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Alternative Compliance Application Form Submitted
Howard County Department of Planning and Zoning
3430 Court House Drive | Ellicott City | MD | 21043
TEL: 410.313.2350

The following Application has been submitted: AC-343

PROJECT IDENTIFICATION

Site Description: Days End Farm Horse Rescue - Former Lisbon VFD Site
Location Address: 1330 Woodbine Road, Lisbon, MD, 21764
Existing Use: Unoccupied - Former VFD Building
Proposed Use: Offices/Meeting Rooms, Souvenir Shop, Event Space/Banquet Hall
Tax Map: 7
Grid: 11
Parcel No: 170 & 507
Election District: 4
Zoning: RC-DEO
Total Site Area: 3.3946

PREVIOUSLY SUBMITTED OR CURRENTLY ACTIVE PLANS ON FILE

There are no known record, previously submitted, or active plans on file for this site with HC, except for a Variance filed in/around 1995 for the installation of a 199' monopole/antenna on the property - that monopole does not exist on the property at this time. The subject properties are the former home of the Lisbon VFD, which has since moved to a new facility at 16104 Frederick Road. The original VFD building was constructed in 1958, and there are two other garages on site with indeterminate construction dates. In 2021, the site was purchased by the Days End Farm Horse Rescue, a nonprofit organization headquartered at 1372 Woodbine Road which provides rescue services for neglected horses and education to the community about equine care and management. Days End purchased the space to be used as office space, meeting rooms, souvenir shop, and an event/banquet hall in accordance with Special Farm Permit SFP-19-001 as a means of agrotourism business expansion. There is no SDP for the site given the age of the VFD. Days End plans to primarily re-develop the interior of the VFD building for its proposed use - however, there are limited external improvements - parking upgrades, new patio construction, fire suppression water tank installation, two small additions, and a stair/ramp connection to the main Days End property immediately to the south of the site - which are planned to support this development for this organization.

SECTION REFERENCE INFORMATION

Your initial Application Fees cover up to 2 Section References for this application.

1.) Section Reference No.: 16.155(a)(1)

Brief Summary of Request: The applicant hereby requests alternative compliance from the need to prepare a Site Development Plan for this proposed change of use and development. The applicant is re-using as much of the existing building and site as possible. However, certain improvements - such as minor parking improvements, minor additions, connection improvements to the adjoining headquarters of the DEFHR, tank installation to support a new fire suppression system - will increase the area of disturbance beyond 5,000 SF, and further, the use is proposed to change. The applicant herein requests alternative compliance for relief from the need to prepare this SDP for this use, and proposes to prepare a Simplified ECP showing the proposed improvements for review by DED. This request was previously discussed with staff at DLD/DILP and Staff indicated a willingness to consider this request.

2.) Section Reference No.:

Brief Summary of Request:

Adding more than 2 Section Reference Numbers will incur an additional fee. You can the additional Section Reference Numbers below.

3.) Section Reference No.:

Brief Summary of Request:

4.) Section Reference No.:

Brief Summary of Request:

5.) Section Reference No.:

Brief Summary of Request:

6.) Section Reference No.:

Brief Summary of Request:

7.) Section Reference No.:

Brief Summary of Request:

8.) Section Reference No.:

Brief Summary of Request:

PROPERTY OWNER INFORMATION

Name: Erin Ochoa

Owner Company Name: Days End Farm Horse Rescue, Inc.

Address: 1372 Woodbine Road, Lisbon, MD, 1765

Phone: 3018545037

Email: erin@defhr.org

PREPARER INFORMATION

Preparer Company Name: O'Connell & Lawrence, Inc.

Name: Doug Tilley

Address: 17904 Georgia Avenue, Olney, MD, 20832

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CONTACT US

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