

1 **BOZZUTO HOMES, INC.,**

*

BEFORE THE

2 **PETITIONER**

*

PLANNING BOARD OF

3 **CASE NO.: ZB 1109M**

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HOWARD COUNTY, MARYLAND

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5 **MOTION:** *To recommend approval of the petition requesting to rezone 3.70 acres from*
6 *the RR-DEO District to the R-SA-8 District, with the Documented Site Plan*
7 *submitted on February 28, 2017.*

8 **ACTION:** *Recommended approval; Vote 3 to 0.*

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11 On May 25, 2017, the Planning Board of Howard County, Maryland, considered the petition of
12 Bozzuto Homes, Inc. to amend the Zoning Map and rezone 3.70 acres from the RR-DEO district to the R-SA-
13 8 district with a proposed Documented Site Plan for 29 single-family attached dwellings (the "DSP").

14 The Planning Board considered the petition, the Department of Planning and Zoning ("DPZ")
15 Technical Staff Report and Recommendation, and the comments of reviewing agencies. DPZ recommended
16 approval of the petition, citing that the RR-DEO zoning of the property occurred by mistake in the 2013
17 Comprehensive Zoning Plan because the property is located in the Planned Service Area (PSA) and the RR-
18 DEO district is meant for areas outside the PSA. DPZ also recommended approval of the DSP submitted on
19 February 28, 2017, based on the Subdivision Review Committee's certification that the development has the
20 potential to comply with all technical requirements, including the R-SA-8 zoning district requirements.

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22 The Petitioner was represented by Sang Oh. Tom Broyer spoke in opposition to the petition.
23 Mr. Oh stated that the Petitioner concurs with the Technical Staff Report. He said that the DSP was submitted
24 with the rezoning request to ensure that the community would know the specifics of the intended
25 development.

26 Board Discussion and Recommendation

27 In work session, the Planning Board acknowledged that the purpose of the RR-DEO zoning district
28 conflicts with the inclusion of property in the Planned Service Area. The Board agreed that the proposed
29 townhouse development is a more appropriate use of the property. Ms. Adler made the motion to recommend
30 approval of the petition and the DSP in accordance with the Department of Planning Zoning recommendation.
31 Mr. Coleman seconded the motion. The motion passed by a vote of 3 to 0.

1 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 6th day July,
2 recommends that Zoning Board Case No. ZB 1109M, as described above, be APPROVED, with the DSP
3 submitted on February 28, 2017.

6 HOWARD COUNTY PLANNING BOARD

7 Phillips Engelke HB
8 Phillips Engelke, Chair

9 ABSENT
10 Erica Roberts, Vice-chair

11 [Signature]
12 Delphine Adler

13 [Signature]
14 Ed Coleman

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16
17
18 ATTEST:

19 [Signature]
20 Valdis Lardins, Executive Secretary