

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: March 31, 2022

DPZ File No. FDP-204-A-1

Department of Planning and Zoning

- 1 Transportation Planning
1 Resource Conservation (Historic/Ag Pres)
Public Service and Zoning Administration
1 Research
Address Coordinator

- 1 Comprehensive & Community Planning
1 Development Engineering Division*
Other
2 File*

Agencies

- 1 Soil Conservation District*
1 Department of Inspections, Licenses & Permits
1 Department of Fire and Rescue Services
1 State Highway Administration*
1 Health Department*
1 Public School System
1 Recreation and Parks*
WSSC (Non-Residential Only)
MD Aviation Administration

- Tax Assessment
Verizon
BGE
Cable TV
Police
MTA
Finance
DPW, Real Estate Services
DPW, Construction and Inspection
DPW, Bureau of Utilities

RE: Village of Harpers Choice - Lot 2

ENCLOSED FOR YOUR Signature Approval Review & Comments Files
THE ENCLOSED Original Pre-Packaged Plan Set

Table with 2 columns: Plans, # of Sheets. Includes items like Sketch Plan, Prel Equiv Sketch Plan, Final Plat, Final Constr Plans, Final Development Plan (checked), Site Development Plan, Landscape Plan, Grading Plan, House Type Revision, Water and Sewer Plan.

Table with 1 column: Supplemental Documents. Includes items like Wetlands Report, Soils/Topo Map/Drain Area Map, FSD/FCP/Worksheet and Application, Declaration of Intent (Forest Cons), Drainage and/or Computation/Pond Safety Comps, Preliminary Road Profiles, APFO Roads Test/Mitigation Plan/Traffic Study, Noise Study, Sight Distance Analysis/Speed Flow Study, Floodplain Study, Stormwater Management Comps/Geo-Tech Report, Industrial Waste Survey (DPW), Road Poster Form Letter, Response Letter, Perc Plat, Scenic Road Exhibits, Deeds, Photographs, Retaining Wall Comps/Details, Poster/Community or HDC Meeting Information, Route 1 Details/Summary.

Applications

- Waiver Petition Applic/Exhibit
X Planning Board Application
ASDP/CSDP Application
DED Application/Checklist
DED Fee Receipt/Deeds/Cost Estimate
Overall Scaled Composite
Water & Sewer Plans
List of Street Names

WAS: Received Tentatively Approved Recorded
Received and Revised Approved On March 31, 2022

COMMENTS: SRC/Comments Due By: 4/25/22

Handwritten signature: Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

Handwritten note: No objections. 4/13/22

DPZ STAFF INITIALS: JS

Howard County Department of Planning and Zoning
Division of Land Development

**PLANNING BOARD PUBLIC HEARING APPLICATION
FOR FDP CRITERIA AMENDMENT FOR RESIDENTIAL
LAND USE AREAS IN THE NEW TOWN DISTRICT**

Date Submitted/Accepted 3/31/22

DPZ File Number FDP-204-A-1

Application is hereby made to the Howard County Planning Board for approval of an amendment to the criteria of Final Development Plan 204-A in accordance with Section 125.0.F.2 of the Howard County Zoning Regulations.

Site Description

Location of property: 5005 Straight Star Pl, Columbia MD 21044
(Street address and/or road name)

<u>Harpers Choice</u> (Village Name)	<u>7</u> (Section)	<u>4</u> (Area)
<u>2/0362</u> (Lot/Parcel No.)	<u>0029</u> (Tax Map No.)	<u>0016</u> (Grid/Block No.)
<u>10,295 sq ft</u> (Total Area of Property)		<u>5</u> (Election District)
		<u>NT</u> (Zoning)

New Town Land Use Classification:

Request for Additional Land Use

Provide a brief description of the proposed final development plan amendment submitted for Planning Board hearing approval:

Requesting amendment to allow Accessory Apartment for subject property.

Justification

Statement of Support for the above request:

Justification must be specific to the subject property. The justification provided by the applicant should include all factors which rationalize or substantiate the request in accordance with the following criteria:

1. The use is consistent with the land use designation of the property as established on the recorded final development plan and compatible with existing or proposed development in the vicinity.
2. The use will not adversely affect vicinal properties.

Justification for Request (if additional space is needed for justification, please attach to the application)

Land use designation allows accessory apartment in lots above 12,000 sq ft. Subject property lot size is 10,295 sq ft. Vicinal properties will not be affected since no exterior modifications proposed. More than 3 parking spaces are available within subject property. Residential density is not increased (Section 103.0: "...accessory apartments are not included when calculating density")

Description of Proposed Use

The following items are intended to be answered by summary statements; the answers may be given below or attached to this petition form if additional space is needed:

1. The present use of the subject property: Single Family Dwelling

2. State the specific proposed use of the subject property: Single Family Dwelling with Accessory Apartment

3. Provide a detailed description of the proposed use, including, where applicable: types of activities; hours of operation; number of employees, occupants, and customers; quantity and types of vehicles; number of existing and proposed off-street parking spaces and any other additional information which will be needed to determine whether the proposed use complies with the specific requirements of Section 125.0.F.2 of the Zoning Regulations:
Proposed use: Allow Accessory Apartment (in pre-existing living space above garage).
Reducing lot size threshold for Accessory Apartment from 12,000 sq ft to 10,000 sq ft
enables aging-in-place for seniors, increases housing affordability (for homeowners and tenants),
creates wider range of housing options, and
facilitates better use of the existing housing fabric.

Please note: Section 125.0.A.7.c imposes Accessory Use provisions of Sec 110.0 to NT district.
Sec 110.0 R-SC currently allows Accessory Apartments in lots whose size exceeds 12,000 sq ft.

Accessory Apartment use does not alter the land use designation of property.

4. Provide a plot plan or site plan drawing showing existing and proposed site improvements, including structures, parking areas, landscaping and other features.

**Howard County Department of Planning and Zoning
Division of Land Development**

APPLICATION REQUIREMENTS

Submission of an application for a Planning Board hearing will require completion of all the following items at the time of the initial submittal to ensure acceptance of the application for processing. **Applications found to be incomplete will be rejected prior to entering the County's plan processing system.**

I. Documents Required to Initiate Processing

- a. Completed Application Form - fourteen (14) copies
- b. Site plan or plot plan drawing - fourteen (14) copies
- c. Application Fee
- d. FDP Amendment Drawing - one (1) complete set of the recorded final development plan and fourteen (14) copies of the proposed amended criteria sheet
- e. Affidavit

II. Fees

The Planning Board Public Hearing application fee shall be in accordance with the adopted fee schedule. All checks shall be made payable to the *Director of Finance*. **Plans will not be accepted for processing until fees have been paid.** For more information or questions, please contact DPZ at (410) 313-2350.

III. Advertising Requirements

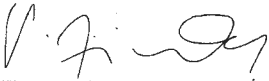
Notice of the public hearing shall be published in accordance with the Planning Board rules of procedure and/or the Zoning Regulations. The proposed advertising notice will be prepared by the Department of Planning and Zoning. The responsibility for having it published one time in 2 local newspapers of general circulation in Howard County within at least thirty (30) days prior to the hearing, and the cost of advertising is to be borne by the Petitioner. The Petitioner further agrees to submit two (2) approved certificates of the text and publication date of the advertisement at or before the time of the hearing.

IV. Posting Requirements

The subject property shall be posted with the time and date of the hearing for a period of time not less than thirty (30) days prior to the hearing. Posters will be prepared by the Department of Planning and Zoning and are to be erected and maintained by the Petitioner. The number of posters required shall be determined by the Department of Planning and Zoning.

