

Good evening. I am grateful for the opportunity to express my concerns over Council Bill #3. I am Donald R Reuwer, Jr., the President of Land Design and Development Inc. Our offices are in Old Ellicott City at 8318 Forrest Street.

Land Design was formed in the mid 1980's with the mission of assisting landowners who wanted to stay involved in the creation of vibrant communities on land that they owned. We discovered a niche market where we could provide expertise for landowners who were not content to just sell their land and have no say in how the land was treated. We found that many landowners loved Howard County and loved their land. They wanted to take part in molding the community that their land would produce.

In 2017, we began to working with Mr. Pollard and his sister Joyce Oakley to explore the potential of creating something special on their land on Lawyers Hill Road.

We commissioned a survey that showed the property consisted of 8.76 acres. Environmentalist where hired to identify wetland and significant trees. Surveyors also did topographic surveys.

When these activities were completed, we knew that we had 8.76 net acres to work with. The property is zoned RED (Residential Environmental Development), which permits two units per net acre as a matter of right. RED allows for Single Family Detached, Zero Lot Line homes, and Single Family Attached homes. We realized the property was entitled to seventeen units as a matter of right. Conditional uses in the RED zone also include Active Adult Housing, at a density of four units per net acre.

We examined each of the potential uses and developed concept plans for each use. The Pollards' land is within the Lawyers Hill Historic District, so advisory comments from the Historic Preservation Commission are a requirement. In April of 2018, we presented the various concept plans to The HPC. Copies of their comments are included in this package.

We believed that SFA units were not found in the LHHD, and therefore decided to go with SFD units in a layout like we presented to the HPC in April of 2018.

We now have a well-developed plan that is in the Howard County subdivision review process as SP-19-002. We have created a web site where we post information on plans and processing. The link to the site is <https://lawyershilloverlook.com>.

Throughout this process, it has been clear that Ed Pollard and Joyce Oakley are committed to creating a community of seventeen homes that will raise the bar for residential development in the Lawyers Hill area. They appreciate that this will be a place where people put down roots and raise their families. They are willing to go over and above the norm when it comes to neighborhood design, house style, and landscaping. Their stated goal is for their community to be concealed from their existing neighbors and from anyone driving on Lawyers Hill Road.

Some of Mr. Pollard's neighbors are not content to let him develop his land as is his right under the current zoning. They wish to deny him the rights Howard County promised him he would retain when the LHHD was created.

In this package you will find a letter from the Department of Planning and Zoning to Mr. Pollard's mother in 1993 when the Lawyers Hill Historic District was being created. Mr. Rutter, who was the Director of Planning and Zoning at the time the LHHD was created, will speak to the process later.

For now, I just want to emphasize what DPZ, the Howard Zoning Board, and the County Executive promised those who voluntarily became part of the Lawyers Hill Historic District:

"The land uses allowed by the underlying Zoning will not be affected should these properties be placed within a local district."

"Properties within the local district will be subject to review by the County's Historic District Commission (HDC) for changes to exterior appearance."

CB#3 is an overt attempt to subvert the Zoning Regulations and to subject all land development in the LHHD to HPC review. That goes far beyond the intent of the drafters of the enabling legislation, and extremely far beyond its scope. We hope that you, the members of the current County Council, will honor the promises made by the 1994 Council to the LHHD landowners and reject CB#3.

Irreparable damage will be done to the County's reputation and the trust which must exist between the County and its citizens will be eroded, if that promise is broken.

If the Council wishes to approve the bill, it should be amended so as to allow those who do not want to be included within the LHHD under the harsh new provisions to leave the district.

SECTION 107.0: - R-ED (Residential: Environmental Development) District

A. Purpose

The R-ED District is established to accommodate residential development at a density of two dwelling units per net acre in areas with a high proportion of sensitive environmental and/or historic resources. Protection of environmental and historic resources is to be achieved by minimizing the amount of site disturbance and directing development to the most appropriate areas of a site, away from sensitive resources. To accomplish this, the regulations allow site planning flexibility and require that development proposals be evaluated in terms of their effectiveness in minimizing alteration of existing topography, vegetation and the landscape setting for historic structures.

B. Uses Permitted as a Matter of Right

1. One single-family detached dwelling unit per lot.
2. One zero lot line dwelling unit per lot.
3. Single-family attached dwelling units.
4. Farming provided that on a residential lot or parcel of less than 40,000 square feet no livestock shall be permitted. However, residential chicken keeping is allowed as noted in Section 128.0.
5. Conservation areas, including wildlife and forest preserves, environmental management areas, reforestation areas, and similar uses.
6. Private recreational facilities, such as parks, athletic fields, swimming pools, basketball courts and tennis courts, reserved for use by residents of a community and their guests. Such facilities shall be located within condominium developments or within communities with recorded covenants and liens which govern and provide financial support for operation of the facilities.
7. Convents and monasteries used for residential purposes.
8. Government structures, facilities and uses, including public schools and colleges.
9. Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of charitable, social, civic or educational organizations, subject to the requirements of Section 128.0.D.
10. Seasonal sales of Christmas trees or other decorative plant materials, subject to the requirements of Section 128.0.D.
11. Underground pipelines; electric transmission and distribution lines; telephone, telegraph and CATV lines; mobile transformer units; telephone equipment boxes; and other, similar public utility uses not requiring a Conditional Use.
12. Commercial communication antennas attached to structures, subject to the requirements of Section 128.0.E. Commercial communication towers located on government property, excluding School Board property, and with a height of less than 200 feet measured from ground level, subject to the requirements of Section 128.0.E. This height limit does not apply to government communication towers, which are permitted as a matter of right under the provisions for "Government structures, facilities and uses."
13. Volunteer fire departments.

C. Accessory Uses

The following are permitted accessory uses in the R-ED District. More than one accessory use shall be permitted on a lot, provided that the combination of accessory uses remains secondary, incidental and subordinate to the principal use.

1. Any use normally and customarily incidental to any use permitted as a matter of right in this District. Accessory Structures are subject to the requirements of Section 128.0.A.
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; and,
 - c. The accessory apartment shall have no more than two bedrooms.
3. Farm tenant houses, caretakers' cottages and similar uses customarily accessory to agricultural and residential estate uses, provided that these uses shall not be permitted on parcels of less than 50 acres, and further provided that one unit shall be allowed for each 50 acres of that parcel.
4. The housing by a resident family of:
 - a. Not more than four non-transient roomers or boarders; or
 - b. Not more than eight mentally and/or physically disabled persons or persons 62 years of age or older, provided the use is registered, licensed or certified by the State of Maryland; or
 - c. A combination of a and b above, provided that the total number of persons housed in addition to the resident family does not exceed eight.
5. Home occupations, subject to the requirements of Section 128.0.C.
6. Home care, provided that if home care is combined with housing of mentally or physically disabled persons or persons 62 years of age or older, as allowed by Subsection 4.b above, the total number of persons receiving home care at any one time plus the number of persons being housed shall not exceed eight.
7. Parking:
 - a. Off-street parking of no more than two commercial vehicles on lots of three or more acres and no more than one commercial vehicle on lots of less than three acres. Private off-street parking is restricted to vehicles used in connection with or in relation to a principal use permitted as a matter of right in the district.
 - b. Off-street parking or storage of unregistered, inoperable, wrecked, dismantled or destroyed motor vehicles shall not be permitted, except as provided by Section 128.0.D.
8. Storage of recreational vehicles or boats, provided that on lots of 20,000 square feet or smaller, such storage shall be limited to the following:
 - a. One recreational vehicle with a length of 30 feet or less; and
 - b. One boat with a length of 20 feet or less.
9. Farm stand, subject to the requirements of Section 128.0.I.
10. Snowball stands, subject to the requirements of Section 128.0.D.
11. Home-based contractors on lots larger than two acres, subject to the requirements of Section 128.0.C.2.
12. Small Wind Energy System, building mounted, on single-family detached dwellings and non-residential structures only, subject to the requirements of Section 128.0.L.
13. Residential Chicken Keeping, subject to the requirements of Section 128.0.D.
14. Accessory Solar Collectors.

15. Livestock on residential lots or parcels, subject to the requirements of Section 128.0.D.
16. Community Supported Agriculture, subject to the requirements of Section 128.0.I.
17. Accessory storage buildings and shipping container, as accessory storage structures, subject to the requirements in Section 128.0.D.

(Bill No. 53-2017(ZRA-169), § 1, 11-13-2017)

D. Bulk Regulations

(Also see Section 128.0.A, Supplementary Bulk Regulations, and 128.0.G., Alternative Regulations for Traditional Residential Neighborhoods.)

1. The following maximum limitations shall apply:
 - a. Height
 - (1) Principal structure 34 feet
 However, the maximum height for single-family attached
 Dwellings with gable, hip or gambrel roofs shall be 40 feet
 - (2) Accessory structure 15 feet
 - b. Lot coverage for structures within single-family attached projects developed with one dwelling unit per lot 60%
 - c. Density 2 dwelling units per net acre
 - d. Maximum units per structure—single-family attached 8 units per structure
2. Minimum lot size requirements
 - a. Single-family detached dwellings 6,000 sq. ft.
 - b. Except zero lot line dwellings 4,000 sq. ft.
 - c. Single-family semi-detached dwellings 4,000 sq. ft.
3. Minimum lot width at building restriction line
 - a. Single-family detached dwellings 50 feet
 - b. Except zero lot line dwellings 40 feet
 - c. Single-family semi-detached dwellings 40 feet
4. Minimum setback requirements
 - a. From external public street right-of-way—all structures and uses 75 feet
 - b. From internal public street right-of-way—all structures and uses
 - (1) Front or side 20 feet
 - (2) Rear
 - (a) Accessory structures on single-family detached lots 10 feet
 - (b) Other 20 feet
 - (3) Uses (other than structures), excluding uses in single-family detached development projects and parking for single-family attached dwellings 20 feet

- c. From project boundaries—
 - (1) Structures and uses in single-family attached development projects 50 feet
except adjoining single-family detached developments 75 feet
 - (2) Structures in single-family detached developments 30 feet
 - (3) Other structures and uses 50 feet
- d. From lot lines—structures and uses in all development projects except single-family attached:
 - (1) Principal structures
 - (a) Front 20 feet
 - (b) Side 7.5 feet
 - Except zero lot line dwellings 0 feet
 - A minimum of 15 feet must be provided between structures
 - (c) Rear 25 feet
 - (2) Detached accessory garages or sheds
 - (a) Front 20 feet
 - (b) Side 0 feet
 - (c) Rear 0 feet
 - (3) Other accessory structures
 - (a) Front 20 feet
 - (b) Side 7.5 feet
 - (c) Rear 5 feet
 - (4) Uses (other than structures) in all development projects except single-family detached or attached 20 feet
- 5. Minimum distances between single-family attached buildings, or between single-family attached buildings and single-family detached dwellings:
 - a. Face to face 30 feet
 - b. Face to side/Rear to side 30 feet
 - c. Side to side 15 feet
 - d. Rear to rear 60 feet
 - e. Rear to face 100 feet

E. Moderate Income Housing Units

At least 10% of the dwellings in each R-ED development shall be Moderate Income Housing Units. Multi-plex units that are comparable in size to surround dwellings are permitted on a single-family detached lot.

F. Approval of the Preliminary Equivalent Sketch Plan by the Planning Board

- 1. For developments in the R-ED District requiring a Sketch Plan, a preliminary equivalent sketch plan must be approved by the Planning Board.

2. The Planning Board, before acting upon the preliminary equivalent sketch plan, shall receive comments from the Department of Planning and Zoning and the Subdivision Review Committee and shall hold a public hearing.
3. A preliminary equivalent sketch plan submitted for review shall include all of the information required by the Subdivision and Land Development Regulations of the Howard County Code as well as the following information:
 - a. The existing environmental and historic resources of the site, including: streams, wetlands and their buffers; extent and quality of existing vegetation, especially tree cover, steep slopes; historic structures and their landscape setting; and the scenic qualities of the site.
 - b. The location of proposed improvements in relation to the resources cited above.
 - c. The location and amount of sensitive areas which will be disturbed by structures, paved surfaces, and infrastructure, if any, and plans for minimizing such disturbances.
 - d. The location and amount of grading and clearing.
 - e. Plans for minimizing site disturbance and preserving the existing topography, vegetation and landscape character.
 - f. Documentation indicating how the proposed development will comply with the requirements of the Howard County Forest Conservation Program.
 - g. The proposed construction practices and post-construction site maintenance strategies to minimize development impacts on forest and other resources.
 - h. Proposed open space, easements, and other forms of permanent protection for sensitive areas, forest conservation areas, or other on-site resources such as historic structures and settings.
4. The Planning Board may approve, approve with modifications and/or conditions attached, or disapprove the preliminary equivalent sketch plan, stating the reasons for its action. The Planning Board's decision shall be based upon the criteria given in Subsection F.6 below.
5. The Planning Board may, at the time of approval of the preliminary equivalent sketch plan, require the subsequent approval by the Board of a Site Development Plan for all or a portion of the development.
6. The following criteria shall be used in evaluating preliminary equivalent sketch plans:
 - a. The proposed lay-out of lots and open space effectively protects environmental and historic resources.
 - b. Buildings, parking areas, roads, storm water management facilities and other site features are located to take advantage of existing topography and to limit the extent of clearing and grading.
 - c. Setbacks, landscaped buffers, or other methods are proposed to buffer the development from existing neighborhoods or roads, especially from designated scenic roads or historic districts.

G. Approval of the Site Development Plan by the Planning Board

1. Planning Board approval of a Site Development Plan is required if:
 - a. A sketch plan is not required for the development; or
 - b. The Board has reserved for itself the authority to approve the Site Development Plan; or
 - c. The Site Development Plan is for the development of buildings on an open space lot; or

- d. The proposed development differs from the approved preliminary equivalent sketch plan in one of the following ways:
 - (1) The limits of clearing and grading are such that the development will impact a significantly larger area of the site than indicated on the sketch plan.
 - (2) The development will have a greater adverse impact on environmentally sensitive areas than indicated on the sketch plan.
2. The Planning Board may approve, approve with modifications and/or conditions attached, or disapprove the Site Development Plan, stating the reasons for its action. The Planning Board's decision shall be based upon the criteria listed in Section 107.0.F.6 above.
3. Minor additions and modifications to Site Development Plans approved by the Planning Board and meeting the criteria below shall not require Planning Board approval. Also, minor new projects which have been granted a waiver of the Site Development Plan requirement by the Director of Planning and Zoning do not require Planning Board approval. However, all changes of use which require exterior site alterations require Planning Board approval.

Minor projects not requiring Planning Board approval:

- a. Minor additions to structures, with a floor area no larger than 10% of the existing floor area of the structure, not to exceed 1,000 square feet.
- b. Minor new accessory structures if the location does not interfere with existing site layout (e.g. circulation, parking, loading, storm water management facilities, open space, landscaping or buffering.)
- c. Clearing or grading that does not exceed 2,000 square feet in area.
- d. House-type revisions to approved Site Development Plans for single-family detached developments and for no more than 25% of the total number of dwelling units on the Site Development Plans for single-family attached or apartment developments.
- e. Similar minor modifications as determined by the Department of Planning and Zoning.

H. Density Exchange for Neighborhood Preservation Parcels

1. Sending Parcel for the Neighborhood Preservation Density Exchange Option:

A parcel qualifying with the criteria for residential infill development as defined in Section 16.108(b) of the Subdivision and Land Development Regulations or parcels principally used for a Swimming Pool, Community, as defined in the Zoning Regulations may be sending parcels for the Neighborhood Preservation Density Exchange Option in accordance with the requirements of Section 128.0.K of the Zoning Regulations.

2. Receiving Parcel for the Neighborhood Preservation Density Exchange Option:

A parcel may be developed as a receiving parcel under the Neighborhood Preservation Density Exchange Option at a bonus of up to 10% more dwelling units than would be achievable based on net density in the R-ED District , in accordance with the requirements of Section 128.0. of the Zoning Regulations.

I. Other Provisions

1. Development Under R-20 Regulations

- a. Land in the R-ED District may be developed pursuant to the R-20 District regulations in their entirety, if the property to be developed is either:

- (1) A lot or group of contiguous lots with a combined total lot area of less than 100,000 square feet; or

- (2) A lot of any size which has not been subdivided since October 18, 1993 and which is improved or proposed to be improved by a single-family detached dwelling.
 - b. Land developed pursuant to this Section is not subject to the R-ED District regulations, including the requirement for Planning Board review.
- 2. A zero lot line dwelling unit, detached garage or shed may be located on the property line provided that no part of the building shall protrude onto the adjoining lot, and provided that at the time of recordation of the Final Subdivision Plan, easements shall be recorded to permit access to the adjoining lot for purposes of maintenance to the side of any zero lot line dwelling, garage or shed which faces a side yard of less than seven and one-half feet. Further, a maintenance agreement shall be included in the deed where appropriate.
- 3. Conservation Easements
 - a. Conservation easements used to protect environmentally sensitive land in the R-ED District shall be approved by the Department of Planning and Zoning and shall be recorded at the time of recordation of the final plat. Easements shall run with the land, shall be in full force and effect in perpetuity, and shall describe and identify the following:
 - (1) Location, size, and existing improvements on the parcel covered by the easement.
 - (2) A prohibition on future use or development of the parcel for uses incompatible with the conservation easement.
 - (3) A prohibition on future subdivision of the parcel.
 - (4) Provisions for maintenance of the parcel.
 - (5) Responsibility for enforcement of the easement agreement.
 - (6) Provisions for succession in the event that one of the parties to an easement agreement ceases to exist.
 - b. At least one of the following entities shall be parties to the easement in addition to the property owner:
 - (1) Howard County government;
 - (2) Maryland Environmental Trust or Maryland Historical Trust;
 - (3) A land conservation organization approved by the County Council.

J. Conditional Uses

Conditional Uses in the R-ED District are subject to the detailed requirements for Conditional Uses given in Section 131.0. For the list of permitted Conditional Uses, refer to the chart in Section 131.0.

K. Regulations for ALPP Purchased Easements

- 1. Uses on ALPP purchased easements shall be in accordance with Section 106.1.b through section 106.1.D, provided, however, for the allowable accessory uses listed in Section 106.1.C.1, only those uses which are eligible as potential farm uses in the R-ED District, as specified in section 128.0.I, are permitted, and for the allowable Conditional Uses listed in Section 106.1.d.1.A, only those uses which are eligible as Conditional Uses in the R-ED District, as specified in section 131.0.N, are permitted.
- 2. Bulk Requirements for ALPP Purchased Easements

On Howard County ALPP Purchased Easement properties, lots may be created pursuant to the applicable Howard County laws and regulations governing the easement, subject to the following requirements.

- a. The following requirements shall apply instead of the requirements of Section 107.0.D.2:

Lot size:

Maximum 1 acre

Minimum 40,000 square feet

- b. For properties not served by public water and sewer the one acre maximum lot size required by this section may be increased up to a maximum of 1.2 acres provided that:

(2) The Department of Planning and Zoning determines that:

(a) The increase in lot size is necessary to accommodate the Health Department approved locations for the sewage disposal easement and well; and

(b) The proposed lot is a regularly shaped lot in accordance with Section 16.120 (b) of the Howard County Code.

(3) The increase in lot size shall be approved:

(a) By the Department of Planning and Zoning as an Administrative Adjustment pursuant to Section 100.0.F of the Zoning Regulations; or

(b) By the Hearing Authority as a variance pursuant to Section 130.0.B of the Zoning Regulations.

3. Sections 107.0.E through 107.0.I are not applicable.

(Bill. No. 54-2014(ZRA-152), § 1, 4-6-2015)



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION
ELlicott CITY HISTORIC DISTRICT ■ LAWYERS HILL HISTORIC DISTRICT
3430 Court House Drive ■ Ellicott City, Maryland 21043

Administered by the Department of Planning and Zoning

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May 3, 2018

Donald Reuwer Jr.
8318 Forrest Street Suite 200
Ellicott City, MD 21043

RE: HPC-18-22; 6219 Lawyers Hill Road, Elkridge

Dear Mr. Reuwer:

I am writing to confirm that your application for Advisory Comments for 6219 Lawyers Hill Road, Elkridge, was heard at the April 5, 2018 Historic Preservation Commission meeting. The Commission had the following general comments:

- 1) Garages should not be a prominent feature on the new construction.
- 2) Grading should be minimal.
- 3) Trees that have a DBH of 12 inches or greater need to be identified on the plan. The plan should distinguish between the trees to be removed and remaining.
- 4) The development should be compatible with the existing historic neighborhood in lot size, architectural styles and materials.
- 5) A dense vegetated buffer should be provided around the site and important viewsheds should be protected.

Please see the enclosed minutes for more information regarding the Commission's comments on your application. Please contact Samantha Holmes at 410-313-4428 or sholmes@howardcountymd.gov if you have any questions.

Sincerely,

Beth Burgess
Executive Secretary
Historic Preservation Commission

HPC-18-22 – 6219 Lawyers Hill Road, Elkridge

Advisory Comments for subdivision and site development plan.

Applicant: Donald Reuwer Jr.

Background & Scope of Work: This property is located in the Lawyers Hill Historic District but does not contain a principal structure. There is an abandoned wood shingle sided outbuilding and other debris on the site. The application explains that Land Design and Development has been hired to lead the development of the property and that they would like to get feedback from the Commission before they look too closely at one scenario versus another. The property consists of 7.524 acres and zoned R-ED and the application explains that both detached and attached housing is allowed within that zoning district. This section of Lawyers Hill Road is designated a Scenic Road.

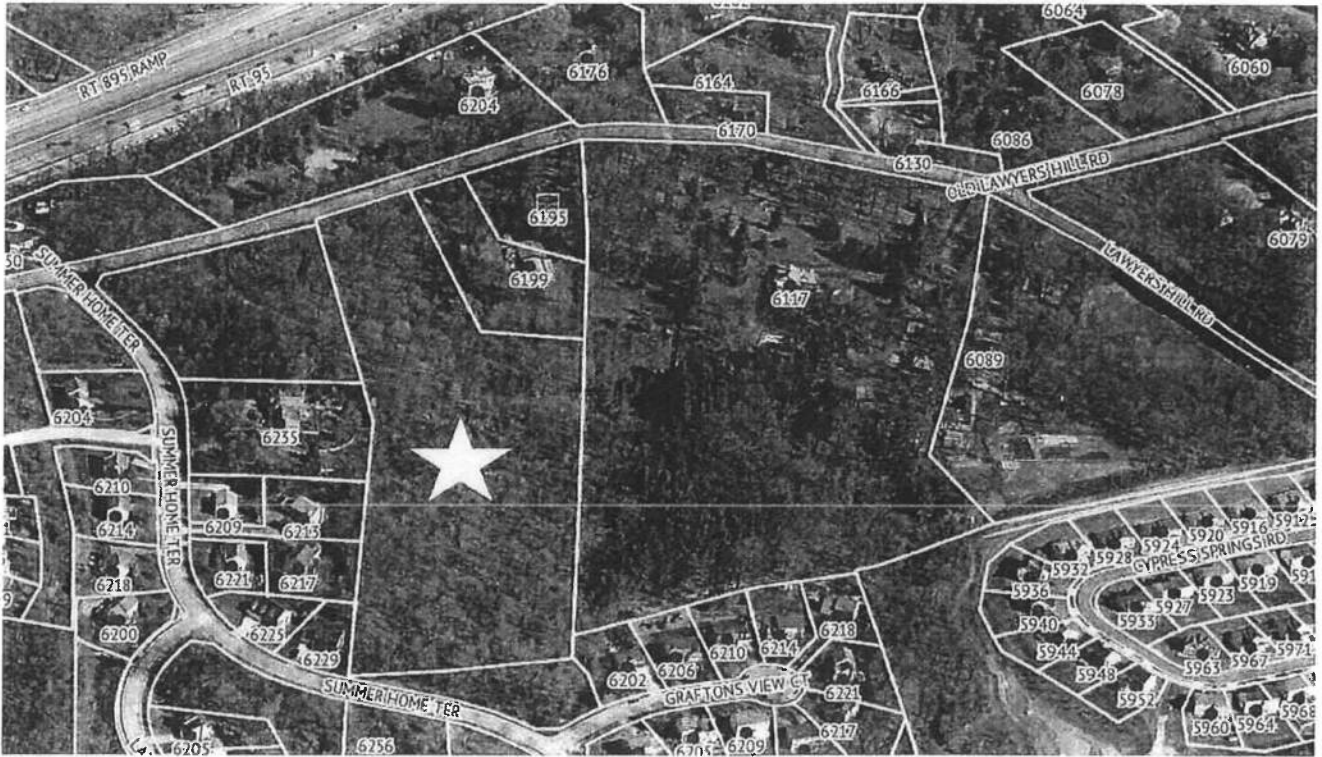


Figure 6 - Aerial view of property

Staff Comments: The Lawyers Hill Historic District is a local historic district and a National Register Historic District. The National Register District spans I-95 and is significant for its contributions in architecture as well as community planning and development. The National Register nomination states, "The Lawyers Hill Historic District is significant for its diverse collection of Victorian-era architecture and for its role as a 19th century summer community and early commuter suburb for prominent Baltimoreans...The Hill's unique character is based on its concentration of 19th century domestic dwellings located in the center of the community along Lawyers Hill and Old Lawyers Hill roads. The structures represent a range of 19th century architectural styles. While the buildings vary in style, they are closely related in setting, scale and materials. Lawyers Hill is also significant for its landscape architecture and community planning. Houses were built to fit the contours of the hillside and blend with the natural landscape. Most of the buildings are set back at least one hundred yards from the narrow and winding roads, evoking the spirit of the pre-auto era. The natural and man-made landscape

has been allowed to mature, shrouding the houses in foliage and creating thick canopies over the roads.”

