

1 OLENKA STASYSHYN, * BEFORE THE
2 PETITIONER * PLANNING BOARD OF
3 ZRA-171 * HOWARD COUNTY, MARYLAND

4 * * * * *

5 MOTION: *To recommend denial of the petition in accordance with the Department of*
6 *Planning and Zoning recommendation.*

7 ACTION: *Recommended denial; Vote 5 to 0.*

8 * * * * *

9 RECOMMENDATION

10 On December 15, 2016, the Planning Board of Howard County, Maryland, considered the petition of
11 Olenka Stasyshyn for a Zoning Regulation Amendment to Amend Section 131.0 to establish a Conditional
12 Use category - School, Instructional for the teaching of music, dance, martial arts, yoga and/or meditation
13 practice in the R-20 District.

14 The Planning Board considered the petition, the Department of Planning and Zoning (DPZ) Technical
15 Staff Report and Recommendation, and the comments of reviewing agencies. DPZ recommended denial of
16 the petition, siting that the proposed amendments are inconsistent with similar use categories, lack protection
17 for adjacent residential properties, and sufficient opportunity exists for the proposed use through the Home
18 Occupation Conditional Use category.

19 The Petitioner, represented by Thomas Coale, stated that are numerous residential properties within
20 the County adjacent to major roadways and commercial zoning districts that are no longer viable as
21 residential uses. He emphasized that the proposed use allows light health and wellness uses that are
22 appropriate for transitional parcels adjacent to commercial zoning districts. He stated that the R-20 zoning
23 district was suggested because it requires larger lots that can accommodate development requirements such as
24 parking and buffers. Furthermore, he indicated that the inclusion of the activities identified in the proposed
25 use in the commercial athletic facility and commercial school land use categories is not appropriate, since
26 they do not have the same level of impact. Additionally, he claimed that commercial rental rates price out the
27 activities identified in the proposed use; therefore, conversion of existing residential buildings in transitional
28 areas is a viable option for these businesses.

29 Board Discussion and Recommendation

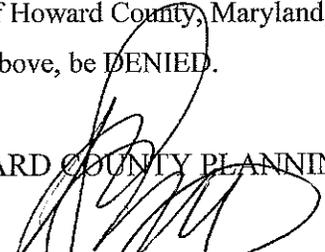
30 In work session, the Planning Board acknowledged that there may be properties in R-20 that are
31 appropriate for the proposed use, but were opposed to allowing it in all R-20 zoned area. A board member
32 stated that converting residential buildings into businesses has not produced a desirable result and the practice
33 should not be continued. The Board expressed concern regarding parking and traffic impacts the proposed use

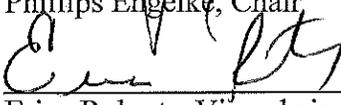
1 may have on adjacent residential properties. A board member stated that there are numerous commercial
2 properties available in the County that can accommodate the proposed use.

3 Erica Roberts made the motion to recommend approval of the petition in accordance with the
4 Department of Planning and Zoning recommendation. Delphine Adler seconded the motion. The motion
5 passed by a vote of 5 to 0.

6 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 2nd day of
7 March, 2017, recommends that ZRA-171, as described above, be DENIED.

8
9 HOWARD COUNTY PLANNING BOARD

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11 
Phillips Engelke, Chair

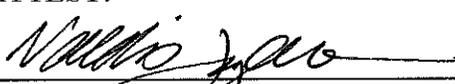
12 
Erica Roberts, Vice-chair

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14 
Jacqueline Easley

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Delphine Adler

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Ed Coleman

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22 ATTEST:

23 
24
25 Valdis Lazdins, Executive Secretary