BOARD OF APPEALS
EXHIBIT NO. 7
SUBMITTED BY Applicant
2/7/08

Map Amendment Staff Report

Amendment #: WSMA 07-01

Property Owner: Howlin Investment Commercial Properties I LLC or Ed Howlin Jr.

		Tax Map	Parcel
Location:	1) 2880 Dunkirk Way, Dunkirk	6	2
	2) 10100Ward Road, Dunkirk	6	53
	3) 2890 Southern Maryland Blvd., Dunkirk	6	15
	4) 10321 Southern Maryland Blvd., Dunkirk	6	166
	5) 2921 Pippin Court, Dunkirk	6	256 lot 1a
	6) 2911 Pippin Court, Dunkirk	6	256 lot 1b
	7) 2901 Pippin Court, Dunkirk	6	256 lot 1c

Zoning: Town Center

Priority Funding Area? Yes
Priority Protection Area? No

Existing Use: Some Commercial **Proposed Use:** Additional Commercial

Changing from W-6, S-6 **to** W-3, S-3

Constraints: The property is suitable for development.

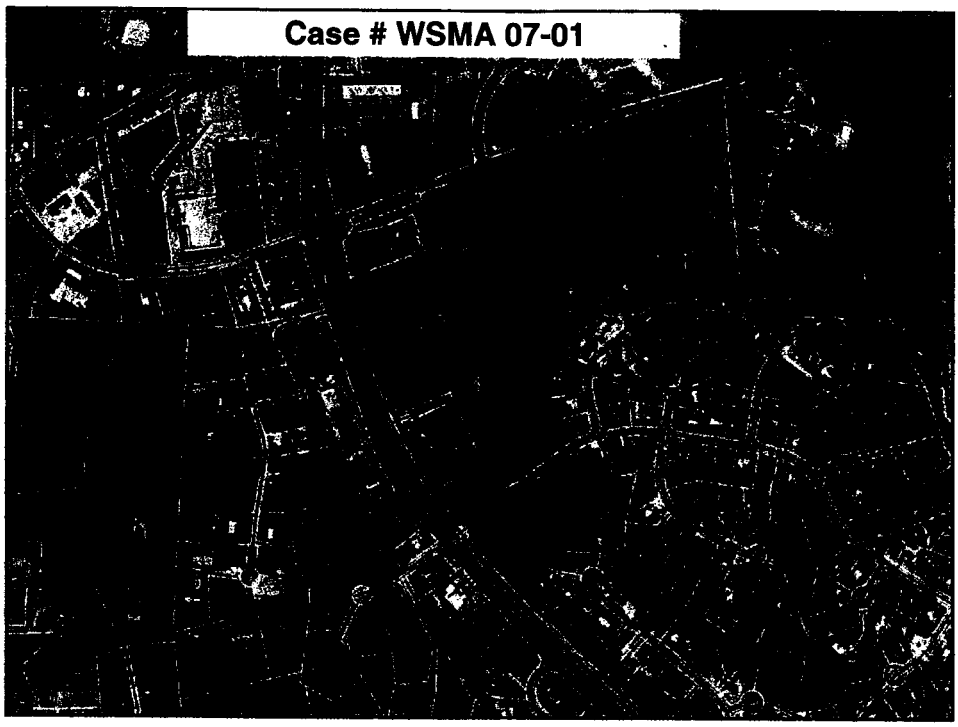
Compatible with Draft Water and Sewer Plan? Yes
In Section K Chapter Three, the Water Services Plan states community water systems are permitted in all Town Centers.
In Section J, Chapter Four, the Sewer Services Plan states that Community, multi-use, and shared facility sewer systems will be permitted in all Town Centers when needed to support environmental health and/or support County identified economic development goals, when and if cost effective and economically feasible and when consistent with town center master plans.

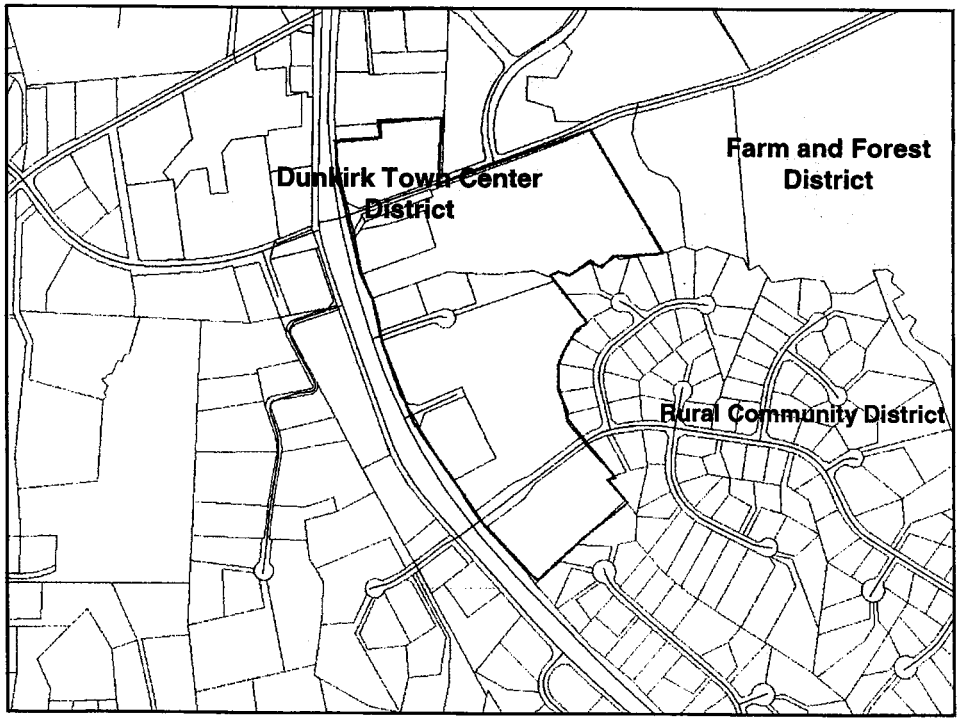
Compatible with Comprehensive Plan? Yes
Chapter 1, Land Use and Growth Management, page 21, Wastewater Policy, Action I-106 states: "Permit water and sewer in all town centers when needed to support environmental health and/or support County-identified economic development goals, when and if cost-effective and economically feasible."

Projected water demand/sewerage flows: water:33,200 gpd (max), sewer 24,000 gpd (avg)

Service to be provided by: Private system installed by developer
Comments from Department of Public Works: No comment.
Capacity exists? Capacity will have to be constructed by the developer.

Staff Findings: The request is consistent with County plans.


Case # WSMA 07-01


Dunkirk Town Center District
Farm and Forest District
Rural Community District