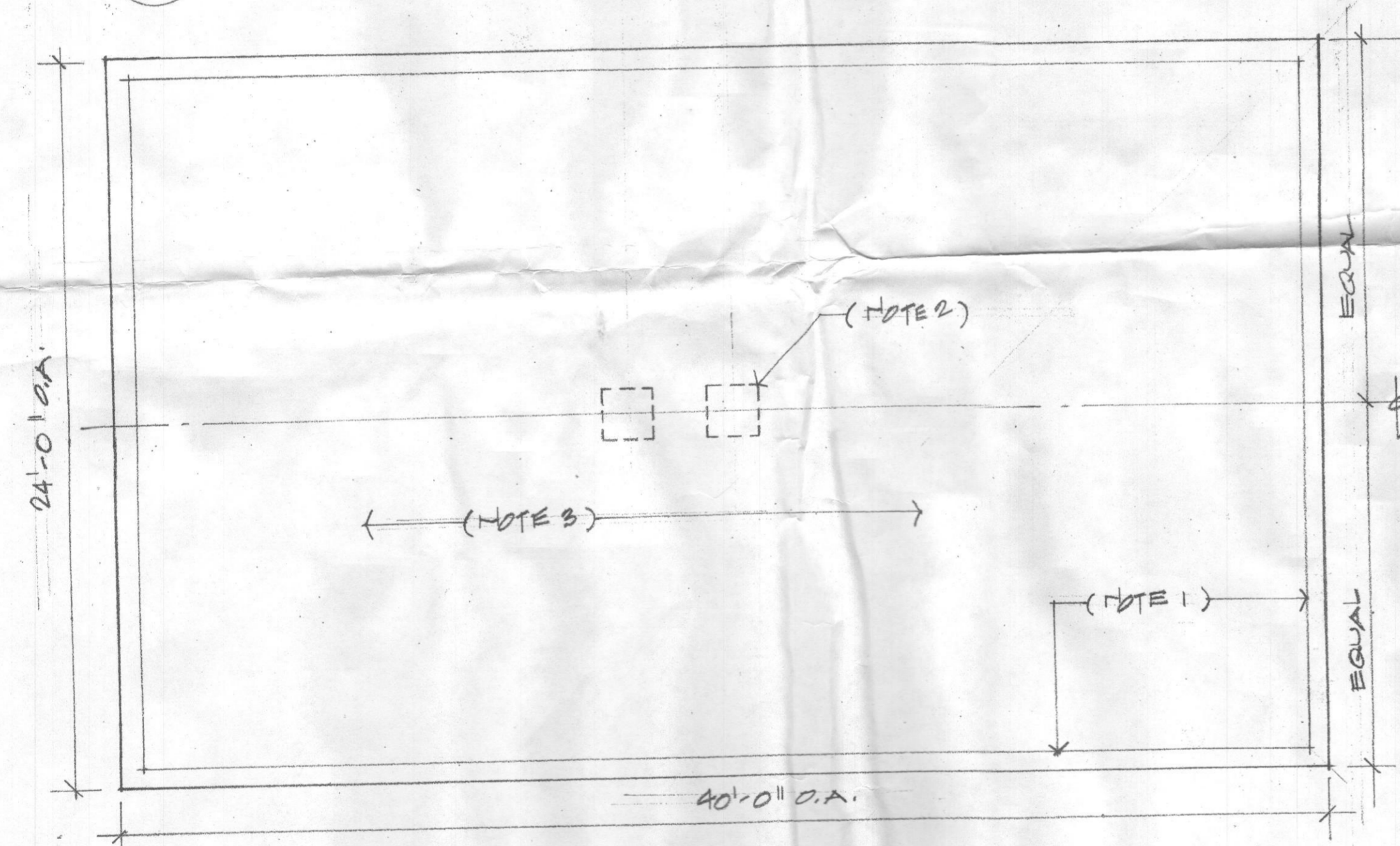
Page 1

600 Sobrina Farms Court
Woodbine, MD 21797
Shahverdian Residence
Tax Map 2 Election District 5
Grid 24 Parcel 39 Lot 1
Zoning of Property RC-DEO
Department of Assessments and Taxation Number:04-349741

