

1 **HOWARD RESEARCH AND** * **BEFORE THE**
2 **DEVELOPMENT CORPORATION** * **PLANNING BOARD OF**
3 **CASE NO.: ZB-1113M** * **HOWARD COUNTY, MARYLAND**

4 * * * * *

5 **MOTION:** *To recommend approval of the petition to amend the existing Preliminary*
6 *Development Plan for the Columbia New Town (NT) District to increase the*
7 *density of the NT District by one dwelling unit and to assign this dwelling unit to*
8 *an existing building on the property at 11608 Little Patuxent Parkway.*

9 **ACTION:** *Recommended Approval; Vote 4-0.*

10 * * * * *

11
12 On May 4, 2017, the Planning Board of Howard County, Maryland, considered the petition of
13 Howard Research and Development Corporation to amend the existing Preliminary Development Plan for the
14 Columbia New Town District (the "NT PDP") to increase the density of the NT district by one dwelling unit
15 and to assign this dwelling unit to an existing building on the property at 11608 Little Patuxent Parkway.

16 The Planning Board considered the petition, the Department of Planning and Zoning Technical Staff
17 Report and Recommendation, and the comments of reviewing agencies. DPZ recommended approval of the
18 petition, citing that the petition complies with the criteria in Sec. 125.0 (New Town), for amending a
19 Preliminary Development Plan.

20 The Petitioner and the owner of the apartment development were represented by Daniel
21 Scheer. There was no testimony in opposition to the petition. Mr. Scheer explained that the purpose of the
22 request is to create one new apartment in space that previously was used as an office. He stated that the
23 request is identical to part of the ZB-1112M case, but it was submitted as a separate request because ZB-
24 1112M may be a longer approval process.

25 Board Discussion and Recommendation

26 In work session, the Planning Board stated that the request is consistent with the existing use of the
27 property and complies with the criteria for amending a Preliminary Development Plan. Ms. Adler made the
28 motion to recommend approval of the petition according to the Department of Planning and Zoning
29 recommendation. Mr. Coleman seconded the motion. The motion passed by a vote of 4 to 0.

30 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 6th day of July,
31 2017, recommends that Zoning Board Case No. ZB-1113M, as described above, be APPROVED.

32

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16

HOWARD COUNTY PLANNING BOARD

Phillips Engelke / #13
Phillips Engelke, Chair

Erica Roberts
Erica Roberts, Vice-chair

Delphine Adler
Delphine Adler

Ed Coleman
Ed Coleman

ATTEST:

Valdis Lazdins
Valdis Lazdins, Executive Secretary