V. **Certification of Applicant**

I hereby certify that the information supplied herewith is correct and complete and authorize such periodic on-site inspections by the Department of Planning and Zoning and the Subdivision Review Committee agencies as may be necessary to review this application filed in connection herewith and to enforce the Subdivision and Zoning Regulations and other applicable laws. This right-of-entry shall continue until all administrative appeals pertaining to the property have been exhausted. ***If the applicant is the owner's agent, written documentation from the property owner granting that authority is required.**



(Owner/Developer Signature) *

12/16/2021

(Date)

OWNER:

Aravindan Veerasamy

(Name)

5005 Straight Star Pl

(Address)

Columbia MD 21044

(City, State, Zip Code)

443-535-6964

(Telephone)

(Fax)

(E-mail) sammyList1@FTML.net

Contact Person: Aravindan Veerasamy

LEGAL COUNSEL:

(Name)

(Address)

(City, State, Zip Code)

(Telephone)

(Fax)

(E-mail) _____

Contact Person: _____

PB CASE NO. _____
PETITIONER Aravindan Veerasamy
ADDRESS 5005 Straight Star Pl, Columbia MD 21044

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 OR VALUE, DIRECTLY OR INDIRECTLY, UPON MORE FAVORABLE TERMS THAN THOSE GRANTED TO THE PUBLIC GENERALLY IN CONNECTION WITH THE SUBMISSION, PROCESSING, ISSUANCE, GRANT OR AWARD OF THE WITHIN APPLICATION OR PETITION IN PB CASE # _____ FOR AN AMENDMENT TO THE CRITERIA OF FDP 204-A.

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.

Aravindan Veerasamy _____ Witness	 _____ Signature	12/16/2021 _____ Date
_____ Witness	_____ Signature	_____ Date
_____ Witness	_____ Signature	_____ Date

Howard County Department of Planning and Zoning
Division of Land Development

**PLANNING BOARD PUBLIC HEARING APPLICATION WORKSHEET
FOR FDP CRITERIA AMENDMENT FOR RESIDENTIAL LAND USE AREAS
IN THE NEW TOWN DISTRICT
(For DPZ Use Only)**

Subdivision Name _____
DPZ Plan Reviewer _____
Plan Consultant Representative _____

DPZ File Number _____ PB _____
Submission Date _____
Time _____

I. Application Requirements

Indicate Yes, No or N/A

- ___ DPZ application is complete
- ___ Required number of plans and applications are provided
(14 applications, 14 site plans, 1 complete set of the recorded FDP
and 14 copies of the proposed amended FDP criteria sheet)

II. Fee Computation

Fee

Planning Board public hearing fee \$585.00
Poster fee: (___ \$25 per poster).....

TOTAL _____

III. Certification

Cash Receipt No. _____
SAP Acct 1000000000-3000-3000000000-PWPW000000000000-432530

Check issued by _____

- ___ Planning Board application is accepted for processing.
- ___ Comments due date.
- ___ Application is rejected.