The nomination form also explains that “houses were often architect-designed and usually included room for servant’s quarters, but in general the scale remained in keeping with the rural landscape...Construction is predominately wood, both post and beam and balloon frame, with wood siding, usually clapboard, shingles or board and batten. Roof materials included wood shingles, metal or slate...The architecture in the Lawyers Hill Historic District encompasses a broad array of styles ranging from 1738 Georgian Colonial to 1941 Georgian Revival. The collection of Victorian domestic architecture (circa 1841 to 1880) clustered around the Lawyers Hill Road and Old Lawyers Hill Road area is unparalleled in the county. While the houses are similar in terms of mass, proportion and materials, no two are exactly like. As a result, the Lawyers Hill landscape reads like a chronology of American architectural history, which each house reflecting the style of the time and expressing the individuality of its building. There are variations of the American Gothic Revival Form, Italianate, Queen Anne and Shingle-style structures. There is also a range of Colonial Revival houses, from Craftsman era rustic cottages to more formal Georgian, and mass-produced Dutch Colonial models from the early 20th century.” Some notable houses in Lawyers Hill include The Lawn, which built by Judge George Washington Dobbin in 1835 and located on Old Lawyers Hill Road. The Lawn is individually listed on a National Register of Historic Places, contains a Maryland Historical Trust easement and is considered a textbook example of the American Gothic Revival style. Maycroft, located on Old Lawyers Hill Road, is listed on the Historic Sites Inventory as HO-447 and dates to 1881. Maycroft is noted as being the finest example of Queen Anne in the County.

Aside from architecture, the landscaping in Lawyers Hill is also important. The nomination form explains, “historically, there has been a great emphasis on landscaping in Lawyers Hill...A wide diversity of forest trees continue to flourish on the hill, among them ash, beech, chestnut, sugar maple, oak, hickory, cedar, blue spruce, pine, lindens, dogwoods and hollies. Numerous ornamental trees and shrubs also survive on Lawyers Hill, some over one hundred years old, including boxwoods, paulownia, wisteria, rhododendron and roses. Mature fruit trees planted in the yards of many houses include apples, pears, peaches and cherry. The landscape is a carefully guarded legacy.” This legacy has been further guarded through voluntary land easements that many property owners have added over the years. The easements in Lawyers Hill include Rockburn Land Trust easements, Conservation easements, Maryland Environmental Trust

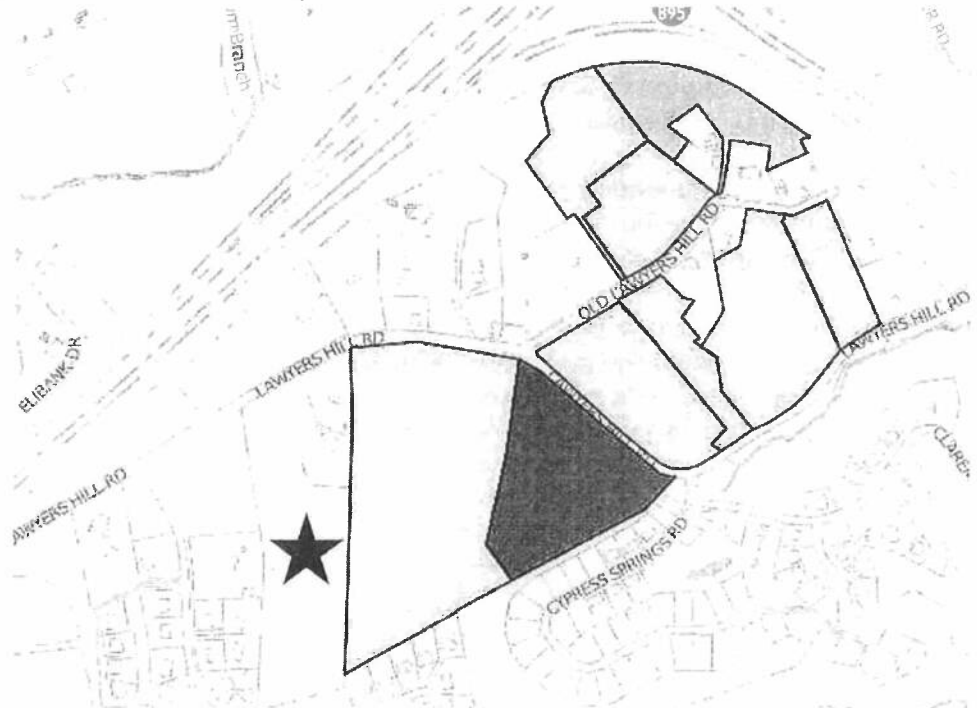


Figure 7 – Location of preserved land in Lawyers Hill

easements and Maryland Historical Trust easements (easements shown in green and blue below, subject property shown with a red star).



Figure 8 - Former historic house on property

While the subject property today only contains an outbuilding, there was a historic structure on the property known as The Rohleder House, HO-443. Aerial photography shows the house in 1993, but it appears to be rubble by 1998. The house was a two and a half story brown shingled structure, built in the Queen Anne style.

Staff Recommendation: Staff recommends any site plan that is developed takes into account the architectural and historical significance of Lawyers Hill and respects and complements these characteristics described above.

Testimony: Ms. Holmes noted a correction on the agenda that 6219 Lawyers Hill Road is located in Elkridge, not Ellicott City. Mr. Taylor clarified that although the agenda stated this matter was for a Certificate of Approval for exterior alterations, it is actually for should be Advisory Comments.

Mr. Shad swore in Donald Reuwer Jr. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Reuwer explained that the R-ED zoning allowed cluster development that can be attached or detached housing. He said the parcel is 8.6 acres based on a recent field run survey. Mr. Roth said the tax record showed the parcel as 7.54 acres. Mr. Reuwer said the field run survey should be accurate and that it is typical for the tax records to differ.

Mr. Reuwer showed the Commission the base plan using the information from the field run survey that included topography and identification of wetlands. Mr. Reuwer said specimen trees over 30 inches at diameter breast height (DBH) were marked and surveyed. Mr. Reuwer said the green tagged trees are in good condition while brown tagged trees are in poor to fair condition. Mr. Reuwer said the property fronts on Lawyers Hill Road and the site contains a lot of debris. Mr. Reuwer referred to the historic Gables house next to the parcel that is part of the neighboring subdivision of Summer Home Terrace.

Mr. Reuwer said there is an easement and connection to the sewer and water line and the County will require a loop water line. There is also water available from Lawyers Hill Road.

Mr. Roth said that a Certificate of Approval is required per the Guidelines for the removal of trees over 12 inches DBH. Mr. Roth recommended to revise the tree survey plans to identify such trees. Mr. Reuwer agreed.

Mr. Reich asked about the blue area on the map. Mr. Reuwer said the blue area shows the wetland and wetland buffer.

Mr. Reich asked about the difference in topography between GIS and the map. Mr. Reuwer said the map is a field run survey that is more accurate.

Mr. Reuwer began his presentation to show the Commission three different designs. The first scenario he showed was for active adult townhouse design options with 32 homes that would not impact schools and would be more environmentally sensitive. Mr. Reuwer said the townhouse design shown would not be in tradition with Lawyers Hill because there are no attached homes in the area.

The second design Mr. Reuwer showed was for a typical R-ED subdivision consisting of a 6,000 square foot minimum lot size and 50% open space requirement. Mr. Reuwer said he met with DPZ and modified the design options by re-arranging the plan to create a large open space area. Mr. Reuwer said there would be 16 total lots. He explained that the closest new house to the neighboring historic Gables house would be 300 feet. The houses would be setback about 400 feet from Lawyers Hill Road. Mr. Reuwer said the homes would average about 3,000 square feet and the selling price will be from the high \$700's to \$1 million. Mr. Reuwer said the proposed homes will not be visible from Lawyers Hill Road.

Mr. Taylor clarified that the plan depicted only 15 lots. Mr. Reuwer acknowledged the correct number of lots should be 15.

Mr. Roth asked if there is a 30-foot building restriction line around the development. Mr. Reuwer said yes.

Mr. Reich asked if the parcel to the right of the proposed development is in preservation. Mr. Roth, who is the owner of the land, said the land is under conservation with a Maryland Environmental Trust Easement. Mr. Roth said the conservation plan requires 9 of the 16 acres to be in forest conservation. Mr. Roth said the back part of the lot is protected forest under the forest conservation plan.

Mr. Reich asked about the other neighboring houses. Mr. Roth said the house at 6199 Lawyers Hill Road dates to the 1960s. Mr. Reuwer asked if Mr. Roth's house is historic. Mr. Roth said yes, his house at 6117 Lawyers Hill Road is a contributing structure and was built in 1930, with two barns that date to the 1840s. Mr. Roth said the Gables house at 6235 Lawyers Hill Road (on the west side of the property) and the house at 6195 Lawyers Hill Road (on the east side neighboring 6199) are contributing structures to the Lawyers Hill Historic District.

Mr. Reuwer presented the third design option. He explained that when fronting a scenic road in a historic district, a traditional residential neighborhood is permitted in Section 128 of the zoning regulations. Mr. Reuwer reviewed the regulation with the Commission. Mr. Reuwer said an example of this type of design would be Maple Lawn or Terra Maria. Mr. Reuwer said the 8 acres is not wide enough to create a grid street pattern. He explained that the traditional design allows for zero lot line dwellings

and a 4,000 square foot minimum lot size instead of a 6,000 square foot minimum lot size. He explained the difference in lot size results in a larger buffer of 35 feet instead of 30 feet around the new development. Mr. Reuwer said some elevation designs include detached garages on the rear or underneath the house.

Mr. Reuwer provided photos of the Terra Maria design and Maple Lawn houses to the Commission. Mr. Reuwer said such design allows the house to have the porch near the sidewalk and garages at the rear of the house, in addition to a turnaround at the end of the street for firetrucks. Mr. Reich asked if the topography rises up and then back down after the first four houses in the proposed development. Mr. Reuwer pointed to the map to show where the topography changes and which lots would rise up then down. Mr. Reuwer said none of the lots are final and there will be a lot of tweaking to be done, but he would like feedback from the Commission.

Ms. Tennor said the footprints of the proposed traditional design looks smaller than the R-ED cluster version, but the unit numbers increase from 15 to 18 lots. Mr. Reuwer said yes, but the proposed units are not as valuable as the R-ED version.

Mr. Roth asked if the lot was going to be regraded. Mr. Reuwer said he intends to do minimal grading. Mr. Reich asked if 90 percent of the property will be cleared. Mr. Reuwer said 50 percent stays and will be open space. Mr. Reuwer explained that the cost to clear an acre is about \$5,000 per acre, and he prefers not to clear trees unless required.

Mr. Roth asked if there are issues with sewer access for houses located on the north side of the property. Mr. Reuwer said no. Mr. Roth asked if the knoll in the center of the property will be removed. Mr. Reuwer said no.

Mr. Reich asked if there is any insight into the density. Mr. Reuwer said the proposed density is within the allowed density and importing density of 10% is also permitted.

Mr. Taylor asked if the road in the development will be public. Mr. Reuwer said yes, and the plan is to install more than the required landscaping for the buffer.

Mr. Reich asked if the development will be buffered from the historic district. Mr. Reuwer said yes. Mr. Reich asked about the development's entrance and how it will work with the neighboring community. Mr. Reuwer said since there is a scenic road, a four feet high stone entrance monument is an option. Mr. Reich asked if there will be a feature to buffer the view of the rest of the neighborhood. Mr. Reuwer said he will save the woods in the front of the property. He explained that the first house is located about 400 feet from the front of the property, back through the woods. Mr. Reuwer said he has only identified trees over 30 inches DBH, but he will go back and identify trees over 12 inches DBH.

Ms. Tennor commented the desire is not to have front loading garages be a dominant feature. She said but the proposed layouts are different from other properties in the historic district in its density, which is not ideal.

Mr. Reich asked about the Commission's authority of density within the historic context. Mr. Taylor said this parcel has R-ED zoning and a historic district overlay. Mr. Taylor recommended the Commission review Chapters 8 and 9 of the Lawyers Hill Design Guidelines to make an informed decision. Mr. Taylor said although the ultimate approval of a subdivision plan is by DPZ, the Commission can indicate the proposed development has high density since this case is for Advisory Comments. Mr. Roth said there may be ways to discuss density within the historic context of the District.

Mr. Taylor referred to the Guidelines for new construction which explain that new construction should be setback substantially from public roads and compatible with existing architecture in the District. Mr. Reich said the Commission can approve or disapprove the final design of the proposed development. Mr. Taylor clarified that DPZ is the approval authority for the design of subdivisions, but the Commission has to approve the architecture of each structure. Mr. Reich said he wants to understand how much authority the Commission has. Mr. Taylor said the Commission's decision will need to be supported by evidence that is consistent with the intent and purpose of the Lawyers Hill Historic District Guidelines.

Mr. Reuwer said new homes can represent the style of their own period and do not need to replicate. Mr. Taylor said the development should be compatible and reflective of the existing neighborhood.

Mr. Shad asked if anyone in the audience wished to present testimony.

Mr. Shad swore in David Errera. Mr. Errera said he would not recommend building a development that looks like a suburban subdivision. The development should reflect the surrounding scenic area, not cookie cutter homes, even if they sell for \$800k. Mr. Errera said zero lot lines are not ideal and the proposed density is too high. Mr. Errera said single family homes should be further apart to reflect the other structures on Lawyers Hill Road. Mr. Errera said the installation of sidewalks and street lamps are typical in a modern development but are not found in Lawyers Hill. Mr. Errera said the style of the homes should be varied and they should avoid building overly large mansions to stay in character with other homes in the District. Mr. Errera hopes the proposed plan would look more like Lawyers Hill and less like Claremont Overlook.

Mr. Shad swore in Howard Johnson. Mr. Johnson said he lives south of the proposed development. Mr. Johnson said the topography of Claremont Overlook changed completely because the hill was blasted away. The development of the Gables/Summer Home Terrace was watched carefully and reflects the District's characteristics. He explained there are larger homes and larger lots in the area and that should be reflected in the proposed development by reducing the density in half and increasing setbacks and buffers.

Mr. Shad swore in Michelle Klein. Ms. Klein said the Guidelines stipulate setbacks to protect viewshed of homes in the area. Ms. Klein said the entire back wall of her home is floor to ceiling windows where the view would be impacted, and a buffer is needed. Ms. Klein said the eastern property line on the plan is covered in evergreens and not specimen trees but should not be cut down. Ms. Klein said there is lots of wildlife in the area. She explained that the District was split by the construction of Interstate 95, and other residential developments, reducing the habitat for wildlife. Ms. Klein said although the density is allowed, the proposed density is not ideal. The District's characteristics should be preserved. Ms. Klein said an entrance feature would look out of character and would not be compatible with the historic nature. The Guidelines is to honor the intention of the District, especially since there are not many others like it. Ms. Klein said the Guidelines reference topography and grading and recommend creating driveways that are wide enough for a one lane road. She said the proposed two lane road may require serious grading that impacts the environment. Ms. Klein is worried about the impact of connecting to sewer, water, electric and fiber optic. Ms. Klein recommend the access to the development be constructed off of Summer Home Terrace. She said townhomes are not in keeping with the District and that new construction should be built in the styles documented in Chapter 3 of the Guidelines. Ms. Klein asked if there will be sidewalk. Mr. Reuwer said yes, a sidewalk is required on one side of the street. Ms. Klein asked if the sale closed on the property. Mr. Reuwer said he did not know.

Mr. Shad swore in Angela Shplet. Ms. Shplet echoed comments of previous speakers about the density. Ms. Shplet said she lives on a half-acre lot and she believes there should be more space between lots. She explained that she does not live in the district, but they try to conform and have tree lined pathways. Ms. Shplet said townhome and neo traditional designs are not characteristic of the community. Ms. Shplet asked if the new development will have an HOA. Mr. Reuwer said yes.

Mr. Shad swore in Finn Ramsland. Mr. Ramsland said he has two testimonies to present, one for himself and another for Mr. Josh Robinson who lives in the historic Gables house. Ms. Burgess said Mr. Robinson emailed his testimony in advance and Ms. Burgess already forwarded the testimony to the Applicant. Mr. Ramsland said he moved into the historic community about a year ago with his family. The houses are farther apart and kids can walk up and down the street. He explained there are currently about 30 houses in the historic district. He said the proposed development would be an increase of 50% of density on 10% of the land. He said if townhomes are built then the density increase would be 106%. Mr. Ramsland hopes Mr. Reuwer will find a way to preserve the uniqueness of the community.

Mr. Ramsland read Mr. Robinson's testimony. Mr. Robinson is concerned the historic Gables house will be cut off from the rest of the Historic District by the new development. Mr. Robinson would like to see the woodlands and landscaping preserved by creating an entrance on Summer Home Terrace. Mr. Robinson said many people walk on Lawyers Hill Road and the new development will cause an increase in traffic that would create safety issues for pedestrians. Mr. Robinson suggested a land conservation easement to preserve land around the historic Gables house and Mr. Robinson also quoted the Guidelines that recommended against blocking views of historic homes.

Mr. Shad swore in Cathy Hudson. Ms. Hudson said the Lawyers Hill community is a tight knit community with a great history that Mr. Reuwer will become a part of. Ms. Hudson said many owners gave up development rights by putting property under easements in order to preserve the land. Ms. Hudson recommended Mr. Reuwer build two houses and put the land into an easement. Mr. Roth said the parcel can be a sending density site. Mr. Reuwer said the parcel can only send three lots. Ms. Hudson asked if Mr. Reuwer is the property owner. Mr. Reuwer said he was unsure who the owner is.

Mr. Shad swore in Kristy Mumma. Ms. Mumma said she echoed similar concerns about lot lines and high density. Ms. Mumma said the development should be single family homes with more design variety to include diverse building styles from different time periods with unique characteristics like large windows, fireplaces, porches that would echo the characteristics of existing homes. Ms. Mumma was concerned about lot layouts that does not seem to reflect the contours of the land. Ms. Mumma said the plan should fit with the contours of the natural landscape. Ms. Mumma was also worried about removal of large specimen trees and hopes the plan can include more trees to be saved. Ms. Mumma said there are many small streams on the lower portion of the land and significant elevation changes and that could alter the landscape at the entrance on Summer Home Terrace. Ms. Mumma reiterated the importance to save trees and provide dense buffers to make sure that houses are not seen from adjoining properties.

Ms. Burgess asked for clarification about the concern or consideration of having the entrance through Summer Home Terrace which seems to be designated open space. Ms. Burgess said she is not making a recommendation but simply asking for clarification based on the comments heard this evening. Mr. Reuwer said that parcel is owned by the Summer Home Terrace HOA and the HOA would have to agree on access in that area.

Mr. Roth said he thinks that the map is correct (looking at a part of the stream on the HOA parcel in reaction to Ms. Mumma's testimony) that there are more streams than shown. Mr. Reuwer said flags are marking the wetlands right now.

Mr. Roth said he lives next door to the property and is familiar with its history. Mr. Roth researched the land records and said before lawyers came to Lawyers Hill – Mary Dorsey of Rockburn estate sold five acres to her cousin, Jason Petticord around 1840. The area is the most southern side of the parcel being reviewed. There are remains of a home and hearth there would be an interesting archeological site.

Mr. Roth said the Commission needs to make sure the proposed development is compatible with the historic character of the District. He explained that Chapter 3 of the Guidelines states that no two homes are alike in Lawyers Hill and the land should have minimal clearing and grading to preserve the natural landscape. Mr. Roth said Chapter 4 states that archeological resources should be protected and preserved, which is why he referenced the historic Petticord home. Mr. Roth said the Guidelines state that spatial relations should not be destroyed. He said the proposed development should be compatible with size, scale, proportion, and massing to protect the integrity of the property and its environment. Mr. Roth said he does not believe any of the proposals meet the criteria.

Mr. Roth said that excessive grading, such as that at Claremont or Cypress Springs, could compromise the historic context of the landscape and finds the proposals are inconsistent with Chapter 10 of the Guidelines.

Mr. Roth said Chapter 8 of the Guidelines outlines new construction requirements. Mr. Roth said the Commission should protect the environment and its sensitive resources; minimize site disturbance; and not disturb contours of the site. Mr. Roth said although the plans seems to buffer wetlands, the overall development plan threatens the contours of the land.

Mr. Reuwer said there are no steep slopes on the plan. Mr. Roth said if hillsides are removed, trees root systems could be exposed causing them to die.

Mr. Roth said homes should be screened from each other to match existing character and not just screened from the road. Mr. Roth recommends single family homes to be built that do not obstruct other homeowners' views.

Mr. Roth said the historic driveway should be maintained and new driveways should be one lane per the Guidelines. Mr. Roth said the access road is not consistent with maintenance of historic driveway. Mr. Roth said a modern subdivision should not be built in a historic district. Mr. Roth suggested perhaps only building two to three houses along the ridge line and recommended one lane driveways.

Ms. Tennor said she agreed with Mr. Roth. Ms. Tennor said if the justification for the development is based on the houses not being visible, then the plan is not ideal.

Mr. Reich said he agreed with Mr. Roth. Mr. Reich said there is a need to provide a dense buffer all the way around the site, like the viewshed preserved around the Gables house. Mr. Reich said the plan should show how grading will really be with the twenty-foot rise and drop over the hill because the plan seems like most of the parcel would be regraded and leveled out. Mr. Reich asked for a revised plan showing more trees to be saved.

Mr. Roth said the development should not be hidden, but rather be compatible with the existing District. Mr. Roth believes that 16 units would not be compatible with the community.

Mr. Reuwer said that he would like Mr. Roth to recuse himself from the Commission on this case. Mr. Reuwer cited the Commission's rules and that he believes Mr. Roth has a conflict of interest. Mr. Roth did not think he had a conflict of interest.

Mr. Shad said he echoed the Commission's comments. Mr. Shad said although zoning allows a certain amount of density, the proposed density is not wise. Mr. Shad encourage Mr. Reuwer to look at reducing the density with fewer homes that would be in keeping with the area.

HPC-18-23 – 3598 Fels Lane, Ellicott City

Advisory Comments for Site Development Plan.

Applicant: Matthew Pham

Background & Scope of Work: This property is located in the Ellicott City Historic District and does not contain any structures. The Applicant seeks Advisory Comments on the site development plan for the construction of a new single family house. The property is 0.518 acres and is zoned R-VH (Residential: Village Housing). In December 2014 the Commission approved the construction of a new single family house. However, that house was never constructed and the approval has since expired. The location of the current plan is slightly different and was chosen to minimize disturbance to the steep slopes and stream buffer. The previous plan approved would have required significant retaining walls.

Staff requested additional information on the site plan and the Applicant provided the following: The footprint of the house will be 44 feet wide by 34 feet deep and will be under 1500 square feet. A side porch will be 10 feet wide, which brings the total width of the house to 54 feet. The Applicant has provided a sketch of the front elevation of the house (there are two elevations on the sketch, the Applicant prefers the one on the bottom), which was included in the application packet. The house will have a covered front porch and side deck with a second story balcony. The back of the house will have a covered deck.

