



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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Ellicott City, Maryland 21043

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Voice/Relay

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TECHNICAL STAFF REPORT Lawyers Hill Overlook

Planning Board Quasi-Judicial Public Hearing of June 6, 2019

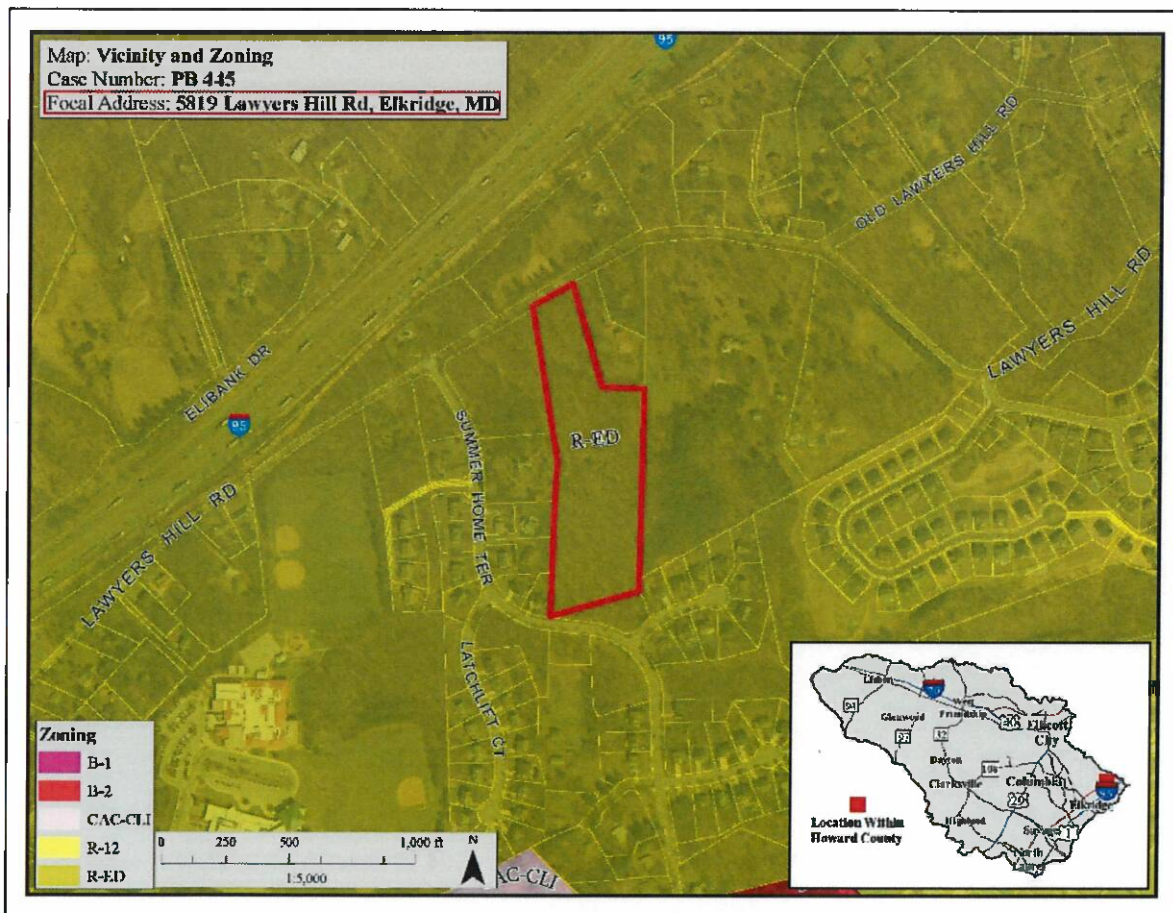
Case No./Petitioner: PB Case No. 445 Lawyers Hill Overlook / Land Design and Development, LLC

Project Name: SP-19-002 Lawyers Hill Overlook, Lots 1-17 & Open Space Lot 18

DPZ Planner: JJ Hartner, 410-313-4383, jehartner@howardcountymd.gov

Request: The Petitioner seeks approval of Preliminary Equivalent Sketch Plan SP-19-002 for Lawyers Hill Overlook, a 17 lot and one open space lot subdivision, consistent with Section 107.0.F. of the Howard County Zoning Regulations. Development in the R-ED District requiring a Preliminary Equivalent Sketch Plan must be approved by the Planning Board, applying Section 1.105 of their Rules of Procedure.

Location: The development (Tax Map 32, Grid 20, Parcel 13, in the First Election District of Howard County, Maryland) will be accessed from Lawyers Hill Road, north of Summer Home Terrace.



DPZ Recommendation: **Approval**, subject to Subdivision Review Committee (SRC) comments and any conditions by the Planning Board.

Property Descriptions: The Preliminary Equivalent Sketch Plan SP-19-002 for Lawyers Hill Overlook, proposes 17 buildable lots and one open space lot on the south side of Lawyers Hill Road, approximately 500 feet northeast of Summer Home Terrace.

Plan Summary: The Preliminary Equivalent Sketch Plan shows the preliminary lot layout, street network, open space, sidewalks and pathways, site drainage, stormwater management (SWM), landscaping, and forest conservation areas.

- The site is in:
 - PlanHoward 2030 - Established Communities Allocation Area, Elkridge Planning Area
 - Patapsco River watershed
 - Planned Service Area (PSA) for public water and sewer
- Zoned R-ED (Residential: Environmental Development) zoning district. Maximum density is two dwelling units per net acre and the minimum lot size is 6,000 sq. ft.
- 17 single-family detached, fee simple lots that front Public Road to be called Rose Garden Lane.
- There are no 25% or greater slopes that are regulated.
- 4.87 acres open space (4.60 acres credited), which exceeds the required 4.38 acres or 50%.
- Tentative housing unit allocations and the APFO schools test will be evaluated after the Planning Board Decision and Order is signed.

Vicinal Properties: The site is surrounded by the following R-ED zoned properties:

North: Lawyers Hill Road

East: Gables at Lawyers Hill Residential Subdivision and a 16.27 acre lot belonging to Robert Andrew Roth and Debra Siskind Roth

South: Gables at Lawyers Hill Residential Subdivision

West: Gables at Lawyers Hill Residential Subdivision and a 1.73 acre lot belonging to Joshua Robinson

I. General Comments

- A. **Legal Notices** - DPZ staff verified that the property was properly posted and advertised in two local newspapers in advance of the hearing.
- B. **Regulatory Compliance** - Subject to Howard County Subdivision and Land Development Regulations, Howard County Zoning Regulations, DPW Design Manual, Maryland Department of Environment Storm Water Design Manual, Adequate Public Facilities Ordinance, Forest Conservation Manual, Landscape Manual, and Soils Conservation District, Health Department and the Department of Recreation and Parks requirements.
- C. **General Plan** - Consistent with PlanHoward 2030.
- D. **Pre-submission Community Meeting** – Held August 7, 2018.

E. History:

- Environmental Concept Plan, ECP-18-054, Lawyers Hill Overlook, submitted November 7, 2018, and approved May 14, 2019.
- Preliminary Equivalent Sketch Plan, SP-19-002, Lawyers Hill Overlook submitted December 11, 2018, and received approvable status April 30, 2019.

F. Bulk Regulations:

- **Density** - Two dwellings per net acre. The site is 8.76 net acres, which allows up to 17 dwelling units.
- **Lot Size Requirements** – All lots are at least 6,000 square feet.
- **Minimum Lot Width** – All lots are at least 50 feet wide, measured at the front building restriction line.
- **Building Restriction Setbacks** – All residential structures and uses meet Howard County Zoning setbacks.

II. Site Analysis

A. Existing Conditions - The site is comprised of one residential parcel. Parcel 13 contains a well house, located on the southern portion of the property, that was built sometime in the early 20th century and it will remain. The historic house, built in 1911, burned down in the mid-1990s and all that remains is foundation rubble. The property is forested and contains wetlands and a small stream on the far southern portion.

B. Site and Density Information Chart

Gross Site Area.....	8.76 ac.
Minus 100-Year Floodplain.....	0.00 ac.
Minus 25% or Greater Slopes.....	0.00 ac.
Net Site Area.....	8.76 ac.
Permitted Density (2 units per net acre)	17 lots
Proposed Lots.....	17 lots
Acreage of 17 lots.....	2.50 ac.
Moderate Income Housing Units (MIHU)	
Required (10% of dwellings)	1.7 Units
Provided.....	0 Units (fee-in lieu proposed)
Approximate Limit of Disturbance.....	6.30 ac. (72% of gross site area)
Open Space	
Required (50% of gross area)	4.38 ac.
Proposed.....	4.6 ac. or 53%
Recreational Open Space	
Required (300 sq. ft. per unit)	5,100 sq. ft.
Provided (credited).....	5,160 sq. ft.
Proposed Public Road ROW.....	1.39 ac.

- C. **Access and Frontage** – Lots will front on and directly access a new public road, Rose Garden Lane, which will come off Lawyers Hill Road.
- D. **Water and Sewer Service** – Public water and sewer service will be provided and the existing wells and septic systems will be abandoned.
- E. **Existing Environmental Site Characteristics:**
- **General Site Features** – The site is forested and contains foundation rubble of an historic house that burned down. Topography generally slopes up from north and south to high point near the center of the property.
 - **Environmental Resources** – A February 2019 report by Ecotone identified wetlands, a small stream system, forest resources, and 23 specimen trees. DPZ visited the site and verified their locations. The development preserves 9 of the 23 specimen trees.
- F. **Historic Resources** – The property is within the National Register district and the Howard County local historic district. A well house located on the southern portion of the property was built in the early 20th century and will remain. The historic house built in 1911 burned down in the mid-1990s and only foundation rubble remains.
- G. **Proposed Development Plan**
- **Subdivision Plan** – Seventeen single-family lots and one open space lot are proposed. The lots range from 6,000 square feet to 7,544 square feet and all will have direct access to Rose Garden Lane.
 - **Community Compatibility for Residential Infill** – Residential infill development must be compatible with a surrounding neighborhood. To meet that requirement, the applicant proposes homes with a similar architectural character and design as those adjacent. Further, an enhanced landscape buffer is proposed which includes open space to act as a transition to the nearby neighborhood.
 - **Open Space** - At least 50% of the gross site area must be open space and 53% is proposed. Open Space Lot 18 is at the perimeter of the site and includes a 2.08 acre forest conservation easement. Recreation open space is located at the western border of the property near the middle of the subdivision.
 - **Forest Conservation** – The forest conservation obligation will be fulfilled partially by retaining existing trees and planting new ones on-site, and partially via a fee-in-lieu payment. However, details will be finalized with the Final Plan submission.
 - **Landscaping** – Landscaping complies with the Landscape Manual.
 - **Stormwater Management** – SWM will meet or exceed required Environmental Site Design (ESD).
 - **Scenic Road** – Lawyers Hill Road is a scenic road and this development complies with all requirements to protect scenic roads as outlined in Section 16.125 of the Howard County Subdivision and Land Development Regulations.
 - The proposed lots are located toward the back of the property, with the closest one approximately 315 feet from Lawyers Hill Road.
 - The only grading and vegetation removal along Lawyers Hill Road will be to accommodate the entrance road to the development. All other vegetation along Lawyers Hill Road will remain.

- The closest storm water management facility is located approximately 120 feet from Lawyers Hill Road and will be buffered by existing, mature forest.
 - The proposed forest buffer exceeds the minimum 35-foot scenic road buffer requirement. The proposed development is buffered from the scenic road by at least 100 feet of existing forest and a maximum 315 feet of existing forest.
- **Adequate Public Facilities Ordinance (APFO):**

Roads Test – The following road intersections were analyzed and all were shown to operate at an acceptable level-of-service. The traffic analysis has been approved by the Development Engineering Division (DED) and the Department of Public Works (DPW).

- *Montgomery Road at Lawyers Hill Road/Rowanberry Drive*
- *Montgomery Road at Bauman Drive*
- *US 1 at Montgomery Road*
- *US 1 at Ducketts Lane*

Schools Test – The subdivision is in the Established Communities Planning Area, the North East School Region, the Elkridge Elementary School District and the Elkridge Landing Middle School District. Housing allocations and open/closed schools will be tested once the Decision and Order has been signed.

III. Planning Board Criteria:

Section 107.0.F.6. of the Zoning Regulations establishes review criteria that must be considered when evaluating a Preliminary Equivalent Sketch Plan:

1. **The proposed lay-out of the lots and open space effectively protects environmental and historic resources.**

Historic resources, environmental resources, wetlands and specimen trees, are addressed as follows:

Historic Resources:

The Historic Preservation Commission (HPC) reviewed this plan (SP-19-002) and issued Advisory Comments (attached). Please note that the HPC's comments are advisory, except for certain activities that require an HPC Certificate of Approval (COA). An HPC Certificate of Approval (COA) is required for the following:

1. Construction, moving, demolition, repair or alteration of any structure in any manner affecting the exterior appearance of the structure;
2. Construction or alteration of parking areas; and
3. Installation or alteration of exterior signs.

This plan (SP-19-002) does not propose any of the three activities listed above. Therefore, the HPC comments are advisory in nature and this plan does not require a COA. Future plans, that include any of the three activities listed above, may require additional HPC review and a COA.

The Petitioner made the following changes in response to the HPC's advisory comments:

- Relocated Open Space Lots to provide enhanced screening of the neighboring historic home known as The Gables (HO 389).
- Relocated several buildable lots to save more specimen trees.
- Modified the garage location to be either side loaded or detached and located behind the homes.
- Selected street tree species, location, and sizes to replicate the patterns found in the Lawyers Hill Historic District.
- Located the existing historic well house on a proposed Open Space Lot to help protect and buffer it.

The Petitioner also investigated relocating the entrance to the proposed development, as suggested by the HPC. They evaluated maximum horizontal and vertical alignments from the east and west. To the east, relocating Rose Garden Lane 65 feet toward the existing driveway serving Parcel 102, impacts the driveway. To the west, relocating Rose Garden Lane 35 feet toward the environmental features adjacent to Open Space Lot 60, impacts environmental features.

The proposed design minimizes the grading adjacent to Parcel 102, retains existing trees, provides reforestation within the proposed Open Space Lot 18, and buffers Parcel 102. This alignment also allows for the required stormwater management and associated grading without impacting the offsite environmental features on Open Space Lot 60, The Gables at Lawyers Hill.

Finally, the proposed horizontal curve in the road alignment was designed to lessen the visual impact of proposed Rose Garden Lane when viewed from Lawyers Hill Road.

Therefore, the proposed entrance location has the least impact and meets the design criteria as outlined in the Howard County Design Manual Volume III Roads and Bridges and Stormwater Management in accordance with M.D.E. Stormwater Management Design Manuals I & II.

Environmental Resources:

The wetland, located on the far southern portion of the property, will be protected by a 25-foot buffer and the perennial stream with a 75-foot buffer.

Of the 14 specimen trees to be removed, each is to be replaced with two native trees that are at least 2.5" in caliper (28 mitigation trees total). The remaining mature, perimeter and specimen trees serve to screen and buffer neighboring properties. Site layout and grading avoid impacting those trees and provide a perimeter open space lot.

- 2. Buildings, parking areas, roads, stormwater management facilities and other site features are located to take advantage of existing topography and to limit the extent of clearing and grading.**

Site clearing has been reduced by locating SWM facilities at low points, which limits clearing and grading to the maximum extent practicable necessary to install the public road and utilities.

- 3. Setbacks, landscaped buffers, or other methods are proposed to buffer the development from existing neighborhoods or roads, especially from designated scenic roads or historic districts.**

The development complies with all setbacks as required in Section 107.0.D.4., which helps preserve mature trees on the eastern and southern edges of the site. In addition, the proposed enhanced landscaping significantly reduces impacts to the adjacent neighborhood.

The area cleared to the east of proposed Rose Garden Lane, the area between lots 15 & 16, and a small area on the southern edge of the property will be planted and afforested and placed in a Forest Conservation easement.

This development complies with all requirements for Protection of Scenic Roads as outlined in Section 16.125 of the Howard County Subdivision and Land Development Regulations.

This development adequately protects historic resources located on the property.

All landscaping complies with the Howard County Landscape Manual requirements.

SRC Action:

On April 30, 2019, the developer was notified that SP-19-002, may be approved subject to complying with SRC comments and any conditions by the Planning Board.

Recommendation:

The Department of Planning and Zoning recommends the Planning Board approve SP-19-002 Lawyers Hill Overlook, subject to complying with SRC comments and any conditions by the Planning Board.



Valdis Lazdins, Director
Department of Planning and Zoning

5-23-19
Date

This file is available for public review by appointment at the Department of Planning and Zoning's public service counter, Monday through Thursday, 8:00 a.m. to 5:00 p.m. and Friday, 8:00 a.m. to 3:00 p.m.



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION
ELlicott City Historic District ■ LAWYERS HILL HISTORIC DISTRICT
3430 Court House Drive ■ Ellicott City, Maryland 21043

Administered by the Department of Planning and Zoning

VOICE 410-313-2350
FAX 410-313-3042

February Minutes

Thursday, February 7, 2019; 7:00 p.m.

The February meeting of the Historic Preservation Commission was held on Thursday, February 7, 2019 in the Columbia/Ellicott room located at 3430 Court House Drive, Ellicott City, MD 21043. Ms. Tennor moved to approve the December minutes. Mr. Roth seconded. The motion was unanimously approved. Ms. Tennor moved to approve the January minutes. Mr. Roth seconded. The motion was unanimously approved.

Members present: Allan Shad, Chair; Eileen Tennor, Vice-Chair; Drew Roth, Secretary; Bruno Reich; Erica Zoren

Staff present: Beth Burgess, Susan Overstreet, Kaitlyn Clifford, Lewis Taylor

PLANS FOR APPROVAL

Consent Agenda

1. MA-17-12c – 8241 Main Street, Ellicott City
2. MA-17-45c – 1805 Marriottsville Road, Marriottsville
3. MA-18-27c – 8104 Main Street, Ellicott City
4. MA-18-30c – 8202 Main Street, Ellicott City

Regular Agenda

1. HPC-19-01– 8044 and 8048 Main Street, Ellicott City
2. HPC-19-02 – 3570 Sylvan Lane, Ellicott City
3. HPC-19-03 – 8156 Main Street, Ellicott City
4. HPC-19-04 – 10752 (10756) Scaggsville Road, Laurel
5. HPC-19-05 – 5020 Ten Oaks Road,
6. HPC-19-06 – 8125 Main Street, Ellicott City- emergency
7. HPC-18-63 – 5819 Lawyers Hill Road (6219 Lawyers Hill Road per design guidelines map; continued from December 6 and January 17)

OTHER BUSINESS

1. March meeting date in case of snow

CONSENT AGENDA

MA-17-12c – 8241 Main Street, Ellicott City

Final tax credit claim 20.112.

Applicant: William Franz

Background & Scope of Work: The property is located in the Ellicott City Historic District. According to SDAT, the building dates to 1890. The Applicant was pre-approved for tax credits to repair, replace and repaint the roof, wood siding and façade doors through the Minor Alterations process in case MA-17-12 in March 2017. The Applicant submitted documentation that \$1,400.00 was spent on the eligible, pre-approved work and seeks \$350.00 in final tax credits. There is outstanding work that still needs to be completed, so this MA-17-12 will return for further credits once the work is complete.

Staff Comments: The work complies with that pre-approved and the invoices and cancelled checks add up to the requested amount.

Staff Recommendation: Staff recommends approval as submitted for \$350.00 in final tax credits.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify.

Motion: Mr. Roth moved to approve. Mr. Reich seconded. The motion was unanimously approved.

MA-17-45c – 1805 Marriottsville Road, Marriottsville

Final tax credit claim 20.112.

Applicant: Shelly Levey

Background & Scope of Work: This property is not located in a historic district but is listed on the Historic Sites Inventory as HO-191. The Applicant was pre-approved for repairs in-kind to fix the foundation and weatherproof the house through the Minor Alterations process in case MA-17-45 in October 2017. The Applicant has submitted documentation that \$15,800.00 was spent on eligible, pre-approved work. The Applicant seeks \$3,950.00 in final tax credits.

Staff Comments: The work complies with that pre-approved and the invoices and cancelled checks add up to the requested amount.

Staff Recommendation: Staff recommends approval as submitted for \$3,950.00 in final tax credits.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify.

Motion: Mr. Roth moved to approve. Mr. Reich seconded. The motion was unanimously approved.

MA-18-27c – 8104 Main Street, Ellicott City

Final tax credit claim 20.112.

Applicant: Holly Hoenes/Chase Development & Construction LLC

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT, the building dates to 1890. The Applicant was pre-approved for tax credits to: repair damage to the front

façade; replace two wood doors in-kind, including bronze hardware, to match those approved in 2016 (9 light over 2 panel); replace two exterior lights (one on either side of retail door) with the same or similar as approved in 2016 (black outdoor wall light); install new glass in storefront windows; and repaint building with colors previously approved through case MA-18-27 in July 2018. The Applicant has submitted documentation that \$14,626.79 was spent on the eligible, pre-approved work and seeks \$3,656.70 in final tax credits.

Staff Comments: The work complies with that pre-approved and the invoices and cancelled checks add up to the requested amount.

Staff Recommendation: Staff recommends approval as submitted for \$3,656.70 in final tax credits.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify.

Motion: Mr. Roth moved to approve. Mr. Reich seconded. The motion was unanimously approved.

MA-18-30c – 8202 Main Street, Ellicott City

Final tax credit claim 20.112.

Applicant: Ronald Peters

Background & Scope of Work: The property is located in the Ellicott City Historic District. According to SDAT, the building dates to 1850. The Applicant was pre-approved for tax credits to remove and replace the existing paver walkway with a new concrete slab, as a measure to weatherproof the basement foundation below the walkway, as well as repair and repaint the front porch due to flood damage, through the Minor Alterations process in case MA-18-30 in August 2018. The Applicant submitted documentation that \$6,400.00 was spent on the eligible, pre-approved work and seeks \$1,600.00 in final tax credits.

Staff Comments: The work complies with that pre-approved and the invoices and cancelled checks add up to the requested amount.

Staff Recommendation: Staff recommends approval as submitted for \$1,600.00 in final tax credits.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify.

Motion: Mr. Roth moved to approve. Mr. Reich seconded. The motion was unanimously approved.

Before starting the regular agenda items, Mr. Reich asked if there were any minor alterations that needed to be added to the agenda. Ms. Burgess stated that all the Minor Alteration applications that had been posted on-line had been approved without objection from the Commission or public. Ms. Burgess further clarified that item 10 on the agenda, listed as an emergency for 8125 Main Street for a potential structural issue, did not need to come before the Commission and was being dropped from the agenda.

REGULAR AGENDA

HPC-19-01 – 8044 and 8048 Main Street, Ellicott City

Certificate of Approval & Tax Credit Pre-Approval for Exterior Repairs.

Applicant: Barry Gibson/Old Stone Tavern, LLC.

Background & Scope of Work: This property is located in the Ellicott City Historic District, #HO-62. According to SDAT, the 8044 Main Street building dates back to ca. 1815, while the 8048 Main Street building is late 1800s. Using Stormmeister products, the Applicant seeks approval and tax credit pre-approval to repair and restore the buildings as follows:

8044 Main Street:

1. Replace the opera house entrance door (far east door) with a 42"x 85" Stormmeister door in the Arden style that is a 6 panel door with two high level lights in the Cambridge blue color.
2. Replace the right and left main entry doors with 42"x 84" Stormmeister door in the Ashdown style that is a 2 light over 2 panels in the Cambridge blue color.
3. Remove the damaged storefront display windows and roof, and return to the original façade that will have smaller custom 38"x 66" single pane impact resistant glass with 6 over 6 mullions. All stucco on the façade behind the display windows will be removed and the stone will be re-pointed with white mortar. Any trim or framing will be UPVC and Cambridge blue color. The new windows will have side shutters in dark blue.

8048 Main Street:

4. Replace the house door with a 36"x 82" Stormmeister door in the Arden 6 panel door in the Chartwell green color.
5. Replace the window with a 38"x 54" single pane impact resistant glass window with 2 over 2 mullions with any trim to be in the Chartwell green color. The 1st floor wood panels to veneer the existing façade will be in the Chartwell green color.
6. Install a steel I-beam within the building per structural engineer recommendation for structural integrity of the building.

Staff Comments: The Inventory information for 8044 Main Street states: The lithography of this building dating circa 1832 shows a four bay wide, four and a half story building (Figure 1). "The fenestration of the original first four floors of the building is rectangular, double-hung, holding six-over-six lights and decorated by projecting flat wooden sills." This application is the first certified flood mitigation project to occur in Ellicott City. The Stormmeister products are custom designed with special engineering to be flood resistant. The doors are built within the frame as one cohesive part with doors that open out onto the sidewalk to prevent water from pushing through a door jamb. Prior to Stormmeister, based in the United Kingdom, the floodproof doors in the US were industrial metal doors (Figure 2) that did not offer any historic features or detail. Stormmeister products are custom made and offer paneling, colors and hardware complimentary with a historic district (Figure 3).

The display window storefront is considered historic and would typically be retained, but the both 2016 and 2018 floods destroyed these windows. The Applicant is seeking a solution to retain the historic character of the building, while creating a flood resilient building. The Guidelines do not address flood mitigation, but do make recommendations for renovation of storefronts. Chapter 6. Rehabilitation and Maintenance of Existing Buildings states, "When original details are missing or must be replaced, matching materials should be used, if possible. Saving damaged parts or finding historic documentation of the building's appearance can help in accurately restoring a building's historic appearance...For buildings altered more recently, it is often best to uncover and restore details hidden by alterations." Although the Applicant wants to retain the storefront windows and will be deconstructing the trim and storing the storefront windows, they are not original to the building and potentially dangerous in a flooding situation. The Applicant is seeking to restore the building and proposes modest architecture, similar to what it had prior to the storefront addition. The granite façade is original and will not be altered. The openings to the first floor façade, will not be closed or relocated.

