



ZONING BOARD PETITION  
FOR APPROVAL OF AN AMENDED  
PRELIMINARY DEVELOPMENT PLAN

DPZ Office Use Only:  
Case No. ZB-1128M  
Date Filed: 1/31/22

1. Zoning Request

I (we), the undersigned, hereby petition the Zoning Board of Howard County for approval of an amended Preliminary Development Plan (PDP) in the PSC Zoning District.

2. Petitioner's Name Lutheran Village at Miller's Grant

Address 9000 Fathers Legacy, Ellicott City, MD 21042

Phone No. (W) 443-605-1005 (H) \_\_\_\_\_

Email Address spowell@ismmd.org

3. Owner's Name Lutheran Village at Miller's Grant

Address 9000 Fathers Legacy, Ellicott City, MD 21042

Phone No. (W) 443-605-1005 (H) \_\_\_\_\_

4. Counsel for Petitioner Thomas M. Meachum, Esquire

Counsel's Address 10715 Charter Drive, Suite 200, Columbia, MD 21044

Counsel's Phone No. 410-740-4600 x206

Email Address tmm@carneykelehan.com

5. Property Identification

Address of Property 9000 Fathers Legacy, Ellicott City, MD 21042

Address: \_\_\_\_\_

Tax Map # 24 Block # \_\_\_\_\_ Parcel # 1001 Lot # \_\_\_\_\_ Acreage: 49.68

If more than one property, continue below

Address: \_\_\_\_\_

Tax Map # \_\_\_\_\_ Block # \_\_\_\_\_ Parcel # \_\_\_\_\_ Lot # \_\_\_\_\_ Acreage: \_\_\_\_\_

Address: \_\_\_\_\_

Tax Map # \_\_\_\_\_ Block # \_\_\_\_\_ Parcel # \_\_\_\_\_ Lot # \_\_\_\_\_ Acreage: \_\_\_\_\_

6. Petitioner's Interest in Subject Property Owner

(e.g. owner/joint owner/contract purchaser)



## ZB 1056M

7. Original Zoning Board Case Number (s) \_\_\_\_\_

8. **Petition Requirements, Procedures, and Preliminary Development Plan Requirements:**

The basic requirements for a petition to amend a preliminary Development Plan, including the procedure and the minimum plan requirements, are as specified in the Zoning Regulations section for the applicable zoning district. Unless the applicable zoning district regulations contain specific requirements and procedures for amending an approved preliminary Development Plan, the requirements as would be applied to a new petition are to be followed.

**DRAWINGS (PLEASE TAKE NOTE)**

Petition forms must be accompanied with **19 copies** of the required drawings, folded to approximately 8 ½" x 14" (**23 copies if a state road is involved**). Plats of the subject property, plus other such scale drawings as may be required by the Department of Planning and Zoning, must show the following:

- a. Courses and distances of the boundary lines of the subject property and the acreage
  - b. North arrow
  - c. Existing zoning of subject property and adjoining properties
  - d. Location, boundary lines, and area of any proposed reclassification of zoning
  - e. Existing structures, uses, natural features and landscaping on the subject and adjacent properties which may be relevant to the petition
  - f. Location of subject property in relation, by approximate dimension, to the nearest intersection of two public roads
  - g. Ownership of affected roads
  - h. Election district in which subject property is located
  - i. Tax map/zoning map number on which subject property is shown
  - j. Name of local community or neighborhood in which subject property is located or is near
  - k. Name and mailing address of property owner
  - l. Name and mailing address of the petitioner
  - m. Name and mailing address of petitioner's attorney, if any
  - n. Any other information as may be necessary for full and proper consideration of the petition
9. The Petitioner agrees to furnish such additional plats, plans or other data as may be required by the Zoning Board and/or the Department of Planning and Zoning.
10. The Petitioner further agrees to install and maintain Zoning Hearing Poster(s) as required in the Affidavit of Posting provided by the Department of Planning and Zoning. The Poster(s) must be posted for at least 30 days immediately prior to the Zoning Board hearing and remain posted until 15 days after the final hearing.
11. The Petitioner agrees to insert and pay for the newspaper advertising costs as required by the Zoning Board Rules of Procedure. Said advertisement shall be in a format deemed adequate by the Chairperson of the Zoning Board and must be published once in at least two newspapers of general circulation in Howard County at least 30 days prior to the Zoning Board hearing. The Petitioner also agrees to submit certification of the text and publication dates of the approved advertisement prior to the Zoning Board hearing to the Administrative Assistant to the Zoning Board.

12. 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.

*Thomas M. Meachum* 1/20/2022

\_\_\_\_\_  
Attorney's Signature Date

\_\_\_\_\_  
Petitioner's/Owner's Signature Date

Jeff Branch

Digitally signed by Jeff Branch  
DN: cn=Jeff Branch, o=Lutheran Social Ministries of MD,  
ou, email=jbranch@lsmmd.org, c=US  
Date: 2022.01.19 13:57:07 -0500

\_\_\_\_\_  
Petitioner's/Owner's Signature Date

\_\_\_\_\_  
Petitioner's/Owner's Signature Date

13. FEES

The Petitioner agrees to pay all fees as follows:

- a. Filing fee including first hearing..... \$400.00\*
- Additional fee if approved ..... \$ 15.00\* per acre
- b. Public Notice Poster(s): ..... \$25.00

\* The Zoning Board may refund or waive all or part of the filing fee where the petitioner demonstrates to the satisfaction of the Zoning Board that the payment of the fee would work an extraordinary hardship on the petitioner. The Zoning Board may refund part of the filing fee for withdrawn petitions. The Zoning Board shall waive all fees for petitions filed in the performance of governmental duties by an official, board or agency of the Howard County Government.

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**For DPZ office use only:**

Hearing Fee \$ \_\_\_\_\_  
Poster Fee \$ \_\_\_\_\_  
Total \$ \_\_\_\_\_

Receipt No. \_\_\_\_\_

**PLEASE CALL 410-313-2350 FOR AN APPOINTMENT TO SUBMIT YOUR APPLICATION**

**County Website: [www.howardcountymd.gov](http://www.howardcountymd.gov)**

## **INSTRUCTIONS TO THE APPLICANT/PARTY OF RECORD**

- As required by State Law, applicants are required to complete the AFFIDAVIT AS TO CONTRIBUTION that is attached, and if you have made a contribution as described in the Affidavit, please complete the DISCLOSURE OF CONTRIBUTION that is attached.
- If you are an applicant, Party of Record (i.e., supporter/protestant) or a family member and have made a contribution as described in the Affidavit, you must complete the DISCLOSURE OF CONTRIBUTION that is attached.
- Filed affidavits and disclosures will be available for review by the public in the office of the Administrative assistant to the Zoning Board during normal business hours.
- Additional forms may be obtained from the Administrative Assistant to the Zoning Board at (410-313-2395) or from the Department of Planning and Zoning.
- Completed form may be mailed to the Administrative Assistant to the Zoning Board at 3430 Courthouse Drive, Ellicott City, MD 21043.
- Pursuant to State Law, violations shall be reported to the Howard County Ethics Commission.



ZONING MATTER: \_\_\_\_\_  
\_\_\_\_\_

**DISCLOSURE OF CONTRIBUTION**

**As required by the Annotated Code of Maryland  
State Government Article, Sections 15-848-15-850**

This Disclosure shall be filed by an Applicant upon application or by a Party of Record within 2 weeks after entering a proceeding, if the Applicant or Party of Record or a family member, as defined in Section 15-849 of the State Government Article, has made any contribution or contributions having a cumulative value of \$500 or more to the treasurer of a candidate of the treasurer of a political committee during the 48-month period before the application was file or during the pendency of the application.

Any person who knowingly and willfully violates Sections 15-848-15-850 of the State Government Article is subject to a fine of not more than \$5,000. If the person is not an individual, each officer and partner who knowingly authorized or participated in the violation is subject to the same penalty.

APPLICANT OR  
PARTY OF RECORD: \_\_\_\_\_

RECIPIENTS OF CONTRIBUTIONS:

<u>Name</u>	<u>Date of Contribution</u>	<u>Amount</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

I understand that any contribution made after the filing of this Disclosure and before final disposition of the application by the County Council shall be disclosed with five (5) business days of the contribution.

Name: \_\_\_\_\_

Date: \_\_\_\_\_



## Pre-submission Community Meeting Procedures

**PLEASE GO TO OUR WEBSITE TO COMPLETE THE ELECTRONIC PRE-SUBMISSION MEETING FORM**  
**<http://www.howardcountymd.gov/displayprimary.aspx?id=6442461859>**

Sec. 16.205. Procedure.

- (a) Any person owning an interest in the property affected may petition the Zoning Board for approval of a development plan, and a person owning an interest in the property affected, the Director of the Department of Planning and Zoning or members of the Zoning Board may petition the Zoning Board for piecemeal map amendment. The form and number of copies of the petition shall be as prescribed by law or by the Zoning Board's rules of procedure.
- (b) Prior to the initial submittal of a petition, the petitioner shall hold a pre-submission community meeting that provides information to the community regarding the petition and allows community residents to ask questions and discuss any issues. The meeting must be held in accordance with the following procedures:
  - (1) At least two weeks in advance, the petitioner shall send written notice regarding the date, time and location of the meeting to:
    - a. All adjoining property owners as identified in the records of the Maryland Department of Assessments and Taxation, via mail;
    - b. The Department of Planning and Zoning, which will place this meeting notice on the department's web site;
    - c. The County Council; and
    - d. Any community association that represents the area of the subject property or any adjacent properties.The property involved shall be posted with the time, date and place of the initial meeting. The sign shall include the address of Department of Planning and Zoning's website. The property shall be posted for at least two weeks immediately before the hearing. The poster shall be double-sided. At least 48 inches by 48 inches in size and the typeface shall be at least two inches in height. The Department of Planning and Zoning shall determine the number of posters required and their location and the petitioner shall bear the expense of posting. The posters shall be erected perpendicular to the road which serves as the mailing address of the subject property. The Department of Planning and Zoning shall supply the posters. The petitioner shall properly erect and maintain the posters.
  - (2) The meeting shall be:
    - a. Held at a location within the community, preferably in a public or institutional building located within approximately three miles of the subject property; and
    - b. Scheduled to start between 6 p.m. and 8 p.m. on a weekday evening, or to be held between 9 a.m. and 5 p.m. on a Saturday, excluding county holidays and other holidays determined in subsection (d) of this section.
  - (3) A certification of notice and posting and a summary of the issues expressed by residents at the pre-submission community meeting shall be written and transmitted by the petitioner to the Department of Planning and Zoning when the initial petition is filed for county review.
  - (4) If the petitioner does not submit the petition within 1 year of the pre-submission community meeting, another pre-submission community meeting and notification in accordance with subsection (b) of this section shall be required.