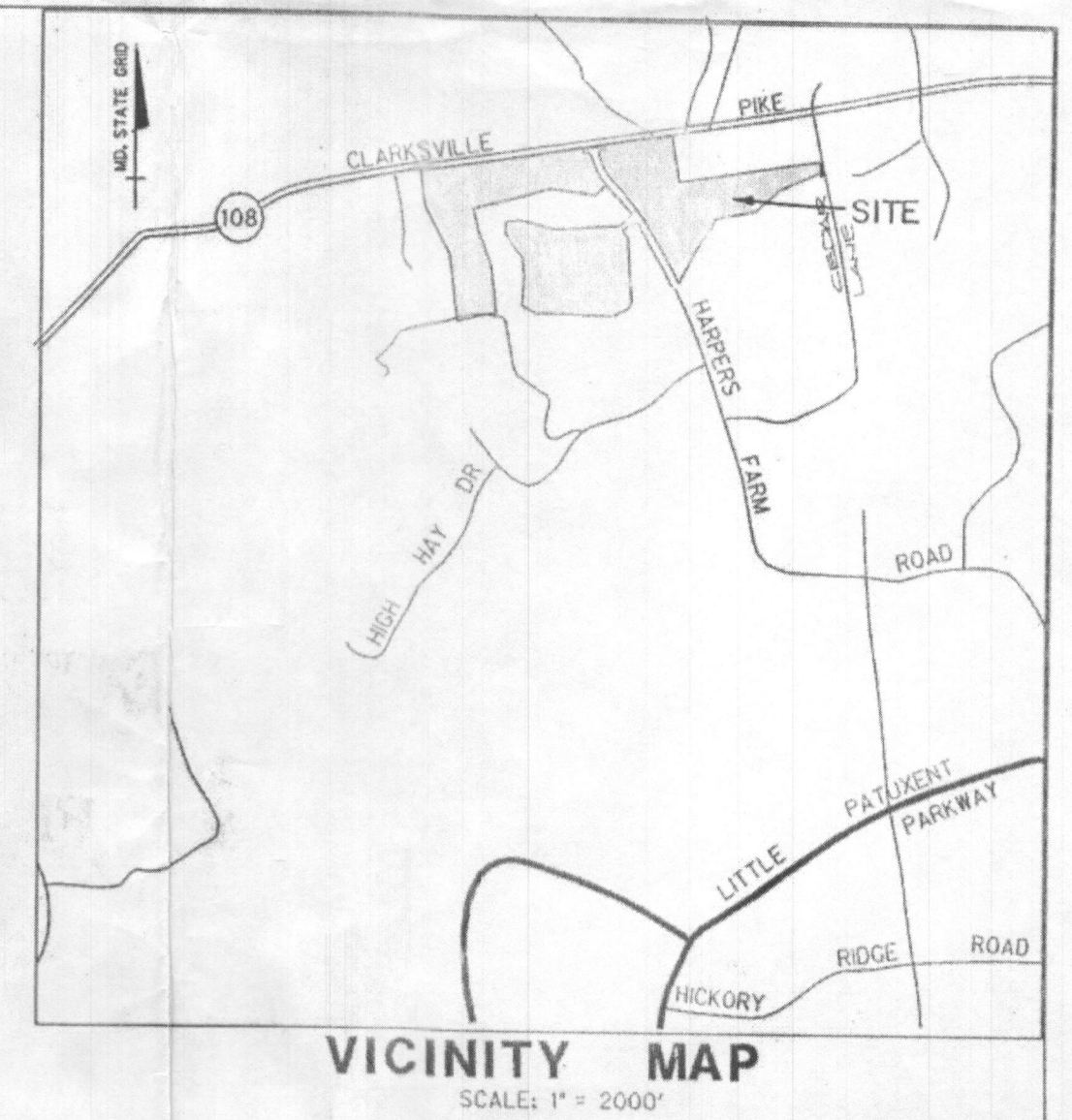
Reason: _____

Comments/Notes _____

VILLAGE OF HARPERS CHOICE

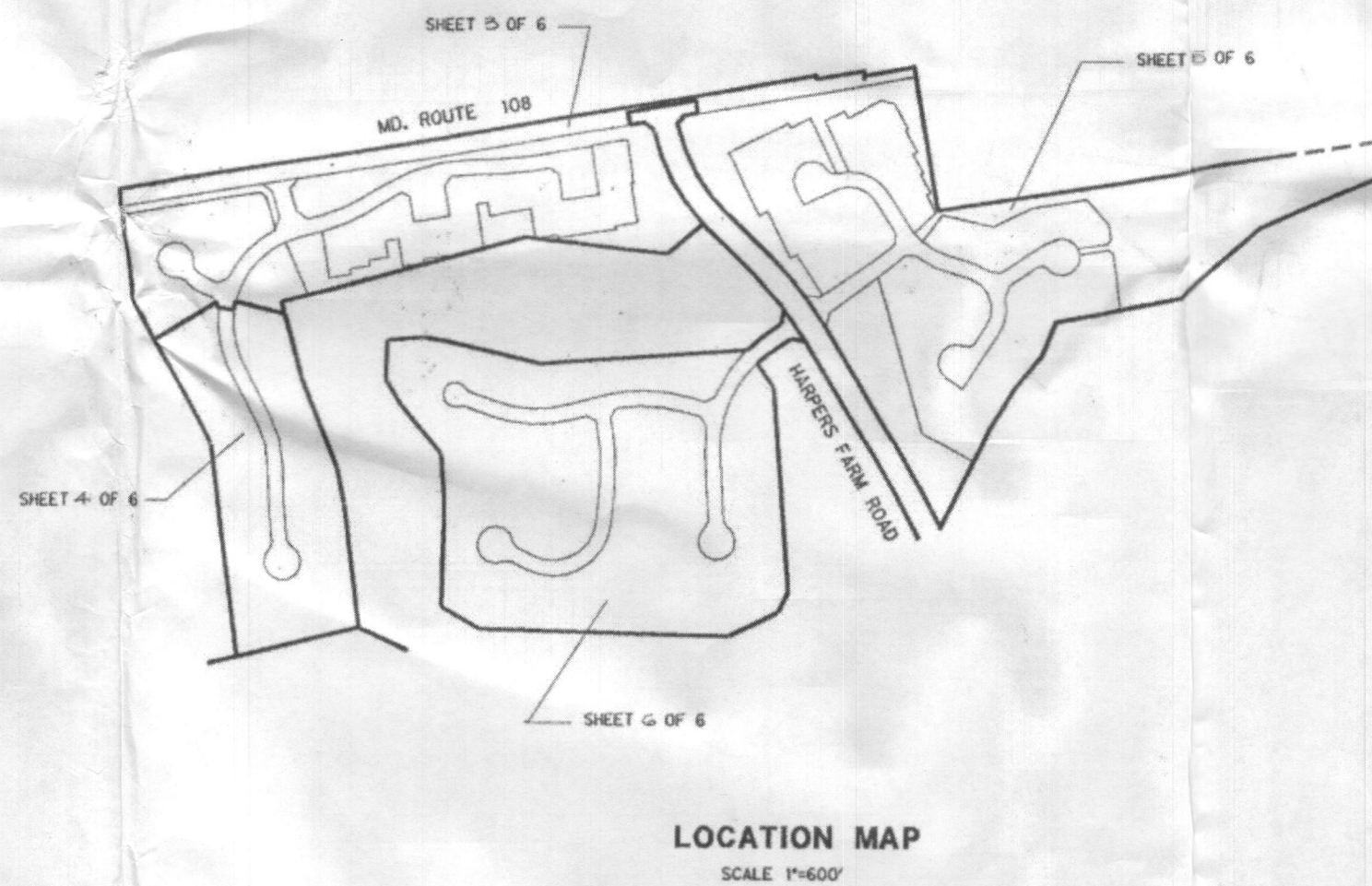
SECTION 7 AREAS 3, 4 & 5

FINAL DEVELOPMENT PLANS



SUMMARY OF CHANGES

- 204-A CORRECT BRG. & DIST. ON SHEET 6 OF 6 AT WELLINGHALL WAY.
REVISION OPEN SPACE LOT 146 ON SHEET 5 OF 6. REVISE AREA TABS TO
REFLECT CHANGES SHEET 2 OF 6.
- 204-B REVISE FINAL DEVELOPMENT PLAN CRITERIA, SHEET 2 OF 6, CRITERION 7A-1



NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 204-A RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, ON AUGUST 28TH, 1990 AS PLAT 204-A-3054-1143

VILLAGE OF HARPERS CHOICE
SECTION 7 AREAS 3, 4 & 5
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT LAND CO.
COLUMBIA, MARYLAND 21044
COLUMBIA
AMENDED FINAL DEVELOPMENT PLAN PHASE 204-B
5TH ELECTION DISTRICT HOWARD CO., MD.
SCALE: AS NOTED SHEET 1 OF 6

PREPARED IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED OCTOBER 6TH, 2013	BOARD OF COUNTY COMM. B.C.C. CASE 412 RESOLUTION APPROVED 8-10-65 AMENDED B.C.C. CASE 507 RESOLUTION APPROVED 11-4-1968 AMENDED Z.B. CASE 606 RESOLUTION APPROVED 11-22-1972 AMENDED Z.B. CASE 604 RESOLUTION APPROVED 1-7-1974 AMENDED Z.B. CASE 693 RESOLUTION APPROVED 12-20-1976 AMENDED Z.B. CASE 817 RESOLUTION APPROVED 9-9-1986	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td>204-B</td><td> </td><td> </td></tr> <tr><td>204</td><td>5/16/89</td><td>3054A-1066 TO 1071</td></tr> <tr><td> </td><td>DATE</td><td>PLAT</td></tr> </table>													204-B			204	5/16/89	3054A-1066 TO 1071		DATE	PLAT	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; text-align: center;">HOWARD COUNTY PLANNING BOARD</td> <td style="width: 30%;"></td> <td style="width: 40%;"></td> </tr> <tr> <td style="text-align: center;">H.C.P.B. EXEC. SECRETARY</td> <td style="text-align: center;">DATE</td> <td style="text-align: center;">H.C.P.B. CHAIRMAN</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	HOWARD COUNTY PLANNING BOARD			H.C.P.B. EXEC. SECRETARY	DATE	H.C.P.B. CHAIRMAN						
204-B																																				
204	5/16/89	3054A-1066 TO 1071																																		
	DATE	PLAT																																		
HOWARD COUNTY PLANNING BOARD																																				
H.C.P.B. EXEC. SECRETARY	DATE	H.C.P.B. CHAIRMAN																																		
		PHASE	RECORDATION																																	

FINAL DEVELOPMENT PLAN CRITERIA

THE AREA INCLUDED WITHIN THIS FINAL DEVELOPMENT PLAN PHASE IS APPLICABLE TO SECTION 7, AREAS 3, 4 & 5 OF THE VILLAGE OF HARPER'S CHOICE ZONED NEW TOWN.

1. PUBLIC STREET AND ROADS - SECTION 122-C-3-b:

TO BE SHOWN ON SUBDIVISION PLATS, IF REQUIRED BY THE HOWARD COUNTY DEPT. OF PLANNING AND ZONING.

2. PUBLIC RIGHTS-OF-WAY - SECTION 122-C-3-b:

2A TO BE SHOWN ON SUBDIVISION PLATS, IF REQUIRED BY THE HOWARD COUNTY DEPT. OF PLANNING AND ZONING.

2B VEHICULAR INGRESS AND EGRESS TO MARYLAND ROUTE 108 AND HARPER'S FARM ROAD WILL BE PERMITTED ONLY AT POINTS OF ACCESS APPROVED BY THE HOWARD COUNTY DEPT. OF PLANNING AND ZONING, DPW & SHA.

3. MAJOR UTILITY RIGHTS-OF-WAY - SECTION 122-C-3-b:

TO BE SHOWN ON SUBDIVISION PLATS, IF REQUIRED BY THE HOWARD COUNTY DEPT. OF PLANNING AND ZONING AND DPW

4. DRAINAGE FACILITIES - SECTION 122-C-3-b:

TO BE SHOWN ON SUBDIVISION PLATS, IF REQUIRED BY THE HOWARD COUNTY DEPT. OF PLANNING AND ZONING AND DPW

5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES - SECTION 122-C-3-c:

TO BE SHOWN ON THE FINAL DEVELOPMENT PLAN, IF REQUIRED BY THE HOWARD COUNTY PLANNING BOARD.