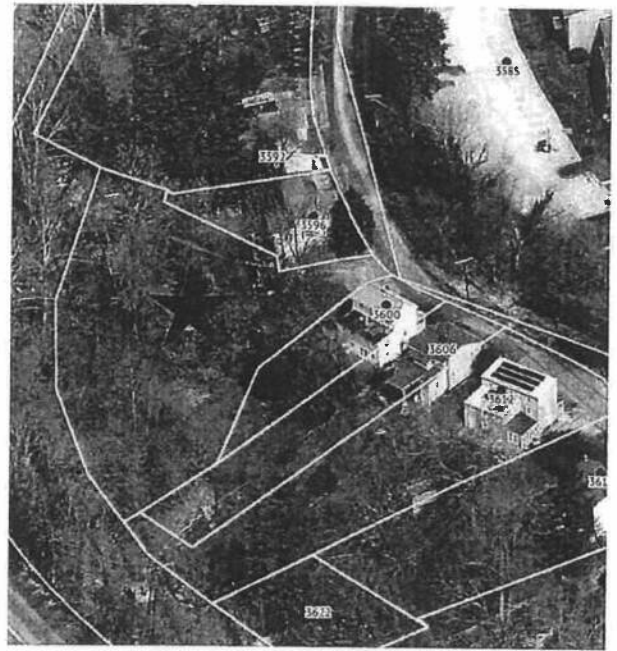


Figure 9 - Aerial view of property



DEPARTMENT OF PLANNING & ZONING

Joseph W. Rutter, Jr., Director

October 14, 1993

Mr. and Mrs. Eulas M. Pollard
6061 Lawyers Hill Road
Elkridge, MD 21227

Dear Mr. and Mrs. Pollard:

RE: Proposed Historic District for the Lawyer's Hill
Community

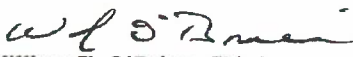
As you may be aware, the Department of Planning and Zoning has received requests from numerous property owners in Lawyer's Hill requesting that a local historic district be established. This letter is being sent to inform you of the Department's intention to file a petition to the Zoning Board to create a local historic district for the Lawyer's Hill Community in accordance with Section 16.602 of the Howard County Code. The enclosed map indicates those properties proposed to be in the local district. The land uses allowed by the underlying zoning will not be affected should these properties be placed within a local district. ?

Properties within the local district will be subject to review by the County's Historic District Commission (H.D.C.) for changes to exterior appearance. The Historic District Commission meets monthly to review applications for such exterior changes. Copies of the existing H.D.C. powers and rules of procedures as well as the Secretary of Interior's Standards for Rehabilitation are available by calling the Department of Planning and Zoning at (410) 313-2393. Please also be advised that this Department is proposing several amendments to the County Code concerning the H.D.C. Copies of the proposed legislation will be available after October 20th.

You will have opportunities to comment on this proposal at the November 4th meeting of the Historic District Commission (7:30 p.m.) and at subsequent meetings of the Planning Board on November 10th (9:30 a.m.) and the Zoning Board.

Please do not hesitate to contact me at (410) 313-2393 if you have any questions about this proposed local historic district.

Sincerely,


William F. O'Brien, Chief
Division of Comprehensive Planning
and Zoning Administration

WFO:bsw

I believe this was for my mother's property 6061
which had absolutely no historical value at all.
was not included in historical area.



DEPARTMENT OF PLANNING & ZONING

Joseph W. Rutter, Jr., Director

January 5, 1995

Ms. Bertha S. Rohleder
6061 Lawyers Hill Road
Elkridge, MD 21228

RE: Draft Design Guidelines for the Lawyers Hill
Historic District

Dear Ms. Rohleder:

You are probably aware that your residence is included in the local Lawyers Hill Historic District, established in April, 1994, by the Howard County Zoning Board. Exterior alterations to structures or properties in the Historic District now require prior approval by the Howard County Historic District Commission.

The Department of Planning and Zoning has prepared draft Design Guidelines for the Lawyers Hill Historic District. The Design Guidelines describe the historic architecture and landscape features of the Historic District and suggest guidelines for rehabilitation and new construction to preserve these historic qualities. These guidelines will assist the Historic District Commission in reviewing applications and will help residents plan projects and prepare applications for the Commission. The draft Design Guidelines also describe certain minor alterations that are considered "routine maintenance" and do not require review or approval by the Historic District Commission. Members of the Elk Ridge Assembly Rooms assisted the Department of Planning and Zoning by reviewing and commenting on early drafts of the Design Guidelines.

Before the Design Guidelines are used by the Historic District Commission, the Commission must hold a public hearing and formally adopt the Guidelines. All Historic District residents and property owners and any other interested persons may make comments at the public hearing. Before adopting the Guidelines, the Commission may amend the Department of Planning and Zoning draft based on comments made at the public hearing or its own opinions. The Commission's hearing is scheduled for March 2, 1995 at 7:00 p.m.

On January 19, 1995, at 7:00 p.m., Department of Planning and Zoning staff will meet with Historic District residents at the home of Richard and Janice Menear, at 6036 Old Lawyers Hill Road. We plan to present the draft Lawyers Hill Design Guidelines, explain the public hearing process, and answer questions. Copies of the draft Design Guidelines will be available at the meeting.

My grandmother's house burned to the ground in 1992,
She had died Apr. 1986, house had been vacant since
around 1984 when we (my wife and I) took her into our house
and eventually into a nursing home. To get any gov. assistance
we would have to make her a ward of the state and turn property
over to govt.

January 5, 1995

Following this meeting, the required newspaper advertisement for the Historic District Commission's public hearing will be published at the end of January so that the hearing can occur on March 2. The Department of Planning and Zoning will accept and consider comments on the draft guidelines that are received in this office prior to January 27, 1995. Residents and property owners should also plan to attend the public hearing in March and submit their verbal or written comments to the Historic District Commission.

I hope you will attend the January 19 meeting. If you have any questions about the meeting or other issues affecting the Lawyers Hill Historic District, or if you cannot attend the January 19 meeting but would like a copy of the draft Design Guidelines, please call Jenifer Huff of this Division at 313-2393.

Sincerely,



William F. O'Brien, Chief
Division of Comprehensive Planning
and Zoning Administration

WFO/JLH:jlh

SECTION 107.0: - R-ED (Residential: Environmental Development) District

A. Purpose

The R-ED District is established to accommodate residential development at a density of two dwelling units per net acre in areas with a high proportion of sensitive environmental and/or historic resources. Protection of environmental and historic resources is to be achieved by minimizing the amount of site disturbance and directing development to the most appropriate areas of a site, away from sensitive resources. To accomplish this, the regulations allow site planning flexibility and require that development proposals be evaluated in terms of their effectiveness in minimizing alteration of existing topography, vegetation and the landscape setting for historic structures.

B. Uses Permitted as a Matter of Right

1. One single-family detached dwelling unit per lot.
2. One zero lot line dwelling unit per lot.
3. Single-family attached dwelling units.
4. Farming provided that on a residential lot or parcel of less than 40,000 square feet no livestock shall be permitted. However, residential chicken keeping is allowed as noted in Section 128.0.
5. Conservation areas, including wildlife and forest preserves, environmental management areas, reforestation areas, and similar uses.
6. Private recreational facilities, such as parks, athletic fields, swimming pools, basketball courts and tennis courts, reserved for use by residents of a community and their guests. Such facilities shall be located within condominium developments or within communities with recorded covenants and liens which govern and provide financial support for operation of the facilities.
7. Convents and monasteries used for residential purposes.
8. Government structures, facilities and uses, including public schools and colleges.
- 9.

Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of charitable, social, civic or educational organizations, subject to the requirements of Section 128.0.D.

10. Seasonal sales of Christmas trees or other decorative plant materials, subject to the requirements of Section 128.0.D.
11. Underground pipelines; electric transmission and distribution lines; telephone, telegraph and CATV lines; mobile transformer units; telephone equipment boxes; and other, similar public utility uses not requiring a Conditional Use.
12. Commercial communication antennas attached to structures, subject to the requirements of Section 128.0.E. Commercial communication towers located on government property, excluding School Board property, and with a height of less than 200 feet measured from ground level, subject to the requirements of Section 128.0.E. This height limit does not apply to government communication towers, which are permitted as a matter of right under the provisions for "Government structures, facilities and uses."
13. Volunteer fire departments.

C. Accessory Uses

The following are permitted accessory uses in the R-ED District. More than one accessory use shall be permitted on a lot, provided that the combination of accessory uses remains secondary, incidental and subordinate to the principal use.

1. Any use normally and customarily incidental to any use permitted as a matter of right in this District. Accessory Structures are subject to the requirements of Section 128.0.A.
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; and,
 - c. The accessory apartment shall have no more than two bedrooms.
- 3.

Farm tenant houses, caretakers' cottages and similar uses customarily accessory to agricultural and residential estate uses, provided that these uses shall not be permitted on parcels of less than 50 acres, and further provided that one unit shall be allowed for each 50 acres of that parcel.

4. The housing by a resident family of:
 - a. Not more than four non-transient roomers or boarders; or
 - b. Not more than eight mentally and/or physically disabled persons or persons 62 years of age or older, provided the use is registered, licensed or certified by the State of Maryland; or
 - c. A combination of a and b above, provided that the total number of persons housed in addition to the resident family does not exceed eight.
5. Home occupations, subject to the requirements of Section 128.0.C.
6. Home care, provided that if home care is combined with housing of mentally or physically disabled persons or persons 62 years of age or older, as allowed by Subsection 4.b above, the total number of persons receiving home care at any one time plus the number of persons being housed shall not exceed eight.
7. Parking:
 - a. Off-street parking of no more than two commercial vehicles on lots of three or more acres and no more than one commercial vehicle on lots of less than three acres. Private off-street parking is restricted to vehicles used in connection with or in relation to a principal use permitted as a matter of right in the district.
 - b. Off-street parking or storage of unregistered, inoperable, wrecked, dismantled or destroyed motor vehicles shall not be permitted, except as provided by Section 128.0.D.
8. Storage of recreational vehicles or boats, provided that on lots of 20,000 square feet or smaller, such storage shall be limited to the following:
 - a. One recreational vehicle with a length of 30 feet or less; and
 - b. One boat with a length of 20 feet or less.
9. Farm stand, subject to the requirements of Section 128.0.I.
10. Snowball stands, subject to the requirements of Section 128.0.D.

11. Home-based contractors on lots larger than two acres, subject to the requirements of Section 128.0.C.2.
12. Small Wind Energy System, building mounted, on single-family detached dwellings and non-residential structures only, subject to the requirements of Section 128.0.L.
13. Residential Chicken Keeping, subject to the requirements of Section 128.0.D.
14. Accessory Solar Collectors.
15. Livestock on residential lots or parcels, subject to the requirements of Section 128.0.D.
16. Community Supported Agriculture, subject to the requirements of Section 128.0.I.
17. Accessory storage buildings and shipping container, as accessory storage structures, subject to the requirements in Section 128.0.D.

(Bill No. 53-2017(ZRA-169), § 1, 11-13-2017)

D. Bulk Regulations

(Also see Section 128.0.A, Supplementary Bulk Regulations, and 128.0.G., Alternative Regulations for Traditional Residential Neighborhoods.)

1. The following maximum limitations shall apply:
 - a. Height
 - (1) Principal structure 34 feet
However, the maximum height for single-family attached Dwellings with gable, hip or gambrel roofs shall be 40 feet
 - (2) Accessory structure 15 feet
 - b. Lot coverage for structures within single-family attached projects developed with one dwelling unit per lot 60%
 - c. Density 2 dwelling units per net acre
 - d. Maximum units per structure—single-family attached 8 units per structure

2. Minimum lot size requirements
 - a. Single-family detached dwellings 6,000 sq. ft.
 - b. Except zero lot line dwellings 4,000 sq. ft.
 - c. Single-family semi-detached dwellings 4,000 sq. ft.
3. Minimum lot width at building restriction line
 - a. Single-family detached dwellings 50 feet
 - b. Except zero lot line dwellings 40 feet
 - c. Single-family semi-detached dwellings 40 feet
4. Minimum setback requirements
 - a. From external public street right-of-way—all structures and uses 75 feet
 - b. From internal public street right-of-way—all structures and uses
 - (1) Front or side 20 feet
 - (2) Rear
 - (a) Accessory structures on single-family detached lots 10 feet
 - (b) Other 20 feet
 - (3) Uses (other than structures), excluding uses in single-family detached development projects and parking for single-family attached dwellings 20 feet
 - c. From project boundaries—
 - (1) Structures and uses in single-family attached development projects 50 feet
except adjoining single-family detached developments\75 feet
 - (2) Structures in single-family detached developments 30 feet
 - (3) Other structures and uses 50 feet
 - d. From lot lines—structures and uses in all development projects except single-family attached:
 - (1) Principal structures
 - (a) Front 20 feet

(b) Side 7.5 feet

Except zero lot line dwellings\0 feet

A minimum of 15 feet must be provided between structures

(c) Rear 25 feet

(2) Detached accessory garages or sheds

(a) Front 20 feet

(b) Side 0 feet

(c) Rear 0 feet

(3) Other accessory structures

(a) Front 20 feet

(b) Side 7.5 feet

(c) Rear 5 feet

(4) Uses (other than structures) in all development projects except single-family detached or attached 20 feet

5. Minimum distances between single-family attached buildings, or between single-family attached buildings and single-family detached dwellings:

a. Face to face 30 feet

b. Face to side/Rear to side 30 feet

c. Side to side 15 feet

d. Rear to rear 60 feet

e. Rear to face 100 feet

E. Moderate Income Housing Units

At least 10% of the dwellings in each R-ED development shall be Moderate Income Housing Units. Multi-plex units that are comparable in size to surround dwellings are permitted on a single-family detached lot.

F. Approval of the Preliminary Equivalent Sketch Plan by the Planning Board

1.

For developments in the R-ED District requiring a Sketch Plan, a preliminary equivalent sketch plan must be approved by the Planning Board.

2. The Planning Board, before acting upon the preliminary equivalent sketch plan, shall receive comments from the Department of Planning and Zoning and the Subdivision Review Committee and shall hold a public hearing.
3. A preliminary equivalent sketch plan submitted for review shall include all of the information required by the Subdivision and Land Development Regulations of the Howard County Code as well as the following information:
 - a. The existing environmental and historic resources of the site, including: streams, wetlands and their buffers; extent and quality of existing vegetation, especially tree cover, steep slopes; historic structures and their landscape setting; and the scenic qualities of the site.
 - b. The location of proposed improvements in relation to the resources cited above.
 - c. The location and amount of sensitive areas which will be disturbed by structures, paved surfaces, and infrastructure, if any, and plans for minimizing such disturbances.
 - d. The location and amount of grading and clearing.
 - e. Plans for minimizing site disturbance and preserving the existing topography, vegetation and landscape character.
 - f. Documentation indicating how the proposed development will comply with the requirements of the Howard County Forest Conservation Program.
 - g. The proposed construction practices and post-construction site maintenance strategies to minimize development impacts on forest and other resources.
 - h. Proposed open space, easements, and other forms of permanent protection for sensitive areas, forest conservation areas, or other on-site resources such as historic structures and settings.

4. The Planning Board may approve, approve with modifications and/or conditions attached, or disapprove the preliminary equivalent sketch plan, stating the reasons for its action. The Planning Board's decision shall be based upon the criteria given in Subsection F.6 below.
5. The Planning Board may, at the time of approval of the preliminary equivalent sketch plan, require the subsequent approval by the Board of a Site Development Plan for all or a portion of the development.
6. The following criteria shall be used in evaluating preliminary equivalent sketch plans:
 - a. The proposed lay-out of lots and open space effectively protects environmental and historic resources.
 - b. Buildings, parking areas, roads, storm water management facilities and other site features are located to take advantage of existing topography and to limit the extent of clearing and grading.
 - c. Setbacks, landscaped buffers, or other methods are proposed to buffer the development from existing neighborhoods or roads, especially from designated scenic roads or historic districts.

G. Approval of the Site Development Plan by the Planning Board

1. Planning Board approval of a Site Development Plan is required if:
 - a. A sketch plan is not required for the development; or
 - b. The Board has reserved for itself the authority to approve the Site Development Plan; or
 - c. The Site Development Plan is for the development of buildings on an open space lot; or
 - d. The proposed development differs from the approved preliminary equivalent sketch plan in one of the following ways:
 - (1) The limits of clearing and grading are such that the development will impact a significantly larger area of the site than indicated on the sketch plan.
 - (2) The development will have a greater adverse impact on environmentally sensitive areas than indicated on the sketch plan.

2.

The Planning Board may approve, approve with modifications and/or conditions attached, or disapprove the Site Development Plan, stating the reasons for its action. The Planning Board's decision shall be based upon the criteria listed in Section 107.0.F.6 above.

3. Minor additions and modifications to Site Development Plans approved by the Planning Board and meeting the criteria below shall not require Planning Board approval. Also, minor new projects which have been granted a waiver of the Site Development Plan requirement by the Director of Planning and Zoning do not require Planning Board approval. However, all changes of use which require exterior site alterations require Planning Board approval.

Minor projects not requiring Planning Board approval:

- a. Minor additions to structures, with a floor area no larger than 10% of the existing floor area of the structure, not to exceed 1,000 square feet.
- b. Minor new accessory structures if the location does not interfere with existing site layout (e.g. circulation, parking, loading, storm water management facilities, open space, landscaping or buffering.)
- c. Clearing or grading that does not exceed 2,000 square feet in area.
- d. House-type revisions to approved Site Development Plans for single-family detached developments and for no more than 25% of the total number of dwelling units on the Site Development Plans for single-family attached or apartment developments.
- e. Similar minor modifications as determined by the Department of Planning and Zoning.

H. Density Exchange for Neighborhood Preservation Parcels

1. Sending Parcel for the Neighborhood Preservation Density Exchange Option:

A parcel qualifying with the criteria for residential infill development as defined in Section 16.108(b) of the Subdivision and Land Development Regulations or parcels principally used for a Swimming Pool, Community, as defined in the Zoning Regulations may be sending

parcels for the Neighborhood Preservation Density Exchange Option in accordance with the requirements of Section 128.0.K of the Zoning Regulations.

2. Receiving Parcel for the Neighborhood Preservation Density Exchange Option:

A parcel may be developed as a receiving parcel under the Neighborhood Preservation Density Exchange Option at a bonus of up to 10% more dwelling units than would be achievable based on net density in the R-ED District , in accordance with the requirements of Section 128.0. of the Zoning Regulations.

I. Other Provisions

1. Development Under R-20 Regulations

a. Land in the R-ED District may be developed pursuant to the R-20 District regulations in their entirety, if the property to be developed is either:

(1) A lot or group of contiguous lots with a combined total lot area of less than 100,000 square feet; or

(2) A lot of any size which has not been subdivided since October 18, 1993 and which is improved or proposed to be improved by a single-family detached dwelling.

b. Land developed pursuant to this Section is not subject to the R-ED District regulations, including the requirement for Planning Board review.

2. A zero lot line dwelling unit, detached garage or shed may be located on the property line provided that no part of the building shall protrude onto the adjoining lot, and provided that at the time of recordation of the Final Subdivision Plan, easements shall be recorded to permit access to the adjoining lot for purposes of maintenance to the side of any zero lot line dwelling, garage or shed which faces a side yard of less than seven and one-half feet. Further, a maintenance agreement shall be included in the deed where appropriate.

3. Conservation Easements

- a. Conservation easements used to protect environmentally sensitive land in the R-ED District shall be approved by the Department of Planning and Zoning and shall be recorded at the time of recordation of the final plat. Easements shall run with the land, shall be in full force and effect in perpetuity, and shall describe and identify the following:
 - (1) Location, size, and existing improvements on the parcel covered by the easement.
 - (2) A prohibition on future use or development of the parcel for uses incompatible with the conservation easement.
 - (3) A prohibition on future subdivision of the parcel.
 - (4) Provisions for maintenance of the parcel.
 - (5) Responsibility for enforcement of the easement agreement.
 - (6) Provisions for succession in the event that one of the parties to an easement agreement ceases to exist.
- b. At least one of the following entities shall be parties to the easement in addition to the property owner:
 - (1) Howard County government;
 - (2) Maryland Environmental Trust or Maryland Historical Trust;
 - (3) A land conservation organization approved by the County Council.

J. Conditional Uses

Conditional Uses in the R-ED District are subject to the detailed requirements for Conditional Uses given in Section 131.0. For the list of permitted Conditional Uses, refer to the chart in Section 131.0.

K. Regulations for ALPP Purchased Easements

1. Uses on ALPP purchased easements shall be in accordance with Section 106.1.b through section 106.1.D, provided, however, for the allowable accessory uses listed in Section 106.1.C.1, only those uses which are eligible as potential farm uses in the R-ED District, as specified in section

128.0.I, are permitted, and for the allowable Conditional Uses listed in Section 106.1.d.1.A, only those uses which are eligible as Conditional Uses in the R-ED District, as specified in section 131.0.N, are permitted.

2. Bulk Requirements for ALPP Purchased Easements

On Howard County ALPP Purchased Easement properties, lots may be created pursuant to the applicable Howard County laws and regulations governing the easement, subject to the following requirements.

- a. The following requirements shall apply instead of the requirements of Section 107.0.D.2:

Lot size:

Maximum\1 acre

Minimum 40,000 square feet

- b. For properties not served by public water and sewer the one acre maximum lot size required by this section may be increased up to a maximum of 1.2 acres provided that:

(1) The location of the proposed lot has been approved by the Howard County Agricultural Land Preservation Board; and

(2) The Department of Planning and Zoning determines that:

(a) The increase in lot size is necessary to accommodate the Health Department approved locations for the sewage disposal easement and well; and

(b) The proposed lot is a regularly shaped lot in accordance with Section 16.120 (b) of the Howard County Code.

(3) The increase in lot size shall be approved:

(a)

By the Department of Planning and Zoning as an
Administrative Adjustment pursuant to Section 100.0.F
of the Zoning Regulations; or

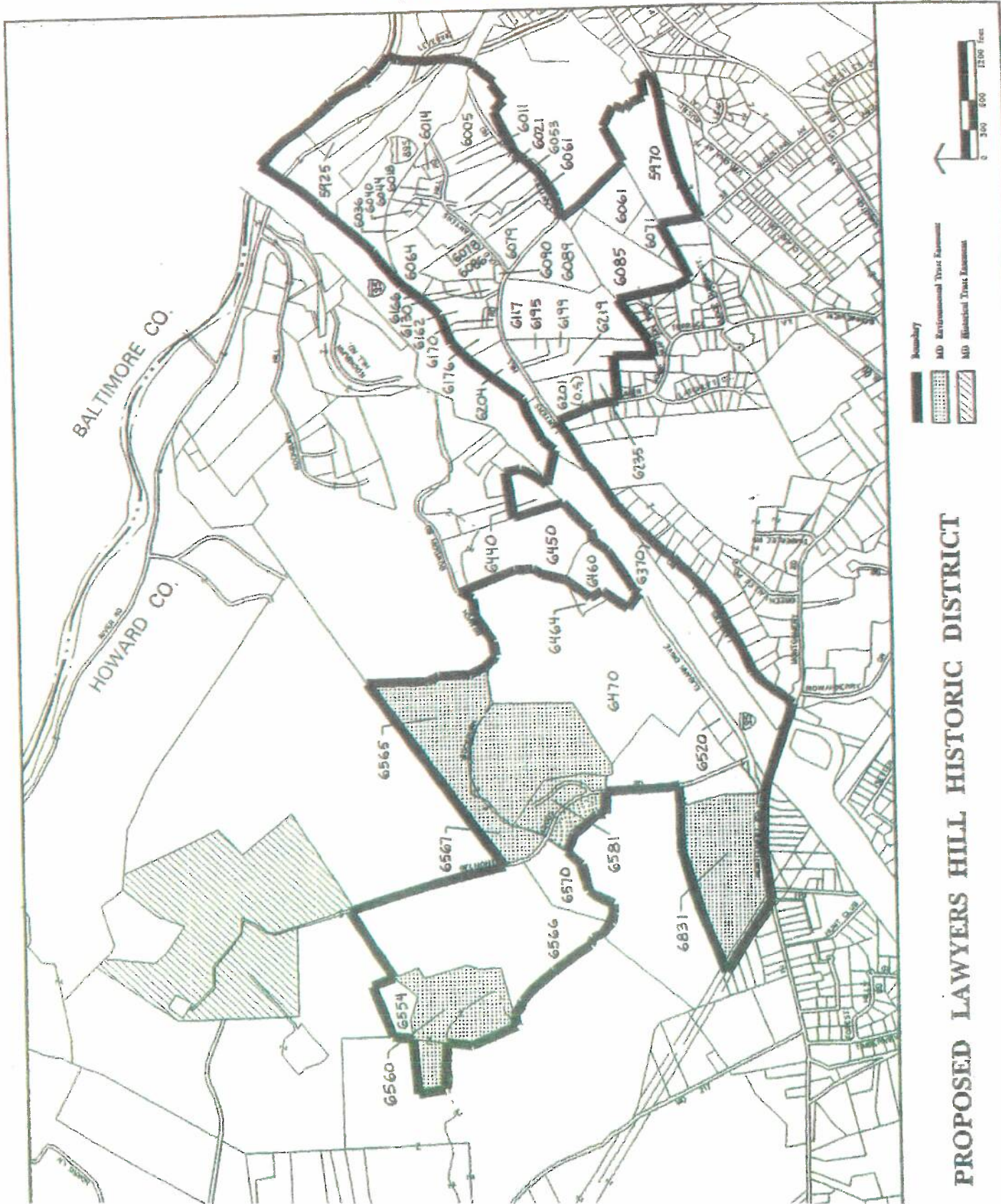
(b) By the Hearing Authority as a variance pursuant to
Section 130.0.B of the Zoning Regulations.

