



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

[www.howardcountymd.gov](http://www.howardcountymd.gov)

FAX 410-313-3467

TDD 410-313-2323

November 18, 2014

Mr. Donald Reuwer  
3330 Rogers Avenue LLC  
5300 Dorsey Hall Drive, Suite 102  
Ellicott City, MD 21042

Dear Mr. Reuwer:

RE: WP-14-141, Nelson House

This is to advise you that your original Waiver Petition Exhibit plan was approved on November 18, 2014, and will be kept on file with this Department (DPZ). You may order copies of this plan at the public service desk of the Department of Planning and Zoning, Monday thru Friday, 8:00 a.m. to 5:00 p.m.

Within 1 year of signature approval of the site development plan original (**on or before November 18, 2015**), the developer shall apply to the Department of Inspections, Licenses and Permits for the **building permit** to initiate construction on the site.

For Single Family Attached, apartment and non-residential developments with multiple buildings, the developer shall apply for grading permits for **all** construction authorized on this plan within 2 years of its signature approval.

Please be advised that the Department of Inspections, Licenses and Permits cannot formally accept your permit application until you have submitted 2 complete sets of signed, approved waiver petition exhibit plans. The fee for distribution copies, previously submitted, does not include these 2 sets.

If you have any questions, please contact Brenda Luber at (410) 313-2350 or email at [BLuber@howardcountymd.gov](mailto:BLuber@howardcountymd.gov).

Sincerely,

Kent Sheubrooks, Chief  
Division of Land Development

KS/BL

cc: Bob Frances, Plan Review Division, DILP  
Real Estate Services, DPW  
MBA

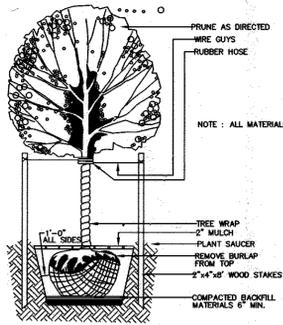
**STREET TREE CALCULATIONS**

STREET NAME	PERIMETER LENGTH	PLANTING REQUIREMENT	TREES REQUIRED	TREES PROVIDED
LARK BROWN ROAD	67 L.F.	1 TREE / 40 L.F.	2	2

**STREET TREE PLANTING SCHEDULE**

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
2		MALUS x ZUMI 'CALOCARPA' (MZ)	REDBUD CRABAPPLE	2 1/2" - 3" CAL.

TOTAL  
2 STREET TREES



**DECIDUOUS TREE PLANTING DETAIL**

NOT TO SCALE

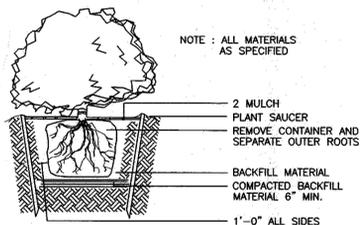
**PARKING LOT INTERNAL LANDSCAPING**

LENGTH OF PARKING AREA	80 L.F.
NUMBER OF SHRUBS REQUIRED (1 PER 4 L.F.)	20 SHRUBS
NUMBER OF SHRUBS PROVIDED (1 PER 4 L.F.)	20 SHRUBS

**LANDSCAPE PLANT LIST (PARKING AREA)**

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
20		TAXUS MEDIA 'HICKSII' (TM)	HICKS YEW	2 1/2" - 3" HT.

TOTALS  
20 SHRUBS



**TYPICAL SHRUB PLANTING DETAIL**

NOT TO SCALE

**OWNER / DEVELOPER**

3330 ROGERS AVENUE, LLC  
5300 DORSEY HALL DRIVE  
SUITE 102  
ELLCOTT CITY, MARYLAND 21042  
(443)367-0422

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*Chad Clenden*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

11-17-14  
DATE

*Walt Schaefer*  
CHIEF, DIVISION OF LAND DEVELOPMENT

11-18-14  
DATE

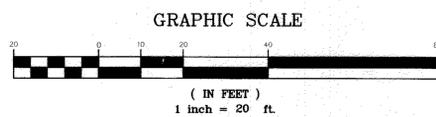
*Frank B. Weyl*  
Director, Planning and Zoning

11/14/14  
DATE



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40091, EXP DATE 2/13/15.

*Jeffrey L. Slovan*  
JEFFREY SLOVAN, P.E.  
10/30/14  
DATE



( IN FEET )  
1 inch = 20 ft.



