
From: LISA MARKOVITZ <lmarkovitz@comcast.net>
Sent: Monday, October 20, 2025 9:11 PM
To: CouncilMail
Subject: Re: Oppose cb68-2025

Flag Status: Flagged

WARNING!!!

This email originated from someone outside of Howard County
*****DO NOT CLICK LINKS OR OPEN ATTACHMENTS*****
unless you recognize the sender and know for sure that the content is safe

Please note, after hearing Mr. Erskine's testimony, I just want to add that it makes sense to be able to lower setbacks for these larger, more medium, yet homey type of facilities for care homes; however, it is NOT a less intensive use when talking about residential homes of a few bedrooms typically when owned by a resident. A good compromise would be to only apply the reduced setback ability to those that are on an acre or more, then the residential areas of smaller size would not be so adversely affected.

Thank you for your considerations.

Lisa Markovitz, MSF

On 10/20/2025 6:16 PM EDT LISA MARKOVITZ <lmarkovitz@comcast.net> wrote:

Lisa Markovitz, MSF

From: LISA MARKOVITZ <lmarkovitz@comcast.net>
Sent: Tuesday, October 21, 2025 4:41 PM
To: CouncilMail
Subject: CB68 Language update request/Erskine/Markovitz
Attachments: CB 68 - ZRA 212 - Petitioner's Proposed Text rev 10212025.docx

Flag Status: Flagged

WARNING!!!

This email originated from someone outside of Howard County
*****DO NOT CLICK LINKS OR OPEN ATTACHMENTS*****
unless you recognize the sender and know for sure that the content is safe

Bill Erskine and I chatted and agree on the enclosed changed language to hopefully form an amendment to CB68 which would address the concerns of existing care homes on smaller parcels.

Thank you for your consideration of this amendment, which would enable the petitioner to carry out their intended use and not have difficult outcomes elsewhere.

I believe the care homes in my neighborhood are smaller, and would not fall under this conditional use, unless they were able to renovate to larger footprints, and it is good to amend this language to avoid that in smaller lot areas.

Thank you,

Lisa Markovitz
President, The People's Voice

Petitioner's Proposed Text

Sec. 131.0.N.38 - Nursing Homes and Residential Care Facilities:

A Conditional Use may be granted in the RC, RR, R-ED, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, R-APT, R-MH, R-VH, CAC and TNC Districts for nursing homes and residential care facilities, provided that:

- a. The facility shall have 16 or fewer beds.
- b. The minimum lot size for a new facility is one acre. An existing facility does not have to comply with this criteria.
- c. The design of new structures or additions to existing structures will be compatible in scale and character with residential development in the vicinity, as demonstrated by architectural elevations or renderings that shall be submitted with the petition.
- d. Buildings, parking areas and outdoor activity areas will be at least 50 feet from adjoining residentially-zoned properties other than public road right-of-ways. FOR SITES UTILIZING BUILDINGS AND PARKING AREAS EXISTING PRIOR TO [INSERT EFFECTIVE DATE OF LEGISLATION], THE HEARING AUTHORITY MAY REDUCE OR ELIMINATE THIS SETBACK IF THE PETITION INCLUDES DETAILED PLANS FOR SCREENING, CONSISTING OF A COMBINATION OF A SOLID FENCE OR WALL AND LANDSCAPING, OR EQUIVELENT COMBINATION, THAT PRESENTS AN ATTRACTIVE AND EFFECTIVE BUFFER FOR NEIGHBORING PROPERTIES. THIS SETBACK MAY NOT BE REDUCED OR ELIMINATED TO ACCOMMODATE EXPANSIONS TO BUILDINGS OR PARKING AREAS MADE AFTER [INSERT EFFECTIVE DATE OF LEGISLATION].
- e. At least 20% of the area within the building envelope shall not be used for buildings, parking areas or driveways. The building envelope is formed by the required structure and use setbacks of the Zoning Regulations for the zoning district and the Subdivision and Land Development Regulations.