### **IMPORTANT:**

**It is also advised that notice be sent to any community association registered with the County to be notified about projects in a certain geographic area; and the County Council.** Please use the following web address to access the community notification list <http://gis.howardcountymd.gov/GCommunity/GCommunityView.asp>. You will be prompted to enter the three-digit sign code assigned to your development. Once your sign code has been entered, you will be provided with a list of community contacts that have requested information about your development.



**SITE ANALYSIS DATA CHART**

- GENERAL SITE DATA
  - PRESENT ZONING: PSC (PLANNED SENIOR COMMUNITY)
  - APPLICABLE DPZ FILE REFERENCES: SDP-08-075
  - PROPOSED USE: ASSISTED LIVING COMMUNITY FOR RESIDENTS 55 YEARS OR OLDER
  - EXISTING USE: ASSISTED LIVING COMMUNITY FOR RESIDENTS 55 YEARS OR OLDER
  - PROPOSED SEWER: PRIVATE
  - ANY OTHER RELEVANT INFORMATION: N/A
  - AREA OF STEEP SLOPES 15% AND GREATER: 2.35 AC.
  - AREA OF HIGHLY ERODIBLE SOIL: .000 AC.
  - AREA OF ONSITE FLOODPLAIN AND ITS BUFFER: N/A
  - AREA OF ONSITE WETLANDS AND THEIR BUFFERS: N/A
  - AREA OF FORESTS: N/A
  - AREA OF ERODIBLE SOILS: N/A
- AREA TABULATION
  - TOTAL SITE AREA: 49.67 ac.±
  - TOTAL LIMIT OF DISTURBED AREA: 4.79 ac.±
  - ONSITE LIMIT OF DISTURBED AREA: 4.79 ac.±
  - OFFSITE LIMIT OF DISTURBED AREA: N/A
  - TOTAL IMPERVIOUS AREA: 2.64 ac.±
  - BUILDING COVERAGE OF SITE: 1.22 ac.±
  - GREEN OPEN AREA: 1.41 AC.±
- USE: PERMITTED BY RIGHT
  - AGE RESTRICTED ADULT HOUSING
  - ASSISTING LIVING FACILITIES FOR RESIDENTS 55 YEARS OF AGE OR OLDER
  - NURSING HOMES
- ACCESSORY USE:
  - SERVICES AND BUSINESSES THAT SERVE RESIDENTS OF THE PSC DISTRICT INCLUDING RECREATIONAL, EDUCATIONAL, HEALTH, PERSONAL, PROFESSIONAL, BUSINESS SERVICES, AND RETAIL STORES
  - HOME OCCUPATIONS SUBJECT TO THE REQUIREMENT OF SECTION 128.C.1
- SETBACKS: PER SECTION 127.1.E OF THE HOWARD COUNTY ZONING REGULATIONS
  - FROM ARTERIAL COLLECTOR PUBLIC STREET FRONTAGE: 50'
  - SIDE: 50' (75' IF STRUCTURE IS AN APARTMENT, ASSISTED LIVING FACILITY OR NURSING FACILITY)
  - REAR: 50' (75' IF STRUCTURE IS AN APARTMENT OR ASSISTED LIVING FACILITY)
- MINIMUM DISTANCE BETWEEN SFD AND/OR SFA DWELLINGS:
  - FACE TO FACE: 25'
  - FACE TO SIDE OR REAR TO SIDE: 30'
  - FACE TO REAR: 80'
  - SIDE TO SIDE: 15'
  - REAR TO REAR: 60'
- MINIMUM DISTANCE BETWEEN APARTMENT BUILDINGS OR SF DWELLINGS:
  - FACE TO FACE: 25'
  - FACE TO SIDE OR REAR TO SIDE: 30'
  - FACE TO REAR: 80'
  - SIDE TO SIDE: 15'
  - REAR TO REAR: 60'
- MAXIMUM BUILDING HEIGHT ALLOWED: PER SECTION 127.1.E OF THE HOWARD COUNTY ZONING REGULATIONS
  - APARTMENTS: 60'
  - OTHER PRINCIPAL STRUCTURE: 34'
  - ACCESSORY STRUCTURES: 15'
- PROPOSED BUILDING HEIGHT:
  - APARTMENT ADDITION: 59'-10"
  - OTHER PRINCIPAL STRUCTURES: PERFORMING ARTS ADDITION: 25'-4" HEALTH CARE ADDITION: 40'-6"
- DENSITY CALCULATIONS (OVERALL)
  - SITE AREA: 49.68 ACRES, OF WHICH 2.30 ACRES ARE FLOODPLAIN AND 1.73 ACRES ARE STEEP SLOPES. THIS RESULTS IN A NET TRACT AREA OF 45.889 ACRES
  - ALLOWED DENSITY: 8 UNITS PER NET BUILDABLE ACRE. THE A NET AREA OF 45.88 ACRES WOULD ALLOW FOR THE ERECTION OF 367 UNITS (PLEASE NOTE THAT IN ACCORDANCE WITH SECTION 127.1.E.C OF THE ZONING REGULATIONS, IN ASSISTED LIVING AND NURSING HOMES, BEDS SHALL BE INCLUDED IN DENSITY CALCULATIONS. ONE BED EQUALS 0.25 DWELLING UNITS)
  - PROPOSED DENSITY: 36 RESIDENTIAL LIVING HOMES 260 RESIDENTIAL LIVING APARTMENTS 20 CARE UNITS (A TOTAL OF 78 BEDS @ 0.25 UNITS/BED) TOTAL PROPOSED UNITS: 316
- COMMUNITY BUILDINGS - PER SECTION 127.1.B.8, AT LEAST ONE COMMUNITY BUILDING OR INTERIOR COMMUNITY SPACE SHALL BE PROVIDED THAT CONTAINS A MINIMUM OF:
  - 20 SF OF FLOOR AREA PER DWELLING UNIT FOR DEVELOPMENTS OF LESS THAN 100 DWELLING UNITS
  - 10 SF OF FLOOR AREA PER DWELLING UNIT ABOVE 99, THEN THE REQUIRED SQUARE FOOTAGE IS: 99x20' + 150x10 = 3480 (PHASE I)
- PROPOSED COMMUNITY SPACE
  - THE PROPOSED COMMUNITY SPACE IS CENTRALLY LOCATED WITHIN THE RESIDENTIAL AND HIGH CARE BUILDINGS, THE VARIOUS SPACE SPAN TWO (2) FLOORS AND THEY CONSIST OF:
 

PHASE I	PHASE II	OVERALL
COMMUNITY SOCIAL AREAS: 231,000 SF	7,700 SF	238,700 SF
MULTI-PURPOSE ROOM: 0 SF	4,600 SF	4,600 SF
POOL AREA: 44,500 SF	40 SF	44,500 SF
TOTAL: 275,500 SF	12,300 SF	287,800 SF
- MAXIMUM NUMBER OF EMPLOYEES: 120 (IN ACCORDANCE WITH SECTION 127.1.E.C OF THE ZONING REGULATIONS 1 BED = 0.25 DWELLING UNITS)
- AREA TABULATION (PHASE I & II)
  - TOTAL PROJECT AREA: ±2,172,773 SQ.FT.
  - AREA OF THIS PLAN SUBMISSION: ±49,836 AC/±2,172,773 SQ.FT.
  - LIMIT OF DISTURBED AREA: ±4,796 AC/±208,846 SQ.FT.

PR. PHASE II USES	REQUIREMENT	PR. UNITS	PARKING REQUIRED
AGE-RESTRICTED ADULT HOUSING, APARTMENTS	1.0 SPACE/DU PLUS 0.3 SPACE PER DWELLING UNIT FOR VISITORS	55	72
NURSING HOMES, RESIDENTIAL CARE FACILITIES AND SIMILAR USES	1.0 SPACE PER 2 BEDS	46	23
PHASE I REQUIRED PARKING FROM SDP 08-075:			293
TOTAL REQUIRED PARKING			388 SPACES

PROVIDED PARKING SPACE DATA:	PHASE I	PHASE II	OVERALL (PHASE I & II)
	362 SPACES	49 SPACES	411 SPACES
a. NUMBER OF HANDICAP PARKING SPACES PROVIDED: 17 SPACES (INCLUDED IN SURFACE PARKING SPACES PROVIDED)	PHASE I 1 SPACES	PHASE II 1 SPACES	OVERALL 2 SPACES
b. NUMBER OF VAN ACCESSIBLE SPACES PROVIDED: 7 SPACES (INCLUDED IN SURFACE PARKING SPACES PROVIDED)	PHASE I 5 SPACES	PHASE II 2 SPACES	OVERALL 7 SPACES
c. NUMBER RV SPACES PROVIDED: 5 SPACES (INCLUDED IN SURFACE PARKING SPACES PROVIDED)	PHASE I 0 SPACES	PHASE II 5 SPACES	OVERALL 5 SPACES
d. NUMBER GOLF CART SPACES PROVIDED: 0 SPACES (INCLUDED IN SURFACE PARKING SPACES PROVIDED)	PHASE I 0 SPACES	PHASE II 0 SPACES	OVERALL 0 SPACES
e. NO CHANGE IN THE REQUIRED PARKING USE(S) IS PERMITTED WITHOUT COMPLIANCE WITH THE PARKING REQUIREMENTS OF ZONING SECTION 133 AND APPROVAL DPZ.			

