

CSDP-26-002

**Village of Long Reach
9090 Goldamber Garth**

**Planning Board Meeting
September 17, 2026**



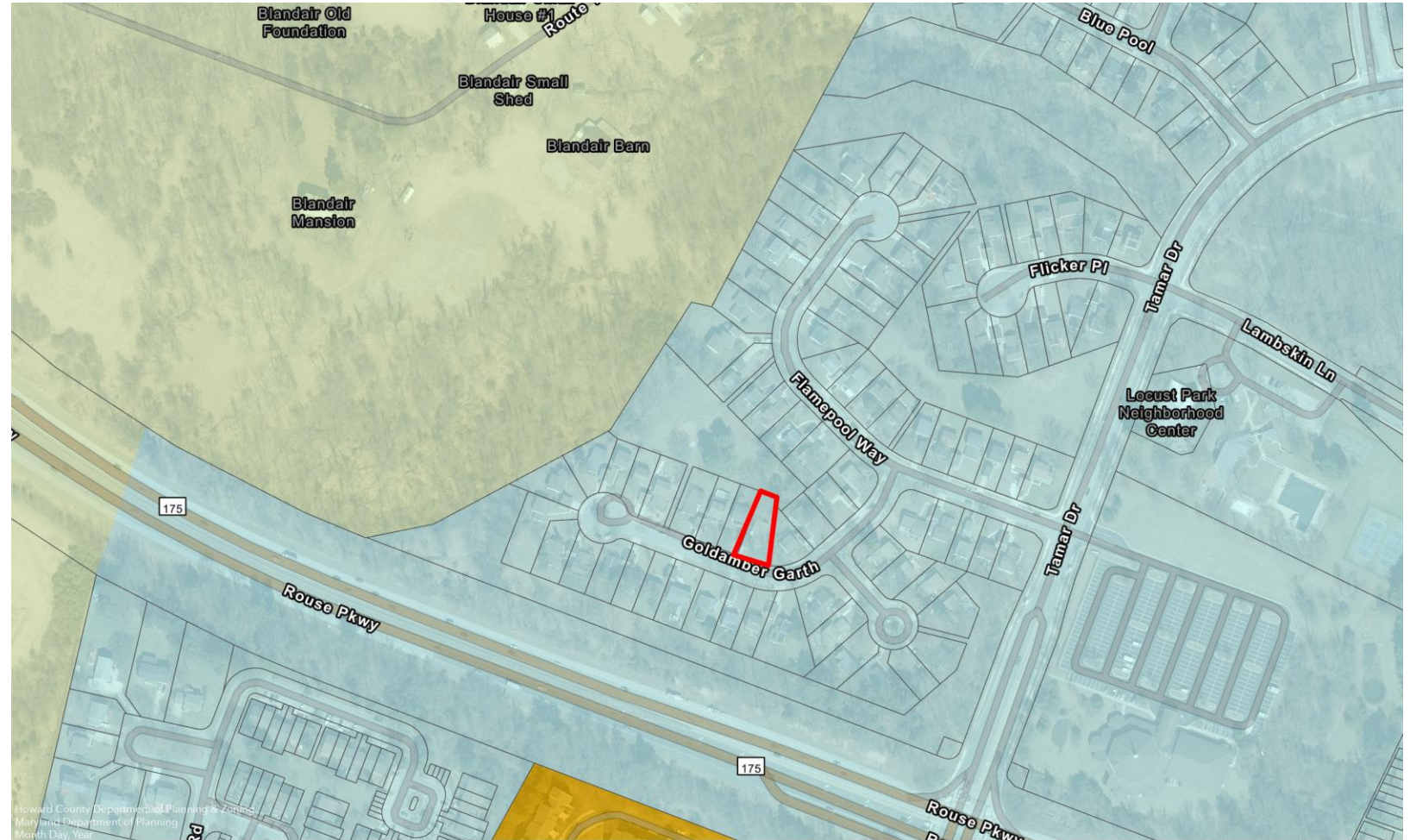
Planning Board Evaluation and Approval

Section 125.0.G. of the Howard County Zoning Regulations

Final Development Plan FDP-77-A-IV

Evaluate a Concept Site Development Plan based on the request to reduce the required side yard setback from 7.5 feet to 3.9 $\frac{3}{4}$ feet to replace an existing deck with a new deck structure.

Vicinity Map



Zoning & Vicinity

9090 Goldamber Garth
Columbia MD 21045



0 0.04 0.09 mi.

CSDP-26-002

Zoning

- NT
- R-SA-8
- RC-DEO



9090 Goldamber Garth

The property is a 7,165 square foot lot that contains a single family detached dwelling (constructed in 1973). The house has a carport and a paved driveway. There are other accessory structures onsite that include a split rail fence and the existing deck in the side yard.



Final Development Plan Criteria, page 1

Final Development Plan Conformance

- **Permitted Land Uses**

- All lots within Single Family Detached Medium Density land use areas shall be used only for single family detached medium density residential uses.
 - The proposed deck addition is considered a residential use.

Planning Board Criteria, page 2

Final Development Plan Conformance

- **Setback and Bulk Requirements**
 - 20-ft setback from any 50-ft right-of-way. The deck addition meets these setbacks.
 - 7.5-ft from any property line
 - Applicant is requesting an adjustment to the 7.5-ft side yard setback to 3.9 ¾ feet.
 - Structure meets all other setback requirements.
 - 34-ft height limitation
 - Existing home and the proposed deck addition does not exceed this limitation.
 - 30% maximum lot coverage
 - The proposed lot coverage including the deck addition is at 30.4% (2,142 sq. ft.)

Additional Regulatory Compliance

- **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, page 4

- 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 Conceptual 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-77-A-IV