

**-HOWARD COUNTY
 PERMIT APPLICATION**

PERMIT NUMBER

B07004515

Building Address 2000 Woodbine Rd
 Suite/Apt. #: _____ SDP/WP/Petition #: _____
 Census Tract _____ Subdivision WOODBINE
 Section _____ Area _____ Lot _____
 Tax Map 7 Parcel 357 Grid 21
 Zoning _____ Map Coordinates _____ Lot size 6,000

Property Owner's Name Scott Hendricks
 Address 2000 Woodbine Rd
 City Woodbine State MD Zip Code 21777
 Home Phone 410-401-2728 Work Phone _____
 Applicant's Name & Mailing Address, (if other than stated hereon):
Jeremy Clancy 7051 Market St
Columbia Md 21046
 Phone _____ Fax _____

Existing Use SO2
 Proposed Use SO2 w/ Addition
 Estimated Construction Cost \$ 15,000
 Description of Work CONVERT 6x12B to Family room
Basement on rear of existing 4000
below kitchen for bathroom

Contractor Company _____
 Contact Person _____
 Address _____
 City _____ State _____ Zip Code _____
 License No. _____
 Phone _____ Fax _____

Occupant or Tenant Same
 Contact Name Same
 Address 2000 Woodbine Rd
 City _____ State _____ Zip Code 21777
 Phone 410-401-2728 Fax _____

Engineer or Architect Company _____
 Contact Person _____
 Address N/A
 City _____ State _____ Zip Code _____
 Phone _____ Fax _____

BUILDING DESCRIPTION - COMMERCIAL

BUILDING DESCRIPTION - RESIDENTIAL

Building Characteristics	Utilities
Height: _____	Water Supply: _____ <input type="checkbox"/> Public <input type="checkbox"/> Private
No. of stories: _____	Sewage Disposal: _____ <input type="checkbox"/> Public <input type="checkbox"/> Private
Gross area, sq. ft. per floor: _____	Electric Yes <input type="checkbox"/> No <input type="checkbox"/> Gas Yes <input type="checkbox"/> No <input type="checkbox"/>
Use group: _____	Heating System: _____ Electric <input type="checkbox"/> Oil <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas <input type="checkbox"/>
Construction type: _____ <input type="checkbox"/> Reinforced Concrete <input type="checkbox"/> Structural Steel <input type="checkbox"/> Masonry <input type="checkbox"/> Wood Frame <input type="checkbox"/> State Certified Modular	Sprinkler system: <u>N/A</u> <input type="checkbox"/> <input type="checkbox"/> Full <input type="checkbox"/> Partial <input type="checkbox"/> Other Suppression # of Heads _____

Building Characteristics	Utilities
SF Dwelling <input checked="" type="checkbox"/> SF Townhouse <input type="checkbox"/> Depth _____ Width _____	Water Supply: _____ <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private
1st floor: _____	Sewage Disposal: _____ <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private
2nd floor: _____	Electric Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Gas Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Basement: _____	Heating System: _____ Electric <input type="checkbox"/> Oil <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas <input type="checkbox"/>
Finished Basement <input type="checkbox"/> Unfinished Basement <input checked="" type="checkbox"/> Crawl space <input type="checkbox"/> Slab on Grade <input type="checkbox"/> No. of Bedrooms _____ Height: <u>12</u> Multi-family dwellings: No. of efficiency units: _____ No. of 1 BR units: _____ No. of 2 BR units: _____ No. of 3 BR units: _____	Sprinkler system: <u>N/A</u> <input type="checkbox"/> <input type="checkbox"/> NFPA #13D <input type="checkbox"/> NFPA #13R Other: _____
Other Structure: _____ Dimensions: <u>14x24</u> Footings: _____ Roof Height: _____ <input type="checkbox"/> State Certified Modular <input type="checkbox"/> Manufactured Home	

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

Applicant's Signature _____
 Title/Company _____

Print Name Jeremy Clancy
 Date 11/8/07

Checks payable to: **DIRECTOR OF FINANCE OF HOWARD COUNTY**
 ** PLEASE WRITE NEATLY AND LEGIBLY. **

AGENCY	DATE	SIGNATURE APPROVAL	DPZ SETBACK INFORMATION	PROPERTY ID#
Land Development, DPZ			Front: _____	Filing fee \$ _____
State Highways			Rear: _____	Permit fee \$ _____
Building Official			Side: _____	Excise tax \$ _____
Dev. Engineering, DPZ			Side St.: _____	Add'l per. fee \$ _____
Health	<u>12/14/07</u>	<u>[Signature]</u>	All minimum setbacks met?	TOTAL FEES \$ _____
Fire Protection			YES <input type="checkbox"/> NO <input type="checkbox"/>	Sub-total paid \$ _____
Is Sediment Control approval required prior to issuance?			Is Entrance Permit required?	Balance due \$ _____
YES <input type="checkbox"/> NO <input type="checkbox"/>			YES <input type="checkbox"/> NO <input type="checkbox"/>	Check # <u>2006</u>
CONTINGENCY CONSTRUCTION START: <input type="checkbox"/>			Historic District?	Validation # _____
ONE STOP SHOP: <input type="checkbox"/>			YES <input type="checkbox"/> NO <input type="checkbox"/>	
Distribution of Copies -	White: Building Official	Green: LDD, DPZ	Lot Coverage for NewTown Zone _____	Accepted by <u>[Signature]</u>
			SDP/Red-line approval date _____	
			Yellow: DED, DPZ	
			Pink: Health	
			Gold: SHA	



