

Sayers, Margery

From: Marybeth Steil <marybeth.steil@gmail.com>
Sent: Sunday, September 15, 2019 2:44 PM
To: CouncilMail
Subject: Support for Council Bill CB40

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

Dear Council members:

My name is Marybeth Steil, I live with my family on South Wind Circle in the River Hill section of Columbia. I live in District #4.

I am writing to voice my support for Council Bill CB40 – to extend the Watershed Safety Act by 3 months. It is important to give the Council time to review proper studies before enacting any zoning changes to the Tiber Branch and Plumtree Branch watersheds. I believe giving more time for review is a reasonable request.

Thank you.

Marybeth Steil
6448 South Wind Circle
Columbia, MD

Sayers, Margery

From: Dayna Pachman <daynapachman@gmail.com>
Sent: Wednesday, September 11, 2019 3:08 PM
To: CouncilMail
Cc: Dayna Pachman
Subject: CB40-2019
Attachments: 2019 9-11 Letter re moritorium (003).pdf; My front yard.jpg; Driveway flooding.jpg; Walkway flooding.jpg

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

Dayna S. Pachman
3721 Valley Road
Ellicott City Maryland 21042
September 11, 2019

Dear Counsel Members,

As you may remember from my testimony on May 20, 2019 on emergency bill CB20-2019. I am a new homeowner on Valley Road in Ellicott City, who closed on my new home only 2 weeks after the 2nd historic flood in old Ellicott City. I purchased my home knowing it was built in 1952 and looking forward to all the improvements I wanted to make in my new single family home once I moved in from my townhome in Columbia. The week after the flood I raced over to my soon to be my new property praying that the flood had not caused too much damage in it. I did find that my new basement had been flooded but, did go to closing on June 6, 2018, knowing that there was a lot of work to be done.

Upon moving in I immediately met with an architect designer, Jim Molinari, to design my addition, make the upgrades needed to make it my own and to take care of any drainage issues that may have arisen around my property. My plans were to bring a laundry room upstairs to the main level, convert the sunroom back to a garage, and fix the master bathroom of the on- suite. I then hired Ardo construction to carry out the design plans. The contract was signed the middle of July and work was set to begin the first week of August. The moratorium went into effect July 29, 2018, without Ardo knowing it had gone into effect. After many visits to the County office it was agreed upon that I would give up my driveway in order to do half of the addition. The work on the other half was to begin on August 1, 2019, as soon as the moratorium expired.

I understand the purpose of the moratorium for new construction and putting in any new developments. I think this is reasonable based upon the need to correct the flooding in old Ellicott City. Although since the passage of CB20-2019 an entire new section of Taylor's Village has been erected. Approximately 20 new townhomes have been built where grass and trees once stood across from the shopping plaza.

I do believe that if this moratorium were to be extended again there must be an exemption for current /older homes so they can be modified and modernized or additions can be placed on them. The exemption should force homeowners who are doing additions and adding impervious surface to take care of any stormwater runoff that occurs from the house. For example, because I was doing a 200 sq. ft. addition, I placed a dry well in the back of my property that contained all the stormwater runoff from the gutters from that half of my house. In order to do the other half I need to replace all the gutters. I cannot afford to spend money twice and replace the gutters twice. Once I add the additional 100 sq. ft. that I need, I will replace all the gutters and the roofing on that side of the house. These gutters will also be run to the dry well. This work has been rescheduled to begin on November 1, 2019.

The 1st extension of the moratorium without language for an exemption has left my property without the ability to finish the drainage project as well as to finish my addition. My project was scheduled to begin on August 1, 2019 and has now been pushed back to November 1, 2019. This is completely unfair at this point, if the original one-year effective period of the Watershed Safety Act which has been extended once already, I will be unable to complete the drainage project and complete my addition. There has been no explanation as to what is to be gained in an additional 3 months time. For me it means that my house will continue to flood, I will not be able get better homeowners insurance, and currently any time it rains I cannot bring my elderly parents over, as they sink into the mud every time they try to walk to the front door. It will also mean that once the moratorium is over it is too late in the year to put in the Driveway or do the addition so essentially it is a complete two years that the Council has interfered with my property and my ability to fix my new home.