6. PERMITTED GENERAL LOCATIONS OF BUILDINGS AND STRUCTURES - SECTION 122-C-3-d-(1):

THE TERM "STRUCTURE", AS USED IN THIS FINAL DEVELOPMENT PLAN PHASE, SHALL INCLUDE BUT NOT BE LIMITED TO:

- CORNICES AND EAVES
- ROOF OR BUILDING OVERHANGS
- CHIMNEYS
- PORCHES, DECKS, OPEN OR ENCLOSED
- BAY WINDOWS, ORIEL, VESTIBULE, BALCONY
- PRIVACY WALLS OR SCREENS
- ALL PARTS OF ANY BUILDINGS DWELLING, OR ACCESSORY BUILDINGS

ALL SETBACK AREAS SHALL BE CLEAR OF ANY PROTRUSIONS, EXTENSIONS, OR CONSTRUCTION OF ANY TYPE, EXCEPT CORNICES AND EAVES MAY PROJECT NOT MORE THAN THREE (3) FEET INTO THE SETBACK AREA; BAY WINDOWS, ORIELS, VESTIBULES, BALCONIES OR CHIMNEYS WHICH ARE NOT MORE THAN TEN (10) FEET IN WIDTH MAY PROJECT NOT MORE THAN FOUR (4) FEET INTO THE SETBACK AREA; AND PORCHES, DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN THREE (3) FEET INTO THE FRONT OR REAR SETBACK AREA, AND WHERE ANY LAND USE IS ADJACENT TO A PRINCIPAL ARTERIAL OR INTERMEDIATE DIVIDED ARTERIAL HIGHWAY NO STRUCTURE SHALL BE LOCATED WITHIN 50' OF THE RIGHT-OF-WAY LINE THEREOF EXCEPT, HOWEVER, THAT STRUCTURES MAY BE CONSTRUCTED AT ANY LOCATION WITHIN SUCH SETBACK AREAS IF SUCH CONSTRUCTION IS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

THE TERM "STRUCTURE" DOES NOT INCLUDE THE FOLLOWING UPON WHICH NO RESTRICTION AS TO LOCATION IS IMPOSED:

- WALKS
- SHRUBBERY
- TREES
- ORNAMENTAL LANDSCAPING
- TRELLISES
- EXCAVATIONS OR FILL
- FENCING UNDER 6' IN HEIGHT
- RETAINING WALLS UNDER 3' IN HEIGHT
- SIMILAR MINOR STRUCTURES

DETERMINATION OF THE SPECIFIC CHARACTER OF "SIMILAR MINOR STRUCTURES" AND SETBACKS APPLICABLE THERETO WILL BE MADE BY THE HOWARD COUNTY DEPT. OF PLANNING AND ZONING.

FENCES OR WALLS, IF LOCATED WITHIN SETBACK AREAS ADJACENT TO A PUBLIC STREET, ROAD, OR HIGHWAY UPON WHICH CONSTRUCTION OF STRUCTURES IS PROHIBITED, SHALL NOT EXCEED 3' IN HEIGHT IF SOLID OR CLOSED NOR 5' IN HEIGHT IF OPEN, EXCEPT IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

6A SINGLE FAMILY LOW AND/OR MEDIUM DENSITY

NO STRUCTURE SHALL BE LOCATED UPON LOTS DEVOTED TO SINGLE FAMILY LOW AND/OR MEDIUM DENSITY LAND USE WITHIN 20 FEET OF ANY 50' STREET RIGHT-OF-WAY, NOR WITHIN 30 FEET OF ANY 60' OR GREATER STREET RIGHT-OF-WAY, NOR WITHIN 50 FEET OF A PRINCIPAL ARTERIAL HIGHWAY, NOR WITHIN 7-1/2 FEET OF ANY PROPERTY LINE NOT A RIGHT-OF-WAY FOR A PUBLIC STREET, ROAD, OR HIGHWAY, EXCEPT, HOWEVER, THAT STRUCTURES MAY BE CONSTRUCTED AT ANY LOCATION WITHIN SUCH SET-BACK AREAS PROVIDED ALL STRUCTURES AND CONSTRUCTION IS DEVELOPED IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

STRUCTURES MAY BE LOCATED ON THE PROPERTY LINE PROVIDED NO PART OF THE BUILDING SHALL PROTRUDE OVER THE ADJOINING LOT AND PROVIDED THAT A MAINTENANCE EASEMENT AGREEMENT BE INCLUDED IN THE DEED WHERE APPROPRIATE. SPACING BETWEEN SINGLE FAMILY DETACHED DWELLING UNITS SHALL BE A MINIMUM OF 15 FEET. ALL STRUCTURES MUST BE DEVELOPED IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

THE PLANNING BOARD MAY UPON APPLICATION, DESIGNATE ON A SUBDIVISION PLAT, A LOT, LOTS OR PARCELS, AS "COMMON OPEN AREAS" WHICH WILL NOT BE CREDITED TO "OPENSACE", BUT, WILL BE CREDITED TO THE SINGLE FAMILY LOW AND/OR MEDIUM DENSITY OF THE PHASE IN WHICH IT PRESENTLY EXISTS.

PERMANENT ACCESS TO LOTS MAY BE PROVIDED BY MEANS OF PERPETUAL COMMON RECIPROCAL ACCESS EASEMENT AS SHOWN ON THE FINAL SUBDIVISION PLAT.

6D OPEN SPACE LAND USE AREAS

NO STRUCTURE WITHIN OPEN SPACE LAND USE AREAS SHALL BE LOCATED WITHIN THIRTY (30) FEET OF THE RIGHT-OF-WAY OF ANY PUBLIC STREET, ROAD, OR HIGHWAY; OR WITHIN TWENTY-FIVE (25) FEET OF ANY PROPERTY LINE; EXCEPT, HOWEVER, THAT STRUCTURES MAY BE CONSTRUCTED AT ANY LOCATION UPON LOTS DEVOTED TO OPEN SPACE LAND USE PROVIDED SUCH CONSTRUCTION IS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD. ALL STRUCTURES MUST BE DEVELOPED IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

7. PERMITTED USES - SECTION 122-C-3-d-(2):

7A-1 SINGLE FAMILY LOW DENSITY LAND AREAS

ALL LOTS WITHIN SINGLE FAMILY LOW DENSITY LAND USE AREAS SHALL BE USED ONLY FOR SINGLE FAMILY DETACHED LOW DENSITY RESIDENTIAL USES, INCLUDING PRIVATE RECREATION FACILITIES, SUCH AS SWIMMING POOL, TENNIS COURTS, BASKETBALL COURTS, RESERVED FOR THE USE OF THE ON-SITE RESIDENTS AND THEIR GUESTS.

5005 STRAIGHT STAR PLACE, ALSO KNOWN AS LOT 2 PARCEL 362, VILLAGE OF HARPER'S CHOICE SECTION 7 AREA 4, RECORD PLAT 9319 IS EXEMPT FROM SECTION 110.0.C.2.a OF THE HOWARD COUNTY ZONING REGULATIONS REQUIRING A MINIMUM LOT SIZE OF 12,000SF FOR AN ACCESSORY APARTMENT.

7E-1 OPEN SPACE LAND USE AREAS

LOTS 141, 142, 143, 145, AND 146 (CREDITED) AND LOT 144 (NON-CREDITED) ARE TO BE USED FOR ALL OPEN SPACE LAND USES INCLUDING, BUT NOT LIMITED TO, PEDESTRIAN AND BICYCLE PATHWAYS. THESE LOTS MAY BE USED FOR DRAINAGE AND UTILITY EASEMENTS IF NECESSARY, PROVIDED THAT SUCH EASEMENTS ARE SHOWN ON THE SUBDIVISION PLAT IF REQUIRED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

8. HEIGHT LIMITATIONS - SECTION 122-C-3-d(3)

8A-1 SINGLE FAMILY LOW AND/OR MEDIUM DENSITY LAND USE AREAS

NO STRUCTURE SHALL BE CONSTRUCTED MORE THAN 34 FEET IN HEIGHT FROM THE HIGHEST ADJOINING GROUND ELEVATION ADJACENT TO THE BUILDING UPON LOTS DEVOTED TO SINGLE FAMILY LAND USES.

8E OPEN SPACE LAND USE AREAS

NO HEIGHT LIMITATION IS IMPOSED UPON STRUCTURES CONSTRUCTED WITHIN OPEN SPACE LAND USE AREAS PROVIDED IMPROVEMENTS THEREON ARE CONSTRUCTED IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

9. PARKING REQUIREMENTS - SECTION 122-C-3-d-(3):

9A SINGLE FAMILY MEDIUM AND/OR LOW DENSITY LAND USE AREAS

NO LESS THAN TWO (2) OFF-STREET PARKING SPACES CONTAINING A MINIMUM AREA OF ONE HUNDRED EIGHTY (180) SQUARE FEET PER EACH PARKING SPACE SHALL BE PROVIDED ON EACH LOT WITHIN SINGLE FAMILY LAND USE AREAS, EXCEPT THAT WHEN DRIVEWAY ACCESS IS TO A 60' OR GREATER STREET RIGHT-OF-WAY, TWO PARKING SPACES SHALL BE PROVIDED EXCLUSIVE OF ANY AREA ENCOMPASSED BY A GARAGE, EACH WITH ACCESS TO THE STREET WITHOUT CROSSING THE OTHER PARKING SPACE.