3. Sections 107.0.E through 107.0.I are not applicable.

(Bill. No. 54-2014(ZRA-152), § 1, 4-6-2015)

Attachment 5

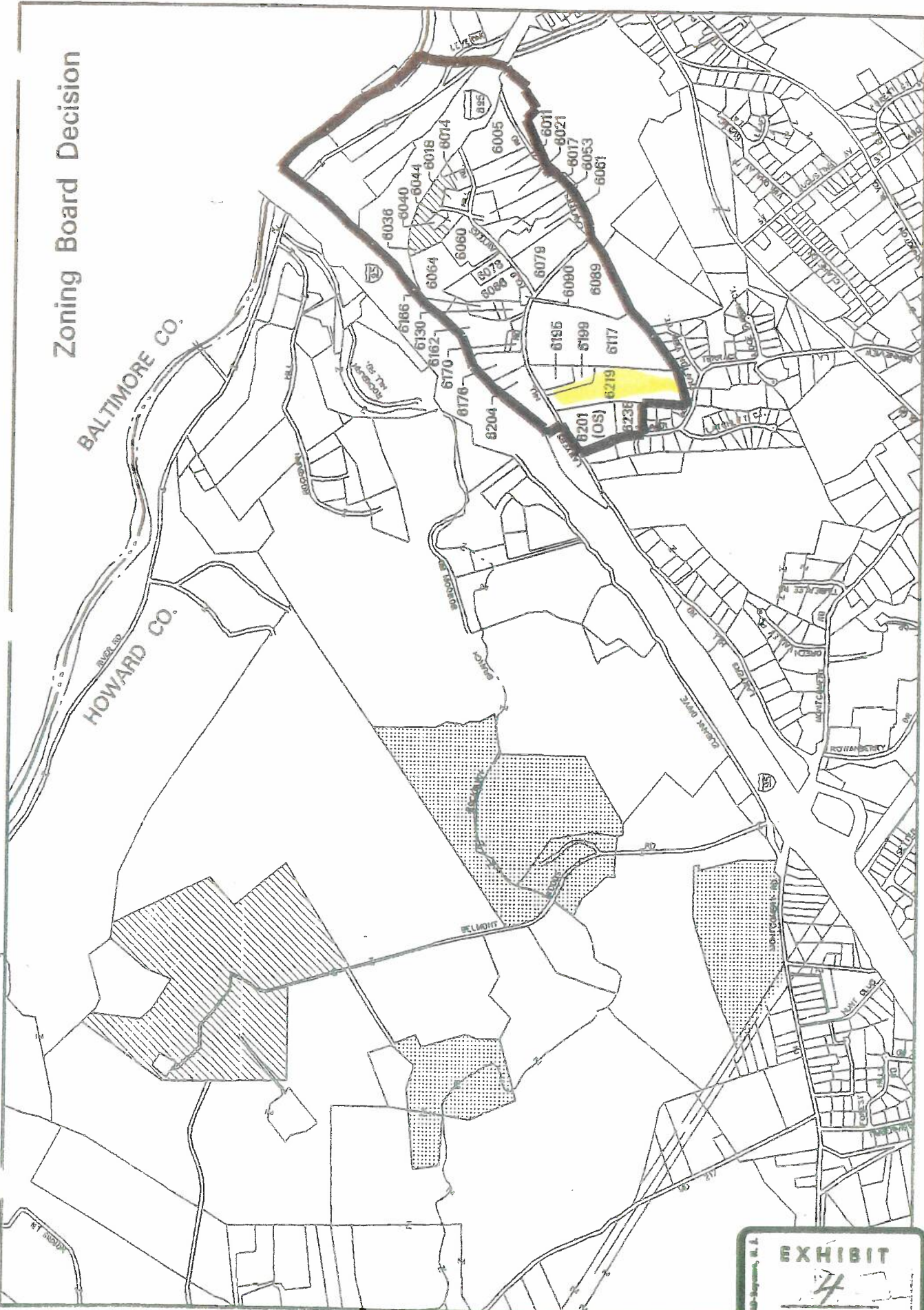
Proposed Boundaries
Lawyers Hill Historic District



Zoning Board Decision

BALTIMORE CO.

HOWARD CO.



- Boundary
- MD Environmental Trust Easement
- MD Historical Trust Easement

LAWYERS HILL HISTORIC DISTRICT



EXHIBIT
4




Howard County

Internal Memorandum

Subject: Proposed Historic District
for the Lawyer's Hill Community

To: Howard County Council

Shane Pendergrass, Chairwoman
Paul Farragut, Vice Chair
Darrel Drown
Vernon Gray
Charles C. Feaga

From: Joseph W. Rutter, Jr., Director
Department of Planning and Zoning 

Date: October 15, 1993

Attached is the form letter, proposed historic district map and mailing list of the property owners who were sent notification of this Department's intention to file a petition to the Zoning Board to create a local historic district for the Lawyer's Hill Community.

Please let me know if you have any questions.

JWR:vv

cc: Charles I. Ecker, County Executive
Rebecca Laws, Esquire
Jean O. Hannon, Chairperson, Historic District Commission
Cheryl McAfee
Herbert Johl
Mary Ann Gardes
Samuel Merson
Joseph F. Tieperman, Jr.
Doris S. Thompson



DEPARTMENT OF PLANNING & ZONING

Joseph W. Rutter, Jr., Director

October 14, 1993

Name--
address--

Dear salutation--:

RE: Proposed Historic District for the Lawyer's Hill
Community

As you may be aware, the Department of Planning and Zoning has received requests from numerous property owners in Lawyer's Hill requesting that a local historic district be established. This letter is being sent to inform you of the Department's intention to file a petition to the Zoning Board to create a local historic district for the Lawyer's Hill Community in accordance with Section 16.602 of the Howard County Code. The enclosed map indicates those properties proposed to be in the local district. The land uses allowed by the underlying zoning will not be affected should these properties be placed within a local district.

Properties within the local district will be subject to review by the County's Historic District Commission (H.D.C.) for changes to exterior appearance. The Historic District Commission meets monthly to review applications for such exterior changes. Copies of the existing H.D.C. powers and rules of procedures as well as the Secretary of Interior's Standards for Rehabilitation are available by calling the Department of Planning and Zoning at (410) 313-2393. Please also be advised that this Department is proposing several amendments to the County Code concerning the H.D.C. Copies of the proposed legislation will be available after October 20th.

You will have opportunities to comment on this proposal at the November 4th meeting of the Historic District Commission (7:30 p.m.) and at subsequent meetings of the Planning Board on November 10th (9:30 a.m.) and the Zoning Board.

Please do not hesitate to contact me at (410) 313-2393 if you have any questions about this proposed local historic district.

Sincerely,

William F. O'Brien, Chief
Division of Comprehensive Planning
and Zoning Administration

WFO:bsw

wyers Hill Mailing List

Mr. and Mrs. Dale Fahnestock
6440 Elibank Road
Baltimore, MD 21227

Vestry of Grace Church
c/o Rev. Robert A. Gourlay
5805 Main Street
Elkridge, MD 21227

Mr. and Mrs. Walter J. Miller
6117 Lawyers Hill Road
Elkridge, MD 21227

Ms. Marie B. Caruso
6071 Lawyers Hill Road
Elkridge, MD 21227

Ms. Rebecca Davis
6176 Lawyers Hill Road
Elkridge, MD 21227

Lawyers Hill Ltd. Partnership
5570 Sterrett Place, #201
Columbia, MD 21044

Trustees Methodist Episcopal Church
c/o C.J. Cosgrove
1906 Elkridge Heights
Elkridge, MD 21227

State of MD Commission
301 W. Preston Street
Baltimore, MD 21201

Edmund T. Bridge and
Marguerite Rankin
6170 Lawyers Hill Road
Elkridge, MD 21227

Roy and Fay M. Millar
6520 Elibank Road
Elkridge, MD 21227

Ms. Bertha S. Rohleder
6061 Lawyers Hill Road
Elkridge, MD 21228

Mr. and Mrs. Luther O. Young
6089 Lawyers Hill Road
Elkridge, MD 21227

Michael J. Brand and
Ellen M. Beausoleil
6204 Lawyers Hill Road
Elkridge, MD 21227

Timothy R. and Susan A. Coleman
6162 Lawyers Hill Road
Elkridge, MD 21227

Mr. Kenneth R. McBee
1739 Elm Avenue
Relay, MD 21227

Holy Trinity Russian Ind. Orthodox
Church
1723 Fairmont Street
Baltimore, MD 21231

Mr. and Mrs. Henry L. Sandlass
6014 Old Lawyers Hill
Elkridge, MD 21227

Paul and Pamela D'Aiutolo
6130 Lawyers Hill Road
Elkridge, MD 21227

*Died
4/11/1986*

and Mrs. Benny J. Eldridge
Box 538, Route 1, Berridge Drive
Shepherdstown, WV 25443

Elkridge Assembly Rooms
6018 Old Lawyers Hill Road
Elkridge, MD 21227

Mr. and Mrs. Eulas M. Pollard
6061 Lawyers Hill Road
Elkridge, MD 21227

*inherited
land of
mother*

Mr. and Mrs. George Wilson
6085 Lawyers Hill Road
Elkridge, MD 21227

Ms. Bonnie B. Carter
c/o Bonnie B. Ballinger
6079 Old Lawyers Hill Road
Elkridge, MD 21227

Mr. and Mrs. Leonard Bahr
6061 Old Lawyers Hill Road
Elkridge, MD 21227

Mr. and Mrs. Robert Suhr
6021 Old Lawyers Hill Road
Elkridge, MD 21227

Mr. and Mrs Raymond Schneider
6011 Old Lawyers Hill Road
Elkridge, MD 21227

Mr. and Mrs. Lee Badart
6005 Old Lawyers Hill Road
Elkridge, MD 21227

Ms. Helen P. Voris
6086 Old Lawyers Hill Road
Elkridge, MD 21227

Mr. and Mrs. William K. Dillon
6053 Old Lawyers Hill Road
Elkridge, MD 21227

Linda L. Lutz and
Gary A. Ticknor
6060 Old Lawyers Hill Road
Elkridge, MD 21227

Lawrence L. Strow and
Lynn Van Wensil
6064 Old Lawyers Hill Road
Elkridge, MD 21227

Mr. and Mrs. Thomas and Cathy
Hudson
6018 Old Lawyers Hill Road
Elkridge, MD 21227

Kathryn M. Davis
6017 Old Lawyers Hill Road
Elkridge, MD 21227

William N. Coggins
6078 Old Lawyers Hill Road
Elkridge, MD 21227

Gloria Farcosky
6044 Old Lawyers Hill Road
Elkridge, MD 21227

Mr. and Mrs. William Servary
6831 Montgomery Road
Baltimore, MD 21227

John C. and Jean M. Malkmus
6554 Belmont Woods Road
Elkridge, MD 21227

Kevin A. Gaynor and Cathy Cook
6565 Belmont Woods Road
Elkridge, MD 21227

Mr. and Mrs. Craig Nessly
6570 Belmont Woods Drive
Elkridge, MD 21227

Dale and Barbara Schumacher
6581 Belmont Woods Drive
Elkridge, MD 21227

Burnet and Lydia H. Chalmers
6560 Belmont Woods Drive
Elkridge, MD 21227

Mr. and Mrs. Charles E. Irby
5970 Washington Boulevard
Elkridge, MD 21227

Paul and Ann Harvriko
6042 Tree Swallow Court
Columbia, MD 21044

Ms. Lucille Ballard
6464 Elibank Drive
Elkridge, MD 21227



DEPARTMENT OF PLANNING & ZONING

Joseph W. Rutter, Jr., Director

October 14, 1993

Mr. and Mrs. Eulas M. Pollard
6061 Lawyers Hill Road
Elkridge, MD 21227

Dear Mr. and Mrs. Pollard:

RE: Proposed Historic District for the Lawyer's Hill
Community

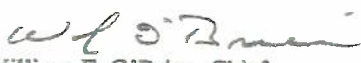
As you may be aware, the Department of Planning and Zoning has received requests from numerous property owners in Lawyer's Hill requesting that a local historic district be established. This letter is being sent to inform you of the Department's intention to file a petition to the Zoning Board to create a local historic district for the Lawyer's Hill Community in accordance with Section 16.602 of the Howard County Code. The enclosed map indicates those properties proposed to be in the local district. The land uses allowed by the underlying zoning will not be affected should these properties be placed within a local district.

Properties within the local district will be subject to review by the County's Historic District Commission (H.D.C.) for changes to exterior appearance. The Historic District Commission meets monthly to review applications for such exterior changes. Copies of the existing H.D.C. powers and rules of procedures as well as the Secretary of Interior's Standards for Rehabilitation are available by calling the Department of Planning and Zoning at (410) 313-2393. Please also be advised that this Department is proposing several amendments to the County Code concerning the H.D.C. Copies of the proposed legislation will be available after October 20th.

You will have opportunities to comment on this proposal at the November 4th meeting of the Historic District Commission (7:30 p.m.) and at subsequent meetings of the Planning Board on November 10th (9:30 a.m.) and the Zoning Board.

Please do not hesitate to contact me at (410) 313-2393 if you have any questions about this proposed local historic district.

Sincerely,


William F. O'Brien, Chief
Division of Comprehensive Planning
and Zoning Administration

WFO:bsw



DEPARTMENT OF PLANNING & ZONING

Joseph W. Rutter, Jr., Director

November 2, 1993

Mr. Thomas E. Lloyd
Lloyd, Kane & Wieder, P.A.
3716 Court Place
Ellicott City MD 21043-4589

RE: Proposed Lawyers Hill
Historic District

Dear Mr. Lloyd:

I am responding to your letter dated October 28, 1993 requesting the deletion of property owned by Mrs. Charles E. Irby at 5970 Baltimore-Washington Boulevard from the proposed Lawyers Hill Historic District. As stated in our letter to Mrs. Irby, the Department's zoning petition was filed at the behest of a number of property owners who have requested the establishment of a local historic district.

In filing this petition it is certainly not our desire to include properties in which owners are not supportive of being included in a local district. Accordingly, please be advised that an amendment to our petition shall be filed excluding this property from the proposed district.

Should you have additional questions concerning this matter, please do not hesitate to contact me.

Sincerely,

William F. O'Brien, Chief
Division of Comprehensive Planning
and Zoning Administration

WFO:vv

cc: Joseph W. Rutter, Jr., Director - Department of Planning & Zoning



DEPARTMENT OF PLANNING & ZONING

Joseph W. Rutter, Jr., Director

November 5, 1993

TECHNICAL STAFF REPORT - DEPARTMENT OF PLANNING AND ZONING

ZB Case 948M

Hearing Schedule: Petition Submitted: October 27, 1993
 Revised Petition Submitted: November 4, 1993
 Planning Board Meeting: November 10, 1993
 Zoning Board Hearing: To be scheduled

Petitioner: Department of Planning and Zoning

Location: First Election District
 Tax Maps 31, 32, 37 and 38
 Properties on Montgomery Road, Belmont Woods Road, Elibank Drive, Lawyers Hill Road, Old Lawyers Hill Road, and River Road
 See Attachment #4 in petition for list of properties in proposed Historic District

Current Zoning: R-ED

Proposed Zoning: R-ED with the Historic District overlay

I. INTRODUCTION

This petition proposes the creation of a Historic District which would include 54 properties in the Lawyers Hill area. An important part of the impetus for the petition has come from the local community. In August 1991, the Elk Ridge Assembly Rooms sent a letter and petition to the Department of Planning and Zoning signed by the owners of 21 properties on Lawyers Hill Road and Old Lawyers Hill Road, requesting that a local Historic District be created. The Department of Planning and Zoning at that time began to work on a historic resource inventory for Lawyers Hill, and upon its completion submitted a nomination to place Lawyers Hill on the National Register of Historic Places. The boundaries of the proposed National Register district were drawn to encompass much of the historic Lawyers Hill community. The local zoning district proposed in this petition is smaller than the National Register nomination in order to exclude State parkland (except where it must be included to maintain a continuous District) and the properties of several property owners who expressed a desire to not be within the local historic zoning district. In addition, the Belmont historic site is excluded because it is covered by a Maryland Historical Trust easement which governs exterior site alterations.

During the past month, staff of the Department of Planning and Zoning have spoken to property owners within the proposed District and sent letters regarding this petition to all property owners. After filing this petition on October 27, three property owners contacted this Department and requested

TECHNICAL STAFF REPORT - DEPARTMENT OF PLANNING AND ZONING ZB Case No. 948M

INTRODUCTION (continued)

that their properties be excluded. Only one of the three owns a dwelling which is included on the Historic Resource List for Lawyers Hill (see petition). In response, an amended petition has been filed excluding the three properties as well as two other parcels which are no longer contiguous with the proposed District and are not historically or architecturally significant.

The Historic District is an overlay zone which does not change the underlying zoning of properties within its boundaries. Currently, Ellicott City is the only area of the County where Historic District zoning has been applied. Within a Historic District, any new construction or exterior alterations must be approved by the Historic District Commission. The purpose of the Commission's review is the preservation of historic resources.

Historic Districts must be established through an amendment to the Zoning Map. However, the regulations governing Historic Districts are found primarily in the Howard County Code, Title 16, Subtitle 6. Amendments to this section of the Code are currently pending in County Council Bill 81. The amendments generally are intended to improve the clarity and effectiveness of the regulations. One proposed amendment which is specifically relevant to Lawyers Hill would require that the commission include at least one resident or property owner from each Historic District in the County. A representative from a new District would have to be appointed within three years of the creation of the District.

II. BACKGROUND INFORMATION

A. Site Description

1. Existing uses:

The predominant land use within the proposed Historic District is detached, single-family dwellings. Other uses in the area include State parkland, a cemetery and a community meeting hall.

The area of the proposed District northwest of I-95 includes 14 properties ranging in size from one acre to 62 acres. This area includes:

- Four properties, ranging in size from 16 to 30 acres, which have been placed by the property owners under Maryland Environmental Trust easements. Each of the properties is improved by a detached dwelling; one property is improved by two dwellings. One of the dwellings, Rockburn, is included in the Historic Resource List found in the Statement of Architectural and Historical Significance for Lawyers Hill (see petition).
- Six additional parcels improved by single-family detached dwellings, two of which are included in the Historic Resource List.

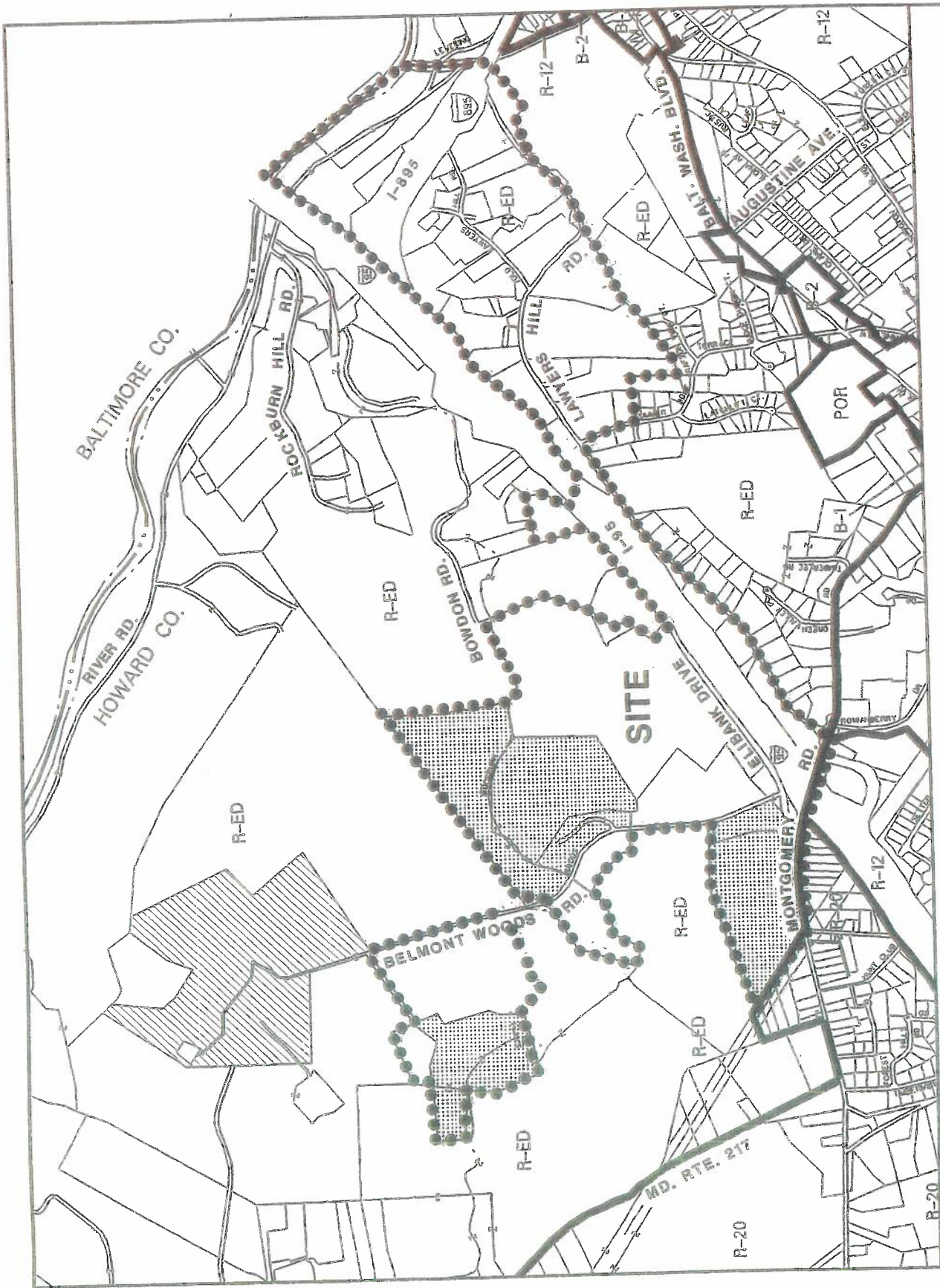
TECHNICAL STAFF REPORT - DEPARTMENT OF PLANNING AND ZONING ZB Case No. 948M

BACKGROUND INFORMATION (continued)

- A 62 acre parcel which is the site of the Holy Trinity Russian Independent Orthodox cemetery. In addition to the cemetery, this parcel is improved by a picnic shelter, a two-story dwelling, and several outbuildings.
- Three unimproved wooded properties which are part of the Patapsco State Park holdings of the Maryland Department of Natural Resources.

