



TECHNICAL STAFF REPORT

Planning Board Meeting of May 7, 2026

Case No./Petitioner: ASDP-96-088, David A. Medearis

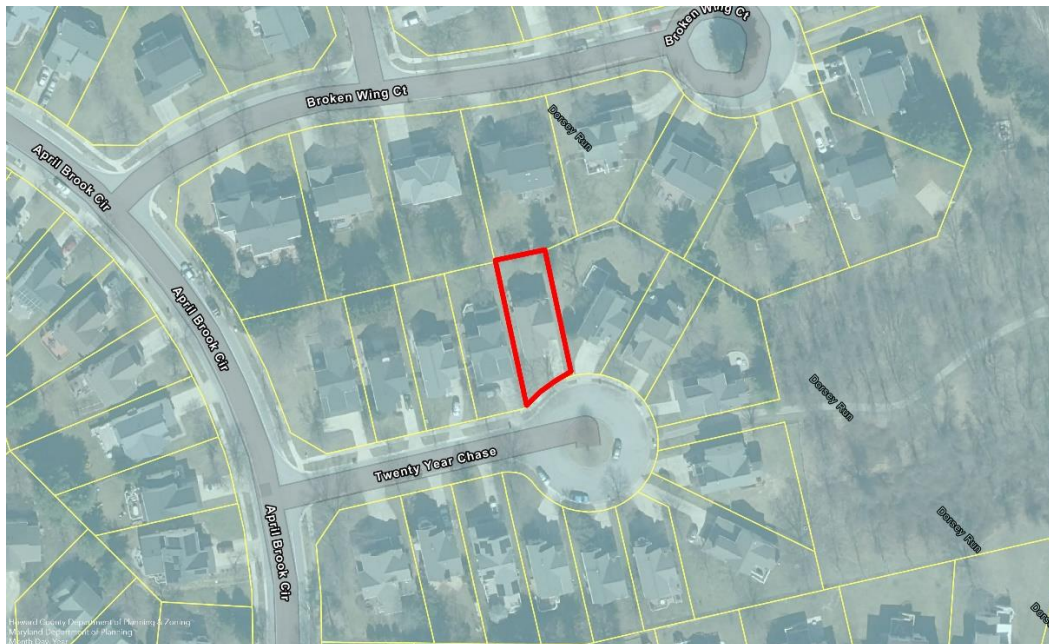
Project Name: Village of Long Reach/6217 Twenty Year Chase, Columbia, MD 21045

DPZ Planner: Kathryn Bolton, kbolton@howardcountymd.gov

Request: Amendment to a Site Development Plan (SDP). The purpose of this amendment is to allow a deck to encroach into the 7.5' side yard setback by 4.2' in accordance with Section 125.0.G.4 of the Zoning Regulations. The property is currently developed and zoned New Town – Single Family Medium Density (NT-SFMD) in accordance with FDP-216.

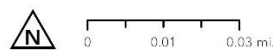
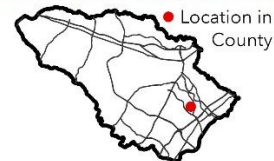
The request is to adjust the side 7.5-foot setback to 3.3-feet for the existing deck.

Location: The subject property is located on Twenty Year Chase, with access derived from the cul-de-sac. The property contains approximately 5,294 square feet of land and is identified as Lot 109 in the Village of Long Reach, Section 4, Area 2. Located on Tax Map 37, Grid 13, Parcel 688 in the 6th Election District of Howard County, Maryland.



Zoning & Vicinity
6217 Twenty Year Chase
Columbia, MD

ASDP-86-087
Zoning
NT



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

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Vicinal Properties:

The surrounding properties are zoned NT and are a part of the Village of Long Reach, Section 4, Area 2 development. They include:

North – Lot 101, a single-family detached dwelling.

East – Lot 110, a single-family detached dwelling.

South – Lot 116, a single-family detached dwelling across the public road, Twenty Year Chase.

West – Lot 108, a single-family detached dwelling.

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

Site History:

- **FDP-216:** A Final Development Plan and Criteria for the subject property. The subject property is Lot 109 of FDP-216 Village of Long Reach, Section 4, Area 2 and zoned New Town – Single Family Medium Density (NT-SFMD). The FDP was recorded as Plat No. 3054-A-1436 to 3054-A-1468 on December 14, 1994.
- **F-95-025:** The Final Subdivision Plan recorded at Plat No. 11594-11602 on February 2, 1995, creating Village of Long Reach, Section 4, Area 2, Lots 1 Thru 205 and Parcels A, B, C, D, E, & F.
- **SDP-96-008:** The Site Development Plan that was reviewed and approved by the Department of Planning and Zoning on October 5, 1995.

Existing Site Conditions:

The property is a 5,294 square foot lot that contains a 2-story single family detached dwelling (constructed in 1997). 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 Twenty Year Chase. There are no environmental features onsite, and the site is mostly level with landscaping surrounding the house.

Regulatory Compliance:

The project is subject to compliance with Section 125.0.G.4 of the Zoning Regulations, the Development Criteria of FDP-216, 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-216.

1. **Permitted Land Uses:** The FDP designates the property as Single Family Medium Density and permits single-family detached dwellings. The proposed deck addition is considered a single-family medium density land use which is a permitted use in accordance with the FDP.
2. **Setbacks:** Section 6A 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; however, structures may be constructed at any location within the setback area provided all structures and construction are developed in accordance with a site development plan approved by the Howard County Planning Board. The existing deck does not comply with the setback and was constructed without being approved by the building permit process. 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. For this

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reason, per Section 125.0.G.4 of the Howard County Zoning Regulations, the property owner must request relief to adjust the setback criteria listed in FDP-216.

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 deck addition will provide a minor increase to make the total lot coverage 23%.

Lot Coverage Analysis:

Lot Area	5,294 Square Feet
Existing Single-Family Detached Dwelling	1,169 Square Feet
Deck Addition	53 Square Feet
Total Lot Coverage	1,222 Square Feet (23% Lot Coverage)

4. **Height Requirements:** 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 deck addition will not increase the height of the structure as it is at ground level. The existing dwelling meets the height requirements of the FDP criteria.
5. **Parking:** The deck 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 requirements to a 3.3-foot side yard setback to expand an existing deck from 38 square feet to 53 square feet. The existing 38 square foot deck and expanded 53 square foot deck were installed without going through Howard County’s permitting process. The deck addition was approved by the Long Reach Community Association on June 6, 2025, and acknowledged by the adjoining property owners, according to documents provided by the applicant.

The petitioner states that the proposed adjustment will not alter the character of the neighborhood or the area in which the property is located, as multiple dwellings have an identical house model with stoops or decks of a similar size. The addition to the deck is minor and will only impact FDP criteria for setbacks. The expansion will not impede the use of the neighboring properties.

Additional Regulatory Requirements:

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

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1. **Stormwater Management:** Stormwater Management for this site was previously addressed and completed. The proposed deck expansion will not have any impact to 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:** This 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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4/20/2026

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.