The windows will remain in the same openings within the granite structure but will be one solid impact resistant glass panel custom fit for each opening. Although they will be 6 over 6 and 2 over 2 to complement

the existing windows and conform to historic documentation, they will not be operable windows to maintain a watertight seal. The mullions will be decorative but not true divided light to guarantee the necessary strength to withhold 9 feet of water depth.

Per the Guidelines, the Applicant will “maintain or restore original brick, stone...and make repairs with materials that match the original as closely as possible.”

The colors of the doors and trim match the existing approved colors. The Stormmeister color selection is limited to 21 color options, and Cambridge blue and Chartwell green are appropriate for the existing color palette.

Staff Recommendation: Staff recommends approval as submitted including all Stormmeister products and recommends tax credit pre-approval for this work, including the I-Beam that will provide structural integrity to 8048 Main Street.

Testimony: Mr. Shad swore in the Applicant, Barry Gibson, and asked if he had any information to add or correct in the staff report. Mr. Gibson added that the two main entry doors at 8044 are being replicated instead of replaced with the Ashdown style door. Stormmeister can replicate the existing doors while maintaining the floodproof stability. The doors manufactured in England have better technology than in the United States and higher standards than FEMA requirements. Mr. Gibson stated he had lost \$150,000 in inventory alone in the flood, and this did not include reconstruction of the building or utilities. Mr. Gibson stated he was only able to locate flat plate door/industrial looking doors made for flood proofing from manufacturers in the United States, but Mr. Gibson wanted to replicate the historic doors on his building. Mr. Gibson stated he also intended to add shutters to the windows to add to the façade aesthetics. England’s armored glass was superior to the United States Hurricane glass. Mr. Gibson held up a drawing of the proposed replicated door that was not included in the submittal. Ms. Tennor stated that the proposed door included a much larger window pane of glass. Mr. Gibson stated he was told by the Stormmeister director that the door will have the same strength as the doors provided in the original application.

Ms. Burgess clarified that the Applicant is seeking a Certificate of Approval, in addition to the pre-certification of tax credits, as the agenda only states the application is for tax credits. Ms. Burgess also stated that there were no specifications in the application for the shutters mentioned by the Applicant, so those could be reviewed later through a minor alteration application. Ms. Zoren asked if Mr. Gibson would be installing shutters that were operable, so they could be closed for extra protection during storms. Mr. Gibson said he could install shutters that were operable. Ms. Tennor asked if the shutters would come from the same manufacturer as the door. Mr. Gibson stated that it would be the same manufacturer. Ms. Zoren asked if all the doors for the building at 8044, including the side door, would be blue to match the trim. Mr. Gibson confirmed all doors would be blue.

Motion: Mr. Reich moved to approve the application as submitted with tax credits, and with possible modifications to the door design to replicate the existing. Ms. Tennor seconded. The motion was unanimously approved.

HPC-19-02 – 3570 Sylvan Lane, Ellicott City

Certificate of Approval for Carport Canopies.

Applicant: Charles Kyler

Background & Scope of Work: This property is located in the Ellicott City Historic District, but not in the watershed of the current building mortarium, as this parcel drains into Sucker Branch. According to SDAT, the

building dates to 1898. The Applicant proposes to obtain temporary approval for three carport canopies until the proposed garage/carriage house receives building permits and construction begins. The carport canopies are in the same location and footprint as the future carriage house. The expected timeframe for the construction to begin would be April or May 2019. The Applicant states the canopies are not visible from the road, are 25 feet away from the contributing structure, and protect the vehicles stored under them. The Applicant received approval for the construction of the carriage house garage at the June 2015 HPC meeting, #15-35, but the floods and personal issues delayed the construction.

Staff Comments: Chapter 9. Landscape and Site Elements discusses temporary and Minor Structures but does not address canopies or carports, however approval for such temporary structures is appropriate. Chapter 9 recommends to “construct new site features using materials compatible with the setting and with nearby historic structures” and recommends against new driveways, parking areas, walkways, terraces or other features that substantially alter the setting of a historic building.” The carports are a modern structure with metal posts and a canvas fabric that do not comply with the Guidelines for permanent installation. However, the Applicant is seeking building permits now for the garage, and these carports have protected the vehicles from large overhead branches from the property’s mature trees when used in the past during severe storms.

Staff Recommendation: Staff recommends a temporary 6-month approval for the canopy carports to provide a protected area for vehicles until the construction of the garage is underway.

Testimony: Mr. Reich recused himself from the application as he designed the garage for the Applicant.

Mr. Shad swore in the Applicant, Charles Kyler, and asked if he had any information to add or correct in the staff report. Mr. Kyler stated that the picture of the canopies showed one that had sides to it. Mr. Kyler stated that the carport canopies only had top covers and no side covers. Mr. Kyler had taken the carport canopies down, but his Honda Pilot got totaled from a tree branch falling from a tree on the side of the driveway. Mr. Kyler put the carports back up in October 2018. Mr. Kyler stated that one of the canopies had a hole in it due to a tree branch. Ms. Tennor asked how the carport canopies protected the cars. Mr. Kyler stated the canopy itself didn’t protect much, but the steel frame helped. Ms. Tennor asked if six months would be enough time to have his garage constructed and the carport canopies removed. Mr. Kyler stated it would be.

Motion: Ms. Tennor moved to approve the temporary six-month approval for the carport canopies. Mr. Roth seconded. The motion was unanimously approved.

HPC-19-03 – 8156 Main Street, Ellicott City

Tax Credit Pre-Approval for Exterior Repairs.

Applicant: Don Reuwer/ Master’s Ridge, LLC.

Background & Scope of Work: This property is located in the Ellicott City Historic District. This building was constructed in 1926 for the offices of the Ellicott City Times newspaper, which were located on the second floor. The first floor was commercial space rented out for jewelry store and the post office. The existing infill of the 1920s storefronts, beneath the original first-story cornice, were done prior to the creation of the Historic District, but are not early enough to be considered historic. The building has an enclosed storefront with wood shingles (Figure 7), similar to the Reedy Building at 8229 Main Street prior to its renovation in 2016.

The Applicant proposes to renovate and restore the building, and return the first floor storefront to a more historically appropriate architectural design.

1. The existing front door will be replaced with a wood door to match the 1960s photo.
2. The replacement plate glass front windows will have wood frames painted Geddy White.
3. The east side windows will be restored to their original opening size and the replacement windows will match the second floor windows.
4. The west side wall will be repainted Brickyard Red.

Staff Comments: Much of the original first story configuration can be seen in the c. 1960s photograph (Figure 8), however, the photo depicts a front door had been altered and does not reflect the earlier appearance. Staff has not been able to locate any photographic evidence for the building's earlier appearance. To determine the original details for these storefronts, careful, exploratory demolition could occur to expose any evidence of original architectural features, documenting it prior to renovations. The Applicant has requested that the County's Architectural Historian assist with determining the original configuration and documenting it.

The proposed façade design complies with Chapter 6 of the Guidelines. Chapter 6.H explains, "windows do much to establish the scale and character of a building. The arrangement, size and shape of windows, the details of window frames and sashes and the arrangement of glass panes all contribute to a building's personality." The architectural and historic integrity of this building has quite visibly been damaged over the years with the addition of shingle siding and modern double hung windows. The removal of these features, which are not historic, complies with Chapter 6.H, "replace inappropriate modern windows with windows of appropriate style. If documentary evidence of the original windows is available, chose new windows similar to the original. Otherwise, select windows appropriate to the period and style of the building" and "restore window openings that have been filled in, using physical, pictorial or documentary evidence to accurately restore the building's historic appearance." With the assistance of the County's Architectural Historian, the Applicant plans to start demolition on the inside to reveal evidence of original features on the storefront, such as the case in 2016 at 8289 Main Street (Reedy Building, now Sweet Elizabeth Jane). The work also complies with Chapter 6.K recommendations, "preserve the form and details of existing historic storefronts. Uncover or replace architectural detailing that has been obscured by later additions" and "where physical, photographic or other documentation exists for an earlier storefront...restore the earlier storefront design if the later renovation has not acquired historic significance of its own." The Front Elevation Plan states that the front doors will be replaced to match the previous existing of wood and glass. The windows will revert to plate storefront glass in a wooden frame with Benjamin Moore Geddy White, CW-20, a neutral trim color. The west side of the building is brick that has been painted several decades ago. The Applicant proposes to paint the side of the building with Brickyard Red, CW-235, to better blend with the bricks on the front of the building.

Staff Recommendation: Staff recommends tax credit pre-approval and approval of the application as submitted, with the assistance of the County's Architectural Historian to document what is exposed and help determine the details of any missing architectural elements.

Testimony: Mr. Reuwer, previously sworn in earlier in the meeting, explained that he was planning on converting the building from office to retail. Mr. Reich stated that it was good to return the building to its original design and it will look fantastic.

Mr. Reuwer stated that he has worked with DPZ staff before and he is excited to restore the building and get it back to retail use, which is needed on Main Street. Mr. Reuwer described the alterations from the 1960s they have discovered and stated he will meet with Mr. Ken Short, the County's Architectural Historian, who will help determine the original structure verses what has been modified. Ms. Tennor asked if it would be

Ken Short's first meeting with him. Mr. Reuwer stated that what he tried to do was remove the inside modifications first and now that he can see what was previously there, the shape of the vestibule and the stairs, Mr. Short will become involved. His original submission information was 99% accurate, but the vestibule has a slight angle to it from what was expected, so there may be a few modifications with further exploration. Ms. Burgess stated that Mr. Reuwer was seeking to restore the building elevation as shown in the submittal and would only be returning if the design was drastically different.

Motion: Mr. Reich moved to approve the application as submitted with the tax credits, with the provision that if there are changes, Staff can approve the changes. Ms. Tennor seconded. The motion was unanimously approved.

Ms. Burgess asked if the sign that reads "Times Building" was going back into place. Mr. Reuwer answered that the lettering of the "Times Building" would be going back, as well as the 1926 sign. Mr. Reich asked if the signs were on the sketches. Mr. Reuwer confirmed they were.

HPC-19-04 – 10752 (10756) Scaggsville Road, Laurel

Advisory Comments for Pre-application Approval.

Applicant: Michael P. Lemon

Background & Scope of Work: This property is located on the Historic Sites Inventory as HO-709, 10756 Scaggsville Road. According to the Inventory form, the building was probably constructed circa 1890. DPZ determined it did not need to come before the Commission for Advisory Comments for demolition prior to subdivision, but the Hearing Examiner asked for the recommendation of the HPC regarding this site and the effects of the subdivision on the three adjacent historic sites across Scaggsville Road.

Staff Comments: The house at 10756 Scaggsville Road (HO-709) was conjectured to have been built by John H. Hines shortly after he purchased the property in 1892. The exterior retains its historic form and some of its historic materials (Figure 11). The interior of the house has been substantially modernized with drywall, new windows, doors, and trim. All fireplaces and chimneys have been removed, leaving only one fragment of door trim, a stairway with major alterations, and a mantel that is not in situ (and may have been brought in) as the only historic features visible in the house. Brief examination in the attic hatch and around the foundations reveals what appears to be four periods of construction, three of them historic (and at least one of them probably in log). There is too little remaining in the interior to date these phases or confirm their apparent progression. It seems highly likely that this house began as a tenant house on the farm of Seth W. Warfield, was possibly enlarged by Warfield, and was likely later further enlarged by Hines. The house would not be considered individually eligible for the National Register. Despite this property and 3 adjacent properties being on the Historic Sites Inventory, all four structures have been altered throughout the years to diminish the value of their architectural historic significance.

The neighborhood was assessed for the possibility of a historic district, but given the alterations to the exterior and removal of historical architectural, it was determined that the historic value has been removed. On the south side of the road, the Emmanuel United Methodist Church (HO-708) survives, but is overpowered by several eras of additions (Figure 12). To the west of the church are two houses, one (HO-710, Scaggs House, Figure 13) that has had a brick veneer added to the front of the first story, and a bungalow (HO-711, Figure 14 and 15) that has been at least doubled in size by replicating the old structure (Figure 13). This enlargement, in conjunction with other changes to the house, would render it non-contributing to a historic district. Thus, the little that is left along this portion of Scaggsville Road does not meet the threshold necessary for a historic district.

Understanding of the history of this house can only be had by stripping out much of the later accretions inside (and perhaps some of them on the exterior, too), in order to study the construction and any remaining fragments that may now be hidden. Also worthy of study is the foundation in the cellar of the eastern section, which appears to have been poured in place later and contains numerous artifacts, as yet undated. The study of these can only truly be done through their removal with demolition. The building has the opportunity to enlighten us further on nineteenth-century Howard County dwellings, but probably only through careful, documented demolition.

Neither the brick house (c. 1949), the block barn (Figure 16), or the Butler building are sufficiently historic to warrant preservation. The small frame shed may date to the first quarter of the twentieth century and has some significance, though minimal.

Staff Recommendation: Staff recommends the Commission recognize the diminished character of the subject parcel (HO-9) and its adjacent neighbors (HO-8, HO-10, HO-11) based on the alterations or removal of the architecture that had once made each of the structures significant. Demolition to the house will allow further documentation of the history of this building.

Testimony: Mr. Taylor stated that under Section 16.606, the Commission is directed to advise and assist the Department of Planning and Zoning and the Applicant for a subdivision on identifying historic resources, if the property is in the Historic District or if the property contains a historic structure. A historic structure is defined to include buildings that are on the Historic Sites Inventory and the subject building is on the Inventory. Although this case came through the Hearing Examiner, it actually should have come directly to the Commission.

Mr. Shad swore in the Applicant, Michael Lemon, and asked if he had any information to add or correct in the staff report. Mr. Lemon added that Ken Short had visited the site and Lisa Wingate, his historic consultant, had created the application. Mr. Lemon stated that the site was on the Historic Sites Inventory list, but nothing about the property was deemed historic. The site plan showed the proposed subdivision, but not the original buildings. The pencil sketch depicting the original placement of the house and outbuildings was from an inventory done in 1995 during the Route 216 road improvements. Mr. Reich stated it was a nice depiction of a Howard County farm with several outbuildings, and asked if all the outbuildings that were still there were in dilapidated condition and if the house was open to weather. Ms. Burgess clarified that the large outbuilding was gone or had been demolished. Mr. Roth stated that the large outbuilding was indeed gone, based on his site visit.

Mr. Reich stated that while it was sad to lose a farmette, it had been neglected for half a century. Mr. Reich asked how close the main house was to the road. Mr. Lemon said it was set back 75 feet from the road. Mr. Reich asked if there was some effort to save some of the artifacts from the property. Mr. Lemon stated he was not sure, but he would allow salvage companies to take beams from the structure. Parging on the stone foundation had minor bits of pottery and glass. Mr. Lemon stated Ken Short wanted to look more into the foundation. Mr. Reich stated there were possible portions of a large cabin embedded in the house. Mr. Lemon stated that was what he was referring to when referencing the beams. Mr. Reich stated Mr. Lemon should let Ken Short complete the documentation of the house during the demolition process. Mr. Lemon stated he was agreeable to having Mr. Short return for future investigation and documentation.

Mr. Roth stated that in the Google satellite map the 1920s-10s frame barn was gone, as was the dilapidated frame shed, and one of the two frame sheds across from the house. All that was left was the main house, frame shed and two outbuildings.

Mr. Reich stated the advisory comments were to help the County with documentation during the demolition process and to preserve any valuable artifacts. Preservationists would be interested in trim work and mantels. Mr. Lemon stated he had made that commitment to salvaging and documenting the structures.

HPC-19-05 – 5020 Ten Oaks Road, Clarksville

Advisory Comments for site development plan with demolition.

Applicant: Stephanie Tuite/Fischer, Collins & Carter, Inc.

Background & Scope of Work: This property is a historic home. The Scrivnor Family Farm house (Figure 10), at 5020 Ten Oaks Road, was probably built in 1903 following the destruction by fire of the earlier farmhouse on the property in December 1902. The Applicant proposes a 6-lot subdivision and seeks Advisory Comments for the demolition of this house. The original plan showed the house being saved and restored on Lot 4, but further deterioration has led to a demolition request.

The house has a traditional center-passage plan, one-room deep, with a kitchen ell on the rear that is updated with novelty siding, two cross-gables on the front, a two-story bay window, and a wrap-around porch. In need of painting and some porch repair, several mantels have recently been removed, along with door locks. The original staircase remains in good condition. Other interesting features include:

- An original lattice screen and door on the porch- dividing the front, family section of the porch from the rear, service part of the porch off of the kitchen;
- The original bolection-moulded front door, with sidelights and transom;
- An original pass-through, from the closet under the stairs to the side porch (now enclosed).

The attic was always finished and may have provided bedrooms for servants. A leak in the roof is in the non-historic family-room addition. Despite a recent lack of maintenance, the house is structurally sound, with a new Buderus furnace.

Staff Comments: This is a historic and significant house that is large enough to compliment the larger modern homes proposed within this subdivision. This house would qualify for the 25% historic property tax credit and most likely the State tax credit of 20%. The house is located within Lot 4 without setback issues.

Staff Recommendation: This application is for Advisory Comments only. The Scrivnor House still retains its historic integrity, remains in relatively good condition, and would be eligible for the Howard County Historic Preservation Tax Credit.

Testimony: Mr. Shad swore in the Applicant, Stephanie Tuite, and asked if she had any information to add or correct in the staff report. Ms. Tuite stated that the property was on Lot 4 of a subdivision that already existed. The application previously came through about three years ago when the subdivision was being developed. Ms. Tuite distributed additional pictures of the home. She stated that the house on the lot had some issues, but now three years later it had more; there was additional decay of the wood behind the siding, there were parts of the house removed in the kitchen, and the previous owners had taken all the mantels and cut out the door knobs. The house had also undergone condensation and water damage. The developer had bought the property, but was now seeking demolition of the house. As this was part of a recorded subdivision, getting advisory comments was a step in the process for demolishing the house.

Ms. Tennor asked why the developer had not bought the house at the time the subdivision was created. Ms. Tuite stated the developer did not buy the property out right but waited until after the settlement. Up until the settlement occurred, one of the representatives of the estate was living in the house. The developer had

intended to renovate the structure until he learned it would take \$500,000 to refurbish the house and bring it up to code.

Mr. Reich asked if a new site plan and stormwater management plan would be needed if the house was demolished. Ms. Tuite stated that as the property was on well and septic, it would need a grading plan but stormwater management would not need to be updated. Mr. Reich asked if the setbacks would be updated as well. Ms. Tuite stated that when they created the lot lines they had to be in such a way that the setbacks worked with the existing house, so the setbacks would not change.

Mr. Reich stated his concern regarding the cost of renovation being more than the new construction cost, as there would be a new grading plan, new foundation and a new house. Mr. Reich asked how many square feet was the house. Ms. Tuite said she did not know. Ms. Zoren stated it was around 5,700 square feet. Mr. Reich stated there was a market of people interested in renovating historic homes and asked how many sites were left on the Historic Sites Inventory. Ms. Burgess stated there were 1,100 sites on the Inventory, but only about 600 sites were existing homes. Mr. Reich recommended the Applicant sell the property as is and asked what the lot was worth with the house on it.

Mr. Shad swore in John Minutoli. Mr. Minutoli stated he had a contract on the house in 2014. Mr. Minutoli stated he wanted to move into the house and restore it, and then sell the subdivided lots. Mr. Minutoli stated by the time the plats were recorded in the third quarter of last year (2018), the house was beyond repair. The holes seen in the pictures were due to termite damage, and the house had been without power for three to four months now. There were buckets to collect water that fell into the house, and they were filled and frozen as there was no heat. Mr. Minutoli stated it would cost \$75,000 to insulate the house per Code and \$50,000 to replace the windows. Mr. Minutoli stated that the lot was worth more than the house.

Mr. Reich stated he believed it would still be a good renovation project. Mr. Minutoli stated that he had wanted to work on the house, but it was not worth it now. Four years ago it might have been, but the representatives of the estate had no money to do any repairs of their own. Mr. Minutoli had given the representatives permission to take the fireplace mantel and one door knob, but the representatives took all the mantels and cut squares into the wood doors where the door knobs were. Mr. Minutoli said he would be happy to have someone come in and document the house and let them take what was salvageable. Mr. Minutoli stated he had put in a new septic system and drilled a new well with the intent to stay in the house, but now it was not worth it. Mr. Minutoli said Mr. Short could come and document the site. The lattice on the porch was interesting, but the porch was not attached to the house and the house was built on stacked stone.

Ms. Zoren stated her frustration that Howard County continued to allow demolition by neglect. Ms. Zoren suggested that Mr. Minutoli take the cost to fix the house out of the purchase price, as there was a discrepancy from the time the contract for the house was written until the actual purchase. Ms. Zoren stated that Howard County needed legislation to help the Commission prevent situations like this from happening. Mr. Minutoli stated that he did not purchase the property and let it sit for several years and then come before the Commission to seek demolition. The condition of the house was changed by the previous owners.

HPC-18-63 – 5819 Lawyers Hill Road (6219 Lawyers Hill Road per design guidelines map; continued from January 17), Elkridge

Continuation of Advisory Comments for Site Development Plan
Applicant: Donald R. Reuwer Jr.

Mr. Shad swore in Mr. Reuwer. There was a preliminary discussion of an ethics complaint filed by the Applicant against a Commissioner. Mr. Shad asked Mr. Reuwer if he had filed an ethics violation against one of the Commission members. The Applicant requested to move forward with the case despite the pending complaint.

Ms. Tennor moved to proceed with advisory comments for HPC-18-63. Mr. Reich seconded. The motion was unanimously approved with Mr. Roth abstaining from the voting on the motion.

Background & Scope of Work: The 8.76-acre property within the Lawyers Hill Historic District, containing an abandoned wood, shingle-sided outbuilding and debris, is zoned R-ED (Residential: Environmental Development). It does not have a principal structure. The Applicant attended the December 6th and January 17th meetings for advisory comments on a proposed subdivision. The case was continued to the February 7th meeting for review of the Forest Stand Delineation Plan and Report and the Grading plan.

Testimony: Mr. Reuwer, previously sworn in earlier in the meeting, returned for testimony with Mr. Oh acting as his counsel. Mr. Shad stated that Mr. Reuwer had brought in additional information, as requested at the January meeting. Mr. Reuwer stated that the question at the last meeting was whether or not the site was a forest and he had submitted the Forest Delineation Plan done by Ecotone. The plan identified the entire site as forest and three different types of forest. Mr. Reuwer stated that he also submitted the preliminary sketch plans that included grading. Mr. Reuwer reiterated he was hoping to get clarification from the Commission about the type of garage that should be on the lots, either attached or detached, and in his application submittal he included both. Mr. Reuwer stated that they tried to minimize grading on the site as much as possible. They initially started with 8 to 10-foot retaining walls, but revised those plans so the earthwork on the site balanced and there was no dirt going off or coming onto the site. Mr. Reuwer stated that Fisher Collins and Carter had done the minimal amount of grading on the site that still met the Design Guidelines and the Design Manual.

Mr. Reich asked if they would be hearing public testimony for the application. Mr. Roth stated that in the previous meeting they had agreed to have public testimony. Ms. Burgess stated that the Commission had stated the public testimony must only pertain to the new information that was provided for the February meeting.

Mr. Reich asked if the two wetlands were staying as they were, outside of the limit of disturbance. Mr. Reuwer said the wetlands were staying as they were and clarified that the ones in the back were submerged gravel wetlands. He added that it was an exciting way to do stormwater management, as it created a new wetland and fed off the existing wetland that was there by effectively expanding the wetland that was there and having it perform a stormwater management function. Mr. Reich stated the new landscaping plan showed trees on either side of the road and every 20 feet around the perimeter. Mr. Reuwer stated his application, the binder submittal, had an enhanced landscaping plan and what the Commission was looking at was the bare minimum County plans. The plan in the binder submittal included the planting of 10-inch caliper trees along the new road and the perimeter of the property.

Mr. Reich stated he was trying to understand the topography. The road comes up from the rear and rises up to a pinnacle that matches the historic house next door and then goes dramatically down about 50 feet. Mr. Reich stated the new grading preserved a little bit of the top of the hill and filled in some areas in the front toward Lawyers Hill Road to make the new road work, because there was a dip in the ravine. Mr. Reich asked the Applicant if he then graded out the back or filled in some of the back or cut a little bit of the middle and filled in the front (west part of the property). Mr. Reuwer stated the plan was to use the houses to pick up the grade, the houses in the back (east part of the property) have been turned so they are walk outs and pick

up 8 feet of grade. They were minimizing the grading by using the front of the houses as the retaining wall, essentially.

Mr. Reich stated that the plans showed a row of trees along the entry road and scattered deciduous trees around the perimeter of the houses. Mr. Reich asked which specimen trees were getting saved. Mr. Reich pointed to parts of the plan for Mr. Reuwer to confirm trees that were being saved. Mr. Reich asked about the evergreen trees on the plan. Mr. Reuwer stated those trees were being added and stated they were proposing to have trees to keep anyone who did not want to see the subdivision from seeing it. Mr. Reuwer said the stormwater management plan was tweaked so the evergreen trees by Ms. Kline's property would remain and not be removed. Mr. Reich stated it seemed on the south side by the Robinson house, the buffer was sparse. Mr. Reuwer said he was putting a thick buffer around the subdivision and was happy to have a thicker buffer in that open space. Mr. Reuwer stated he had a 30-foot setback that allowed for that.

Mr. Shad confirmed that the landscaping and grading would stay the same if the detached garage option was chosen. Mr. Reuwer stated that with the detached garage option, the garage could float up and down with the grade, as it was not attached to the house.