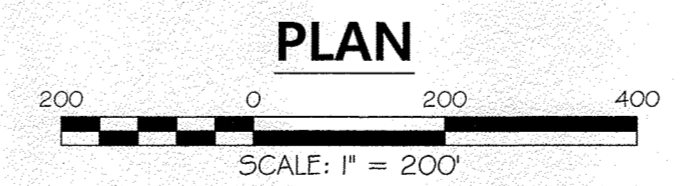
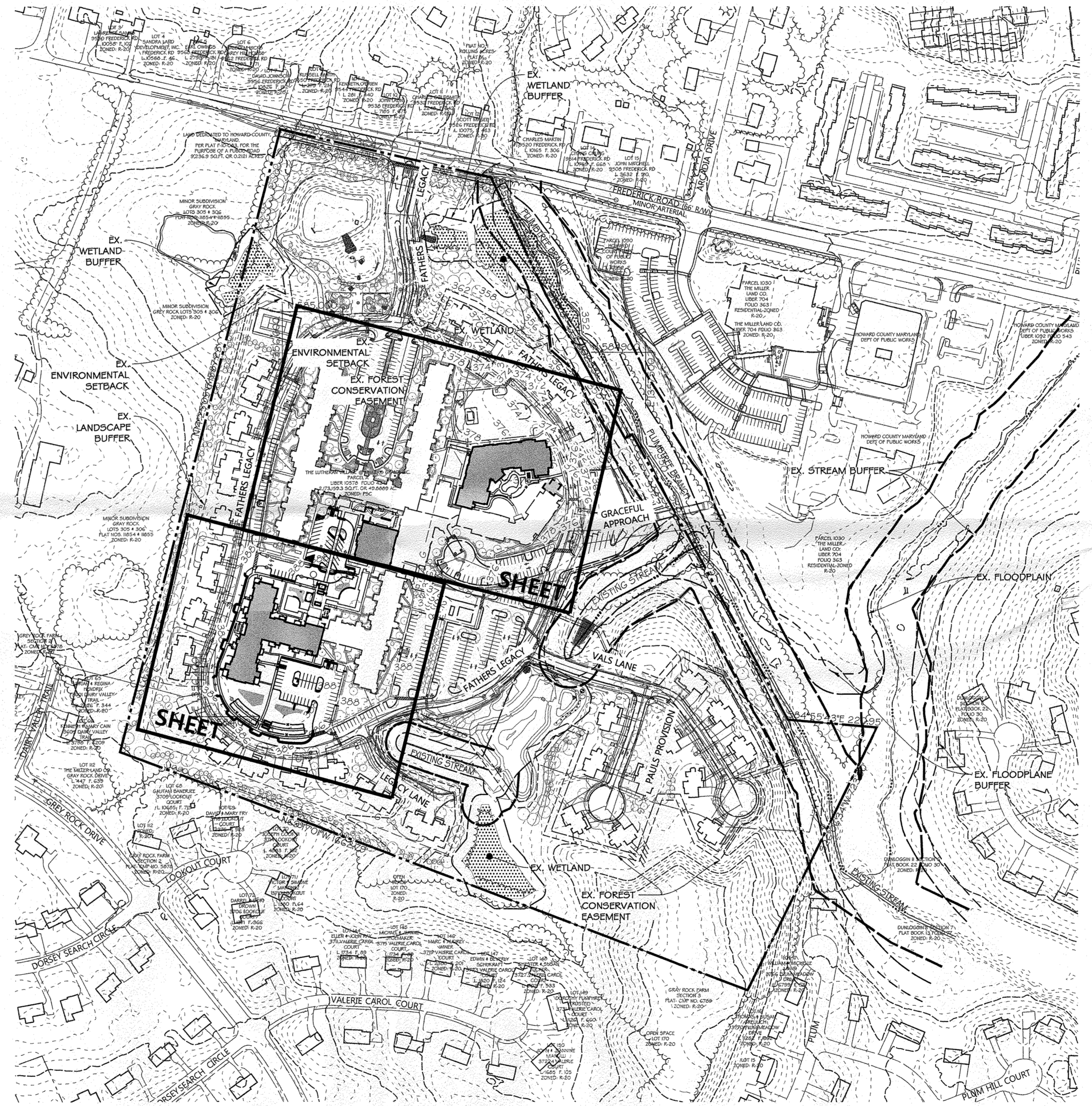
17. OPEN SPACE: MINIMUM REQUIRED OPEN SPACE: 17.46 AC OR 35% OF GROSS AREA (PHASE I) PROVIDED OPEN SPACE: ±20.51 ACRES AND ±41.18% OF GROSS AREA (PHASE II) ±19.12 ACRES AND ±38.3% OF GROSS AREA (PHASE II/OVERALL)

- BUILDING COVERAGE OF SITE: 6.79 ACERS AND ±13.61% OF GROSS AREA (PHASE I) 7.84 ACERS AND ±15.71% OF GROSS AREA (PHASE II/OVERALL)
- FLOODPLAIN COVERAGE: 2.30 ACERS AND 0.05% OF GROSS AREA
- REQUIRED MIHUs: 30 (10% MINIMUM) PROVIDED MIHUs: 30
- DENSITY CALCULATIONS EXISTING
  - 36 RESIDENTIAL LIVING HOMES
  - 205 RESIDENTIAL LIVING APARTMENTS
  - 8 CARE UNITS (32 BEDS @0.25 UNITS/BED)
  - TOTAL PROPOSED UNITS = 249 UNITS
- DENSITY CALCULATIONS PHASE II
  - 0 RESIDENTIAL LIVING HOMES
  - 55 RESIDENTIAL LIVING APARTMENTS
  - 12 CARE UNITS (46 BEDS @ 0.25 UNITS/BED)
  - TOTAL PROPOSED UNITS = 67 UNITS