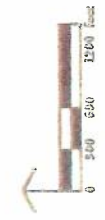
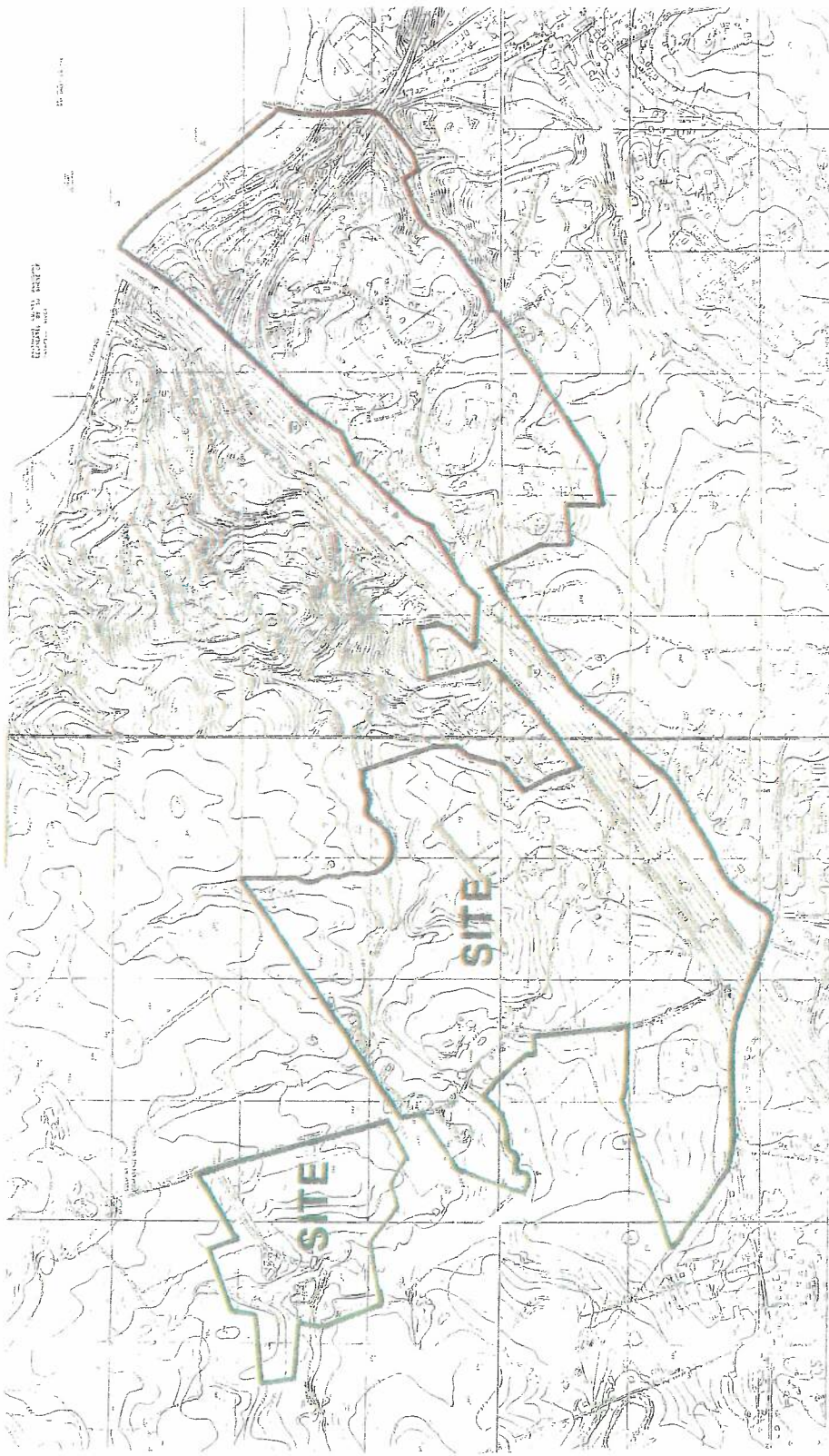
Southeast of I-95, the district includes 40 parcels ranging in size from one-tenth of an acre to 16 acres. This area includes the following:

- Twenty properties improved by detached dwellings which are described in List of Historic Resources. One of these dwellings, 5925 River Road, is owned by the Maryland Department of Natural Resources. The remainder are privately owned.
- Ten dwellings which do not contribute to the historic nature of the area.
- The Elkridge Assembly Rooms, a historic community hall located at the intersection of Lawyers Hill Road and Old Lawyers Hill Road.
- An open space lot of The Gables at Lawyers Hill subdivision, located at the intersection of Lawyers Hill Road and Summer Home Terrace. The open space lot was placed at this location to preserve the setting of The Gables, a historic dwelling located on the adjacent Lot 9 which is also within the proposed Historic District. The driveway to the dwelling crosses the open space lot.
- Seven unimproved lots, ranging in size from .12 to approximately 4 acres. Two are owned by the State Highway Administration. A building permit has been issued for a new dwelling on one lot located at the intersection of Montgomery Road and Lawyers Hill Road.
- Unimproved woodland along the Patapsco River, owned by the Maryland Department of Natural Resources.
- The Thomas Viaduct, the world's oldest curved multiple arch railroad bridge, located close to the eastern edge of the District, at the intersection of Lawyers Hill Road and River Road. The Thomas Viaduct is a National Historic Landmark and was built between 1832 and 1835.



-  MD Environmental Tract Easement
-  MD Historical Tract Easement

ZOING MAP



- NO Elevation First Element
- NO Elevation First Element

TOPOGRAPHY MAP

TECHNICAL STAFF REPORT - DEPARTMENT OF PLANNING AND ZONING ZB Case No. 948M

2. Topography and Natural Features

The proposed Historic District is characterized by rolling, steep topography. The Rockburn Branch of the Patapsco River passes through the area northwest of I-95. The Patapsco River forms the eastern boundary of part of the proposed District, at the boundary of Howard and Baltimore Counties.

Many of the lawns within the proposed District have large, mature trees and features of historic landscaping, some of which are described in the Historic Resource List. Much of the unimproved land within the District is heavily wooded.

3. Zoning

The entire area within the proposed Historic District is zoned R-ED. It was rezoned from R-20 to R-ED on October 18, 1993, as part of the Comprehensive Zoning Plan.

B. Vicinal Properties

The proposed Historic District is surrounded by residential land uses and State parkland.

Northwest of I-95, the proposed District is bounded by large tracts of State parkland and several residential properties to the north and northwest. Also to the north is Belmont, a historic property currently operated as a retreat center by the American Chemical Society. The properties along Elibank Drive which are not included in the proposed District are improved by single-family detached dwellings. Other land uses include a horse farm on Parcel 8 and a State Highway Administration maintenance facility on Parcel 105.

Southeast of I-95, the proposed District is surrounded by single-family detached residential properties. One new subdivision, The Gables at Lawyers Hill, abuts the proposed District. This subdivision was recorded in 1991, and houses are currently under construction.

All abutting properties are zoned R-ED. South of Montgomery Road are residential communities with R-20, R-12 and R-A-15 zoning. Commercial properties in the POR, B-1, B-2 and M-1 Districts are located to the south, along U. S. Route 1.

C. Roads

Both I-95 and I-895 pass through the proposed Historic District. Access is not provided to either highway from roads in the Historic District. Montgomery Road passes over I-95 connecting the northwestern and southeastern areas of the District. Lawyers Hill Road passes under I-895 to connect with River Road and Levering Avenue to the east.

BACKGROUND INFORMATION (continued)

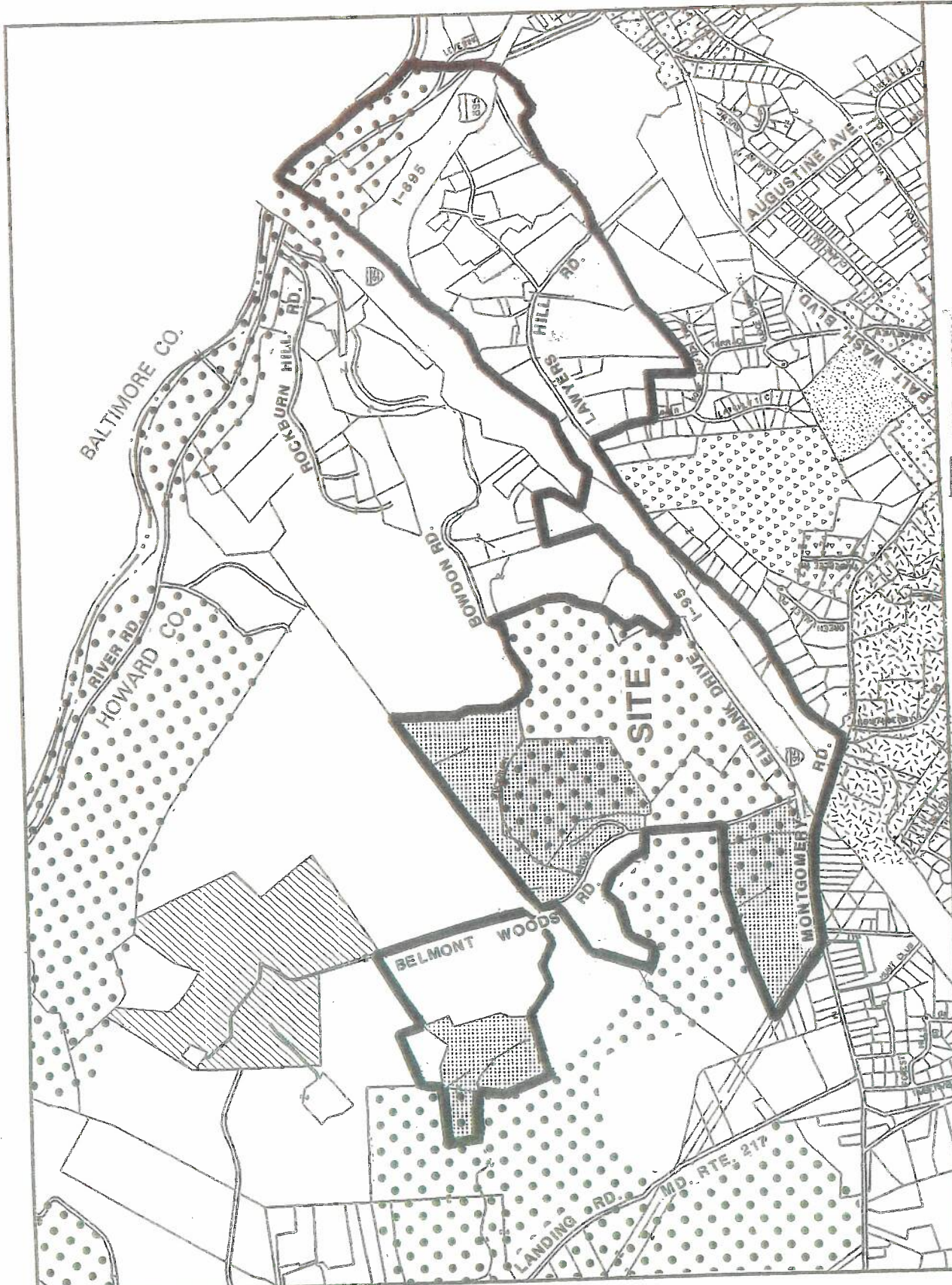
The following roads provide access to properties within the proposed District:

- Belmont Woods Road is a private road with no posted speed limit and a pavement width of 16 feet.
- Elbank Road has a pavement width of 20 feet within an existing right-of-way of 50 feet. The posted speed limit is 30 miles per hour. Elbank Road is a dead end road extending from Montgomery Road to a terminus just past the eastern boundary of the proposed Historic District.
- Montgomery Road in the vicinity of the proposed Historic District has two to four travel lanes and paved shoulders within a right-of-way of varying width. The posted speed limit is 35 miles per hour.
- Lawyers Hill Road is a two-lane road with 22 feet of paving and no shoulders within an existing 30-foot right-of-way. The posted speed limit is 30 miles per hour. Lawyers Hill Road extends from Montgomery Road to River Road.
- Old Lawyers Hill Road has 14 feet of paving and no shoulders within an existing 30-foot right-of-way. The posted speed limit is 25 miles per hour. It is a dead end road with access only via Lawyers Hill Road.
- River Road is a two-lane road with 20 feet of paving and no shoulders within an existing 30-foot right-of-way. The posted speed limit is 30 miles per hour. River Road extends from Lawyers Hill Road under I-95 to Rockburn Hill Road. Beyond Rockburn Hill Road, River Road is blocked by a gate.

D. Water and Sewer Service

Northwest of I-95, the proposed Historic District is within the Comprehensive Service Area of the Howard County Water and Sewerage Master Plan, except for one parcel fronting on Montgomery Road, which is in the 0 to 5 year service area.

Southeast of I-95, most properties within the proposed District are within either the 0 to 5 year service area or the 6 to 10 year service area. A few scattered lots are in the existing service area for water.



GENERAL PLAN MAP

- MD. HISTORIC TRUST EASEMENT
- HIGH DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MIXED USE
- INSTITUTIONAL
- EMPLOYMENT COMMERCIAL
- ENVIRONMENTAL PROTECTION
- MD. ENVIRONMENTAL EASEMENT



TECHNICAL STAFF REPORT - DEPARTMENT OF PLANNING AND ZONING ZB Case No. 948M

E. General Plan

Northwest of I-95, the Land Use 2010 Map of the Howard County General Plan designates land in the proposed Historic District as a mixture of Low Density Residential and Environmental Protection. The land bordering Rockburn Branch also has a Preservation Area overlay designation (indicating sensitive environmental conditions).

Southeast of I-95, land within the proposed Historic District is designated as Low Density Residential. Much of the land also has the Preservation Area overlay designation. The land between I-895 and the Patapsco River is designated Environmental Protection.

F. Agency Comments

See attached comments from the following agencies:

1. Department of Public Works

The following agencies have no objections to the petition:

1. Department of Inspections, Licenses and Permits
2. Bureau of Environmental Health

III. EVALUATION AND CONCLUSIONS

A. Relation of Petition to the General Plan

The proposed Historic District is in harmony with the General Plan. The General Plan "Policies and Actions" for historic preservation include the following (Page 219):

Howard County to establish a framework for a County-wide historic preservation program, will:

7.66 Historic Districts

Cooperate with local communities to establish historic districts or easements.

7.69 Coordination with Other Programs

Merge historic preservation goals and programs into other community enhancement programs dealing with redevelopment, environmental and open space planning, recreation, commercial centers, landscape protection, and scenic roads.

TECHNICAL STAFF REPORT - DEPARTMENT OF PLANNING AND ZONING ZB Case No. 948M

III. EVALUATION AND CONCLUSIONS (continued)

Creation of the Lawyers Hill Historic District is clearly in harmony with statement 7.66. In addition, the proposed Historic District will more effectively protect the historic resources in Lawyers Hill because of the recent rezoning of the area from R-20 to R-ED. The proposed District includes several parcels with potential for future subdivision. The Historic District overlay does not affect the subdivision of land within the District, and the Historic District Commission does not review subdivision plans. However, the R-ED District regulations require that subdivisions be designed to protect, preserve and limit the disturbance of environmental and landscape resources, and that new developments provide setbacks or landscaping to buffer Historic Districts. The R-ED zoning and recent amendments to the Subdivision and Land Development Regulations will work in coordination with the Historic District zoning to preserve Lawyers Hill's historic, scenic and environmental resources.

B. Relation of Petition to the Criteria for Establishing Historic Districts

The proposed Historic District conforms to the criteria set forth in Section 114.B of the Zoning Regulations for establishment of Historic Districts. The documentation submitted with the petition provides evidence that the subject area is of historical and architectural significance. The scenic and historic resources of Lawyers Hill are unique within the County. The oversight of properties by the Historic District Commission will serve to safeguard the County's heritage by protecting the historic character of this area. This will serve to stabilize and improve property values within the Historic District, protect the unique beauty of the area, strengthen the local economy, and promote preservation efforts by owners of property within the District.

IV. RECOMMENDATION

For the above reasons, the Department of Planning and Zoning recommends that the zoning maps be amended to create the proposed Lawyers Hill Historic District.



Joseph W. Rutter, Jr., Director


Howard County
Internal Memorandum

Subject:

Zoning Board Case No: ZB-948 M
Applicant: Department of Planning and Zoning
Petition: To amend the Zoning Map by creating a local
historic district for Lawyers Hill

DATE: November 1, 1993
TO: Division of Zoning Administration and Enforcement
Department of Planning and Zoning
FROM: James M. Irvin, Director
Department of Public Works

The Department of Public Works has reviewed the above referenced petition and has no objection.

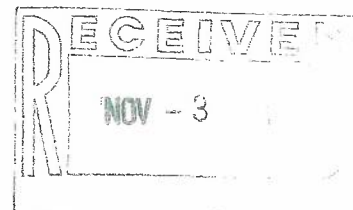
Based on an examination of the petition, we offer the following comments:

Any future development within this district must comply with the latest Howard County regulations.

If you have any questions concerning this matter, contact Mr. Charles Dammers, Chief of the Land Development Division, at 312-2420.


James M. Irvin
Director

JMI/CD/TA/dab
cc: William E. Riley, DPW
Charles Dammers, DPW
File (2 DPW)
Reading File
File



behalf of the Petitioner. Dale Schumacher testified on behalf of the Planning Board. Miss Jennifer Hedgion and Herbert Johl, Chairman of Historic District Commission, testified in support of the petition. Kevin Gaynor, testified in opposition to the proposal if the proposed Historic District did not include the Park property. One exhibit, a map of the area showing the proposed Historic District outlined in yellow, was admitted at the hearing.

Following the hearing, the Department of Planning and Zoning re-evaluated its position and submitted an amendment to the proposal. That amendment deleted all of the proposed properties north of Interstate 95 accessed by Elibank Road. It is that proposal which the Board considered in rendering this Decision and Order.

FINDINGS OF FACT

1. The properties involved in the amended proposal are located south of I-95 and west of the Patapsco River along Lawyers Hill Road and Old Lawyers Hill Road. The underlying zoning district is R-ED. The list of affected properties is attached as Exhibit 1.

2. Pursuant to Section 114.B 1 through 5 of the Howard County Zoning Regulations, the Board must find the following elements necessary to establish an Historic District. The District will:

a. safeguard the heritage of the County by preserving elements of its cultural, social, economic, political and

architectural history;

- b. stabilize and improve values;
- c. foster civic beauty;
- d. strengthen the local economy;
- e. promote the use and preservation of the area.

In making these determinations, the Zoning Board adopts the Technical Staff Report of the Department of Planning and Zoning, as its own findings, including attachments 1 and 2 to the Technical Staff Report as Exhibits 2 and 3.

CONCLUSIONS OF LAW

1. The adoption of the petition to establish an Historic District Commission in the Lawyers Hill Road area as proposed satisfies the criteria for establishment contained in Section 114 of the 1993 Howard County Zoning Regulations. The adoption of the Historic District as described in the amended proposal will not change the existing zoning classification of R-ED.

2. Adoption of the petition preserves and promotes the public health, safety, and welfare of Howard County and is in accordance with the Howard County Comprehensive Zoning Plan and General Plan.

ORDER

For these reasons, it is this 25th day of April, 1994 by the Zoning Board of Howard County;

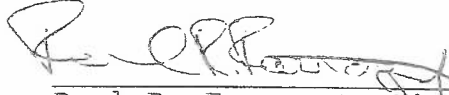
ORDERED that the petition to establish an Historic District Commission as specified in the map attached hereto as Exhibit 4, including the deletion of the properties north of I-95 and


serviced by Elibank Road, be and the same hereby is GRANTED;

AND IT IS FURTHER ORDERED that the Zoning Maps of Howard County be amended to reflect this Decision.

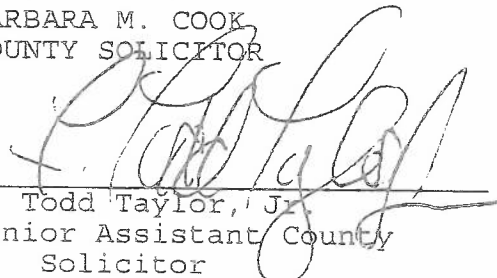
ATTEST:

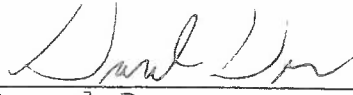

Robin Regner
Administrative Assistant

ZONING BOARD OF HOWARD COUNTY

Paul R. Farragut, Chairperson

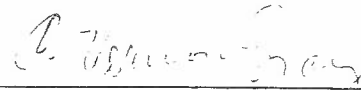

Shane Pendergrass
Vice Chairperson

PREPARED BY HOWARD COUNTY
OFFICE OF LAW
BARBARA M. COOK
COUNTY SOLICITOR


F. Todd Taylor, Jr.
Senior Assistant County
Solicitor


Darrel Drown


Charles C. Feaga


C. Vernon Gray

List A

Properties Included in Lawyers Hill Historic District

<u>Tax Map/Block/Parcel</u>	<u>Address</u>
32/20/11	6204 Lawyers Hill Road
32/21/12	6176 Lawyers Hill Road
32/21/35	6170 Lawyers Hill Road
32/21/5	6162 Lawyers Hill Road
32/21/53	6166 Lawyers Hill Road
32/21/56	Lawyers Hill Road
32/21/36	6130 Lawyers Hill Road
32/21/38	6090 Lawyers Hill Road
32/21/part of 74	Lawyers Hill Road
38/2/23, Lot 60	6201 Lawyers Hill Road
38/2/23, Lot 9	6235 Lawyers Hill Road
32/20/13	6219 Lawyers Hill Road
32/21/102	6199 Lawyers Hill Road
32/21/34	6195 Lawyers Hill Road
32/21/14	6117 Lawyers Hill Road
32/21/15	6089 Lawyers Hill Road
32/21/37	6086 Old Lawyers Hill Road
32/21/55	6078 Old Lawyers Hill Road
32/21/107, Lot 6	6064 Old Lawyers Hill Road
32/21/107, Lot 4	6060 Old Lawyers Hill Road



List A (continued)

Properties Included in Lawyers Hill Historic District

<u>Tax Map/Block/Parcel</u>	<u>Address</u>
32/21/6, Lot 3	6044 Old Lawyers Hill Road
32/21/6, Lot 2	6040 Old Lawyers Hill Road
32/21/6, Lot 1	6036 Old Lawyers Hill Road
32/21/99	6018 Old Lawyers Hill Road
32/20/20	6014 Old Lawyers Hill Road
32/21/16	6079 Old Lawyers Hill Road
32/21/17	6061 Old Lawyers Hill Road
32/21/39	6053 Old Lawyers Hill Road
32/21/108	6017 Old Lawyers Hill Road
32/21/19	6021 Old Lawyers Hill Road
32/21/22	6011 Old Lawyers Hill Road
32/21/23	6005 Old Lawyers Hill Road
32/21/44	5925 River Road
32/21/part of 71	River Road
	I-895 Access Ramp

Attachment 1
Introduction

This petition proposes the creation of a local Historic District for the Lawyers Hill neighborhood, in response to the General Plan policies regarding historic preservation and the interest expressed by area residents, who have requested assistance from the Department of Planning and Zoning in establishing a Lawyers Hill Historic District at both the local and national levels. In cooperation with local residents, the Department of Planning and Zoning conducted an inventory of the historic resources in the area and submitted an application to the Maryland Historical Trust nominating Lawyers Hill to be placed on the National Register of Historic Places. The nomination received a positive recommendation from the Maryland Historical Trust in August, 1993, and is expected to be approved by the U. S. Department of the Interior. As the second phase of this project, the Department of Planning and Zoning in this petition proposes that Lawyers Hill be designated on the zoning maps as a local Historic District.

The Historic District is an overlay district which may be applied by the Zoning Board to historic areas or neighborhoods within the County. Within a Historic District, approval by the Historic District Commission is required for any repairs, construction, or alterations which affect the exterior appearance of structures or sites. The standards for review and other requirements for Historic Districts are established in Title 16, Subtitle 6 of the Howard County Code, and supplemented by Rules of Procedure and Design Guidelines adopted by the Historic District Commission. The sole purpose of the Historic District Commission review is to ensure that proposed alterations are not detrimental to the historic character of the district or sites within the district. All exterior construction within a Historic District is subject to review; however, the Howard County Code states that the Historic District Commission is to be lenient when reviewing alterations to structures of little historic value or applications for new development.

The Historic District overlay does not affect the underlying zoning of properties within its boundaries. All of the properties in the proposed Lawyers Hill Historic District are zoned R-ED (Residential:Environmental Development). If the Historic District is approved, the R-ED zoning regulations will continue to apply, including the permitted uses, bulk regulations, special exception uses, and other requirements applicable to the R-ED District.

The criteria for establishment of a Historic District are set forth in Section 114.B of the Howard County Zoning Regulations. This application meets the criteria in the following ways:

1. Serve to safeguard the heritage of the County by preserving elements of its cultural, social, economic, political and architectural history.

The Lawyers Hill properties being proposed for designation as a Howard County Historic District are eligible for listing on the National Register of Historic Places and meet the Secretary of the Interior's criteria for architectural and historical significance.



Attachment 2

Statement of Architectural and Historical Significance

The attached statement was prepared by the Department of Planning and Zoning during late 1991 and early 1992 as part of the nomination to place Lawyers Hill on the National Register of Historic Places. A map showing the proposed National Register boundaries for Lawyers Hill is also attached.

All except five of the properties included on the Historic Resource List (Chapter II of the attached statement) are included in the proposed Howard County Historic District. Belmont (6555 Belmont Woods Road) is excluded from the local district because it is already subject to strict controls on exterior alterations under the terms of a Maryland Historical Trust easement. The Cottage (6460 Elibank Drive), Claremont (6051 Lawyers Hill Road), the Old Grace Church Rectory (5970 Washington Boulevard), and the gardener's cottage at Tutbury (6450 Elibank Drive) have been excluded at the property owners' request. Four other properties in the proposed National District, not cited in the Historic Resource List, also are not included in the proposed local district. In addition, the proposed local Historic District boundaries have been drawn to more closely follow property lines and exclude areas of State parkland which are included within the boundaries of the National Register district.



American landscape theorist Andrew Jackson Downing, embraced nature by virtually "planting" their houses in the hillsides. A biography of lawyer Thomas Donaldson who came to the hill 1843 and built the Edgewood estate, described it as "the home of his affections, which he adorned with shade trees flowers and fruit." A wide diversity of forest trees continue to flourish on the hill, among them ash, beech, chestnut, sugar maple, oak, hickory, cedar, blue spruce, pine, lindens, dogwoods and hollies. Numerous ornamental trees and shrubs also survive on Lawyers Hill, some over one hundred years old, including boxwoods, paulownia, wisteria, rhododendron and roses. Mature fruit trees planted in the yards of many houses include apples, pears, peaches and cherry. The landscape is a carefully guarded legacy. Nearly all the residents maintain flower gardens and some have created wildlife habitats. The historic flower garden at Hursley is under restoration, and one family planted a grove of more than two dozen holly trees during the mid-20th century.

