

**ASDP-96-088**

**6217 Twenty Year Chase**

Planning Board Meeting  
May 7, 2026



# Planning Board Evaluation and Approval

- Evaluate the proposed Site Development Plan according to:
  - Section 125.0.G. of the Howard County Zoning Regulations
  - Final Development Plan FDP-216
- Evaluate the Amended Site Development Plan based on the request to reduce the required side yard setback from 7.5 feet to 3.3 feet for the existing deck.

# Existing Aerial Site

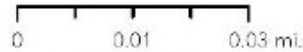


## Zoning & Vicinity

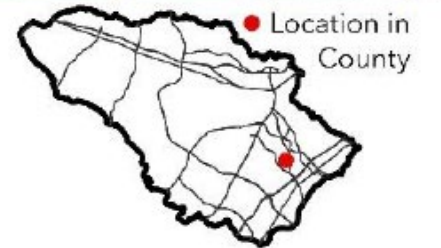
6217 Twenty Year Chase  
Columbia, MD

Zoning

NT

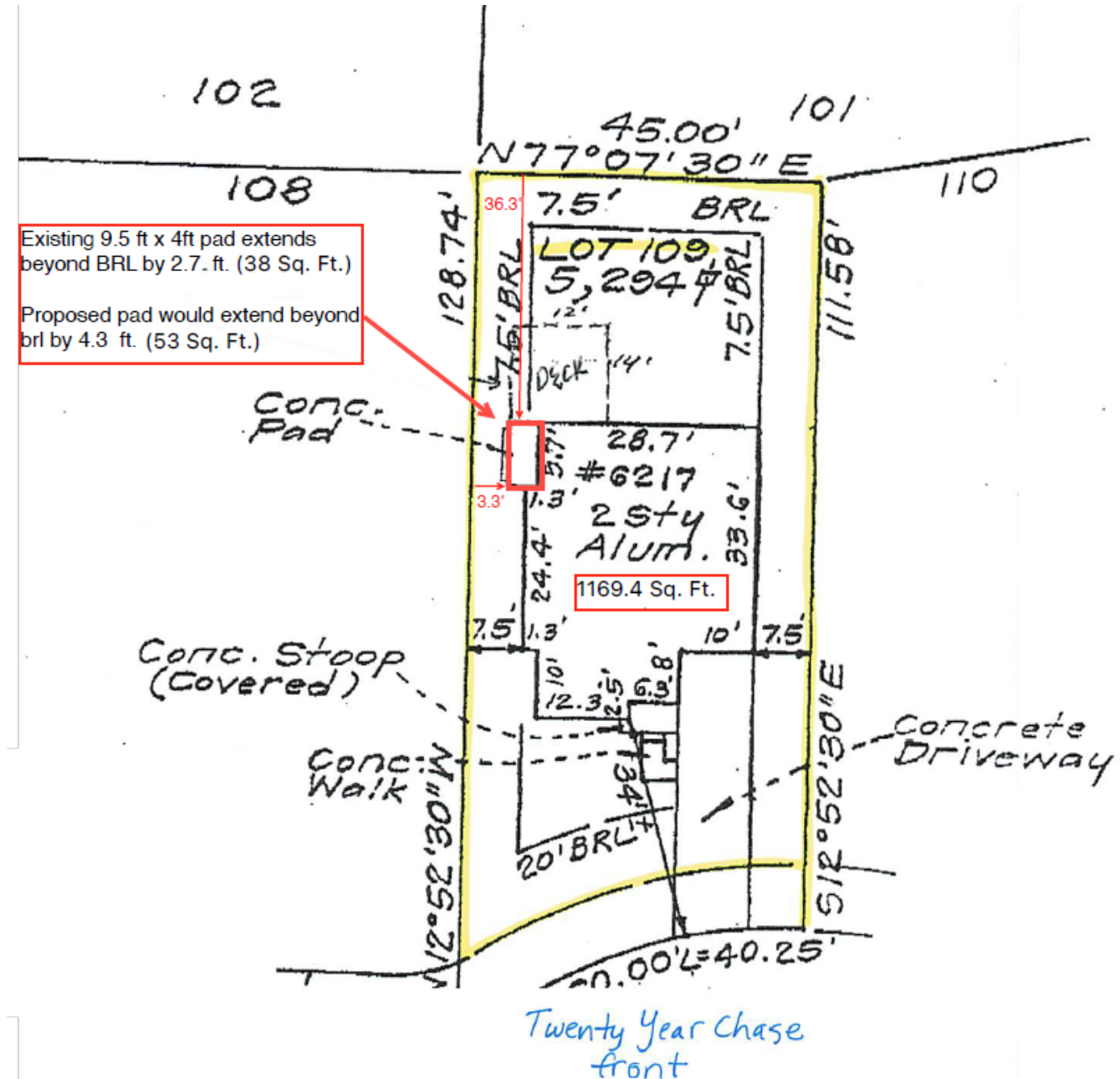


Source: Esri, TomTom, Garmin, Bing, NOAA, USGS, © OpenStreetMap contributors and the GIS User Community



# Project Proposal

The applicant is requesting an adjustment to reduce the side yard setback from 7.5-feet to 3.3-feet for an existing deck.



# Existing Deck



# Final Development Plan Criteria 1

## Final Development Plan Conformance

- Permitted Land Uses
  - All lots within Single Family Medium Density land use areas shall be used only for single family detached medium density residential uses.
    - The existing deck is considered a single-family detached use.
- Parking
  - 2 parking spaces are required
    - 2 parking spaces and an attached 1-car garage are provided. No changes proposed from existing parking.

# Final Development Plan Criteria 2

## Final Development Plan Conformance

- Setback and Bulk Requirements
  - 20-ft setback from any 50-ft right-of-way and 30-ft from any 60-ft or greater right-of-way.
    - The deck meets the setback requirements.
  - 7.5-ft from any property line
    - Applicant is requesting an adjustment to the 7.5-ft side yard setback to 3.3-ft.
    - Structure meets all other setback requirements.
  - 34-ft height limitation
    - Existing home does not exceed this limitation
  - 30% maximum lot coverage
    - The proposed lot coverage including the deck is 23% (1,222 sq. ft.)

# Additional Regulatory Requirements

- **Stormwater Management**
  - Exempt from stormwater management, disturbance will not exceed 5,000 SF.
- **Forest Conservation**
  - No obligation. This project is exempt from Forest Conservation requirements per Section 16.1202(b)(1)(i) of the Howard County Code.
- **Landscaping**
  - Exempt from landscaping. No increase in number of residential units.

# Planning Board Criteria

- Section 125.0.G.4.d of the Zoning Regulations states that required adjustment to the bulk requirements shall be granted if the Planning Board finds that:
  - 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 properties, and will not be detrimental to the public welfare
  - The adjustment
    - Is needed due to practical difficulties or unnecessary hardships which arise in complying strictly with the Final Development Plan, and/or
    - Results in better design than would be allowed by strict compliance with the development criteria.

# Summary of Action

Consider the Amended Site Development Plan and approve, approve with conditions, or deny the plan according to Section 125.0.G. of the Zoning Regulations and for conformance with the approved Final Development Plan, FDP-216.