

ADJOINING PROPERTY OWNERS FOR 13554 TRIADELPHIA ROAD

Board of Education of
Howard County
10910 Route 108
Ellicott City, MD 21042
(14.001)(22.001)

Michael Miles
13541 Triadelphia Road
Ellicott City, MD 21042-1142
(22.001)

Matthew & Megan Wessel
13555 Triadelphia Road
Ellicott City, MD 21042
(22.001)

Donald & Debra Carter
13559 Triadelphia Road
Ellicott City, MD 21042-1142
(22.001)

"
"

Requested Zoning

Search Street:

TRIADELPHIA RD

Property Information:

Amendment No.: 22.001

Current Zoning: RR-DEO

Requested Zoning: B-1

Tax Account ID.: 1403286908

Map: 22

Grid: 14

Parcel: 84

Lot:

Acres: 1.29

Address: 13554 TRIADELPHIA RD

City/State/Zip: ELLICOTT CITY, MD 21042

Owner:

Name: MELBER INGRID

Email:

Phone: 410-531-3164

Mailing Address: 13554 TRIADELPHIA RD

City/State/Zip: ELLICOTT CITY, MD 21042

Representative:

Name: Joan M. Becker

Email: jmbbecker@aol.com

Phone: 410-442-5000

Mailing Address: 15300 Carrs Mills Road

City/State/Zip: Woodbine, MD 21797

Decision:

Planning Board Decision:

Planning Board Vote:

Council Decision:

Council Vote:

Zoning Map Amendment Request Form

**Howard County
Comprehensive Zoning Plan
Department of Planning and Zoning**

[Word 2007 Version]
Before filling out this form, please read the
Instructions section at the end of the form.

A. Property Information

RECEIVED

DEC 14 2012

DIV. OF PUBLIC SERVICE & ZONING

1	Address / Street (Only)	13554	Triadelphia Road
2	Tax Map Number	22	Grid 14 <input checked="" type="checkbox"/>
3	Parcel(s)	84	<input checked="" type="checkbox"/>
4	Lot(s)	N/A	
5	Tax Account Data:	District 03	Account # 286908

6	Size of Property:	Acres	1.29 acres	Square feet
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7	The Property is currently zoned:	RR with an approved special exception for an antique store BA 97-23E and BA 88-08E <input checked="" type="checkbox"/>
	I request that the Property be rezoned to:	B-1

B. Owner Information

8	Owner Name	Ingrid Melber <input checked="" type="checkbox"/>
9	Mailing street address or Post Office Box	13554 Triadelphia Road
	City, State	Ellicott City, Maryland
	ZIP Code	21042
	Telephone (Main)	(410) 531-4831
	Telephone (Secondary)	
	Fax	(410) 531-3164
10	E-Mail	Ingrid@westwoodunique.com

C. Representative Information

11	Name	Joan M. Becker, Esquire
	Mailing street address or Post Office Box	15300 Carrs Mill Road
	City, State	Woodbine, Maryland
	ZIP	21797
	Telephone (Main)	(410) 442-5000

C. Representative Information

Telephone (Secondary)	(443) 506-9454 (cell)
Fax	(410) 442-5930
E-Mail	jmbbecker@aol.com
12 Association with Owner	Attorney

D. Alternate Contact [If Any]

Name	
Telephone	
E-Mail	

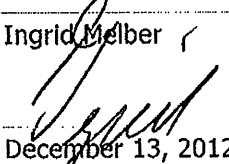
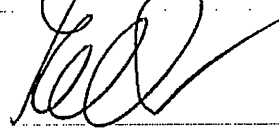
E. Explanation of the Basis / Justification for the Requested Rezoning

13 The Subject Property consists of three parts, the eastern portion of the building which was constructed as a church circa 1860, the western portion was constructed in 1920 as a church sanctuary and the middle section was constructed in 1960 for Sunday school classrooms and later used as a residence. The property was granted a special exception in 1988 (BA 88-08 E) for an antique shop, which was later expanded in 1997 by the current owner in 1997 (BA97-23E). The property is currently zoned RR which requires that some portion of the property be used as a residence, although never constructed to be utilized as a dwelling nor practical. The best use for the property, given the recent widening of Route 32, is commercial use. A change to B-1 zoning would be in harmony with the General Plan which encourages the location of commercial properties at the crossroads and adjacent to existing commercial properties. The Subject property has been utilized for commercial purposes for over 25 years and a change in zoning to B-1 would enhance the existing primary commercial crossroads by allowing for added retail and professional services to better serve the local community. The subject property is bordered on the west by Route 32, an Arterial Highway and on the east by Triadelphia Elementary School and Folly Quarter Middle School. The properties to the west of Route 32 comprise the commercial area of Glenelg and are currently zoned B-2.

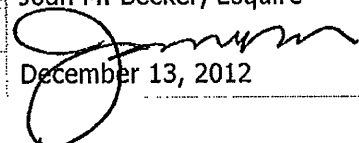
F. List of Attachments/Exhibits

14 Attachment 1- Vicinity Map
 Attachment 2- Zoning Map
 Attachment 3-Board of Appeals Decision and Order Case No. 88-08E
 Attachment 4-Planning and Zoning Technical Staff Report May 30, 1997 BA 97-23E

G. Signatures

15	Owner	Ingrid Melber		Owner (2)	
	Date	December 13, 2012		Date	

Additional owner signatures? **X** the box to the left and attach a separate signature page.

16	Representative Signature	Joan M. Becker, Esquire	
	Date	December 13, 2012	

DPZ Use Only	Amendment No. 22.001
Notes	Call 12/19/12

H. Instructions for the Comprehensive Zoning Plan Zoning Map Amendment Request Form

General Instructions

This form was designed for use as a Microsoft Office Word 2007 document. It is preferred that these request forms be filled out using this Word version. If you want to fill out a hand-written (or typed) request form instead, there is a different form available for that method.

To move between the table entry areas, you can Tab or Right Mouse Click. The table entry areas are formatted; do not alter this formatting.

You must maintain the integrity of the request form as a two-page form. The table areas within the form are "expandable", but **request forms expanded beyond the two-page format will be not be accepted.** If you cannot fit the information within the allotted space, mainly in Section E and Section F, include attachments as indicated in the instructions below.

Only paper request forms with original signatures will be accepted for processing (i.e., no email or faxed versions). When you submit the request form, please do not include these instruction pages.