9E OPEN SPACE LAND USE AREAS

NO PARKING REQUIREMENTS ARE IMPOSED UPON ANY OF THE LAND WITHIN THIS FINAL DEVELOPMENT PLAN PHASE DEVOTED TO OPEN SPACE USES. IN THE EVENT STRUCTURES ARE PROPOSED FOR CONSTRUCTION ON ANY PORTION OF SUCH LAND PARKING REQUIREMENTS THEREFORE MAY BE IMPOSED BY THE HOWARD COUNTY PLANNING BOARD AT THE TIME A SITE DEVELOPMENT PLAN IS SUBMITTED FOR APPROVAL. ANY OPEN SPACE LAND USE AREAS AS MAY BE REQUIRED FOR PARKING PURPOSES BY THE HOWARD COUNTY PLANNING BOARD SHALL BE DEDUCTED FROM THE CREDITED OPEN SPACE LAND USE TABULATIONS AND DENOTED AS NON-ZONING REGULATIONS.

10. SETBACK PROVISIONS- SECTION 122-C-3-d(3)

10A GENERALLY

- a. SETBACKS SHALL CONFORM TO THE REQUIREMENTS OF SECTION 6 ABOVE
- b. NO OTHER SETBACK RESTRICTIONS ARE IMPOSED UPON LAND WITHIN THIS FINAL DEVELOPMENT PLAN PHASE.

11. MINIMUM LOT SIZES - SECTION 122-C-3-d(3)

AS SHOWN ON SUBDIVISION PLAT IN ACCORDANCE WITH MINIMUM LOT SIZES AS MAY BE REQUIRED BY THE HOWARD COUNTY PLANNING BOARD.

12. COVERAGE REQUIREMENTS - SECTION 122-C-3-d(3)

12A SINGLE FAMILY MEDIUM AND/OR LOW DENSITY LAND USE AREAS

LOTS LESS THAN 10000 SQUARE FEET WHICH DO NOT ADJOIN OPEN SPACE SHALL NOT EXCEED 30% LOT COVERAGE.

12E OPEN SPACE LAND USES

NO MORE THAN TEN PERCENT (10%) OF THE LAND WITHIN THIS FINAL DEVELOPMENT PLAN PHASE DEVOTED TO OPEN SPACE LAND USES SHALL BE COVERED BY BUILDINGS OR MAJOR STRUCTURES EXCEPT IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN AS APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

LAND USE TABULATION		
SINGLE FAMILY LOW DENSITY		63.4602 AC.
ROADS:		
STATE R/W	3.3070 AC.	
COUNTY R/W	10.2751 AC.	
OPEN SPACE:		
CREDITED		17.0901 AC.
NON-CREDITED		0.4067 AC.
TOTAL		80.9600 AC.

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 204-A RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND, ON AUGUST 28TH, 1990 AS PLAT 204-A-3054-1143

VILLAGE OF HARPER'S CHOICE

SECTION 7 AREAS 3, 4 & 5

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT LAND CO.

COLUMBIA, MARYLAND 21044

COLUMBIA

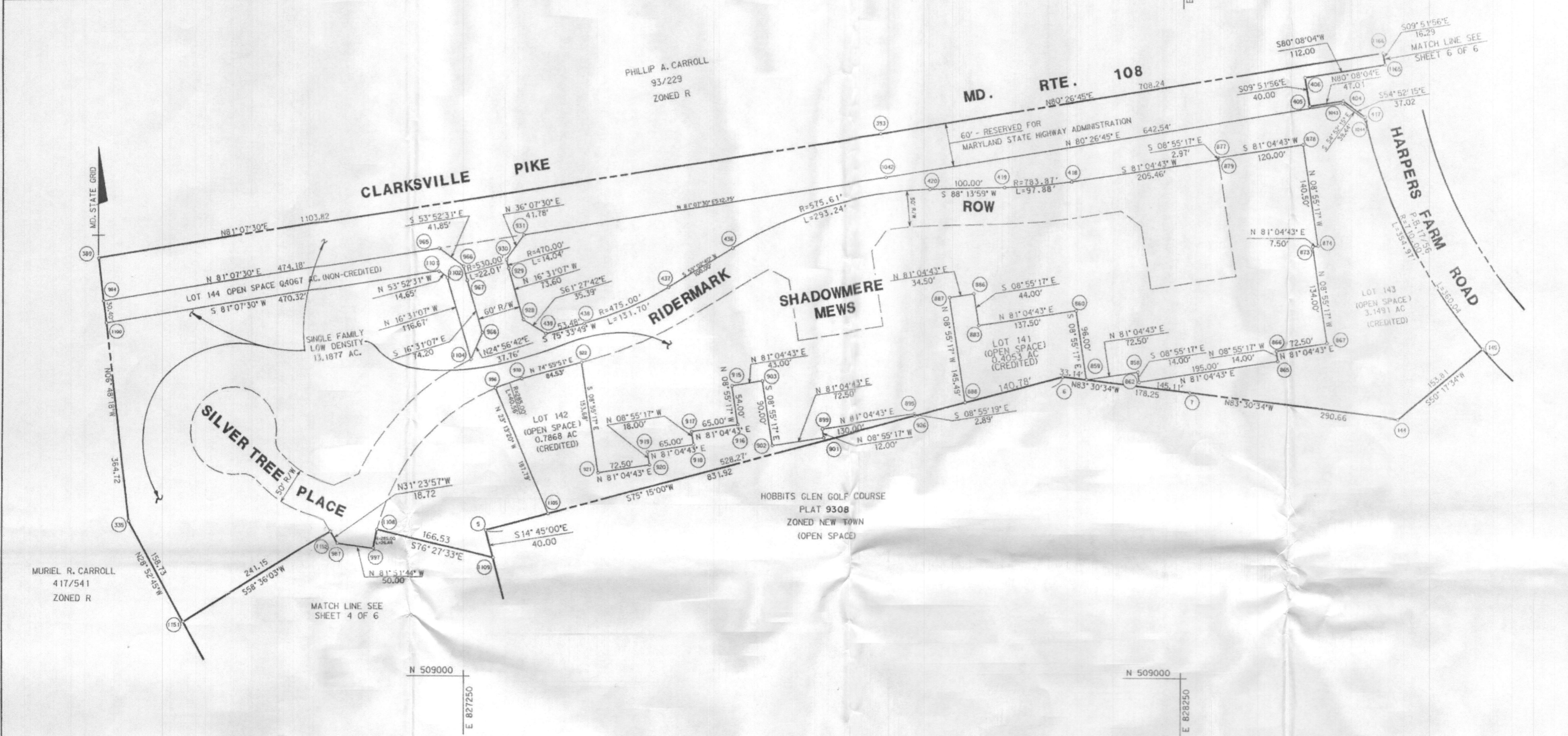
AMENDED FINAL DEVELOPMENT PLAN PHASE 204-B

5TH ELECTION DISTRICT HOWARD CO., MD.

