



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350
 Lynda D. Eisenberg, AICP, Director FAX 410-313-3467

TECHNICAL STAFF REPORT

Planning Board Meeting of September 4, 2025

Case No./Petitioner: ASDP-86-087, Peter Grossman

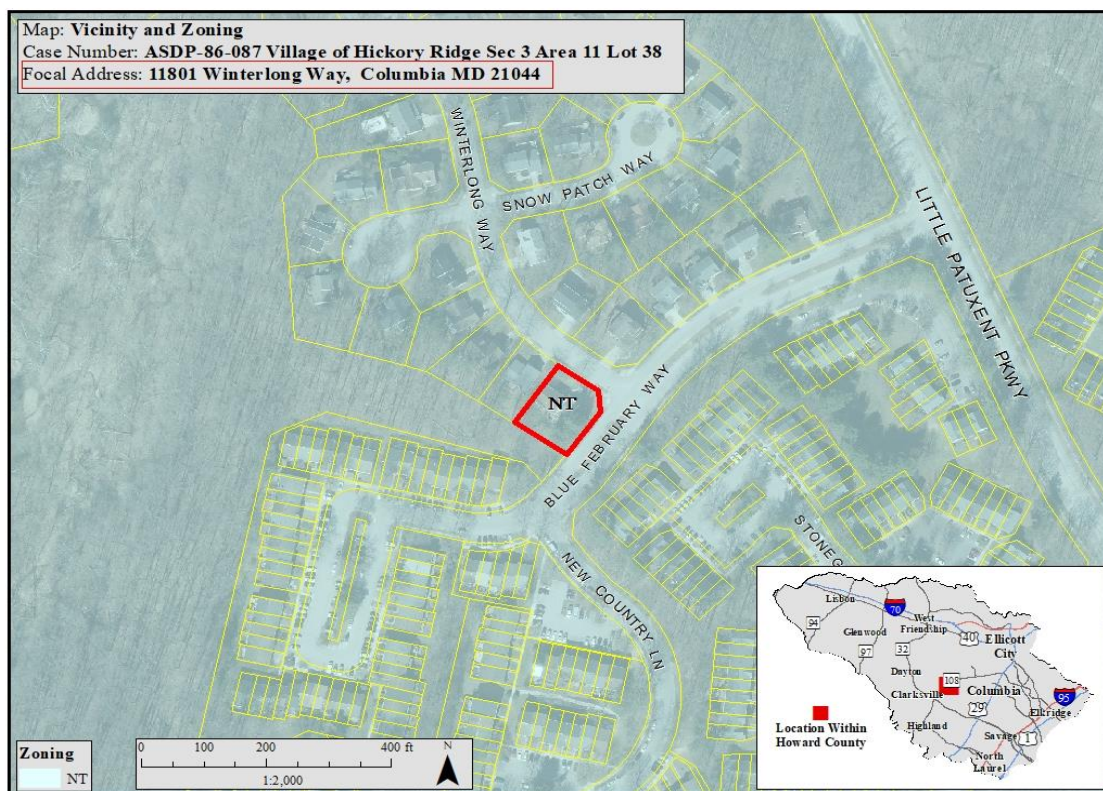
Project Name: Village of Hickory Ridge/ 11801 Winterlong Way, Columbia, MD 21044

DPZ Planner: Kathryn Bolton, kbolton@howardcountymd.gov

Request: Amendment to a Site Development Plan (SDP). The purpose of this amendment is to allow an addition to encroach into the 7.5' side yard setback by 4.5' to accommodate accessibility improvements, in accordance with Section 125.0.G.4 of the Zoning Regulations. The property is currently developed and is zoned New Town – Single Family Medium Density (NT-SFMD) in accordance with FDP-181-A-2 Part 3.

The request is to adjust the side 7.5-foot setback to 3-feet for the addition of an elevator shaft as a necessary accessibility improvement.

Location: The subject property is located on the corner of Winterlong Way and Blue February Way, with access derived from Winterlong Way. The property contains approximately 11,742 square feet of land and is identified as Lot 38 in the Village of Hickory Ridge, Section 3, Area 11. Located on Tax Map 35, Grid 09, Parcel 402 in the 5th Election District of Howard County, Maryland.



Vicinal Properties:

The surrounding properties are zoned NT and are part of the Village of Hickory Ridge, Section 3, Area 11 development. They include:

North – Lot 5, a single family detached dwelling

East – Blue February Way, a public road with an 80-foot right-of-way.

South – Open Space Lot 40, a credited Open Space lot approximately 35.663 acres in size. No structures are located within this open space, but there are some walking trails.

West – Lot 37, a single family detached dwelling.

Legal Notice: The property was legally posted and certified by DPZ pursuant to legal requirements.

Site History:

- **FDP-181-A-2 Part 3:** A Final Development Plan and Criteria for the subject property, with the most recent amendment recorded February 22, 1996. The subject property is part of FDP-181-A-2 Part 3 in the New Town Zoning District as part of the Village of Hickory Ridge, Section 3, Area 11. The FDP is recorded as Plat No. 1825-1828 among the Land Records of Howard County, MD.
- **Plat No. 6480-6484:** A plat recorded November 5, 1985, creating the Village of Hickory Ridge, Section 3, Area 11.
- **SDP-86-087:** A site development plan that was reviewed and received final signature by the Department of Planning and Zoning on December 13, 1985.

