2 PETITIONERS * PLANNING BOARD COUNTY, MARYLAND 4 *	1	KEVIN AND MARIA GARVEY, * BEFORE THE
4 * * * * * * * * * * * * * * * * * * *	2	PETITIONERS * PLANNING BOARD OF
5 MOTION: To recommend approval of the petition with the recommendation that the Zoning 6 Authority further study the original allocation of the two zoning district areas for 7 the property during the 2013 Comprehensive Zoning Plan. 8 ACTION: Recommended approval; Vote 3 to 0. 9 * * * * * * * * * * * * * * * * * * *	3	ZONING BOARD CASE NO.: ZB-1108M * HOWARD COUNTY, MARYLAND
6 Authority further study the original allocation of the two zoning district areas for the property during the 2013 Comprehensive Zoning Plan. 8 ACTION: Recommended approval; Vote 3 to 0. 9 * * * * * * * * * * * * * * * * * * *	4	* * * * * * * * * * * * *
the property during the 2013 Comprehensive Zoning Plan. ACTION: Recommended approval; Vote 3 to 0. 9 * * * * * * * * * * * * * * * * * * *	5	MOTION: To recommend approval of the petition with the recommendation that the Zoning
8 ACTION: Recommended approval; Vote 3 to 0. 9 * * * * * * * * * * * * * * * * * * *	6	Authority further study the original allocation of the two zoning district areas for
9 * * * * * * * * * * * * * * * * * * *	7	the property during the 2013 Comprehensive Zoning Plan.
10RECOMMENDATION11121314141516171819191910101111121314141516171819191910111111121314141515161718191911111112131414151516171819111111121314141515161718191911111212131414151515161718191911111212131415151515151515151617	8	ACTION: Recommended approval; Vote 3 to 0.
11On June 2, 2016, the Planning Board of Howard County, Maryland, considered the petition of Kevin13and Maria Garvey for an amendment to the Zoning Map to rezone 0.7 acre from the POR District to the RR-14DEO District.15The Planning Board considered the petition, the Department of Planning and Zoning (DPZ) Technical Staff16Report and recommendation, and comments of reviewing agencies. The Petitioner was represented by Sang17Report and recommendation, and comments of reviewing agencies. The Petitioner was represented by Sang18Oh. Mr. Oh stated that the Technical Staff Report is a proper analysis of the zoning issues, but he noted that19the Comprehensive Zoning Plan process is very fast and complicated, so it is difficult to fix problems like this20during the process. There was no testimony in opposition to the petition.21DPZ recommended denial of the petition because there is sufficient evidence to show that during the 201323Comprehensive Zoning Plan process, the Zoning Authority intended to establish the POR District as shown24on the official Zoning Map. DPZ also stated that the driveway that provides access to the house on the RR-25DEO area of the property can continue to be used for that purpose even though it goes through the POR-27testimony was evaluated to develop the Board's recommendation.28Board Discussion and Recommendation29Board Discussion and Recommendation20The Board acknowledged that the request is minor, and while understanding that the driveway can continue to access the house, the Board indicated that the Zoning Authority should reconsider th	9	* * * * * * * * * * * * *
12On June 2, 2016, the Planning Board of Howard County, Maryland, considered the petition of Kevin13and Maria Garvey for an amendment to the Zoning Map to rezone 0.7 acre from the POR District to the RR-14DEO District.15116The Planning Board considered the petition, the Department of Planning and Zoning (DPZ) Technical Staff17Report and recommendation, and comments of reviewing agencies. The Petitioner was represented by Sang18Oh. Mr. Oh stated that the Technical Staff Report is a proper analysis of the zoning issues, but he noted that19the Comprehensive Zoning Plan process is very fast and complicated, so it is difficult to fix problems like this20during the process. There was no testimony in opposition to the petition.21DPZ recommended denial of the petition because there is sufficient evidence to show that during the 201323Comprehensive Zoning Plan process, the Zoning Authority intended to establish the POR District as shown24on the official Zoning Map. DPZ also stated that the driveway that provides access to the house on the RR-25DEO area of the property can continue to be used for that purpose even though it goes through the POR-26zoned area. The Planning Board's work session followed the meeting. During the work session, all DPZ27testimony was evaluated to develop the Board's recommendation.28Board Discussion and Recommendation29Board Discussion and Recommendation30The Board acknowledged that the request is minor, and while understanding that the driveway can31continue to access the house, the Board ind	10	RECOMMENDATION