Mr. Reich asked if any of the steep slopes of 15-25% in the front would impact the plan. Mr. Reuwer said that only slopes of 25% and greater were protected, and some slopes, but not all were impacted by the plan. Mr. Reich asked how many of the 23 specimen trees were being taken down. Mr. Reuwer explained that the red 'X' on the plan was a specimen tree being removed and the green trees on the plan were being saved. Mr. Reuwer stated that they had to look at the condition the trees were in, and he tried to save trees closer to the Gables House and Roth property. Mr. Reuwer stated the concern was the old trees were dying and the new emergent forest was challenged with deer, so the new landscape plan with the 10-inch caliper trees would help. Mr. Reich stated he counted 16 specimen trees that were coming down. Mr. Roth stated that after reviewing sheet 2, it appeared that 8 of the trees being removed were in good condition and that would mean one-third of the trees being removed were healthy trees. Mr. Reuwer said some of the trees being removed were due to the location of the road. Mr. Roth stated he saw a 33-inch chestnut oak, a 40-inch tulip poplar, a 37-inch tulip poplar, and a 35-inch tulip poplar all in good condition that would be taken out. Mr. Reuwer stated that could be part of the Commission's recommendation.

Mr. Taylor asked if the specimen tree plan showed all of the trees. Mr. Reuwer said it did. Ms. Burgess clarified it showed all trees 30 inches in diameter or greater. Mr. Reuwer stated that was the definition of a specimen tree. Mr. Reich confirmed that there were 23 specimen trees on the specimen tree list and they matched the specimen trees shown on the plan. Mr. Shad confirmed that the plan and tree list matched.

Public Testimony

Mr. Shad swore in Cathy Hudson, a resident of the Lawyers Hill Historic District in opposition of the application. Ms. Hudson stated her confusion over continuing the hearing, as the Applicant did not supply the list of trees that were 12-inches or greater in diameter as the Applicant was previously instructed. Ms. Hudson stated a tree will absorb 13,000 gallons of water a year and yet the Applicant was taking trees down and putting in impervious surfaces and stormwater management to do the job of what the trees were already doing. Ms. Hudson stated that some of the trees in the best condition were along the Lawyers Hill scenic road and they were the ones that were going to be taken down for stormwater management and for road access. Ms. Hudson stated the entry road needs to be narrower and higher so that one does not have to come down the grade and have to put in so much fill to change the grade. Ms. Hudson stated that R-ED Zoning should not allow for two-thirds of the property to be cleared and graded, as it would not be preserving or protecting the historic and environmental resources.

Ms. Hudson stated no one was mentioning Lawyers Hill Road. Mr. Reuwer owned the land under Lawyers Hill Road and the impervious surface that it is. Ms. Hudson asked if the road area was being used for his density calculations, and noted that it was a historic road, it was 100-years-old and it was a structure. Ms. Hudson asked for the Commission to consider that, along with the stormwater and the calculations.

Mr. Shad swore in Joshua Robinson, a resident of the Lawyers Hill Historic District in opposition of the application. Mr. Robinson stated he lived in the historic Gables House and it is the residence most affected by Mr. Reuwer's development. The addition of the development would cut Mr. Robinson off from the rest of the Historic District. Mr. Robinson was concerned about grading, as there was a ravine between his house and the new subdivision. Mr. Robinson was concerned the increased runoff from the development would disrupt the stream and wetlands that go through the property. Mr. Robinson stated that large trees will be taken out by his house, and one is a 29.5-inch caliper tree that is next to his property and has a root structure on his lot. Mr. Robinson stated that Lots 2, 3, 4, and 6 do not have setbacks from his property and if there were larger setbacks it would protect the trees and the historic viewshed. Mr. Robinson stated the new road would be a double lane public street. With the addition of this public road, his house, per the Guidelines, would need to be protected with setbacks from this new road as the road will allow access for snow removal and emergency services. Mr. Robinson stated the new houses will block and change the historic nature and the change in grading will affect the historic nature of his property and house.

Mr. Shad swore in Dale Schumacher, a resident in Elkridge in opposition of the application. Mr. Schumacher stated that on the northwest side of I-95, neighbors in the National Register Historic District did not participate in going into the local historic district, because they had already put 90 acres of property into permanent preservation. Mr. Schumacher stated that property owners along Belmont Woods Road had taken the steps to commit to future generations, and they had 8 to 9 houses per 90 acres, or about one house per 10 acres. Mr. Schumacher stated the new subdivision was immoral to the Historic District. Mr. Schumacher stated the developers in this situation were free riders and taking advantage of efforts and initiatives that individuals had put into historic preservation. Mr. Schumacher stated he had been a member of the Planning Board when APFO was created, and Howard County was good back in the 90s with thinking about development. Mr. Schumacher asked the Commission to think about the Lawyers Hill Historic District and the condition it would be in 20 to 30 years from now.

Mr. Reich asked Mr. Schumacher what map was included in his testimony and Mr. Schumacher clarified it was the national register district's original filing.

Mr. Shad swore in Mary Lynn Burns Clark, a resident of the Lawyers Hill Historic District in opposition of the application. Ms. Clark stated she appreciated the scenic nature of Lawyers Hill and the wildlife habitat and was concerned it will be lost. Ms. Clark stated she purchased a property in Lawyers Hill because of her love for the views. Ms. Clark stated she wanted to make sure that the Historic District was kept alive and she was worried about additional damage to the trees. Ms. Clark stated she was concerned about setbacks from the road and trees getting plowed by snow removal trucks. Ms. Clark stated she was concerned about water drainage coming from Route 1 right through this area. Ms. Clark stated she did not want to see Lawyers Hill flushed down into the houses because when the developers were gone, who was going to take care of the wet basements of the houses being built.

Mr. Shad swore in Susan Mazzoni, a resident of the Lawyers Hill Historic District in opposition of the application. Ms. Mazzoni stated that she would like to discuss one thing that had not been mentioned at any of the hearings so far. Mr. Oh objected to Ms. Mazzoni speaking about something new. Mr. Taylor stated that the Commission had stated they only wanted to hear new things at the hearing, and they had not yet heard what Ms. Mazzoni was going to say. Mr. Oh stated it must be relevant to the new material brought forth to the hearing tonight, as that is why the hearing had been extended. Ms. Mazzoni stated her point was

relevant and was new. Ms. Mazzoni stated there was a lack of light in Lawyers Hill. Ms. Mazzoni was on the Citizen Patrol and there were no street lights and the lights on the houses were not that bright. Ms. Mazzoni stated the new homes on Lawyers Hill Road built along the I-95 sound walls had lights that were bright like stadiums compared to the other homes. Ms. Mazzoni would hate to have new homes that were not in keeping with the lighting in the Historic District currently.

Mr. Shad announced the Commission was prepared to give Advisory Comments and Ms. Zoren began. Ms. Zoren stated that Lawyers Hill became a historic district to protect one of the most diverse collections of historic homes and landscaping in the state if not the country. The diverse collection of buildings encompasses over 200 years of American architectural stylistic variations, with no two alike.

Ms. Zoren stated the Guidelines note that a primary responsibility of the Commission is to preserve historic building elements visible from public roads, as well as to preserve historic elements that are unique in the Historic District or the County, whether they are visible from public roads or neighboring properties. Based on the National Historic Register, as well as the Commission Guidelines, one of these historic elements is the local landscape and forest. The R-ED district is defined as one that "must protect environmental and historic resources by minimizing the amount of site disturbance and directing development away from these sensitive resources." Ms. Zoren stated that while Mr. Reuwer had attempted to cluster the home sites to minimize disturbance, the sheer amount of homes did not allow for the required protection of environmental and historic resources. Ms. Zoren stated that not only is the entire site a forest, there are multiple stands, each with different tree types and related ecosystems. Most would consider this forest an environmental resource, which the R-ED zoning was intended to protect. Ms. Zoren stated in addition, the District's Guidelines, as well as the National Historic Register, frequently note the forest, landscaping and vegetation as essential to the character of the Historic District, therefore becoming a historic resource as well as an environmental resource.

Ms. Zoren stated that zoning maximums are never a guarantee, but are in fact maximum thresholds. Before allowing maximum zoning, all departments should look closely and review if they are warranted. In this case, a number of small lot homes could threaten and seriously dilute a National Historic Register community as well as a Historic District. Ms. Zoren continued that the plan dilutes the District by proposing a new public road. Currently there are only 2 public roads within the Historic District. By adding one, the total number of roads increases by 50%. Ms. Zoren stated that the increase of 17 homes to a small community of around 30 homes seriously dilutes the District, as well as threatens its very standing as a District.

Ms. Zoren stated the Guidelines recommend new development should continue the District's pattern of development, which is part of the historic environmental setting, by providing large setbacks between new houses and Lawyers Hill Road and Old Lawyers Hill Road. They also recommend retaining existing vegetation and planting new vegetation to screen new homes from these roads. The Guidelines specifically do not recommend new homes with little vegetative screening and shallow setbacks, all of which are key features of this site plan. Ms. Zoren stated for a plan to approach compatibility, landscape buffers from adjacent properties should be increased and buffers screening each new home from each other should be provided as well. The current site plan does not allow sufficient buffering from the new public street, adjacent properties or each other.

Ms. Zoren stated that the Guidelines recommend new buildings visible from the District's public roads should be compatible with the form and scale of the historic homes. To be compatible, homes can vary in size, but are generally one and one-half to two and one-half stories high and often are complex in form. The homes are generally wider than they are high. Ms. Zoren stated that these new homes do not appear to comply with these recommendations. Where new buildings will not blend with historic homes, they should be screened

from public roads by setbacks and vegetation. The proposed homes all front the new public road at a similar, monotonous setback.

Ms Zoren stated that the Guidelines do not recommend garages highly visible from a public road. The proposed front-facing garages are not compatible with the District. She stated that the proposed detached garages are provided with zero lot line homes, which also have no place in the District.

Ms. Zoren stated the Guidelines recommend against new homes constructed of materials not typical of the District. These include no vinyl siding, as well as no vinyl building products. The most common exterior wall material in the Historic District is wood siding consisting of overlapping wood boards running horizontally. Both clapboards and German siding are found, as well as masonry and stone construction. Porches are a dominant feature of many Lawyers Hill residences. Approximately half of the historic homes have porches on the front of the house or wrapping around more than one side. Porches are generally of frame construction with painted wood and will add life to the street. Ms. Zoren stated exposed/unfinished concrete foundations, are inappropriate and incompatible with the District. Any exposed foundation should be faced with a brick or stone veneer, including walkout basements.

Ms. Zoren stated window styles are essential to creating a compatible neighborhood. Window arrangement, size and shape are important in establishing the proportion, scale and character of a building. In designing elevations, remember that as each home should be different, so should its windows. Ms. Zoren stated that the home examples provided in the submission all use the same window types and sizes throughout, and this will not be compatible. Ms. Zoren stated the architectural styles represented in Lawyers Hill are recognizable in part by the ornamental details typical of these styles. The Beazer homes provided as examples do not include sufficient ornamentation or richness of detail for the Lawyers Hill District. Ms. Zoren stated that details such as bargeboard trim, cornice brackets, window trim and ornamental shingles should be included and vary greatly amongst the new homes. Consider the use of dormers to vary the heights of the homes.

Ms. Zoren recommended looking at new urbanist communities such as Maple Lawn. These communities have utilized suburban home builders, with standard plans, and yet out of these basic plans, they were able to create many homes with varying facades, styles and reasonable levels of detail, all while providing rear loaded and detached garages. Ms. Zoren added that care should be taken to improve not just the front elevation, but the sides and rear elevations as well, because blank facades are inappropriate in this location. She added that rear elevations should also be designed and well thought out, as they will impact the adjacent historical resources, and given the lack of buffers will be highly visible.

Ms. Zoren concluded by stating that she is extremely concerned with this plan. Ms. Zoren stated she recommends the Zoning and Planning Boards consider the value of these 17 new construction homes and weigh it against the negative impact they will have on environmental resources, and the Lawyers Hill Historic District.

Mr. Reich stated he agreed with Ms. Zoren. Mr. Reich stated he has a basic problem with the concept and he agreed with the testimony given by Fern Nerwood at the January 17, 2019 meeting that the average lot size in the District is 2.93 acres. Mr. Reich stated this proposal is a major disruption to the flow and character of the District. Mr. Reich said the plan will wipe out 90% of the forest on the site, do some leveling of the ground and then add some landscaping for buffering. Mr. Reich stated that the new development does not want to be part of the Historic District, but a little embryo inside of it and separated from it. Mr. Reich stated he did not like the plan and he does not like that it separates the other historic property to the south from the rest of the District. Mr. Reich recommended the appropriate size of the development was only 3 houses, which would save the existing landscape and grading, and would be consistent with the flow and character of

the District. Mr. Reich also recommended custom homes using clapboard siding, masonry, or brick, and in varying sizes and styles to fit the character of the District.

Mr. Reich stated he understood the financial incentive to subdivide the property as it is R-ED zoned and it was promised to be subdivided back in the 1990s. Mr. Reich stated that is beyond the Commission's purview and is a legal issue. Mr. Reich stated the Commission was here to ask how does subdividing fit within the character of the Historic District. Mr. Reich stated in his opinion the overall concept was off by about 14 houses.

Mr. Roth stated that he concurred with Ms. Zoren and Mr. Reich. He said the Lawyers Hill Overlook proposal has three major issues: destruction of environmental setting, both on site and for the surrounding area; destruction of historic resources; and inappropriate siting and design of homes.

Mr. Roth first addressed the issue of the destruction of environmental setting. Mr. Roth stated the environmental setting is a defining characteristic of the Lawyers Hill Historic District, and the R-ED zoning regulations explicitly describe the purpose of the zoning as protection of environmental resources.

Mr. Roth referenced the Lawyers Hill Historic District Preservation Guidelines, Chapter 3, "In Lawyers Hill, the homes are designed with minimal clearing and grading to blend with the surrounding hillsides and are surrounded by woods and a diverse collection of ornamental trees and shrubs, reflecting the Hill's strong landscaping tradition." He referenced Chapter 8, Section b, when reviewing requests for clearing vegetation, grading, or cutting down trees, the Historic District Commission will consider the impact of the changes and the planned treatment of the area on the historic setting of the District. Minimize removal of mature trees and shrubs and provide for their replacement with similar species whenever possible. Mr. Roth referenced Chapter 9 of the Guidelines "Minimize clearing and grading by designing and siting new structures and other site improvements to blend with the natural contours of the site." Mr. Roth quoted from Chapter 4 of the Guidelines, which incorporate these guidelines from the Secretary of the Interior's guidelines, "[...] new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

Mr. Roth also referenced Title 16.600 of the County Code, which establishes the Historic Preservation Commission, and states the regulations are adopted "...to regulate construction, alteration, reconstruction, moving and demolition of structures of historic, architectural, and archeological value, together with their appurtenances and environmental settings...".

Mr. Roth referenced the R-ED zoning regulations. According to the zoning regulations, a purpose of R-ED zoning is the protection of environmental resources: "Protection of environmental and historic resources is to be achieved by minimizing the amount of site disturbance [...]. To accomplish this, the regulations [...] require the development proposals be evaluated in terms of their effectiveness in minimizing alteration of existing topography, vegetation and the landscape setting for historic structures.

Mr. Roth stated that the degree of clearing and grading proposed for the site cannot reasonably be described as "minimal". Mr. Roth stated it is extensive and irreversible, it is contrary to the guidance and purpose of the Guidelines, regulations, and law previously cited, and it will seriously impair the historic value of the surrounding area.

Mr. Roth next addressed the issue of destruction of historic resources.

Mr. Roth noted that the Commission had previously identified two significant historic resources on the site in their Advisory Comments at the April 2018 meeting. The first is the remains of a hearth and a foundation to

the northeast of the existing well house at the south end of the parcel, which are likely the remains of the circa 1845 homestead of Jarrett and Caroline Peddicord. This is Liber/Folio 6/114 in the land records. This resource is also an archeological site. The second is the driveway to the former 1884 home on the site known as Springhurst (HO-443). Land records suggest the driveway is a portion of a historical road known as 'Peddicord's Lane,' which provided access to the Peddicord home site. Peddicord's lane is mentioned in Liber/Folio 6/114, 14/147, and 37/328. Mr. Roth stated that this lane predates Lawyers Hill Road. It leads to Rockburn Branch to a road later called "Bowdoin's Road" along Rockburn Branch, which leads to the current River Road. The lane on this property is an interesting surviving example of the mid-19th century road network.

Mr. Roth noted that the Guidelines, the County code 16.600, the R-ED zoning regulations, and the Subdivision and Land Development regulations (6.118) call for the protection of historic and archaeological resources.

Mr. Roth noted that the Guidelines incorporate the following guidance from the Department of Interior: "Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigative measures shall be undertaken."

Mr. Roth noted that Chapter 9 of the Guidelines specifically state "Historic driveways, walkways and patios should be maintained whenever possible. While the construction materials used for existing driveways are probably not historic, the alignments themselves may be historic and should be retained." "Where needed, install new driveways that are narrow (one lane), constructed of dark colored gravel or

asphalt, and follow the contours of the site to minimize the need for clearing and grading, For new homes, the use of shared driveways should be explored."

Mr. Roth noted that Title 16.118 states "Historic buildings, structures and landscape features which are integral to the historic setting should be located on a single lot of suitable size to ensure protection of the historic structure and setting.

[...] Whenever possible, historic resources should be integrated into the design of the subdivision or site plan.

[...] Access to the historic property should be via its existing driveway, wherever possible.

[...] Achieving the maximum possible density is not sufficient justification to allow adverse impacts on historic resources."

Mr. Roth noted that a purpose of R-ED zoning is the protection of historic resources. The R-ED zoning regulations state "Protection of environmental and historic resources is to be achieved by minimizing the amount of site disturbance [...]. To accomplish this, the regulations [...] require that development proposals be evaluated in terms of their effectiveness in minimizing alteration of existing topography, vegetation and the landscape setting for historic structures."

Mr. Roth noted that the Commission is required by Title 16.600 to advise the Department of Planning and Zoning of historic resources. Title 16.600 specifically states "Prior to the initial submittal of an application for subdivision or site development plan approval on a site located in a historic district established under this subtitle, [...] the applicant shall request review by the Commission to identify all historic resources on the site and obtain advice from the Commission regarding the design of development." (16.603a)

"[The Historic Preservation Commission shall] Advise and assist the Department of Planning and Zoning in identifying historic resources on property that requires subdivision or site development plan approval and is located in a historic district established under this subtitle or contains an historic structure. Such advice shall be given prior to the initial plan submittal for either subdivision or site development plans." (16.606d)

Mr. Roth stated the preliminary sketch plan provided by the Applicant does not show either of the historic resources identified by the Commission in the advisory comments from April 2018. Mr. Roth advised that it should be revised before the Department of Planning and Zoning undertakes any further consideration of the proposal.

Mr. Roth stated the proposal would destroy the archaeological site as a result of inappropriate and excessive clearing and grading. Mr. Roth stated that this is contrary to the direction found in the historic district guidelines, the R-ED zoning regulations, and Title 16.118.

Mr. Roth stated it is also clear that the historic lane would be destroyed and replaced with a new public road, and there is no precedent for a new public road in the Historic District. Mr. Roth stated that the replacement of the historic lane with a new public road is contrary to the direction found in the historic district guidelines, the R-ED zoning regulations, and Title 16.118.

Mr. Roth next addressed the issue of the inappropriate siting and design of homes.

Mr. Roth stated that each new home in the proposed subdivision will be part of the Lawyers Hill Historic District. These homes are not a “world apart” to be hidden away. The residents of these homes should enjoy the same historic environmental setting as any other resident of the district. If this subdivision results in an incompatible modern development embedded into the historic district, it will create a

precedent that, over time, will turn the historic district into a patchwork of historic and new. The integrity of the district as a whole will be lost.

Mr. Roth stated the Guidelines include information on how to make new homes compatible with the Historic District. Mr. Roth cited these specific parts of the Guidelines:

“While buildings vary considerably in style, they are closely related in scale, materials and environmental setting. [...] The homes were designed with minimal clearing and grading to blend with the surrounding hillsides and are surrounded by woods and a diverse collection of ornamental trees and shrubs, reflecting the Hill's strong landscaping tradition.” (Ch. 3)

“While not readily labeled, these [20th century] vernacular, sometimes eclectic, structures are compatible with the older homes found in the Historic District. This compatibility derives not only from their early 20th century construction, but also their scale, massing, setbacks from roads, frame materials, roof shapes, covered porches and window patterns.” (Ch. 3)

“2. Not Recommended

- Placing a new garage or carport where it blocks or obscures views of a historic house, is highly visible from a public road, or is in a front yard.” (Ch. 7)

“Most homes are set back substantially from public roads and screened by trees and shrubs. New development should continue this pattern, which is part of the historic environmental setting of the District,” (Ch. 8A)

“The homes in Lawyers Hill were sited and designed to blend with the gently rolling hillsides. Forest growth was retained through minimal clearing and grading, and properties were informally landscaped with an assortment of ornamental trees, shrubs and flowers. Mature trees and shrubs and open, naturalized landscape patterns contribute greatly to the Historic District's environmental setting. It is important that new construction retain these landscape characteristics.” (Ch. 8B)

“All homes in the District are single-family detached houses. The Historic District is established to preserve the historic value not only of individual historic buildings, but also of the Lawyers Hill community as a whole.” (Ch. 8C)

“2. Not Recommended

- New houses with foundations or built-in garages that are highly visible from a public road.” (Ch. 8C)

Mr. Roth stated that the proposed houses, to include the appurtenances and environmental setting of the lot upon which each house resides, are not compatible with the historic district. He offered these specific reasons for his assessment:

- The houses do not have sufficient setback from the (new) public road.
- The houses have either front loading garages or zero lot lines, neither of which is compatible with the historic district.
- The houses do not have sufficient spacing between them for the natural, informal landscaping which is a defining characteristic of the district.
- The houses do not have adequate screening by trees and shrubs, both from the public road and from one another.
- The houses typically have unfinished sides and minimal side windows, which is not consistent with the architecture of the district.
- There is no information provided regarding the finish of the rear of the houses. Existing houses in the district are designed to be viewed from all sides, consistent with the natural and informal siting of the homes.
- The proposed street trees are a regularly spaced, formal row, which is not in keeping with the informal, natural landscaping that characterizes the district.

Mr. Roth stated that, taken as a whole, this collection of houses creates an enclave within the district that does not conform to the standards for the district. The proposed houses would seriously impair the historic and architectural value of the surrounding area. This is the first subdivision since the creation of the Lawyers Hill Historic District, and it will set a precedent for future subdivisions. As a result, it would not be appropriate for the Historic Preservation Commission to be lenient in its judgement of this proposal.

Mr. Roth concluded his advisory comments by providing an example of how this parcel might be subdivided and developed that would be compatible with the Historic District.

- Use the existing historic lane as a shared driveway instead of building a new public road.
- Perform minimal grading to smooth the steep grade entering the property. It is understood that this would limit the number of houses to a maximum of 6.
- Locate 6 houses on the high ground at the middle of the lot and on the upper south-facing slope with minimal grading.
- Create no disturbance at all to the north-facing slope except as necessary to grade the shared driveway. This should reduce the need for stormwater management ponds in view of Lawyers Hill Road, a County scenic road. This will preserve the specimen trees on the north facing slope.
- Provide ample separation between houses for informal, natural landscaping.
- Site houses to preserve specimen trees and existing smaller trees between homes.
- Site houses to follow the contour of the land, with no grading.
- Site houses to allow side or rear-entry garages, or detached garages.
- Each house should be unique and finished to the same standard of quality on all sides.
- Locate houses away from the likely Peddicord homestead site, which should be incorporated

- into the open space area containing the wetland on the south end of the site.

Mr. Roth stated that his example would raise none of the issues of the current proposal and gave these reasons:

- It truly has minimal grading and clearing, and preserves the environmental setting that characterizes the district as a whole.
- It preserves the historic resources to the maximum extent.
- Each new home is compatible with the district in terms of scale, massing, appurtenances, and environmental setting within each home's lot.

Ms. Tennor stated she always thinks about her decision's lasting impact on the Historic Districts and the people of Howard County when reviewing applications. Ms. Tennor stated the houses proposed as typical for the new development in Lawyers Hill are in stark contrast to the character of the existing homes of the Historic District in almost every respect. The proposed homes are aligned closely along the new street with uniform setbacks, at uniform intervals, with minimal side yards allowing very little landscaping between units, and little variety in massing, elevations, materials or fenestration.

Ms. Tennor stated the developer consultant has stated that while most of the tree cover of this site will be removed, he proposes to install 10-inch caliper trees along the new street. He bemoans the fact that

under the County Code, the minimum requirement is a 2.5-inch caliper tree and that this usually becomes the maximum installed in a new development. The minimum becomes the maximum and this should not happen.

Ms. Tennor stated the developer then goes on to make the claim that the maximum density allowed under R-ED Zoning is the minimum the Applicant can and should accept. Anything less, he states, would be an unreasonable constraint and a dangerous rupture of the covenant the County has established with property owners. Here the maximum becomes the minimum. Ms. Tennor stated in fact, this maximum density should not be the minimum to even be considered or considered profitable.

Ms. Tennor stated the Commission's position is that the maximum density should not automatically be the minimum for any parcel of land in the County, let alone in either of the County's only two Historic Districts. Ms. Tennor stated there are many factors to be weighed when it comes to land development. Preservation of natural, historic and cultural resources are among the most important of considerations. Ms. Tennor stated she hopes to hear back from the Applicant about a revised plan more in keeping with the historic surroundings and less disruptive of the natural environment.