Howard County
MARYLAND

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User ID: JWILLIAMS

Admin Tools

Daily

ACCE

SmartManager	Application	Property	People	Fees	Cashier	Workflow	Attachments	Inspection	Rep
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Additional Information

Application #: B07004575

Submit

Application Type: Building / Residential / Addition / SFD

Address: 2000 WOODBINE RD, WOODBINE, MD 21797

Additional Information

Job Value*: 18000.00

Description of Work: SFD-CONSTRUCT 16X28 FAMILY ROOM MUDROOM ADDITION OVER NEW 16X28 Bsm+
 (2000 char max) OF EXISTING SFD RENOVATE EXISTING BATHROOM IN SFD
on rear

Housing Units*: 0

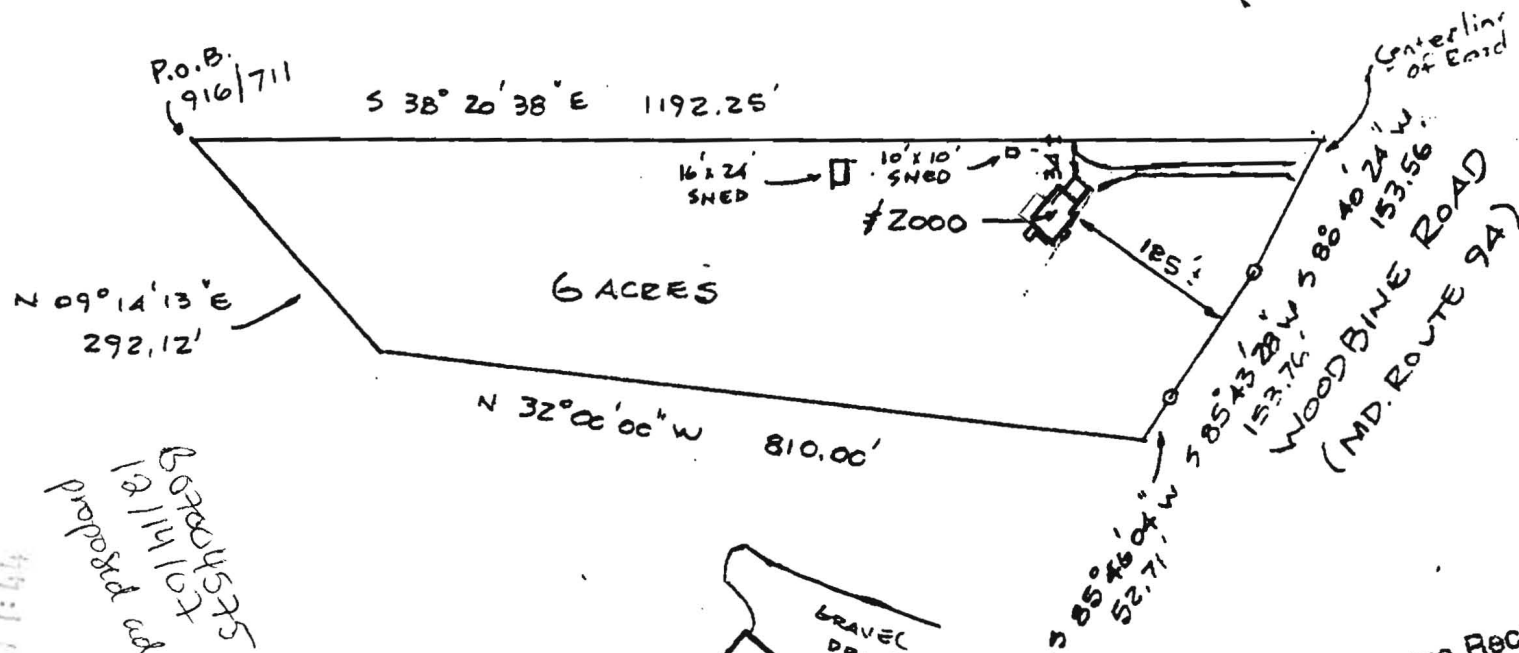
Number of Buildings*: 0

Public Owned: No

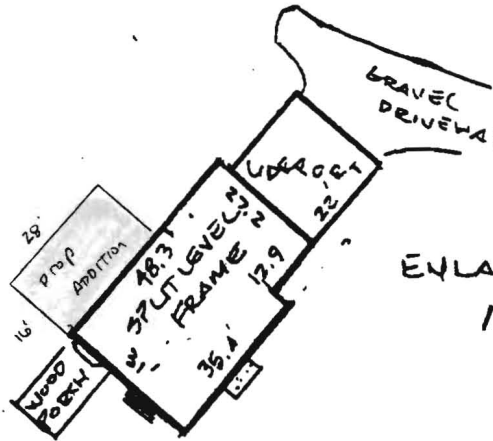
Construction Type: 434 - Additions, Alterations, and Conversions - Residential

