



TECHNICAL STAFF REPORT

Planning Board Meeting of September 17, 2026

Case No./Petitioner: CSDP-26-002, Jason Clapp

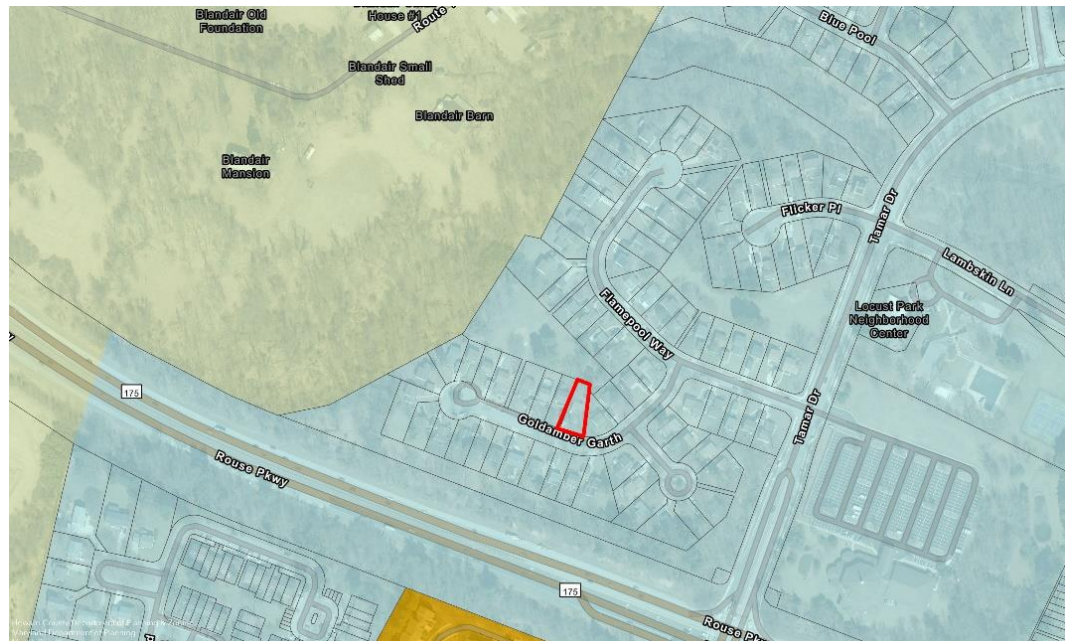
Project Name: Village of Long Reach, 9090 Goldamber Garth, Columbia MD 21045

DPZ Planner: Derrick Jones, djones@howardcountymd.gov

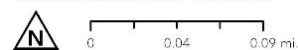
Request: Concept Site Development Plan (SDP). The purpose of this amendment is to request an encroachment into the 7.5' setback from the side property for a deck in the Village of Long Reach, in accordance with Section 125.0.G.4 of the Zoning Regulations. The property is currently developed and is zoned New Town – Single Family Medium Density (NT-SFMD) in accordance with FDP-77-A-4

The request is to adjust the side 7.5-foot side setback in order to construct an enlarged deck along the side of the existing home, bringing the deck approximately 3.9 ¾ feet from the side property line at its closest point. The existing deck sits approximately 3.8 feet from the side property line from its closest point.

Location: The subject property is located at the address of 9090 Goldamber Garth, in the Village of Long Reach in Columbia MD. The property contains a single-family detached residential dwelling on a 7,165 square foot lot and is identified as Lot A-35 in the Village of Long Reach (Plat Book 21, Folio 75) located within Tax Map 36, Parcel 342.



Zoning & Vicinity
9090 Goldamber Garth
Columbia MD 21045



Sources: Esri, DeLorme, Garmin, IGN, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

CSDP-26-002
Zoning
 NT
 R-SA-8
 RC-DEO



Vicinal Properties:

The surrounding properties are zoned NT and are part of the Village of Long Reach (Section 1, Area 1), Resubdivision of Parcel A, Lots A-1 to A-89 (Plat Book 21, Folio 75). They include:

North – Open Space Lot A-88, owned by the Columbia Association.

East – Lot A-36, a residential lot of the Village of Long Reach, Section 1, Area 1.

