

1 COURTNEY WATSON, * BEFORE THE
2 COUNCILPERSON * PLANNING BOARD OF
3 ZRA 137 * HOWARD COUNTY, MARYLAND

4 * * * * *

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

7 ACTION: *Recommended approval; Vote 4 to 0.*

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9 On November 3, 2011, the Planning Board of Howard County, Maryland, considered the petition of
10 Courtney Watson, Councilperson for amendments to the Zoning Regulations to amend several sections, all
11 generally regarding the density exchange process for Neighborhood Preservation Parcels, in order to establish
12 new provisions so that parcels that are the site of a community swimming pool may be sending parcels under
13 this process and may become Neighborhood Preservation Parcels; to amend Section 107.D.4.d. in the R-ED
14 District regulations to establish a reduced rear setback of 15 feet for lots that adjoin an open space lot; and to
15 amend Section 128.A.1.d in the Supplementary Bulk Regulations so that such R-ED lots that adjoin an open
16 space lot cannot use the permitted 10 foot encroachment allowed for porches and decks.

17 The petition, the Department of Planning and Zoning Technical Staff Report and Recommendation,
18 and the comments of reviewing agencies, were presented to the Board for its consideration. The Department
19 of Planning and Zoning recommended approval of the petition, but with recommended text revisions as noted
20 in Attachment B to the Technical Staff Report.

21 Theo Wimberly was present for the Petitioner. Mr. Wimberly stated that the Petitioner accepts the
22 text revisions recommended by the Department of Planning and Zoning. He said that there is some concern
23 about community swimming pools in the future, so this proposal is to assist them by providing a method for a
24 funding stream. There was no testimony in opposition to the petition.

25 The Planning Board questioned why this proposal only addresses community swimming pools, and it
26 was expressed that this issue is likely to be evaluated by a task force the County Council is to be creating on
27 the pool facilities in the County. The Board expressed that the general policy of helping the community
28 swimming pools in this manner is a sound one, and that not all of the community swimming pools will take
29 advantage of this process. On the issue of the reduced rear setbacks for the R-ED lots, the Board did not have
30 any concerns. The Board agreed with the revisions recommended by the Department of Planning and Zoning.

31 Mr. Tzucker made the motion to recommend approval of the petition in accordance with the
32 Department of Planning and Zoning recommendation. Mr. Santos seconded the motion. The motion passed by
33 a vote of 4 to 0.

1 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 1st day of
2 December, 2011, recommends that ZRA-137, as described above, be approved, with the recommended text
3 revisions as noted in Attachment B to the Technical Staff Report.
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5 HOWARD COUNTY PLANNING BOARD

6 David Grabowski / PB
7 David Grabowski, Chairman

8 Paul Yelder
9 Paul Yelder

10 Joshua Tzucker
11 Joshua Tzucker

12 Bill Santos
13 Bill Santos

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16 ATTEST:

17 Marsha S. McLaughlin
18 Marsha S. McLaughlin, Executive Secretary
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