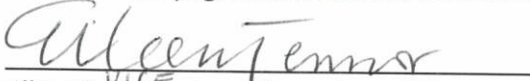
Mr. Shad stated he agreed with the Commissioners' previous comments and concerns, especially as it pertains to density, tree removal, and the amount of grading that is proposed. Mr. Shad stated those are the three major issues for the neighbors and the Commission to be concerned about. Mr. Shad stated those are the Advisory Comments put forth by the Commission and he hopes that the Department of Planning and Zoning takes them to heart. Mr. Shad said he looked forward to future applications that would bring the designs of the houses to the Commission. He stated that each house should be unique and that would be favorable to the Commission and the surrounding community. Mr. Shad stated that he hopes that the Lawyers Hill Historic District will be proud of this plan someday. Mr. Shad said that all of the neighbors will continue to be good neighbors, and he hopes Mr. Reuwer will take all the comments into consideration and make changes based on those comments that move in a positive direction. He thanked the Applicant for the presentations.

OTHER BUSINESS

Ms. Burgess stated that following the February addition of a possible inclement weather make up meeting date, she would like to plan to have March 21, 2019 as the make-up date for the March meeting if there is cancellation due to weather.

Mr. Roth moved to close the meeting. Ms. Tennor seconded. The motion was approved unanimously.

*Chapter and page references are from the Ellicott City or Lawyers Hill Historic District Design Guidelines.


Allan Shad, Chair *EILEEN TENNOR*


Beth Burgess, Executive Secretary


Kaitlyn Clifford, Recording Secretary

IN THE MATTER OF
THE APPLICATION OF
DONALD R. REUWER JR.

FOR ADVISORY COMMENTS
ON A PROPOSED NEW ROAD
AND SUBDIVISION AT
5819/6219 LAWYER’S HILL ROAD

* BEFORE THE
* HOWARD COUNTY
* HISTORIC PRESERVATION
* COMMISSION
* Case No. 18-63 (18-22)

* * * * *

ADVISORY COMMENTS

Pursuant to Title 16, Subtitle 6, of the Howard County Code, notice having been properly published, the Historic Preservation Commission (“Commission”) convened a public hearing on April 5, 2018, January 17, 2019, and February 7, 2019, to hear and consider the application of Donald R. Reuwer Jr. (“Applicant”), for Advisory Comments on a proposed new road and subdivision in the Lawyer’s Hill Historic District at 5819/6219 Lawyer’s Hill Road (the “Subject Property”). The Commission members present were Eileen Tennor, Allan Shad, Drew Roth, Bruno Reich, and Erica Zoren. The following documents, incorporated into the record by reference, are applicable to this case: (1) the appropriate provisions of the Howard County Charter and the Howard County Code, including the Howard County Zoning Regulations; (2) the General Plan for Howard County; (3) the application for a Certificate of Approval and associated records on file with the Commission; (4) the Agenda and Minutes for the April 5, 2018, January 17, 2019, and February 7, 2019 Commission meetings; (5) the Lawyer’s Hill Historic District Design Guidelines(the “Design Guidelines” or “Guidelines”); and (6) the general design guidelines listed in Rule 107 of the Commission’s Rules of Procedure.

These Comments are issued under protest, because the Applicant did not provide basic information requested by the Commission necessary for the Commission to perform its responsibilities under the County Code.

Sections 16.603A and 16.606(d) of the County Code directs the Commission to advise and assist the Department of Planning and Zoning, and the Applicant, in identifying “historic resources” on property in a historic district that is proposed for subdivision. As detailed below, both the National Register listing for Lawyer’s Hill and the Howard County designation of the Lawyer’s Hill Historic District both identify trees as historic resources that are a “significant characteristic” of Lawyer’s Hill. Although the Commission requested, and the Applicant agreed in April 2018 to provide information about trees proposed for removal, the Applicant never provided the information. Nor did the Applicant provide information about other historic resources on the property, identified herein. Therefore, the Commission did not have the information before it necessary to identify historic resources proposed for removal and requests the Applicant resubmit the application with the necessary information.

SUMMARY OF COMMENTS

In general, the Commission’s comments can be summarized as follows:

1. The Lawyer’s Hill Historic District is of national significance and is a valuable resource that Howard County should continue to protect.
2. The proposed new road and subdivision will “seriously impair” the historic and architectural value of the Lawyer’s Hill Historic District and could lead to the removal of the District from the National Register of Historic Places and the loss of a rare and valuable cultural resource.

3. The proposed new road and subdivision will require extensive clearing and grading that is incompatible with the historic nature of the Property and the subdivision is far too dense to be compatible with the Lawyer's Hill Historic District. The National Register notes that the historic value of the District comes from widely spaced homes on large forested lots. This is a significant contributing characteristic of the District. Achieving maximum density is "not sufficient justification to allow adverse impacts on historic resources." County Code § 16.118.
4. The proposed architecture, although preliminary, is not compatible with the architecture of the Historic District.
5. The proposed new road and subdivision will involve the removal of numerous trees, which are a resource specifically identified by the National Register and Howard County's as significant to the historic value of the District.
6. The application and supporting materials fail to identify historic resources on the property.
7. In addition to the Guidelines, the R-ED zoning requires that "protection of environmental and historic resources is to be achieved by minimizing the amount of site disturbance," including minimizing alterations to existing topography, vegetation, and landscape setting. HCZR 107.0.A and F(3). "To accomplish this, the regulations allow site planning flexibility and require that development proposals be evaluated in terms of their effectiveness in minimizing alteration of existing topography, vegetation

and the landscape setting for historic structures.” The proposed subdivision disregards all of this to the severe detriment of valuable historic resources, including neighboring structures.

THE HISTORIC AND ARCHITECTURAL VALUE OF LAWYER’S HILL

Landscape

The forested landscape is a significant historic characteristic of Lawyer’s Hill. The National Register listing for Lawyer’s Hill notes that the District is eligible for listing because “the area as a whole has retained its historic character” and is “significant for its landscape architecture and community planning.” National Register Significance Summary at 16. The National Register listing notes that the District is located in an area “defined by broad fields and mature forests on rolling hills.” *Id.* at 25. “The natural and man-made landscape has been allowed to mature, shrouding the houses in foliage and creating thick canopies over the roads.” *Id.* at 16. A “wide diversity of forest trees continue to flourish on the hill, among them ash, beech, chestnut, sugar maple, oak, hickory, cedar, blue spruce, pine, lindens, dogwoods, and hollies. Numerous ornamental trees and shrubs also survive on Lawyer’s Hill, some over one hundred years old, including boxwoods, paulownia, wisteria, rhododendron and roses. Mature fruit trees planted in the yards of many houses include apples, pears, peaches, and cherry. The landscape is a carefully guarded legacy...one family planted a grove of more than two dozen holy trees during the mid-20th century.” *Id.* Under historic preservation principles, if a district lacks continuity, or “integrity,” it may not qualify for listing on the National Register. National Register Bulletin 15, *How to Apply the National Register Criteria for Evaluation*.

The Howard County Lawyer's Hill Design Guidelines also reference the importance of the landscape to the integrity of the Historic District. New development "must protect environmental and historic resources by minimizing the amount of size disturbance and directing development away from these sensitive resources." Guidelines at 39. The Commission must "review the siting and design of new structures, and landscaping, evaluating the development's impact on the historic character of Lawyer's Hill." Id. at 40. The Guidelines recommend large setbacks, retaining existing vegetation, and avoiding clearing and grading. Id. at 42-43.

The Guidelines encourage the preservation of the existing landscape tradition of unspoilt nature and mature trees. Id. at 42. The "historic scenic character of the district will be best preserved if historically significant plantings are retained." Id. "Mature trees and shrubs and open naturalized landscape patters contribute greatly to the Historic District's environmental setting." Id. at 41. The Guidelines recommend "Retain trees, shrubs, and flower gardens that reflect the historic development of the property, particularly mature trees and shrubs." Id. at 44.

Residential Architecture and Siting

The National Register listing records that the collection of houses in Lawyer's Hill is "unparalleled in the county" and that the houses are "similar in terms of mass, proportion, and material." National Register Summary at 16. The National Register notes the continuity of the area and that "While the buildings vary in style, they are closely related in setting, scale, and materials." "Houses were built to fit the contours of the hillside and blend with the natural landscape. Most of the buildings are set back at least one hundred yards." Id.

“Fortunately, the replacement houses, many of which are now historic in their own right, were built on the footprints of the original structures, which has helped maintain the character of each site.” *Id.* at 4. “Unlike other 19th century summer communities-turned suburbs Lawyer’s Hill has not been lost among modern developments. Its rural roots are still apparent in the existing landscape.” *Id.* at 18. “Each new house has been well-integrated with no adverse effect on the rural environment or the historic integrity of the district.” *Id.* at 23.

“[T]he definition of internal boundaries between properties is nearly non-existent.” “The open, rolling landscape is generally without artificial boundaries, creating the overall impression that there are no property lines, rather simply a series of different environments flowing unobstructed from one to another.” *Id.* at 3.

Because of the diversity of architecture in Lawyer’s Hill, the Guidelines for new construction “focus more on location, scale, and proportion than on architectural details.” Guidelines at 36. New development “must protect environmental and historic resources by minimizing the amount of site disturbance and directing development away from these sensitive resources.” *Id.* at 39. The Guidelines recommend large setbacks and retaining existing vegetation. *Id.* New buildings should be compatible with the form and scale of the historic homes. *Id.* at 41.

The Guidelines note that the homes in Lawyer’s Hill were sited and designed to blend with gently rolling hillsides and specifically recommend against extensive clearing and grading. “[N]ew structures should be designed and located to fit the natural contours of the site so that minimal clearing and grading are required.” Guidelines at 42-43.

DETAILED COMMENTS ON THE PROPOSED SUBDIVISION

The comments are provided here as they were delivered by individual Commissioners, but the entire Commission unanimously affirms all the comments.

Ms. Zoren stated that Lawyers Hill became a historic district to protect one of the most diverse collections of historic homes and landscaping in the State if not the country. The diverse collection of buildings encompasses over 200 years of American architectural stylistic variations, with no two alike.

Ms. Zoren stated the Guidelines note that a primary responsibility of the Commission is to preserve historic building elements visible from public roads, as well as to preserve historic elements that are unique in the Historic District or the County, whether they are visible from public roads or neighboring properties. Based on the National Historic Register, as well as the Commission Guidelines, one of these historic elements is the local landscape and forest. The R-ED district is defined as one that “must protect environmental and historic resources by minimizing the amount of site disturbance and directing development away from these sensitive resources.” Ms. Zoren stated that while Mr. Reuwer had attempted to cluster the home sites to minimize disturbance, the sheer amount of homes did not allow for the required protection of environmental and historic resources. Ms. Zoren stated that not only is the entire site a forest, there are multiple stands, each with different tree types and related ecosystems. Most would consider this forest an environmental resource, which the R-ED zoning was intended to protect. Ms. Zoren stated in addition, the District’s Guidelines, as well as the National Historic Register, frequently note the forest, landscaping and vegetation as

essential to the character of the Historic District, therefore becoming a historic resource as well as an environmental resource.

Ms. Zoren stated that zoning maximums are never a guarantee, but are in fact maximum thresholds. Before allowing maximum zoning, all departments should look closely and review if they are warranted. In this case, a number of small lot homes could threaten and seriously dilute a National Historic Register community as well as a Historic District. Ms. Zoren said the plan dilutes the District by proposing a new public road. Currently there are only 2 public roads within the Historic District. By adding one, the total number of roads increases by 50%. Ms. Zoren stated that the increase of 17 homes to a small community of around 30 homes seriously dilutes the District, as well as threatens its very standing as a District.

Ms. Zoren stated the Guidelines recommend new development should continue the District's pattern of development, which is part of the historic environmental setting, by providing large setbacks between new houses and Lawyers Hill Road and Old Lawyers Hill Road. They also recommend retaining existing vegetation and planting new vegetation to screen new homes from these roads. The Guidelines specifically recommend against new homes with little vegetative screening and shallow setbacks, all of which are key features of the proposed site plan. For a plan to approach compatibility, landscape buffers from adjacent properties should be increased and buffers screening each new home from each other should be provided as well. The current site plan does not allow sufficient buffering from the new public street, adjacent properties or the new houses from each other.

Ms. Zoren stated that the Guidelines recommend new buildings visible from the District's public roads should be compatible with the form and scale of the historic homes. To be compatible, homes can vary in size, but are generally one and one-half to two and one-half stories high and often are complex in form. The homes are generally wider than they are high. Ms. Zoren stated that these new homes do not appear to comply with these recommendations. Where new buildings will not blend with historic homes, they should be screened from public roads by setbacks and vegetation. The proposed homes all front the new public road at a similar, monotonous setback.

Ms. Zoren stated that the Guidelines recommend against garages highly visible from a public road. The proposed front-facing garages are not compatible with the District. She stated that the proposed detached garages are provided with zero lot line homes, which also have no place in the District because they are incompatible with the existing historic setting.

Ms. Zoren said the Guidelines recommend against new homes constructed of materials not typical of the District. These include no vinyl siding, as well as no vinyl building products. The most common exterior wall material in the Historic District is wood siding consisting of overlapping wood boards running horizontally. Both clapboards and German siding are found, as well as masonry and stone construction. Porches are a dominant feature of many Lawyers Hill residences. Approximately half of the historic homes have porches on the front of the house or wrapping around more than one side. Porches are generally of frame construction with painted wood and will add life to the street. Ms. Zoren stated exposed/unfinished concrete foundations, are

inappropriate and incompatible with the District. Any exposed foundation should be faced with a brick or stone veneer, including walkout basements.

Ms. Zoren said window styles are essential to creating a compatible neighborhood. Window arrangement, size and shape are important in establishing the proportion, scale and character of a building. In designing elevations, remember that as each home should be different, so should its windows. Ms. Zoren stated that the home examples provided in the submission all use the same window types and sizes throughout, and this will not be compatible. Ms. Zoren stated the architectural styles represented in Lawyers Hill are recognizable in part by the ornamental details typical of these styles. The Beazer homes provided as examples do not include sufficient ornamentation or richness of detail for the Lawyers Hill District. Ms. Zoren stated that details such as bargeboard trim, cornice brackets, window trim and ornamental shingles should be included and vary greatly amongst the new homes. Consider the use of dormers to vary the heights of the homes.

Ms. Zoren recommended looking at new urbanist communities such as Maple Lawn. These communities have utilized suburban home builders, with standard plans, and yet out of these basic plans, they were able to create many homes with varying facades, styles and reasonable levels of detail, all while providing rear loaded and detached garages. Ms. Zoren added that care should be taken to improve not just the front elevation, but the sides and rear elevations as well, because blank facades are inappropriate in this location. She added that rear elevations should also be designed and well thought out, as they will impact the adjacent historical resources, and given the lack of buffers will be highly visible.

Ms. Zoren concluded by stating that she is extremely concerned with this plan. Ms. Zoren stated she recommends that the Department of Zoning and the Planning Board carefully consider the value of these 17 new construction homes and weigh it against the negative impact they will have on environmental resources, and the Lawyers Hill Historic District.

Mr. Reich stated he agreed with Ms. Zoren. Mr. Reich stated he has a basic problem with the concept and he agreed with the testimony given by Fern Nerwood at the January 17, 2019 meeting that the average lot size in the District is 2.93 acres. Mr. Reich stated this proposal is a major disruption to the flow and character of the District. Mr. Reich said the plan will wipe out 90% of the forest on the site, do some leveling of the ground and then add some landscaping for buffering. Mr. Reich stated that the new development does not want to be part of the Historic District, but a little embryo inside of it and separated from it. Mr. Reich stated he did not like the plan and he does not like that it separates the other historic property to the south from the rest of the District. Mr. Reich recommended the appropriate size of the development was only 3 houses, which would save the existing landscape and grading, and would be consistent with the flow and character of the District. Mr. Reich also recommended custom homes using clapboard siding, masonry, or brick, and in varying sizes and styles to fit the character of the District.

Mr. Reich stated he understood the financial incentive to subdivide the property as it is R-ED zoned. Mr. Reich stated that is beyond the Commission's purview and is a legal issue. Mr. Reich stated the Commission was here to ask how does subdividing and

the proposed development fit within the character of the Historic District. Mr. Reich stated in his opinion the overall concept was off by about 14 houses.

Mr. Roth stated that he concurred with Ms. Zoren and Mr. Reich. He said the Lawyers Hill Overlook proposal has three major issues: destruction of environmental setting, both on site and for the surrounding area; destruction of historic resources; and inappropriate siting and design of homes.

Mr. Roth first addressed the issue of the destruction of environmental setting. Mr. Roth stated the environmental setting is a defining characteristic of the Lawyers Hill Historic District, and the R-ED zoning regulations explicitly describe the purpose of the zoning as protection of environmental resources.

Mr. Roth referenced the Lawyers Hill Historic District Preservation Guidelines, Chapter 3, "In Lawyers Hill, the homes are designed with minimal clearing and grading to blend with the surrounding hillsides and are surrounded by woods and a diverse collection of ornamental trees and shrubs, reflecting the Hill's strong landscaping tradition." He referenced Guidelines Chapter 8, Section B, when reviewing requests for clearing vegetation, grading, or cutting down trees, the Historic District Commission will consider the impact of the changes and the planned treatment of the area on the historic setting of the District. Minimize removal of mature trees and shrubs and provide for their replacement with similar species whenever possible. Mr. Roth referenced Chapter 9 of the Guidelines "Minimize clearing and grading by designing and siting new structures and other site improvements to blend with the natural contours of the site." Mr. Roth quoted from Chapter 4 of the Guidelines, which incorporate these guidelines from the Secretary of the Interior's guidelines, "[...] new construction shall be undertaken in such

a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”

Mr. Roth also referenced Title 16.600 of the County Code, which establishes the Historic Preservation Commission, and states the regulations are adopted “...to regulate construction, alteration, reconstruction, moving and demolition of structures of historic, architectural, and archeological value, together with their appurtenances and environmental settings...”.

Mr. Roth referenced the R-ED zoning regulations. According to the zoning regulations, a purpose of R-ED zoning is the protection of environmental resources: “Protection of environmental and historic resources is to be achieved by minimizing the amount of site disturbance [...]. To accomplish this, the regulations [...] require the development proposals be evaluated in terms of their effectiveness in minimizing alteration of existing topography, vegetation and the landscape setting for historic structures.

Mr. Roth stated that the degree of clearing and grading proposed for the site cannot reasonably be described as “minimal”. Mr. Roth stated it is extensive and irreversible, it is contrary to the guidance and purpose of the law, regulations, and Guidelines previously cited, and it will seriously impair the historic value of the surrounding area.

Mr. Roth next addressed the issue of destruction of historic resources. Mr. Roth noted that the Commission had previously identified two significant historic resources on the site in their Advisory Comments at the April 2018 meeting. The first is the remains of a hearth and a foundation to the northeast of the existing well house at the south end of

the parcel, which are likely the remains of the circa 1845 homestead of Jarrett and Caroline Peddicord. This is Liber/Folio 6/114 in the land records. This resource is also an archeological site. The second is the driveway to the former 1884 home on the site known as Springhurst (HO-443). Land records suggest the driveway is a portion of a historical road known as ‘Peddicord’s Lane,’ which provided access to the Peddicord home site. Peddicord’s lane is mentioned in Liber/Folio 6/114, 14/147, and 37/328. Mr. Roth stated that this lane predates Lawyers Hill Road. It leads to Rockburn Branch to a road later called “Bowdoin’s Road” along Rockburn Branch, which leads to the current River Road. The lane on this property is an interesting surviving example of the mid-19th century road network.

Mr. Roth noted that the Guidelines, the County Code 16.600, the R-ED zoning regulations, and the Subdivision and Land Development regulations (16.118) call for the protection of historic and archaeological resources. Mr. Roth noted that the Guidelines incorporate the following guidance from the Department of Interior: “Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigative measures shall be undertaken.” Mr. Roth noted that Chapter 9 of the Guidelines specifically state “Historic driveways, walkways and patios should be maintained whenever possible. While the construction materials used for existing driveways are probably not historic, the alignments themselves may be historic and should be retained.” “Where needed, install new driveways that are narrow (one lane), constructed of dark colored gravel or asphalt, and follow the contours of the site to minimize the need for clearing and grading, For new homes, the use of shared driveways should be explored.”

Mr. Roth noted that County Code § 16.118 states “Historic buildings, structures and landscape features which are integral to the historic setting should be located on a single lot of suitable size to ensure protection of the historic structure and setting. [...] Whenever possible, historic resources should be integrated into the design of the subdivision or site plan. [...] Access to the historic property should be via its existing driveway, wherever possible. [...] Achieving the maximum possible density is not sufficient justification to allow adverse impacts on historic resources.”

Mr. Roth noted that a purpose of R-ED zoning is the protection of historic resources. The R-ED zoning regulations state “Protection of environmental and historic resources is to be achieved by minimizing the amount of site disturbance [...]. To accomplish this, the regulations [...] require that development proposals be evaluated in terms of their effectiveness in minimizing alteration of existing topography, vegetation and the landscape setting for historic structures.”

Mr. Roth noted that the Commission is required by the County Code to advise the Department of Planning and Zoning of historic resources. The Code specifically states “Prior to the initial submittal of an application for subdivision or site development plan approval on a site located in a historic district established under this subtitle, [...] the applicant shall request review by the Commission to identify all historic resources on the site and obtain advice from the Commission regarding the design of development.” (16.603a)

“[The Historic Preservation Commission shall] Advise and assist the Department of Planning and Zoning in identifying historic resources on property that requires subdivision or site development plan approval and is located in a historic district

established under this subtitle or contains an historic structure. Such advice shall be given prior to the initial plan submittal for either subdivision or site development plans.” (16.606d).

Mr. Roth stated the preliminary sketch plan provided by the Applicant does not show either of the historic resources identified by the Commission in the advisory comments from April 2018. Mr. Roth advised that it should be revised before the Department of Planning and Zoning undertakes any further consideration of the proposal.

Mr. Roth stated the proposal would destroy the archaeological site as a result of inappropriate and excessive clearing and grading. Mr. Roth stated that this is contrary to the direction found in the Historic District Guidelines, the R-ED zoning regulations, and § 16.118.

Mr. Roth stated it is also clear that the historic lane would be destroyed and replaced with a new public road, and there is no precedent for a new public road in the Historic District. Mr. Roth stated that the replacement of the historic lane with a new public road is contrary to the direction found in the historic district guidelines, the R-ED zoning regulations, and § 16.118.

Mr. Roth next addressed the issue of the inappropriate siting and design of homes. Mr. Roth stated that each new home in the proposed subdivision will be part of the Lawyers Hill Historic District. These homes are not a “world apart” to be hidden away. The residents of these homes should enjoy the same historic environmental setting as any other resident of the district. If this subdivision results in an incompatible modern development embedded into the historic district, it will create a precedent that, over time,

will turn the historic district into a patchwork of historic and new. The integrity of the district as a whole will be lost.

Mr. Roth stated the Guidelines include information on how to make new homes compatible with the Historic District. Mr. Roth cited specific parts of the Guidelines. “While buildings vary considerably in style, they are closely related in scale, materials and environmental setting. [...] The homes were designed with minimal clearing and grading to blend with the surrounding hillsides and are surrounded by woods and a diverse collection of ornamental trees and shrubs, reflecting the Hill's strong landscaping tradition.” (Ch. 3). “While not readily labeled, these [20th century] vernacular, sometimes eclectic, structures are compatible with the older homes found in the Historic District. This compatibility derives not only from their early 20th century construction, but also their scale, massing, setbacks from roads, frame materials, roof shapes, covered porches and window patterns.” (Ch. 3).

He noted that Chapter 7 recommends against “placing a new garage or carport where it blocks or obscures views of a historic house, is highly visible from a public road, or is in a front yard.” (Ch. 7). “Most homes are set back substantially from public roads and screened by trees and shrubs. New development should continue this pattern, which is part of the historic environmental setting of the District,” (Ch. 8A).

“The homes in Lawyers Hill were sited and designed to blend with the gently rolling hillsides. Forest growth was retained through minimal clearing and grading, and properties were informally landscaped with an assortment of ornamental trees, shrubs and flowers. Mature trees and shrubs and open, naturalized landscape patterns contribute

greatly to the Historic District's environmental setting. It is important that new construction retain these landscape characteristics.” (Ch. 8B).

“All homes in the District are single-family detached houses. The Historic District is established to preserve the historic value not only of individual historic buildings, but also of the Lawyers Hill community as a whole.” (Ch. 8C). The Guidelines recommend against “New houses with foundations or built-in garages that are highly visible from a public road.” (Ch. 8C).

Mr. Roth stated that the proposed houses, to include the appurtenances and environmental setting of the lot upon which each house resides, are not compatible with the historic district. He offered these specific reasons for his assessment:

- The houses do not have sufficient setback from the (new) public road.
- The houses have either front loading garages or zero lot lines, neither of which is compatible with the historic district.
- The houses do not have sufficient spacing between them for the natural, informal landscaping which is a defining characteristic of the district.
- The houses do not have adequate screening by trees and shrubs, both from the public road and from one another.
- The houses typically have unfinished sides and minimal side windows, which is not consistent with the architecture of the district.
- There is no information provided regarding the finish of the rear of the houses. Existing houses in the district are designed to be viewed from all sides, consistent with the natural and informal siting of the homes.
- The proposed street trees are a regularly spaced, formal row, which is not in keeping with the informal, natural landscaping that characterizes the district.

Mr. Roth stated that, taken as a whole, the proposed houses would create an enclave within the District that does not conform to the standards for the District. The

proposed houses would seriously impair the historic and architectural value of the surrounding area. This is the first subdivision since the creation of the Lawyers Hill Historic District, and it will set a precedent for future subdivisions. As a result, it would not be appropriate for the Historic Preservation Commission to be lenient in its judgement of this proposal.

Mr. Roth concluded his advisory comments by providing an example of how this parcel might be subdivided and developed that would be compatible with the Historic District.

- Use the existing historic lane as a shared driveway instead of building a new public road.
- Perform minimal grading to smooth the steep grade entering the property. It is understood that
- this would limit the number of houses to a maximum of 6.
- Locate 6 houses on the high ground at the middle of the lot and on the upper south-facing slope
- with minimal grading.
- Create no disturbance at all to the north-facing slope except as necessary to grade the shared
- driveway. This should reduce the need for stormwater management ponds in view of Lawyers
- Hill Road, a County scenic road. This will preserve the specimen trees on the north facing slope.
- Provide ample separation between houses for informal, natural landscaping.
- Site houses to preserve specimen trees and existing smaller trees between homes.
- Site houses to follow the contour of the land, with no grading.
- Site houses to allow side or rear-entry garages, or detached garages.
- Each house should be unique and finished to the same standard of quality on all sides.

- Locate houses away from the likely Peddicord homestead site, which should be incorporated
- into the open space area containing the wetland on the south end of the site.

Mr. Roth stated that his example would raise none of the issues of the current proposal and gave these reasons:

- It truly has minimal grading and clearing, and preserves the environmental setting that characterizes the district as a whole.
- It preserves the historic resources to the maximum extent.
- Each new home is compatible with the district in terms of scale, massing, appurtenances, and environmental setting within each home's lot.

Ms. Tennor stated she always thinks about her decision's lasting impact on the Historic Districts and the people of Howard County when reviewing applications. Ms. Tennor stated the houses proposed for the new development in Lawyers Hill are in stark contrast to the character of the existing homes of the Historic District in almost every respect. The proposed homes are aligned closely along the new street with uniform setbacks, at uniform intervals, with minimal side yards allowing very little landscaping between units, and little variety in massing, elevations, materials or fenestration.

Ms. Tennor stated the developer consultant has stated that while most of the tree cover of this site will be removed, he proposes to install 10-inch caliper trees along the new street. He bemoans the fact that under the County Code, the minimum requirement is a 2.5-inch caliper tree and that this usually becomes the maximum installed in a new development. The minimum becomes the maximum and this should not happen.

Ms. Tennor stated the developer then goes on to make the claim that the maximum density allowed under R-ED Zoning is the minimum the Applicant can and

should accept. Anything less, he states, would be an unreasonable constraint and a dangerous rupture of the covenant the County has established with property owners. Here the maximum becomes the minimum. Ms. Tennor stated in fact, this maximum density should not be the minimum to even be considered or considered profitable.

Ms. Tennor stated the Commission's position is that the maximum density should not automatically be the minimum for any parcel of land in the County, let alone in either of the County's only two Historic Districts. Ms. Tennor stated there are many factors to be weighed when it comes to land development. Preservation of natural, historic and cultural resources are among the most important of considerations. Ms. Tennor stated she hopes to hear back from the Applicant about a revised plan more in keeping with the historic surroundings and less disruptive of the natural environment.

Mr. Shad stated he agreed with the Commissioners' previous comments and concerns, especially as it pertains to density, tree removal, and the amount of grading that is proposed. Mr. Shad stated those are the three major issues for the neighbors and the Commission to be concerned about.

Mr. Shad stated those are the Advisory Comments put forth by the Commission and he hopes that the Department of Planning and Zoning takes them to heart. Mr. Shad said he looked forward to future applications that would bring the designs of the houses to the Commission. He stated that each house should be unique and that would be favorable to the Commission and the surrounding community. Mr. Shad stated that he hopes that the Lawyers Hill Historic District will be proud of this plan someday. Mr. Shad said that all of the neighbors will continue to be good neighbors, and he hopes Mr. Reuwer will take all the comments into consideration and make changes based on those

comments that move in a positive direction. He thanked the Applicant for the presentations.

CONCLUSION


These Advisory Comments are issued, under protest, this 4th day of April, 2019. The Commission requests the Applicant resubmit the application with the necessary information and a plan that is more compatible with the Lawyer's Hill Historic District.

**HOWARD COUNTY HISTORIC
PRESERVATION COMMISSION**



Allan Shad, Chair

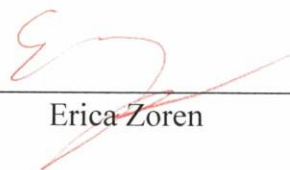
Bruno Reich



Drew Roth



Eileen Tennor



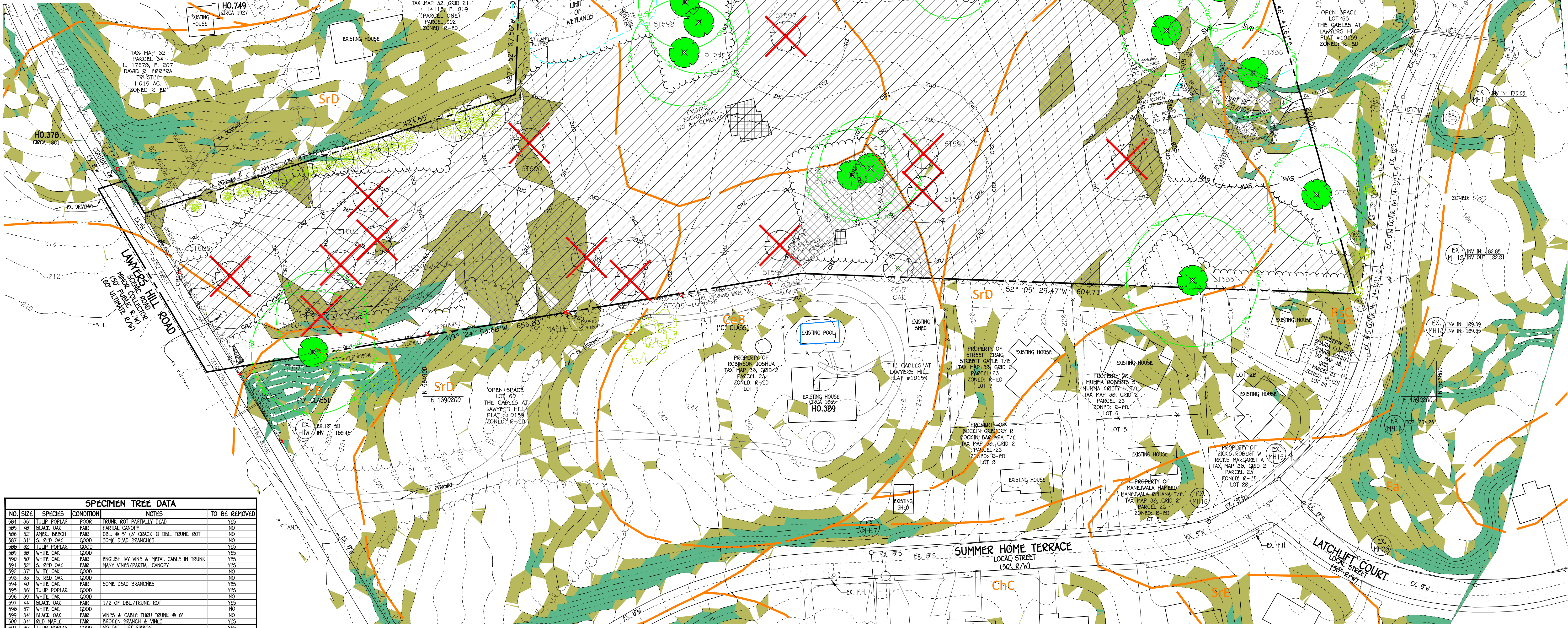
Erica Zoren



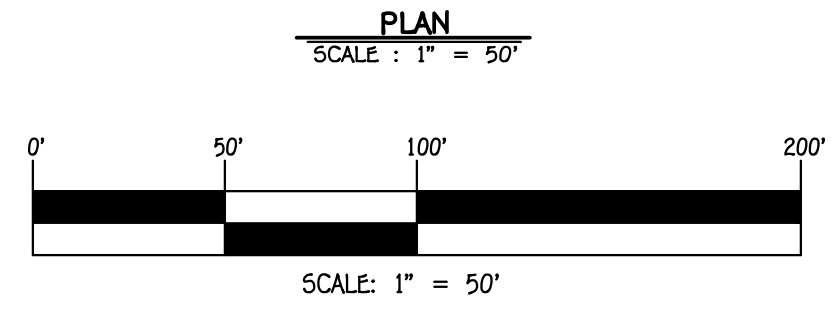
Beth Burgess
Executive Secretary

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING CONTOUR 2' INTERVAL
	EXISTING CONTOUR 10' INTERVAL
	EXISTING DRAIN
	EXISTING WATER LINE
	EXISTING SEWER LINE
	BUILDING AND DRIVES TO BE DEMOLISHED
	DENOTES EXISTING FOREST TO BE REMOVED
	EXISTING TREE LINE
	PROPOSED TREE LINE
	SOIL LINES AND TYPES
	DENOTES EXISTING TREES TO BE REMOVED
	DENOTES EXISTING TREES TO REMAIN
	CRITICAL ROOT ZONE
	DENOTES 15%-24.9% SLOPES
	DENOTES 25% AND GREATER SLOPE
	DENOTES ERODIBLE SOILS

SOILS LEGEND			
SOIL	NAME	CLASS	KW VALUE
CeB	Chillum loam, 2 to 5 percent slopes	C	0.37
ChB	Chillum-Russett loams, 2 to 5 percent slopes	C	0.31
ChC	Chillum-Russett loams, 5 to 10 percent slopes	C	0.32
JaB	Jackland silt loam, 3 to 8 percent slopes	D	0.43
LaB	Legore silt loam, 3 to 8 percent slopes	C	0.28
LaC	Legore silt loam, 8 to 15 percent slopes	C	0.28
RaC	Russett fine sandy loam, 5 to 10 percent slopes	C	0.24



SPECIMEN TREE DATA					
NO.	SIZE	SPECIES	CONDITION	NOTES	TO BE REMOVED
584	36"	TULIP POPLAR	POOR	TRUNK ROT PARTIALLY DEAD	YES
585	48"	BLACK OAK	FAIR	PARTIAL CANOPY	NO
586	30"	AMER. BEECH	FAIR	OBL. @ 5' TO CRACK @ DBL TRUNK ROT	NO
587	31"	S. RED OAK	GOOD	SOME DEAD BRANCHES	NO
588	32"	TULIP POPLAR	GOOD		YES
589	36"	WHITE OAK	GOOD		YES
590	52"	WHITE OAK	GOOD	ENGLISH IVY VINE & METAL CABLE IN TRUNK	YES
591	52"	S. RED OAK	FAIR	MANY VINES/PARTIAL CANOPY	YES
592	37"	WHITE OAK	GOOD		NO
593	33"	S. RED OAK	GOOD		NO
594	40"	WHITE OAK	FAIR	SOME DEAD BRANCHES	YES
595	36"	TULIP POPLAR	GOOD		YES
596	39"	WHITE OAK	GOOD		NO
597	44"	BLACK OAK	FAIR	1/2 OF OBL/TRUNK ROT	YES
598	37"	WHITE OAK	GOOD		NO
599	34"	BLACK OAK	FAIR	VINES & CABLE THRU TRUNK @ 8'	NO
600	34"	RED MAPLE	FAIR	BROKEN BRANCH & VINES	YES
601	39"	TULIP POPLAR	GOOD	NO TAG JUST RIBBON	YES
602	37"	TULIP POPLAR	GOOD	NO TAG JUST RIBBON	YES
603	40"	TULIP POPLAR	GOOD	NO TAG JUST RIBBON	YES
604	33"	CHRISTNIT OAK	GOOD	NO TAG JUST RIBBON	YES
605	49"	TULIP POPLAR	FAIR		NO
606	38"	TULIP POPLAR	GOOD		YES



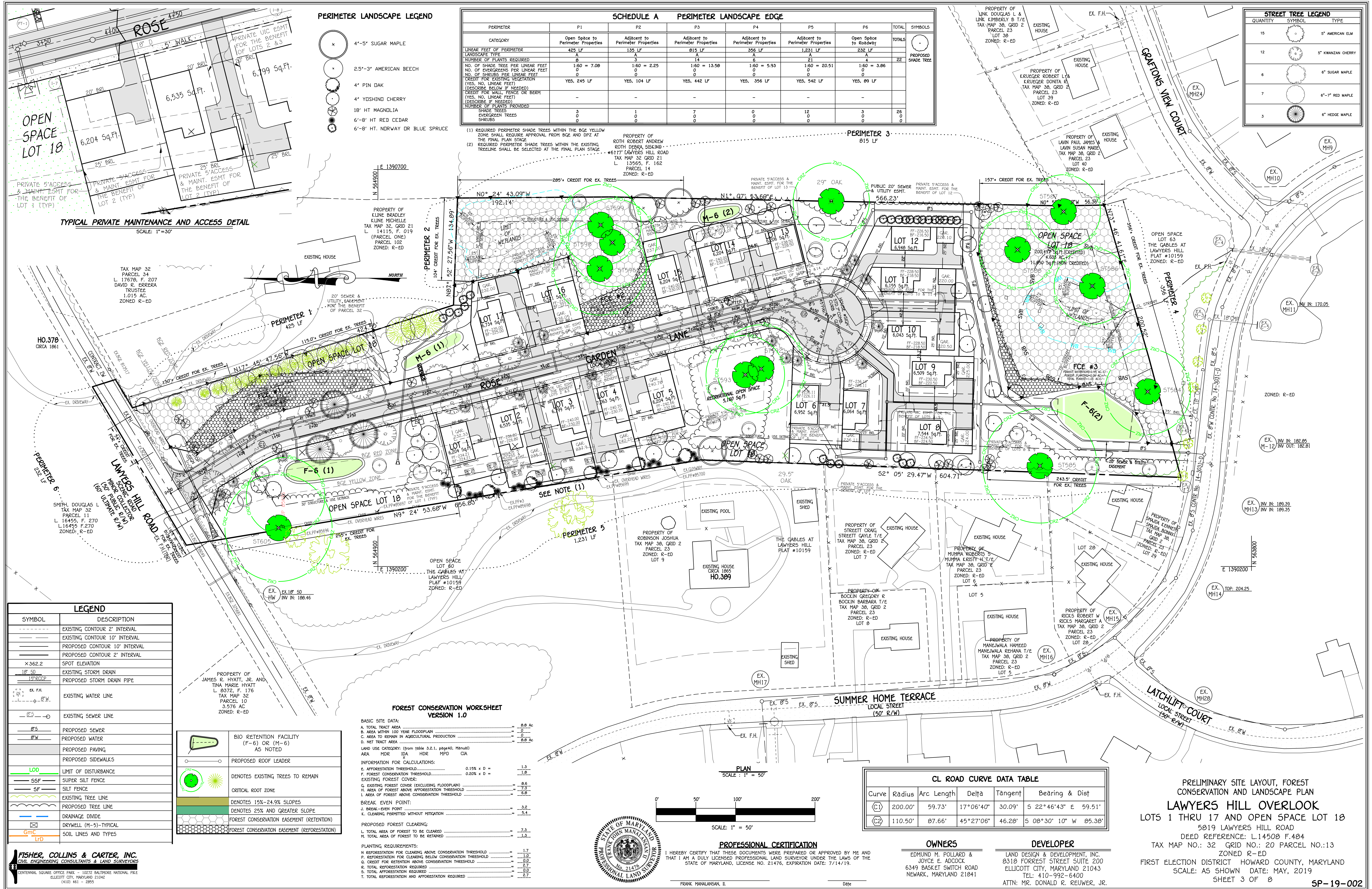
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 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21142
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 NEWARK, MARYLAND 21841

DEVELOPER
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 8318 FORREST STREET SUITE 200
 ELLICOTT CITY, MARYLAND 21043
 TEL: 410-992-6400
 ATTN: MR. DONALD R. REUWER, JR.

EXISTING CONDITIONS & DEMOLITION PLAN
LAWYERS HILL OVERLOOK
 LOTS 1 THRU 17 AND OPEN SPACE LOT 18
 5819 LAWYERS HILL ROAD
 DEED REFERENCE: L.14508 F.484
 TAX MAP NO.: 32 GRID NO.: 20 PARCEL NO.:13
 ZONED R-ED
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: MAY, 2019
 SHEET 2 OF 8

SP-19-002



PERIMETER LANDSCAPE LEGEND

Symbol	Description
Circle with cross	4"-5" SUGAR MAPLE
Circle with dot	2.5"-3" AMERICAN BEECH
Circle with vertical lines	4" PIN OAK
Circle with horizontal lines	4" YOSHINO CHERRY
Circle with diagonal lines	18" HT MAGNOLIA
Circle with horizontal lines	6"-8" HT RED CEDAR
Circle with vertical lines	6"-8" HT. NORWAY DR BLUE SPRUCE

SCHEDULE A PERIMETER LANDSCAPE EDGE

PERIMETER	P1	P2	P3	P4	P5	P6	TOTAL	SYMBOLS
LINEAR FEET OF PERIMETER	425 LF	135 LF	815 LF	356 LF	1,231 LF	232 LF	2,204 LF	PROPOSED SHADE TREE
NO. OF PLANTS REQUIRED	8	3	14	14	21	4	22	
NO. OF SHADE TREES PER LINEAR FOOT	1:60 = 7.00	1:60 = 2.25	1:60 = 13.50	1:60 = 3.93	1:60 = 20.51	1:60 = 3.66		
NO. OF SHRUBS PER LINEAR FOOT	0	0	0	0	0	0		
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 245 LF	YES, 104 LF	YES, 442 LF	YES, 356 LF	YES, 542 LF	YES, 89 LF		
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET)	-	-	-	-	-	-		
NO. OF PLANTS PROVIDED	3	1	7	0	12	3	26	
SHRUBS	0	0	0	0	0	0	0	
EVERGREEN TREES	0	0	0	0	0	0	0	
SHRUBS	0	0	0	0	0	0	0	

STREET TREE LEGEND

QUANTITY	SYMBOL	TYPE
15	Circle with dot	5" AMERICAN ELM
12	Circle with vertical lines	5" KWAZAN CHERRY
6	Circle with horizontal lines	6" SUGAR MAPLE
7	Circle with diagonal lines	6"-7" RED MAPLE
3	Circle with vertical lines	6" HEDGE MAPLE



LEGEND

SYMBOL	DESCRIPTION
--- 2' ---	EXISTING CONTOUR 2' INTERVAL
--- 10' ---	EXISTING CONTOUR 10' INTERVAL
--- 10' ---	PROPOSED CONTOUR 10' INTERVAL
--- 2' ---	PROPOSED CONTOUR 2' INTERVAL
x362.2	SPOT ELEVATION
18" SD	EXISTING STORM DRAIN
12" RCP	PROPOSED STORM DRAIN PIPE
EX. F.H.	EXISTING WATER LINE
EX. S.W.	EXISTING SEWER LINE
PS	PROPOSED SEWER
PW	PROPOSED WATER
---	PROPOSED PAVING
---	PROPOSED SIDEWALKS
LOO	LIMIT OF DISTURBANCE
SSF	SUPER SILT FENCE
SF	SILT FENCE
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	DRAINAGE DIVIDE
---	DRYWELL (M-5)-TYPICAL
GMC	SOIL LINES AND TYPES

FOREST CONSERVATION WORKSHEET VERSION 1.0

BASIC SITE DATA:		
A. TOTAL TRACT AREA	8.0 Ac	8.0 Ac
B. AREA WITHIN 100 YEAR FLOODPLAIN	0	0
C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION	0	0
D. NET TRACT AREA	8.0 Ac	8.0 Ac
LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)		
AREA MDR IDA HDR MPD CIA		
INFORMATION FOR CALCULATIONS:		
E. AFForestation THRESHOLD: 0.15% x D =	1.3	1.3
F. FOREST CONSERVATION THRESHOLD: 0.20% x D =	1.6	1.6
EXISTING FOREST COVER:		
G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN)	0.6	0.6
H. AREA OF FOREST ABOVE AFForestation THRESHOLD	0.8	0.8
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD	0.8	0.8
BREAK EVEN POINT:		
J. BREAK-EVEN POINT	3.2	3.2
K. CLEARING PERMITTED WITHOUT MITIGATION	5.4	5.4
PROPOSED FOREST CLEARING:		
L. TOTAL AREA OF FOREST TO BE CLEARED	7.3	7.3
M. TOTAL AREA OF FOREST TO BE RETAINED	1.3	1.3
PLANTING REQUIREMENTS:		
N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD	1.7	1.7
O. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD	0.0	0.0
P. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD	0.0	0.0
Q. TOTAL REFORESTATION REQUIRED	2.7	2.7
R. TOTAL AFForestation REQUIRED	2.7	2.7
T. TOTAL REFORESTATION AND AFForestation REQUIRED	2.7	2.7

CL ROAD CURVE DATA TABLE

Curve	Radius	Arc Length	Delta	Tangent	Bearing & Dist
C1	200.00'	59.73'	17°06'40"	30.09'	S 22°46'43" E 59.51'
C2	110.50'	87.66'	45°27'06"	46.28'	S 08°30' 10" W 85.38'

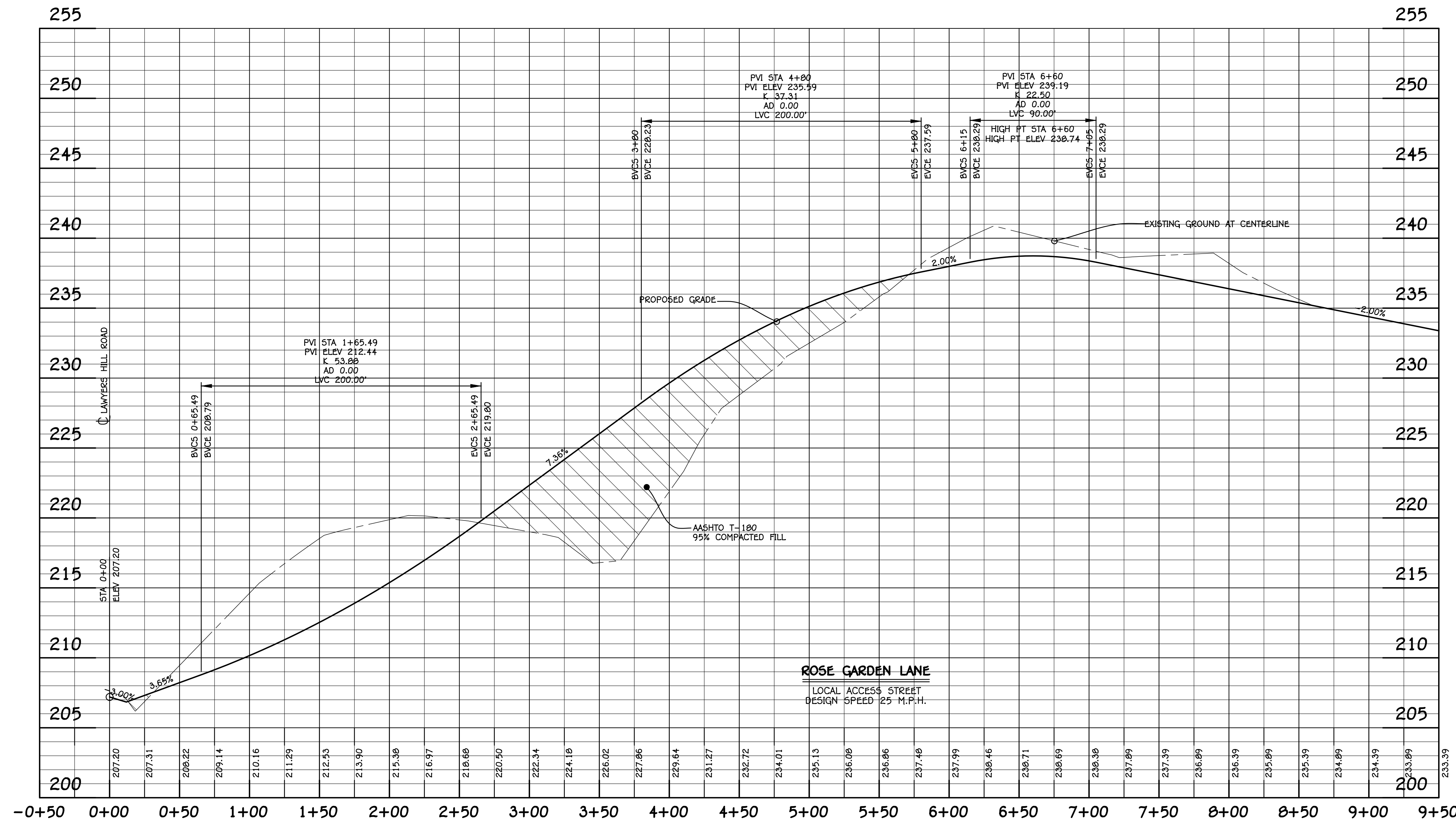


PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/19.
FRANK MAMALIANSKI, II Date

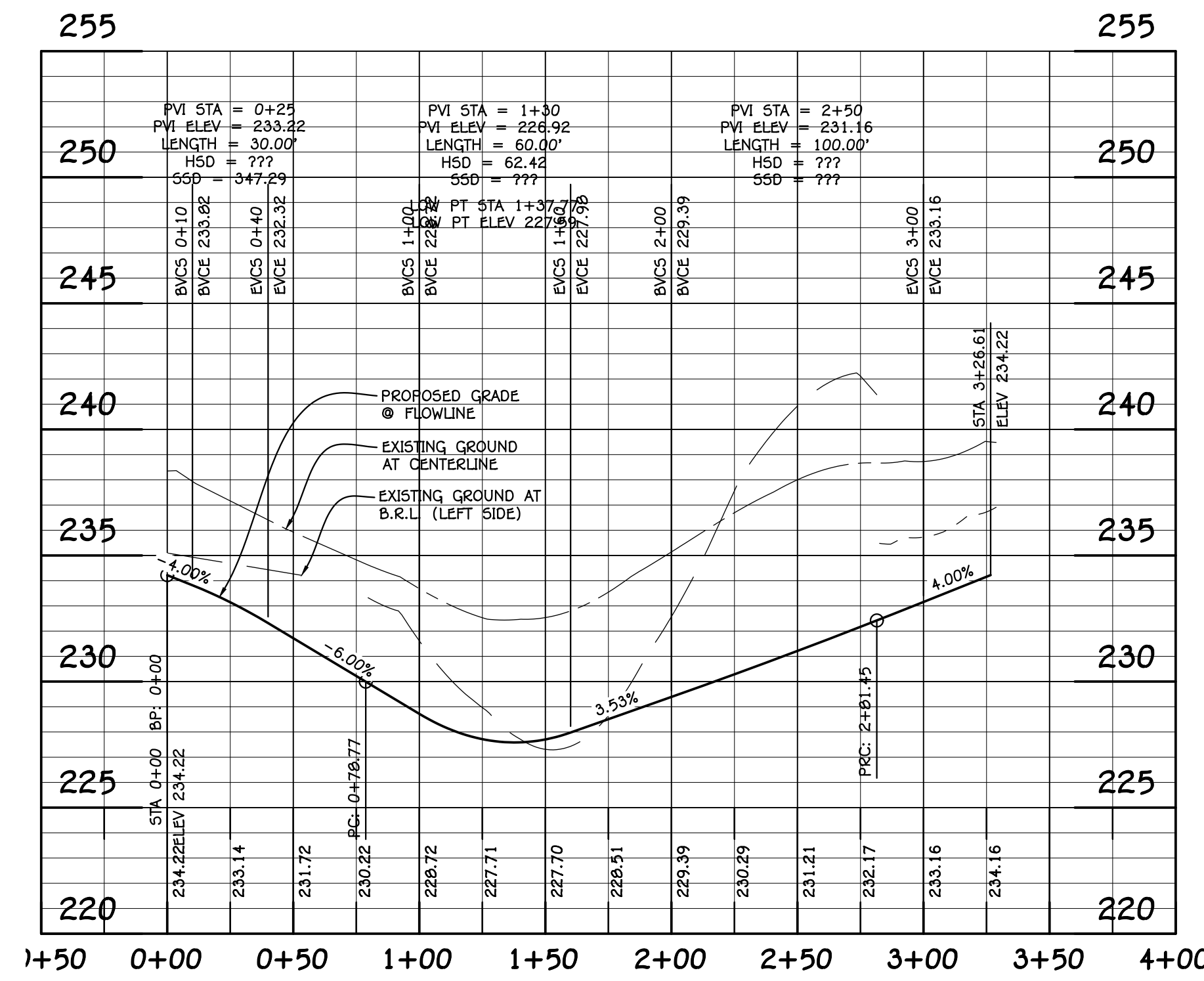
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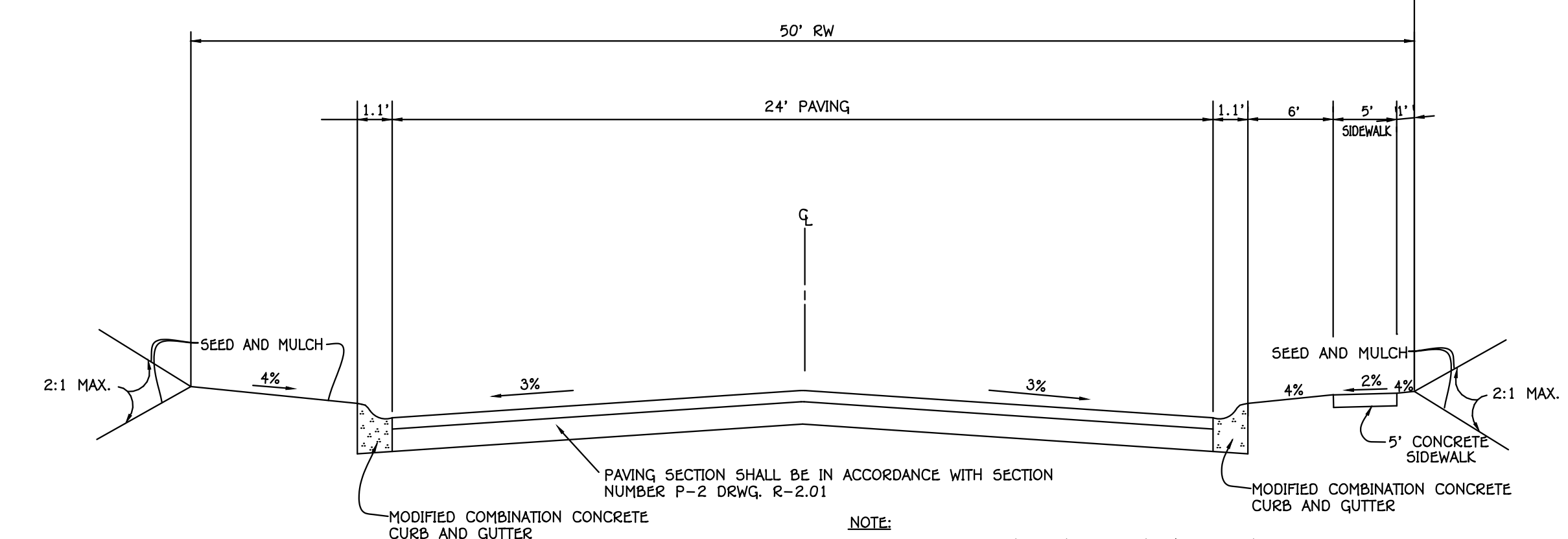
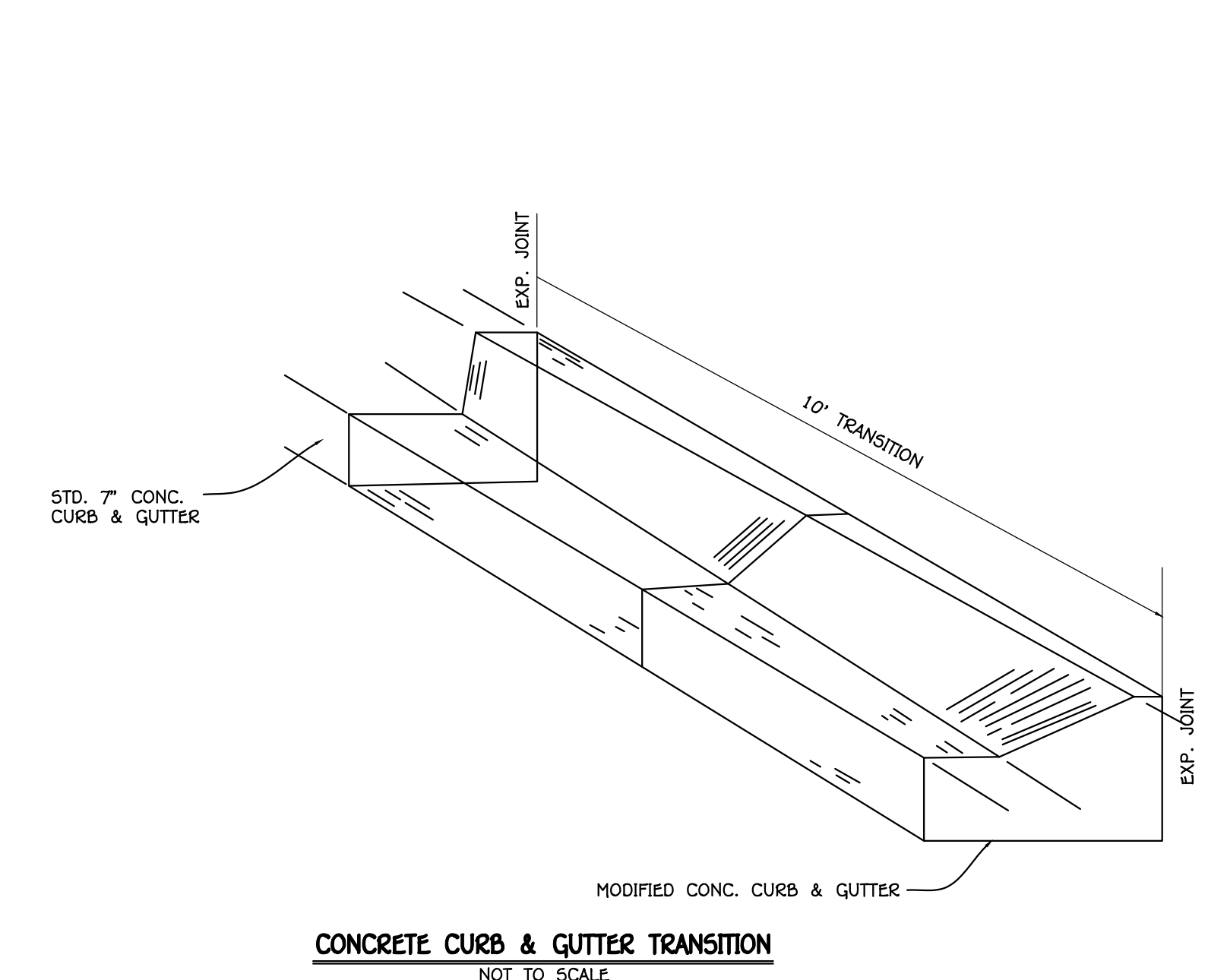
PRELIMINARY SITE LAYOUT, FOREST CONSERVATION AND LANDSCAPE PLAN
LAWYERS HILL OVERLOOK
LOTS 1 THRU 17 AND OPEN SPACE LOT 18
5819 LAWYERS HILL ROAD
DEED REFERENCE: L.14508 F.404
TAX MAP NO.: 32 GRID NO.: 20 PARCEL NO.:13
ZONED R-ED
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: MAY, 2019
SHEET 3 OF 8
SP-19-002



PROFILE
 SCALE: HORIZ. 1" = 50'
 VERT. 1" = 5'

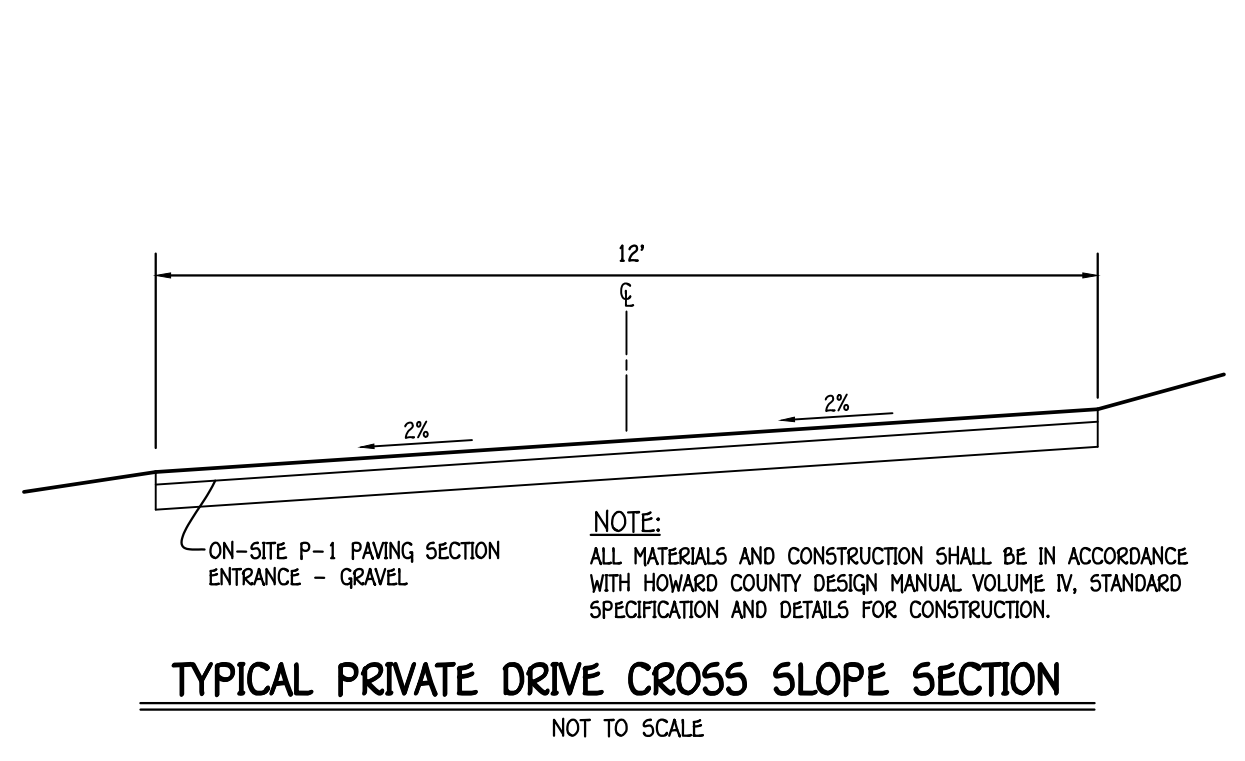
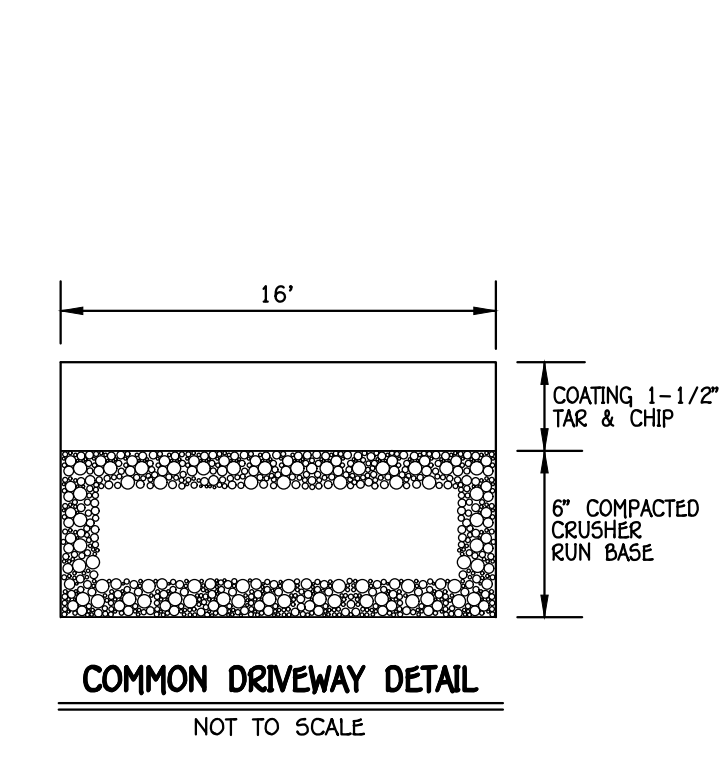
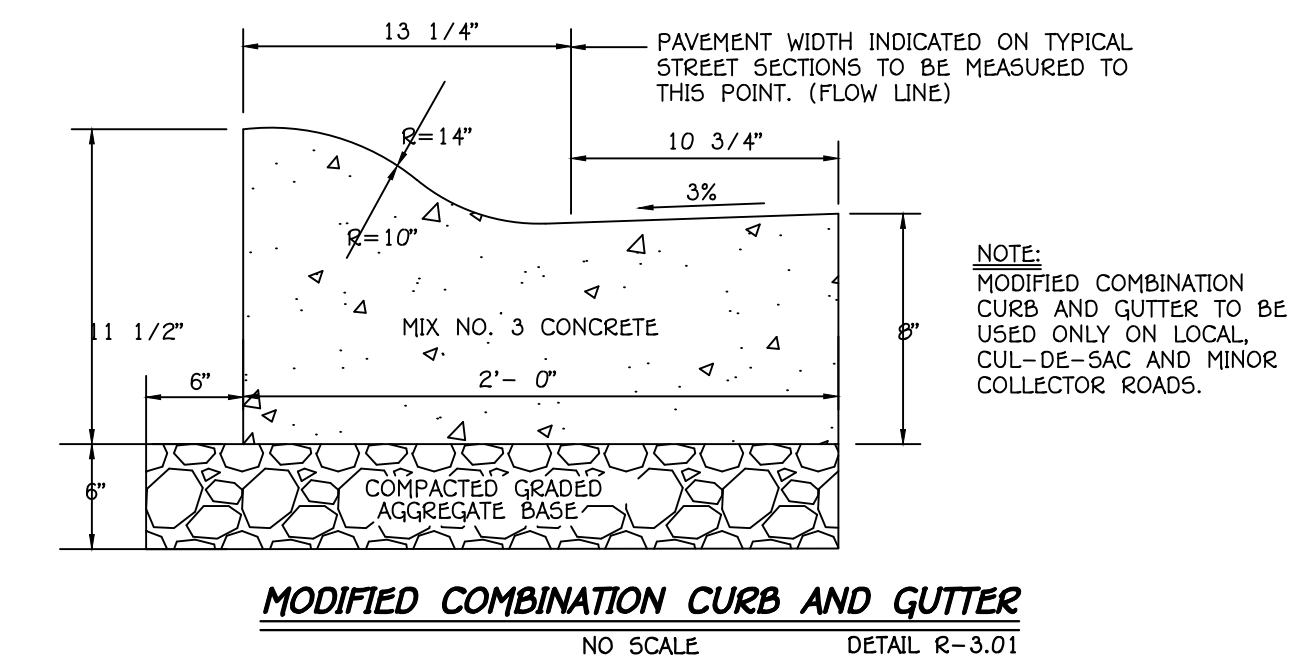
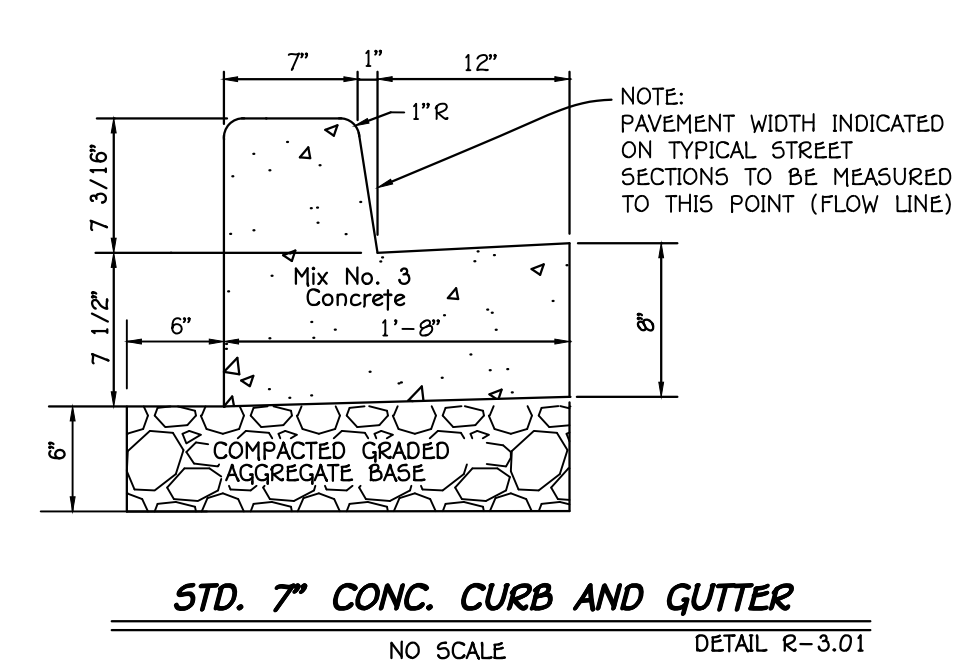


ROSE GARDEN LANE - CUL-DE-SAC
 LOCAL ACCESS STREET
 DESIGN SPEED 25 M.P.H.
PROFILE
 SCALE: HORIZ. 1" = 50'
 VERT. 1" = 5'



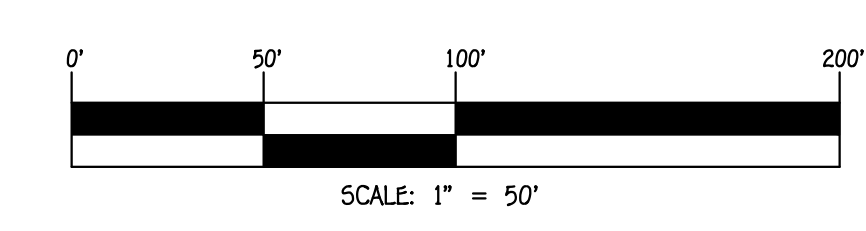
ROSE GARDEN LANE
 LOCAL ACCESS STREET
 DESIGN SPEED 25 M.P.H.
 NO SCALE

SECTION NUMBER	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)					
		3 TO <5	5 TO <7	≥7	3 TO <5	5 TO <7	≥7
P-2	PARKING DRIVE AISLES: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY LOCAL ROADS: ACCESS PLACE, ACCESS STREET CUL-DE-SACS: RESIDENTIAL	PAVEMENT MATERIAL (INCHES)		MIN HMA WITH GAB		HMA WITH CONSTANT GAB	
		HMA SUPERPAVE FINAL SURFACE 9.5 MM. PG 64-22, LEVEL 1 (ESAL)		1.5	1.5	1.5	1.5
		HMA SUPERPAVE BASE 19.0 MM. PG 64-22, LEVEL 1 (ESAL)		3.0	3.0	3.0	3.0
		GRADED AGGREGATE BASE (GAB)		8.0	4.0	3.0	4.0



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 ELLICOTT CITY, MARYLAND 21104
 (410) 461-2855

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 PLANNING DIRECTOR _____ DATE _____



PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/19.
 FRANK MANALANSAN, II _____ Date _____

OWNERS
 EDMUND M. POLLARD &
 JOYCE E. ADCOCK
 6349 BASKET SWITCH ROAD
 NEWARK, MARYLAND 21041

DEVELOPER
 LAND DESIGN & DEVELOPMENT, INC.
 8318 FORREST STREET SUITE 200
 ELLICOTT CITY, MARYLAND 21043
 TEL: 410-992-6400
 ATTN: MR. DONALD R. REUWER, JR.