Existing Site Conditions:

The property is a 11,742 square foot lot that contains a 2-story single family detached dwelling (constructed in 1986). The dwelling has an attached garage and a paved driveway. There are no other structures onsite. Access is provided by a single-use driveway from Winterlong Way. There are no environmental features onsite, and the site is mostly level with landscaping surrounding the house.

Proposed Development Plan/Site Improvements:

The petitioner is proposing to add an elevator shaft to the home, which is necessary for the family's accessibility needs. The improvement requires an adjustment to the side setback from 7.5-feet to 3-feet.

Regulatory Compliance:

The project is subject to compliance with Section 125.0.G.4 of the Zoning Regulations, the Development Criteria of FDP-181-A-2 Part 3, the Amended Fifth Edition of the Howard County Subdivision and Land Development Regulations, the Howard County Design Manual, the Forest Conservation Manual, and the Landscape Manual.

Amended Site Development Plan Analysis:

The Planning Board should evaluate the proposed ASDP for compliance with FDP-181-A-2 Part 3.

1. **Permitted Land Uses:** The FDP designates the property as Single Family Medium Density and permits single-family detached dwellings. The proposed addition is considered single-family medium density land use which is a permitted use in accordance with the FDP.
2. **Setbacks:** Section 6 of the FDP criteria outlines that the property is required to have a 7.5-foot setback from any property line that is not a right-of-way line for a public street, road, or highway; however, structures may be constructed at any location within the setback areas provided all structures and construction are developed in accordance with a site development plan approved by the Howard County Planning Board. The existing single-family dwelling complies with all setbacks, being 9-feet

from the property boundary. The proposed addition for accessibility needs of the property owners will encroach into the established setback by 4.5-feet, making the distance from the addition to the property line 3-feet. For that reason, this project is subject to compliance with Section 125.0.G.4 of the Howard County Zoning Regulations to adjust the development criteria listed in the FDP. Section 125.0.G.4 states that individual property owners may request the Planning Board to approve the parking, setback, height, lot coverage, or other bulk regulations for such a lot or parcel which differs from those required by the applicable FDP.

3. **Lot Coverage:** The FDP states that the lot coverage allowance for lots devoted to single family dwellings shall not be more than 30%. The existing lot coverage complies with this requirement, and the addition will only slightly increase the lot coverage.

Lot Coverage Analysis:

Lot Area	11,742 Square Feet
Existing Single-Family Detached Dwelling & Garage	2,033 Square Feet
Proposed Addition	40 Square Feet
Total Existing Lot Coverage	2,073 Square Feet (18% Lot Coverage)

4. **Height Requirement:** The FDP states that no structure shall be constructed within the FDP area that exceeds 34 feet in height from the highest ground elevation. The proposed addition will not increase the height of the structure. The existing dwelling currently meets the height requirements of the FDP criteria at 28 feet in height and will continue to meet those criteria with the proposed addition.
5. **Parking:** The proposed addition does not impact the existing parking or create a new parking need for this site. The property will continue to meet the parking requirements established in the FDP criteria.

Evaluation of Requested FDP Criteria Adjustment:

The requested adjustment was reviewed according to the criteria set forth in Section 125.0.G.4.d(1) and Section 125.0.G.4.d(2) of the Howard County Zoning Regulations. The requested adjustments 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**
2. **The adjustment**
 - a. **Is needed due to practical difficulties or unnecessary hardship which arise in complying strictly with the Final Development Plan; and/or**
 - b. **Results in better design than would be allowed by strict compliance with the development criteria.**

The petitioner is requesting an adjustment from the 7.5-foot side yard setback requirement to 3 feet for the existing dwelling to accommodate a proposed addition for accessibility improvements. The petitioner states that the adjustment will not alter the character of the neighborhood or surrounding area, impair the appropriate use or development of adjacent property, or be detrimental to public welfare. The proposed addition will comply with the maximum height and lot coverage requirements and will not impede the use of neighboring properties.

The petitioner indicates that the proposed location of the elevator shaft is the only feasible placement for the addition. Two neighbors have acknowledged the proposal, as noted in the Exterior Alteration Application to be submitted to the Hickory Ridge Architectural Committee. The requested setback adjustment is the minimum necessary to accommodate the required accessibility improvements.

Additional Regulatory Requirements:

While not regulated by the FDP, the Subdivision and Land Development Regulations require compliance with the following additional items:

1. **Stormwater Management:** Stormwater Management for this site was previously addressed and completed. The proposed minor addition will not have any increased impact on the approved Stormwater Management on this lot.
2. **Forest Conservation:** The project is exempt from Forest Conservation requirements per Section 16.1202(b)(1)(i) of the Howard County Subdivision and Land Development Regulations as it is development activity on a single lot smaller than 40,000 square feet and is not cutting, clearing, or grading any area already subject to a previously approved forest conservation plan.
3. **Landscaping:** The project is not subject to landscaping because it is an existing residential development that does not increase the number of residential units.

DocuSigned by:

Lynda Eisenberg

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Lynda Eisenberg, AICP, Director

8/19/2025

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.