SCALE: AS NOTED

SHEET 2 OF 6

FROM	TO	RADIUS	LENGTH	DELTA	TANGENT	CHORD
929	930	470.00'	14.04'	01°42'41"	7.02'	N 15°39'46" W 14.04'
966	967	530.00'	22.01'	02°22'47"	11.01'	S 15°19'44" E 22.01'
996	970	285.00'	40.56'	08°09'11"	20.31'	N 70°51'16" E 40.52'
437	438	475.00'	13.70'	15°53'12"	66.28'	S 66°59'15" W 13.128'
420	436	575.61'	293.24'	29°11'20"	149.88'	S 73°38'20" W 290.08'
418	419	783.87'	97.88'	07°09'16"	49.00'	S 84°39'21" W 97.82'
417	145	710.00'	360.04'	29°03'17"	183.98'	S 27°41'47" E 356.19'
1108	997	285.00'	26.88'	05°24'11"	13.45'	S 10°50'21" W 26.87'



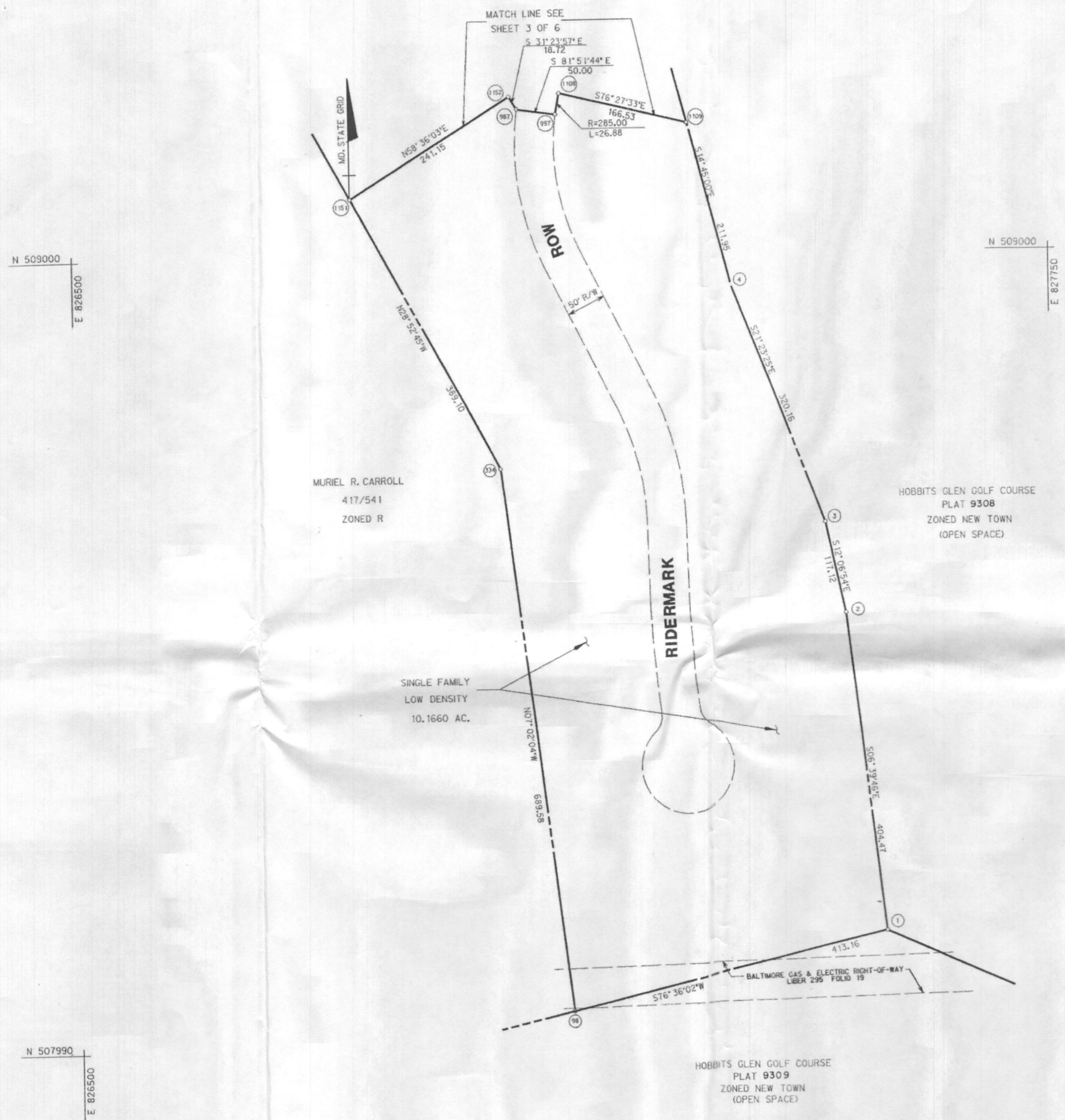
NO.	NORTH	EAST	NO.	NORTH	EAST
5	509202.23	827280.00	902	509318.24	827578.25
6	509414.04	828084.50	903	509408.15	827665.29
7	509393.89	828261.61	915	509401.48	827622.81
144	509361.04	828550.40	916	509348.14	827631.19
145	509459.30	828668.73	917	509338.06	827566.97
335	509212.57	826781.48	918	509320.28	827569.77
389	509574.72	826738.26	919	509310.20	827505.55
393	509745.02	827828.87	920	509292.41	827508.34
404	509795.98	828472.90	921	509281.17	827436.72
405	509787.93	828426.58	922	509432.99	827412.89
406	509827.34	828419.73	925	509355.65	827877.89
417	509774.68	828503.18	928	509488.87	827331.95
418	509681.96	828097.10	929	509559.43	827311.02
419	509672.85	827999.70	930	509572.94	827307.23
420	509669.76	827899.75	931	509606.69	827331.86
436	509588.05	827621.42	964	509515.11	826745.37
437	509536.61	827535.66	965	509588.26	827213.88
438	509485.29	827414.83	966	509563.59	827247.68
439	509471.96	827363.04	967	509542.37	827253.50
858	509427.13	828189.05	968	509477.22	827274.60
859	509410.30	828117.43	970	509411.01	827331.26
860	509505.13	828102.54	987	509183.23	827073.73
862	509407.71	828191.23	996	509397.72	827292.98
865	509437.95	828383.87	997	509176.16	827123.23
866	509451.78	828381.70	1042	509685.80	827838.47
867	509463.02	828453.32	1043	509792.44	828472.10
873	509595.40	828432.54	1044	509769.75	828504.35
874	509596.56	828439.35	1100	509484.92	828748.98
877	509716.76	828299.61	1101	509557.48	827211.85
878	509735.36	828418.16	1102	509548.84	827225.50
879	509713.82	828300.07	1104	509436.99	827255.67
883	509483.81	827966.71	1105	509225.15	827367.03
886	509527.28	827959.88	1108	509202.54	827128.28
887	509521.93	827925.80	1109	509163.55	827290.18
888	509478.20	827948.36	1151	509073.58	826858.14
895	509362.50	827877.44	1152	509199.22	827061.98
899	509342.34	827749.01	1165	509846.53	828530.08
901	509330.49	827750.87	1166	509862.58	828527.28

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 204-A RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, ON AUGUST 28TH, 1990 AS PLAT 204-A-3054-1143

VILLAGE OF HARPERS CHOICE
SECTION 7 AREAS 3, 4 & 5
 PETITIONER AND OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT LAND CO.
 COLUMBIA, MARYLAND 21044
COLUMBIA
 AMENDED FINAL DEVELOPMENT PLAN PHASE 204-B
 5TH ELECTION DISTRICT HOWARD CO., MD.
 SCALE: 1"=100' SHEET 3 OF 6

CURVE DATA TABLE						
FROM	TO	RADIUS	LENGTH	DELTA	TANGENT	CHORD
997	1108	285.00'	26.88'	05°24'11"	13.45'	N 10°50'21"E 26.87'