South – Goldamber Garth, public road right-of-way, with additional neighborhood homes on the opposite side of the street. .

West – Lot A-34, a residential lot of the Long Reach, Section 1, Area 1.

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

Site History:

- FDP-77-A-4: An amended Final Development Plan and Criteria for the Village of Long Reach, Section 1, Area 1 that includes the subject property, with the most recent amendment recorded on January 12, 2018 as Plat #24488-24510 among the Land Records of Howard County, MD. The FDP sets the setback criteria for the property.
- F-70-069 (Plat Book 18, Folio 61): A plat recorded on May 1, 1970, creating and parceling out Section 1 and Area 1 of the Village of Long Reach.
- F-71-059C (Plat Book 21 Folio 75): A plat recorded May 6, 1971, a resubdivision of Parcel A of the Village of Long Reach, Section 1, Area 1 as Lots A-1 to Lot A-89.

Existing Site Conditions:

The property is a 7,165 square foot lot that contains a single family detached dwelling (constructed in 1973). The dwelling has a detached 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. Access is provided by a single-use driveway from Goldamber Garth. There are no environmental features onsite, and the site is mostly level with mature trees and landscaping surrounding the house.

Proposed Development Plan/Site Improvements:

The petitioner is proposing to replace an existing deck with a new 270 square foot deck in the same location in the side yard. While the new deck will be larger, the actual encroachment into the 7.5 feet setback is slightly less than the encroachment by the existing deck due to a change in the proposed dimensions. The existing deck was in place at the time of the purchase of the property by the current owner in 2023. To replace the deck requires an adjustment to the side setback from 7.5-feet to 3.9 3/4-feet. The current deck is 3.85 feet from the side property line at its closest point.

Regulatory Compliance:

The project is subject to compliance with Section 125.0.G.4 of the Zoning Regulations, the Development Criteria of FDP-77-A-4, 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.

Concept Site Development Plan Analysis:

The Planning Board should evaluate the proposed CSDP for compliance with FDP-77-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 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. In addition, no structure shall be located within 20 feet of any 50-foot street right of way. The existing single-family dwelling complies with all setbacks. The proposed replacement deck is proposed to be 3.9 $\frac{3}{4}$ -feet at its closest point to the side property line, which is about 1/10th of a foot less of an encroachment than the existing deck at the same location. 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: Section 12 of the FDP states that the lot coverage allowance for lots devoted to single family dwellings shall not be more than 30%, except that a greater percentage of coverage of any such lot, not to exceed forty percent (40%) may be permitted if such buildings or other major structures are constructed in accordance with a site development plan approved by the Howard County Planning Board. No limitation is imposed upon the area used by sidewalks, paved parking areas, trees and shrubbery and similar minor structures. The existing lot coverage complies with this requirement, and the addition will only slightly increase the lot coverage. The Planning Board must determine if this deck constitutes a "similar minor structure". If the proposed deck is not deemed a similar minor structure, then the Planning Board must determine if the maximum lot coverage may exceed 30% to 30.4% in order to construct the deck as proposed.

Lot Coverage Analysis:

Lot Area	7,045 Square Feet
Existing Single-Family Detached Dwelling and Garage	1,872 Square Feet
Proposed Deck	270 Square Feet
Total Lot Coverage	2,142 Square Feet (30.4%)

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 deck will not increase the height of the structure and the deck at its highest point is well below 34 feet from the ground elevation.

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.

It is important to note the applicant presented this deck proposal before the Village of Long Reach Community Association Residential Architecture Committee, but the Committee would not issue an approval letter until after the Planning Board approves the request.

The petitioner is requesting an adjustment from the 7.5-foot side yard setback requirement to 3.9 $\frac{3}{4}$ feet for the proposed replacement deck. 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 deck will be 3.9 $\frac{3}{4}$ feet from the adjoining property line with Lot A-36.

The property owner purchased the property with an existing deck at the same location that is 3.85 feet from the property line shared with Lot A-36. The proposed improvement is part of regular maintenance for the proposed home to maintain access and functionality, as well as continued use of the property's outdoor space.

The proposed deck is designed to be compatible with the existing home as well as the existing character of the 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.

DocuSigned by:



9/2/2026

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.