6376 Bright Plume, Deck Modification
Planning Board Meeting of August 6, 2020

File No. / Petitioner: ASDP-78-072, Stella Lebrun
Project Name: ASDP-78-072, 6376 Bright Plume, Village of Hickory Ridge, Section 1, Area 1, Lot J-8.
DPZ Planner: Justin Schleicher, Planning Support Technician II
Request: The request is for the approval of an amendment to a Site Development Plan (SDP) to increase the lot coverage to 38%. This increase will exceed the maximum lot coverage of 30% allowable as per the approved FDP. The request is necessary for the expansion of a deck and sunroom attached to a private dwelling 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 the Final Development Plan (FDP) 100-A-III.

Location: The subject property is located on the western side of Bright Plume about 400 feet from the intersection of Sunny Spring. The property contains approximately 4,900 square feet of land and is identified as Lot J-8 in the Village of Hickory Ridge, Section 1, Area 1 located on Tax Map No. 35, Grid No. 11 in the Fifth Election District of Howard County, Maryland.
**DPZ Recommendation:** The Department of Planning and Zoning recommends approval of this amendment to Site Development Plan, SDP-78-072, subject to compliance with any conditions imposed by the Planning Board.

**Vicinal Properties:**

**To the North:** A community owned lot borders the site to the north. The adjoining property is Lot J-16, Parcel 289, on Tax Map 35, Grid 11. The adjoining property contains open lawn area with scattered landscape trees.

**To the East:** A private residence borders the site to the east. The adjoining property is Lot J-7, Parcel 289, on Tax Map 35, Grid 11. The property address is 6372 Bright Plume, Columbia, MD 21044. The adjoining property contains a detached single-family house. The proposed deck and porch will not be visible from this residence as it faces west from the property.

**To the South:** A private residence borders the site to the south. The adjoining property is Lot J-9, Parcel 289, on Tax Map 35, Grid 11. The property address is 6380 Bright Plume, Columbia, MD 21044. The adjoining property contains a detached single-family house with a deck.

**To the West:** Community owned Lot J-16 boarders the subject property to the west of the site. Opposite Lot J-16 is the right-of-way for Cedar Lane.

**General Comments:**

A. **Regulatory Compliance:** This project is subject to compliance with Section 125.0.G.4 of the Zoning Regulations (effective October 6, 2013), the development criteria listed in Final Development Plan 100-A-III, the amended Fifth Edition of the Howard County Subdivision and Land Development Regulations (October 7, 2007 Edition), the Howard County Design Manual, and The Village of Hickory Ridge Design Architectural Guidelines.

B. **DPZ Plan History:**

- **FDP 100-A-III.** Final Development Plan and Criteria for the subject property was recorded on January 12, 2018. The subject property is part of Phase 100-A-III in the New Town Zoning District as part of the Village of Hickory Ridge Section 1 Area 1. The FDP is recorded as Plat numbers 24479-24487 among the Land Records of Howard County, MD.

- **F-77-007.** A Resubdivision Plat that the current subject property was identified as J-8. The individual property line boundaries are illustrated on F-77-007 recorded in Plat 3556-P01 on November 10, 1976.

- **SDP-78-072.** Site development plan that the subject property was developed under. The existing single family dwelling was constructed and parking areas were established per the development criteria set forth in the FDP and identified in this SDP.

C. **Proposed Development Plan/Site Improvements:** The ASDP proposes the construction of a sunroom in place of the existing deck and a new deck attached to the sunroom along the rear of the dwelling. The proposed deck and sunroom area combined will be roughly 28 feet x 10 feet, composing an area of approximately 280 square feet. The enclosed sunroom portion will be a 16 foot x 10 foot enclosure. The proposed design has been reviewed and approved by the Village of Hickory Ridge Architecture Review Committee on November 6, 2019. The ASDP is required due to the minor lot coverage increase above the 30% threshold. The existing lot coverage is 33% and the petitioner is requesting the Planning Board allow an increase of 5% to the structural lot coverage to bring the total coverage to 38%.
D. Site Area and Coverage Information Chart:

<table>
<thead>
<tr>
<th>Area Per Lot Requirements:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area</td>
<td>4,900 Square Feet</td>
</tr>
<tr>
<td>Limit of Disturbed Area</td>
<td>280 Square Feet</td>
</tr>
<tr>
<td>Existing Dwelling</td>
<td>1,557 Square Feet (32% of Gross Lot Area)</td>
</tr>
<tr>
<td>Basement Steps and Pad</td>
<td>60 Square Feet (1% of Gross Lot Area)</td>
</tr>
<tr>
<td>Proposed Deck</td>
<td>280 Square Feet (5% of Gross Lot Area)</td>
</tr>
<tr>
<td>Existing Lot Coverage</td>
<td>33% (1832 Square Feet)</td>
</tr>
<tr>
<td>Proposed Lot Coverage</td>
<td>38% (2042 Square Feet)</td>
</tr>
</tbody>
</table>

E. Existing Site Conditions:

- **Access, Structures, and Parking Area:** Currently, the subject area contains the existing single family residence and existing deck. Access is provided to the lot by a private shared driveway easement from Bright Plume.