Save **Cancel**

2007 NOV 13 PM 1:55



20071013 PLS 1:44
 Proposed addition OK
 12/11/11
 57547070
 P.O.B. 916/711



ENLARGEMENT
1" = 40'

Hereby Acknowledge Receipt
Of The Herein Document
Victor Zangla

Subject property is shown in Zone C
 on the National Flood Insurance Program
 Flood Insurance Rate Map of HOWARD
 County, Maryland. Panel # 7 OF 45
 Community Panel # PANEL IS NOT
 Effective Date: PRINTED

This is to certify that I have surveyed the property
 known as 2000 WOODBINE ROAD
LIBER FOLIO
 sheet of recorded 916 711 among the
 Land Records of HOWARD County, Maryland for the
 purpose of locating the improvements thereon.

THIS PLAT SHOWS ONLY THAT THE IMPROVEMENTS ARE
 CONTAINED WITHIN THE OUTLINES OF THE LOT AND IS
 NOT TO BE USED TO ESTABLISH PROPERTY LINES.



J. Carl Hudgins PLS#96

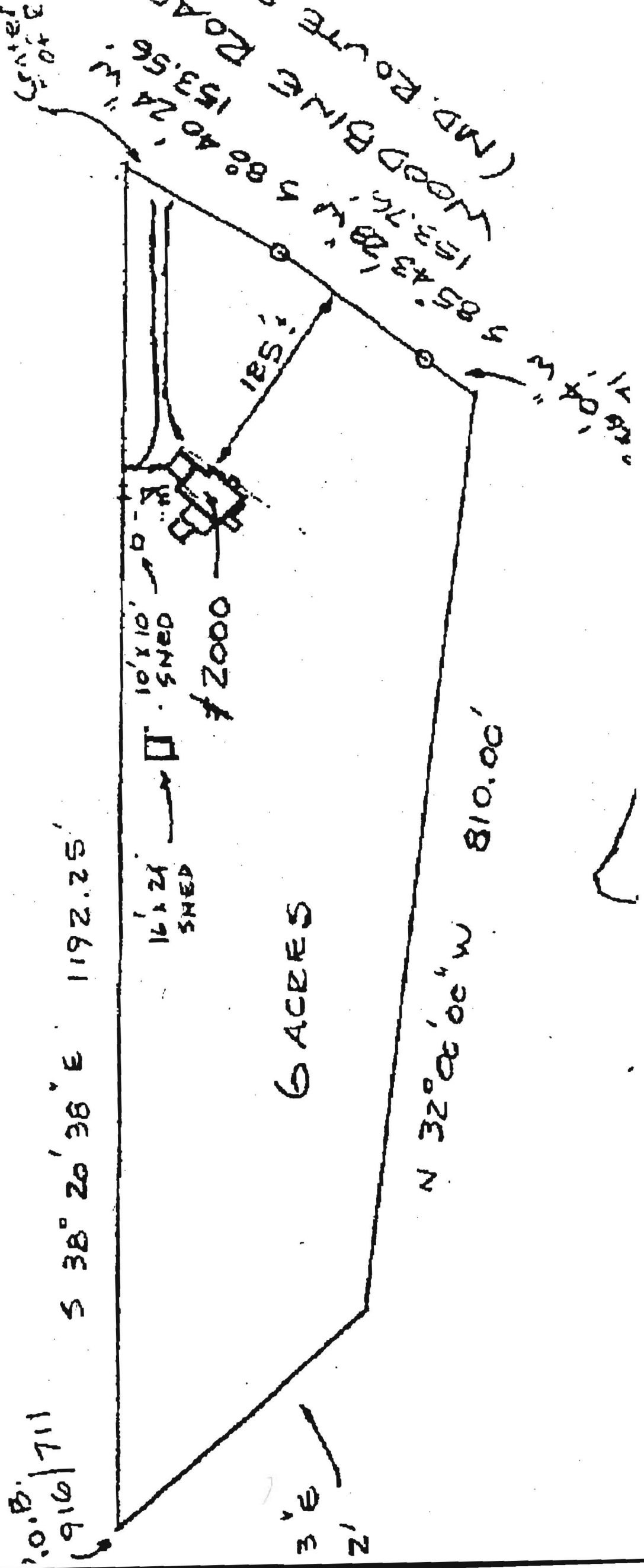
LOCATION SURVEY

2000 WOODBINE ROAD
HOWARD COUNTY, MD

NTT ASSOCIATES, INC.
 16205 Old Frederick Road
 Mt. Airy, Maryland 21771
 Phone 442-2031