I would once again like to testify at the open hearing to advocate for an exemption to be added to CB40-2019, or for the Council to reconsider the passage of CB40-2019.

Very truly yours

Dayna S. Pachman

Dayna S. Pachman

Dayna S. Pachman
3721 Valley Road
Ellicott City Maryland 21042
September 9, 2019

Dear Counsel Members,

As you may remember from my testimony on May 20, 2019 on emergency bill CB20-2019. I am a new homeowner on Valley Road in Ellicott City, who closed on my new home only 2 weeks after the 2nd historic flood in old Ellicott City. I purchased my home knowing it was built in 1952 and looking forward to all the improvements I wanted to make in my new single family home once I moved in from my townhome in Columbia. The week after the flood I raced over to my soon to be my new property praying that the flood had not caused too much damage in it. I did find that my new basement had been flooded but, did go to closing on June 6, 2018, knowing that there was a lot of work to be done.

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townhomes have been built where grass and trees once stood across from the shopping plaza.

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I would once again like to testify at the open hearing to advocate for an exemption to be added to CB40-2019, or for the Council to reconsider the passage of CB40-2019.

Very truly yours

Dayna S. Pachman

Dayna S. Pachman







Sayers, Margery

From: Walsh, Elizabeth
Sent: Wednesday, September 11, 2019 12:38 PM
To: CouncilMail
Subject: FW: CB38 and CB40 Requests
Attachments: moratoriumplanschartCB40.docx; CR99-2019 2019 School Capacity Bin (5).pdf

Colleagues: I thought you might find the highlighted text below instructive, regarding the specific subject of CB40, proposing to extend the Watershed Safety Act by three months, from October 26, 2019 to January 26, 2020. That is, DPZ reports no fiscal impact resulting from the short-term extension proposed by CB40.

And, although the first chart attached (both prepared by DPZ) lists those projects affected by the moratorium that would be subject to that further, brief extension, DPZ since has confirmed that only two of the major subdivisions there listed—Long Gate Overlook on Montgomery Road across from the Target (items 22 and 23 on the list) and Taylor Place on College Avenue (items 28 and 29) have yet to be released from the also-applicable closed school waiting bin. The other projects on the second chart attached noted as “Tiber” or “Plumtree”—and having only “4th failed test” or fewer—could not be released from that pre-existing hold any earlier than June 2020.

David, you’ll note Bethany Glen, which was left off earlier versions of the first chart, is now also included.

Happy to discuss with each of you individually as you’d like.



Liz Walsh, Council Member
Howard County Council
Serving District 1: Ellicott City, Dorsey’s Search, Elkridge & Hanover

3430 Court House Drive
Ellicott City, MD 21043
410.313.2001

From: Lazdins, Valdis
Sent: Wednesday, August 28, 2019 10:08 AM
To: Sidh, Sameer <SSidh@howardcountymd.gov>; Pope, Patrick <ppope@howardcountymd.gov>; Sager, Jennifer <jsager@howardcountymd.gov>; Robbins, Lonnie <lrobbins@howardcountymd.gov>
Cc: Hernandez, Shaina <shernandez@howardcountymd.gov>; Sheubrooks, Kent <ksheubrooks@howardcountymd.gov>; Bronow, Jeff <jbronow@howardcountymd.gov>
Subject: FW: CB38 and CB40 Requests

Hi:
Please review and let us know if we can release this email and attachment to the Auditor.

CB40-2019

- Could you provide the most up to date listing of plans impacted by the CB56/CB20 moratorium? In addition to the standard fields provided in the past, please identify the street address, occupiable square footage, # of units, and planning stage of each plan?

The list we believe the Auditor is referring to is attached and maintained by DPZ's Division of Land Development.

- Also, could you let us know if your position on the temporary moratorium's impact to the County is consistent with that shared in the attached memo called 'CB20-2019 DPZ Attachment'? If this memo is no longer accurate to your department's stance we would just like to know how it has changed and why.

The general conclusion remains the same, that another short term extension of the moratorium (3 months or less) would have a minimal fiscal impact. Eventually though, with continued extensions, short term turns into long term and this could result in fiscal impacts over time. However, DPZ sees no reason to again extend the moratorium since CB 36 and Council Resolutions 122 and 123 have been filed.