↓ **THESE INSTRUCTIONS ARE KEYED TO THE ITEM NUMBERS TO THE LEFT OF THE AREAS TO ENTER INFORMATION.**

- 8 Owner Name
- 1 Enter the street address number and the street name only (not the "City, State, Zip"). Only use the official address number and street name as assigned by Howard County [the addresses given in the State Department of Assessments and Taxation data can often not be the official addresses, and could lead to confusion.]
- 2 Enter the one or two digit Tax Map number and Grid number as assigned to the property/properties by the State Department of Assessments and Taxation ("SDAT"). If you do not know, you can determine these online by going to: http://sdatcert3.resiusa.org/rp_rewrite/, and search for Howard County properties.
- 3 & 4 Enter the Parcel and Lot number(s) as assigned by SDAT. Multiple numbers should be separated commas. If there is no Lot number, enter "N/A". Do not enter any other numbers which may be shown on the SDAT search page under "Sub District", "Subdivision", "Section", "Block", or "Assessment Area".
- 5 Enter the two digit District number and the six digit Account number as assigned by SDAT. These appear near the top of the SDAT search page as

Account Identifier	District - 02 Account Number - 218488
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- 6 If the property is one acre or larger, enter the number in "Acres". If the property is smaller than one acre, enter the number in "Square Feet". Leave the other one blank.
- 7 For these entries, you must enter the Zoning District "codes" as listed on Page 2 of the Zoning Regulations, (for a link to the Zoning Regulations, go to www.howardcountymd.gov/compzoning), or eventually, the codes for new districts that may be proposed in the Comprehensive Zoning Plan. Enter the code only, (examples; "RC" or "B-2"), not the description (examples; "Rural Conservation" or "Business: General"). You must enter a single specific district request. Do not enter multiple district requests (i.e., "B-1 or B-2 or SC"; "R-SA-8 or R-A-15").
- 8 Enter the property owner(s) name according to the SDAT search page for the property, except you do not need to put the last name first like SDAT does. If the property owner is a business entity of some type, enter the business entity name.
- 9 Enter the mailing address at which the property owner(s) will directly receive mail, and the telephone number(s) which can be used to directly contact the property owner(s). If the property owner is a business entity, also enter the appropriate contact person's name next to the telephone number(s).
- 10 Enter the email address(es) which can be used to contact the property owner(s). Although this entry is optional in consideration of those who may not use email, it is highly recommended that you provide this information if you do use email because email is a quick, effective, and relatively non-intrusive method of contacting applicants. If you are reluctant to provide a personal email address, please consider setting up an alternate email address for this purpose.
- 11 Enter the name and other contact information of the person officially representing the property owner(s), if applicable.
- 12 Enter the description of how the representative is associated with the property owner(s) (e.g., "Attorney", "Contract Purchaser", "Employee", "Designated Representative")



IN THE MATTER OF THE	:	BEFORE THE HOWARD COUNTY
PETITION OF AUSTIN AND	:	BOARD OF APPEALS
ANN ROBSON	:	
 Petitioner	:	 BA Case No. 88-08E

.....

DECISION AND ORDER

On June 9, 1988, the Board of Appeals convened for the purpose of considering the Petition of Austin and Ann Robson, filed under Section 126.F.4. of the Howard County Zoning Regulations, for a special exception for an antique shop. The subject 1.338 acre parcel is zoned R (Rural) and is located in the Fifth Election District, located on the northeast corner of MD Route 32 and Triadelphia Road, also known as 13554 Triadelphia Road, Ellicott City, Maryland 21043.

All Board members, except for Nancy Ikeda, were present for and participated in the hearing. The notice of the hearing was advertised and the property was posted in accordance with the regulations. The Petitioners appeared pro se and there were no protestants. The appropriate provisions of the Howard County Charter, the Howard County Code, the Howard County Zoning Regulations, the various technical staff reports, the recommendation of the Office of Planning and Zoning, the recommendation of the Planning Board, the General Plan for Howard County, the General Plan of Highways, and the Petition and plat submitted were incorporated into the record by reference.

Ann Robson, one of the Petitioners, testified in favor of the Petition. She and her husband live on the proposed site, which is listed in the inventory of historic sites in Howard County. They propose to use the main sanctuary building on the site, which once was a church structure, for an antique shop.

There is a gravel parking lot just west of the building, which the Robsons will upgrade by adding more gravel. The parking lot will hold up to ten cars.

The Petitioners propose no structural changes.

They propose to be open Friday and Saturday from 10:00 a. m. to 6:00 p. m., Sunday noon to 5:00 p. m., and other times by appointment.

There are currently two restrooms in the building, which are fully operable.

The septic system that services the property now was originally designed for use by a church, so the system should be more than adequate for the proposed, more limited, use.

The Petitioners indicated that they had read the technical staff report prepared by the Office of Planning and Zoning and had no difficulty with the conditions proposed by OPZ.

Based upon the testimony and evidence presented, the Board makes the following Findings of Fact:

FINDINGS OF FACT

1. The Petitioners, Austin and Ann Robson, are the owners of a 1.338 acre parcel located at the north side of Triadelphia Road, adjacent to the right-of-way of MD Route 32

and 600 feet east of Ten Oaks Road. The address is 13554 Triadelphia Road, Ellicott City, Maryland 21043. The property is located in an R Zoning District.

2. The Petitioners propose to set aside 1050 square feet of the structure in which they reside for an antique shop. They have parking sufficient for up to 10 spaces, on a gravel lot. The Robsons intend to upgrade the parking area. They propose no structural changes.

3. The structure is served by a septic system, which originally serviced the church, and should be adequate for the use proposed by the Petitioners. There are two restrooms in the structure, both of which are operable.

4. The days and hours the Petitioners propose to have the antique shop open to the public are 10:00 a.m. to 6:00 p.m., Friday and Saturday, and Sunday, noon to 5:00 p.m. Members of the public would be able to visit the shop at other times by appointment only.

5. The nature and intensity of the proposed use, its location within the existing historic structure and the location of the site on Triadelphia Road will be in harmony with the Rural Conservation designation of the district in which the site is located and with the General Plan designation of the property as a Primary Historic Site.

6. The proposed use will not adversely affect vicinal properties. The abutting properties are in active agriculture,

are undeveloped or a large public road right-of-way (MD 32). The proposed use should not have any adverse impact on the residential properties to the south which are set back approximately 50 to 90 feet from the road.

7. The Petitioners propose no major structural or site changes that would hinder or discourage the development and use of adjacent land or structures.

8. Existing parking space will be adequate for the proposed Special Exception. Based on criteria in Section 127.B.2.(b).21 of the Zoning Regulations, the 1,050 square feet of space for the antique shop would require 5 parking spaces.

9. The ability to park 10 cars in the existing 2,500 square-foot gravel parking area will be sufficient to serve the proposed use. Ingress and egress to the site from Triadelphia Road is adequate and there is sufficient area on-site for cars to turn around.