13 and Maria Garvey for an amendment to the Zoning Map to rezone 0.7 acre from the POR District to the RR- 14 DEO District. 15 The Planning Board considered the petition, the Department of Planning and Zoning (DPZ) Technical Staff 17 Report and recommendation, and comments of reviewing agencies. The Petitioner was represented by Sang 18 Oh. Mr. Oh stated that the Technical Staff Report is a proper analysis of the zoning issues, but he noted that 19 the Comprehensive Zoning Plan process is very fast and complicated, so it is difficult to fix problems like this 20 during the process. There was no testimony in opposition to the petition. 21 DPZ recommended denial of the petition because there is sufficient evidence to show that during the 2013 20 Comprehensive Zoning Plan process, the Zoning Authority intended to establish the POR District as shown 21 DPZ recommended denial of the petition because there is sufficient evidence to show that during the 2013 22 Comprehensive Zoning Plan process, the Zoning Authority intended to establish the POR District as shown 23 Comprehensive Zoning Plan process, the Zoning Authority intended to establish the POR District as shown 24 on the official Zoning Map. DPZ also stated that the driveway that provides access to the house on the RR- 25 DEO area of the property can continue to be used for that purpose even	11	
14 DEO District. 15 The Planning Board considered the petition, the Department of Planning and Zoning (DPZ) Technical Staff 16 The Planning Board considered the petition, the Department of Planning and Zoning (DPZ) Technical Staff 17 Report and recommendation, and comments of reviewing agencies. The Petitioner was represented by Sang 18 Oh. Mr. Oh stated that the Technical Staff Report is a proper analysis of the zoning issues, but he noted that 19 the Comprehensive Zoning Plan process is very fast and complicated, so it is difficult to fix problems like this 20 DPZ recommended denial of the petition because there is sufficient evidence to show that during the 2013 21 DPZ recommended denial of the petition because there is sufficient evidence to show that during the 2013 23 Comprehensive Zoning Plan process, the Zoning Authority intended to establish the POR District as shown 24 on the official Zoning Map. DPZ also stated that the driveway that provides access to the house on the RR- 25 DEO area of the property can continue to be used for that purpose even though it goes through the POR- 26 zoned area. The Planning Board's work session followed the meeting. During the work session, all DPZ 27 testimony was evaluated to develop the Board's recommendation. 28 Board Discussion and Recommendation 30 <	12	On June 2, 2016, the Planning Board of Howard County, Maryland, considered the petition of Kevin
151616The Planning Board considered the petition, the Department of Planning and Zoning (DPZ) Technical Staff17Report and recommendation, and comments of reviewing agencies. The Petitioner was represented by Sang18Oh. Mr. Oh stated that the Technical Staff Report is a proper analysis of the zoning issues, but he noted that19the Comprehensive Zoning Plan process is very fast and complicated, so it is difficult to fix problems like this20during the process. There was no testimony in opposition to the petition.21DPZ recommended denial of the petition because there is sufficient evidence to show that during the 201323Comprehensive Zoning Plan process, the Zoning Authority intended to establish the POR District as shown24on the official Zoning Map. DPZ also stated that the driveway that provides access to the house on the RR-25DEO area of the property can continue to be used for that purpose even though it goes through the POR-26zoned area. The Planning Board's work session followed the meeting. During the work session, all DPZ27testimony was evaluated to develop the Board's recommendation.28Board Discussion and Recommendation30The Board acknowledged that the request is minor, and while understanding that the driveway can31continue to access the house, the Board indicated that the Zoning Authority should reconsider the Zoning32Map Line and the allocation of land area in each District in order to allow the lot to be subdivided. Ms. Adler33made the motion to recommend approval of the petition with an additional recommendation that the Zoning	13	and Maria Garvey for an amendment to the Zoning Map to rezone 0.7 acre from the POR District to the RR-
