

5005 Straight Star Place
Village of Harpers Choice, Section
7, Area 4, Lot 2
PB-454 & FDP-204-A-1

Planning Board Hearing
November 3rd , 2022

Request to amend the Final Development Plan to permit an accessory apartment use on the subject property

Map: Zoning
Case Number: FDP-204-A-1
Address: 5005 Straight Start Place



200 ft

Street view: 5005 Straight Star Place



Existing Final Development Plan Criteria

7A-1 SINGLE FAMILY LOW DENSITY LAND AREAS

ALL LOTS WITHIN SINGLE FAMILY LOW DENSITY LAND USE AREAS SHALL BE USED ONLY FOR SINGLE FAMILY DETACHED LOW DENSITY RESIDENTIAL USES, INCLUDING PRIVATE RECREATION FACILITIES, SUCH AS SWIMMING POOL, TENNIS COURTS, BASKETBALL COURTS, RESERVED FOR THE USE OF THE ON-SITE RESIDENTS AND THEIR GUESTS.

Howard County Zoning Regulations

- Section 125.0.A.7.c: Except as otherwise provided in the Final Development Plan, the following restrictions shall be applicable to NT Districts:
 - c: The accessory use provisions of Section 110.0 shall be applicable to all residential uses within the NT District.
- Section 110.0.C.2: Accessory apartments, subject to the requirements of Section 128.0.A., provided that:
 - a: The area of the lot is at least 12,000 square feet.
 - b: Except for an exterior entrance and necessary parking area, there shall be no external evidence of the accessory apartment.
 - c: The accessory apartment shall have no more than two bedrooms

Proposed Final Development Plan Amendment

- Revise criterion 7A-1 on FDP Sheet #2 to read:

REGARDING 5005 STRAIGHT STAR PLACE, ALSO KNOWN AS LOT 2 PARCEL 362, VILLAGE OF HARPERS CHOICE SECTION 7 AREA 4, RECORD PLAT 9319, ACCESSORY APARTMENTS ARE ALLOWED SUBJECT TO THE SUPPLEMENTAL REGULATIONS OF THE HOWARD COUNTY ZONING REGULATIONS PROVIDED THAT:

- A - EXCEPT FOR AN EXTERIOR ENTRANCE AND NECESSARY PARKING AREA, THERE SHALL BE NO EXTERNAL EVIDENCE OF THE ACCESSORY APARTMENT
- B - THE ACCESSORY APARTMENT SHALL HAVE NO MORE THAN TWO BEDROOMS.