

**Sayers, Margery**

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**From:** Steve Singer <sws@DedicatedResponse.com>  
**Sent:** Monday, July 1, 2019 10:38 AM  
**To:** CouncilMail  
**Subject:** Yungmann amandment to Council Bill 31-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Councilman Opel Jones  
George Howard Building, 1st Floor  
3430 Courthouse Drive  
Ellicott City, MD 21043

Dear Councilman Jones:

In addition to my joint letter with Leila Mahlin, I am writing separately to request that you vote against Councilman Yungmann's proposed amendment to Council Bill 31-2019 (ZRA-187).

I am NOT opposed to adding rural districts of Howard County to those districts already open to age-restricted adult housing. Testimony at the June 17 Council meeting suggested there may be a need for it. Rather, I am concerned about the use of a precisely targeted zoning amendment as a vehicle to implement such a change without adequate time for public study and debate.

There are basically two strategies for fixing a problem: repair or replace. Software developers use the term "patch" for restricted repairs--a reference to much older textile technology.

ZRA-187, as proposed and written, is a paragraph-length patch to the zoning regulations and easily understood.

In contrast, Councilman Yungmann's amendment to add rural districts is eight pages of tweaks and twiddles, attempting to "re-weave" entire sections of the zoning regulations--those specifying all the requirements for age-restricted adult housing in various zoning districts. Why obfuscate? Why co-mingle? Why not replace those sections entirely in a separate zoning amendment and make it easy to compare and understand the implications of the change?

Please keep it (ZRA-187) simple.

Steve Singer  
9430 Diamondback Drive  
Columbia, Maryland 21045-1812

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Email: sws@DedicatedResponse.com



## Sayers, Margery

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**From:** Rigby, Christiana  
**Sent:** Monday, July 1, 2019 10:14 AM  
**To:** Sayers, Margery  
**Subject:** FW: ZRA 187 Important Please Read From Several Howard County Citizens

**Colette Gelwicks**  
*Special Assistant*

Councilwoman Christiana Mercer Rigby, District 3  
Howard County Council  
3430 Court House Drive, Ellicott City, MD 21043  
[cgelwicks@howardcountymd.gov](mailto:cgelwicks@howardcountymd.gov)  
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**From:** LEILA MAHLIN <samlmbm@comcast.net>  
**Sent:** Sunday, June 30, 2019 9:57 PM  
**To:** Rigby, Christiana <crigby@howardcountymd.gov>  
**Cc:** Neal Vanderlipp <nrv@xcal-sol.com>; bear72gate@gmail.com; pdonnelly@energetics.com; sws@dedicatedresponse.com; jimehle43@gmail.com; Libby Kumin <LKumin@loyola.edu>; Jonathan Lazar <JLazar@umd.edu>; eraubach@verizon.net; hkatzen7@gmail.com; fmnf2000@yahoo.com  
**Subject:** ZRA 187 Important Please Read From Several Howard County Citizens

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Council Member,

We became aware today of a proposed amendment to ZRA 187/ CB31-2019 that adds two districts to Conditional Use Age Restricted Over 55. While we have read and studied the several page amendment, we do not find there is sufficient time for us to take a formal position on it for the hundreds of people in Howard County who support ZRA 187/ CB31-2019.

Over the past year we have spent thousands of hours on research, meetings, planning and various other actions to come up with a logical, rational, solution to a problem that benefits seniors, existing communities, the environment, and the Howard County tax base. Our hope as citizens who perceived a problem and offered a solution, is that you will vote in favor of ZRA 187/ CB31-2019 with or without

the new proposed amendment. At the Planning Board when CEF (Floating Districts) were attempted to be added this well thought out solution could have become sidelined. Fortunately at that time DPZ recommended that if new CEF districts were considered it should be studied separately from ZRA 187. *We request that if there are concerns regarding the new amendment that the new portion be separated from our amendment and researched further. Please vote tomorrow **for** our ZRA 187/ CB31-2019 on its merits.*

Below is a list of the community organizations that have supported this citizens' initiative over the past year, several of them more than once.

- Over four hundred citizens across the county, via signatures, email, comments, donations, attending up to 40 meetings, and making presentations before various groups or individuals
- Oakland Mills Village Board
- Howard County Citizens Association
- Columbia Association
- People's Voice
- Various citizens' advocates and experts ranging in scope from Civil Rights, Historic Preservation, Disability Advocacy, Senior Citizens, Environmental, Legal, Senior Housing Development, Political, and Geological

We respectfully implore you to vote Monday, July 1st to support ZRA 187/CB31-2019 because it supports reasonable development, the citizens, the environment and the tax base.

Sincerely,

(Several Howard County Citizens who testified on behalf of ZRA 187/CB31-2019)

Leila Mahlin

Neal Vanderlipp

Paul Goldenberg

Paget Donnelley

Steve Singer

Jim Ehle

Libby Kumin

Jonathan Lazar

Elaine Raubach

Harriett Katzen

Barry Gibson



## Sayers, Margery

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**From:** Sandy Cederbaum <manager@oaklandmills.org>  
**Sent:** Thursday, June 27, 2019 3:37 PM  
**To:** CouncilMail  
**Cc:** jledelson.omca@gmail.com  
**Subject:** Support of CB31-2019  
**Attachments:** County Council\_ZRA 187\_CB31 2019.pdf

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Attached is a letter from the Oakland Mills Board of Directors supporting CB 31-2019. Thank you in advance for your consideration and approval of CB31.

Sandy Cederbaum

***Sandy Cederbaum, Village Manager***

Oakland Mills Community Association  
The Other Barn ~ 5851 Robert Oliver Place  
Columbia, MD 21045  
Office: 410-730-4610  
fax: 410-730-4620

<http://oaklandmills.org> – follow link on right of web homepage to JOIN OUR LISTSERV

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**Oakland Mills Community Association**  
**The Other Barn • 5851 Robert Oliver Place**  
**Columbia, MD 21045**

410-730-4610 • oaklandmills.org



June 27, 2019

Howard County Council  
3430 Courthouse Drive  
Ellicott City, MD 21043

To the Members of the Howard County Council,

The Oakland Mills Board of Directors supports ZRA 187/CB 31 and asks the members of the County Council to approve CB 31-2019.

**ZRA 187/CB 31 seeks to amend section 131.0.N.1a to require age-restricted conditional use developments that result in increased density when compared to their non-conditional use zoning district density to have frontage on and direct access to collector or arterial road designated in the General Plan.**

Thank you in advance for your consideration.

Sincerely,

Jonathan L. Edelson, Chair  
Oakland Mills Board of Directors