10. No storage or display of merchandise outdoors is proposed.

11. The existing structure is an historic site, is well maintained and is thus compatible with other structures in the vicinity.

12. The operators of the antique store will occupy the remainder of the structure and thus will be residing on the same lot as the proposed antique shop.

13. The Board recommends, though it does not require as a condition of approval, that the Petitioners post ingress and egress signs at the entrance and exit to and from the parking lot. This would encourage a safer traffic flow on the parking lot and the entrance and exit.

CONCLUSIONS OF LAW

1. The Board concludes that the Petition, as modified by the conditions imposed by the Board in this Decision and Order, meets the requirements of 16.302 and 2.214(c) of the Howard County Code, and 126.B. and 126.F.4 of the Howard County Zoning Regulations.

ORDER

For the foregoing reasons, the Petition of Austin and Ann Robson, for a special exception for an antique shop, in an R (Rural) Zoning District, on that land described herein, is this *J. J. H.* day of June, 1988, GRANTED, subject to the following conditions:

(1) A change in use permit is obtained as may be required by the Department of Public Works;

(2) No goods be stored or displayed outside;

(3) The Petitioners or subsequent owners must reside on the property where the antique shop is operated during the time the structure is utilized as an antique shop;

(4) Any sign placed on the property to advertise the antique shop must be approved by the sign code administrator;

(5) The hours the business is open to the public shall be Friday and Saturday, 10:00 a. m. to 6:00 p. m., Sunday noon to 5:00 p. m., and otherwise only by appointment.

AUSTIN AND ANN ROBSON
BA Case No. 88-08E

BOARD OF APPEALS FOR HOWARD COUNTY

ATTEST:

Pauline F. Myrtle
Pauline F. Myrtle
Secretary

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

Thomas M. Meachum
Thomas M. Meachum
Senior Assistant
County Solicitor

Absent
Nancy C. Ikeda, Chairperson

Margaret G. Rutter
Margaret G. Rutter,
Vice Chairperson

James G. Haughton
James G. Haughton

Wayman Scott
Wayman Scott

James A. Caldwell
James A. Caldwell



DEPARTMENT OF PLANNING & ZONING

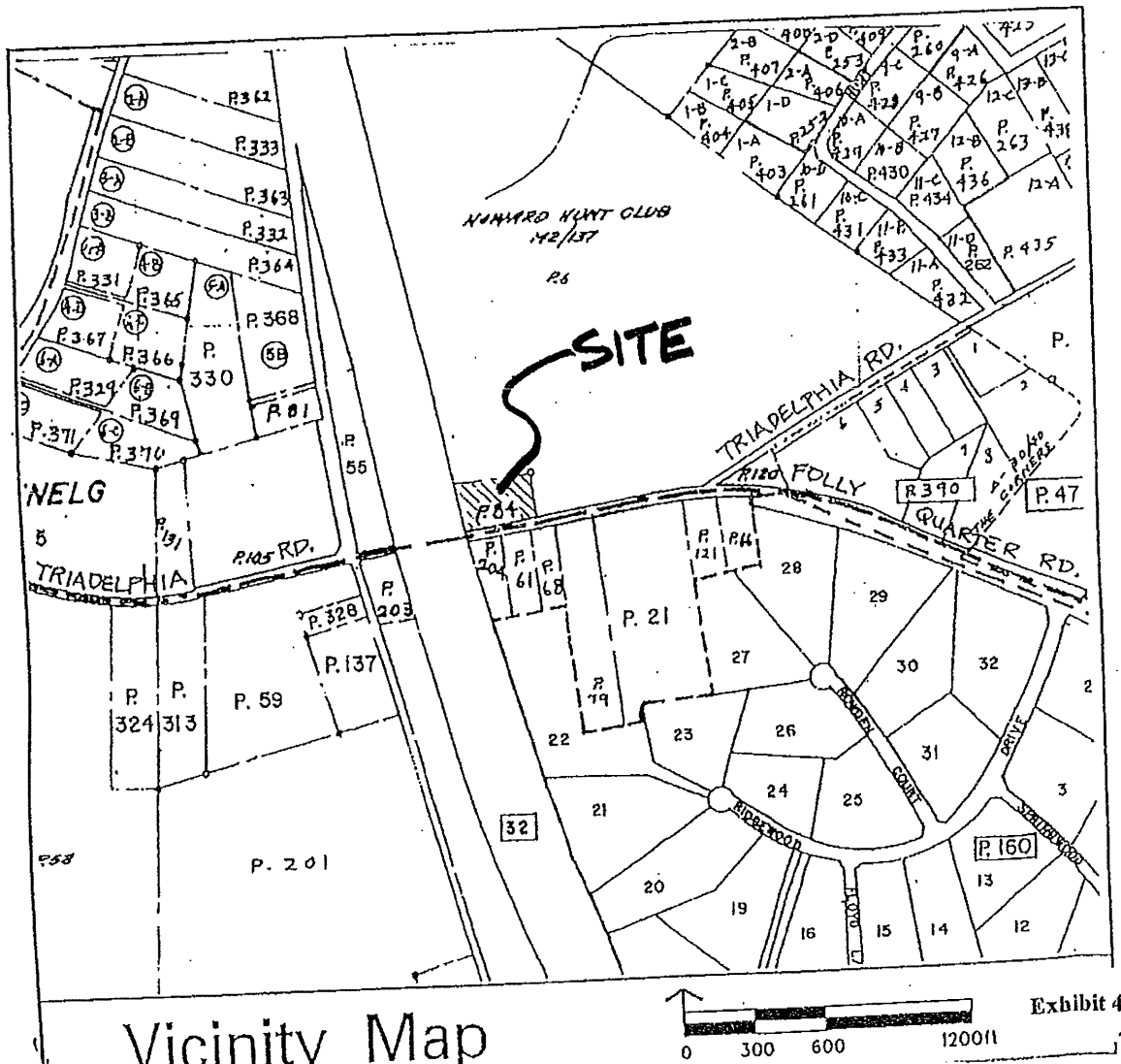
Joseph W. Rutter, Jr., Director

May 30, 1997

TECHNICAL STAFF REPORT

Petition Accepted on April 24, 1997
Planning Board Meeting of June 5, 1997
Board of Appeals Hearing of July 8, 1997

Case No./Petitioner: BA 97-23E -- Ingrid Melber, trading as Westwood Antiques
Request: Special exception for an antique store.
Location: Third Election District, North side of Triadelphia Road, east side of the MD 32 overpass.
Area of Site: 1.39 acres
Zoning: RR (Rural: Residential)