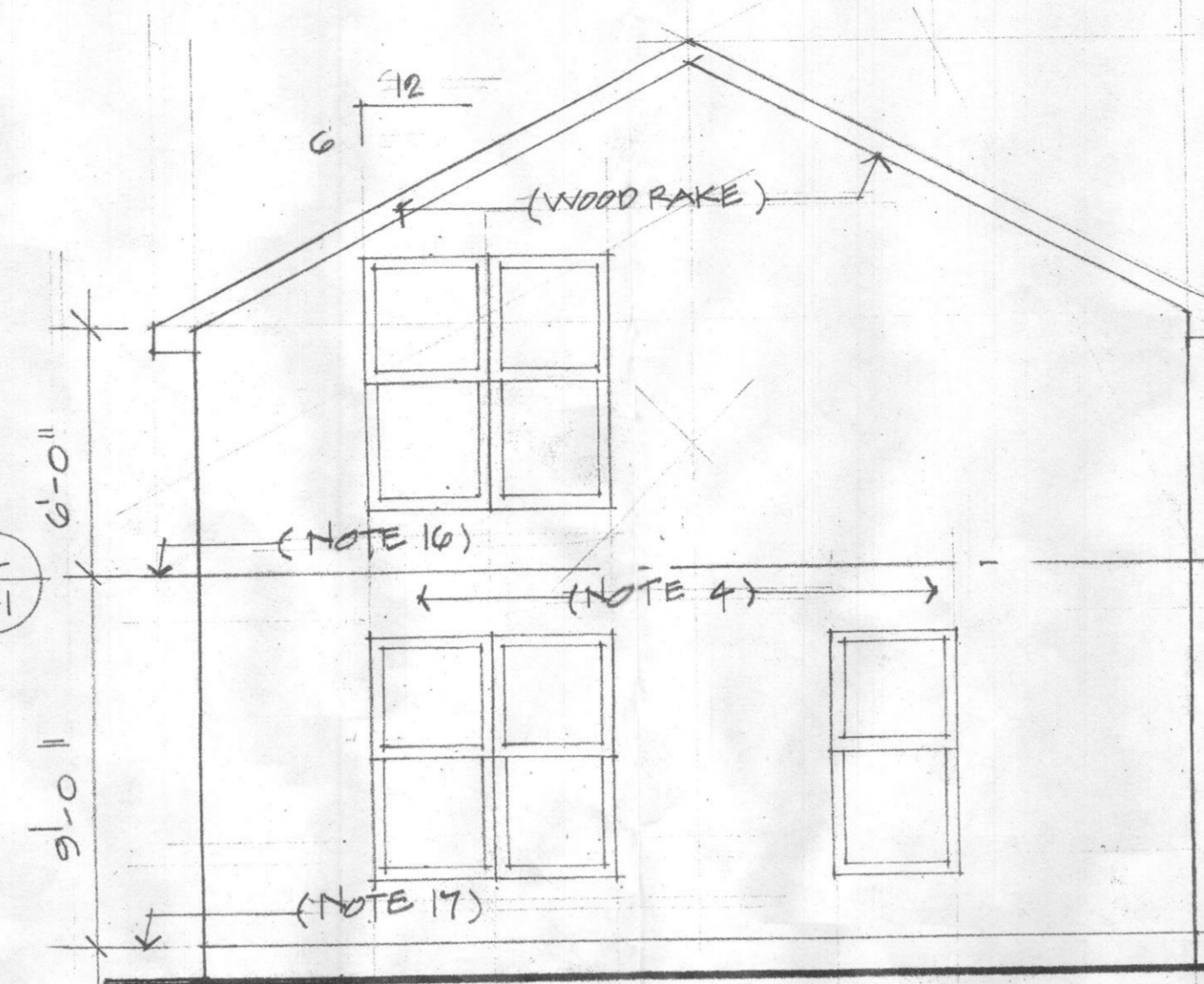
Plans for Proposed Conditional Use for Building B