While the historic district is surrounded by rigid physical boundaries created by the highways and the river, the definition of internal boundaries between properties is nearly nonexistent. Scattered throughout the hill are the remains of 19th-century split rail fences and fence posts left from the small-scale farming conducted by residents who kept a few chickens, and a single cow or horse. The open, rolling landscape is generally without artificial boundaries, creating the overall impression that there are no property lines, rather simply a series of different environments flowing unobstructed from one to another.

Roads have linked Rockburn and Belmont plantations with the port and River Road since the 18th century. The major road through the district, now known as Old Lawyers Hill Road, developed after the Thomas Viaduct ushered in rail service to the area in 1835 and residents needed a way to get from the station at Relay to their homes on the Hill. On an 1882 deed plat, the current Old Lawyers Hill Road is labeled "Road to Dobbin house." The earliest reference to the road as "Old Lawyers Hill Road," was found in a 1923 deed. This older road snaked down the hill crossing the B&O Railroad tracks south of the viaduct until it was cut off by I-895 in the 1970s. Smaller driveways to the earliest cottages built near the east side of the Hill were known as "Road to Donaldsons," and "Gill Road."

Lawyers Hill Road, the main thoroughfare through the district today, was built in 1915 to replace Old Lawyers Hill Road as the route from the hill to Elkridge. More circuitous, but safer, Lawyers Hill Road runs around the hill and meets River Road under the Thomas Viaduct's southernmost arch.

II. HISTORIC RESOURCE LIST

COLONIAL ERA (1730-1800)

Belmont (6555 Belmont Woods Road): A 1 1/2 story gable-roofed brick structure built in 1738, it is considered one of the county's best examples of Georgian architecture. Situated atop a gently rolling hill, the house overlooks acres of pastures and former tobacco fields divided by tree lines and split rail fencing. There have been two major changes to the original structure: two flanking two-story additions with hyphens, dating from 1800, which complete a traditional five-part plan; and two 1927 additions, an east wing service area and a ballroom on the north side. A winding mile-long driveway leads to the estate culminating in a grand allée of mature oak trees. At 63 acres it is only a fraction of its original size, Belmont is surrounded by 600 acres of state-owned park land which helps preserve the plantation character of the property. A number of important original outbuildings survive on the property including a gabled-roof log building and a hipped-roof fieldstone smokehouse, both located east of the service wing, and a gabled-roof fieldstone bank barn, believed to date from the early-to-mid 1700s, located southeast of the house. A frame pump house, circa 1800, is located north of the main house, as is a gabled-roof frame horse barn (recently remodeled as a conference center), and two gambrel-roof tenant houses from the early 20th century. There is also a noncontributing tennis court, swimming pool and small meeting hall on the site.

Hockley (5925 River Road): One of the most unusual and least documented structures in the county, it is architecturally distinct among Howard County historic buildings. A 1 1/2-story Dutch colonial style gambrel-roof structure with small-paned fixed sash and casement windows, Hockley is the only 18th century Dutch Colonial structure in the county, and probably dates from 1750. Its most striking feature is its construction, which features a fieldstone first story and a brick second story laid in an English bond. Built as a residence, it was part of the Dorsey Belmont estate and was probably used as a tenant house for the Hockley grist mill, which operated in the mid-to-late 18th century across River Road on the banks of the Patapsco River. Outbuildings including two frame kitchens, a smokehouse, a milk house and three smaller wood frame houses listed in 1798 tax assessment records are no longer standing. Flanking the original section is a 1920s-era 1 1/2-story hipped roof addition and a 1950s-era two-story gabled roof enclosed porch with shingle siding. There is also a noncontributing frame garage.

Rockburn (6581 Belmont Woods Drive): It is believed that this 2 1/2-story gabled-roof brick house was originally a much smaller

also added to the 1845 wing at this time creating a tower effect.

While there were once a number of outbuildings, including barns and ice house, smoke house and tenant houses only three dependencies remain. Two 1850s-era gabled-roof cottages were moved during the I-95 construction and are now located south of The Lawn: The Rose House, a 1 1/2 story, L-shaped frame structure with scalloped barge boards and the Lilac Cottage, a 2-story frame cottage. Both are clad in asbestos siding. Also moved during the highway construction was a late 19th-century 1 1/2 story gabled-roof frame stable with a central louvered ventilator now located west of the main house. There are four noncontributing mid-20th century structures on the property: a concrete and metal greenhouse, a rectangular frame building used as a youth hostel dormitory, a frame garage and a frame chicken house. Only a small fraction of The Lawn's lawn survives, but elements of the early landscaping still exist, among them rhododendron bushes dating from the early 1870s. Three of the most important early Gothic houses, Fairy Knowe (1850), Edgewood (c.1843) and Wyndhurst (c.1850) are no longer standing. But various parts of the landscaping on these properties remains. Without a complete historic landscape analysis it is difficult to determine the exact dates of the plantings. But based on discussions with a landscape historian it is evident that a multi-layered Gothic and Victorian landscape exists on the Hill.

Fairy Knowe (6005 Old Lawyers Hill Road): Many features, representing generations of landscaping design, are visible here including a fully matured boxwood alley, pear trees, and varieties of pine trees and ornamental shrubs lining winding pathways. Based on photographic research it is evident that the property contains archeological sites which merit further investigation. Plans and photographs of the property show the locations of a number of different outbuildings and gardens including an ice house, a greenhouse (the ruins of which still stand in the southeastern corner of the property), a wood shed and windmill. Archeological research could provide valuable information about the domestic culture of the mid-19th century period. The remains of what might have been the first hydraulic ram water pump system in this country also probably still exist under the ground. The only pre-1900 building that is extant is a large 1 1/2-story gabled-roof bank barn on a brick foundation, which appears to have been built on the site of an earlier barn with a stone foundation. The building has a number of Shingle-style features including its asymmetrical massing and a shingled gable story, and an engaged two story tower. The barn's first story was covered with asbestos siding during the 1930s when it was converted to a residence. A cobblestone carriageway, flanked by a four-foot high curved brick wall, leads to the stable underneath where horse stalls with their cast iron

characteristics. Oriented to the east, Claremont is more formal than most of the other houses on the hill, and its setting takes advantage of the broad valley views. The building consists of symmetrical paired gables flanking a small central dormer window. There is a large central corbelled chimney on the ridge of each gable. The gables are broad with overhanging eaves supported by ornate brackets. A prominent first-story porch is supported by paired columns and wraps around the south and east side of the house. There is a pair of rounded cornice arches on the south side. With the exception of asbestos siding and aluminum window awnings, the structure is unaltered. A one-story brick pyramid-roofed summer kitchen is located west of the main house. A pumphouse still stands at the southeast corner of the front lawn. Two tenant houses, one located on the hillside east of the house, and the other west of the kitchen house were demolished in the 1960s, as was a frame barn on the south side of the driveway near the noncontributing garage.

THE VICTORIAN ERA (1860-1880)

The Gables (6235 Lawyers Hill Road): An 1850-era building consisting of a 2-story gabled-roof main block with an ell. In the 1890s a gabled-roof wing was added to the south side of the building with a wide open porch running the length of the west side and a projecting central bay window supported by oversized brackets was added to the second floor above the entrance. There are four brick chimneys, including a pair of large exterior chimneys on the east wall, and a slate roof. The outbuildings associated with the house are very unusual. Robert Stead, who owned the property during the late 19th century was a noted Washington D.C. architect and probably designed the 1890s addition as well as two outbuildings. These include a 1-story brick L-shaped Tudor-style childrens' playhouse with diamond shaped panes and a shingled roof, and a rustic Adirondack-style octagonal wood gazebo constructed with unfinished cedar branches forming the roof truss system, brackets, seats and a table. There is also a noncontributing frame garage built about 1960 on the brick foundation of a demolished barn.

Hursley (6162 Lawyers Hill Road): Like The Gables, Hursley is a classic frame Gothic Cottage with a steeply pitched roof and tri-gabled ell form. The 1850s main block is 2 1/2 stories with an eaves front orientation and gables decorated with bargeboard. There is a large corbelled central chimney. Adjoining the west wall is a gabled-roof 1 1/2-story Queen Anne addition from 1897 with gabled-roof dormer windows and a large corbelled brick central chimney. Extending north from the wing are two flat-roofed additions. A porch supported by square paired columns wraps around

hipped roof porch runs along its west and south sides. The only decoration is a small gable screen and a louvered arched gable vent on the south side. Also on the property is a contributing 1-story gabled-roof frame building from about 1910, which was used as an art studio, and a noncontributing mid-20th century 1-story frame chicken house.

QUEEN ANNE/COLONIAL REVIVAL ERA (1880-1916)

Maycroft (6060 Old Lawyers Hill Road): Arguably the finest Queen Anne structure in the county, Maycroft is a quintessential example of the style. Built in 1881, this 2 1/2-story wood frame structure features a broad gable roof and an asymmetrical form. In the pediment of the gable are courses of fishscale shingles and a stylized Palladian window with a sunburst decoration surmounting a tripartite window. On the facade's second story, two oriel windows flank a carved wood square-in-a-square design. A 2-story gabled-roof wing extends from the east side of the building. A large rectangular corbelled chimney is located on the gable ridge on the north side of the building. There is a single gabled-roof dormer on the east side and two gable-roofed dormer windows are located on the west side; the northern window was rebuilt after a 1985 fire. A wide hipped-roof porch lines the south, east and west sides of the building. The carriage house and two servant quarters were lost during the 1960s. The remaining tenant house built in 1900, was converted to a residence (6064 Old Lawyers Hill Road). A 1-story frame "honeymoon" cottage from about 1900 was moved 100 yards north of its site to a location near the tenant house and is now used as a pottery studio.

Hursley Gatehouse (6130 Lawyers Hill Road): This rambling three-part Shingle-style house has a 2-story main block with a long wing connected to the northeast corner which includes a 2-story pyramidal-roofed section and a 2-story low-pitched gable-roofed section. There is a slender brick chimney located in center of the wing.

Edgewood Cottage (6061 Old Lawyers Hill Road): Built as part of the Edgewood estate complex, the Edgewood Cottage, along with The Little Hill House, served as housing for grown children of the Donaldson family. The gabled-roof central section was probably built in 1850 and enlarged with an L-shaped addition in the 1880s. Its most distinguishing feature is its Tudor style casement windows with diamond panes. It has clapboard siding and a simple shed roofed porch on the east side. The house has been abandoned since 1966 when the owners built a frame contemporary house nearby and is in poor condition.

house is typical of the American four square form popular in the early 1900s. An enclosed sleeping porch adjoins the east side of the first floor and a projecting shed roof runs along the front facade with a central gable over the entrance.

MODERN ERA (1916-1941)

Sears House (6195 Lawyers Hill Road): A 2-story Dutch Colonial style structure, it features a gambrel roof and a shed-roofed dormer window running length of facade. Flared eaves hold an arched entrance portico supported by round columns and on the west side of first story is an enclosed sleeping porch. Probably a Sears catalogue house, it nearly matches a model advertised in the 1927 Sears catalogue of Honor-Built Homes, and the construction date of the house was that same year. A contributing wood-frame detached garage of the same era is located to the southeast of the house.

6017 Old Lawyers Hill Road: This house, built in 1937, is a later example of the simplified Colonial Revival style evident in the Brognard Okie-designed houses on the Hill. It is a 1 1/2-story steeply-pitched shed-roofed structure with a central brick chimney and central shed-roofed dormer. It has a connecting garage wing to the east which follows the form of the main block. Designed by local architect Addison Worthington in 1937, the house replaced the 1843 Edgewood estate razed that year. This small house reflects the response to the change in the economic status of residents after the Depression and the deteriorating condition of Lawyers Hill houses during the mid-part of this century. At least three houses were razed and two abandoned between 1935 and 1970 as families were no longer able to maintain their large aging houses.

6074 Old Lawyers Hill Road: A 1 1/2-story gabled-roof clapboard house, it is arranged in a shortened L-shape with a slender exterior brick chimney on the northeast corner. The house is typical of the 20th century replacement structures on Lawyers Hill in that it was built on the footprint of an earlier house. In this case, Glenholme, an 1840s-era house, was razed in 1938 and replaced with this modest Colonial Revival style cottage. A grand circular driveway probably connected to the original house leads to the smaller 1938 house. Many of the interior features of Glenholme were used in the creation of the new house including wood paneling and floors. Siding from an older tenant house that was razed in 1980s was used to fashion wainscoting in a 1-story rear addition. There is a noncontributing frame barn located southeast of the house.

Bonniewood (6117 Lawyers Hill Road): The most formal of the

Areas of Significance: Architecture
 Community Planning and Development
 Landscape Architecture
 Social History
Applicable criteria: A and C
Significance: Local and State

III. MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA

Geographic Organization: Piedmont
Chronological/Developmental Period(s):
 Rural Agrarian Intensification A.D. 1680-1815
 Agricultural Industrial Transition A.D. 1815-1870
 Industrial/Urban Dominance A.D. 1870-1930
 Modern Period A.D. 1930-Present
Prehistoric/Historic Period Theme(s):
 Agriculture Architecture
 Landscape Architecture
 Community Planning
Resource Type: Category: District
Historic Environment: Rural
Historic Function(s) or Use(s):
 Agriculture/Subsistence:
 Agricultural fields
 Animal facilities
 Agricultural outbuildings
 Domestic:
 Single family dwellings
 Secondary structures
 Transportation:
 Railroad-related
 Landscape:
 Forest
 River
 Natural features
Current Function(s):
 Domestic:
 Single family dwellings
 Secondary structures
 Landscape:
 Forest
 River
 Natural features

Moore's Morning Choice, a 1,395 acre parcel granted to Caleb Dorsey in 1695 and Hockley, the first land grant in what is now Howard County, from 1670. The Dorseys were early iron magnates who made their fortune exploiting the natural resources of the valley. The family empire began with small forge on the Rockburn Branch. Within the next century it had evolved into the vast Avalon Ironworks which straddled the river above Elkridge. The Dorsey plantation was connected to the success of Elk Ridge and played a key role in the economy of the region. In addition to the network of iron furnaces and forges along the river were smaller saw and flour mills along Rockburn Branch which helped stimulate the area's economy. During the mid-19th century, the Dorsey's began experiencing economic troubles, probably related to the decline of the port and the iron trade. Family members began to sell off pieces of property to city dwellers seeking a healthy country environment free from the disease and humidity of urban summers. At the same time members of the Ellicott family, who ran mills along the Patapsco between Elkridge and Ellicott City sold Hockley to George Washington Dobbin, the first lawyer to build a house on Lawyers Hill.

In contrast to the Colonial plantation culture the new Lawyers Hill residents established compact country estates centered around a "romantic cottage" and a few dependencies, (usually a small barn and a tenant house) and vegetable and flower gardens. Although lots at 10 to 20 acres were large by today's standards, the area quickly became densely populated for its time. But patterns of settlement more closely resembled those that would develop forty years later in summer communities such as Catonsville and Sudbrook in Baltimore County, with houses facing the road and built in loosely-knit rows. Unlike the later planned suburbs, Lawyers Hill developed organically as each family grew and lots were divided to accommodate the next generation.

Lawyers Hill settlement as a summer community was made possible by the opening of the Thomas Viaduct in 1835. A major engineering feat, the Viaduct is the oldest multiple-arched curved railroad bridge in the world. Baltimoreans, who previously would have had to make the trek to Elkridge by carriage over the poorly-maintained Washington Turnpike, could now reach their destination in 15 minutes aboard the B&O Railroad. Early residents maintained houses in fashionable Baltimore neighborhoods such as Bolton Hill and Mt. Vernon for weekday and winter use. Some families even had third homes on the rivers near Annapolis. While it initially began as a summer retreat, Lawyers Hill evolved quickly into a commuter suburb as residents started taking the train to work on a regular basis. By 1873 there was regular passenger service to Baltimore. Although not formally created as a railroad suburb it became one, predating

located on most of the properties on the Hill.

In addition to helping introduce 19th-century technology, Lawyers Hill residents were also inventors. John H.B. Latrobe designed the Latrobe stove in 1856, which represented a radical departure from the traditional Franklin stove. Unlike its predecessor, the Latrobe stove fit flush into the fireplace and incorporated a device that fed coal automatically for 8 to 12 hours. The stove revolutionized household heating in this country by making it more economical and efficient. George Washington Dobbin was an amateur photographer and astronomer long before the average person owned a camera or telescope. At The Lawn he set up a dark room and observatory built specifically for his needs with the latest technological features. His observatory's ingenious design featured a removable skylight which still exists in the roof of the third floor of the Lawn.

The houses on Lawyers Hill reflect the status and individuality of their owners, where a rich diversity of architecture represents generations of development. Since it was common for families to subdivide their land for their children, or simply build homes for them on their land, the architectural legacy that remains shows trends in styles as they matured and changed from one generation to the next. The houses could be generally characterized as rural interpretations of high style architecture, often built before the styles gained mass popularity, suggesting that architects were involved in their design. There are five known architects who designed buildings on hill:

R. Snowden Andrews (1830-1903), a Baltimore architect who designed Claremont in 1854 in a Gothic-Italianate style. Andrews began his career with the famed Baltimore firm Niernsee and Nelson and later joined Eben Faxon in the firm of Andrews and Faxon. In addition to the Eastern Female High School, the Church of the Redeemer and Franklin Street Presbyterian Church rectory, Andrews also designed the Governor's mansion in Annapolis and the south wing of the Treasury Building in Washington.

Brognaard Okie, a partner in the Philadelphia-based firm of Duhring, Okie and Ziegler, built Lift-a-Latch and the Little Hill House in an Arts and Crafts-inspired Colonial Revival style. Okie's firm designed planned communities around Philadelphia in the early 1900s based on Medieval English models.

Robert Stead, a summer resident of the Hill owner the Gables between about 1890 and 1940, was a Washington

and from Confederate troops. Under the command of General Benjamin Butler, Union artillery regiments were a permanent, and often unwelcomed presence on the Hill for the entire length of the War. Several installations were established on the Hill including a two-gun battery near the B&O right-of-way, and Cooks Battery, also a two-gun battery, located further up the Lawyers Hill on the Claremont property. The remains of the earthworks from the battery existed until the construction of the I-895 spur in the early 1970s. Just below the Hill on what is now Levering Avenue was a Union army facility called Camp Essex.

The War created a deep rift among families on the Hill: some supported the south and others were staunch northerners. The Dobbins were very active in the Confederate effort, assisting southerners trying to escape to the north and arranging for medical supplies to be transported to the south. Even after the war Dobbin was helping former members of the Confederate army by assisting exiled leaders return to this country.

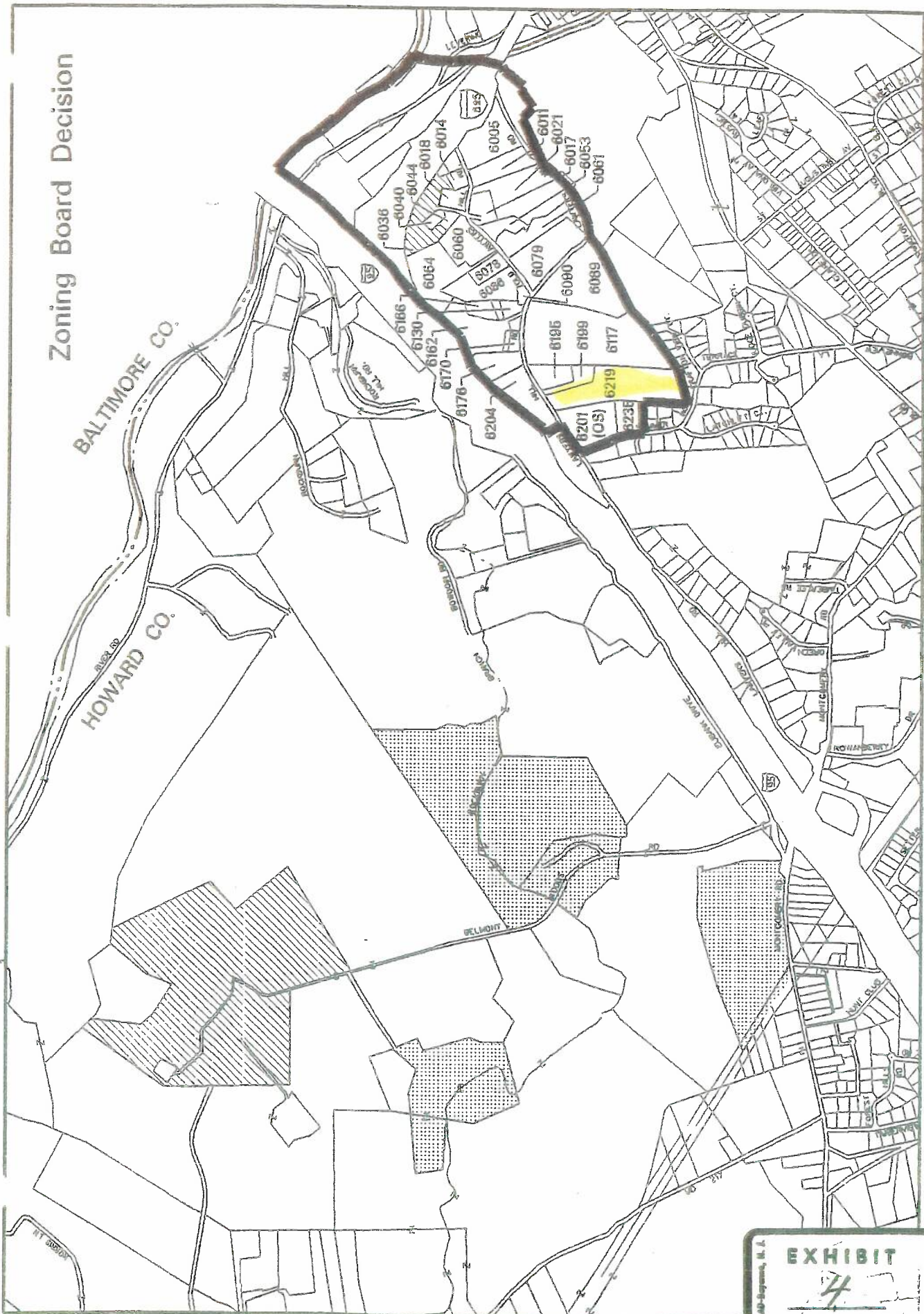
This tense political environment might have inspired the creation of the central social and cultural institution on the Hill: the Elkridge Assembly Rooms. The residents of Lawyers Hill, like all members of the swelling ranks of the upper class who profited from the growth of new industry, had a great deal of leisure time to enjoy their wealth. Family members, including women, were highly educated, exposed to art and culture, and well-traveled, giving rise to an unusual intellectual atmosphere on the Hill. When parlors became crowded with heated political discussion residents pitched in to erect a "neutral zone" where families could socialize and entertain one another. In 1869 Dobbin donated land to the community and residents purchased stocks to build the Hall. The building was maintained by annual dues and volunteer labor, the way it is still maintained today. Dancing classes, theatrical performances, and tableaux, or variety shows, were held at the Hall on a regular basis. During at least one season in the early 1900s, the Lawyers Hill drama troupe was so successful that the B&O ran special trains to coincide with performance times. Still the heart of community life on the Hill, the Hall keeps the residents linked together and is the site of potluck dinners and the community Fourth of July Celebration, a 75-year old tradition.

The cultured atmosphere was cultivated in the homes as well. Music and language lessons, Shakespeare and Bible readings were part of the daily routine for generations of Lawyers Hill children. Inspired by the pastoral landscape many of the residents expressed their creativity through art, music and poetry. John Latrobe wrote odes to his home, Fairy Knowe, describing evenings there when "many voices were heard from the cottage where laughing and sparkling

Lawyers Hill Historic District
Architectural and Historical Significance Statement
Page 22

verified by former residents and is evident in maps dating from 1878 to 1960, and aerial photographs which pre-date I-95. The houses on the north side of I-95 are now accessed by the newly created Elibank Road which parallels the highway. The area again felt the impact of highway construction when the Harbor Tunnel Thruway (I-895) connector was built along west side of the hill in the early 1970s. This road cut through four acres of forest at Fairy Knowe. The construction of modern houses in the district is far less intrusive. There are only eight post World War II houses in the Belmont section and six along Lawyers Hill and Old Lawyers Hill roads. Each new house has been well-integrated with no adverse effect on the rural environment or the historic integrity of the district. Even freestanding garages that are clearly noncontributing, reflect the rural style of the area in materials and setting. The district is drawn around a proposed development at The Gables, to include the manor house and a buffer of approximately three acres. The project plan calls for 50 single-family houses on 25 acres at the southeastern edge of the district.