From: Erskine, William <werskine@offitkurman.com>
Sent: Wednesday, October 22, 2025 2:24 PM
To: CouncilMail
Cc: lmarkovitz@comcast.net; Rinehart, Nick; Wimberly, Theodore; Almon, James; Harrod, Michelle
Subject: CB68 (ZRA-212) - Request for Amendment
Attachments: CB 68 - ZRA 212 - Petitioner's Proposed Text rev 10212025.docx

Flag Status: Flagged

WARNING!!!

This email originated from someone outside of Howard County
*****DO NOT CLICK LINKS OR OPEN ATTACHMENTS*****
unless you recognize the sender and know for sure that the content is safe

Dear Council Members:

You will recall that at last Monday night's hearing, Lisa Markovitz testified against CB 68 citing concerns about the potential for this amendment to permit existing nursing home facilities to further encroach into the 50 foot setback area. After the hearing, Ms. Markovitz and I had an opportunity to discuss these concerns, and I am pleased to inform the council that Ms. Markovitz and I have agreed upon an amendment to the bill that would address her concerns while still affording my client an opportunity to potentially establish a new nursing home facility at the Peralynna Inn. In light of this, I am forwarding my client's requested amendment to the pending legislation. Ms. Markovitz (cc'd) has authorized my to inform the members of the council that her concerns have been addressed by the proposed amendment to the legislation.

Thank you in advance for your consideration of CB 68 (ZRA-212), as amended. Please do not hesitate to contact me if you have questions or if you require additional information.

Sincerely,

William E. Erskine



William Erskine

Principal
D 301.575.0363
M 443.864.8844
werskine@offitkurman.com

 [View My Bio »»](#)

7021 Columbia Gateway Drive
Suite 200
Columbia, MD 21046
T 301.575.0300
F 301.575.0335
offitkurman.com



PRIVILEGED COMMUNICATION/PRIVACY NOTICE

Information contained in this transmission is attorney-client privileged and confidential. It is solely intended for use by the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone and delete this communication.

Petitioner's Proposed Text

Sec. 131.0.N.38 - Nursing Homes and Residential Care Facilities:

A Conditional Use may be granted in the RC, RR, R-ED, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, R-APT, R-MH, R-VH, CAC and TNC Districts for nursing homes and residential care facilities, provided that:

- a. The facility shall have 16 or fewer beds.
- b. The minimum lot size for a new facility is one acre. An existing facility does not have to comply with this criteria.
- c. The design of new structures or additions to existing structures will be compatible in scale and character with residential development in the vicinity, as demonstrated by architectural elevations or renderings that shall be submitted with the petition.
- d. Buildings, parking areas and outdoor activity areas will be at least 50 feet from adjoining residentially-zoned properties other than public road right-of-ways. FOR SITES UTILIZING BUILDINGS AND PARKING AREAS EXISTING PRIOR TO [INSERT EFFECTIVE DATE OF LEGISLATION], THE HEARING AUTHORITY MAY REDUCE OR ELIMINATE THIS SETBACK IF THE PETITION INCLUDES DETAILED PLANS FOR SCREENING, CONSISTING OF A COMBINATION OF A SOLID FENCE OR WALL AND LANDSCAPING, OR EQUIVELENT COMBINATION, THAT PRESENTS AN ATTRACTIVE AND EFFECTIVE BUFFER FOR NEIGHBORING PROPERTIES. THIS SETBACK MAY NOT BE REDUCED OR ELIMINATED TO ACCOMMODATE EXPANSIONS TO BUILDINGS OR PARKING AREAS MADE AFTER [INSERT EFFECTIVE DATE OF LEGISLATION].
- e. At least 20% of the area within the building envelope shall not be used for buildings, parking areas or driveways. The building envelope is formed by the required structure and use setbacks of the Zoning Regulations for the zoning district and the Subdivision and Land Development Regulations.