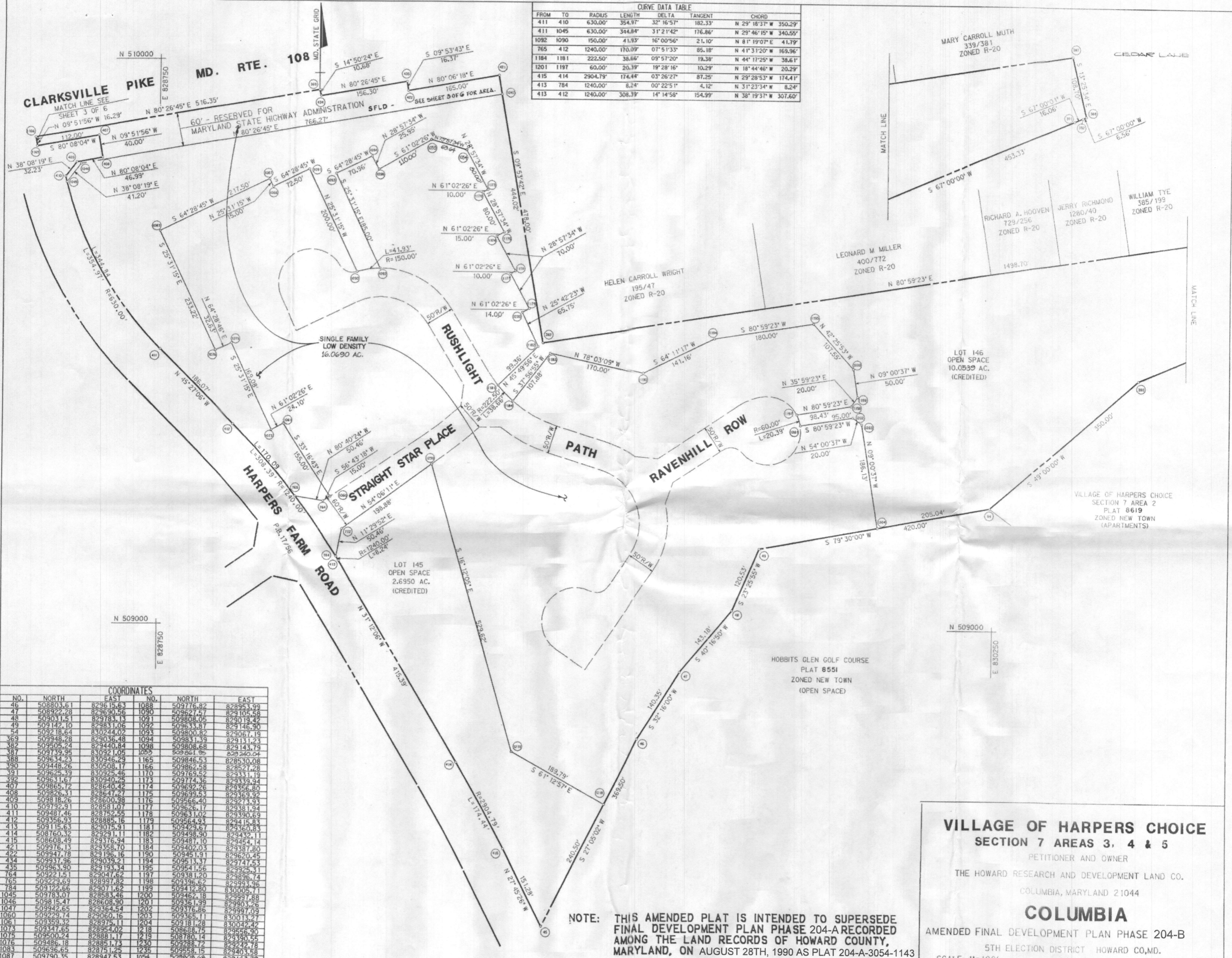
COORDINATES					
NO.	NORTH	EAST	NO.	NORTH	EAST
1	508144.23	827532.42			
2	508545.97	827485.49			
3	508660.48	827460.91			
4	508958.59	827344.14			
98	508048.48	827130.50			
334	508732.87	827046.05			
987	509183.23	827073.73			
997	509176.16	827123.23			
1108	509202.54	827128.28			
1109	509163.55	827290.18			
1151	509073.58	826858.14			
1152	509199.22	827063.98			



NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 204-A RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, ON AUGUST 28TH, 1990 AS PLAT 204-A-3054-1143

VILLAGE OF HARPERS CHOICE
SECTION 7 AREAS 3, 4 & 5
 PETITIONER AND OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT LAND CO.
 COLUMBIA, MARYLAND 21044
COLUMBIA
 AMENDED FINAL DEVELOPMENT PLAN PHASE 204-B
 5TH ELECTION DISTRICT HOWARD CO., MD.
 SCALE: 1"=100' SHEET 4 OF 6

FROM	TO	RADIUS	LENGTH	DELTA	TANGENT	CHORD
411	410	630.00'	354.97'	32° 16' 57"	182.33'	N 29° 18' 37" W 350.29'
411	1045	630.00'	344.84'	31° 21' 42"	176.86'	N 29° 46' 15" W 340.55'
1092	1090	150.00'	41.93'	16° 00' 56"	21.10'	N 81° 19' 07" E 41.79'
765	412	1240.00'	170.09'	07° 51' 33"	85.18'	N 41° 31' 20" E 169.96'
1184	1181	222.50'	38.66'	09° 57' 20"	19.38'	N 44° 17' 25" W 38.61'
1201	1197	60.00'	20.39'	19° 28' 16"	10.29'	N 18° 44' 46" W 20.29'
415	414	2904.79'	174.44'	03° 26' 27"	87.25'	N 29° 28' 53" W 174.41'
413	784	1240.00'	8.24'	00° 22' 51"	4.12'	N 31° 23' 34" W 8.24'
413	412	1240.00'	308.39'	14° 14' 58"	154.99'	N 38° 19' 37" W 307.60'