TECHNICAL STAFF REPORT - DEPARTMENT OF PLANNING AND ZONING

BA 97-23E

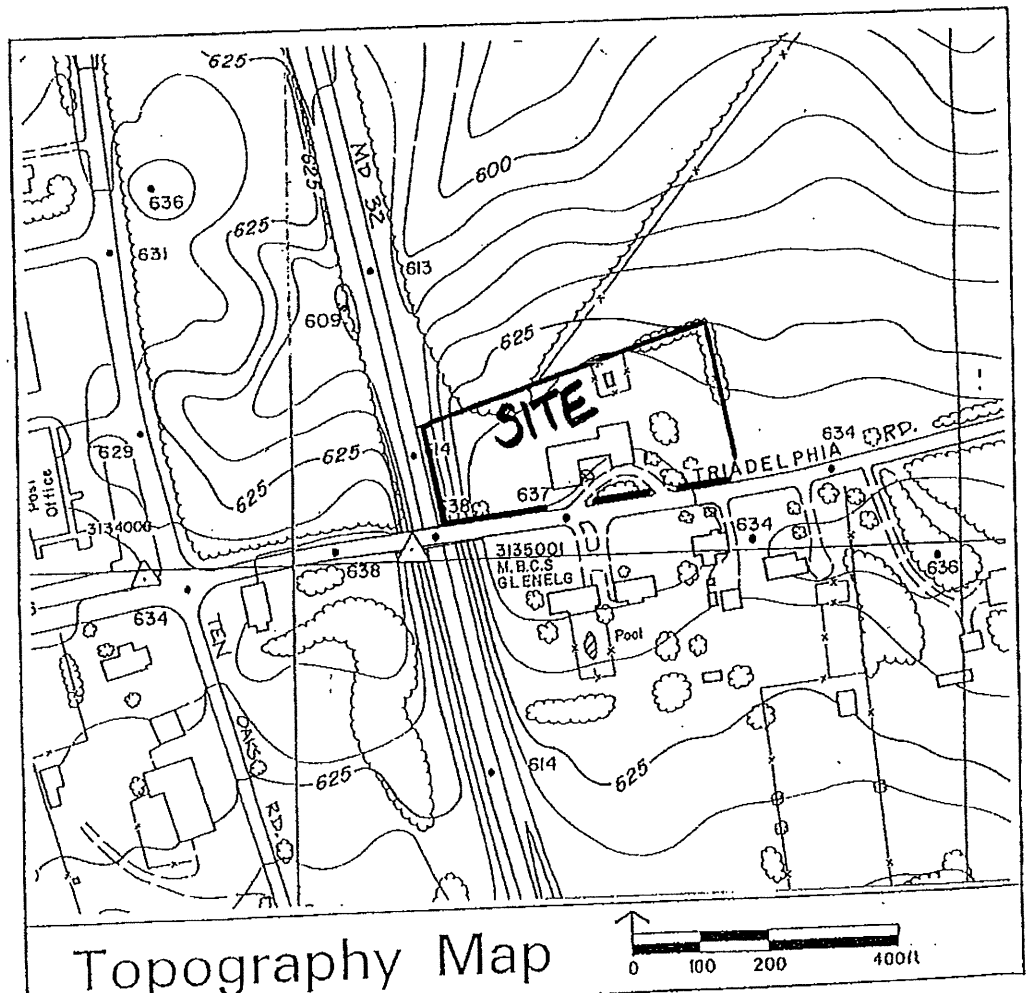
I. SPECIAL EXCEPTION PROPOSAL

The Petitioner is seeking a special exception for the enlargement of an existing antique store in a historic church building. This antique store was originally approved in Board of Appeals case 88-08E. That approval was for an antique store in the western portion of the building, with the remainder of the building to be used as a residence. This proposal is to enlarge the antique store use into the eastern portion of the building, with the middle section of the building to be used as a residence. The proposed hours of operation are 10 a.m. until 6 p.m., up to seven days per week. The Decision and Order in the previous case set operating hours as 10:00 a.m. to 6:00 p.m., Friday and Saturday, noon to 5 p.m. on Sunday, and other times by appointment. The Petitioner proposes to hire one employee. The owner-operator of the existing antique shop lives in the middle section of the building, and will continue to do so. No exterior changes to the building or property are proposed. The Petitioner proposes to use the existing gravel parking area to the west of the complex to serve the expanded use. No new outdoor lighting is proposed.

II. BACKGROUND INFORMATION

A. Site Description

The subject property is rectangular in shape and has 367 feet of frontage on Trindelpia Road. The site also has 148 feet of frontage on MD 32, but has no access to that state road. Access to the site is via an 85'x60' gravel parking lot, located to the west of the building, and via a 10 foot wide gravel loop driveway located between the building and Triadelpia Road. The parking lot could hold as many as 16 vehicles at one time.



II. BACKGROUND INFORMATION (Continued)

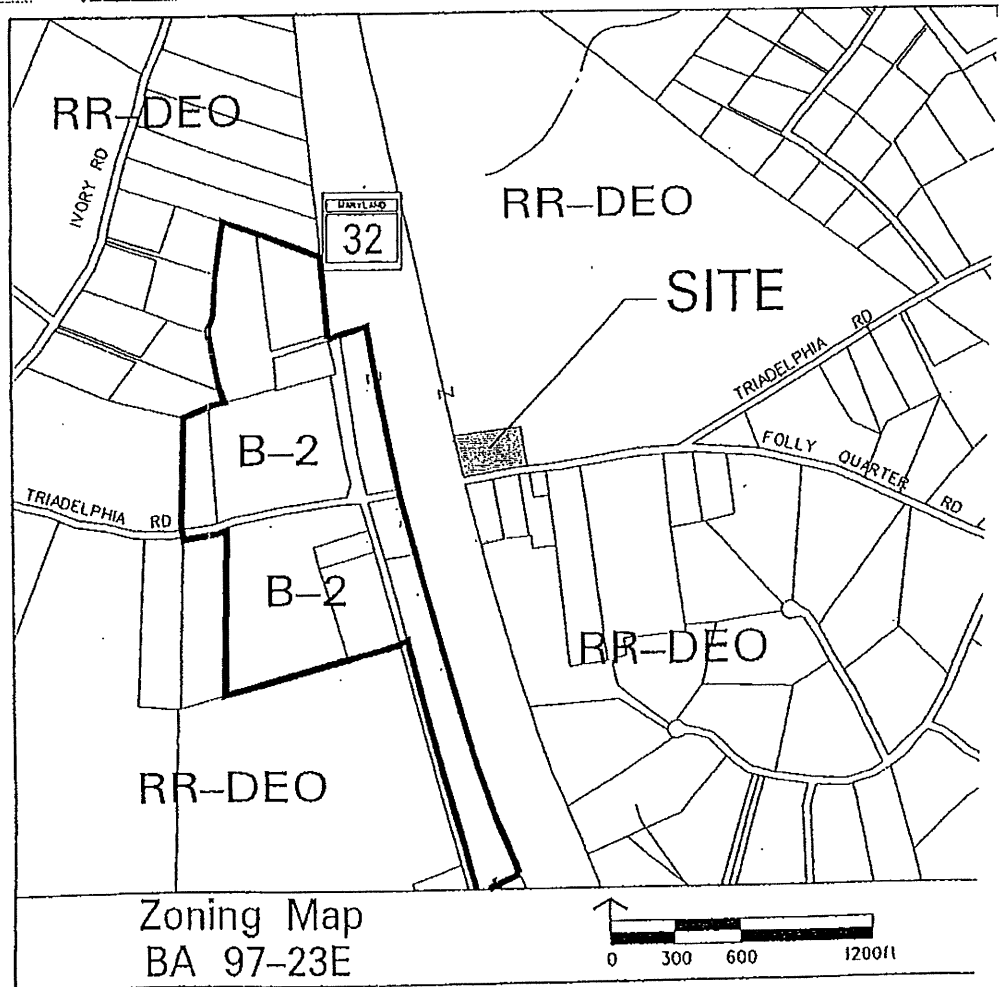
A. Site Description (Continued)

