KEVIN AND MARIA GARVEY,                BEFORE THE
PETITIONERS                                PLANNING BOARD OF
ZONING BOARD CASE NO.: ZB-1108M                HOWARD COUNTY, MARYLAND

MOTION: To recommend approval of the petition with the recommendation that the Zoning Authority further study the original allocation of the two zoning district areas for the property during the 2013 Comprehensive Zoning Plan.

ACTION: Recommended approval; Vote 3 to 0.

RECOMMENDATION

On June 2, 2016, the Planning Board of Howard County, Maryland, considered the petition of Kevin and Maria Garvey for an amendment to the Zoning Map to rezone 0.7 acre from the POR District to the RR-DEO District.

The Planning Board considered the petition, the Department of Planning and Zoning (DPZ) Technical Staff Report and recommendation, and comments of reviewing agencies. The Petitioner was represented by Sang Oh. Mr. Oh stated that the Technical Staff Report is a proper analysis of the zoning issues, but he noted that the Comprehensive Zoning Plan process is very fast and complicated, so it is difficult to fix problems like this during the process. There was no testimony in opposition to the petition.

DPZ recommended denial of the petition because there is sufficient evidence to show that during the 2013 Comprehensive Zoning Plan process, the Zoning Authority intended to establish the POR District as shown on the official Zoning Map. DPZ also stated that the driveway that provides access to the house on the RR-DEO area of the property can continue to be used for that purpose even though it goes through the POR-zoned area. The Planning Board’s work session followed the meeting. During the work session, all DPZ testimony was evaluated to develop the Board’s recommendation.

Board Discussion and Recommendation

The Board acknowledged that the request is minor, and while understanding that the driveway can continue to access the house, the Board indicated that the Zoning Authority should reconsider the Zoning Map Line and the allocation of land area in each District in order to allow the lot to be subdivided. Ms. Adler made the motion to recommend approval of the petition with an additional recommendation that the Zoning Authority further study the original allocation of the two zoning district areas for the property during the 2013...
Comprehensive Zoning Plan. Ms. Roberts seconded the motion. The motion passed by a vote of 3 to 0.

For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 7th day of July, 2016, recommends that ZB-1108M, as described above, be APPROVED.

HOWARD COUNTY PLANNING BOARD

ABSENT

Bill Santos, Chairman

ABSENT

Phil Engelke, Vice-Chair

Jacqueline Easley

Erica Roberts

Delphine Adler

ATTEST:

Valdis Lazdins, Executive Secretary