

1 **ROBERT & F. MAXINE WALKER,** \* **BEFORE THE**  
2 **PETITIONER** \* **PLANNING BOARD OF**  
3 **ZRA 154** \* **HOWARD COUNTY, MARYLAND**

4 \* \* \* \* \*

5 **MOTION:** *To recommend approval of ZRA 154.*

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

7 \* \* \* \* \*

8 On May 7, 2015, the Planning Board of Howard County, Maryland, considered the petition of Robert  
9 and F. Maxine Walker for an amendment to the Zoning Regulations to amend Section 131.0.N.33 of the  
10 Zoning Regulations for the Conditional Use category for Limited Outdoor Social Assemblies to add an option  
11 to allow the interior of certain farm structures to be used for events.

12 The petition, the Department of Planning and Zoning Technical Staff Report and Recommendation,  
13 and the comments of reviewing agencies, were presented to the Board for its consideration. The Department  
14 of Planning and Zoning recommended the petition be approved with text revisions based on findings that the  
15 proposed amendments are in harmony with the General Plan policies.

16 The Petitioner was represented by E. Alexander Adams, Esq. There was no testimony presented in  
17 opposition or support of the petition.

18 Mr. Adams stated that he accepts the Department of Planning and Zoning recommended text  
19 revisions contained in the Technical Staff Report. He explained that by allowing events to move indoors, the  
20 use of lawn tents and the need for port-a-pots could be eliminated. He said that this would be an improvement  
21 in the visual aspect for vicinal properties.

22 One board member questioned Mr. Adams as to the petition claim that the amendment would mitigate  
23 traffic. Mr. Adams responded that the amendment would eliminate the need for trucks carrying tents and port-  
24 a-pots in a round trip. A board member questioned whether allowing events to be held indoors might extend  
25 the season to year-round events instead of being limited to primarily warmer months as it is now. Mr. Adams  
26 said that even if the season were extended, neighbors would be unaffected since they would be more likely to  
27 be inside their houses. He added that the amendment would not change the regulatory limit on the total  
28 number of events that could be held throughout the year. This board member also inquired about the structural  
29 integrity of the barn and Mr. Adams pointed out that in the Petitioner's case, it is a bank barn which would be  
30 used and these barns are built to support horses and many tons of hay so the structural integrity would not be  
31 an issue.

32 In its deliberations on ZRA 154, one Board member suggested that the County Council consider  
33 septic issues, structural integrity and that the season for events could extend throughout the year.

34 Another Board member said the amendment would increase opportunities for event venues.

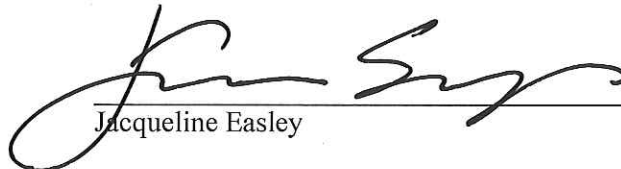
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2 Mr. Santos made the motion to recommend approval of the petition with the recommended text  
3 revisions contained in Attachment B of the Technical Staff Report. Ms. Roberts seconded the motion. The  
4 motion passed by a vote of 4 to 0.

5 <sup>June</sup> For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 6<sup>th</sup> day of  
6 ~~May~~, 2015, recommends that ZRA 154, as described above, be APPROVED with the revisions in Attachment  
7 B of the Technical Staff Report.

8  
9 HOWARD COUNTY PLANNING BOARD

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12 \_\_\_\_\_  
13 Joshua Tzucker, Chair

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15 \_\_\_\_\_  
16 Bill Santos, Vice Chairperson

17   
18 \_\_\_\_\_  
19 Jacqueline Easley

20 ABSENT  
21 \_\_\_\_\_  
22 Phil Engelke

23   
24 \_\_\_\_\_  
25 Erica Roberts

26  
27 ATTEST:

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29 \_\_\_\_\_  
30 Marsha S. McLaughlin, Executive Secretary