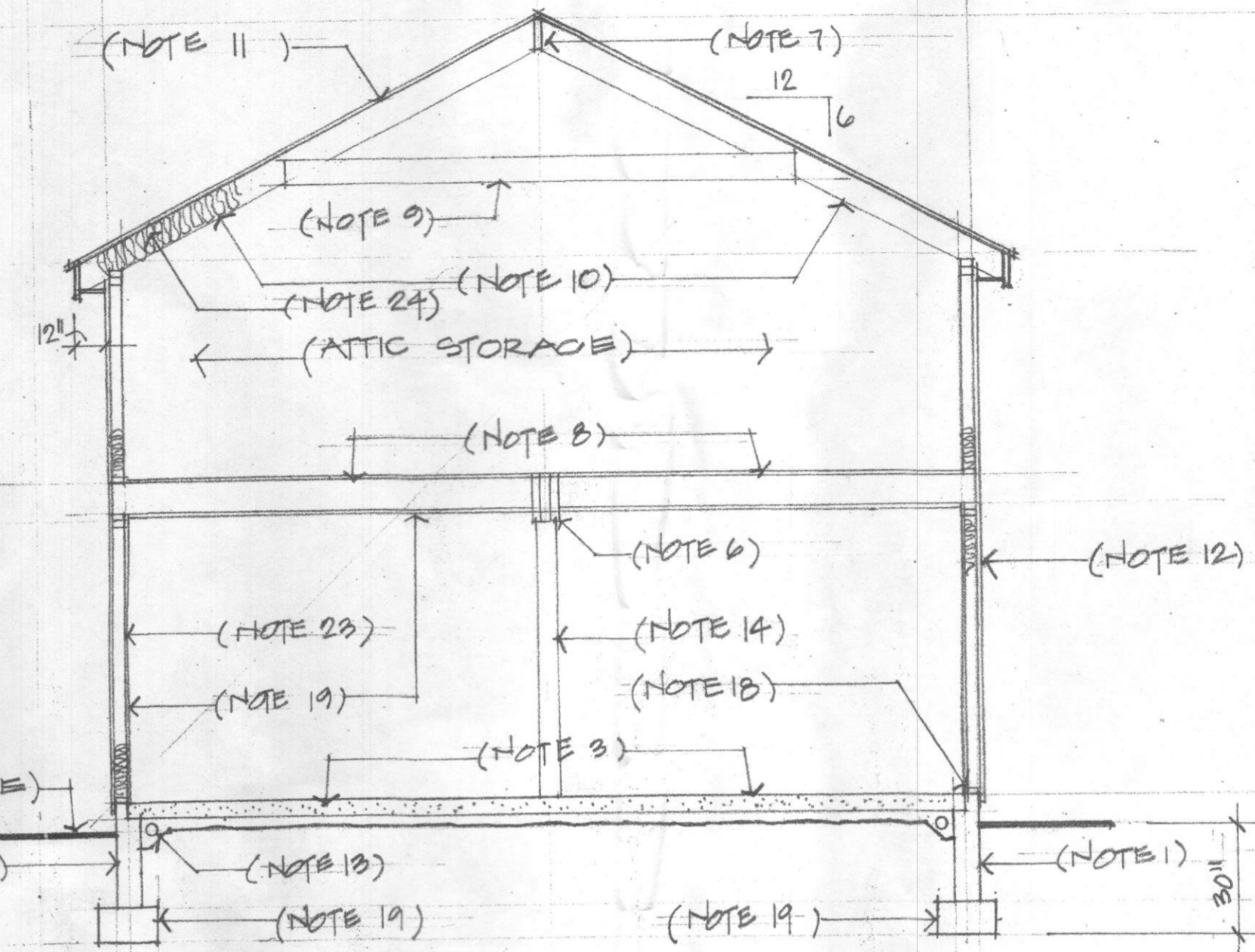
1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