CB38-2019

- Could you provide a revised 'PLNBW Residential Units by Planning Stage' document (attached) that adds columns for the occupiable square footage, street address and the planning area of each plan listed?

Attached is the information to address your question. However, not all development plans have addresses nor do we have the square footage of units. That information is not known until building permits are issued by DILP.

Thanks, Val

Valdis Lazdins

Director

Department of Planning and Zoning

Howard County Government

410.313.4301

vlazdins@howardcountymd.gov

From: Sheubrooks, Kent

Sent: Tuesday, August 27, 2019 12:59 PM

To: Bronow, Jeff <jbronow@howardcountymd.gov>; Lazdins, Valdis <vlazdins@howardcountymd.gov>

Cc: Conrad, Peter <pconrad@howardcountymd.gov>

Subject: RE: CB38 and CB40 Requests

Attached is the updated chart for CB 40 auditor request. Please note that PMG, ECP-18-036 was removed from the chart since not affected by moratorium for no increase in impervious area. Bethany Glen, SP-19-005 and SMO Dash-In Shell Station, ECP-19-043 were new plans added to the chart.

Kent

From: Bronow, Jeff

Sent: Monday, August 26, 2019 2:37 PM

To: Lazdins, Valdis <vlazdins@howardcountymd.gov>

Cc: Sheubrooks, Kent <ksheubrooks@howardcountymd.gov>; Conrad, Peter <pconrad@howardcountymd.gov>

Subject: RE: CB38 and CB40 Requests

Val, please see my responses below.

From: Lazdins, Valdis

Sent: Monday, August 26, 2019 2:11 PM

To: Bronow, Jeff <jbronow@howardcountymd.gov>

Cc: Sheubrooks, Kent <ksheubrooks@howardcountymd.gov>; Conrad, Peter <pconrad@howardcountymd.gov>

Subject: FW: CB38 and CB40 Requests

Hi: Is this possible by this date and time? Thanks Val

Valdis Lazdins

Director

Department of Planning and Zoning

Howard County Government

410.313.4301

vlazdins@howardcountymd.gov

From: Clark, Owen

Sent: Monday, August 26, 2019 2:07 PM

To: Lazdins, Valdis <vlazdins@howardcountymd.gov>

Cc: Sheubrooks, Kent <ksheubrooks@howardcountymd.gov>; Bronow, Jeff <jbronow@howardcountymd.gov>;
Glendenning, Craig <cglendenning@howardcountymd.gov>

Subject: CB38 and CB40 Requests

Team,

I have a few requests to facilitate the fiscal analysis we're performing for CB38-2019 and CB40-2019.

CB40-2019

- Could you provide the most up to date listing of plans impacted by the CB56/CB20 moratorium? In addition to the standard fields provided in the past, please identify the street address, occupiable square footage, # of units, and planning stage of each plan?
- Also, could you let us know if your position on the temporary moratorium's impact to the County is consistent with that shared in the attached memo called 'CB20-2019 DPZ Attachment'? If this memo is no longer accurate to your department's stance we would just like to know how it has changed and why.

CB38-2019

- Could you provide a revised 'PLNBW Residential Units by Planning Stage' document (attached) that adds columns for the occupiable square footage, street address and the planning area of each plan listed?

Can you let us know if you can provide this information by EOB Thursday? Please advise if there are any issues with preparing this information.

Thank you,

Owen Clark

Howard County Government

County Auditor

Legislative Audit Manager

410-313-3063 (phone)

oclark@howardcountymd.gov

SCHOOL BIN LIST AND PASS/FAIL STATUS FOR NEW SCHOOL CAPACITY CHART TO BE ADOPTED ON JULY 1, 2019 (CR-99 2019)