**LEGEND**

- AREA OF EXISTING BITUMINOUS ASPHALT TO BE REMOVED AND REPLACED WITH HO. CO STD. "P-1" PAVEMENT SECTION.
- AREA OF EXISTING BITUMINOUS ASPHALT TO BE REMOVED.
- AREA OF EXISTING CONCRETE TO BE REMOVED.
- 00-00(EX-EP) EXISTING EDGE OF PAVEMENT SPOT GRADE
- 00-00(EX-SW) EXISTING CONCRETE SIDEWALK OR RAMP SPOT GRADE
- 00-00(EP) PROPOSED EDGE OF PAVEMENT SPOT GRADE
- 00-00(SW) PROPOSED CONCRETE SIDEWALK OR RAMP SPOT GRADE
- EXISTING CONTOURS
- SIDEWALK AND CURB TRANSITION TO BE FLUSH WITH PAVEMENT.
- LOD LIMIT OF DISTURBANCE (LOD)

**SOILS DESCRIPTION**

SYMBOL	HYDROLOGICAL DESCRIPTION
CD	C7A CROOM AND EVERSORO SOILS, 10 TO 15 PERCENT SLOPE
SC	B7C SASSAFRAS AND CROOM SOILS, 5 TO 10 PERCENT SLOPE

**NOTES:**

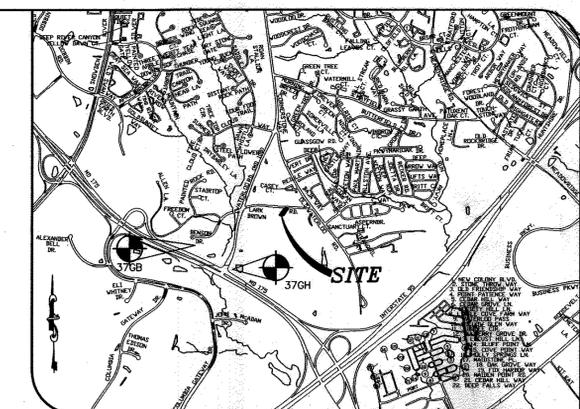
- SITE ANALYSIS DATA:  
LOCATION: TAX MAP: 37 GRID: 19 PARCEL: 383  
ELECTION DISTRICT: SECOND  
ZONING: M-1  
TOTAL AREA: 10,777 S.F. / 0.25 AC ±  
LIMIT OF DISTURBED AREA: 1,603 SF / 0.04 AC ±  
PROPOSED USE FOR SITE: COMMERCIAL VEHICLE SALES  
EXISTING GROSS FLOOR AREA: 941 GSF  
PROPOSED GROSS FLOOR AREA: 941 GSF  
PROPOSED GROSS FLOOR AREA RATIO: 0.09  
REQUIRED PARKING: (2 SP / 1000 SF) + 1 SP / 1000 SF OF DISPLAY = 3 SPACES  
PROVIDED PARKING: 3 SPACES  
DEED REFERENCE: 15055 00442  
PREVIOUS DPZ NUMBERS: NONE
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 37GB & 37GH  
STA. No. 37GB N 553,452.821 E 1,368,503.169 EL. 325.209  
STA. No. 37GH N 552,861.799 E 1,369,532.680 EL. 283.769
- BOUNDARY SHOWN HEREON IS BASED ON FIELD RUN SURVEY BY MILDENBERG, BOENDER AND ASSOC. IN MAY, 2014.
- ONSITE TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD RUN SURVEY BY MILDENBERG, BOENDER AND ASSOCIATES INC. IN MAY, 2014. OFFSITE TOPOGRAPHY BASED ON HOWARD COUNTY GIS
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- BASED ON A FIELD VISIT PERFORMED ON APRIL 9, 2014, BY MILDENBERG, BOENDER AND ASSOCIATES, INC. IT WAS DETERMINED THAT NO FOREST STANDS OF 10,000 SQUARE FEET OR LARGER EXIST ONSITE.
- BASED ON A FIELD VISIT PERFORMED ON APRIL 9, 2014, BY MILDENBERG, BOENDER AND ASSOCIATES, INC. IT WAS DETERMINED THAT NO WETLANDS EXIST ONSITE.
- NO AREAS OF 100-YEAR FLOODPLAIN EXIST ONSITE.
- THIS PLAN IS EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS. LIMIT OF DISTURBANCE IS LESS THAN 5,000 S.F. (DISTURBANCE (4,108.52 SQ. FT.))
- THIS SITE QUALIFIES FOR USE OF HOWARD SOIL CONSERVATION DISTRICT STANDARD SEDIMENT CONTROL MEASURES. THE LIMIT OF DISTURBANCE IS LESS THAN 5,000 SQUARE FEET. HOWARD SOIL CONSERVATION DISTRICT APPROVAL IS NOT REQUIRED.
- BUILDING SETBACKS FROM ADJACENT PROPERTY ZONED "NEW TOWN" ARE NOT SHOWN BECAUSE THE ENTIRE SITE LIES WITHIN THE SETBACK.
- BUILDING PERMITS WILL NOT BE GRANTED UNTIL ANY EXISTING ON-SITE WELLS AND SEWAGE DISPOSAL AREAS ARE PROPERLY ABANDONED.
- THIS PROJECT IS EXEMPT FROM PROVIDING STORMWATER MANAGEMENT AS THE TOTAL LOD IS 4,108.52 SQ. FT. ANY ADDITIONAL IMPROVEMENTS WHERE THE CUMULATIVE LOD EXCEEDS 5,000 SQ. FT., CURRENT SWM REQUIREMENTS SHALL BE COMPLIED WITH.