Scale 1" = 200'
 Date SEPT. 28, 1994
 Field By lh
 Drawn By lh
 Drawing # 94-4469K

Scale: 1" = 100'
0 - 50 - 100





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

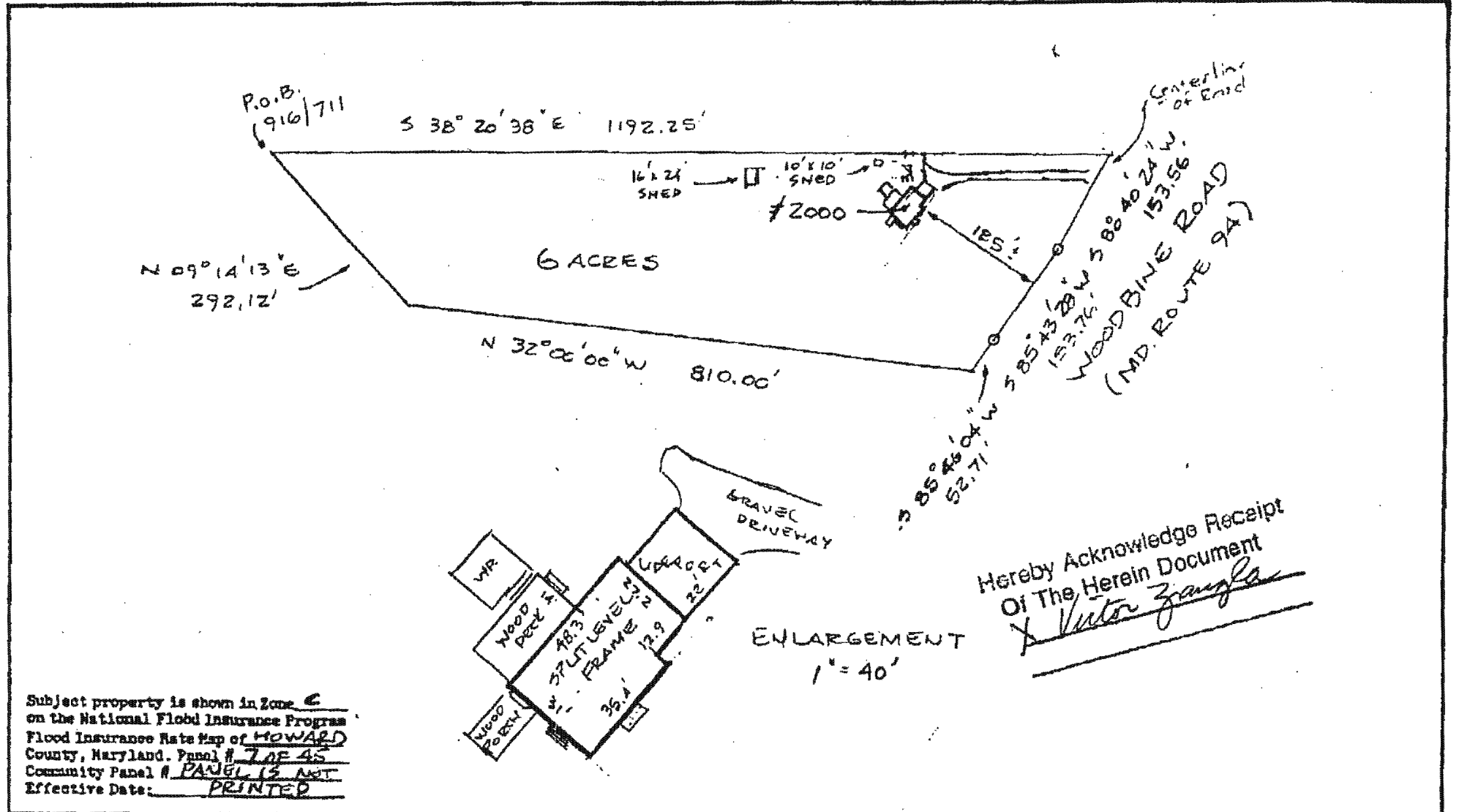
FROM: Jeff Williams *JW*
Program Supervisor, Well & Septic Program
Bureau of Environmental Health

RE: **BA-17-019V**

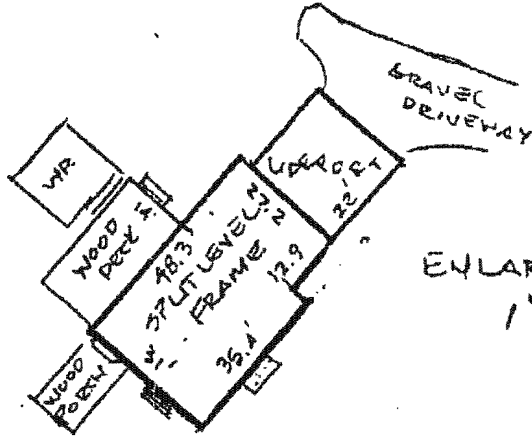
DATE: September 11, 2017

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

- The Health Department will review the building permit for the addition to ensure that it meets all Health requirements including setbacks to well and septic areas.