Zoning Board Decision



- Boundary
- MD Environmental Trust Easement
- MD Historical Trust Easement



LAWYERS HILL HISTORIC DISTRICT

EXHIBIT
4

1 HOWARD COUNTY DEPARTMENT
2 OF PLANNING AND ZONING
3 Petitioner

4 ZB CASE 948M

* BEFORE THE

* PLANNING BOARD OF

* HOWARD COUNTY, MARYLAND

* * * * *

5 RECOMMENDATION

6 On November 10, 1993, the Planning Board of Howard County, Maryland, considered the petition
7 of the Department of Planning and Zoning for an amendment to the Zoning Map to create a local Lawyers
8 Hill Historic District. The petition proposes that the Historic District overlay zone be applied to an area
9 which includes 54 properties located in the First Election District along Belmont Woods Road, Elibank
10 Road, Montgomery Road, Lawyers Hill Road, Old Lawyers Hill Road and River Road. The proposed
11 Historic District is located on Tax Maps 31, 32, 37 and 38.

12 The petition, the Technical Staff Report and the Recommendation of the Department of Planning
13 and Zoning, and the comments of reviewing agencies, were presented to the Board for its consideration.
14 The Department of Planning and Zoning recommended approval based on conclusions that the proposal
15 is in harmony with the 1990 General Plan and with the criteria given in Section 114 of the Zoning
16 Regulations for the establishment of Historic Districts.

17 Testimony in favor of the proposed Historic District was presented by Herbert Johl, Chairman of
18 the Historic District Commission. Mr. Johl explained that the Historic District Commission had originally
19 recommended approval of a Lawyers Hill Historic District on April 2, 1992. At its most recent meeting
20 on November 4, 1993, the Commission voted to recommend approval of the Historic District boundaries
21 proposed in ZB Case No. 948M.

22 In response to questions from the Planning Board, Department of Planning and Zoning staff
23 explained that certain properties were excluded from the proposed Historic District at the request of the
24 property owners. Staff also explained that unimproved State parkland was included in the District where
25 necessary to maintain continuity and or avoid a hole in the District, although the Maryland Department
26 of Natural Resources would not necessarily comply with local zoning restrictions when constructing
27 improvements on State parkland.
28

1 After careful consideration of all the information presented to the Board, the Board was in
2 agreement with the findings and conclusions of the Department of Planning and Zoning and adopts them
3 as its own findings and advisory conclusions. However, the Board finds that an additional area of State
4 parkland should be included in the Historic District in order to maintain a continuous District along
5 Belmont Woods Road. The addition of Tax Map 32, Parcel 83 as shown on the map attached to this
6 recommendation will create a continuous boundary for the northern portion of the proposed District and
7 will include land which has historically been part of the neighborhood represented by the proposed
8 District.

9 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 23rd day of
10 November, 1993, recommends that the petitioner's request to amend the Zoning Map to create a Lawyers
11 Hill Historic District, as described above, be APPROVED subject to adding Parcel 83 on Tax Map 32
12 to the proposed Historic District as shown on the attached map.

13 HOWARD COUNTY PLANNING BOARD

14 
15 William T. Manning, Chairman

16 
17 Joan C. Lancos, Vice-Chairman

18 
19 Dale N. Schumacher

20 
21 Theodore F. Mariani

22 
23 ABSENT
24 Cathy Hartman

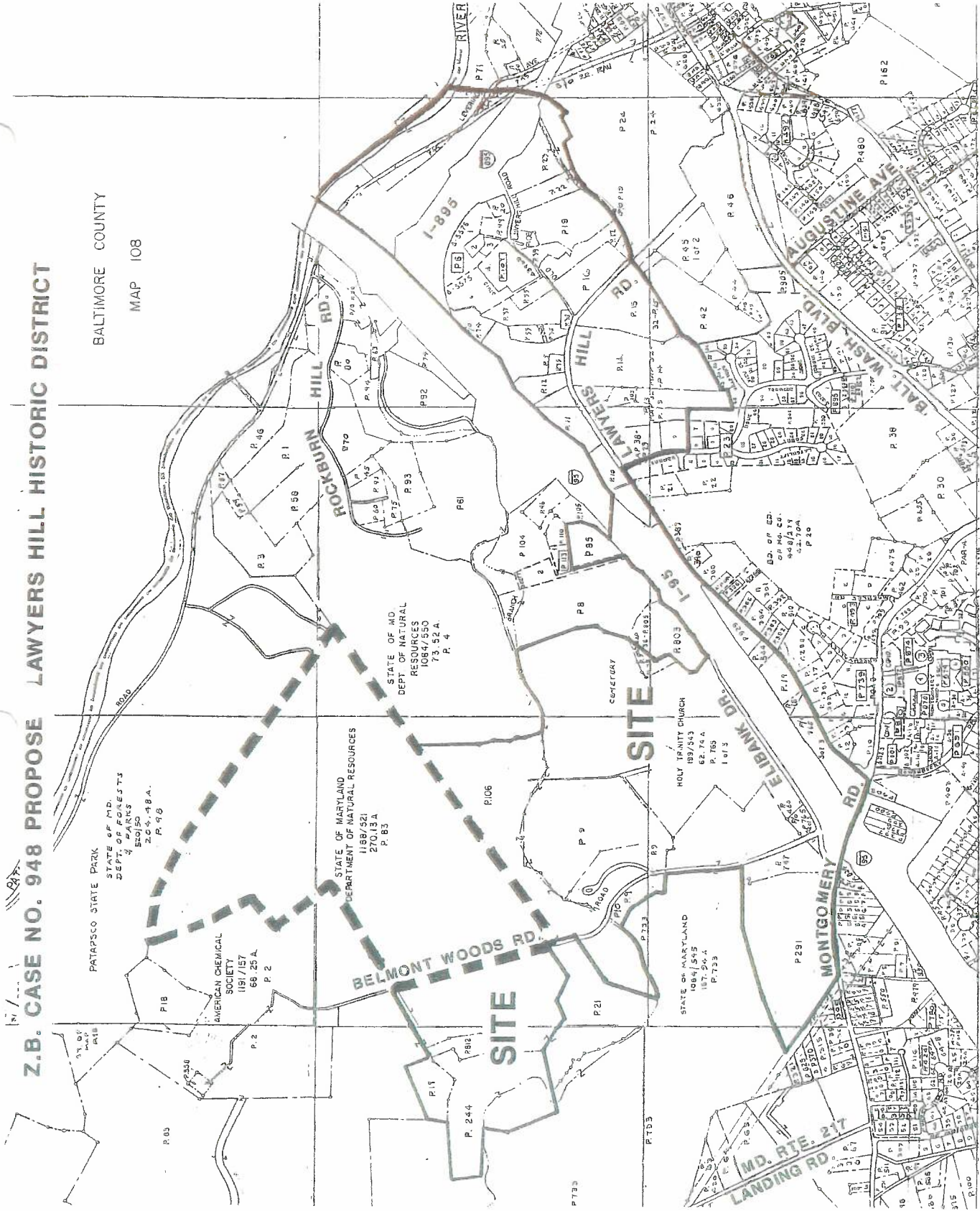
25 ATTEST:

26 
27 Joseph W. Rutter, Jr.
28 Executive Secretary

Z.B. CASE NO. 948 PROPOSE LAWYERS HILL HISTORIC DISTRICT

BALTIMORE COUNTY

MAP 108



— P.B. RECOMMENDED ADDITION TO DISTRICT

— D.P.Z. PETITION BOUNDARY

VICINITY MAP

ZONING BOARD CASE NO. 948M
DEPT. OF PLANNING AND ZONING

MINUTES

Request: To amend the Zoning Map for the Lawyers Hill Community to create a local Historic District. Includes most properties along Lawyers Hill Road, Elibank Drive and Belmont Woods Drive.

Hearing Date: Wednesday, January 19, 1994, 8:00 p.m.

Worksession: Wednesday, February 23, 1994, 7:30 p.m.

Zoning Board Members Present:

Paul Farragut, Chairperson	C. Vernon Gray
Darrel Drown	Shane Pendergrass
Charles Feaga	

Staff Present:

Todd Taylor, Esq., Office of Law
Robin Regner, Admin. Asst. to Zoning Board

1. Joseph Rutter, Jr., Director of the Department of Planning and Zoning, summarized the case and presented the map exhibit outlining the proposed request and highlighting those properties requesting to be removed from the proposal, namely Mr. Servary, Mr. Gaynor and Mr. Shumaker.
2. Charles Feaga made a motion to approve the proposed historic district minus the people requesting not to be included.
3. Shane Pendergrass suggests leaving the record open to see if the property at 6560 wants to be included or not. There is also a question as to whether the State property wants to be included.
4. The Zoning Board agrees to continue the worksession until March 9, 1994, following ZB 948M.

Table of Contents

Chapter 1. Introduction	5	L. Awnings and Canopies	48	E. Outdoor Lighting Fixtures	71
Chapter 2. Historic Background	7	M. Equipment and Hardware	49	F. Temporary and Minor Structures	72
Chapter 3. Architectural Styles in Ellicott City	10	N. Colors and Painting	50	Chapter 10. Parking Lots, Public Streets and Street Furniture	73
Chapter 4. The Secretary of the Interior's Standards	21	Chapter 7. New Construction: Additions, Porches and Outbuildings	51	A. Paving Materials and Street Design	73
Chapter 5. Routine Maintenance	23	A. Building Additions	51	B. Off-Street Parking	74
Chapter 6. Rehabilitation and Maintenance of Existing Buildings	24	B. Construction of New Porches and Decks	53	C. Street Furniture	75
A. General Guidelines for Historic Buildings	24	C. Construction of New Garages, Sheds and Other Outbuildings	54	D. Streetlights	77
B. General Guidelines for Nonhistoric Buildings	25	Chapter 8. New Construction: Principal Structures	56	Chapter 11. Signs	79
C. Masonry	25	A. General	56	A. General Guidelines	79
D. Wood Siding, Shingles and Logs	28	B. New Building Design	57	B. Commercial Buildings	81
E. Roofs, Dormers and Gutters	31	C. Siting New Buildings	59	C. Residential Zones	86
F. Porches and Balconies	33	D. Design of New Subdivisions	61	D. Traffic, Directional and Other Public Signage	86
G. Entrances	35	Chapter 9. Landscape and Site Elements	62	E. Historic Plaques	87
H. Windows	38	A. Topography and Water Courses	62	Chapter 12. Demolition and Relocation	88
I. Shutters and Blinds	42	B. Trees and Other Vegetation	64	Glossary	89
J. Cornices and Ornamentation	42	C. Cemeteries	67	Bibliography	92
K. Storefronts	44	D. Walls, Fences, Terraces, Walkways and Driveways	67		

D. Design of New Subdivisions

In most cases, new construction in Ellicott City will occur on existing lots. However, there are some larger tracts of land that could be subdivided into several new building lots. Under current zoning, land in the historic district could be subdivided to allow such new uses as single-family detached houses, attached houses (townhouses or duplexes) or office buildings.

Subdivision of land is controlled by county, state and federal regulations that address density, lot size, setbacks, street and parking lot design, storm water management, extension of water and sewer service, floodplain and wetland protection, fire safety and other issues. Subdivision plans do not require approval by the Historic District Commission. However, the improvements constructed after a property is subdivided will require Certificates of Approval.

In addition to architectural design, improvements in a new subdivision that require a Certificate of Approval include driveways, parking areas, retaining walls, fences, street lights and landscaping. The location and design of certain public improvements, e.g., storm water management facilities and public streets, are dictated by detailed design

requirements and the physical characteristics of the property. The Commission has little flexibility to require changes, except on minor related items such as the design of landscaping, fencing or street lights. The Commission has more leeway when it reviews improvements such as parking areas, driveways, buildings, walls, fences and other structures that will be located on the new subdivision lots.

Property owners who are subdividing land should seek comments from the Historic District Commission before the final subdivision plan is approved and recorded in the county land records. The advisory comments made by the Commission will alert property owners to the issues they may face when applying for Certificates of Approval after the subdivision is recorded, and will enable them to plan for improvements in a manner sensitive to the historic district.

New subdivisions should follow the design guidelines given in Section C above (on siting new principal buildings) and in Chapter 9 (on landscaping and site design). New development will fit best into the historic district without impairing the historic or architectural value of the surrounding area if the layout of new building lots allows buildings to be sited and the site to be graded, landscaped and improved in accordance with those guidelines.

Don Reuwer

From: Kim Egan <egankk@me.com>
Sent: Tuesday, December 11, 2018 10:55 AM
To: Don Reuwer
Subject: Re: Lawyer's Hill logo

Here is what you told me re sections:

Sections-

Lawyers Hill Historic District (LHO)

The process that created the district
Lawyers Hill Design Guidelines for New Construction

Lawyers Hill Overlook- "A new community with a passion for the past"

Mission Statement
LHO Design Guidelines

The Land

History- Where a home once stood
Current Conditions
The land plans for the new community

The Homes

The foot prints on a typical lot
Floor Plans
Renderings
Photos of the Homes

About the owners and developers-

Edmund Pollard and Joyce Oakley
Land Design and Development Inc. – Donald R Reuwer Jr.

Comments/ Questions

Please share any constructive ideas on how to make LHO a better place to live and raise a family
Any questions?

On Dec 11, 2018, at 10:51 AM, Don Reuwer <dreuwer@ldandd.com> wrote:

Charge on!
Are you ready for content? Remind me of the sections on the web site..

Donald R. Reuwer Jr.
8318 Forrest Street – Suite 200
Ellicott City, MD 21043
Phone [410-707-7054](tel:410-707-7054)

<image001.jpg>

From: Kim Egan <egankk@me.com>
Sent: Tuesday, December 11, 2018 10:50 AM
To: Don Reuwer <dreuwer@ldandd.com>
Subject: Re: Lawyer's Hill logo

Here it is in green with Overloo

<image002.png>

On Dec 11, 2018, at 10:32 AM, Don Reuwer <dreuwer@ldandd.com> wrote:

I like it! Green! Overlook

Donald R. Reuwer Jr.
8318 Forrest Street – Suite 200
Ellicott City, MD 21043
Phone [410-707-7054](tel:410-707-7054)

<image001.jpg>

From: Kim Egan <egankk@me.com>
Sent: Tuesday, December 11, 2018 10:30 AM
To: Don Reuwer <dreuwer@ldandd.com>; Lisa Devries
<ldevries@ldandd.com>; susangoldsholl@gmail.com
Subject: Lawyer's Hill logo

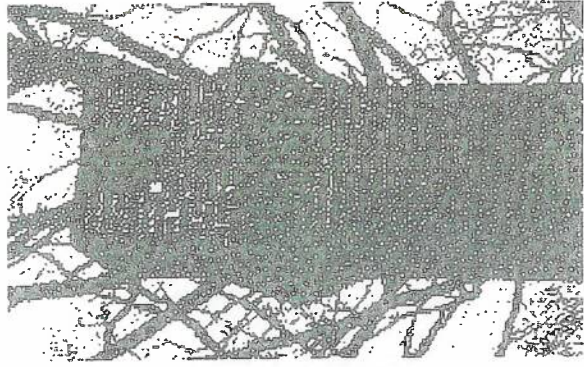
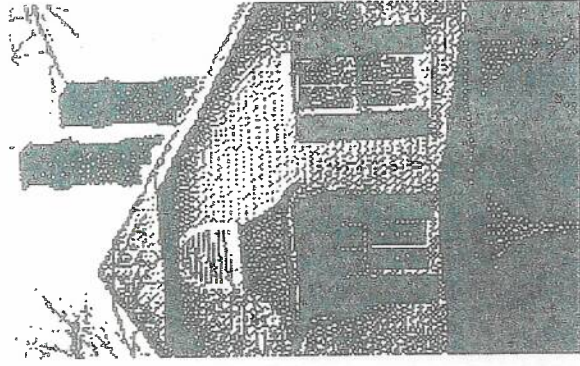
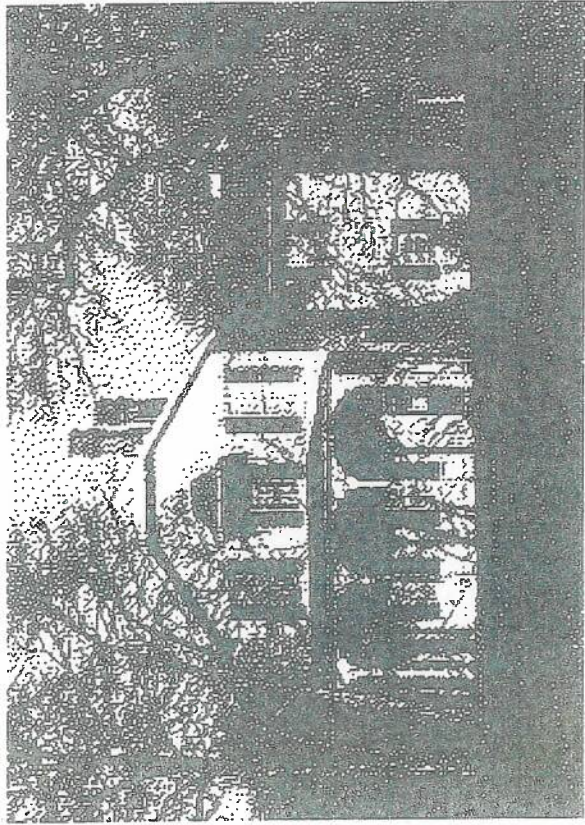
Playing around with Lawyer's Hill logos this morning —

this image could be the basic image — to use with an “Overlook” or “Historic District” addendum, and in any color we wish.

<image002.png>



Lawyers Hill Historic District Design Guidelines



Howard County, Maryland / 1995

Lawyers Hill Historic District Design Guidelines

Chapter 1. Introduction	3
Chapter 2. Historic Background	6
Chapter 3. Architectural Styles in Lawyers Hill	8
Chapter 4. The Secretary of the Interior's Standards for the Rehabilitation of Historic Properties	15
Chapter 5. Routine Maintenance	17
Chapter 6. Rehabilitation and Maintenance of Existing Buildings	18
A. General Guidelines for Historic Buildings	18
B. General Guidelines for Non-Historic Buildings	19
C. Outbuildings	20
D. Masonry	21
E. Siding and Shingles	23
F. Porches	24
G. Ornamentation and Trim	25
H. Roofs, Gutters and Downspouts	26
I. Windows and Storm Windows	26
J. Shutters and Blinds	28
K. Entrances	29
L. Dormers	30
M. Equipment	31
N. Hardware	31
O. Colors	31

Chapter 7. New Construction: Additions, Porches, Garages and Outbuildings	36
A. Additions (Including Rooms, Porches and Decks)	36
B. Garages and Carports	37
C. Sheds, Barns and Other Outbuildings	38
D. Temporary and Minor Structures	38
Chapter 8. New Construction: Houses and Other Principal Structures	39
A. Siting New Houses	40
B. Site Treatment	41
C. Design of New Houses	41
Chapter 9. Landscape and Site Elements	42
A. Grading and Topography	42
B. Trees and Other Vegetation	43
C. Fences	45
D. Retaining Walls	45
E. Driveways, Walkways and Patios	46
F. Outdoor Lighting	47
Chapter 10. Demolition and Relocation	48
Glossary	50
Bibliography	52
Appendix A. Summary of Activities Requiring a Certificate of Approval	53

Adopted by the Historic District
Commission on April 6, 1995



M A R Y L A N D

Historic District Commission
3430 Courthouse Drive
Ellicott City, Maryland 21043
(410) 313-2393
(TTY) 313-2323

The Howard County
Historic District Commission
Rules of Procedure

Adopted March 2004

Amended December 2009

Amended February 2013

The Howard County Historic District Commission
Administered by
The Howard County Department of Planning and Zoning
3430 Court House Drive
Ellicott City, MD 21043
(410) 313-2350

TABLE OF CONTENTS

RULES OF PROCEDURE OF THE HISTORIC DISTRICT COMMISSION	1
100. General	1
101. Scheduling and Advertising of Meetings	2
102. Conduct of Meetings On Certificates of Approval	3
103. Decisions of the Historic District Commission	4
104. Pre-Application Advice	6
105. Applications for Certificate of Approval	7
106. Amendments to Rules of Procedure	8
107. Guidelines	9
TAX CREDITS AND ASSESSMENT CAPS	10
200. General	10
201. Application Procedures Tax Credit Pre-Approval (Certificate Of Eligibility)	10
202. Procedures For Review Of Tax Credit Pre-Approval (Certificate Of Eligibility)	10
203. Guidelines for the Performance of Eligible Work	13
DEMOLITION AND RELOCATION OF STRUCTURES IN HISTORIC DISTRICTS ..	14
300. General	14
301. Contents of Application	14
302. Classification of Structure.....	14
303. Demolition of Structures of Unusual Importance	15
304. Demolition of Other Structures.....	16
305. Relocation of Structures.....	17
306. Documentation of Structure.....	17

LAWYERS HILL OVERLOOK

Design Guidelines

Set back/Building Placement/Orientation on a Lot:

- The front yard setback should match the established range of adjacent buildings on the block.
- If a block has a uniform setback, a building should be placed in general alignment with neighboring properties.
- If setbacks are varied, a building should be located within the average setback.
- Side yard setbacks should be similar to the others in the block, as seen from the public right-of-way.
- Orient the front of the house to the street and clearly identify the front entrance unless this is not the predominant pattern on the street (i.e. more modern styles sometimes have varying patterns of street frontage).

Massing:

- A building should appear similar in massing and scale to that of the structures seen historically in the district.
- While the building can be larger than the surrounding structures, it should not overwhelm them.
- Subdivide a larger building mass into smaller modules that are similar in size to those seen historically.
- Simple rectangular building forms are preferred.

Scale and Proportion:

- A front elevation should appear similar in scale to those seen historically in the district.
- A single wall plane should not exceed the typical maximum width as seen in the immediate context.
- A building should be within the range of heights seen traditionally in the neighborhood.
- Wall heights of two stories are generally preferred along the street.
- Step a larger building down in height if approaches smaller adjacent buildings.
- The back side of a building may be taller than the front and still appear to be in scale.

Rhythm:

- New buildings should not disrupt the predominant orientation of structures of the street.
- Maintain the alignment of horizontal elements along the block. For example, align window sills, moldings, and eave lines with those of adjacent buildings.
- Where the immediate context dictates, the front should include a one-story element, such as a porch

Roof Forms and Materials:

- Traditional sloping roof forms are generally most appropriate as primary roof forms in historic districts.
- Roofing materials should generally have a non-reflective, matte finish.

Windows and Doors

- Use window openings that are similar in size to those seen traditionally.
- Window styles and types should be similar to those seen historically in the district.
- Windows should be simple in shape, arrangement, and detail.
- The number of different window styles should be limited, unless the street or neighborhood has buildings of a more modern era that use large expanses of glass.
- Windows and doors should be finished with trim elements in a manner consistent with the historic architectural styles seen in the district.

Fences:

- All fencing must be in the style of historic fencing in the District (although it may be of modern materials).

Pools:

- Any pool installed on a lot must be in the back of the lot and must be screened from the road and from neighboring properties.

Garages:

- A new garage should be subordinate to the primary structure on the site.
- A detached garage is preferred where feasible and where compatible with the style of architecture (i.e. more modern styles often had attached garages).
- A new garage should be compatible in design with the primary structure but not mimic the historic features of the main building. It should not be designed to look old; it should appear as a new addition to the streetscape.
- A detached garage should be located at the rear of the property and set back substantially from the primary structure where feasible.
- If a garage is attached, it should be on the rear elevation or the percentage of building front allocated should be minimized when that is the predominant pattern on the street.
- When necessary, an attached garage should be detailed as part of the primary building.

Other accessory structures (not including secondary historic residential structures):

- Accessory structures should be located to the rear of the lot, if feasible.
- New accessory structures should be similar in character to those seen historically.
- Prefabricated storage structures should be located at the rear of the lot and should not be visible from the street.
- Accessory structures should be subordinate to the primary historic structure in terms of mass, size, and height.
- Basic rectangular forms with gable, hip or shed roofs are generally appropriate.

- The roof line need not match exactly, but should not compete with that of the primary structure.
- Appropriate building materials should draw on the traditional range of materials used for the primary structure's architectural style.
- Building materials should be utilitarian in appearance.
- Ornate architectural detailing is generally inappropriate for a secondary structures.
- Details should not be added to accessory structures which would make them appear to be a residential dwelling rather than an outbuilding.