**ZONING HISTORY**

- A. Case No. BA Case No. 14-026V  
Petitioner: Waverly Investors, LLC
- Request: To request variances to Sections 122.0.D.2.a & c of the Howard County Zoning Regulations to allow for:
- A reduction in 30' external public street right-of-way parking use setback to 19.7' for a paved parking area.
  - A reduction in the 100' structure and use setback from a residential district to 11.4' for an ADA access ramp.
  - A reduction in the 100' structure and use setback from a residential district to 17.4' for the proposed parking lot / area.
- Action: Approved October 13, 2014 subject to the following comments:
- The variance shall apply only to the uses and structures as described in the petition as depicted on the Variance Plan and not any other activities, structures, or additions on the Property.
  - The petitioner shall obtain all required permits.

**ZONING HISTORY**

- A. CASE NO.: BA CASE NO. 17-003V  
PETITIONER: WAVERLY INVESTORS, LLC  
REQUEST: TO REQUEST VARIANCES TO SECTIONS 122.0.D.2.a & c OF THE HOWARD COUNTY ZONING REGULATIONS TO ALLOW FOR:
- A REDUCTION IN 30' EXTERNAL PUBLIC STREET RIGHT-OF-WAY PARKING USE SETBACK TO 19.7' FOR A PAVED PARKING AREA.
  - A REDUCTION IN THE 100' STRUCTURE AND USE SETBACK FROM A RESIDENTIAL DISTRICT TO 11.4' FOR AN ADA ACCESS RAMP.
  - A REDUCTION IN THE 100' STRUCTURE AND USE SETBACK FROM A RESIDENTIAL DISTRICT TO 17.4' FOR A PAVED STORAGE AREA IN AN M-1 (MANUFACTURING: LIGHT) ZONING DISTRICT IS GRANTED;
- ACTION: APPROVED MAY 25, 2017 SUBJECT TO THE FOLLOWING COMMENTS:  
1) THE VARIANCE SHALL APPLY ONLY TO THE USES AND STRUCTURES AS DESCRIBED IN THE PETITION AS DEPICTED ON THE VARIANCE PLAN AND NOT ANY OTHER ACTIVITIES, STRUCTURES OR ADDITIONS ON THE PROPERTY.  
2) THE PETITIONER SHALL OBTAIN ALL REQUIRED PERMITS.



**VICINITY MAP**

SCALE: 1"=200'  
ADC MAP: 34 GRID: C5

date	project	engineering	approval
APR 2014	14-011	JLS	MMM

date	description	revisions
AUG 2011	REVISIONS AS PER APPROVED BA 17-003V EXHIBIT	1

**NELSON HOUSE**  
8159 LARK BROWN ROAD, ELKBRIDGE, MARYLAND 21075  
TAX MAP 37, GRID 19, PARCEL 383  
SECOND ELECTION DISTRICT  
WAIVER / VARIANCE PETITION EXHIBIT

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
7850-B Grace Drive, Columbia, Maryland 21044  
(410) 997-0296 Fax