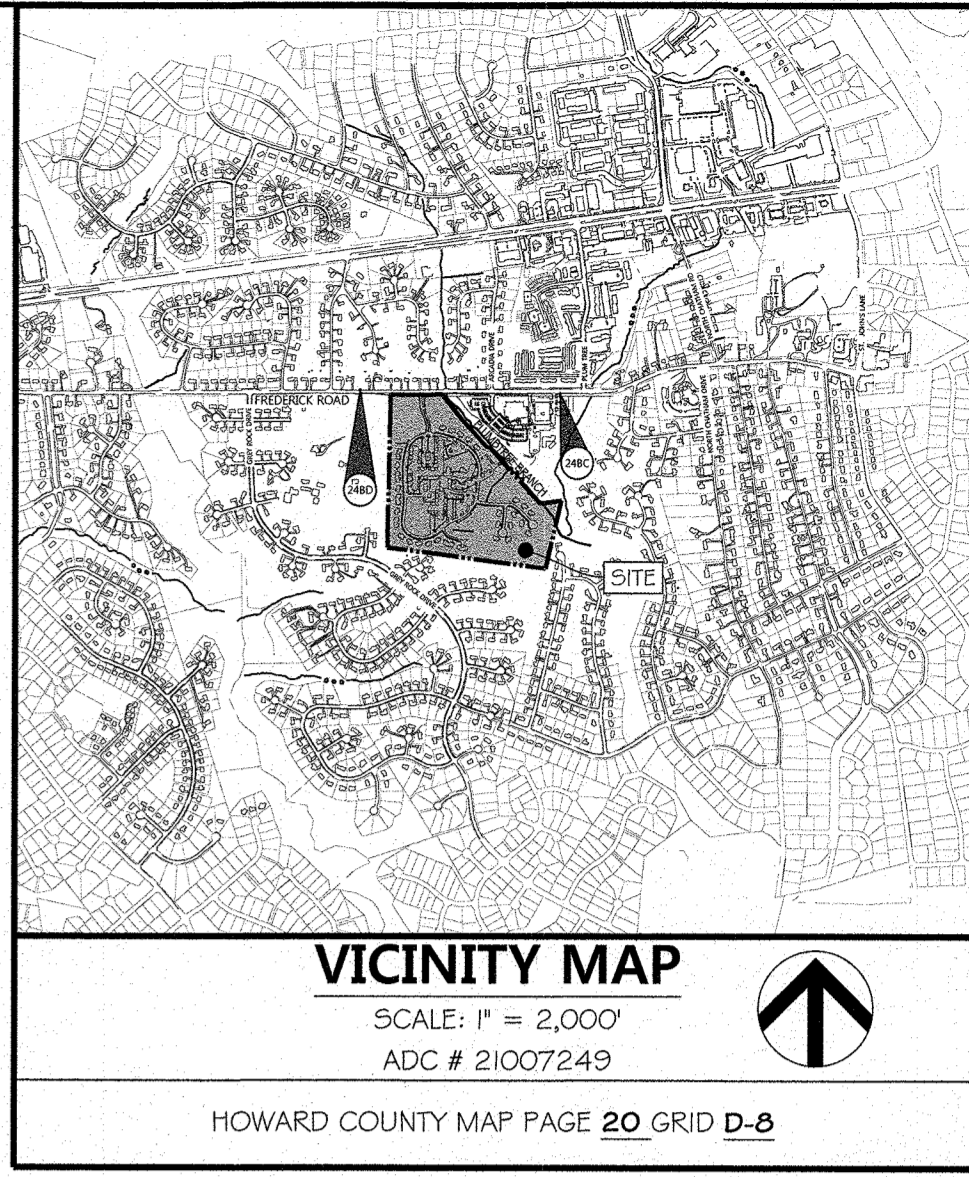
**GENERAL NOTES**

- PHASE I CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 A MINIMUM OF FIVE WORKING DAYS PRIOR TO CONSTRUCTION.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- NUMERICALLY WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- UNLESS OTHERWISE NOTED, DIMENSIONS FROM CURB ARE MEASURED AT THE BOTTOM OF THE FACE OF CURB.
- REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.
- ALL GRADING AND EXCAVATION SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S REPORT AND INSPECTED BY A GEOTECHNICAL ENGINEER.
- FINISHED GRADES SHALL FALL AWAY FROM EXISTING AND PROPOSED BUILDINGS AT A MINIMUM OF 1/4-INCH PER FOOT (2% SUGGEST 3%) FOR VEGETATED AREAS AND A MINIMUM OF 1/8-INCH PER FOOT (1%) FOR PAVED AREAS UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR (OR PRIVATE UTILITY LOCATOR) SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES, AS NECESSARY. REPORT ANY DISCREPANCIES FROM THE PLANS TO DMW. ALL UTILITIES SHALL BE RETAINED UNLESS LABELED OTHERWISE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS AND WORK REQUIRED TO ADJUST EXISTING AND PROPOSED UTILITIES AND APPURTENANCES TO FINISH GRADES WITHIN THE LIMITS OF WORK. DAMAGE TO EXISTING CONDITIONS AND UTILITIES SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
- EXISTING UTILITIES WHICH ARE NOT TO BE REMOVED OR ABANDONED SHALL REMAIN OPERATIONAL AT ALL TIMES. APPROPRIATE EXISTING UTILITIES SHALL REMAIN IN SERVICE UNTIL REPLACEMENT/FLOCCATED UTILITIES ARE OPERATIONAL.
- THE CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL UTILITIES TO AVOID CONSTRUCTION PROBLEMS/CONFLICTS WITH FOOTINGS, PILING OR EROSION AND SEDIMENT CONTROL MEASURES. SEE THE APPROVED SEDIMENT CONTROL PLAN.
- THE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL WATER, SEWER, AND DRAIN BUILDING CONNECTIONS WITH THE PLUMBING AND MECHANICAL DRAWINGS.
- THE CONTRACTOR SHALL MAINTAIN 2.0 FEET MINIMUM COVER OVER ALL UTILITIES DURING CONSTRUCTION.
- CONSTRUCT ALL STORM DRAIN MANHOLES, INLETS, SANITARY MANHOLES AND WATER VALVES SO THAT THE FRAMES CAN BE ADJUSTED TO PAVEMENTS SLOPES DURING THE PAVEMENT INSTALLATION.
- UNLESS OTHERWISE NOTED, ALL UTILITY CONNECTIONS SHALL BE CAPPED OR PLUGGED FIVE FEET FROM BUILDINGS.
- PRIOR TO CONSTRUCTION, THE MECHANICAL CONSULTANT SHALL HAVE DETERMINED THE ADEQUACY OF WATER SUPPLY.
- ONLY THE PUBLIC UTILITY COMPANY PERSONNEL SHALL OPERATE PUBLIC WATER VALVES OR NEW VALVES AFTER THEY ARE PLACED IN SERVICE. THE CONTRACTOR SHALL NOTIFY THE PUBLIC INSPECTOR TO ARRANGE A SHUTDOWN AT LEAST FOUR (4) DAYS PRIOR TO THE PROPOSED SHUTDOWN.
- ELECTRIC, TELEPHONE, GAS, CABLE, LIGHTING, AND RETAINING WALLS ARE TO BE DESIGNED BY OTHERS. WHERE THOSE UTILITIES ARE SHOWN, THEY ARE FOR COORDINATION PURPOSES ONLY.
- THE SUBJECT PROPERTY IS ZONED PSC AS PER THE HOWARD COUNTY ZONING MAPS EFFECTIVE OCTOBER 6, 2013 AND THE MOST RECENT HOWARD COUNTY ZONING REGULATIONS ADOPTED ON OCTOBER 6, 2013 ( WITH SUPPLEMENTS EFFECTIVE BEFORE AND UP TO MAY 6, 2021).
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NO'S 248D, 248F, 24CA AND 24EH WERE USED FOR THIS PROJECT.
- ONSITE WATER IS PUBLIC (CONTRACT NO. 24-4561-D) AND ONSITE SEWER IS PRIVATE.
- ALL EXTERIOR LIGHT FIXTURES SHALL BE ORIENTED TO DIRECT LIGHT INWARD AND DOWNWARD AND AWAY FROM ALL ADJOINING RESIDENTIAL PROPERTIES AND PUBLIC ROADS IN ACCORDANCE WITH SECTION 134.0.C OF THE HOWARD COUNTY ZONING REGULATIONS.
- THE SITE HAS BEEN DESIGNED TO BE IN CONFORMANCE WITH ADA REGULATIONS 28 CFR PART 36, REVISED SEPTEMBER 15, 2010. HANDICAP PARKING DETAILS AND SIGNAGE SHALL BE IN ACCORDANCE WITH ADAAG (AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES) AND COMAR (CODE OF MARYLAND REGULATIONS) SECTION 5.02.02.
- ALL SIDEWALKS SHALL BE CROSS SLOPED AT 1/4 INCH PER FOOT.
- ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING PROPERTY WHICH MAY OCCUR AS A RESULT OF NEGLIGENCE DURING THE EXECUTION OF WORK.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- STORM DRAINS ARE PRIVATE.
- EXISTING UTILITIES ARE BASED ON SDP 08-075 AND PUBLIC WATER AND SEWER CONTRACT NO. 24-4561-D
- MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES AND RETAINING WALLS WILL BE PRIVATELY MAINTAINED BY THE DEVELOPER.
- DURING CONSTRUCTION THIS PLAN SHALL MEET THE 2011 MARYLAND STANDARDS & SPECIFICATIONS FOR SOIL EROSION & SEDIMENT CONTROL.

# LUTHERAN VILLAGE AT MILLER'S GRANT PLANNED SENIOR COMMUNITY - PHASE 2 HOWARD COUNTY MARYLAND



**BENCHMARK**  
HORIZONTAL: MARYLAND NAD83 (Adj 2011)  
VERTICAL: NAVD88 USE GEOID 12d  
3. SFT = U.S. SURVEY FEET  
  
GEODETTIC SURVEY CONTROL : 248C  
NORTHING: 178326.1619  
EASTING: 41401.44336  
ELEVATION: 111.1508  
  
GEODETTIC SURVEY CONTROL : 248D  
NORTHING: 173482.7081  
EASTING: 413399.7668  
ELEVATION: 118.5364



**LEGEND**

---	PROPERTY BOUNDARY
---	ADJACENT LOT LINE
---	RIGHT OF WAY
---	EX. BUILDING
---	EX. MAJOR CONTOUR
---	EX. MINOR CONTOUR
---	PROP. MAJOR CONTOUR
---	PROP. MINOR CONTOUR
---	PROP. BUILDING
---	EX. TREELINE
---	FOREST CONSERVATION
---	STREAM CENTERLINE
---	STREAM EDGE
---	STREAM BUFFER
---	FLOODPLAIN
---	FLOODPLAIN BUFFER
---	LIMIT OF DISTURBANCE
---	EX. WETLAND
---	EX. WETLAND BUFFER
---	EX. TREE

- ENVIRONMENTAL DATA SOURCES**
- FLOODPLAIN INFORMATION HEREON REFLECTS THE RESULT OF A STUDY PERFORMED BY PATTON, HARRIS, RUST AND ASSOCIATES, INC. DATED: MARCH 15, 2010.
  - WETLANDS AND ASSOCIATED ENVIRONMENTAL INFORMATION SHOWN HEREON REFLECTS THE RESULT OF AN INVESTIGATION PERFORMED BY CHRISTOPHER CONSULTANTS, LTD. DATED: SEPTEMBER 29, 2005.
  - SOIL SURVEY INFORMATION SHOWN HEREON REFLECTS HOWARD COUNTY SOILS INFORMATION OBTAINED FROM NRCS DATED: 11/02/2007.

- DATA SOURCES:**
- EXISTING TOPOGRAPHIC INFORMATION SHOWN HEREON REFLECTS THE RESULT OF A TOPOGRAPHIC SURVEY PERFORMED BY DMW INC ON OCTOBER 2020, HOWARD COUNTY GIS & APPROVED PHASE 1 SDP-08-075.

DATE	BY	REVISIONS
<b>LUTHERAN VILLAGE AT MILLER'S GRANT</b>		
9000 FATHERS LEGACY ELLCOTT CITY, MD 21042 ELECTION DISTRICT 02, C1		
OWNER / DEVELOPER: LUTHERAN VILLAGE AT MILLER'S GRANT C/O CARROLL LUTHERAN VILLAGE CONTACT: STEVEN POWELL 300 ST LUNE CIRCLE WESTMINSTER, MD 21158 (410)-848-0090		

<b>DMW</b> DAFT MCCUNE WALKER INC		
501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286 P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM		
SUBJECT: LUTHERAN VILLAGE AT MILLER'S GRANT	SECTION/AREA: 1001	LOT/PARCEL #: 1001
PLAT # OR L.P.: 10578 / 00424	ELEC. DIST.: 102	TAX ZONE/MAP/GRID: ZONE: MAP 24 / GRID 9
WATER CODE: 250 (05 700)	SEWER CODE: P07	CENSUS TRACT: 602800
TITLE: <b>COVER SHEET (KEYMAP)</b>		
DESIGNED: GDT, MCM	SCALE: 1" = 200'	PROJECT NO: 19028.C0
DRAWN: AMT	DATE: 3/15/2022	
CHECKED BY: JMD	APPROVED:	01 of 03

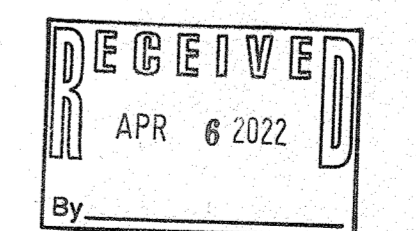
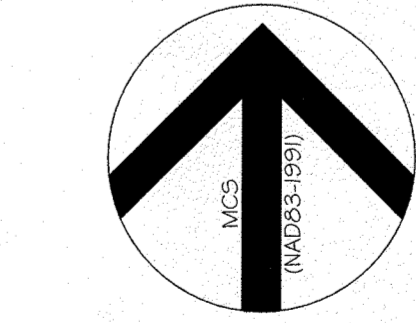
APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
DIRECTOR	DATE