Streetscape and Landscape Features:

- Historic gas street lamps should be near the front sidewalk on all homes.
- Healthy mature street trees should be installed and maintained.
- Diseased street trees should be replaced in kind, when possible.
- Historic landscaped buffer zones, such as the grassy median between the sidewalk and curb, should be preserved and maintained.
- Historic retaining walls should be preserved where they exist.
- Sidewalks should exhibit historic material when those elements contribute to the historic character of the district.
- Large paved areas, for parking or otherwise, are generally inappropriate in areas visible from the public right-of-way.
- When parking is not located in a garage, it should be screened as much as possible from view from the public right-of-way with the use of a fence, hedge, or other land- scape element.
- On each new buildable lot, the builder shall plant a tree in the front of the lot, chosen from the following list: chestnut, sugar maple, oak, hickory, cedar, blue spruce, pine, linden, dogwood, or holly. The builder shall also plant a fruit tree in the back of the lot, chosen from the following list: apple, pear, peach, or cherry. In addition, some of the foundation plantings installed by the builder shall be selected from the following list: boxwoods, paulownia, rhododendron, and roses.

To be included in HOA Covenants, Conditions, and Restrictions:

Clotheslines: Any clothesline used on a lot must be screened from the road and from neighboring properties.

Commercial Trucks: No commercial truck shall be parked on a lot.

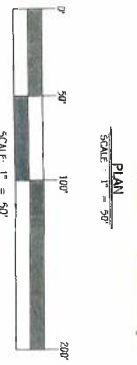


Exhibit 2 -- Is a context map that shows this site in context of the community

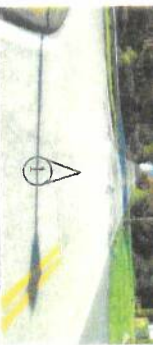
	EXISTING STREET LINE
	EXISTING TREE LINE
	PROPOSED TREE LINE
	DEMOTES EXISTING TREES TO BE REMOVED
	DEMOTES EXISTING TREES TO REMAIN
	CENTRAL ROOT ZONE

NO	SIZE	SPECIES	CONDITION	NOTES	TO BE REMOVED
104	36"	TULIP POPLAR	POOR	TRUNK GOT MOISTURE FROM	YES
105	36"	BLACK OAK	POOR	TRUNK GOT MOISTURE FROM	YES
106	36"	BLACK OAK	POOR	TRUNK GOT MOISTURE FROM	YES
107	31"	S. RED OAK	POOR	TRUNK GOT MOISTURE FROM	YES
108	31"	S. RED OAK	POOR	TRUNK GOT MOISTURE FROM	YES
109	31"	S. RED OAK	POOR	TRUNK GOT MOISTURE FROM	YES
110	31"	S. RED OAK	POOR	TRUNK GOT MOISTURE FROM	YES
111	31"	S. RED OAK	POOR	TRUNK GOT MOISTURE FROM	YES
112	31"	S. RED OAK	POOR	TRUNK GOT MOISTURE FROM	YES
113	31"	S. RED OAK	POOR	TRUNK GOT MOISTURE FROM	YES
114	31"	S. RED OAK	POOR	TRUNK GOT MOISTURE FROM	YES
115	31"	S. RED OAK	POOR	TRUNK GOT MOISTURE FROM	YES
116	31"	S. RED OAK	POOR	TRUNK GOT MOISTURE FROM	YES
117	31"	S. RED OAK	POOR	TRUNK GOT MOISTURE FROM	YES
118	31"	S. RED OAK	POOR	TRUNK GOT MOISTURE FROM	YES
119	31"	S. RED OAK	POOR	TRUNK GOT MOISTURE FROM	YES
120	31"	S. RED OAK	POOR	TRUNK GOT MOISTURE FROM	YES
121	31"	S. RED OAK	POOR	TRUNK GOT MOISTURE FROM	YES
122	31"	S. RED OAK	POOR	TRUNK GOT MOISTURE FROM	YES
123	31"	S. RED OAK	POOR	TRUNK GOT MOISTURE FROM	YES
124	31"	S. RED OAK	POOR	TRUNK GOT MOISTURE FROM	YES
125	31"	S. RED OAK	POOR	TRUNK GOT MOISTURE FROM	YES
126	31"	S. RED OAK	POOR	TRUNK GOT MOISTURE FROM	YES
127	31"	S. RED OAK	POOR	TRUNK GOT MOISTURE FROM	YES
128	31"	S. RED OAK	POOR	TRUNK GOT MOISTURE FROM	YES
129	31"	S. RED OAK	POOR	TRUNK GOT MOISTURE FROM	YES
130	31"	S. RED OAK	POOR	TRUNK GOT MOISTURE FROM	YES
131	31"	S. RED OAK	POOR	TRUNK GOT MOISTURE FROM	YES
132	31"	S. RED OAK	POOR	TRUNK GOT MOISTURE FROM	YES
133	31"	S. RED OAK	POOR	TRUNK GOT MOISTURE FROM	YES
134	31"	S. RED OAK	POOR	TRUNK GOT MOISTURE FROM	YES
135	31"	S. RED OAK	POOR	TRUNK GOT MOISTURE FROM	YES
136	31"	S. RED OAK	POOR	TRUNK GOT MOISTURE FROM	YES
137	31"	S. RED OAK	POOR	TRUNK GOT MOISTURE FROM	YES
138	31"	S. RED OAK	POOR	TRUNK GOT MOISTURE FROM	YES
139	31"	S. RED OAK	POOR	TRUNK GOT MOISTURE FROM	YES
140	31"	S. RED OAK	POOR	TRUNK GOT MOISTURE FROM	YES
141	31"	S. RED OAK	POOR	TRUNK GOT MOISTURE FROM	YES
142	31"	S. RED OAK	POOR	TRUNK GOT MOISTURE FROM	YES
143	31"	S. RED OAK	POOR	TRUNK GOT MOISTURE FROM	YES
144	31"	S. RED OAK	POOR	TRUNK GOT MOISTURE FROM	YES
145	31"	S. RED OAK	POOR	TRUNK GOT MOISTURE FROM	YES
146	31"	S. RED OAK	POOR	TRUNK GOT MOISTURE FROM	YES
147	31"	S. RED OAK	POOR	TRUNK GOT MOISTURE FROM	YES
148	31"	S. RED OAK	POOR	TRUNK GOT MOISTURE FROM	YES
149	31"	S. RED OAK	POOR	TRUNK GOT MOISTURE FROM	YES
150	31"	S. RED OAK	POOR	TRUNK GOT MOISTURE FROM	YES

Exhibit 3 – Shows the limits of disturbance as required to have the road and utilities installed per Howard County's Design Manual requirements



LAWYERS HILL ROAD @ SUMMER HOME TERRACE
LOOKING SOUTHWEST



LAWYERS HILL ROAD @ EXISTING DRIVEWAY
OF OLD SPACE LOT 18



LAWYERS HILL ROAD LOOKING SOUTHWEST TOWARD
SUMMER HOME TERRACE



LAWYERS HILL ROAD LOOKING SOUTHWEST TOWARD
SUMMER HOME TERRACE @ TREE HYDRANT



LAWYERS HILL ROAD @ SUMMER HOME TERRACE
LOOKING NORTHEAST



Exhibit 4 – is a “scenic road exhibit” that shows the projects only point of public road access to Old Lawyers Hill Road



PLAN
SCALE 1" = 30'



LAWYERS HILL ROAD @ OLD SPACE LOT 18
LOOKING SOUTHWEST

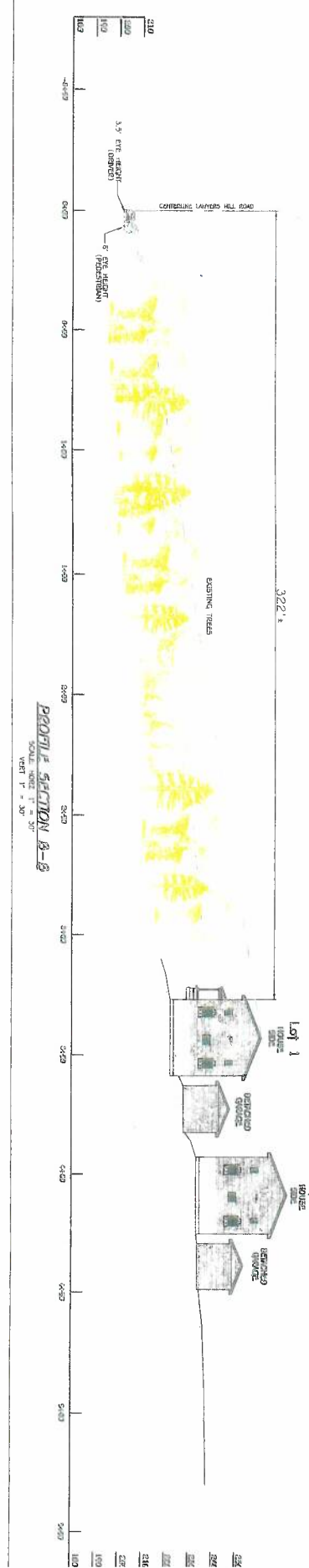
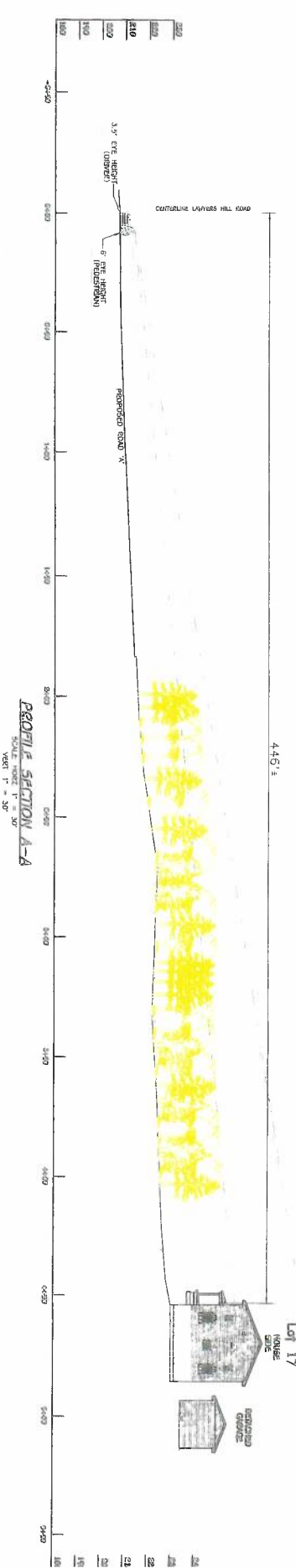
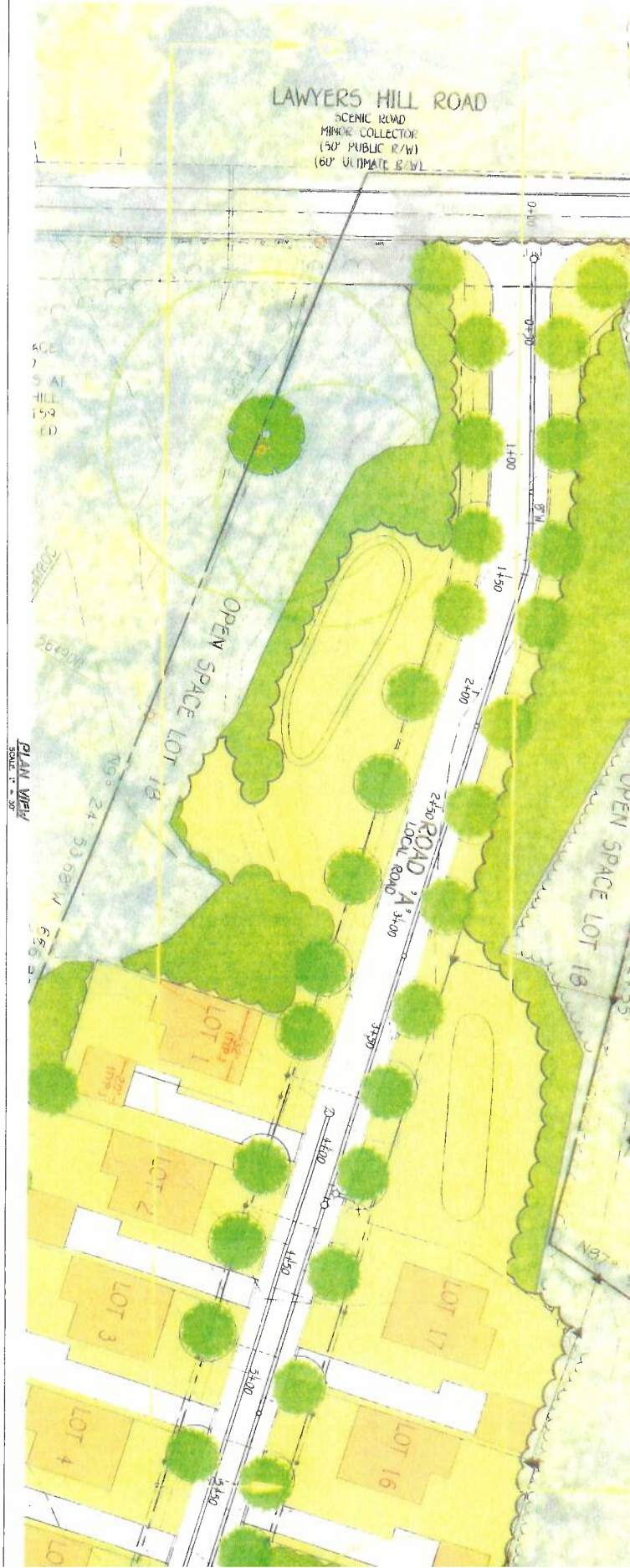
PROPOSED ROAD @ LAWYERS HILL ROAD
@ OLD SPACE LOT 18

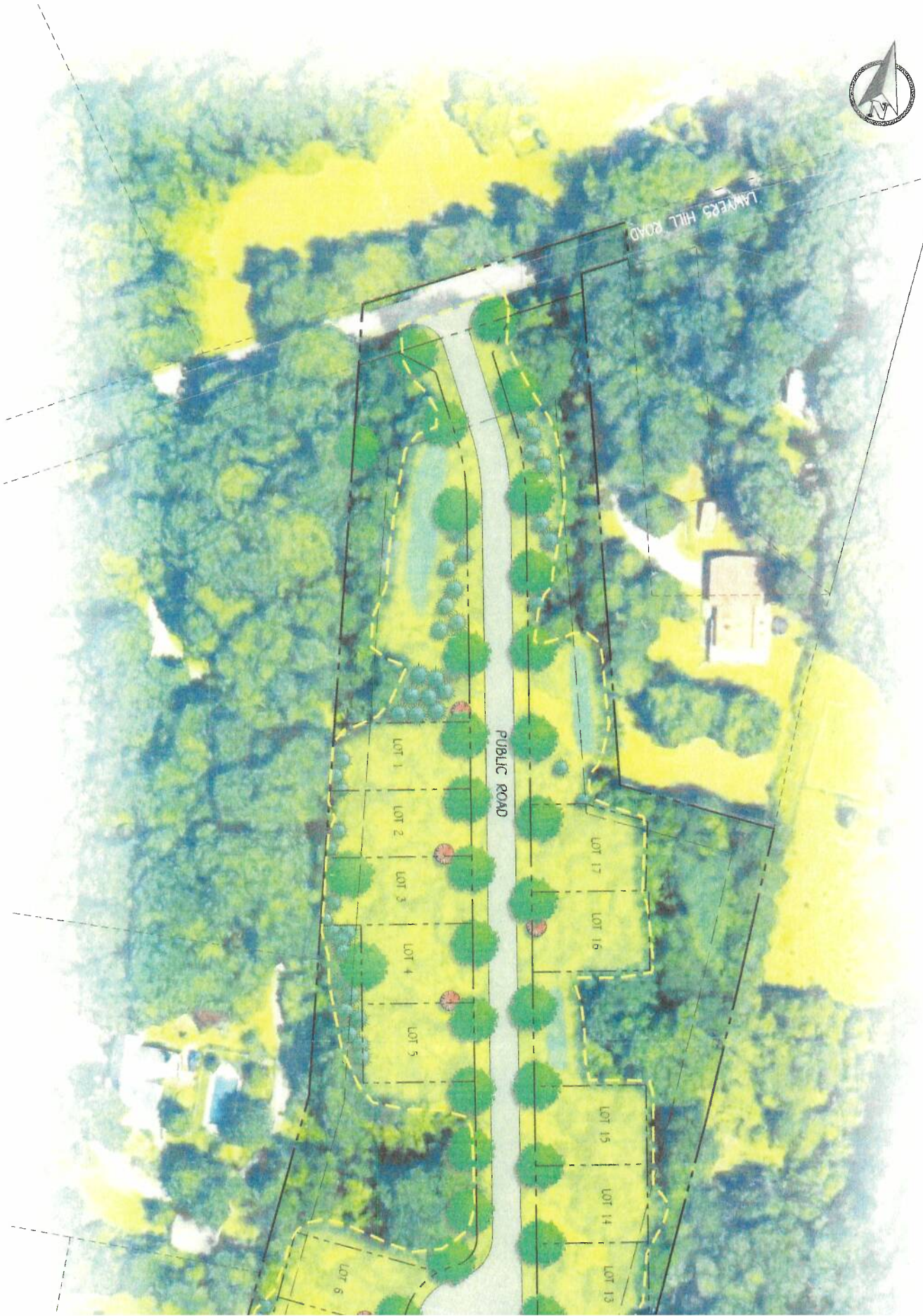
PROPOSED ROAD @ LAWYERS HILL ROAD

LAWYERS HILL ROAD LOOKING SOUTHWEST TOWARD
PROPOSED ROAD

LAWYERS HILL ROAD @ OLD SPACE LOT 18
LOOKING SOUTHWEST

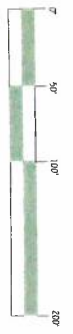
LAWYERS HILL ROAD @ OLD SPACE LOT 18
LOOKING SOUTHWEST

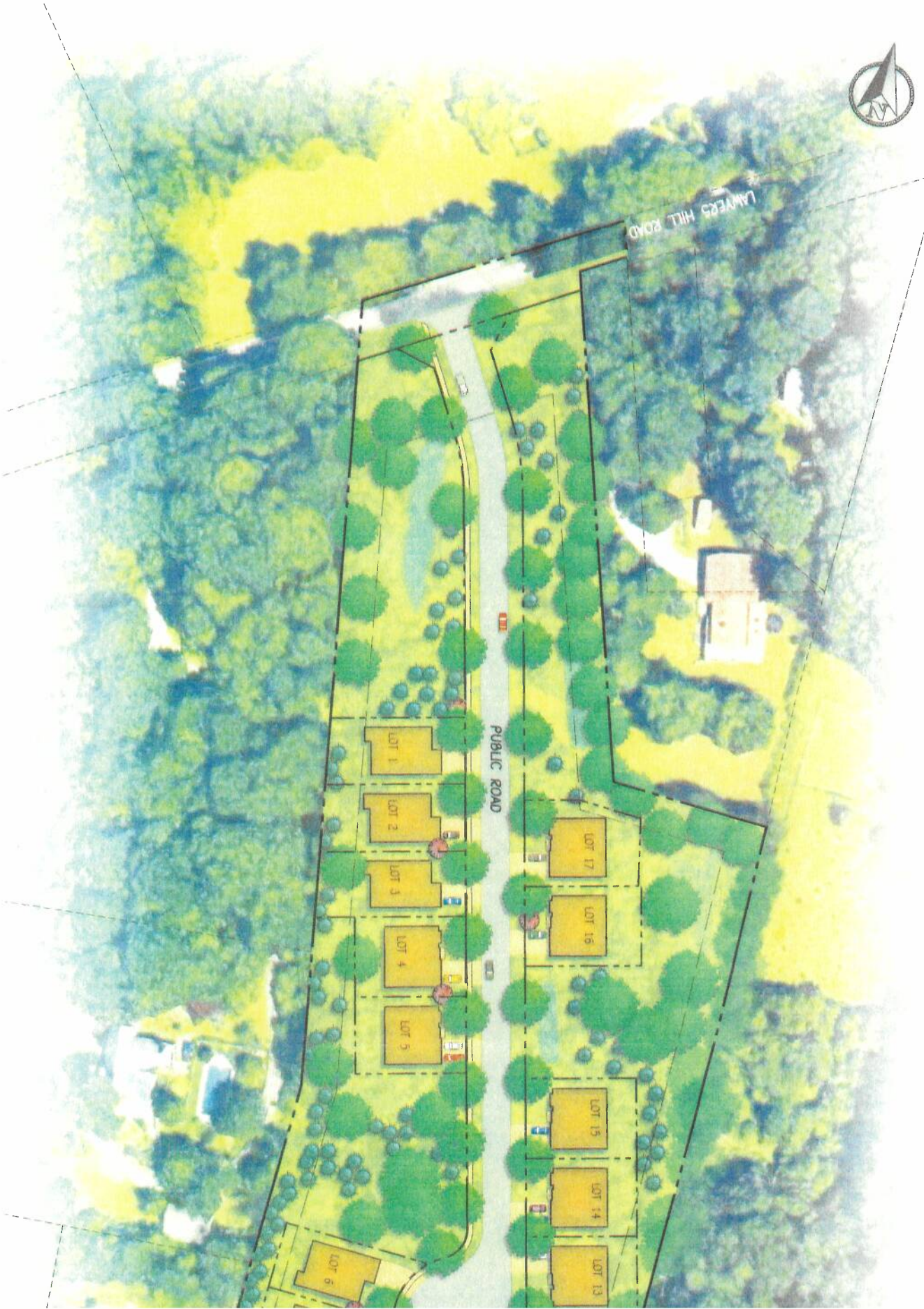




LAWYERS HILL OVERLOOK

Exhibit 6 – Shows the proposed lots and the limit of disturbance with a yellow line





LAWYERS HILL OVERLOOK

Exhibit 7 – Shows SFD lots with front entry garages. If front entry garages are preferred, we would mask them to the fullest extent possible with small overhanging roofs and / or trellis.

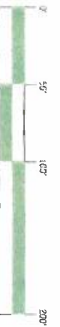
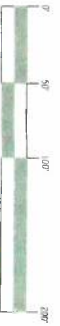




Exhibit 8 – Shown SDF lots with detached garages. This product type creates a pleasant streetscape and allows a maximum distance between homes. The homes are placed on the lot line to maximize the separation of the homes. The layout with the attached garages typically has 15 feet between the homes. By removing the garages from the home, the homes footprint

LAWYERS HILL OVERLOOK



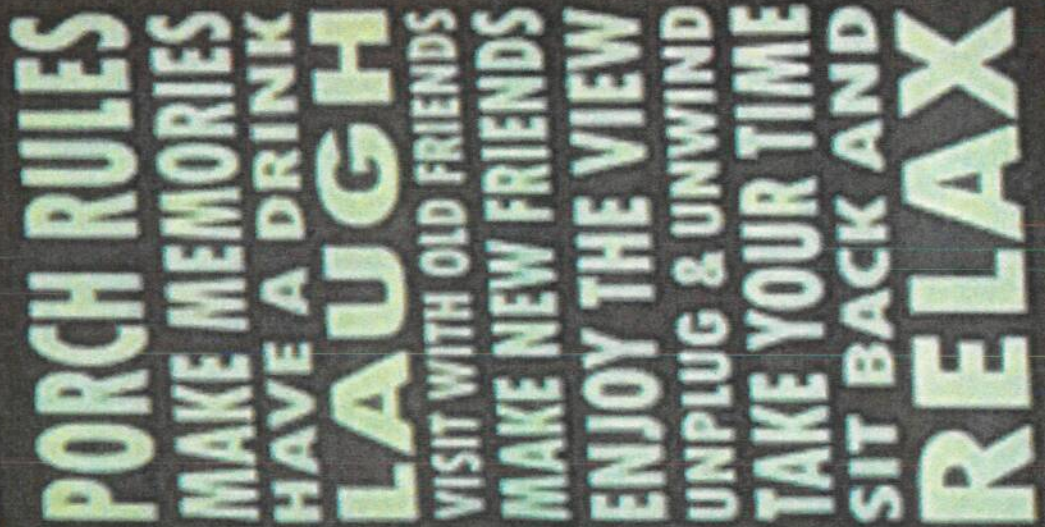
SCALE: 1" = 50'

Exhibit 9 and 10 – Are photos of the typical homes with detached garages that we are proposing for the site. Many variations of the exterior elements are possible and desirable.





Exhibit 9 and 10 – Are photos of the typical homes with detached garages that we are proposing for the site. Many variations of the exterior elements are possible and desirable.



PORCH RULES
MAKE MEMORIES
HAVE A DRINK
LAUGH
VISIT WITH OLD FRIENDS
MAKE NEW FRIENDS
ENJOY THE VIEW
UNPLUG & UNWIND
TAKE YOUR TIME
SIT BACK AND
RELAX

Exhibit 11 – We do feel strongly that front porches help foster interaction between neighbors.