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| DPZ Office Use only: | |
| Case No | _____ |
| Date Filed | _____ |

Application for Conversion of Nonconforming Uses to Permitted Uses in a CLI Overlay District

This application is for the conversion of nonconforming contractor or storage yards, uses which are principally associated with motor vehicles, construction equipment or farm equipment, and similar uses in the Continuing Light Industrial (CLI) Overlay that existed on April 13, 2004 to permitted uses subject to criteria in 128.0.D.13. See attachment for applicable regulations.

Building or site improvement expansions beyond the square foot area existing or approved on April 13, 2004, are subject to the approval of a permit as provided in Section 128.0.D.13.

Applicant Information

Name _____

Address _____

Phone _____ Email _____

Property Information

Address: _____

Tax Map#: _____ Grid#: _____ Parcel#: _____ Lot #: _____

Existing Use: _____

Zoning: _____

Does the property have frontage on US Route 1? **YES** **NO**

 If it does not have frontage on US Route 1, is it readily visible from US Route 1? **YES** **NO**

Nonconforming Use Plan:

- The following information shall be provided on a scaled plan:
- (a) Courses and distances of property lines
 - (b) Size of property
 - (c) North Arrow
 - (d) Scale of plan
 - (e) Zoning of subject property
 - (f) Property Address
 - (g) Tax Map and Parcel Number
 - (h) Boundary and square feet of use(s), area, structures and site improvements considered to be nonconforming
 - (i) Use(s)
 - (j) Building restriction lines

Criteria for Conversion of a Nonconforming to a Permitted Use

Is the use a contractor or storage yard use, a use principally associated with motor vehicles, construction equipment or farm equipment, or a similar use? **YES** **NO**

Please describe the use:

Does the property have frontage on US Route 1? **YES** **NO**

If it does not have frontage on US Route 1, is it readily visible from US Route 1? **YES** **NO**

Did the current use(s), building and site improvement exist on April 13, 2004? **YES** **NO**

If yes, documentation must be provided substantiating the lawful existence of the use described in this application on the property on April 13, 2004.

Signature

The undersigned hereby affirms that all the statements and information contained in, or filed with, this application are true and correct.

The undersigned has read the instructions on this form, filing herewith all the required accompanying information.

Signature of Applicant _____ Date _____

Decision

A letter will be issued by the Howard County Department of Planning and Zoning, Division of Public Service and Zoning Administration which either affirms and denies compliance with the applicable regulations.

For DPZ office use only:

Application Received: _____

Reviewed by: _____

Related Files: _____

Approved / Denied: _____

Decision Date: _____

Comments: _____

Howard County Zoning Standards for Conversion of Nonconforming Uses to Permitted Uses
in the CLI Overlay District

127.3.F

Provisionally permitted Uses—Expansions

Other existing uses which do not conform with the uses permitted as a matter of right in the underlying district may become permitted uses and be approved for building or site improvement expansions beyond the square foot area existing or approved on April 13, 2004, subject to the approval of a permit as provided in Section 128.0.D.

128.0.D.13

Conversion of nonconforming uses to permitted uses in the CLI overlay district

Existing uses in the CLI overlay district which do not conform with the uses permitted as a matter of right in the underlying district can become permitted uses and may have building or site improvement expansions beyond the square foot area existing or approved on April 13, 2004, subject to the following criteria:

- a. The use is a contractor or storage yard use, or a use which is principally associated with motor vehicles, construction equipment or farm equipment, and similar uses.*
- b. The property shall have frontage on US Route 1 or shall be readily visible from US Route 1.*
- c. The expansion shall appreciably improve the visual appearance of the structures and outdoor areas on the property as viewed from US Route 1, through the use of improvements such as building renovations, fences, landscaping, or walls.*
- d. For properties fronting directly on US Route 1, streetscape improvements in conformance with the US Route 1 Manual and other subdivision and land development regulations as may be applicable to the proposed improvements shall be provided to the greatest extent possible, with consideration of the limitations which may be caused by the specific site characteristics.*
- e. For properties fronting on and having direct access on US Route 1, but having substandard entrances on US Route 1, the site improvements may include a new commercial access as approved by the State Highway Administration.*
- f. For the purpose of determining compliance with the criteria noted above, draft plans shall be submitted which depict the details of all the proposed improvements. This plan shall be evaluated by the Design Advisory Panel so its recommendations may be taken into consideration prior to the approval of the plan and the permit.*
- g. Once a permit is approved, it remains valid permanently unless it is revoked by the Department of Planning and Zoning upon a finding of noncompliance with the approved improvements plan.*