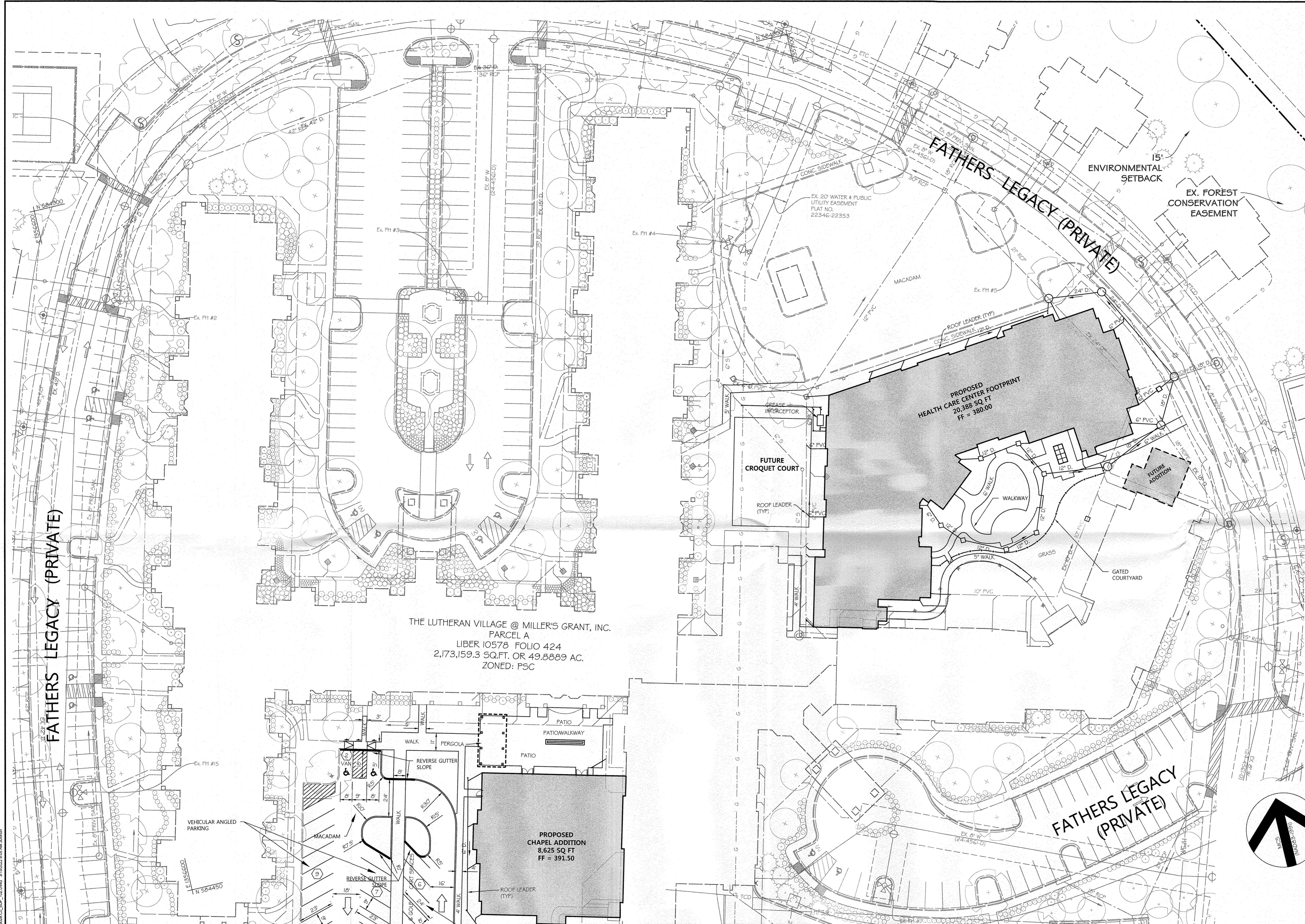
APPROVED:  
PLANNING BOARD OF HOWARD COUNTY  
DATE: \_\_\_\_\_

**OWNER / PETITIONER:**  
LUTHERAN VILLAGE AT MILLER'S GRANT  
CONTACT: STEVEN POWELL  
9000 FATHERS LEGACY  
ELLCOTT CITY, MD 21042  
(443) 605-0005

**COUNSEL FOR PETITIONER**  
THOMAS M. MEACHUM, ESQUIRE  
10715 CHARTER DRIVE, SUITE 200  
COLUMBIA, MD 21044  
(410) 740-4600 X206



REVISED



**LEGEND**

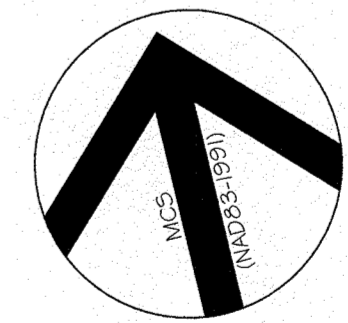
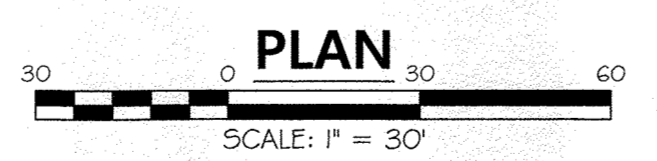
- PROPERTY BOUNDARY
- ADJACENT LOT LINE
- RIGHT OF WAY
- EX. BUILDING
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- PROP. BUILDING
- EX. TREELINE
- FOREST CONSERVATION EASEMENT
- STREAM CENTERLINE
- STREAM EDGE
- STREAM BUFFER
- FLOODPLAIN
- FLOODPLAIN BUFFER
- LIMIT OF DISTURBANCE
- EX. WETLAND
- EX. WATER & PUBLIC UTILITY EASEMENT
- EX. TREE
- EX. FOREST CONSERVATION EASEMENT
- EX. 15' ENVIRONMENTAL SETBACK
- EX. 50' STRUCTURE & USE SETBACK FROM ARTERIAL ROW
- EX. 50' LANDSCAPE BUFFER
- EX. 50' LANDSCAPE BUFFER
- PROP. CURB
- EX. CURB

THE LUTHERAN VILLAGE @ MILLER'S GRANT, INC.  
 PARCEL A  
 LIBER 10578 FOLIO 424  
 2,173,159.3 SQ.FT. OR 49.8889 AC.  
 ZONED: PSC

PROPOSED  
 CHAPEL ADDITION  
 8,625 SQ FT  
 FF = 391.50

PROPOSED  
 HEALTH CARE CENTER FOOTPRINT  
 20,388 SQ FT  
 FF = 380.00

MATCHLINE SEE SHEET 3




APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

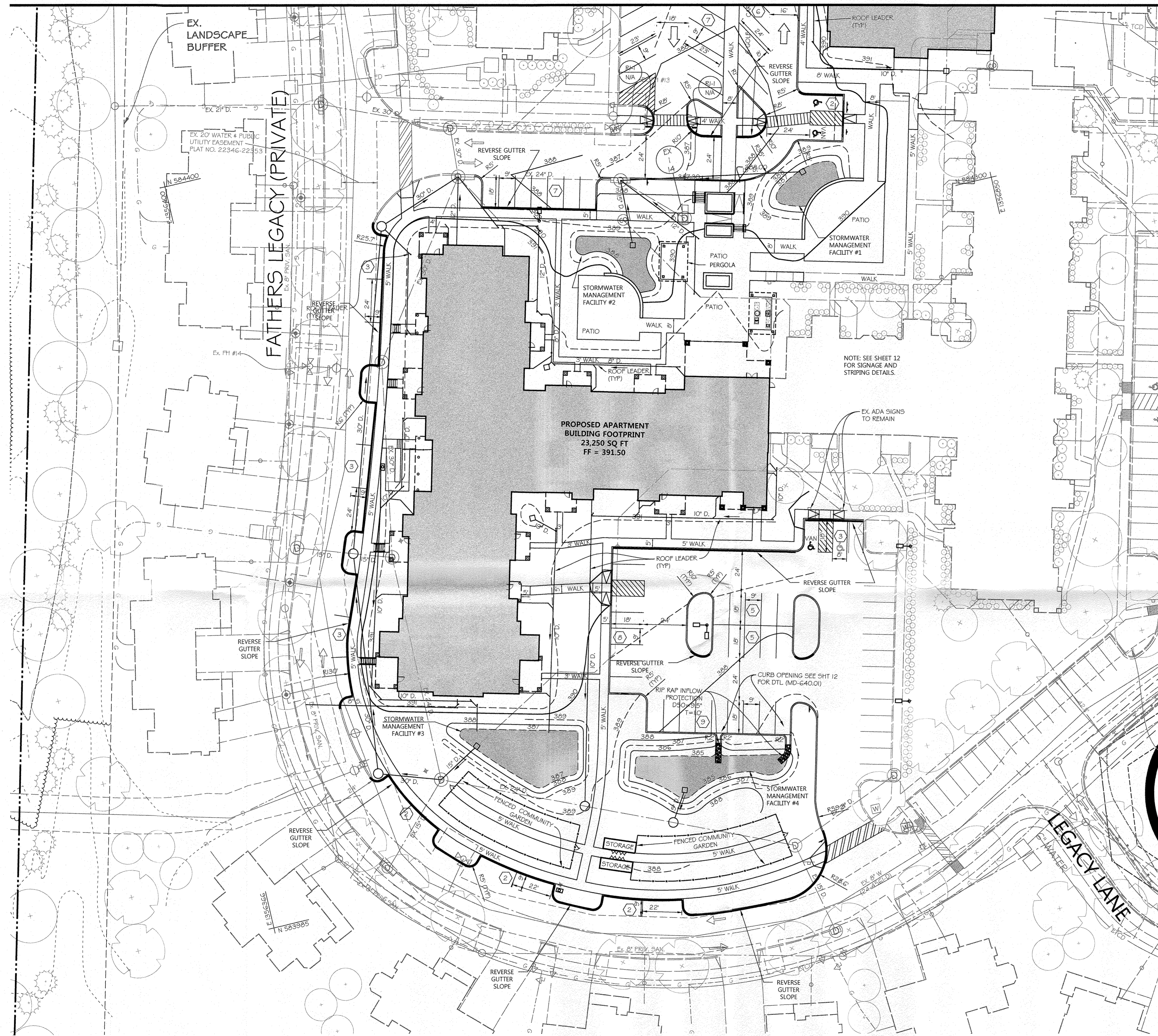
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
DIRECTOR	DATE