CB 20-2019
Expires
10/27/2019

File Number	File Name	Elementary District	School Region	Middle District	High District	School Capacity Test	Allocations	Unit Type	Number of School Capacity Test Failures	Watershed					
1	F-15-005	Gladys Woods	Waterloo	Pass	Northeast	Pass	Ellicott Mills	Fail	Howard	Fail	Pass	2	SFD	Passes by default - 5th failure	
2	F-15-024	Sunset Plains	Waterloo	Pass	Northeast	Pass	Ellicott Mills	Fail	Howard	Fail	Pass	1	SFD	Passes by default - 5th failure	
3	SP-15-013	Lacey Property	Veterans	Fail	Northeast	Pass	Dunloggin	Fail	Mt Hebron	Fail	Fail	12	SFD	4th failed test	Tiber
4	S-17-007	The Towns at Court Hill	Veterans	Fail	Northeast	Pass	Dunloggin	Fail	Mt Hebron	Fail	Fail	8	SFA	4th failed test	Tiber
5	SP-15-016	Hampton Hills	Worthington	Pass	Northeast	Pass	Ellicott Mills	Fail	Mt Hebron	Fail	Pass	13	SFD	Passes by default - 5th failure	
6	S-17-004	Dorsey Center	Hanover Hills	Fail	Northeast	Pass	Thomas Viaduct	Fail	Long Reach	Fail	Fail	230	APT	3rd failed test	
7	F-17-088	Keehn Property	Waterloo	Pass	Northeast	Pass	Ellicott Mills	Fail	Howard	Fail	Fail	1	SFD	3rd failed test	
8	S-17-006	Dorsey's Ridge	Veterans	Fail	Northeast	Pass	Ellicott Mills	Fail	Centennial	Fail	Fail	52	SFA	4th failed test	Tiber
9	SP-16-013	Taylor Highlands	Worthington	Pass	Northeast	Pass	Ellicott Mills	Fail	Mt Hebron	Fail	Pass/Fail	252	88 SFA & 164 APT	Passes by default 248 units - 5th failure, 4th failed test for 4 units	Tiber
10	SDP-12-001	Buch Property	Hanover Hills	Fail	Northeast	Pass	Thomas Viaduct	Fail	Long Reach	Fail	Fail	16	SFA	2nd failed test	
11	F-16-095	Goldberg Property	Hollifield Station	Fail	North	Pass	Dunloggin	Fail	Mt Hebron	Fail	Fail	1	SFD	4th failed test	
12	F-14-112	Centennial Choice	Northfield	Fail	North	Pass	Dunloggin	Fail	Centennial	Fail	Pass	2	SFD	Passes by default - 5th failure	Plumtree
13	F-15-057	Crestleigh Property	Northfield	Fail	North	Pass	Dunloggin	Fail	Centennial	Fail	Pass	1	SFD	Passes by default - 5th failure	Plumtree
14	F-16-034	Van Stone Property	Northfield	Fail	North	Pass	Dunloggin	Fail	Centennial	Fail	Pass	1	SFD	Passes by default - 5th failure	Plumtree
15	F-17-021	Honrao's Property	Northfield	Fail	North	Pass	Dunloggin	Fail	Centennial	Fail	Fail	1	SFD	4th failed test	Plumtree
16	S-18-002	Beechwood Manor	Gorman Crossing	Fail	Southeast	Pass	Murray Hill	Fail	Reservoir	Fail	Fail	30	19 SFD & 11 SFA	3rd failed test	
17	F-19-022	Magnolia Manor	Gorman Crossing	Fail	Southeast	Pass	Murray Hill	Fail	Reservoir	Fail	Fail	3	SFD	2nd failed test	
18	F-17-105	Mill Haven Lots 8 & 9	Talbott Springs	Pass	Columbia East	Pass	Oakland Mills	Pass	Oakland Mills	Pass	Pass	1	SFD		
19	F-17-099	Gopez Property	Fulton	Fail	West	Pass	Hammond	Pass	Reservoir	Fail	Fail	1	SFD	3rd failed test	
20	F-18-079	Isla's Woods	Fulton	Fail	West	Pass	Hammond	Pass	Reservoir	Fail	Fail	5	SFD	2nd failed test	
21	F-18-118	Willow Nook	Pointers Run	Fail	West	Pass	Clarksville	Pass	Atholton	Pass	Fail	1	SFD	2nd failed test	
22	SP-17-010	Lyhus Property	Fulton	Fail	West	Pass	Lime Kiln	Pass	Reservoir	Fail	Fail	26	SFD	2nd failed test	

- (1) This plan has actually failed 4 times, however it took on the status of Corridor Square (SDP-18-002) by swapping in May, 2018, so the failure status is now 3 times.
- (2) This plan has failed four times for the remaining 4 2019 units.
- (3) This plan had been voided but was reactivated on June 13, 2019.

