

1 MICHAEL L. BUCH, \* BEFORE THE  
2 PETITIONER \* PLANNING BOARD OF  
3 ZRA-153 \* HOWARD COUNTY, MARYLAND

4 \* \* \* \* \*

5 MOTION: *To recommend approval of ZRA-153 with the revision that for any building*  
6 *length great than 300 feet, the visual impact of the building shall be*  
7 *mitigated by architectural articulation or other architectural design*  
8 *methods, and with a recommendation that the general issues of this type of*  
9 *larger building development should be addressed in the next Comprehensive*  
10 *Zoning Plan.*

11 ACTION: *Recommended approval, as noted; Vote 3 to 0.*

12 \* \* \* \* \*

13 On May 21, 2015, the Planning Board of Howard County, Maryland, considered the petition of  
14 Michael L. Buch for an amendment to the Zoning Regulations to revise Section 112.1 R-APT (Residential:  
15 Apartments) District to delete the maximum building length limitation.

16 The petition, the Department of Planning and Zoning Technical Staff Report and Recommendation,  
17 and the comments of reviewing agencies, were presented to the Board for its consideration. The Department  
18 of Planning and Zoning recommended approval of the petition based on findings that the proposed  
19 amendment is in harmony with PlanHoward 2030, which highly recommends the future development of  
20 higher density residential developments.

21 The Petitioner was represented by Mr. Sang Oh. Mr. Oh stated that in creating the R-APT District, the  
22 County Council intended it to be a higher density district, and that in fact, the project for the Petitioner's  
23 property was redesigned to increase the residential density accordingly. He noted that the proposed  
24 amendment would only apply to the Petitioner's property because the project for the only other R-APT  
25 property will be designed without structured parking.

26 Steven Parker testified in opposition to the petition. Mr. Parker urged the Planning Board to reject  
27 ZRA 153 because it could potentially triple the size of the building. He also noted that the project for the  
28 Petitioner's property will impact the required setbacks.

29 The Planning Board members expressed concerns about how the larger building development that the  
30 amendment would allow could have negative visual impacts due to building mass, and because of that,  
31 developments with significantly long building facades need to lessen this visual impact by using appropriate  
32 architectural methods. It was also expressed that there may be other problems with these types of larger  
33 building developments, such as potential impacts on the residents themselves, so the overall issue should be

1 evaluated for the R-APT District and other districts as part of the next Comprehensive Zoning Plan.

2 Mr. Engelke made the motion to recommend approval of ZRA-153 with the revision that for any  
3 building length great than 300 feet, the visual impact of the building shall be mitigated by architectural  
4 articulation or other architectural design methods, and, with a recommendation that the general issues of this  
5 type of larger building development should be addressed in the next Comprehensive Zoning Plan. Mr. Santos  
6 seconded the motion. The motion passed by a vote of 3 to 0.

7 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 6<sup>th</sup> day of  
8 July, 2015, recommends that ZRA-153, as described above, be approved as noted above.

10 HOWARD COUNTY PLANNING BOARD

11 Josh Tzucker /PB  
12 Joshua Tzucker, Chair

13 Bill Santos /PB  
14 Bill Santos, Vice-Chair

15 ABSENT  
16 Jacqueline Easley

17 Phillips Engelke /PB  
18 Phillips Engelke

19 ABSENT  
20 Erica Roberts

21  
22  
23  
24 ATTEST:

25 Kent Slenroder /for 7/6/15  
26 Marsha S. McLaughlin, Executive Secretary