APPROVED: PLANNING BOARD OF HOWARD COUNTY

DATE:	
-------	--

DATE	BY	REVISIONS
<b>LUTHERAN VILLAGE AT MILLER'S GRANT</b>		
9000 FATHERS LEGACY ELLICOTT CITY, MD 21042 ELECTION DISTRICT 02, C1 <b>OWNER / DEVELOPER:</b> LUTHERAN VILLAGE AT MILLER'S GRANT C/O CARROLL LUTHERAN VILLAGE CONTACT: STEVEN POWELL 300 5T LUKE CIRCLE WESTMINSTER, MD 21156 (410)-646-0090		
		
DAFT MCCUNE WALKER INC		
501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286 P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM		
SUBDIVISION NAME: LUTHERAN VILLAGE AT MILLER'S GRANT	SECTION/AREA: 1001	LOT/PARCEL #: 1001
PLAT # OR L.P. 10578 / 00424	ELEC. DIST. 02	TAX ZONE/MAP/GRID: MAP 24 / GRID 9
WATER CODE: 6350 (15-700)	SEWER CODE: P07	CENSUS TRACT: 602800 ZONE: PSC STAGE:
TITLE: <b>SITE PLAN</b>		
DESIGNED: GDT, MCM	SCALE: 1" = 30'	PROJECT NO: 19028.CO
DRAWN: AMT	DATE: 3/15/2022	
CHECKED BY: JMD	APPROVED:	

MATCHLINE SEE SHEET 2



**LEGEND**

- PROPERTY BOUNDARY
- ADJACENT LOT LINE
- RIGHT OF WAY
- - - EX. BUILDING
- - - EX. MAJOR CONTOUR
- - - EX. MINOR CONTOUR
- - - EX. TREE LINE
- - - EX. FOREST CONSERVATION
- - - EX. STREAM CENTERLINE
- - - EX. STREAM EDGE
- - - EX. STREAM BUFFER
- - - EX. FLOODPLAIN
- - - EX. FLOODPLAIN BUFFER
- - - EX. LIMIT OF DISTURBANCE
- - - EX. WETLAND
- - - EX. WATER & PUBLIC UTILITY EASEMENT
- - - EX. TREE
- - - EX. FOREST CONSERVATION EASEMENT
- - - EX. 15' ENVIRONMENTAL SETBACK
- - - EX. 50' STRUCTURE & USE SETBACK FROM ARTERIAL ROW
- - - EX. 50' LANDSCAPE BUFFER
- - - PROP. CURB
- - - EX. CURB

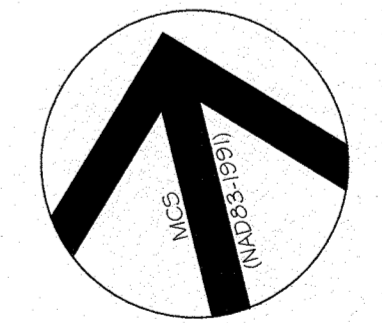
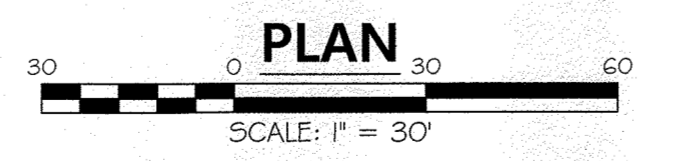
NOTE: SEE SHEET 12 FOR SIGNAGE AND STRIPING DETAILS.

EX. ADA SIGNS TO REMAIN

PROPOSED APARTMENT BUILDING FOOTPRINT  
23,250 SQ FT  
FF = 391.50

FATHERS LEGACY (PRIVATE)

LEGACY LANE




APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
DIRECTOR	DATE

APPROVED: PLANNING BOARD OF HOWARD COUNTY

DATE: \_\_\_\_\_

DATE	BY	REVISIONS
<b>LUTHERAN VILLAGE AT MILLER'S GRANT</b>		
9000 FATHERS LEGACY ELLCOTT CITY, MD 21042 ELECTION DISTRICT 02. C1		
OWNER / DEVELOPER: LUTHERAN VILLAGE AT MILLER'S GRANT 600 CARROLL LUTHERAN VILLAGE CONTACT: STEVEN POWELL 300 ST. LUKE CIRCLE WESTMINSTER, MD 21158 (410) 648-0090		
 DAFT McCUNE WALKER INC		
501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286 P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM		
SUBDIVISION NAME: LUTHERAN VILLAGE AT MILLER'S GRANT	SECTION/AREA: 1001	LOT/PARCEL #: 1001
PLAT # OR L.P. 10576 / 00424 / 02	ELEC. DIST. MAP 24 / GRID 9	CENSUS TRACT: 602800
WATER CODE: 650 (IG 702)	SEWER CODE: P07	STAGE:
<b>TITLE:</b>		
<b>SITE PLAN</b>		
DESIGNED: GDT, MCM	SCALE: 1" = 30'	PROJECT NO: 19028.CO
DRAWN: AMT	DATE: 3/15/2022	
CHECKED BY: JMD	APPROVED:	



Project No.: 2020069

January 6, 2022

## Universal Design Features

*Project:* Lutheran Social Ministries of Maryland  
Lutheran Village at Miller's Grant  
New Health Center

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1. No steps at accessible entrances throughout.
2. Interior corridors are 8'-0" wide.
3. Handrail at 34"-38" above floor on both sides of the corridor.
4. Internal hallway wandering loop with accessible doorways and thresholds to exterior courtyard.
5. No step access to courtyard walkway, patio and porch with door thresholds at 1/4"-1/2" high maximum.
6. Doorways have at least 36"-wide openings with appropriate approach clearances.
7. Easy to grasp lever door hardware; door handles are 34-38" from the floor.
8. Flush flooring transitions and uniform flooring surfaces.
9. Clear floor space of at least 30" x 48" in front of all fixtures, cabinets and appliances.
10. Accessible kitchenettes: countertop height at 2'-10" and utilization of pull-out drawers allows access in a seated position.
11. Easy to grasp cabinet pulls.
12. Fully accessible bathrooms with finishes highlighting the water closet for easier viewing from the bedroom.
13. Non-skid flooring surfaces in bathrooms.
14. Grab bars, towel bars and other bathroom accessories provided in all bathrooms.
15. Adjustable shelving at resident room built-in closets.
16. Signage and symbols identifying resident space from utility spaces. Braille signage where required.

17. Contrasting colors to promote visual awareness of edges and boundaries.
18. Tactile surfaces appropriate to their function.
19. Indoor activity and engagement stations.
20. Courtyard gardening feature: raised garden beds for resident use.
21. Easily operated sink controls at kitchenettes and bathroom vanities.
22. Lighting with non-glare lenses.
23. Appropriate general lighting levels for ease of movement.
24. Task lighting for specific functions and activities.
25. Touch controls.
26. Lighting automation at common areas – circadian lighting.
27. Electrical switches and outlets 24"-48" above floor.
28. Non-glare surfaces.
29. Comfortable reach zones.
30. Open dining and kitchen area where residents can be engaged in the sights, sounds and smells of cooking as well as activities this area promotes. The open dining and kitchen area connects to the porch and courtyard beyond via an accessible doorway.

PJN/nh

All copies are sent via email.

cc: File 2020069

IN THE MATTER OF THE PETITION OF  
LUTHERN VILLAGE AT MILLER’S GRANT  
FOR APPROVAL OF AN AMENDED  
PRELIMINARY DEVELOPMENT PLAN

\* BEFORE THE ZONING  
\* BOARD OF HOWARD  
\* COUNTY  
\*  
\* ZB Case  
\*

\* \* \* \* \*

**SUPPLEMENT TO PETITION**

Lutheran Village at Miller’s Grant, Petitioner, by its attorneys, Thomas M. Meachum and Carney, Kelehan, Bresler, Bennett and Scherr, respectfully submits this Supplement to its Petition for Approval of an Amended Preliminary Development Plan.

**BACKGROUND**

Lutheran Village at Miller’s Grant (“LVMG”) is a senior living community in Ellicott City located next to the Miller Library on Frederick Road. It offers 205 apartments, 36 homes, and 20 assisted living suites and 12 nursing beds. This continuing care retirement community has approximately 375 residents.

The 50 acre property was approved for PSC zoning in 2006 by the Zoning Board.

**ZONING**

In the Decision and Order approving the change of the zoning of the subject property, the Zoning Board approved, as listed at the top of page 3 on the Decision, 299 units, consisting of 36 single-family detached or service-detached dwelling units; 48 townhouse-style apartments; 200 apartments in three and four-story buildings; and a 60-bed assisted care component; which equals 15 dwelling units.

Not all of these units have been constructed. The proposal approved by the Zoning Board was that these would be constructed in phases. Over time the needs of the community have changed, and LVMG proposes to change its mix of units to meet this demand.

### PROPOSAL

Attached to this Petition is a matrix of what was approved and what is proposed.

As noted in the Comments section on the matrix, the proposal requests an increase of 17 units from the previously approved 299 to 316 units.

284 Independent Living Units ("ILU") were approved in the original Decision (200 apartment units, 36 cottages, 43 Phase II apartments). It is proposed that 12 ILU apartments be added.

The total number of skilled nursing and assisted living units is not proposed for change.

As noted in the Comments section, at the time of the original submission, Memory Care services were not completely anticipated and has become a much needed service. The proposal is to provide 20 beds dedicated to Memory Care which equates to 5 units since each bed is considered a quarter of a unit.

Therefore, the total number of units requested is 316, an increase of 17 units over the number previously approved. As noted on the matrix, the permitted density is 8 units/acre, and this would be 6.8875 per acre.

Also, LVMG requests it be allowed to construct a Performing Arts Center/Chapel as a new amenity for its residents and the community as large.

## PLAN

Because these proposed changes would change the footprint of buildings on the property, as shown on the attached plan, approval of an amended preliminary development plan is required.

## CRITERIA FOR APPROVAL

Section 127.1.K. states that a petition to amend a preliminary development plan shall be reviewed in accordance with the procedures established by 127.1.1 and J. 127.11. provides for Planning Board review and 127.1.J. provides for review of the amended preliminary plan using the “Standards for Approval” set forth in 127.1.G and the standards giving in Section 127.1.H. Since this is an established project some of these criteria and standards have been satisfied, and that will be referenced as each requirement is referenced. The only amendment is to add 17 units, 12 apartments, the equivalent of 5 Memory Care Units and proposed Performing Arts Center/Chapel. Therefore, that proposed change will be the subject of this Supplement.