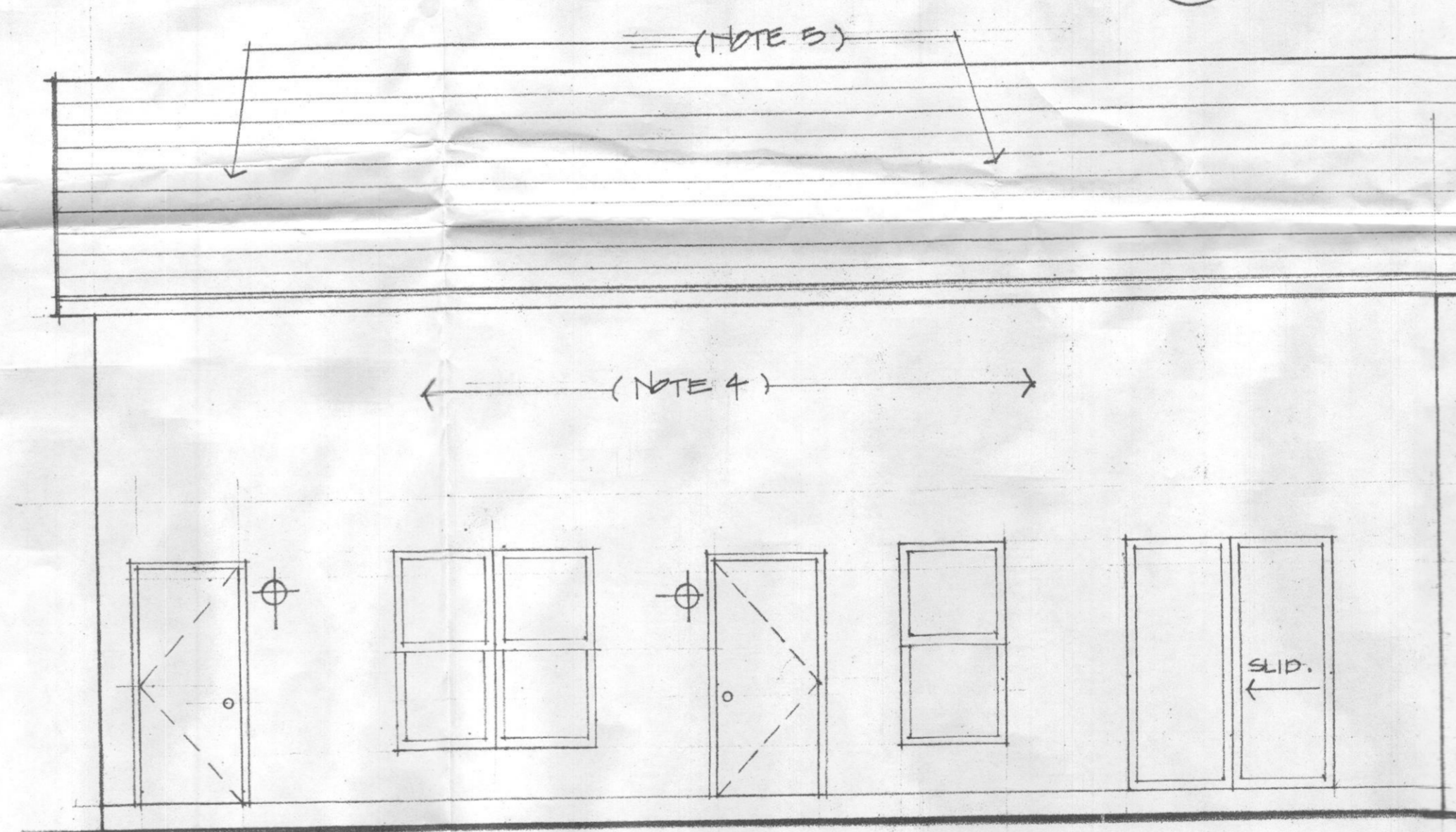
4 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 SECTION
SCALE: 1/4" = 1'-0"



5 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

NOTES

- 8" CONCRETE BLOCK FOUNDATION WALLS WITH 8"X16" CONCRETE FOOTING BELOW, TYPICAL.
- 2'-0"X2'-0" CONCRETE FOOTING BELOW, 1'-0" DEPTH.
- 4" CONCRETE SLAB WITH W/6"X6" #10 WIRE MESH ON 6" MIL. PLASTIC OVER 4" GRAVEL.
- 6" WIDE VINYL SIDING, TYPICAL.
- ASPHALT SHINGLES OVER ROOFING FELT.
- 3-2X14 MICROLAM.
- ONE 2X12 RIDGE BEAM.
- 3/4" PLYWOOD OVER 2X10 16" O.C. TYPICAL.
- 2X10 WD. TIE AT EA. RAFTER.
- 2X10 RAFTERS 2'-0" O.C. TYPICAL.
- 7/16" OSB SHEATHING WITH CLIPS.
- 2X4 WOOD STUDS 16" O.C. WITH 7/16" OSB SHEATHING, TYPICAL.
- 4" Ø DRAIN TILE TO RUN TO GRADE, TYPICAL.
- 6"X6" SOLID WOOD COLUMN, 1 OF 2.
- STAIR TO ATTIC STORAGE ABOVE.
- TOP OF ATTIC FLOOR.
- TOP OF CONCRETE SLAB.
- 2X4 PLATE WITH STRAP ANCHORS @ 6'-0" O.C. (MAX).
- 8"X16" CONCRETE FOOTING.
- PROVIDE RIDGE, SOFFIT, OR GABLE VENTING.
- PROVIDE GUTTERS, DOWNSPOUTING, AND SPLASH BLOCKS.
- ALL LUMBER IN CONTACT WITH CONCRETE, BLOCK, AND/OR EARTH TO BE C.C.A. PRESURE TREATED.
- GYP. BD. THROUGHOUT.
- R-20 BATT TEMPERATURE INSULATION.
- R-19 BATT TEMPERATURE INSULATION.

MICHAEL HACKLEY ARCHITECTS

405 5th STREET NW WASHINGTON DC 20004
PH: 202.462.1000
FAX: 202.462.1000

SHEET TITLE: REVISED DRAWING

PROJECT: DETACHED ARTIST'S STUDIO FOR MR. ROBERT SHAYEDJIAN AT 600 GORRILLA FARM COURT WOODBINE, MARYLAND 21797 BLDG. PERMIT # B00116064

JOB NO. DRAWN: SCALE: NOTED DATE: 10/26/99



SHEET NUMBER: