



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

Planning Board Meeting of September 5, 2019

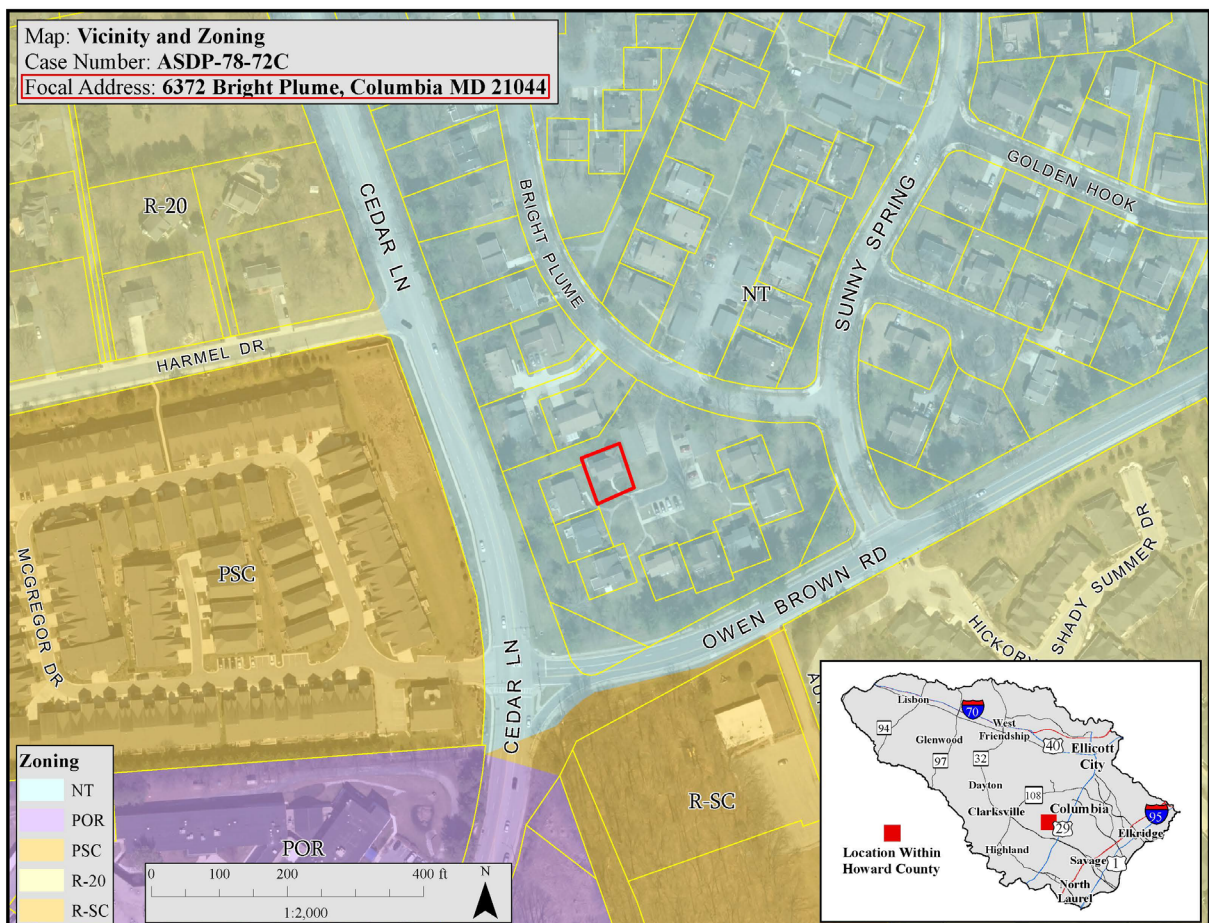
Case No. ASDP-78-72C Village of Hickory Ridge, Section 1, Area 1 Lot J-7

Address/Petitioner: 6372 Bright Plume, Deck Replacement/David and Gina Chandler

DPZ Planner: Jennifer Wellen

Request: For the Planning Board to approve an Amended Site Development Plan (ASDP) to replace an existing deck with a new 305 square foot deck that reduces the 7.5-foot rear setback to 2.0 feet. Final Development Plan FDP 100-A-III criteria 6A-2 states that on lots devoted to single family medium density (SFMD) homes a structure shall not be allowed within 7.5 feet of the rear building restriction line, unless approved by the Howard County Planning Board. Additionally, approval to exceed the 30% lot coverage required per the FDP is requested to 39.38%.

Location: Lot J-7 is in the Village of Hickory Ridge, on Bright Plume and is 4,200 square feet. The property is identified as Lot J-7 in the Village of Hickory Ridge, Section 1, Area 1 on Tax Map 35, Parcel 289, in the 5th Election District of Howard County, Maryland.



Vicinal Properties: Lot J-7 faces open space on all sides except for the south, which abuts Lot J-8 that contains a single-family dwelling.

General Comments:

A. Regulatory Compliance: This project is subject to Section 125.0.G.4 of the Howard County Zoning Regulations, the development criteria listed in the Final Development Plan 100-A-III, and the amended Fifth Edition of the Howard County Subdivision and Land Development Regulations. Per FDP-100-A-III, Criteria 6A-2 on lots devoted to SFMD homes, a structure shall not be permitted within a 7.5-foot rear or side setback and the lot coverage shall not exceed 30%, unless approved by the Howard County Planning Board. The subject property complied within the 15-day posting requirement prior to the Planning Board meeting date.

B. DPZ Plan History:

FDP100-A-III, the Final Development Plan and Criteria for the subject property was recorded January 12, 2018, as Plat 24479 – 24487 in the Land Records of Howard County, Maryland. The subject property is Lot J-7 of Section 1 Area 1 of the Village of Hickory Ridge, plat #3556 recorded November 10, 1976, and site development plan SDP-78-72c Village of Hickory Ridge Lots J-7 thru J-16 was approved and signed May 22, 1978.

Proposed Development Plan/Site Improvement: The Petitioner requests the Planning Board to approve a reduction of the 7.5 rear setback to 2-feet, which would allow the deck to be replaced and to increase the 30% lot coverage to 39.38%. The deck is being replaced with the same setback reduction and same lot coverage at 39.38%.

C. Site Area and Coverage Information Chart:

Area Per Lot Requirements

Lot Area	4,200 square feet
Existing Structures (Dwelling)	1,349 square feet
Proposed Deck	305 square feet
Existing Lot Coverage	39.38 %
Proposed Lot Coverage	39.38%

D. Existing Conditions

1. Access, Structures, and Parking Area: The house faces the existing shared access and parking area that connects to Bright Plume.
2. Environmental Characteristics:
 - (i) Forest Cover: There is no Forest.
 - (ii) Wetlands, Streams and 100 Year Flood Plain: There are no wetlands, streams, floodplains or their buffers on the site.

E. Final Development Plan and Site Analysis:

1. Permitted Land Uses: Includes single family medium density homes.
2. Stormwater Management: The Limit of Disturbance (LOD) is less than 5,000 square feet and is therefore exempt from storm water management.
3. Forest Conservation: The property is exempt from forest conservation because, according to Section 16.1202(b)(1)(iv) of the Howard County Code, it is zoned NT and the Preliminary Development Plan was approved and more than 50% of development had occurred before December 31, 1992.
4. Environmental Concerns: There are no environmental concerns. No disturbance to any existing landscaping is taking place.

5. Setback Requirements: Per Criteria 6A-2 of the FDP-100-A-III a structure cannot be located within 7.5 feet from the rear property line, except if constructed in accordance with a site development plan approved by the Howard County Planning Board. A reduction of 5.5 feet to the rear setback is requested from the required 7.5 feet which will provide 2 feet from the property line.
6. Height Requirement: The FDP establishes a maximum height requirement of 34 feet, which will not be exceeded.
7. Coverage requirements: The FDP establishes a maximum lot coverage of 30% for buildings and other major structures. The applicant's request is to increase the 30% lot coverage requirement to 39.38%.

Evaluation of Requested FDP Criteria Adjustment:

According to Section 125.0.G.4.d of the Howard County Zoning Regulations, the requested adjustment to the bulk requirements shall be granted if the Planning Board finds that:

1. **The adjustment will not alter the character of the neighborhood or area in which the property is located, will not impair the appropriate use or development of adjacent property, and will not be detrimental to the public welfare, and the proposal does not negatively impact the character of the neighborhood.** The applicant is replacing the deck that existed when they purchased the home in 2005; therefore, the applicant will improve the appearance with new deck materials and will enhance the character of the neighborhood
2. **The adjustment to reduce the rear setback from 7.5 feet to 2 ft and increase the lot coverage to 39.38%; a.) Is needed due to practical difficulties or unnecessary hardship which arise in complying strictly with the FDP; and/or b.) results in a better design than would be allowed by strict compliance with the development criteria.**

The request reduces the rear structure setback from 7.5 feet to 2.0 feet. The deck backs to Community Open Space and does not impact any neighboring properties, nor change the character of the neighborhood. Replacing the existing deck will not impact the adjacent homes. Consequently, the proposed location offers a good solution and results in a better design.


Valdis Lazdins, Director
Department of Planning and Zoning

8/22/19

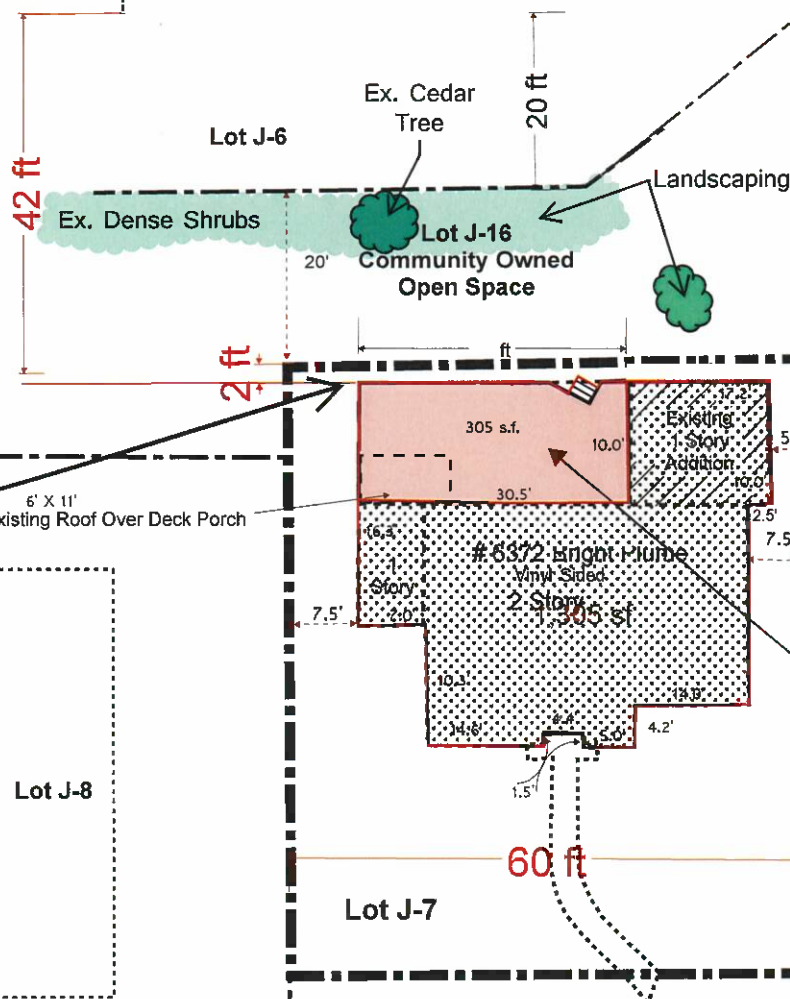
Date

Please note that 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.



Existing Home

100' +
to Bright Plume



Requested setback
reduction of 5.5'
From Required 7.5'
to
Provided 2'

Raze Existing Deck
Proposed Deck to
Replace the Existing
10' X 30.5' Deck in Kind

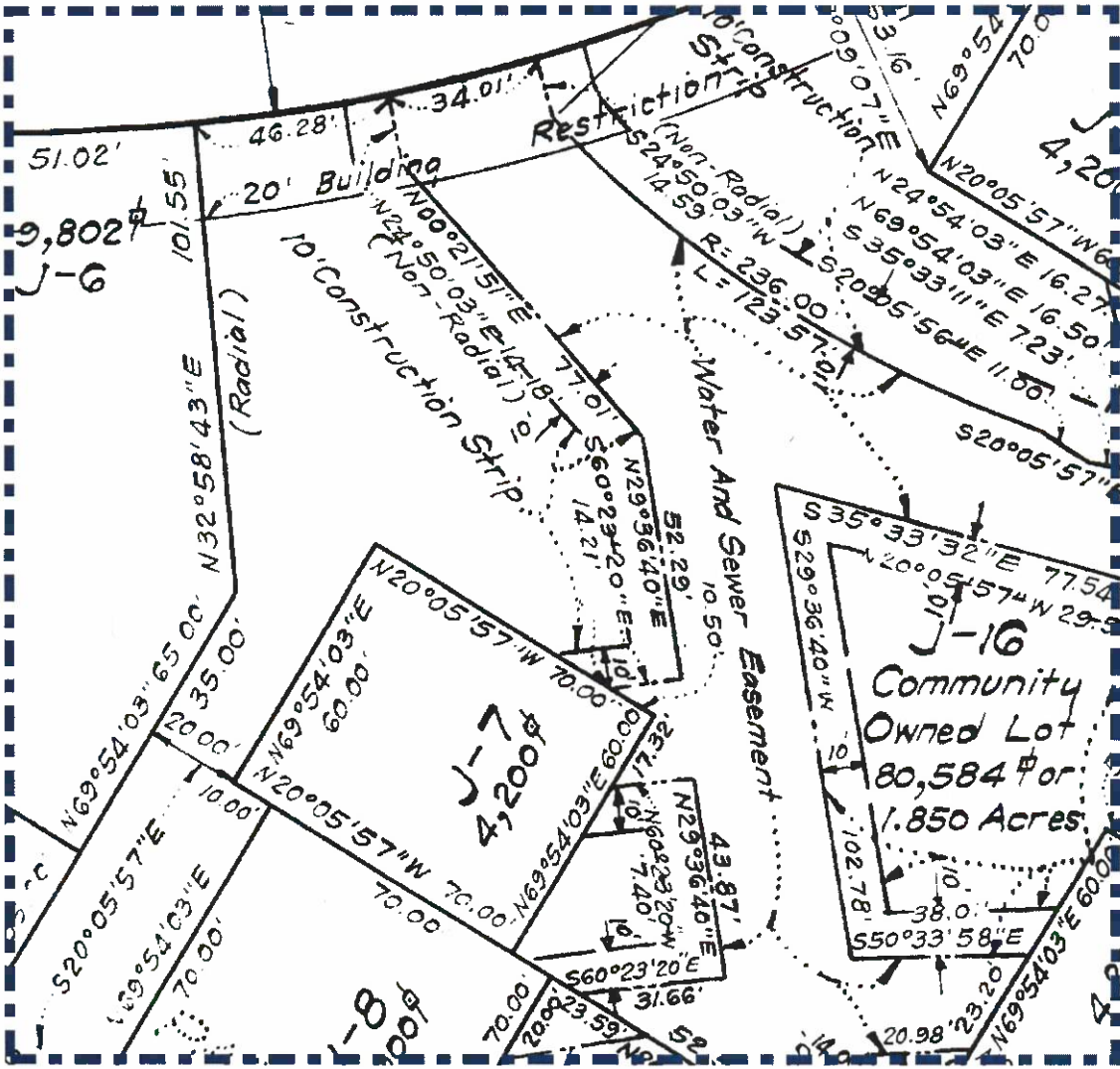
**LOT COVERAGE
CALCULATIONS**

House 1,349 s.f.
Deck 305 s.f.
Total 1,654 s.f.
Lot Size 4,200 s.f.
Coverage $1654 / 4200 = 39.38\%$

Graphic Scale 60'
Scale 1" = 20'

Lot J-16
Community Owned
Open Space

Owners / Petitioners:
David and Virginia Chandler
6372 Bright Plume, Columbia, MD 21044
410-715-3782
chandlercrew@verizon.net



Planning and Zoning
File Numbers

Plat # 3556
FDP 100-A-3
SDP -78-072
Zoning NT
5th Election District

SITE PLAN

Village of Hickory
Ridge
Section 1 Area 1
Lot J-7

Tax Map 35 Parcel 0289
Plat # 3556
Deed 09423/506