Subject property is shown in Zone C
 on the National Flood Insurance Program
 Flood Insurance Rate Map of HOWARD
 County, Maryland. Panel # 7 OF 45
 Community Panel # PANGL IS NOT
 Effective Date: PRINTED



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 1" = 40'

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LOCATION SURVEY

2000 WOODBINE ROAD
HOWARD COUNTY, MD

NTT ASSOCIATES, INC.
 16205 Old Frederick Road
 Mt. Airy, Maryland 21771

Phone 442-2021

Scale 1" = 200'
 Date SEPT. 28, 1994
 Field By lm
 Drawn By lm



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User ID: HSCOTT

Admin Tools

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- Workflow
- Attachments
- Inspection
- Reports
- Preference
- Condition
- Batch job

Application - Summary

Application #: B07004575

Application Type: Building / Residential / Addition / SFD

Address: 2000 WOODBINE RD, WOODBINE, MD 21797

Tracking #: 142371679123

Parcel No.: 908458

File Date: 11/09/2007

Application Detail: [Detail](#)

Application Comments: [Comments](#)

Organization Name: OWNER TO COMPLETE WORK

Contact Name: SCOTT HENDRICKS

Contact Address: 2000 WOODBINE ROAD, WOODBINE, MD 21797

Primary Licensed Prof: OWNER TO COMPLETE WORK

Description of Work: SFD-CONSTRUCT 16X28 FAMILY ROOM MUDROOM ADDITION OVER NEW 16X28 BSMT OIN REAR OF EXISTING SFD RENOVATE EXISTING BATHROOM IN SFD

Job Value: \$18,000.00

Total Fee Assessed: \$25.00

Total Fee Invoiced: \$25.00

Balance: \$0.00

Application Status: Review In Process

Workflow Status:	Task	Status	Status Date	Action By
	Application Acceptance	Accepted	11/09/2007	Joey Williams
	Building Review	On Hold-Phone Call	11/20/2007	Dan Swinder
	Zoning	Approved	11/13/2007	Tamara Frank
	Dev Engineering	Approved	11/16/2007	Barbry Moran
	Health Dept	Pending		
	Building Permit Issuance			
	Final Building			
	C of C			

Condition Status:	Condition Name	Status	Apply Date	Severity	Action By
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JRL

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

Date: August 18, 2017

Hearing Examiner 09/19/17

Planning Board _____ Board of Appeals _____ Zoning Board _____

Petition No. BA-17-019V Map No. _____ Block _____ Parcel _____ Lot _____

Petitioner: _____ Bruce and Nancy Menz _____

Petitioner's Address: _____

Address of Property: _____

Return Comments by September 4, 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


SIGNATURE



DPZ Office use only:	
CASE NO.	<u>BA-17-019V</u>
DATE FILED	<u>7/19/17</u>

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

1. VARIANCE REQUEST

SECTIONS 128.0.A.12 of the Zoning Regulations Increase the maximum cumulative lot coverage permitted for accessory structures on a residential lot from 2,200 square feet to 3,128 square feet to accommodate a 950 square foot addition to a noncomplying structure.

2. PETITIONER'S NAME Bruce & Nancy Menz

TRADING AS (IF APPLICABLE) _____

ADDRESS 1771 S. Underwood Road, Sykesville, Maryland 21784

PHONE NO. (W) 410-707-0145 (H) _____

EMAIL b55bigsky@comcast.net

3. COUNSEL FOR PETITIONER Thomas G. Coale

COUNSEL'S ADDRESS 5100 Dorsey Hall Drive, Ellicott City, Maryland 21042

COUNSEL'S PHONE NO. 410-964-0300

EMAIL tcoale@talkin-oh.com

4. PROPERTY IDENTIFICATION

ADDRESS OF SUBJECT PROPERTY 1771 S. Underwood Road, Sykesville, Maryland 21784

ELECTION DISTRICT 3rd ZONING DISTRICT RC-DEO ACREAGE 6.004

TAX MAP # 9 GRID # 21 PARCEL # 328 LOT # _____

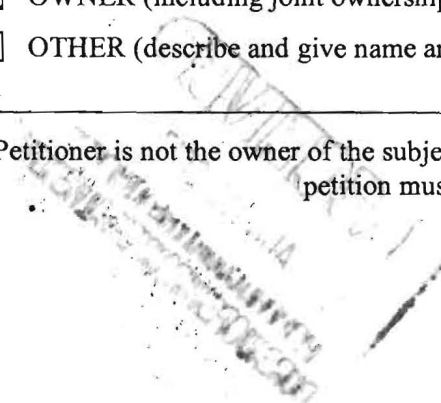
SUBDIVISION NAME (if applicable) William E. Streaker Subdivision