## PETITION REQUIREMENTS

1. A boundary survey of the property covered by the petition.  
None of the property on boundaries of the property are proposed for change from what has already been approved and so the Amended Preliminary Development Plan (“PDP”) reflects that approval.
2. A Preliminary Development Plan and Preliminary Development Criteria for the property showing the following:
  - a. - d. None of this has changed from the originally approved plan.



- e. The location of the building for the additional apartments, Memory Care Units, and Performing Arts Center/Chapel, are shown on the Amended PDP.
  - f. The vehicular and pedestrian circulation pattern has not changed from what was originally approved, and is shown on the Amended PDP.
  - g. As demonstrated on the attached matrix, the proposed density based upon the acreage is 6.8875 units per acre, and the permitted density is 8 units per acre.
  - h. The landscaping plan originally approved has been implemented and not proposed for change.
  - i. Taking into account the additional units proposed (17), the number of parking spaces for the residents and visitors required is 371, and 411 are provided.
3. As demonstrated on the plan, the new construction is within the existing development, and so there is no effect on existing land uses.
  4. The previously approved covenants of enforcing the age restrictions and ensuring the ongoing maintenance of open space, recreation facilities and common area are unchanged by these amendments.
  5. The apartments that are being added will be utilizing the identical universal design features and layout of the existing apartments. The universal design features for the Memory Care Units are included with this Petition. There is no

change to the existing and approved accessible routes between parking areas, sidewalks, dwelling units, and common areas.

#### **STANDARDS FOR APPROVAL OF A PETITION**

1. It has already been determined that this proposed district accomplishes the purposes of the PSC district, and adding a few more apartment units, Memory Care Units, and a Performing Arts Center/Chapel, will only continue the satisfaction of this criterion.
2. The site has already been determined to meet the requirements of 127.1.B., and the compliance with those requirements are unaffected by the addition of these 17 units.
3. The addition of these 17 units and Performing Arts Center/Chapel do not affect the already approved safe public access.
4. The proposed additions to the site are internal to the already approved existing development and therefore are compatible with the existing residential development surrounding the subject property.
5. As demonstrated on the plan, sufficient area is set aside as open space to provide green area and recreational amenities for the residents and transition areas and buffering for adjacent neighborhoods. All of this has been placed on the development site, and the addition of the Memory Care Units and Performing Arts Center/Chapel does not alter this.

6. Suitable common area and amenities for residents, including pathways, seating areas, and an adequately sized community building or interior space have already been provided to the residents.
7. No business uses are on site or proposed.
8. The development is being developed in phases, and open space taking into account the finished development is already in place.
9. Universal design features as originally proposed have been installed for the constructed units, and will be incorporated in to the yet to be constructed but already approved units. The universal design features for the Memory Care Units are included with the Petition.
10. The information regarding covenants enforcing the age restriction and the entity responsible for enforcing them were provided in the originally approved Petition and have not changed.
11. The location of the proposed site has already been determined to be in conformity with the General Plan.

Therefore, the Petitioner, Lutheran Village at Miller's Grant request that its Petition to Approve Amended Preliminary Development Plan be approved.

Respectfully submitted,

CARNEY, KELEHAN, BRESLER,  
BENNETT & SCHERR, LLP

*Thomas M. Meachum*

---

Thomas M. Meachum  
CPF #7811010238  
Carney, Kelehan, Bresler, Bennett  
& Scherr, LLP  
10715 Charter Drive, Suite 200  
Columbia, MD 21044  
(410) 740-4600  
Fax: (410) 730-7729  
tmm@carneykelehan.com

Carney, Kelehan  
Bresler, Bennett  
& Scherr LLP

ATTORNEYS AT LAW

Daniel H. Scherr  
Kevin J. Kelehan  
Thomas M. Meachum  
Judith S. Bresler  
Eric C. Broussides  
B. Darren Burns  
Peter D. Fastow  
Manisha S. Kavadi  
Craig S. Meuser  
Claude de Vastey Jones  
Michelle DiDonato  
Kathy L. Stump  
Sarah H. Dye

OF COUNSEL:  
David A. Carney  
Fulton P. Jeffers

IN MEMORIAM  
Laurence B. Raber

www.CarneyKelehan.com

November 22, 2021

RE: Lutheran Village at Miller's Grant  
9000 Father's Legacy, Ellicott City, MD 21042  
Zoning Designation: PSC  
Tax Map 24, Parcel 1001

Dear Community Member(s):

As per Section 16.128 and/or 16.156(a) of the Howard County's Subdivision and Land Development Regulations and Howard County Council Bill No. 57-2006, we are hereby notifying you that a Petition and Plan is being prepared for a project for the above referenced property and will be submitted to Howard County's Department of Planning and Zoning for processing within one (1) year of the meeting date.

The referenced project consists of an amendment to the previously approved preliminary development to allow approximately 55 apartments, 24 skilled care units, 20 memory care units, and 10 additional Assisted Living units. There will also be an Auditorium/Chapel constructed to house community events. Some previously approved units will not be constructed.

As required by the regulations, a community meeting will be held to provide the adjacent property owners and registered community members/associations registered online information regarding the proposed development. Please be advised that no plans or information will be given out prior to the community meeting date. Furthermore, all plans are subject to county approval and final engineering design. Once a formal submission is made, plans, meeting minutes and subsequent correspondence may be reviewed at the Department of Planning and Zoning offices during business hours at 3430 Courthouse Drive, Ellicott City, MD 21043 (410) 313-2354. You may search plans in process at the following Howard County web address: [https://data.howardcountymd.gov/Search\\_Plans/Search\\_Plans\\_Web.aspx](https://data.howardcountymd.gov/Search_Plans/Search_Plans_Web.aspx)

A meeting is scheduled as follows:

Date: December 15, 2021

Time: 6:00 p.m.

\*Location: <https://attendee.gotowebinar.com/register/997607110098152207>

Page 2  
November 22, 2021  
Community Members

\*This link will allow you to attend this Virtual Pre-Submission Community Meeting. After the presentation, time will be dedicated for attendees to ask any questions and/or make any comments related to the presentation prior to the meeting's conclusion.

If you are unable to attend this Virtual Pre-Submission Community Meeting and would like to receive a copy of the Meeting Minutes, which will contain a summary of the meeting and how to access an online recording of the meeting, please email [tmm@carneykelehan.com](mailto:tmm@carneykelehan.com) no later than December 15, 2021.

Enclosed is a copy of the Virtual Pre-Submission Community Guidelines and Procedures.

Very truly yours,

CARNEY, KELEHAN, BRESLER,  
BENNETT & SCHERR, LLP

*Thomas M. Meachum*

Thomas M. Meachum

TMM:eam  
Enclosures

cc: Amy Gowan, Director, Department of Planning and Zoning  
Howard County Council – L. Walsh  
School Officials  
PTA Presidents  
Adjacent Property Owners – by first class mail (addresses attached)

People Notified of Presubmission Community Meeting:

Howard County Maryland  
3430 Court House Drive  
Ellicott City, MD 21043-4300

The Miller Land Co.  
P.O. Box 307  
Ellicott City, MD 21041-0307

Jeffrey Robinson  
Kimberly Pope Robinson  
3776 Plum Meadow Drive  
Ellicott City, MD 21042-5124

Carol Hobelmann Adair  
3762 Plum Meadow Drive  
Ellicott City, MD 21042-5124

Gautum Banerjee  
Jayati Banerjee  
3709 Lookout Court  
Ellicott City, MD 21042-3750

David Fry  
Mary Fry  
3715 Lookout Court  
Ellicott City, MD 21042-3750

Joseph W. Cook, III  
Mary Cook  
3714 Lookout Court  
Ellicott City, MD 21042-3750

Howard County Maryland  
Department of Parks and Recreation  
3430 Court House Drive  
Ellicott City, MD 21043-4300

Brian Hendrix  
Regina Hendrix  
3601 Dairy Valley Trail  
Ellicott City, MD 21042-3747

Brijeshkumar Patel  
Rinkalben Patel  
9550 Frederick Road  
Ellicott City, MD 21042-3710

Shujun Zhu  
Yan Wang  
3605 Dairy Valley Trail  
Ellicott City, MD 21042-3747

Kenneth O'Brien  
2120 Ganton Green  
Woodstock, MD 21163

John Laun  
Linda Laun  
9538 Frederick Road  
Ellicott City, MD 21042-3710

La Ni  
9532 Frederick Road  
Ellicott City, MD 21042-3710

Livia Eudora Sutejo  
9526 Frederick Road  
Ellicott City, MD 21042-3710

Schools/PTA

Cathleen Lopez, Principal  
Northfield Elementary School  
9125 Northfield Road  
Ellicott City, MD 21042  
[cathleen\\_lopez@hcpss.org](mailto:cathleen_lopez@hcpss.org)

Meghan Leimenstoll, President  
Northfield Elementary PTA  
9125 Northfield Road  
Ellicott City, MD 21042

Allen Cosentino, Principal  
Burleigh Manor Middle School  
4200 Centennial Lane  
Ellicott City, MD 21042  
[allen\\_cosentino@hcpss.org](mailto:allen_cosentino@hcpss.org)

Sylvia Bank, President  
Burleigh Manor Middle School PTA  
4200 Centennial Lane  
Ellicott City, MD 21042  
[ptaburleighmanor@gmail.com](mailto:ptaburleighmanor@gmail.com)

Cynthia Dillon, Principal  
Centennial High School  
4300 Centennial Lane  
Ellicott City, MD 21042  
[cynthia\\_dillon@hcpss.org](mailto:cynthia_dillon@hcpss.org)

Rosalind Muchiri, President  
Centennial High School PTSA  
4300 Centennial Lane  
Ellicott City, MD 21042

Liz Walsh – Election District 1

P:\TMM\WPDATA\Lutheran Social Ministries\CONDITIONAL USE.PRESUBMISSION MTG\People Notified of Presub Comm Mtg  
(002).docx







August 25, 2021

**Virtual Pre-submission Community Meeting Guidelines**  
*Instructions on Applying for and Hosting a Virtual Public Meeting*

In accordance with Centers for Disease Control and Prevention (CDC) Guidelines which recommends limiting indoor gatherings, presubmission community meetings should be held virtually. To satisfy the requirement under Section 16.128(c)(1) in the Subdivision and Land Development Regulations, virtual presubmission community meetings will require approval of an Alternative Compliance Petition, as long as additional steps are taken to allow for extended public input opportunities.