PRELIMINARY ROAD
 PROFILES AND DETAILS
LAWYERS HILL OVERLOOK
 LOTS 1 THRU 17 AND OPEN SPACE LOT 18
 5819 LAWYERS HILL ROAD
 DEED REFERENCE: L.14508 F.404
 TAX MAP NO.: 32 GRID NO.: 20 PARCEL NO.:13
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 SHEET 4 OF 8

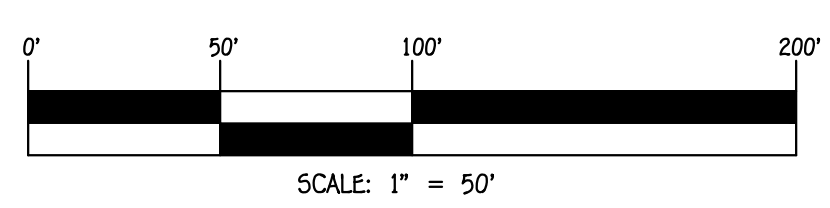
SOILS LEGEND			
SOIL	NAME	CLASS	K'W VALUE
CeB	Chillum loam, 2 to 5 percent slopes	C	0.37
ChB	Chillum-Russett loams, 2 to 5 percent slopes	C	0.31
ChC	Chillum-Russett loams, 5 to 10 percent slopes	C	0.32
JaB	Jackland silt loam, 3 to 8 percent slopes	D	0.43
LaB	Legore silt loam, 3 to 8 percent slopes	C	0.28
LaC	Legore silt loam, 8 to 15 percent slopes	C	0.28
RaC	Russett fine sandy loam, 5 to 10 percent slopes	C	0.24
RuC	Russett and Bethville soils, 5 to 10 percent slopes	C	0.28
SrD	Sassafras and Croom soils, 10 to 15 percent slopes	B	0.32

LEGEND	
SYMBOL	DESCRIPTION
--- (dashed)	EXISTING CONTOUR 2' INTERVAL
--- (dashed)	EXISTING CONTOUR 10' INTERVAL
--- (dashed)	PROPOSED CONTOUR 10' INTERVAL
--- (dashed)	PROPOSED CONTOUR 2' INTERVAL
x362.2	SPOT ELEVATION
--- (dashed)	EXISTING STORM DRAIN
--- (dashed)	PROPOSED STORM DRAIN PIPE
--- (dashed)	EXISTING WATER LINE
--- (dashed)	EXISTING SEWER LINE
--- (dashed)	PROPOSED SEWER
--- (dashed)	PROPOSED WATER
--- (dashed)	PROPOSED PAVING
--- (dashed)	PROPOSED SIDEWALKS
LOD	LIMIT OF DISTURBANCE
SSF	SUPER SILT FENCE
SF	SILT FENCE
--- (dashed)	EXISTING TREE LINE
--- (dashed)	PROPOSED TREE LINE
---	DRAINAGE DIVIDE
---	DRYWELL (M-5)-TYPICAL
GmC	SOIL LINES AND TYPES
LrD	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
---	PROPOSED ROOF LEADER
---	DENOTES EXISTING TREES TO REMAIN
---	CRITICAL ROOT ZONE
---	DENOTES 15%-24.9% SLOPES
---	DENOTES 25% AND GREATER SLOPE
---	FOREST CONSERVATION EASEMENT (RETENTION)
---	FOREST CONSERVATION EASEMENT (REFORESTATION)

- SEDIMENT CONTROL NOTES:**
- 1) BIO RETENTION FACILITIES MAY BE USED IN AN INTERIM CONDITION FOR SEDIMENT CONTROL.
 - 2) TEMPORARY STORMWATER MANAGEMENT DESIGN WILL BE PROVIDED WITH THE FINAL PLAN SUBMISSION IF REQUIRED.
 - 3) ALL PROPOSED SEDIMENT CONTROL DEVICES WILL BE SIZED AND SUPPORTING COMPUTATIONS WILL BE PROVIDED WITH THE FINAL PLAN SUBMISSION.
 - 4) ALL SPECIMEN TREES AND WOODS TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION PER HOWARD COUNTY FOREST CONSERVATION GUIDELINES.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR _____ DATE _____



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FRANK MANALISAN, II _____ DATE _____

OWNERS

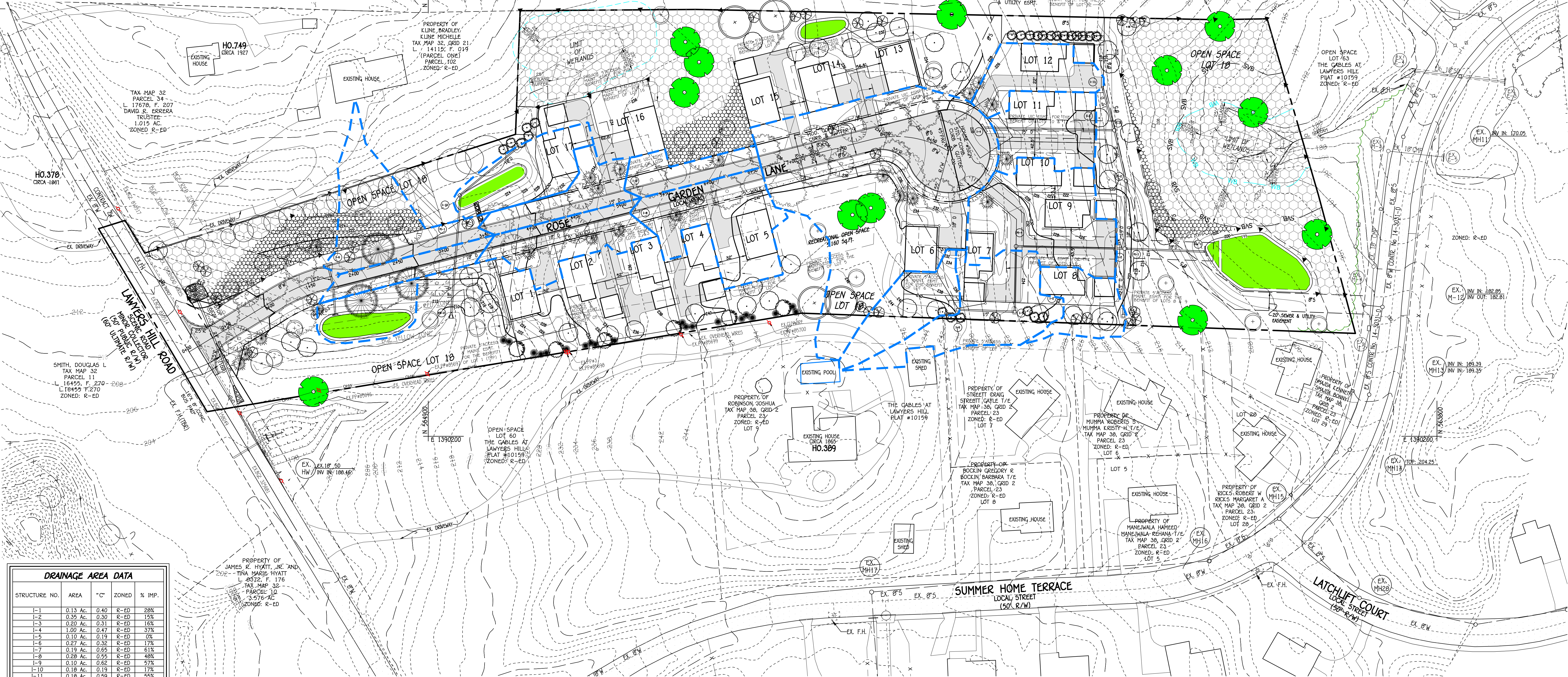
EDMUND M. POLLARD &
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NEWARK, MARYLAND 21841

DEVELOPER

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8318 FORREST STREET SUITE 200
ELLCOTT CITY, MARYLAND 21043
TEL: 410-992-6400
ATTN: MR. DONALD R. REUWER, JR.

PRELIMINARY GRADING, SEDIMENT AND EROSION CONTROL PLAN AND SOILS MAP
LAWYERS HILL OVERLOOK
LOTS 1 THRU 17 AND OPEN SPACE LOT 18
5819 LAWYERS HILL ROAD
DEED REFERENCE: L.14508 F.484
TAX MAP NO.: 32 GRID NO.: 20 PARCEL NO.:13
ZONED R-ED
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
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SHEET 5 OF 8

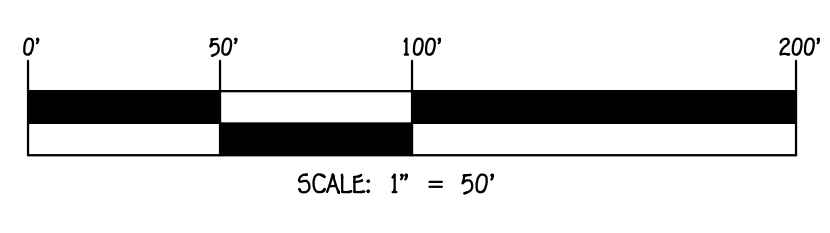
LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
X.362.2	SPOT ELEVATION
18" SD	EXISTING STORM DRAIN
12" SDCP	PROPOSED STORM DRAIN PIPE
EX. F.H.	EXISTING WATER LINE
EX. S.W.	EXISTING SEWER LINE
PS	PROPOSED SEWER
PW	PROPOSED WATER
---	PROPOSED PAVING
---	PROPOSED SIDEWALKS
---	LOD
---	SSF
---	5F
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	DRAINAGE DIVIDE
---	DRYWELL (M-5)-TYPICAL
---	SOIL LINES AND TYPES
---	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
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---	CRITICAL ROOT ZONE
---	DENOTES 15%-24.9% SLOPES
---	DENOTES 25% AND GREATER SLOPE
---	FOREST CONSERVATION EASEMENT (RETENTION)
---	FOREST CONSERVATION EASEMENT (REFORESTATION)



DRAINAGE AREA DATA				
STRUCTURE NO.	AREA	"C"	ZONED	% IMP.
1-1	0.13 Ac.	0.40	R-ED	28%
1-2	0.35 Ac.	0.30	R-ED	15%
1-3	0.20 Ac.	0.31	R-ED	16%
1-4	1.00 Ac.	0.47	R-ED	37%
1-5	0.10 Ac.	0.19	R-ED	0%
1-6	0.27 Ac.	0.32	R-ED	17%
1-7	0.19 Ac.	0.65	R-ED	61%
1-8	0.28 Ac.	0.55	R-ED	48%
1-9	0.10 Ac.	0.62	R-ED	57%
1-10	0.18 Ac.	0.19	R-ED	17%
1-11	0.18 Ac.	0.59	R-ED	55%
FT-1	0.18 Ac.	0.37	R-ED	24%

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PRELIMINARY STORM DRAIN
 DRAINAGE AREA MAP
LAWYERS HILL OVERLOOK
 LOTS 1 THRU 17 AND OPEN SPACE LOT 18
 5819 LAWYERS HILL ROAD
 DEED REFERENCE: L.14508 F.404
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 SHEET 6 OF 8

INFILTRATION AND FILTER SYSTEM CONSTRUCTION SPECIFICATIONS

INFILTRATION AND FILTER SYSTEMS EITHER TAKE ADVANTAGE OF EXISTING PERMEABLE SOILS OR CREATE A PERMEABLE MEDIUM SUCH AS SAND FOR WC), AND RE V. IN SOME INSTANCES WHERE PERMEABILITY IS GREAT, THESE FACILITIES MAY BE USED FOR QP AS WELL. THE MOST COMMON SYSTEMS INCLUDE INFILTRATION TRENCHES, INFILTRATION BASINS, SAND FILTERS, AND ORGANIC FILTERS.

WHEN PROPERLY PLANTED, VEGETATION WILL THRIVE AND ENHANCE THE FUNCTIONING OF THESE SYSTEMS. FOR EXAMPLE, PRE-TREATMENT BUFFERS WILL TRAP SEDIMENTS THAT OFTEN ARE BOUND WITH PHOSPHOROUS AND METALS. VEGETATION PLANTED IN THE FACILITY WILL Aid IN NUTRIENT UPTAKE AND WATER STORAGE. ADDITIONALLY, PLANT ROOTS WILL PROVIDE ARTERIES FOR STORMWATER TO PERMEATE SOIL FOR GROUNDWATER RECHARGE. FINALLY, SUCCESSFUL PLANTINGS PROVIDE AESTHETIC VALUE AND WILDLIFE HABITAT MAKING THESE FACILITIES MORE DESIRABLE TO THE PUBLIC.

- DESIGN CONSTRAINTS:**
- > PLANTING BUFFER STRIPS OF AT LEAST 20 FEET WILL CAUSE SEDIMENTS TO SETTLE OUT BEFORE REACHING THE FACILITY, THEREBY REDUCING THE POSSIBILITY OF CLOGGING.
 - > DETERMINE AREAS THAT WILL BE SATURATED WITH WATER AND WATER TABLE DEPTH SO THAT APPROPRIATE PLANTS MAY BE SELECTED (HYDROLOGY WILL BE SIMILAR TO BIORETENTION FACILITIES. SEE FIGURE A.5 AND TABLE A.4 FOR PLANTING MATERIAL GUIDANCE).
 - > PLANTS KNOWN TO SEND DOWN DEEP TAPROOTS SHOULD BE AVOIDED IN SYSTEMS WHERE FILTER FABRIC IS USED AS PART OF FACILITY DESIGN.
 - > TEST SOIL CONDITIONS TO DETERMINE IF SOIL AMENDMENTS ARE NECESSARY.
 - > PLANTS SHALL BE LOCATED SO THAT ACCESS IS POSSIBLE FOR STRUCTURE MAINTENANCE.
 - > STABILIZE HEAVY FLOW AREAS WITH EROSION CONTROL MATS OR SOO.
 - > TEMPORARILY DIVERT FLOWS FROM SEEDS AREAS UNTIL VEGETATION IS ESTABLISHED.
 - > SEE TABLE A.5 FOR ADDITIONAL DESIGN CONSIDERATIONS.

BIO-RETENTION
SOIL BED CHARACTERISTICS
 THE CHARACTERISTICS OF THE SOIL FOR THE BIORETENTION FACILITY ARE PERHAPS AS IMPORTANT AS THE FACILITY LOCATION, SIZE, AND TREATMENT VOLUME. THE SOIL MUST BE PERMEABLE ENOUGH TO ALLOW RUNOFF TO FILTER THROUGH THE MEDIA, WHILE HAVING CHARACTERISTICS SUITABLE TO PROMOTE AND SUSTAIN A ROBUST VEGETATIVE COVER CROP. IN ADDITION, MUCH OF THE NUTRIENT POLLUTANT UPTAKE (NITROGEN AND PHOSPHORUS) IS ACCOMPLISHED THROUGH ABSORPTION AND MICROBIAL ACTIVITY WITHIN THE SOIL PROFILE. THEREFORE, SOILS MUST BALANCE THEIR CHEMICAL AND PHYSICAL PROPERTIES TO SUPPORT BIOTIC COMMUNITIES ABOVE AND BELOW GROUND.
 THE PLANTING SOIL SHOULD BE A SANDY LOAM, LOAMY SAND, LOAM (USDA), OR A LOAM/SAND MIX (SHOULD CONTAIN A MINIMUM 35 TO 60% SAND, BY VOLUME). THE CLAY CONTENT FOR THESE SOILS SHOULD BE LESS THAN 25% BY VOLUME (ENVIRONMENTAL QUALITY RESOURCES (EQR), 1996; ENGINEERING TECHNOLOGY INC. AND BIOHABITATS, INC. (ETAB), 1993). SOILS SHOULD FALL WITHIN THE SM, ML, SC CLASSIFICATIONS OR THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS). A PERMEABILITY OF AT LEAST 1.0 FEET PER DAY (0.5"/HR) IS REQUIRED (A CONSERVATIVE VALUE OF 0.5 FEET PER DAY IS USED FOR DESIGN). THE SOIL SHOULD BE FREE OF STONES, STUMPS, ROOTS, OR OTHER WOODY MATERIAL OVER 1" IN DIAMETER. BRUSH OR SEEDS FROM NOXIOUS WEEDS (E.G., JOHNSON GRASS, MUIGWORT, NUTSEDGE, AND CANADA THISTLE OR OTHER NOXIOUS WEEDS AS SPECIFIED UNDER COMAR 15.08.01.05.) SHOULD NOT BE PRESENT IN THE SOILS. PLACEMENT OF THE PLANTING SOIL SHOULD BE IN 12 TO 18 LBS THAT ARE LOOSELY COMPACTED (TAMPED LIGHTLY WITH A BACKHOE BUCKET OR TRAVELLED BY DOZER TRACKS). THE SPECIFIC CHARACTERISTICS ARE PRESENTED IN TABLE A.3.

TABLE A.3 PLANTING SOIL CHARACTERISTICS

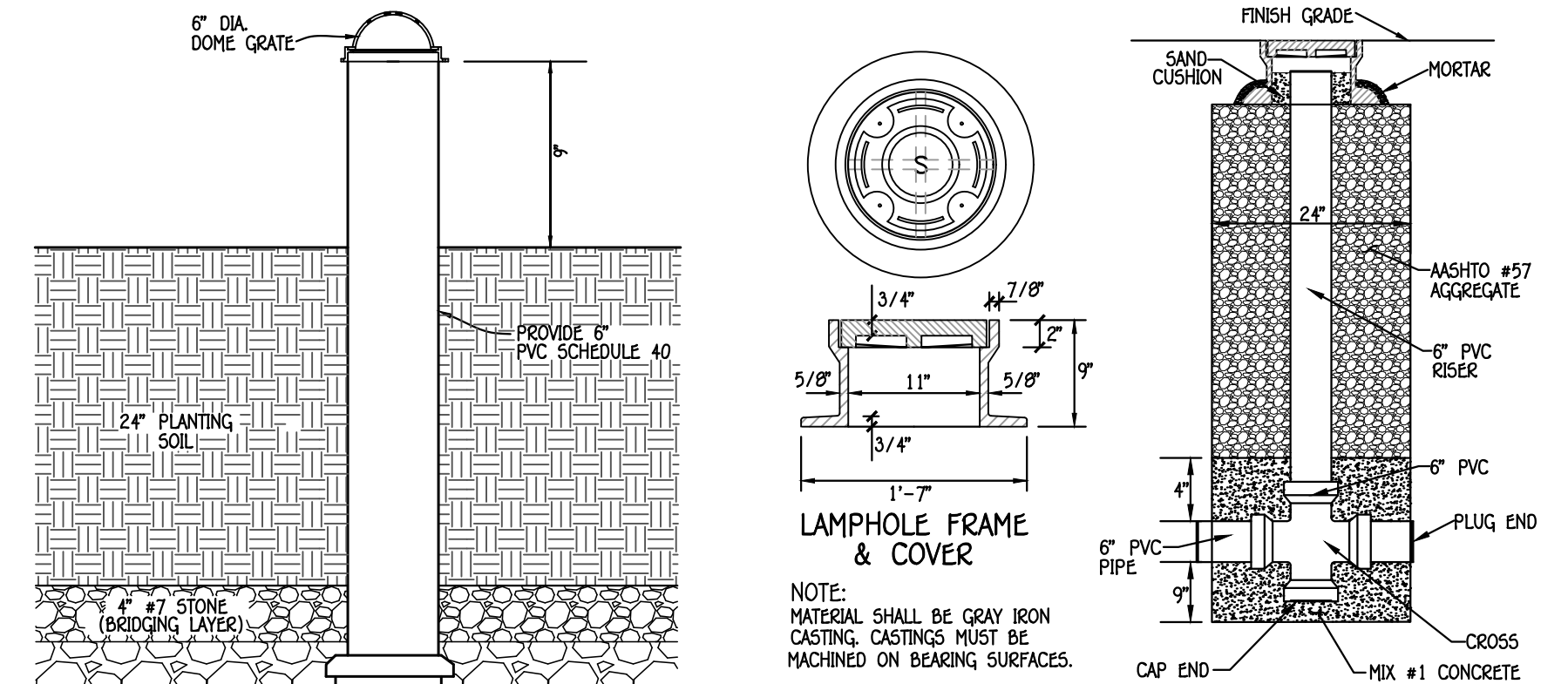
PARAMETER	VALUE
PH RANGE	5.2 TO 7.00
ORGANIC MATTER	1.5 TO 4.0% (BY WEIGHT)
MAGNESIUM	35 LBS. PER ACRE, MINIMUM
PHOSPHORUS (PHOSPHATE - P2O5)	75 LBS. PER ACRE, MINIMUM
POTASSIUM (POTASH - K2O)	85 LBS. PER ACRE, MINIMUM
SOLUBLE SALTS	500 PPM
CLAY	10 TO 25 %
SILT	30 TO 55 %
SAND	35 TO 60%

MULCH LAYER
 THE MULCH LAYER PLAYS AN IMPORTANT ROLE IN THE PERFORMANCE OF THE BIORETENTION SYSTEM. THE MULCH LAYER HELPS MAINTAIN SOIL MOISTURE AND AVOIDS SURFACE SEALING, WHICH REDUCES PERMEABILITY. MULCH HELPS PREVENT EROSION, AND PROVIDES A MICROENVIRONMENT SUITABLE FOR SOIL BIOTA AT THE MULCH/SOIL INTERFACE. IT ALSO SERVES AS A PRETREATMENT LAYER, TRAPPING THE FINEST SEDIMENTS, WHICH REMAIN SUSPENDED AFTER THE PRIMARY PRETREATMENT.
 THE MULCH LAYER SHOULD BE STANDARD LANDSCAPE STYLE, SINGLE OR DOUBLE SHREDDED HARDWOOD MULCH OR CHIPS. THE MULCH LAYER SHOULD BE WELL AGED (STOCKPILED OR STORED FOR AT LEAST 12 MONTHS), UNIFORM IN COLOR, AND FREE OF OTHER MATERIALS, SUCH AS WOOD STUMPS, SOIL, ROOTS, ETC. THE MULCH SHOULD BE APPLIED TO A MAXIMUM DEPTH OF THREE INCHES. GRASS CLIPPINGS SHOULD NOT BE USED AS A MULCH LAYER.

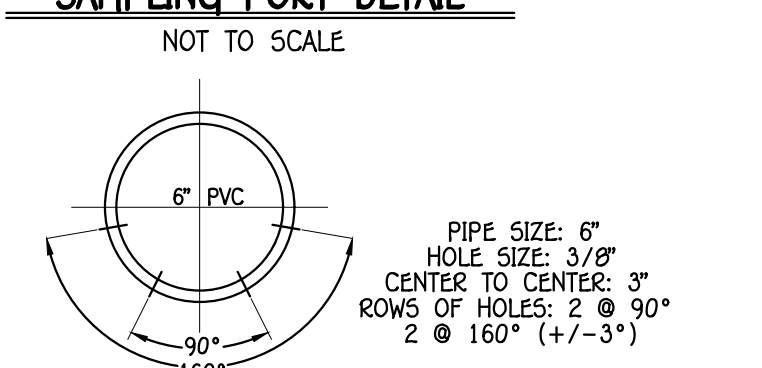
PLANTING GUIDANCE
 PLANT MATERIAL SELECTION SHOULD BE BASED ON THE GOAL OF SIMULATING A TERRESTRIAL FORESTED COMMUNITY OF NATIVE SPECIES. BIORETENTION SIMULATES AN UPLAND-SPECIES ECOSYSTEM. THE COMMUNITY SHOULD BE DOMINATED BY TREES, BUT HAVE A DISTINCT COMMUNITY OF UNDERSTORY TREES, SHRUBS AND HERBACEOUS MATERIALS. BY CREATING A DIVERSE, DENSE PLANT COVER, A BIORETENTION FACILITY WILL BE ABLE TO TREAT STORMWATER RUNOFF AND WITHSTAND URBAN STRESSES FROM INSECTS, DISEASE, DROUGHT, TEMPERATURE, WIND, AND EXPOSURE.
 THE PROPER SELECTION AND INSTALLATION OF PLANT MATERIALS IS KEY TO A SUCCESSFUL SYSTEM. THERE ARE ESSENTIALLY THREE ZONES WITHIN A BIORETENTION FACILITY (FIGURE A.5). THE LOWEST ELEVATION SUPPORTS PLANT SPECIES ADAPTED TO STANDING AND FLUCTUATING WATER LEVELS. THE MIDDLE ELEVATION SUPPORTS PLANTS THAT LIKE DRIER SOIL CONDITIONS, BUT CAN STILL TOLERATE OCCASIONAL INUNDATION BY WATER. THE OUTER EDGE IS THE HIGHEST ELEVATION AND GENERALLY SUPPORTS PLANTS ADAPTED TO DRYER CONDITIONS. A SAMPLE OF APPROPRIATE PLANT MATERIALS FOR BIORETENTION FACILITIES ARE INCLUDED IN TABLE A.4. THE LAYOUT OF PLANT MATERIAL SHOULD BE FLEXIBLE, BUT SHOULD FOLLOW THE GENERAL PRINCIPLES DESCRIBED IN TABLE A.5. THE OBJECTIVE IS TO HAVE A SYSTEM, WHICH RESEMBLES A RANDOM, AND NATURAL PLANT LAYOUT, WHILE MAINTAINING OPTIMAL CONDITIONS FOR PLANT ESTABLISHMENT AND GROWTH. FOR A MORE EXTENSIVE BIORETENTION PLAN, CONSULT ETAB, 1993 OR CLAYTOR AND SCHUELLER, 1997.

Table B.4. Materials Specifications for Micro-Bioretenion, Rain Gardens & Landscape Infiltration

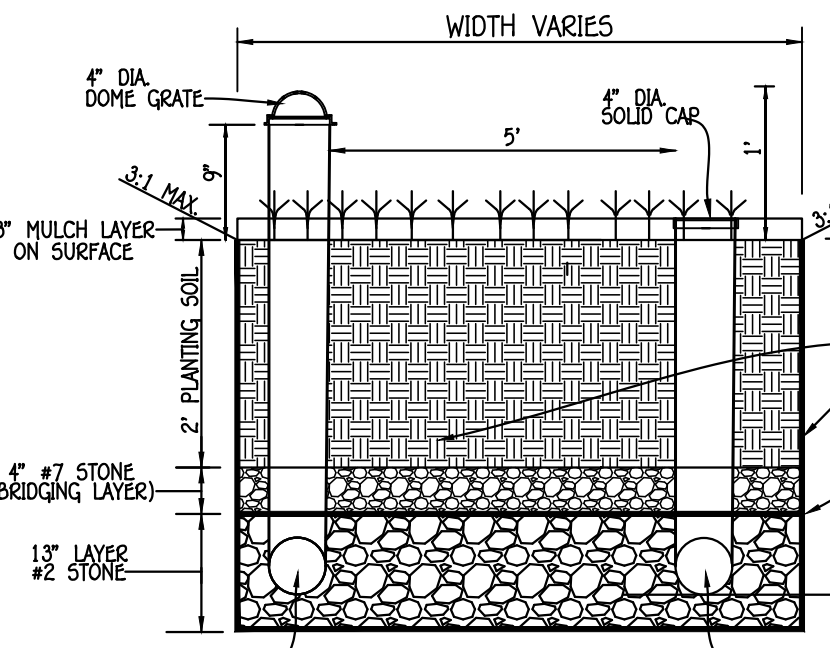
Material	Specification	Size	Notes
Plantings	see Appendix A, Table A.4	n/a	plantings are site-specific
Planting soil (2' to 4' deep)	loamy sand 60-65% compost 35-40% sandy loam 30% coarse sand 30%		USDA soil types loamy sand or sandy loam; clay content <5% (2/8" to 3/4")
Organic Content	Min. 10% by dry weight (ASTM D 2974)		
Mulch	shredded hardwood		aged 6 months, minimum
Pea gravel diaphragm	pea gravel: ASTM-D-449	No. 8 or No. 9 (1/8" to 3/8")	
Curtain drain	ornamental stone: washed cobbles	stone: 2" to 5"	
Geotextile	ASHTO M-43	n/a	PE Type 1 nonwoven
Gravel (underdrains and infiltration berms)	MSHA Mix No. 3, 1 = 3500 psi at 28 days weight air-entrained; reinforcing to meet ASTM-615-60	No. 57 or No. Aggregate (1/2" to 3/4")	
Underdrain piping	F 750, Type PS 20 or ASHTO M-270	4" to 6" rigid schedule 40 PVC or 50835	Slotted or perforated pipe; 3/8" pert. @ 6" on center, 4 holes per row; minimum of 3" of gravel over pipes; not necessary underneath pipe. Perforated pipe shall be wrapped with 1/4 inch galvanized hardware cloth
Poured in place concrete (if required)	MSHA Mix No. 3, 1 = 3500 psi at 28 days weight air-entrained; reinforcing to meet ASTM-615-60	n/a	on-site testing of poured-in-place concrete required: 28 day strength and slump tests; all concrete design (cast-in-place or pre-cast) not using previously approved site or local standards requires design drawings sealed and approved by a professional structural engineer licensed in the State of Maryland - design to include meeting ACI Code 308.4(R); vertical loading 1W-10 or H-20; allowable horizontal loading (based on soil pressures); and analysis of potential cracking
Sand	ASHTO-M-6 or ASTM-C-33	0.075" to 0.04"	Sand substitutions such as Diabase and Graystone (ASHTO) #10 are not acceptable. No calcium carbonated or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand.