PLAT NUMBER AND DATE 7059, January 1, 1987

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, (X) other; explain: Petitioners' accessory structures exceed the lot coverage limitation of 2,200 square feet and became noncomplying as of the adoption of the 2013 Howard County Zoning Regulations.

2. The uniqueness of the property prevents me from making a reasonable use of the property because: See attached Supplemental Statement

B) The intended use of the property, in the event the petition is granted: Petitioners will continue to use the Property for a permitted Home Contractor use. The accessory structures will be utilized for residential storage.

C) Any other factors which the Petitioner desires to have considered: See attached Supplemental Statement

D) Explain why the requested variance is the minimum necessary to afford relief: See attached Supplemental Statement

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.):
The Property is serviced by a driveway with frontage on Underwood Road.
- J) Describe the topography of the site: Property is mostly flat.
- K) Will the existing or proposed structure be visible from adjacent properties? Y N; if yes, describe any proposed buffering or landscaping: _____
- L) Describe any existing buffering or landscaping: There is significant existing landscaping between
Petitioners' property and all of the adjoining parcels.

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.

Bruce E. Merz
Petitioners Name (please print)

Bruce E. Merz 7-18-17
Petitioner's Signature Date

Thomas G. Coyle
Counsel's Name (please print)

TGC 7/18/17
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: \$ _____

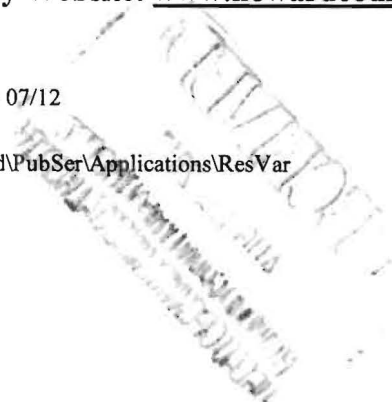
Receipt No. _____

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 Bruce & Nancy Menz

PROPERTY ADDRESS 1771 S. Underwood Road, Sykesville, Maryland 21784

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.



Witness

 7-18-17

Signature Date

Witness

Signature Date

Witness

Signature Date

HOW A REQUEST FOR A VARIANCE IS EVALUATED

All requests for variances are evaluated based upon the following criteria of Section 130.B.2.a.(1) through (5) of the Howard County Zoning Regulations:

- (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.

To be approved, a variance request must comply with all of the criteria noted above. For a general explanation of what the criteria mean from a legal standpoint and how they are viewed by the Hearing Examiner, please read the attached Variances: The Exception to the Zoning Rule.

For an explanation of the official procedures that are followed in the processing, hearing and decision-making of a variance request, you may obtain a copy of the Rules of Procedure of the Hearing Examiner from the Department of Planning and Zoning.



Supplement to Residential District Variance Petition

7(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 shape and other reason; explain:

Petitioners' property is unique due to 2,881 square feet of accessory structures that were built in the late 1980's and early 1990's. Those structures in excess of 2,200 square feet became noncomplying at the time accessory lot coverage regulations were adopted as a part of the 2013 Howard County Zoning Regulations. This inherently unique characteristic of the property requires Petitioners to seek a variance for any modification to those structures, including the consolidation and reduction of accessory structures sought here. Petitioners respectfully request a variance from the bulk regulations related to lot coverage for accessory structures from 2,200 square feet to 3,128 square feet in order to accommodate a previously constructed 950 square foot addition to a one-story prefabricated building that has existed on the site since 1997.

Between 1989 and 1997, Petitioners installed the following accessory structures to accommodate a home contracting business and residential storage:

1. 1,800 square foot prefabricated building;
2. 445 square foot office trailer;
3. 113 square foot shed;
4. 48 square foot greenhouse;
5. 217 square foot gazebo;
6. 103 square foot shed; and
7. 155 square foot shed

Collectively, these structures comprised a total lot coverage of 2,881 square feet. On October 6, 2013, the current Zoning Regulations (the "Regulations") were adopted, which limited lot coverage for all detached accessory structures to 2,200 square feet. At this point in time, Petitioners' accessory structures became noncomplying.

In approximately 2015, Petitioners removed the 445 square foot office trailer and replaced it with a 950 square foot addition to the one-story prefabricated building. Unfortunately, due to a miscommunication between Petitioners, the Department of Inspections, Licenses, and Permits, and the Department of Planning and Zoning, this addition was constructed without a building permit despite Petitioners' understanding that such an addition would be allowed. Petitioners seek this variance so that a building permit may be issued for the new addition and ensure that it may be retained on site.