The following steps outline the process for holding a virtual presubmission meeting during this period of emergency and until further notice.

1. The petitioner must request alternative compliance to Section 16.128(c)(1) of the Subdivision and Land Development Regulations to host the pre-submission meeting virtually. The alternative compliance petition must be submitted electronically to [planning@howardcountymd.gov](mailto:planning@howardcountymd.gov) and should include the following items:
  - a. The alternative compliance application.
  - b. Web address for the virtual meeting.
  - c. Explanation of how the virtual meeting will be conducted (platform, availability, public access, etc.).
  - d. An exhibit of the proposed development or subdivision that will be presented during the virtual meeting.

There will be no fee collected for this alternative compliance request.

2. Once the alternative compliance is approved, the petitioner should apply for the presubmission community meeting electronically:  
[https://pdox.howardcountymd.gov/ProjectDox/workfloweforms/Anonymous\\_Form\\_Infill\\_Presub.aspx](https://pdox.howardcountymd.gov/ProjectDox/workfloweforms/Anonymous_Form_Infill_Presub.aspx)
  - a. The website address that will advertise and provide the link to the virtual meeting should be entered in the “meeting place” field on the presubmission community meeting application.
  - b. The “meeting address” is a required field and should be completed with the petitioner’s address.
  - c. The meeting date and time must comply with the requirements in Section 16.128(c)(2) of the Regulations.
3. The property must be posted for at least three weeks immediately before the meeting and in compliance with Section 16.128 of the Regulations.
  - a. The Department of Planning and Zoning (DPZ) will prepare the poster and will charge the petitioner \$25 per poster. Checks can be dropped off in the metal drop box located outside the George Howard Building, 3430 Court House Drive, Ellicott City, MD 21043 or in the DPZ Drop Box in the front lobby. Please secure them in an envelope, indicate the purpose of the check, and send them attention to the Department of Planning and Zoning, Division of Land Development.

- b. DPZ will notify the petitioner when the posters are complete. The posters can be picked up at the front desk of the George Howard Building, 3430 Court House Drive, Ellicott City, MD 21043.
4. Notice shall be sent three weeks prior to the meeting in compliance with Section 16.128(d) of the Regulations. Per Section 16.128(e), the notice shall include:
  - a. Time, date and web address of the virtual meeting. This should include instructions on how to access the virtual meeting and provide comments during the meeting.
  - b. Address and map of the location of the subject property.
  - c. Type of initial plan submittal.
  - d. Type and amount of development, including number of residential units proposed, if applicable.
  - e. Website address of the Department of Planning and Zoning plans in process webpage or central interdepartmental webpage for searching all projects assigned a three-digit alphanumeric code.
  - f. Information about how to sign-up to receive minutes and subsequent correspondence if unable to attend the meeting.
  - g. To satisfy Section 16.128(f)(1) of the Regulations, the notice shall include a copy of these instructions and a copy of the county's subdivision and land development review process.
5. The petitioner must present the project proposal during the meeting, record the meeting, and post it on their website, along with any plans or materials that were presented at the meeting for at least two weeks after the meeting to allow for further community input and response by the petitioner. The website must include the recording, plan proposal and information on how to provide comments on the proposal. Any questions or comments submitted via the website should be included in the minutes, along with the responses. The petitioner must present and record the meeting even if there are no attendees in the virtual meeting.
6. The petitioner must maintain a record of the names, addresses and electronic mail addressed for all attendees and anyone unable to attend the meeting who contact the petitioner requesting to be added to the list.
7. The petitioner must compile comprehensive minutes of the meeting. This includes a written response to all questions not verbally answered at the virtual meeting and responses to comments that were received by the applicant in the two-week period immediately following the meeting. The minutes must be sent to all meeting attendees and anyone unable to attend the meeting who contacts the petition requesting to receive information, within 30 days of the meeting either electronically or by first class mail.
8. With the initial submission of the plan, the petitioner must provide DPZ certification that the meeting notices and minutes were sent, that the meeting recording was posted on the petitioner's website for at least 2 weeks after the meeting, and the meeting attendees' contact information.

All additional items and timelines noted in Section 16.128 not mentioned above must still be followed to satisfy the pre-submission community meeting requirement.

**MINUTES OF PRE-SUBMISSION COMMUNITY MEETING OF DECEMBER 15, 2021  
FOR LUTHERAN VILLAGE AT MILLER'S GRANT**

A virtual pre-submission community meeting was conducted on December 15, 2021 for the proposal of Lutheran Village at Miller's Grant ("LVMG") to amend its previously approved Preliminary Development Plan in the PSC (Planned Senior Community) zoned property at 9000 Father's Legacy in Ellicott City. The meeting was started at the announced time at 6:00 p.m. 14 members of the community were in attendance.

Tom Meachum, attorney for the Petitioner, explained the pre-submission community meeting process and the petition process for requesting approval for the amended preliminary development plan.

Jeff Branch, CEO and President of Lutheran Social Ministries and LVMG, told those in attendance that what has been constructed on site was approved by the Zoning Board in its initial approval decision in what was called Phase I. The construction proposed now for Phase II most of that was also approved by the Zoning Board in its initial decision. The only proposed changes to the initially approved preliminary development plan is the addition of 17 units comprised of independent living units (apartments) and Memory Care units (beds). There is also proposed to be added a Performing Arts Center. LVMG hopes to file its petition by the end of year and have Zoning Board approval. The Minutes of the meeting will be posted on the website for attendees to review and offer additional comments and ask questions on the proposal. Instructions on how to offer comments and ask questions will be provided on the website.

These questions were asked by those in attendance:

1. Will the Power Point Presentation that was used to discuss the proposal be included when the Minutes are sent out to those in attendance?
  - a. The answer was yes.
2. Is a rezoning part of this propose?
  - a. No, the zoning of the property, PSC, will remain the same. The Zoning Board has to approve any amendments to the previously approved plan.
3. What is the time frame for the Petitioner's request for approval?

- a. LVMG hopes to file its Petition by the end of the year. After that, the scheduling of the process is up to the Planning Board and Zoning Board.

There being no other questions or comments, the meeting adjourned at 6:30 p.m.

After the meeting, an adjoining property owner asked if more landscaping could be planted between his property and LVMG.

The Petitioner agrees to add enhanced landscaping.

**Lutheran Village Miller's Grant Virtual Pre-Submission Community Meeting**  
**December 15, 2021 @ 6:00 p.m.**

Brian Hendrix  
3601 Dairy Valley Trail  
Ellicott City, MD 21042  
[bocexec@verizon.net](mailto:bocexec@verizon.net)

Nelson R. Martin  
(Declined to provide address)  
[nrmartin0123@gmail.com](mailto:nrmartin0123@gmail.com)

Donna Snyder  
Lutheran Village Miller's Grant  
9000 Fathers Legacy  
Ellicott City, MD 21042  
[dsnyder@millersgrant.org](mailto:dsnyder@millersgrant.org)

Scott Brown  
26 Kate Wagner Court  
Westminster MD 21157  
[scottabrown.md@comcast.net](mailto:scottabrown.md@comcast.net)

Frankie Miller  
2907 Pauls Provision  
Ellicott City, MD 21042  
[frankiemiller108@gmail.com](mailto:frankiemiller108@gmail.com)

A.P. Moore  
9000 Fathers Legacy, Apt. 414  
Ellicott City, MD 21042  
[apelmo@gmail.com](mailto:apelmo@gmail.com)

Don James  
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Marvin Zelkowitz  
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[mvz@umd.edu](mailto:mvz@umd.edu)

Rich Pardoe  
(Declined to provide address)  
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Angie Boyter  
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Maury Zeitler  
Howard County Dept. of Housing and  
Community Dev.  
9820 Patuxent Woods Dr.  
Columbia, MD 21046  
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Michelle Rosenheim  
Executive Director  
Lutheran Village at Miller's Grant  
9000 Fathers Legacy  
Ellicott City, MD 21042  
[mrosenheim@millersgrant.org](mailto:mrosenheim@millersgrant.org)

Kevin Baker  
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Ellicott City MD 21042  
[kebaker@howardcountymd.gov](mailto:kebaker@howardcountymd.gov)

**CERTIFICATION FOR PRE-SUBMISSION COMMUNITY MEETING  
FOR LUTHERAN VILLAGE AT MILLER'S GRANT**

This is to certify that notice of the virtual pre-submission community meeting of December 15, 2021 was sent to adjacent property owners and others entitled by law to receive the notice by letter dated November 22, 2021. Minutes of the meeting were sent to those who attended the meeting or could not attend the meeting but gave contact information so they could receive the Minutes, by e-mail dated January 3, 2022.

*Thomas M. Meachum*

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Thomas M. Meachum, Esquire  
Attorney for Petitioner



EXTERIOR OF COURTYARD AND GARDENS

# Phase Two Health Center

9000 Fathers Legacy · Ellicott City, MD 21042 · call 410-465-2005 · visit [www.MillersGrant.org](http://www.MillersGrant.org)

Renderings are for illustrative purposes only and are subject to future design and finish changes.







EXTERIOR OF OUTDOOR DINING AND COURTYARD

# Independent Living Apartments

9000 Fathers Legacy · Ellicott City, MD 21042 · call 410-465-2005 · visit [www.MillersGrant.org](http://www.MillersGrant.org)

Renderings are for illustrative purposes only and are subject to future design and finish changes.





EXTERIOR PERSPECTIVE

# Performing Arts Center and Chapel

9000 Fathers Legacy · Ellicott City, MD 21042 · call 410-465-2005 · visit [www.MillersGrant.org](http://www.MillersGrant.org)

Renderings are for illustrative purposes only and are subject to future design and finish changes.