PLANS IN PROCESS AFFECTED BY CB 56-2018 MORATORIUM & EXTENSION OF MORATORIUM UNDER CB 20-2019

August 28, 2019

Project Name, Zoning & Street Address	File Number & Plan Stage	Watershed	Number & Type of Units. & Occupiable Square Footage	Status
1. Ahmad Property (R-20) 3350 Saint Johns Lane	F-18-030 Final Plat	Plum Tree Branch	2 SFD Units, SF Unknown	Revision Letter Sent 9/25/18, Moratorium Hold
2. Ahmad Property (R-20) 3350 Saint Johns Lane	WP-19-037 Alternative Comp.	Plum Tree Branch	Same as above	Moratorium Hold Letter 1/10/19
3. Bethany Glen (R-20) 9891 Old Frederick Road	SP-19-005 Pre. Eq. Sketch Plan	Plum Tree Branch	112 SFD Lots, SF Unknown	Revised Plans Requested on 8/08/19
4. Bethany Glen (R-20) 9891 Old Frederick Road	WP-19-118 Alternative Comp.	Plum Tree Branch	Same as above	Revised Plan Requested on 8/09/19
5. Bethel Bapt. Church (RSI) 4261 Montgomery Road	F-15-018 Final Plat	Tiber Branch	0 Units, 13,900 SF Church	Originals on hold at DPZ, Moratorium Hold Letter on 8/10/18
6. Bethel Bapt. Church (RSI) 4261 Montgomery Road	SDP-15-011 Site Dev. Plan	Tiber Branch	Same as above	Originals on hold at DPZ, Moratorium Hold Letter on 8/10/18
7. Centennial Choice (R-20) 4040 Saint Johns Lane	F-14-112 Final Plat	Plum Tree Branch	3 SFD Units, SF Unknown	Released from APFO Hold Bin Letter 7/02/19, on hold moratorium
8. Crestleigh Property (R-20) 4218 Club Court	F-15-057 Final Plat	Plum Tree Branch	2 SFD Units, SF Unknown	Released from APFO Hold Bin Letter 7/02/19, on hold moratorium

Project Name, Zoning & Street Address	File Number & Plan Stage	Watershed	Number & Type of Units. & Occupiable Square Footage	Status
9. Dorsey's Ridge (CEF-R) 3956 Cooks Lane	S-17-006 Sketch Plan	Tiber Branch	55 SFA & 2 Apt. Units, SF Unknown	Closed School APFO Hold Bin Letter 7/02/19
10. Dorsey's Ridge (CEF-R) 3956 Cooks Lane	WP-18-136 Alternative Comp.	Tiber Branch	Same as above	Moratorium Hold Letter on 8/10/18
11. Dorsey's Ridge (CEF-R) 3956 Cooks Lane	F-19-047 Final Plat	Tiber Branch	3 SFA & 2 Apt Units (units were counted above) SF Unknown	Final Plat in Review Process – Revision Letter 6/2/19
12. Fels Lane Property (RVH) Fels Lane (No Address #)	ECP-16-067 Env. Concept Plan	Tiber Branch	1 SFD Unit, SF Unknown	Plan Revision Letter Sent on 1/04/17
13. Gatherings at Taylor Place (POR), College Avenue	ECP-18-028, POR Env. Concept Plan	Tiber Branch	41 SFA Units & 54 Apt. Units Age Rest. Units, SF Unknown	Plan Revision Letter Sent on 8/08/19
14. Gatherings at Taylor Place (POR), College Avenue	WP-19-072, POR Alternative Comp.	Tiber Branch	Same as above	Plan on Hold Moratorium Letter, 2/25/19
15. Geier Subdivision (R-20) 9307 Dunloggin Road	SDP-18-062 Site Dev. Plan	Plum Tree Branch	2 SFD Units, SF Unknown	Rev. Letter 7/24/18, Extension Letter Issued on 8/9/18
16. Goins Property (R-20) 2778 Saint Johns Lane	F-14-045 Final Plat	Plum Tree Branch	4 SFD Units, SF Unknown	Released APFO Bin 7/27/18, Moratorium Letter 9/25/18
17. Honrao's Property (R-20) 4060 Saint Johns Lane	F-17-021 Final Plat	Plum Tree Branch	2 SFD Units, SF Unknown	Closed School APFO Hold Bin Letter 7/02/19
18. Howard Heights, Lot 25-A (R-20), 3004 Southview Rd	SDP-18-016 Site Dev. Plan	Plum Tree Branch	1 SFD Unit, SF Unknown	SDP Signed on 4/18/18 – Permit Hold – DILP