A noncomplying structure, by its very nature, is a unique physical characteristic that creates a practical difficulty in complying with the bulk regulations. Petitioners seek this variance in order to bring their existing accessory structures into compliance with the Regulations and allow Petitioners to consolidate their accessory structures, thereby reducing the existing lot coverage, as shown on the attached Variance Exhibit, from 3,386 square feet to 3,128 square feet.

(2) The uniqueness of the property prevents me from making a reasonable use of the property because:

No different than a noncomplying structure built within a setback, the uniqueness of noncomplying accessory structures in excess of the lot coverage limitation requires Petitioners to receive a variance for any addition or modification to those structures. Strict application of the bulk regulations would require Petitioners to demolish certain buildings in order to add to others. As such, Petitioners are prevented from undertaking any reasonable reorientation or consolidation of the accessory structures on their property in the absence of a variance.

Here, Petitioners seek to remove accessory structures closer to the northern lot line in order to consolidate storage into the one-story building at the center of their property. Petitioners' lot is over six acres and, therefore, allowing such a variance would provide for a reasonable use of this space. Moreover, Petitioners are approved for a home contractor use, which is facilitated by the 950 square foot addition. The existing 1,800 square foot structure will be used for storage.

The practical difficulties described herein arose with the passage of the 2013 Regulations, which made Petitioners existing accessory structures noncomplying. As such, the fact that Petitioners built these structures does not make this a "self-created hardship".

7(C). Any other factors which the Petitioner desires to have considered:

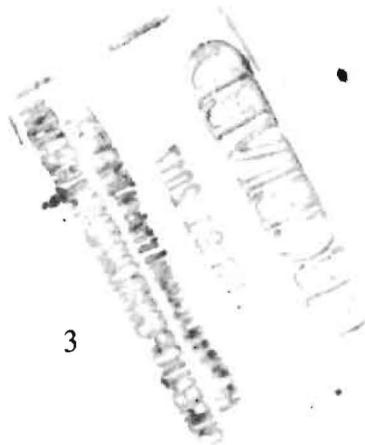
Granting this variance would not alter the essential character of the neighborhood, would not substantially impair the appropriate use and development of adjacent properties, and would not be detrimental to the public welfare. The accessory structures on the Property preexist much of the surrounding development and are located at the center of the parcel. Petitioners' Property is bordered by significant landscaping and the accessory structures cannot be seen from surrounding lots. It is unlikely that allowing the requested variance would have any noticeable effect on neighboring properties.


With regard to the character of the neighborhood, Petitioners' Property serves as a buffer between residential development to the north and a truck weighing station along U.S. Route 70 to the south. This parcel is not integrated within the residential neighborhood and a variance to allow the existing accessory structures will have no effect on the character of the neighborhood. While this area has been developed over the past two decades, at the time Petitioners built the accessory structures it was much more

agricultural and bucolic. Pockets of agricultural use continue and Petitioners' accessory structures are consistent with the historical use of the surrounding land.

7(D). Explain why the requested variance is the minimum necessary to afford relief:

The requested variances are the minimum necessary to afford the Petitioners the relief necessary to retain a reasonably sized addition to the one-story prefabricated structure that was built earlier in 1997. Petitioners seek to have a building permit issued for this structure and have been notified by the Department of Planning and Zoning that a variance will be necessary before such a permit will be issued.



- NOTES:**
1. PROPERTY BOUNDARY SHOWN HEREON IS FROM PLAT OF "LOTS 1 & 2, WILLIAM E. STREAKER SUBDIVISION" RECORDED AS PLAT NUMBER 7059.
 2. IMPROVEMENTS WITHIN THIS AREA ARE SHOWN PER FIELD LOCATION BY SHANABERGER & LANE IN MAY, 2017.
 3. ALL OTHER IMPROVEMENTS ON AND OFF PROPERTY ARE SHOWN PER HOWARD COUNTY LIDAR.
 4. ADJOINING PROPERTY BOUNDARIES ARE SHOWN PER HOWARD COUNTY LIDAR.
 4. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
 5. TITLE DEED TO PROPERTY: LIBER 1974, FOLIO 336.
 6. PROPERTY ZONING: RC-DEO
 7. ZONING OF ALL ADJOINING PROPERTIES: RC-DEO
 8. TREE DIAMETERS SHOWN HEREON ARE ESTIMATED AND NOT MEASURED.
 9. EXISTING PARKING SPACES ARE UNMARKED.
 10. ALL BUILDINGS ARE PROPOSED TO REMAIN EXCEPT 2 WOOD SHEDS MARKED "To Be Removed" AND DESIGNATED THUS: 