- **Environmental Characteristics:**
  1. **Forest Cover:** There is no forest on site.
  2. **Topography:** The site is mostly flat with lawn areas with lightly landscaped areas surrounding the house.
  3. **Wetlands, Streams and 100 Year Flood Plain:** There are no steep slopes, wetlands, streams or 100-year floodplain on the lot.

F. Final Development Plan Analysis:

This Amended Site Development Plan has been evaluated for compliance with FDP-100-A-III. Where the Final Development Plan is silent, compliance with the Subdivision and Land Development Regulations, the Zoning Regulations, and other applicable regulations are required. See attachments for the proposed layout of the site. Below is a summary of the major FDP criteria used in this evaluation:

1. **Permitted Land Uses:** In accordance with FDP-100-A-II, the proposed project is an addition to the existing dwelling and an expansion of an existing deck. There are no provisions prohibiting the proposed deck and sunroom provided that the additions are in accordance with the established FDP criteria and approved by the Howard County Planning Board.

2. **Stormwater Management:** Stormwater Management (SWM) for this site was previously addressed and completed. The proposed deck and sunroom will not have any impact on the approved Stormwater Management for this lot.

3. **Forest Conservation:** The property is exempt from the requirements of Section 16.1200 of the Howard County Code for Forest Conservation because the property is zoned NT which had preliminary development plan approval and was 50% or more developed prior to 12/31/92 per Section 16.1202(b)(1)(ii).

4. **Environmental Concerns:** No wetlands, wetland buffers, streams, stream buffers, steep slopes, Forest Conservation Easement Areas or 100-year floodplain exist on site. This site has been previously graded. The proposed deck and sunroom will not disturb any of the substantial vegetation.

5. **Setback Requirements:** This project meets the applicable setbacks as required per FDP-100-A-III. Per FDP-100-A-III no structure shall be located upon lots devoted to single family medium density land use within 30' of any 60' or greater street right-of-way. The proposed improvements will not encroach on this setback from the Cedar Lane right-of-way.
6. **Height Requirement:** In accordance with FDP-100-A-III, no structure shall be constructed within the FDP area that exceeds 34 feet in height from the highest ground elevation. The proposed deck and sunroom will have a maximum height of 13'-6" which complies with the height requirements per FDP-100-A-II.

7. **Coverage Requirements:** Per FDP-100-A-III, building coverage (and the existence of other major structures) cannot exceed 30% of any parcel (lot) devoted to single family residential use. No coverage limitation is imposed upon areas used for shrubbery, sidewalks, paved parking areas and other similar improvements. The existing lot coverage presently exceeds the 30% maximum lot coverage at 33% for existing structures and is proposed under the Amended Site Development Plan to increase to 38% for the new deck and sun room.

**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.

1) **Not Detrimental to the Public Interest:** 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 property, and will not be detrimental to the public welfare. The adjustment is needed due to practical difficulties associated with the location of the existing structure within the property's footprint. The extension of the deck and addition of the sunroom will create an improved usable outdoor space than would not otherwise be allowed by strict compliance with the development criteria. The architectural design of the deck and porch complies with the guidelines set forth by the Village of Hickory Ridge and will conform to existing architecture so as not to alter the neighborhood characteristics and will be compatible with surrounding lots. The improvements proposed do not extend into the rear setback and proposed additions will not exceed the height limitations or impede the neighbors use in any way.

2) **Extraordinary Hardship or Practical Difficulties:** Practical difficulties arise when complying with the development criteria because of the lot size, shape, house placement, and the overall design of the community. The existing structures already cover 33% of the lot. To create additional living space, the owners are requesting the additional lot coverage for a modest expansion. The deck extension will allow a sunroom to occupy the location of the current deck and create a more usable outdoor space during cooler weather months as well as functional use in inclement weather. The portion of new deck space to be created will serve as an open area for general outdoor use during warmer months. Several surrounding properties, along with others in the neighborhood, have decks of similar or larger size and enclosed sunrooms. Denial of this request would significantly limit the owner's ability to construct more living space and a deck on their lot, which is a right that is commonly enjoyed by other homeowners. The proposed deck extension will not impact utilities, environmental features, and general requirements.