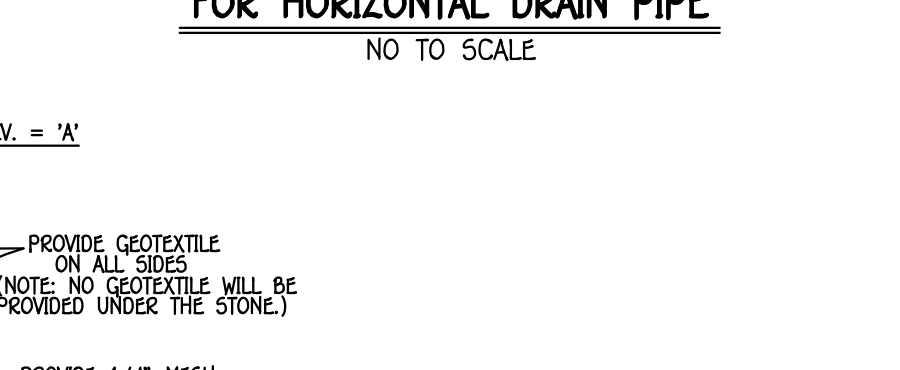
CLEANOUT/ WATER QUALITY SAMPLING PORT DETAIL



TYPICAL CLEAN-OUT DETAIL



SCH40 PVC PERFORATED UNDERDRAIN PIPE DETAIL FOR HORIZONTAL DRAIN PIPE

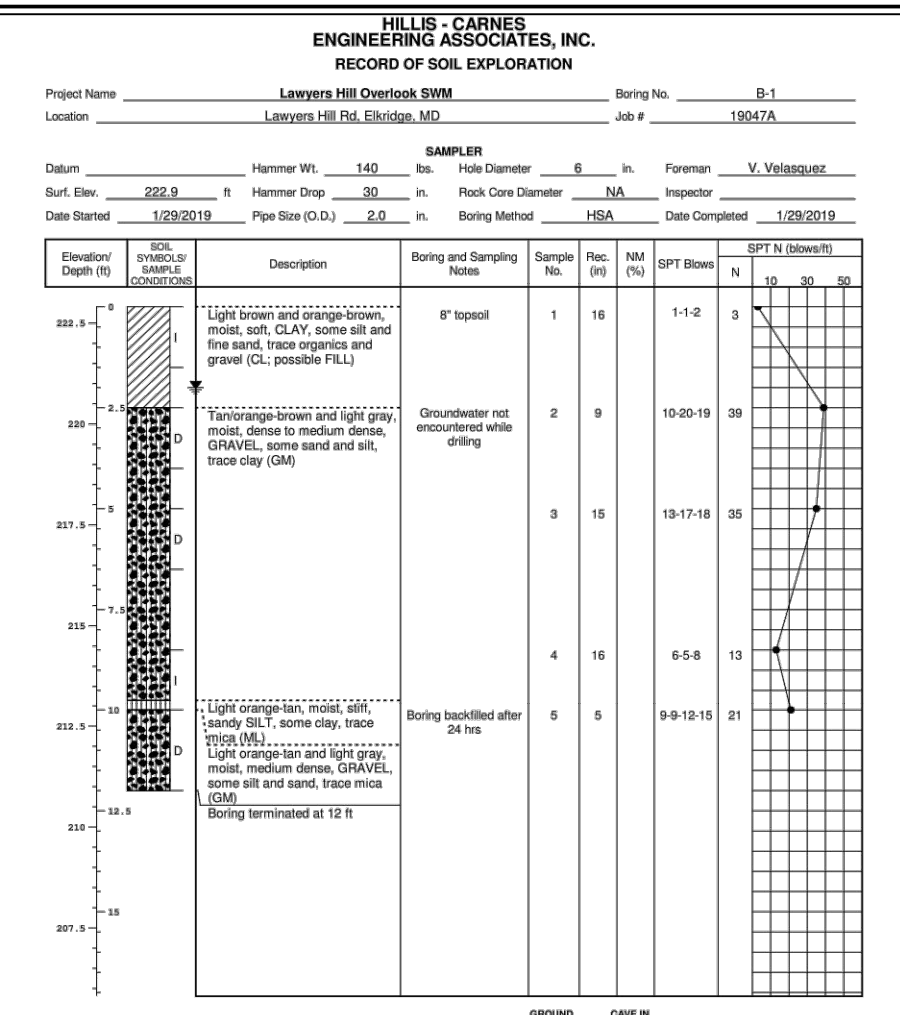
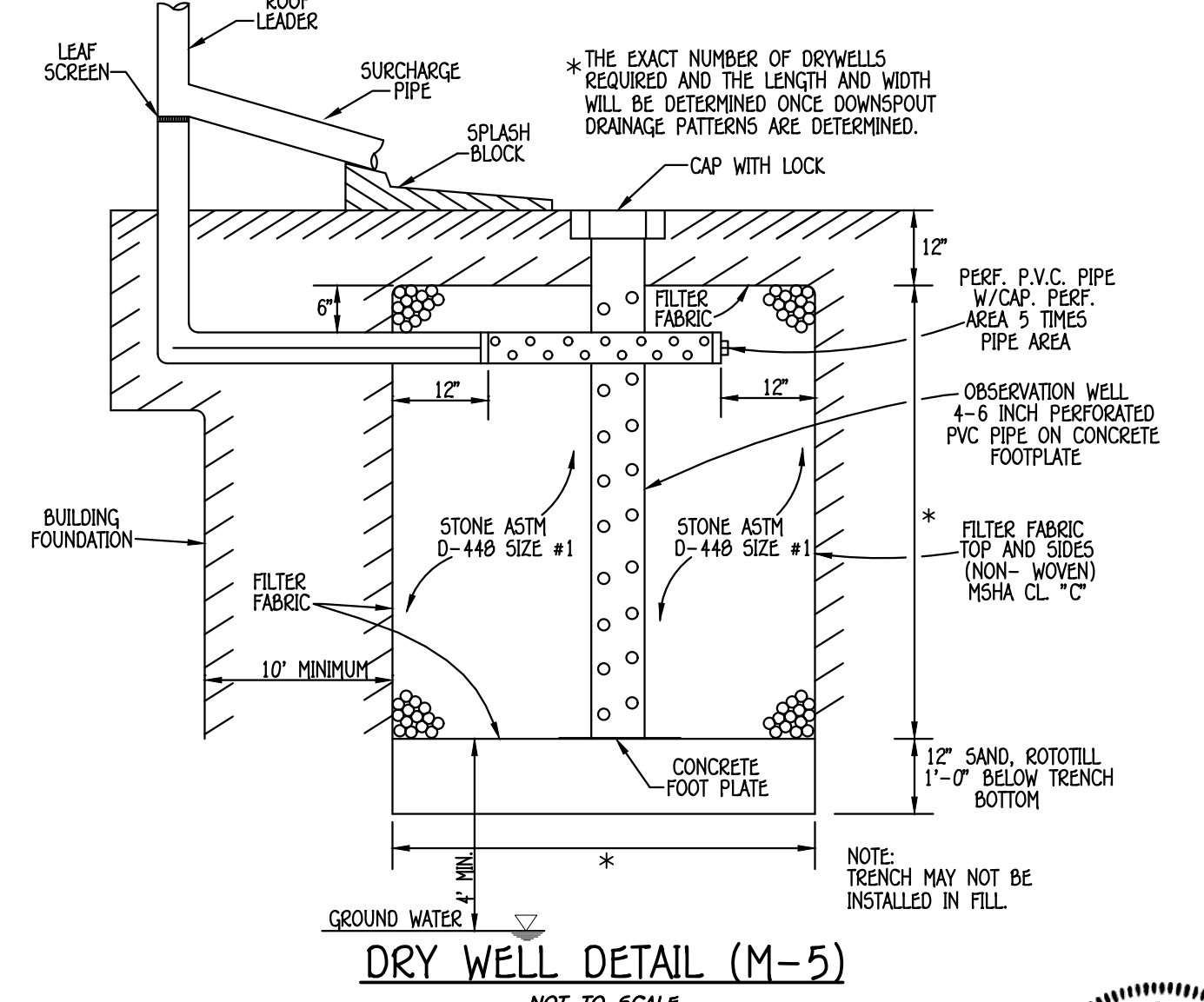


STORMWATER MANAGEMENT NOTES

1. STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH CHAPTER 5, "ENVIRONMENTAL SITE DESIGN" OF THE 2007 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL, EFFECTIVE MAY 4, 2010.
2. MAXIMUM CONTRIBUTING ROOF TOP AREA TO EACH DOWNSPOUT SHALL BE 500 SQ. FT. OR LESS.
3. DRYWELLS SHALL BE PROVIDED AT LOCATIONS WHERE THE LENGTH IS 10 FEET OR MORE.
4. FINAL GRADING IS SHOWN ON THIS SITE DEVELOPMENT PLAN.

OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DRY WELLS (M-5)

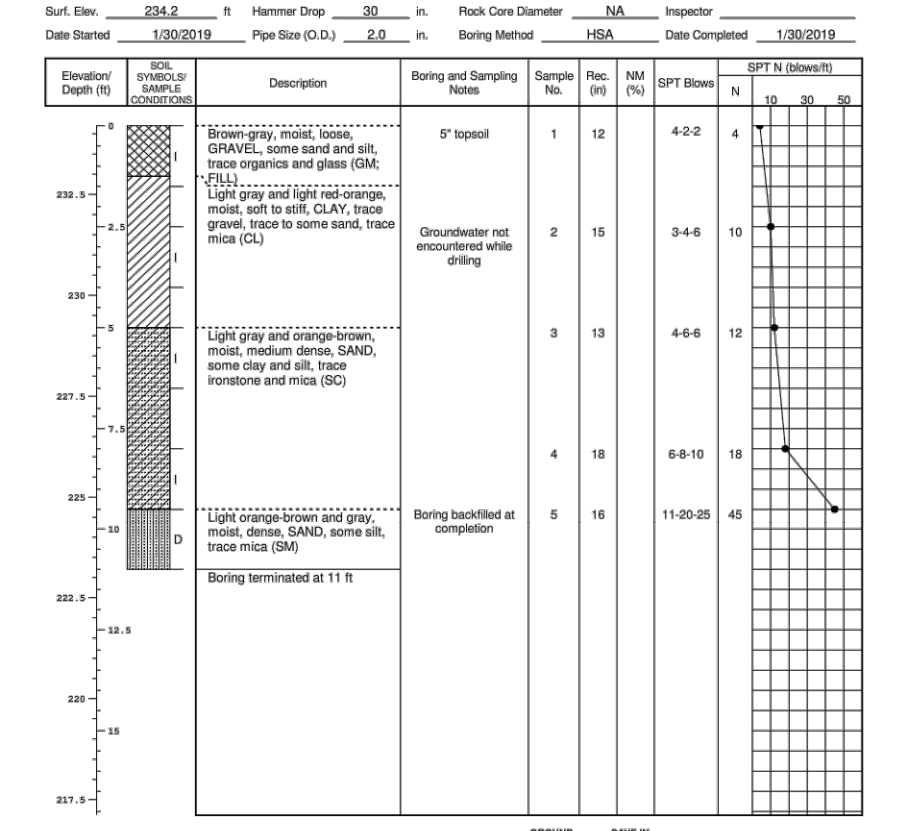
- A. THE OWNER SHALL INSPECT THE MONITORING WELLS AND STRUCTURES ON A QUARTERLY BASIS AND AFTER EVERY HEAVY STORM EVENT.
- B. THE OWNER SHALL RECORD THE WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING WELLS OVER A PERIOD OF SEVERAL DAYS TO ENSURE TRENCH DRAINAGE.
- C. THE OWNER SHALL MAINTAIN A LOG BOOK TO DETERMINE THE GATE AT WHICH THE FACILITY DRAINS.
- D. WHEN THE FACILITY BECOMES CLOGGED SO THAT IT DOES NOT DRAIN DOWN WITHIN A SEVENTY-TWO (72) HOUR TIME PERIOD, CORRECTIVE ACTION SHALL BE TAKEN.
- E. THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.
- F. ONCE THE PERFORMANCE CHARACTERISTICS OF THE INFILTRATION FACILITY HAVE BEEN VERIFIED, THE MONITORING SCHEDULE CAN BE REDUCED TO AN ANNUAL BASIS UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.



DEPTH (FEET)	DESCRIPTION	WATER TABLE (FEET)	PERCENT MOISTURE (%)	PERCENT SOLS (%)	PERCENT ORGANIC (%)	PERCENT SAND (%)	PERCENT SILT (%)	PERCENT CLAY (%)
0-1	Light gray sand with some gravel (SC, possible FLL)							
1-2	Light gray sand with some gravel (SC, possible FLL)							
2-3	Light gray sand with some gravel (SC, possible FLL)							
3-4	Light gray sand with some gravel (SC, possible FLL)							
4-5	Light gray sand with some gravel (SC, possible FLL)							
5-6	Light gray sand with some gravel (SC, possible FLL)							
6-7	Light gray sand with some gravel (SC, possible FLL)							
7-8	Light gray sand with some gravel (SC, possible FLL)							
8-9	Light gray sand with some gravel (SC, possible FLL)							
9-10	Light gray sand with some gravel (SC, possible FLL)							

SAMPLE TYPE	SAMPLE CONDITION	AT COMPLETION	DEPTH	IN	DEPTH	IN	DEPTH	IN
PT - PRESSURE BENTONITE	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED
CA - CONTAMINATED FLIGHT AUGER	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED
IC - ROCK CORE	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED

STANDARD PENETRATION TEST (SPT) DATA OF 0.5 SAMPLES WITH 100 HMMER FALLS BY COUNT MADE AT 4' INTERVALS.



DEPTH (FEET)	DESCRIPTION	WATER TABLE (FEET)	PERCENT MOISTURE (%)	PERCENT SOLS (%)	PERCENT ORGANIC (%)	PERCENT SAND (%)	PERCENT SILT (%)	PERCENT CLAY (%)
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SAMPLE TYPE	SAMPLE CONDITION	AT COMPLETION	DEPTH	IN	DEPTH	IN	DEPTH	IN
PT - PRESSURE BENTONITE	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED
CA - CONTAMINATED FLIGHT AUGER	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED
IC - ROCK CORE	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED

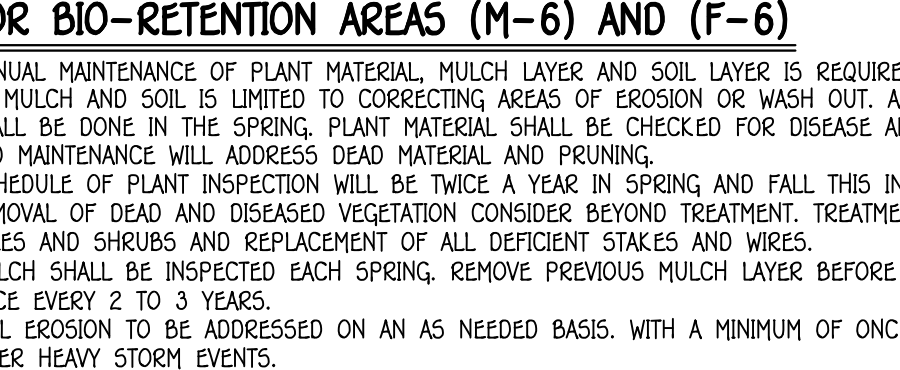
STANDARD PENETRATION TEST (SPT) DATA OF 0.5 SAMPLES WITH 100 HMMER FALLS BY COUNT MADE AT 4' INTERVALS.



DEPTH (FEET)	DESCRIPTION	WATER TABLE (FEET)	PERCENT MOISTURE (%)	PERCENT SOLS (%)	PERCENT ORGANIC (%)	PERCENT SAND (%)	PERCENT SILT (%)	PERCENT CLAY (%)
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SAMPLE TYPE	SAMPLE CONDITION	AT COMPLETION	DEPTH	IN	DEPTH	IN	DEPTH	IN
PT - PRESSURE BENTONITE	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED
CA - CONTAMINATED FLIGHT AUGER	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED
IC - ROCK CORE	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED

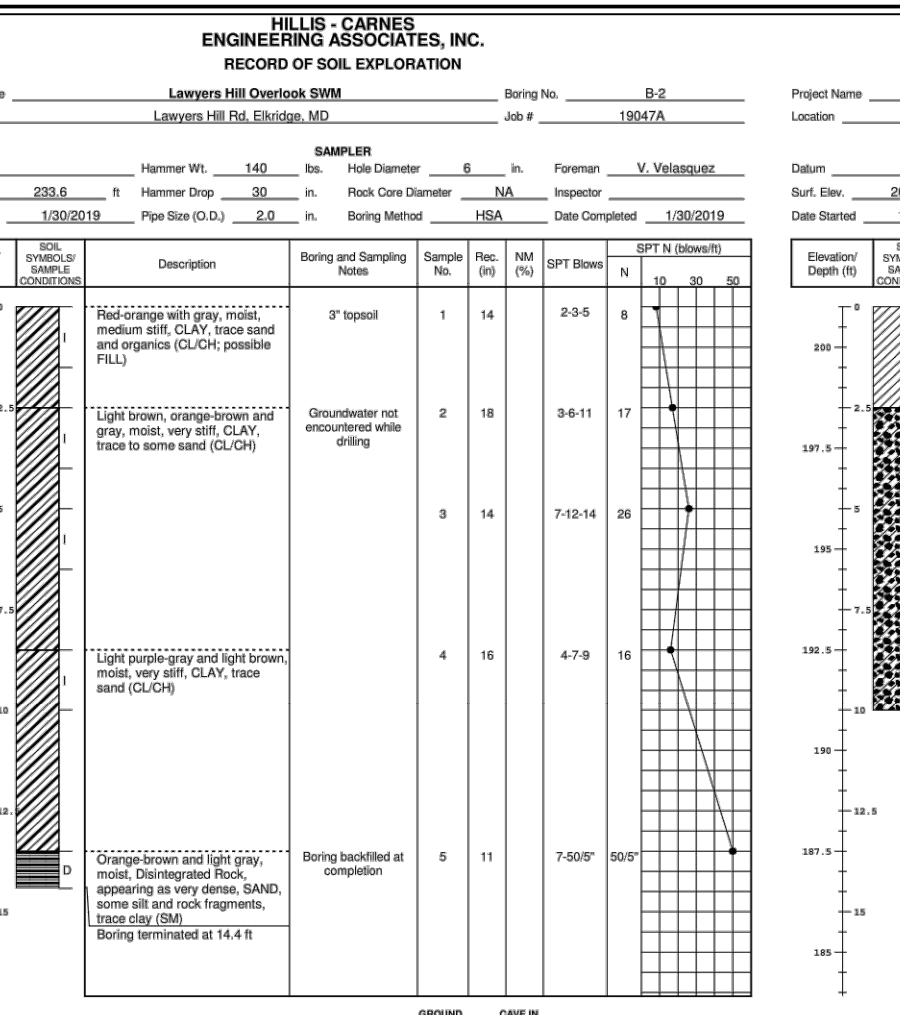
STANDARD PENETRATION TEST (SPT) DATA OF 0.5 SAMPLES WITH 100 HMMER FALLS BY COUNT MADE AT 4' INTERVALS.



DEPTH (FEET)	DESCRIPTION	WATER TABLE (FEET)	PERCENT MOISTURE (%)	PERCENT SOLS (%)	PERCENT ORGANIC (%)	PERCENT SAND (%)	PERCENT SILT (%)	PERCENT CLAY (%)
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SAMPLE TYPE	SAMPLE CONDITION	AT COMPLETION	DEPTH	IN	DEPTH	IN	DEPTH	IN
PT - PRESSURE BENTONITE	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED
CA - CONTAMINATED FLIGHT AUGER	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED
IC - ROCK CORE	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED

STANDARD PENETRATION TEST (SPT) DATA OF 0.5 SAMPLES WITH 100 HMMER FALLS BY COUNT MADE AT 4' INTERVALS.



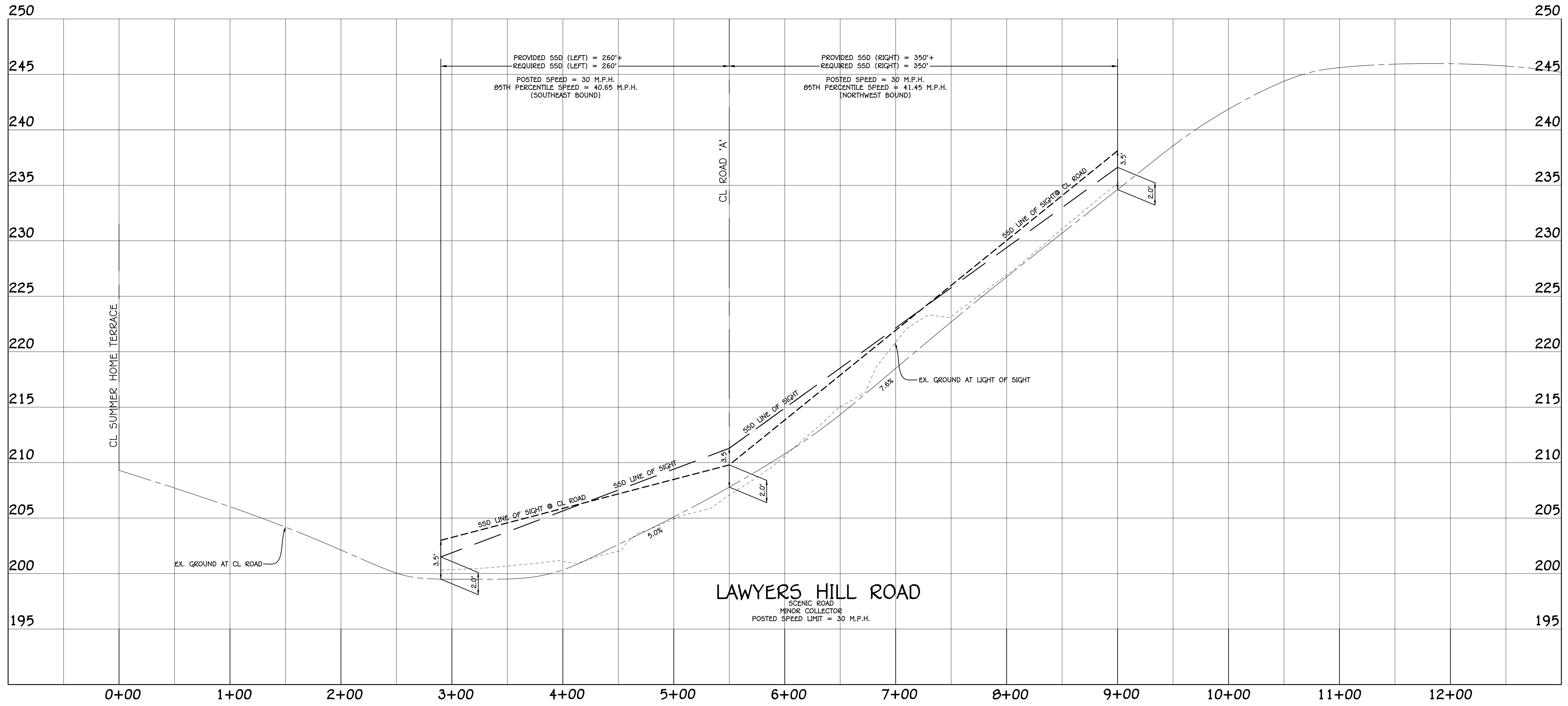
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SAMPLE TYPE	SAMPLE CONDITION	AT COMPLETION	DEPTH	IN	DEPTH	IN	DEPTH	IN
PT - PRESSURE BENTONITE	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED
CA - CONTAMINATED FLIGHT AUGER	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED
IC - ROCK CORE	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED	0 - UNDETERMINED

STANDARD PENETRATION TEST (SPT) DATA OF 0.5 SAMPLES WITH 100 HMMER



PLAN
SCALE: 1" = 50'

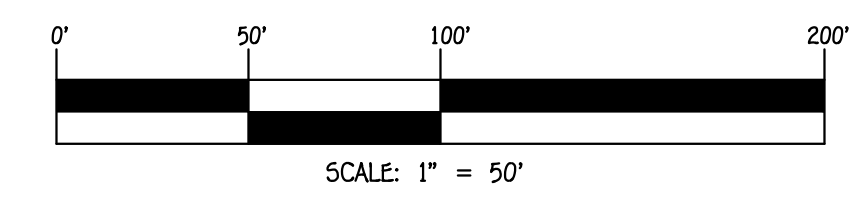


PROFILE
SCALE: HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

SIGHT DISTANCE PLAN
AND PROFILE
LAWYERS HILL OVERLOOK
LOTS 1 THRU 17 AND OPEN SPACE LOT 18
5819 LAWYERS HILL ROAD
DEED REFERENCE: L.14508 F.404
TAX MAP NO.: 32 GRID NO.: 20 PARCEL NO.:13
ZONED R-ED
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: MAY, 2019
SHEET 8 OF 8

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21114
(410) 461 - 2855

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
PLANNING DIRECTOR _____ DATE _____



PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/19.
FRANK MANALANSAN, II _____ Date _____

OWNERS
EDMUND M. POLLARD &
JOYCE E. ADCOCK
6349 BASKET SWITCH ROAD
NEWARK, MARYLAND 21841

DEVELOPER
LAND DESIGN & DEVELOPMENT, INC.
8318 FORREST STREET SUITE 200
ELLICOTT CITY, MARYLAND 21043
TEL: 410-992-6400
ATTN: MR. DONALD R. REUWER, JR.