



TECHNICAL STAFF REPORT

Planning Board Meeting of May 21, 2026

Case Number/Petitioner: CSDP-26-001, Karen Mosel

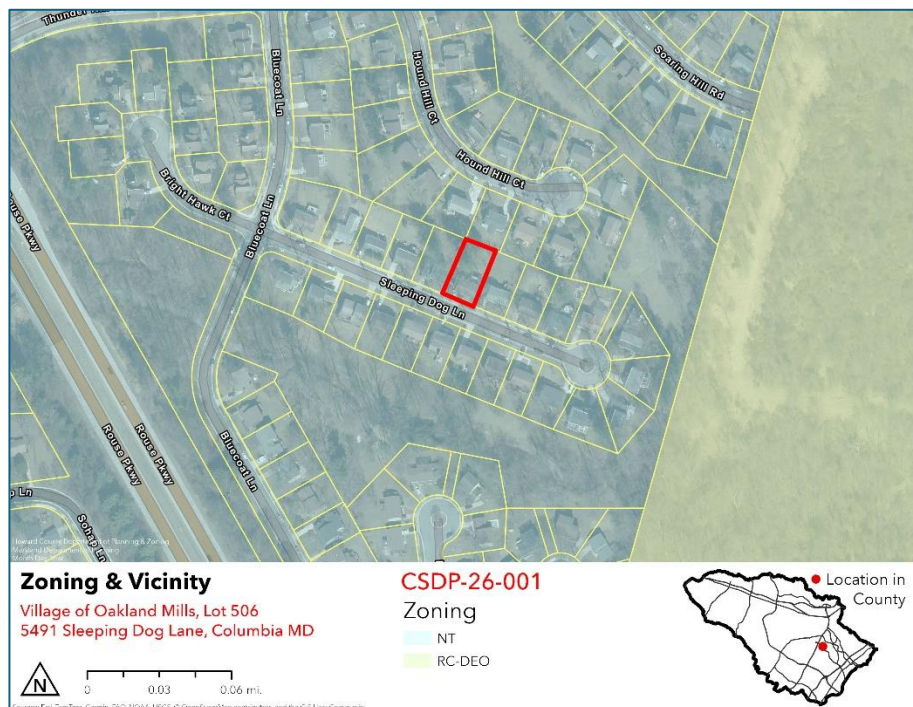
Project Name: Village of Oakland Mills/ 5491 Sleeping Dog Lane, Columbia MD 21045

DPZ Planner: Derrick Jones, djones@howardcountymd.gov

Request: Concept Site Development Plan (SDP). The purpose of this amendment is to allow an addition to encroach into the 5-foot side yard setback by 2 feet 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-58-A.

The request is to adjust the side 5-foot setback to 3 feet for the addition of an elevator shaft as a necessary accessibility improvement.

Location: The subject property is located at the address of 5491 Sleeping Dog Lane, in Columbia MD. The property contains a single-family detached residential dwelling on an 8,040 square foot lot and is identified as Lot 506 in the Village of Oakland Mills (Thunder Hill), Section 1, Area 4 and is located on Tax Map 30, Grid 22, Parcel 27.



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Vicinal Properties:

The surrounding properties are zoned NT and are part of the Village of Oakland Mills, Section 4, Area 1 development. They include:

North – Lot 488, a residential lot of the Village of Oakland Mills, Section 4, Area 1.

East – Lot 507, a residential lot of the Village of Oakland Mills, Section 4, Area 1.

South – Sleeping Dog Lane, public road right-of-way.

West – Lot 505, a residential lot of the Village of Oakland Mills, Section 4, Area 1.

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

Site History:

- FDP-58-A: An amended Final Development Plan and Criteria for the subject property, with the most recent amendment recorded on August 1, 1986. The subject property is part of FDP-58-A the Town Zoning District as part of the Village of Oakland Mills, Section 1, Area 4. The FDP is recorded as Plat No. 3054-A among the Land Records of Howard County, MD.

- F-68-093: A plat recorded March 14, 1969, creating the Village of Oakland Mills (Thunder Hill), Section 1, Area 4.

Existing Site Conditions:

The property is an 8,040 square foot lot that contains a split-foyer single family detached dwelling (constructed in 1970). 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 Sleeping Dog Lane. 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 a 41 square foot elevator shaft structure to the side of the existing house, which is necessary for the family's accessibility needs. The improvement requires an adjustment to the side setback from 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-58-A, 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.

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Concept Site Development Plan Analysis:

The Planning Board should evaluate the proposed CSDP for compliance with FDP-58-A

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 permitted use in accordance with the FDP.

2. **Setbacks:** Section 6 of the FDP criteria outlines that the property is required to have a 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. The proposed elevator addition for accessibility needs of the property owners will encroach into the established setback by 2 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 and does not exceed this coverage maximum.

Lot Coverage Analysis:

Lot Area	8,040 Square Feet
Existing Single-Family Detached Dwelling and Garage	1,426 Square Feet
Proposed Addition	41 Square Feet
Total Lot Coverage	1,467 Square Feet (18.2%)

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 19.5 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:

The adjustment will not alter the character of the neighborhood or area in which the property is located. It will not impair the appropriate use or development of adjacent property and will not be detrimental to public welfare. The petitioner is requesting an adjustment from the 5-foot side yard setback requirement to 3 feet for the existing dwelling to accommodate a proposed elevator structural addition for accessibility improvements. The petitioner states that the adjustment will not alter the character of the neighborhood or surrounding area, impair the

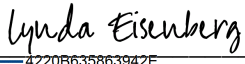
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appropriate use or development of adjacent property or be detrimental to public welfare. The proposed addition will be 3 feet from the adjoining property line (Lot 507).

The property owner purchased the property with a split-foyer configuration and existing setbacks already in place, and the house was not originally designed to accommodate an elevator. The proposed improvement is not a matter of convenience, but a necessary accommodation to address safety concerns associated with aging in place.

The addition is designed to be compatible with the existing character of the home and neighborhood. Exterior materials, including the siding and concrete base, will match the existing residence and the new roofline will be slightly lower than the existing roof to reduce visual impact. The addition shall remain entirely within the subject property and does not encroach upon adjacent lots, utilities, or rights-of-way. The petitioner indicates that the proposed location of the elevator shaft is the only feasible placement for the addition.

The applicant did receive written approval from the Oakland Mills Community Association Residential Architecture Committee on March 19, 2026.

DocuSigned by:

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Lynda Eisenberg, AICP, Director 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.