The building consists of three parts. The easternmost portion of the building, in which the Petitioner requests to expand the antique shop, is 26.6'x40.4', and was constructed as a church circa 1860. The western portion of the building, measuring approximately 36'x50' with a corner steeple, was constructed circa 1920, also as a church sanctuary. The one-story area between these two church buildings was built circa 1960 as Sunday school classrooms for the church, and is currently used as a residence. This property is identified on the Howard County Historic Sites Inventory as HO-207 - Westwood Methodist Church. A 6'x8' snowball stand is located on the west side of the building adjacent to the parking lot. The Zoning Regulations permits the operation of a snowball stand as an accessory use on the property, provided a permit is obtained from the Department of Planning and Zoning. Also located on the property, in the rear yard, are two garden sheds, an above-ground pool, and a shipping container located behind a privacy fence, apparently being used for storage. A small "Bobcat" size front-end loader is located near the container.

The site is landscaped with numerous trees and shrubs, and the topography of the subject property is mostly flat.

B. Vicinal Properties

Parcel 6, located to the north and east of the subject property, is 78.665 acres and is being developed in accordance with Site Development Plan (SDP) 97-46 for an elementary school in the eastern part of



II. BACKGROUND INFORMATION (Continued)

B. Vicinal Properties (Continued)

that property. The SDP reserves area adjacent to the subject property along Triadelphia Road for a future middle school. Parcel 6 is located in the RR Zoning District.

The right-of-way of MD 32 is located along the western boundary of the subject property. To the west of MD 32 is the commercial area of Glenelg, centered around the intersection of Triadelphia Road and Ten Oaks Road. Properties in this area are zoned B-2 (Business: General).

There are three residential properties located across Triadelphia Road, identified from west to east as Parcels 204, 61 and 68. Parcel 204 is 0.719 acres, and is improved with a two-story, frame, single-family dwelling. Parcel 61 is 0.79 acres, and is improved with a one-story, brick, single-family dwelling. Parcel 68 is 0.521 acres, and is improved with a one-story, frame, single-family dwelling. All three of the above properties are located in the RR Zoning District.

C. Roads

Triadelphia Road has 22 feet of paving within a proposed 60 foot right-of-way. The posted speed limit is 30 miles per hour.

Visibility from the parking lot entrance is good, with sight distance of approximately 400 feet to the west and 600 feet to the east.

According to the Department of Public Works, the traffic volume for Triadelphia Road, south of Carroll Mill Road, was 1460 ADT (Average Daily Traffic) as of January, 1995.

D. Water and Sewer Service

The subject property is not in the Metropolitan District and is in the No Planned Service Area of the Howard County Water and Sewerage Master Plan, dated July, 1996. The well and septic field for this property are located to the rear of the principal structure.

E. General Plan

The subject property and all surrounding properties are designated Rural Residential on the Land Use 2010 Map of the General Plan. The commercial area across MD 32 at the intersection of Triadelphia Road and Ten Oaks Road is designated Employment Commercial.

Triadelphia Road is classified as a Major Collector highway. MD 32 is designated an Intermediate Arterial highway.

F. Agency Comments

See attached comments on the proposal from the following agencies:

1. The Department of Inspections, Licenses and Permits

The following agencies had no objections to the proposal:

- | | |
|---|---------------------------------------|
| 1. The Department of Recreation and Parks | 3. The State Highway Administration |
| 2. The Department of Fire and Rescue Services | 4. The Bureau of Environmental Health |

G. Adequate Public Facilities Ordinance

The petition may be subject to the Adequate Public Facilities Ordinance if it is determined that a site development plan is necessary for the facility. Such a site development plan would be subject to the requirement to pass the test for adequate road facilities unless it is determined that the facility would not generate additional traffic.

TECHNICAL STAFF REPORT - DEPARTMENT OF PLANNING AND ZONING

BA 97-23E

III. ZONING HISTORY

Case: BA 88-08E
Petitioner: Austin and Ann Robson
Request: Special exception for an antiques shop in the western portion of the existing historic structure, to be served by a 2,500 square foot parking area.
Action: GRANTED by the Board of Appeals on June 28, 1988, subject to the following conditions:
1. A change in use permit is obtained as may be required by the Department of Public Works;
2. No goods be stored or displayed outside;
3. The Petitioners or subsequent owners must reside on the property where the antique shop is operated during the time the structure is used as an antique shop;
4. Any sign placed on the property to advertise the antique shop must be approved by the sign code administrator;
5. The hours the business is open to the public shall be Friday and Saturday, 10:00 a.m. to 6:00 p.m., Sunday noon to 5:00 p.m., and otherwise only by appointment.