TIMOTHY & DEBRA KRULL
1728 W. UNDERWOOD RD.
SYKESVILLE MD.
TAX MAP 9, GRID 14, PARCEL 341, LOT 2
ZONED: RC-DEO

PATRICK FINGLES
1734 UNDERWOOD RD.
SYKESVILLE MD.
TAX MAP 9, GRID 14, PARCEL 341, LOT 3
ZONED: RC-DEO

C.E.E.W. LLC
13433 OLD FREDERICK ROAD
SYKESVILLE MD.
TAX MAP 9, GRID 14, PARCEL 98
ZONED: RC-DEO

LAND CONVEYED TO HOWARD COUNTY
MARYLAND
LIBER 1633, FOLIO 354

PRIVATE SEWAGE
EASEMENT
PLAT #7059

PAUL DIMARCO & LYNDALL JORDAN
S. UNDERWOOD ROAD, WEST FRIENDSHIP MD.
TAX MAP 9, GRID 21, PARCEL 328
PARCEL 2, "STREAKER PROPERTY", PLAT #5635
ZONED: RC-DEO

KENNETH & DORISCINE BROWN
1761 UNDERSOOD RD.
SYKESVILLE MD.
TAX MAP 9, GRID 21, PARCEL 342, LOT 1
"ROBIN'S PROPERTY" PLAT #10056
ZONED: RC-DEO

KENNETH & DORISCINE BROWN
1761 UNDERSOOD RD.
SYKESVILLE MD.
TAX MAP 9, GRID 21, PARCEL 342, LOT 2
"ROBIN'S PROPERTY" PLAT #10056
ZONED: RC-DEO

PROPERTY OF BRUCE EDWIN MENZ &
NANCY ELIZABETH MENZ
1771 S. UNDERWOOD ROAD
SYKESVILLE MD.
LOT 1, AS SHOWN ON "LOTS 1 & 2,
WILLIAM E. STREAKER SUBDIVISION"
PLAT NUMBER 7059
TITLE DEED: T874/336
6.004 AC. BY PLAT AND DEED
TAX MAP 9, GRID 21, PARCEL 328
ZONED: RC-DEO


PETITIONERS & PROPERTY OWNERS:

BRUCE EDWIN MENZ
NANCY ELIZABETH MENZ
1771 S. UNDERWOOD ROAD
SYKESVILLE, MD. 21784
410-442-1755 extension 12
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SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 201
ELLCOTT CITY, MD. 21043
(410) 461-9563
(410) 461-9693 FAX
home@shanlane.com

THIS PLAT WAS PERFORMED UNDER THE SUPERVISION AND REVIEW.



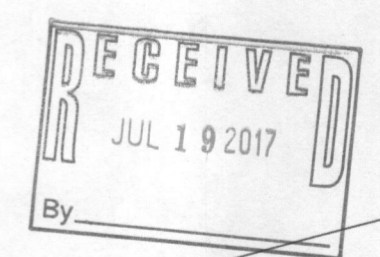
G. SCOTT SHANABERGER
PROFESSIONAL L.S. #10849
LICENSE EXPIRATION DATE 4/2/2020

VARIANCE SOUGHT:

SECTION 128.0.A.12.a.(1)(c) OF THE HOWARD COUNTY ZONING REGULATIONS, WHICH PERMITS ACCESSORY STRUCTURES TO COVER A MAXIMUM OF 2,200 SQUARE FEET ON PARCELS OVER 2 ACRES IN SIZE AND ZONED EITHER "RC" OR "RR".

CURRENT COVERAGE BY ACCESSORY STRUCTURES:
OFFICE (ORIGINAL) 1800 SQ.FT.
OFFICE (ADDITION) 950 SQ.FT.
WOOD SHED 113 SQ.FT.
GREENHOUSE 49 SQ.FT.
GAZEBO 217 SQ.FT.
WOOD SHED: 103 SQ.FT.
WOOD SHED: 155 SQ.FT.
TOTAL: 3386 SQ.FT.

PROPOSED COVERAGE BY ACCESSORY STRUCTURES:
OFFICE (ORIGINAL) 1800 SQ.FT.
OFFICE (ADDITION) 950 SQ.FT.
WOOD SHED 113 SQ.FT.
GREENHOUSE 49 SQ.FT.
GAZEBO 217 SQ.FT.
TOTAL: 3128 SQ.FT.



PLAT TO ACCOMPANY VARIANCE PETITION
1771 S. UNDERWOOD RD.
SYKESVILLE, MARYLAND
PROPERTY OF BRUCE EDWIN MENZ
& NANCY ELIZABETH MENZ
LOT 1, STREAKER PROPERTY
PLAT NUMBER 7059
3rd ELECTION DISTRICT HOWARD COUNTY, MD.
TAX MAP 9, GRID 21, PARCEL 328
TITLE DEED: LIBER 1974, FOLIO 336
SCALE: 1" = 50' DATE: JULY 11, 2017