Project Name, Zoning & Street Address	File Number & Plan Stage	Watershed	Number & Type of Units. & Occupiable Square Footage	Status
19. Howard Heights, Lot 26-A (R-20), 2940 Southview Rd	ECP-18-049 Env. Concept Plan	Plum Tree Branch	1 SFD Unit, SF Unknown	Plan on Hold Moratorium Letter sent on 8/10/18
20. Lacey Property (R-ED) 3538 Church Road	SP-15-013 Pre. Eq. Sketch Plan	Tiber Branch	13 SFD Units, SF Unknown	Closed School APFO Hold Bin Letter 7/02/19
21. Legacy at Ellicott's Retreat (POR), 8910-8950 Carls Ct	SDP-14-090, POR Site Dev. Plan	Tiber Branch	162 Apt. Units, SF Unknown Age Restricted	SDP Signed on 9/29/15 - No New Permits- DILP
22. Long Gate Overlook(RA15) Montgomery Road	F-16-048 Final Plat	Tiber Branch	79 SFA Units. SF Unknown	Originals on hold at DPZ, Hold Letter sent 9/20/18
23. Long Gate Overlook(RA15) Montgomery Road	SDP-14-074 Site Dev. Plan	Tiber Branch	Same as above	Originals on hold at DPZ, Hold Letter sent 9/20/18
24. Lutheran Village (PSC) Frederick Road	F-17-103 Final Plat	Plum Tree Branch	0 Units, Easement Plat	Plat Original Returned to Consultant on 6/02/17
25. Maple Grove (R-12) 9060 Upton Road	S-18-005 Sketch Plan	Tiber Branch	9 SFD Units, SF Unknown	Moratorium Letter sent on 8/21/19
26. Maple Grove (R-12) 9060 Upton Road	WP-19-033 Alternative Comp.	Tiber Branch	Same as above	Plan on Hold Moratorium Letter 11/07/18
27. Nobel Manor (R-20) 9061 Upton Road	ECP-19-029 Env. Concept Plan	Tiber/Plum Tree	3 SFD Units, SF Unknown	Revision Letter 3/14/19

Project Name, Zoning & Street Address	File Number & Plan Stage	Watershed	Number & Type of Units. & Occupiable Square Footage	Status
28. Taylor Place (RA-15) College Avenue	SP-16-013 Pre. Eq. Sketch Plan	Tiber Branch	88 SFA Units & 164 Apt. Units SF Unknown	Originals on Hold, Moratorium Hold Letter sent 8/10/18 & Closed School APFO Letter 7/02/19 for 4 units
29. Gatherings at Taylor Place College Avenue (RA-15)	WP-19-072 Alternative Comp.	Tiber Branch	Same as above	Defer Letter on 2/25/19, Moratorium Hold Letter
30. Terrapin (Tiber) Woods (RSC), Frederick Road	F-18-001 Final Plan	Tiber Branch	34 SFA Units, SF Unknown	Plat Hold, Extension Issued on 9/07/18
31. The Towns at Court Hill (RA-15), 3614 Court House Drive	S-17-007 Sketch Plan	Tiber Branch	8 SFA Units, SF Unknown	Closed School APFO Hold Bin Letter 7/02/19
32. Van Stone Property (R-20) Saint Johns Lane	F-16-034 Final Plat	Plum Tree Branch	1 SFD Unit	Released from APFO Hold Bin Letter 7/02/19 on Hold Moratorium
33. SMO Dash-In Store (B-2) 4205 Montgomery Road	ECP-19-043 Env. Concept Plan	Tiber Branch	Gas Station/Convenience Store SF Unknown	Revised Plan in Review on 7/22/19
34. SMO Dash-In Store 4205 Montgomery Road	WP-19-091 Alternative Com.	Tiber Branch	Same as above	Defer Letter on 4/29/19, Moratorium Hold Letter

Total Number of Lots/Units = 156 SFD units, 305 SFA units and 382 Apt. units