IV. EVALUATION AND CONCLUSIONS

- A. Evaluation of petition according to Section 131.B of the Zoning Regulations (General criteria for the evaluation of special exceptions):
1. The proposed special exception use would utilize a historic church building on a 1.39 acre parcel, located on a Major Collector highway. It is bordered on two sides by a school property and on one side by the MD 32 right-of-way. Given the size and intensity of the proposed use, the proposed use of existing historical improvements on the site instead of new construction, and the existing and proposed surrounding land uses, the adaptive reuse of the building for an antique shop is in harmony with the General Plan.
 2. The proposal involves the reuse of a historic church building, and does not involve any new construction. The property is located at the corner of a Major Collector highway and an Intermediate Arterial highway. The remaining two sides are bordered by a property owned by the Howard County Board of Education which is being developed as an elementary school. The only nearby residences are three dwellings across Triadelphia Road. No expansion of the parking or new outdoor lighting are proposed. The Petitioner proposes to operate under the existing hours of operation set by the prior Decision and Order for Friday and Saturday, but extended to seven days per week. Given the nature of the proposed use, the absence of new construction or changes to the site's condition, and the nature of surrounding land uses, the proposed use of the eastern portion of the building for an antique store as described will not adversely affect vicinal properties.
 3. The adaptive reuse of the church building for an antique store, without outdoor storage, additional parking, or new construction will not hinder or discourage the development and use of adjacent land and structures. The adjacent property to the north and east is in excess of 78 acres and is being partially developed for an elementary school, and partially reserved for a future middle school. The property to the west is the right-of-way of a State highway, and the properties across Triadelphia Road are already developed. The development of school facilities will be set back from lot lines a greater distance than typical residential development, and would not be impacted by the adaptive reuse of the church building.
 4. The existing 85' x 60' gravel parking lot provides 16 spaces, and would serve the expanded antique store use. The two sanctuary wings of the building cumulatively total approximately 2,880 square feet of retail area. The Zoning Regulations require 5 parking spaces per 1,000 square feet or, in this case, 15 parking spaces. However, antique stores such as this generally generate less than the average retail traffic. Therefore, the existing gravel parking area is sufficient to serve the expanded use. In BA 88-08E, the Board of Appeals approved the location of the parking lot and found the screening and the ingress/egress to the site acceptable.

TECHNICAL STAFF REPORT - DEPARTMENT OF PLANNING AND ZONING

BA 97-23E

IV. EVALUATION AND CONCLUSIONS (Continued)

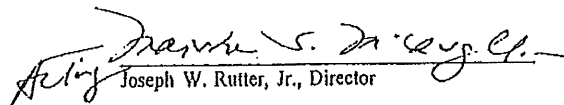
B. Evaluation of petition according to Section 131.N.4 of the Zoning Regulations (Specific criteria for antique shops, art galleries and craft shops):

1. The site has operated safely as an antique shop for nine years. The State Highway Administration and the Howard County Department of Public Works offered no comments in this case regarding traffic safety. The posted speed limit is 30 miles per hour, and the sight distance at this location along Trindelphia Road is good. Section 131.N.4.a of the Zoning Regulations allows the Board of Appeals to approve a request for a special exception for an antique store provided safe public road access is available.
2. The special exception requested is for the two ends of the principal structure on the property. No storage outside of structures is proposed. Section 131.N.4.b of the Zoning Regulations allows the Board of Appeals to approve a request for a special exception for an antique store provided no storage of merchandise will be located outside of structures.
3. Section 131.N.4.c of the Zoning Regulations requires the design of structures be compatible with that of other structures in the vicinity. In this case, an existing, 135 year old church will be adapted for reuse. No new buildings are proposed, and retention of the historic structure is architecturally compatible with surrounding residences.
4. The Petitioner has, and will continue to reside in the center part of the building, in compliance with Section 131.N.4.d of the Zoning Regulations, which requires the operator to live on-site. The Petitioner proposes to hire one person to assist in running the store, which is not a problem as long as the Petitioner remains the site resident and principal operator.

V. RECOMMENDATION

For the above reasons, the Department of Planning and Zoning recommends that the request to expand the interior space and hours of operation for a special exception for an existing antique shop be GRANTED, subject to the following conditions:

1. The Petitioner shall comply with all applicable County, State, and Federal laws and regulations.
2. The special exception shall be limited to the use of the two sanctuary buildings on the east and west sides of the principal structure, operating between the hours of 10:00 a.m. until 6:00 p.m., seven days per week. The operator of the business shall reside in the middle section of the building. All customer parking will occur in the existing gravel lot to the west of the building.
3. No merchandise will be located outside of structures.
4. Except in accordance with the hours of operation cited in Condition #2 above, the Petitioner shall comply with all conditions of approval cited in Board of Appeals case 88-08E.


Joseph W. Rutter, Jr., Director

JWR:SRB:srb

Petition No. BA97-23E

Date Due 5/19/97

Date Rec'd 4/24/97

Tax Map No. 22 Block 14 Parcel 34

Applicant: Ingrid Helber, t/a Westwood Antiques

Location/Address: 13554 Tridelphia Road; Ellcott City

Nature of Petition: SE for an antique shop.

The petitioner shall be advised that a building permit is required for the proposed 'change-in-use'. It is recommended that the petitioner and their design consultant arrange a preliminary meeting with the Plan Review Division of the Department of Inspections, Licenses and Permits to discuss any major code requirements that may pertain to the proposed use. Such meeting should occur prior to permit application so that delays during the permit process can be avoided. Please contact the Plan Review Division at (410) 313-2436 for information.