16The Planning Board considered the petition, the Department of Planning and Zoning (DPZ) Technical Staff17Report and recommendation, and comments of reviewing agencies. The Petitioner was represented by Sang18Oh. Mr. Oh stated that the Technical Staff Report is a proper analysis of the zoning issues, but he noted that19the Comprehensive Zoning Plan process is very fast and complicated, so it is difficult to fix problems like this20during the process. There was no testimony in opposition to the petition.21DPZ recommended denial of the petition because there is sufficient evidence to show that during the 201323Comprehensive Zoning Plan process, the Zoning Authority intended to establish the POR District as shown24on the official Zoning Map. DPZ also stated that the driveway that provides access to the house on the RR-25DEO area of the property can continue to be used for that purpose even though it goes through the POR-26zoned area. The Planning Board's work session followed the meeting. During the work session, all DPZ27testimony was evaluated to develop the Board's recommendation.28Board Discussion and Recommendation30The Board acknowledged that the request is minor, and while understanding that the driveway can31continue to access the house, the Board indicated that the Zoning Authority should reconsider the Zoning32Map Line and the allocation of land area in each District in order to allow the lot to be subdivided. Ms. Adler33made the motion to recommend approval of the petition with an additional recommendation that the Zoning	14	DEO District.
17Report and recommendation, and comments of reviewing agencies. The Petitioner was represented by Sang18Oh. Mr. Oh stated that the Technical Staff Report is a proper analysis of the zoning issues, but he noted that19the Comprehensive Zoning Plan process is very fast and complicated, so it is difficult to fix problems like this20during the process. There was no testimony in opposition to the petition.21DPZ recommended denial of the petition because there is sufficient evidence to show that during the 201323Comprehensive Zoning Plan process, the Zoning Authority intended to establish the POR District as shown24on the official Zoning Map. DPZ also stated that the driveway that provides access to the house on the RR-25DEO area of the property can continue to be used for that purpose even though it goes through the POR-26zoned area. The Planning Board's work session followed the meeting. During the work session, all DPZ27testimony was evaluated to develop the Board's recommendation.28Board Discussion and Recommendation30The Board acknowledged that the request is minor, and while understanding that the driveway can31continue to access the house, the Board indicated that the Zoning Authority should reconsider the Zoning32Map Line and the allocation of land area in each District in order to allow the lot to be subdivided. Ms. Adler33made the motion to recommend approval of the petition with an additional recommendation that the Zoning	15	
18 Oh. Mr. Oh stated that the Technical Staff Report is a proper analysis of the zoning issues, but he noted that 19 the Comprehensive Zoning Plan process is very fast and complicated, so it is difficult to fix problems like this 20 during the process. There was no testimony in opposition to the petition. 21 DPZ recommended denial of the petition because there is sufficient evidence to show that during the 2013 23 Comprehensive Zoning Plan process, the Zoning Authority intended to establish the POR District as shown 24 on the official Zoning Map. DPZ also stated that the driveway that provides access to the house on the RR- 25 DEO area of the property can continue to be used for that purpose even though it goes through the POR- 26 zoned area. The Planning Board's work session followed the meeting. During the work session, all DPZ 26 testimony was evaluated to develop the Board's recommendation. 28 Board Discussion and Recommendation 30 The Board acknowledged that the request is minor, and while understanding that the driveway can 31 continue to access the house, the Board indicated that the Zoning Authority should reconsider the Zoning 32 Map Line and the allocation of land area in each District in order to allow the lot to be subdivided. Ms. Adler 33 made the motion to recommend approval of the petition with an additional recommendation tha	16	The Planning Board considered the petition, the Department of Planning and Zoning (DPZ) Technical Staff
19 the Comprehensive Zoning Plan process is very fast and complicated, so it is difficult to fix problems like this 20 during the process. There was no testimony in opposition to the petition. 21 DPZ recommended denial of the petition because there is sufficient evidence to show that during the 2013 22 DPZ recommended denial of the petition because there is sufficient evidence to show that during the 2013 23 Comprehensive Zoning Plan process, the Zoning Authority intended to establish the POR District as shown 24 on the official Zoning Map. DPZ also stated that the driveway that provides access to the house on the RR- 25 DEO area of the property can continue to be used for that purpose even though it goes through the POR- 26 zoned area. The Planning Board's work session followed the meeting. During the work session, all DPZ 26 testimony was evaluated to develop the Board's recommendation. 28 Board Discussion and Recommendation 30 The Board acknowledged that the request is minor, and while understanding that the driveway can continue to access the house, the Board indicated that the Zoning Authority should reconsider the Zoning 32 Map Line and the allocation of land area in each District in order to allow the lot to be subdivided. Ms. Adler made the motion to recommend approval of the petition with an additional recommendation that the Zoning	17	Report and recommendation, and comments of reviewing agencies. The Petitioner was represented by Sang