N 510000
E 828750

N 509000
E 828750

N 509000
E 830250

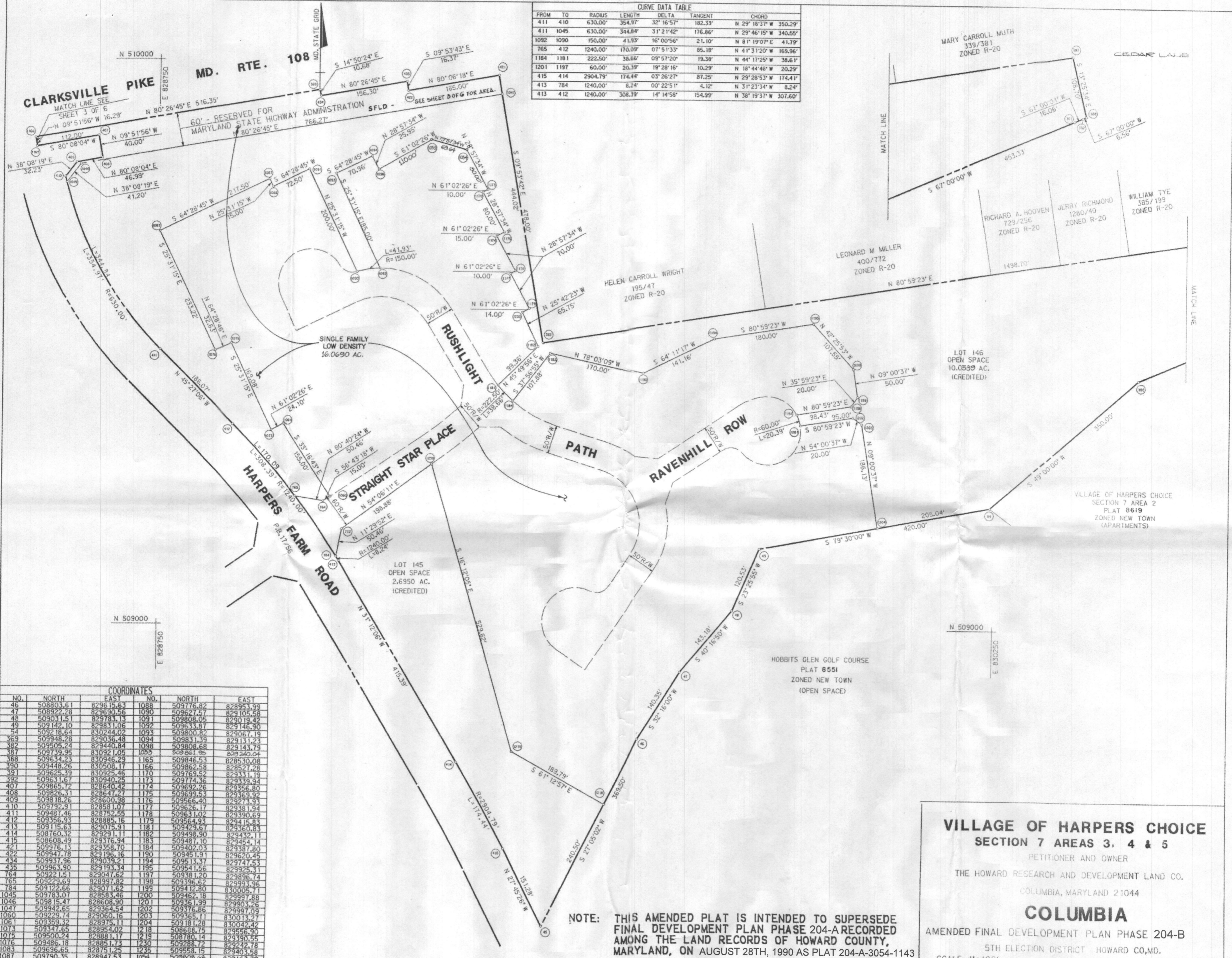
COORDINATES					
NO.	NORTH	EAST	NO.	NORTH	EAST
46	508803.61	829615.63	1088	509776.82	828953.99
47	508922.28	829690.56	1090	509627.57	829105.58
48	509031.51	829783.13	1091	509808.05	829019.42
49	509142.10	829883.06	1092	509633.87	829146.90
54	509218.64	830244.02	1093	509800.82	829067.19
369	509488.28	829036.48	1094	509831.39	829131.23
382	509505.24	829440.84	1098	509808.68	829143.75
387	509739.95	830321.05	1052	829861.95	829240.04
388	509634.23	830946.29	1165	509846.53	828530.08
390	509448.26	830508.17	1166	509862.58	828527.28
391	509625.39	830925.46	1170	509769.52	829331.19
392	509631.67	830940.25	1173	509774.36	829339.94
407	509865.72	828640.42	1174	509692.26	829356.80
408	509826.31	828647.27	1175	509699.53	829369.92
409	509818.26	828600.98	1176	509566.40	829271.93
410	509792.91	828581.07	1177	509626.17	829381.94
411	509487.46	828752.55	1178	509631.02	829390.69
412	509356.93	828885.16	1179	509664.93	829415.83
413	509115.63	829075.91	1181	509429.67	829360.83
414	508760.32	829291.11	1182	509498.90	829432.11
415	508608.49	829376.94	1183	509487.10	829454.14
421	509976.13	829358.70	1184	509402.03	829387.80
422	509947.78	829196.16	1190	509451.91	829620.45
434	509937.96	829039.21	1194	509513.37	829747.53
435	509963.90	829193.34	1195	509541.56	829925.31
64	509221.51	829047.62	1197	509381.20	829896.74
765	509223.69	829097.82	1198	509396.62	829993.96
784	509122.66	829071.62	1199	509412.80	830005.71
1045	509783.07	828584.46	1200	509462.18	829997.88
1046	509815.47	828608.90	1201	509361.99	829907.26
1047	509942.65	829364.54	1202	509376.86	829997.09
1060	509229.74	829060.16	1203	509365.11	830013.27
1061	509359.32	828975.11	1204	509181.28	830042.42
1073	509347.65	828954.02	1218	508688.75	829556.90
1075	509500.24	828881.17	1219	508780.14	829390.55
1076	509486.18	828851.73	1230	509288.72	829242.78
1083	509636.65	828751.25	1235	509558.15	829403.58
1087	509790.35	828947.53	1054	509808.68	829143.79

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 204-A RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, ON AUGUST 28TH, 1990 AS PLAT 204-A-3054-1143

VILLAGE OF HARPERS CHOICE
SECTION 7 AREAS 3, 4 & 5
 PETITIONER AND OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT LAND CO.
 COLUMBIA, MARYLAND 21044

COLUMBIA
 AMENDED FINAL DEVELOPMENT PLAN PHASE 204-B
 5TH ELECTION DISTRICT HOWARD CO., MD.
 SCALE: 1"=100'
 SHEET 5 OF 6

FROM	TO	RADIUS	LENGTH	DELTA	TANGENT	CHORD
411	410	630.00'	354.97'	32° 16' 57"	182.33'	N 29° 18' 37" W 350.29'
411	1045	630.00'	344.84'	31° 21' 42"	176.86'	N 29° 46' 15" W 340.55'
1092	1090	150.00'	41.93'	16° 00' 56"	21.10'	N 81° 19' 07" E 41.79'
765	412	1240.00'	170.09'	07° 51' 33"	85.18'	N 41° 31' 20" E 169.96'
1184	1181	222.50'	38.66'	09° 57' 20"	19.38'	N 44° 17' 25" W 38.61'
1201	1197	60.00'	20.39'	19° 28' 16"	10.29'	N 18° 44' 46" W 20.29'
415	414	2904.79'	174.44'	03° 26' 27"	87.25'	N 29° 28' 53" W 174.41'
413	784	1240.00'	8.24'	00° 22' 51"	4.12'	N 31° 23' 34" W 8.24'
413	412	1240.00'	308.39'	14° 14' 58"	154.99'	N 38° 19' 37" W 307.60'



NO.	NORTH	EAST	NO.	NORTH	EAST
46	508803.61	829615.63	1088	509776.82	828953.99
47	508922.28	829690.56	1090	509627.57	829105.58
48	509031.51	829783.13	1091	509808.05	829019.42
49	509142.10	829883.06	1092	509633.87	829146.90
54	509218.64	830244.02	1093	509800.82	829067.19
369	509448.28	829036.48	1094	509831.39	829131.23
382	509505.24	829440.84	1098	509808.68	829143.75
387	509739.95	830321.05	1052	82961.95	829240.04
388	509634.23	830946.29	1165	509846.53	828530.08
390	509448.26	830508.17	1166	509862.58	828527.28
391	509625.39	830925.46	1170	509769.52	829331.19
392	509631.67	830940.25	1173	509774.36	829339.94
407	509865.72	828640.42	1174	509692.26	829356.80
408	509826.31	828647.27	1175	509699.53	829369.92
409	509818.26	828600.98	1176	509566.40	829271.93
410	509792.91	828581.07	1177	509626.17	829381.94
411	509487.46	828752.55	1178	509631.02	829390.69
412	509356.93	828885.16	1179	509664.93	829415.83
413	509115.63	829075.91	1181	509429.67	829360.83
414	508760.32	829291.11	1182	509498.90	829432.11
415	508608.49	829376.94	1183	509487.10	829454.14
421	509976.13	829358.70	1184	509402.03	829387.80
422	509947.78	829196.16	1190	509451.91	829620.45
434	509937.96	829039.21	1194	509513.37	829747.53
435	509963.90	829193.34	1195	509541.56	829925.31
64	509221.51	829047.62	1197	509381.20	829896.74
765	509223.69	829097.82	1198	509396.62	829993.96
784	509122.66	829071.62	1199	509412.80	830005.71
1045	509783.07	828584.46	1200	509462.18	829997.88
1046	509815.47	828608.90	1201	509361.99	829907.26
1047	509942.65	829364.54	1202	509376.86	829997.09
1060	509229.74	829060.16	1203	509365.11	830013.27
1061	509359.32	828975.11	1204	509181.28	830042.42
1073	509347.65	828954.02	1218	508688.75	829556.90
1075	509500.24	828881.17	1219	508780.14	829390.55
1076	509486.18	828851.73	1230	509288.72	829242.78
1083	509636.65	828751.25	1235	509558.15	829403.58
1087	509790.35	828947.53	1054	509608.68	829143.79

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 204-A RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, ON AUGUST 28TH, 1990 AS PLAT 204-A-3054-1143

VILLAGE OF HARPERS CHOICE
SECTION 7 AREAS 3, 4 & 5
 PETITIONER AND OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT LAND CO.
 COLUMBIA, MARYLAND 21044
COLUMBIA
 AMENDED FINAL DEVELOPMENT PLAN PHASE 204-B
 5TH ELECTION DISTRICT HOWARD CO., MD.
 SCALE: 1"=100'
 SHEET 5 OF 6