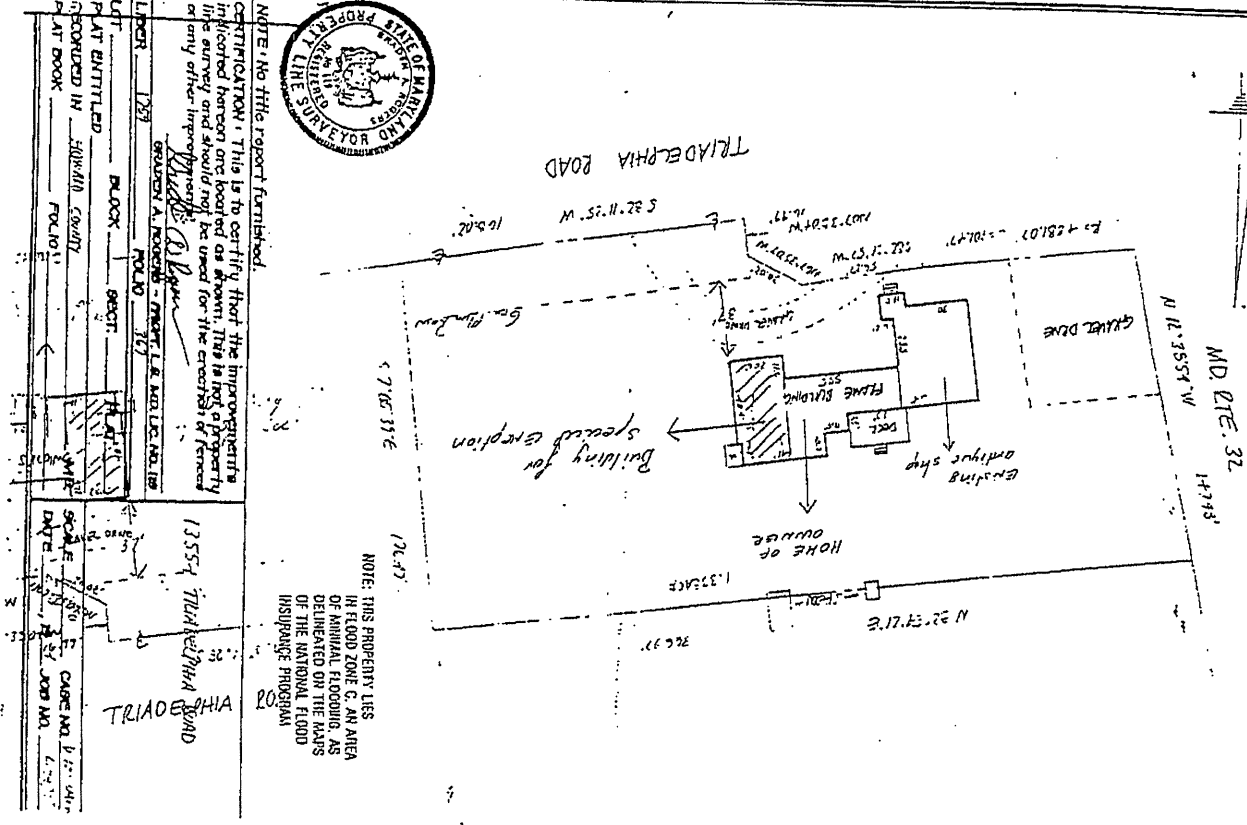
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Prepared by: James D. Hobson 4-29-97
James D. Hobson, Plans Examiner
Plan Review Division

Approved by: David W. Krebs 4-30-97
David W. Krebs, Chief, Plan Review Division
Department of Inspections, Licenses and Permits

a:BA97-23,jdh

LANDTECH ASSOCIATES, INC.
 1410 GRAIN HIGHWAY N.W. SUITE 70
 GLEN BURNIE, MARYLAND 21061
 (301) 768-2121



NOTE: No title report furnished.

CERTIFICATION: This is to certify that the improvement's indicated herein are located as shown. This is not a property life survey and should not be used for the creation of record or any other improvement.

James A. Brown
 JAMES A. BROWN - REGISTERED PROFESSIONAL SURVEYOR

NOTE: THIS PROPERTY LIES IN FLOOD ZONE C, AN AREA OF MINIMAL FLOODING, AS DELINEATED ON THE MAPS OF THE NATIONAL FLOOD INSURANCE PROGRAM.

LINER	1231	BLOCK	SECTION	127
PLAT BATTLED				
RECORDED IN	HOWARD COUNTY			
PLAT BOOK	FD-1011			



Howard County Council

George Howard Building
3441 Court House Drive
Ellicott City, Maryland 21043-4392

COUNCILMEMBERS

Jennifer Terrasa, Chairperson
District 3
Mary Kay Sigaty, Vice Chairperson
District 4
Courtney Watson
District 1
Calvin Ball
District 2
Greg Fox
District 5

March 11, 2013

Ms. Ingrid Melber
13554 Triadelphia Road
Ellicott City, MD 21042

Dear Ms. Melber:

You are receiving this letter because you filed a Zoning Map Amendment Request Form/Howard County Comprehensive Zoning Plan or a Zoning Regulation Amendment Request Form/Howard County Comprehensive Plan.

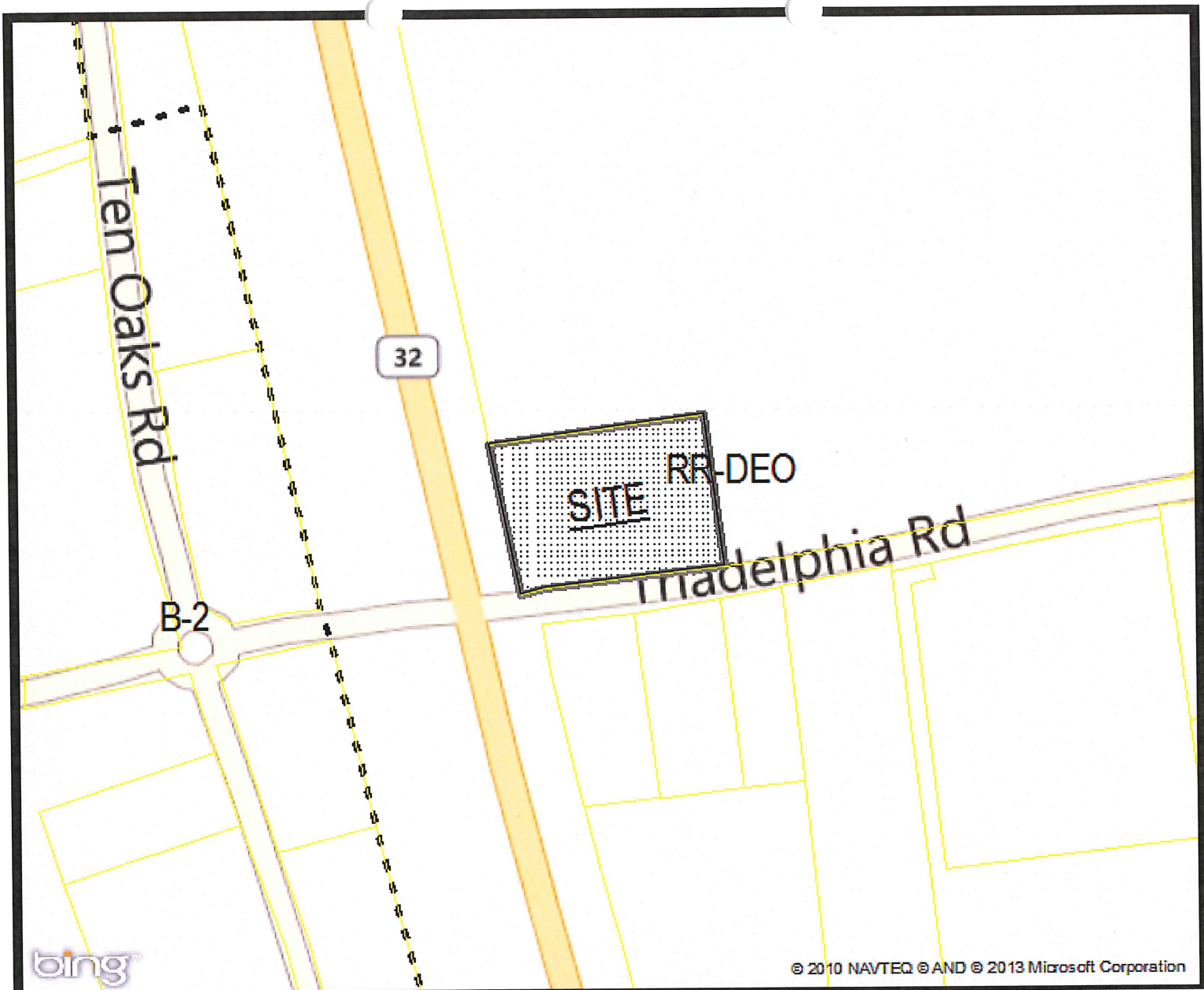
Please be advised that on March 7, 2013, the Howard County Ethics Commission determined that the Zoning Map Request Form needs to be accompanied by certain affidavits and disclosures. The Commission also determined that the Zoning Regulation Amendment Form needs to be accompanied by certain affidavits and disclosures when the Form proposes to "increase the density of the land of the applicant."