20 during the process. There was no testimony in opposition to the petition. 21 DPZ recommended denial of the petition because there is sufficient evidence to show that during the 2013 23 Comprehensive Zoning Plan process, the Zoning Authority intended to establish the POR District as shown 24 on the official Zoning Map. DPZ also stated that the driveway that provides access to the house on the RR- 25 DEO area of the property can continue to be used for that purpose even though it goes through the POR- 26 zoned area. The Planning Board's work session followed the meeting. During the work session, all DPZ 27 testimony was evaluated to develop the Board's recommendation. 28 Board Discussion and Recommendation 30 The Board acknowledged that the request is minor, and while understanding that the driveway can 31 continue to access the house, the Board indicated that the Zoning Authority should reconsider the Zoning 32 Map Line and the allocation of land area in each District in order to allow the lot to be subdivided. Ms. Adler 33 made the motion to recommend approval of the petition with an additional recommendation that the Zoning		
212223242526272829292929292929292020212223242526272829292920202122232425262728292920202122232425262728292920202122232425252627282929202021222324252526272829292020212223242525262727282929202020212223242525 <td></td> <td></td>		
22DPZ recommended denial of the petition because there is sufficient evidence to show that during the 201323Comprehensive Zoning Plan process, the Zoning Authority intended to establish the POR District as shown24on the official Zoning Map. DPZ also stated that the driveway that provides access to the house on the RR-25DEO area of the property can continue to be used for that purpose even though it goes through the POR-26zoned area. The Planning Board's work session followed the meeting. During the work session, all DPZ27testimony was evaluated to develop the Board's recommendation.282930The Board acknowledged that the request is minor, and while understanding that the driveway can31continue to access the house, the Board indicated that the Zoning Authority should reconsider the Zoning32Map Line and the allocation of land area in each District in order to allow the lot to be subdivided. Ms. Adler33made the motion to recommend approval of the petition with an additional recommendation that the Zoning		during the process. There was no testimony in opposition to the petition.
Comprehensive Zoning Plan process, the Zoning Authority intended to establish the POR District as shown on the official Zoning Map. DPZ also stated that the driveway that provides access to the house on the RR- DEO area of the property can continue to be used for that purpose even though it goes through the POR- zoned area. The Planning Board's work session followed the meeting. During the work session, all DPZ testimony was evaluated to develop the Board's recommendation. Board Discussion and Recommendation The Board acknowledged that the request is minor, and while understanding that the driveway can continue to access the house, the Board indicated that the Zoning Authority should reconsider the Zoning Map Line and the allocation of land area in each District in order to allow the lot to be subdivided. Ms. Adler made the motion to recommend approval of the petition with an additional recommendation that the Zoning		
 on the official Zoning Map. DPZ also stated that the driveway that provides access to the house on the RR- DEO area of the property can continue to be used for that purpose even though it goes through the POR- zoned area. The Planning Board's work session followed the meeting. During the work session, all DPZ testimony was evaluated to develop the Board's recommendation. Board Discussion and Recommendation The Board acknowledged that the request is minor, and while understanding that the driveway can continue to access the house, the Board indicated that the Zoning Authority should reconsider the Zoning Map Line and the allocation of land area in each District in order to allow the lot to be subdivided. Ms. Adler made the motion to recommend approval of the petition with an additional recommendation that the Zoning 		