**DPZ Recommendation:** Based upon all of the above findings, the Department of Planning and Zoning recommends approval of this Amended Site Development Plan, ASDP-78-072, subject to compliance with any conditions imposed by the Planning Board.

Date 7/22/20

Amy Gowan, Director
Department of Planning and Zoning
**Howard County**

GREAT DAY IMPROVEMENTS, BALTIMORE
LEBRUN/COMEAU RESIDENCE

<table>
<thead>
<tr>
<th>DRAWING #</th>
<th>DESCRIPTION</th>
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<tbody>
<tr>
<td>1</td>
<td>COVER</td>
</tr>
<tr>
<td>2</td>
<td>ELEVATION &quot;B&quot; WALL</td>
</tr>
<tr>
<td>3</td>
<td>ELEVATION &quot;A&quot; &amp; &quot;C&quot; WALL</td>
</tr>
<tr>
<td>4</td>
<td>DECK PLAN</td>
</tr>
<tr>
<td>5</td>
<td>FLOOR PLAN</td>
</tr>
<tr>
<td>6</td>
<td>ROOF PLAN</td>
</tr>
<tr>
<td>7</td>
<td>STANDARD DECK DETAILS</td>
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<tr>
<td>8</td>
<td>STANDARD DECK DETAILS</td>
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<tr>
<td>9</td>
<td>SYSTEM DETAILS</td>
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<tr>
<td>10</td>
<td>SYSTEM DETAILS</td>
</tr>
<tr>
<td>11</td>
<td>SYSTEM DETAILS</td>
</tr>
</tbody>
</table>

**Minimum Design Loads:** (Per 2018 IRC)

**Sunroom Category II** (Per 2018 IRC R301.2.1.1.1 & AAMA / NPEA / NSA 2100)

**Snow Loads:**
1. Ground Snow Load 30 PSF

**Ultimate Design Wind Speed:** 115 MPH, 3 SEC. GUSTS

**Live Loads:**
1. Roof: 20 PSF
2. Floor: 40 PSF

**Note:** This enclosure is not to be conditioned or used as a permanent living area.

**Notes:**
1. Allview (AAS) Room; White in Color
2. Construct enclosure on existing deck
3. No heat by GDI, electrical by GDI
4. Room considered as non-conditioned space, exempt from energy efficiency requirements (Per 2018 IRC Section N1102.1, Note 2)

**Professional Certification:** I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the state of Maryland, License No. 31866, Expiration Date: 7/19/21.

**Location:**

<table>
<thead>
<tr>
<th>STELLA LIBRUN &amp; JECY CAMEAU</th>
<th>6376 BRIGHT PLUME</th>
</tr>
</thead>
<tbody>
<tr>
<td>COLUMBIA, MD, 21044</td>
<td>JOB #4072</td>
</tr>
</tbody>
</table>

**Drawing Information:**

- Drawn by: [Signature]
- Date: 10/26/19
- Scale: [Scale Information]
- Sheet: 1 of 10
ELEVATION - "H" WALL

TEMpered GLASS WINGS
3" SUPER FOAM ROOF W/ SHINGLES TO MATCH EXISTING (AS CLOSE AS POSSIBLE)

TEMpered GLASS WINDOWS W/ SCREENS

TEMpered GLASS KNEEWALLS

EXISTING DECK
2x6 DIAGONAL BRACING ATTACHED W/ 3/8" DIA. THREADED BOLTS

CONCRETE PIER FOOTERS

DBL. 1 3/4"X 11 3/8" MICOLLAM LVL, HINGED BEAM
ELEVATION - "A" WALL

- 3" SUPER FOAM ROOF WITH SHINGLES
- TO MATCH EXISTING AS CLOSE AS POSSIBLE

- TEMPERED GLASS WINDOW WITH SCREEN

- 3" SUPER FOAM KNEE WALL

- CONCRETE PIER FOOTERS

- 2X4 DIAGONAL BRACING ATTACHED W/ 3/8" Dowel, Through-Bolts

ELEVATION - "C" WALL

- 3" SUPER FOAM ROOF WITH SHINGLES
- TO MATCH EXISTING AS CLOSE AS POSSIBLE

- TEMPERED GLASS DOOR WITH SCREEN

- 3" SUPER FOAM KNEE WALL

- CONCRETE PIER FOOTERS

- 2X4 DIAGONAL BRACING ATTACHED W/ 3/8" Dowel, Through-Bolts

(RAILING NOT SHOWN FOR CLARITY)