The Commission directed me to notify applicants of their obligation to file the affidavit and disclosure. The obligation is set forth in Md. Code Ann., St. Gov't, Sec. 15-849(b), which provides in part, "**the affidavit or disclosure shall be filed at least 30 calendar days prior to any consideration of the application by an elected official.**"

Accordingly, I am enclosing for your use the approved affidavit packet. Completed forms may be mailed to the Administrative Assistant to the Zoning Board at 3430 Court House Drive, Ellicott City, MD 21043.

Very truly yours,

Stephen M. LeGendre
Administrator



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		45	46	47	48	
				50		



Zoning Map General Plan Amendment: **22.001** Tax ID: **1403286908**
 Current Zoning: **RR-DEO** Council District: **5**
 Tax Map: **22** Grid: **14** Parcel: **84** Lot: **N/A**
 Address: **13554 TRIADELPHIA RD**

13754 22.001 Triadelphia Rd

Regner, Robin

From: Tolliver, Sheila
Sent: Tuesday, June 11, 2013 9:59 AM
To: Boone, Laura; DebbiHasty@verizon.net
Cc: Regner, Robin; Wimberly, Theo; Ball, Calvin B; Fox, Greg; Greg Fox (Greg.Fox@Constellation.com); Sigaty, Mary Kay; Terrasa, Jen; Watson, Courtney
Subject: RE: Westwood Map Amendment

Thank you for your e-mail to Council members concerning comprehensive zoning proposals. The Council appreciates your interest and will consider your point of view.

Please check our website for information on State ethics requirements pertaining to those who testify or comment on (parties of record) zoning proposals.

Sheila Tolliver
Council Administrator
Howard County Council
410 313-2001

From: Boone, Laura
Sent: Monday, June 10, 2013 11:27 AM
To: DebbiHasty@verizon.net
Cc: Tolliver, Sheila
Subject: RE: Westwood Map Amendment

Ms. Hasty:
Thank you for your comments regarding the Comprehensive Zoning Plan. The process has gone through the Department of Planning and Zoning and the Planning Board and is currently being considered by the Howard County Council. I have copied Sheila Tolliver, Council Administrator, on this message for her to pass to the Councilmembers.

Laura Boone
Howard County Government
Department of Planning and Zoning
3430 Court House Drive
Ellicott City, MD 21043
410-313-4303

From: DebbiHasty@verizon.net [mailto:DebbiHasty@verizon.net]
Sent: Friday, June 07, 2013 4:29 PM
To: PlanningBoard
Subject: Westwood Map Amendment

Data from form "Contact Howard County Government" was received on 6/7/2013 4:29:22 PM.

Contact Howard County Government

Field	Value
HCGEmailAddr	planningboard@howardcountymd.gov
YourEmailAddr	DebbiHasty@verizon.net
Name	Debbi Hasty
Subject	Westwood Map Amendment
MessageBody	<p>Dear Planning and Zoning, Please consider allowing Westwood Unique Furnishings to expand their services beyond that of an antique store. They provide a very unique venue for residents not only of this area of the county , but for those who live in adjacent counties, especially Montgomery county who travel specifically to this store for what it presents to the consumer in its services and commodities. Consumers will travel any distance if the product is of value and interest and Westwood Unique provides both that and more, not to mention the fact that these same consumers are also potential home buyers, tax payers and any commercial venture that stimulates that interest in any way is of great asset.</p> <p>Sincerely, Debbi Hasty</p>

Email "Westwood Map Amendment" originally sent to planningboard@howardcountymd.gov from DebbiHasty@verizon.net on 6/7/2013 4:29:22 PM.

WESTWOOD UNIQUE – 13554 Triadelphia Road
MAP AMENDMENT #22.001

Justification for Rezoning to B- 1

*Though zoned RR - Property has Never been Used Solely as a Residence
It went from being Used as a Church built in 1860 to an Antique Store in 1988*

*Property has had a Continuous Retail Use for Almost 25 Years
Rezoning would NOT Add Commercial Use to the Area*

*Property Owner has been a Responsible Steward of the Historic Property &
Plans to Continue To Do So Well Into the Future*

*Property is Part of the Existing Primary Rural Commercial Crossroad
Located on a Major Collector - Exhibit #1*

*Demand & Value for Antiques has Fallen to Historic Lows in the Past Several Years
The Growing Area Customer Base Wants a More Diverse Selection of Gift & Home Décor*

*B-1 Is the Least Intense Zoning Classification Available For This Property That Allows Retail &
More Options for Adaptive Reuses to Financially Maintain the Historic Property*

Rural Commercial Crossroad has grown since Retail Use on Property Started - Exhibit #2

WESTWOOD UNIQUE – 13554 TRIADELPHIA ROAD MAP AMENDMENT #22.001 – EXHIBIT #1

Existing Area Businesses – Minimal Retail & Office Space has Vacancies



**The Office Complex built in 2006 has never been full and still has vacancies today.*

****Strip Center Tenants:**

Bank, Pharmacy, Curves, Karate, Hair Salon, Post Office, TriPizza, Dentist, Vet, Dry Cleaner, Ten Oaks Tavern.

**WESTWOOD UNIQUE – 13554 TRIADELPHIA ROAD
MAP AMENDMENT #22.001 – EXHIBIT #2**

*This Property has had an Ongoing Retail Use in an Historic Church
for almost 25 Years in a Growing Commercial Area.*



1988

*First Special Exception
Granted for
an Antique Store*

1997

*Expansion to
Special Exception Granted
for the Antique Store*



2013

*Requesting B-1
To Allow the Sale of a
More Diverse Selection
of Gifts & Home Décor*