 DEO area of the property can continue to be used for that purpose even though it goes through the POR- zoned area. The Planning Board's work session followed the meeting. During the work session, all DPZ testimony was evaluated to develop the Board's recommendation. <u>Board Discussion and Recommendation</u> The Board acknowledged that the request is minor, and while understanding that the driveway can continue to access the house, the Board indicated that the Zoning Authority should reconsider the Zoning Map Line and the allocation of land area in each District in order to allow the lot to be subdivided. Ms. Adler made the motion to recommend approval of the petition with an additional recommendation that the Zoning 		
 zoned area. The Planning Board's work session followed the meeting. During the work session, all DPZ testimony was evaluated to develop the Board's recommendation. <u>Board Discussion and Recommendation</u> The Board acknowledged that the request is minor, and while understanding that the driveway can continue to access the house, the Board indicated that the Zoning Authority should reconsider the Zoning Map Line and the allocation of land area in each District in order to allow the lot to be subdivided. Ms. Adler made the motion to recommend approval of the petition with an additional recommendation that the Zoning 		
 testimony was evaluated to develop the Board's recommendation. 128 129 <u>Board Discussion and Recommendation</u> 30 The Board acknowledged that the request is minor, and while understanding that the driveway can continue to access the house, the Board indicated that the Zoning Authority should reconsider the Zoning 32 Map Line and the allocation of land area in each District in order to allow the lot to be subdivided. Ms. Adler made the motion to recommend approval of the petition with an additional recommendation that the Zoning 		
 28 29 <u>Board Discussion and Recommendation</u> 30 The Board acknowledged that the request is minor, and while understanding that the driveway can 31 continue to access the house, the Board indicated that the Zoning Authority should reconsider the Zoning 32 Map Line and the allocation of land area in each District in order to allow the lot to be subdivided. Ms. Adler 33 made the motion to recommend approval of the petition with an additional recommendation that the Zoning 		
29Board Discussion and Recommendation30The Board acknowledged that the request is minor, and while understanding that the driveway can31continue to access the house, the Board indicated that the Zoning Authority should reconsider the Zoning32Map Line and the allocation of land area in each District in order to allow the lot to be subdivided. Ms. Adler33made the motion to recommend approval of the petition with an additional recommendation that the Zoning		testimony was evaluated to develop the Board's recommendation.
The Board acknowledged that the request is minor, and while understanding that the driveway can continue to access the house, the Board indicated that the Zoning Authority should reconsider the Zoning Map Line and the allocation of land area in each District in order to allow the lot to be subdivided. Ms. Adler made the motion to recommend approval of the petition with an additional recommendation that the Zoning		Board Discussion and Recommendation
 continue to access the house, the Board indicated that the Zoning Authority should reconsider the Zoning Map Line and the allocation of land area in each District in order to allow the lot to be subdivided. Ms. Adler made the motion to recommend approval of the petition with an additional recommendation that the Zoning 		
 Map Line and the allocation of land area in each District in order to allow the lot to be subdivided. Ms. Adler made the motion to recommend approval of the petition with an additional recommendation that the Zoning 		
33 made the motion to recommend approval of the petition with an additional recommendation that the Zoning		
- 5 1 Truttority further study the original anotation of the two zoning district areas for the property during the 2015		
		Trainerty furnier ender ine enginar anotation of the two Zennig ensurer areas for the property during the Zens

1 2	Comprehensive Zoning Plan. Ms. Roberts seconded the motion. The motion passed by a vote of 3 to 0.	
3	For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 7 th day o	of
4	July, 2016, recommends that ZB-1108M, as described above, be APPROVED .	
5		
6	HOWARD COUNTY PLANNING BOARD	
7	ABSENT	
8	Bill Santos, Chairman	
9	ABSENT	
10	Phil Engelke, Vice-Chair	
11 12	Jacqueline Easley / SB	
13	Erien Roberts / JB	
14	Erica Roberts	
15	Dechurt - Ju	
16	Delphine Adler	
17		
18		
19		
20	ATTEST:	
21	Valle fallie	
22	Valdis Lazdins, Executive Secretary	
23		