

**Sayers, Margery**

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**From:** Nathan Baum <nathan.x.baum@gmail.com>  
**Sent:** Friday, September 20, 2019 10:17 AM  
**To:** CouncilMail  
**Subject:** Watershed protection bill

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

In just the last few days I've read about the devastating decline in bird populations, the fires in the Amazon and in Indonesia, and the flooding in Texas. At the same time, I've been inspired by the hopeful actions of young people worldwide who are striking today for a reversal of these earth-threatening activities. In the light of all this, I would like to express my most emphatic support for Councilwoman Liz Walsh's CB38-2019. We've reached a point worldwide, and here in Howard County, when we have to do the utmost to protect our irreplaceable natural resources.

Sincerely

Nathan Baum  
8729 Endless Ocean Way  
Columbia, Maryland 21045  
631-875-6320

## Sayers, Margery

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**From:** Michelle Colder Carras <michelle.carras@gmail.com>  
**Sent:** Wednesday, September 18, 2019 6:16 PM  
**To:** CouncilMail  
**Subject:** [Possible Scam Fraud]CB38-2019 testimony

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

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**WARNING:** Your email security system has determined the message below may be a potential threat.

The sender may trick victims into passing bad checks on their behalf.

If you do not know the sender or cannot verify the integrity of the message, please do not respond or click on links in the message. Depending on the security settings, clickable URLs may have been modified to provide additional security.

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Hello,

I'm a 18-year resident of the Dunloggin neighborhood of Ellicott City, and I would like to testify in support of this bill. Unfortunately, after submitting my name to testify at Monday's hearing, I had to leave early due for medical reasons. But after attending part of the hearing Monday night, hearing testimony by developers and residents and reading testimony submitted to date for this bill and for CR40, I want to emphasize what seems obvious--we should not waive development requirements when lives and livelihoods are at stake.

Developers' willingness to sacrifice the existing environmental protections that help prevent flooding in the Patapsco Lower North Branch Watershed has contributed to deaths, the closure of our beloved historic area for months, homelessness, and the loss of businesses for many residents. CB38 ensures that these environmental protections are not waived, as seems to be common practice.

Listening to Mr. Taylor and to the owner of the Court Hill Apartments in yesterday's testimony made it clear that the health and livelihood of our residents are undervalued when it comes to the "right" to develop land in Howard County. The county must take action to prevent further destruction due to commercial development. CB38 corrects a wrong that has contributed to the last two floods and is also an important step in mitigating further potential harm.

--  
Michelle Colder Carras  
3768 Plum Hill Court  
Ellicott City, 21042

## Sayers, Margery

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**From:** Kimberly Kepnes <kimberly.kepnes@monumentsothebysrealty.com>  
**Sent:** Wednesday, September 18, 2019 3:40 PM  
**To:** Walsh, Elizabeth  
**Cc:** CouncilMail  
**Subject:** Written Testimony and Request of Support under CB38, Related Watershed Resolutions and Zoning Advocacy  
**Attachments:** Testimony CB38 Kimberly Kepnes.pdf

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

Dear Liz,

Thank you for championing the cause for flood mitigation, planning and zoning oversight and development waiver review to benefit Ellicott City and Elkridge communities.

While I recognize and agree there is need for a moratorium to develop a more comprehensive approach to slowing development in the watershed, I am increasingly concerned the definition of development will extend beyond the installation of storm drains, the paving of streets and the digging of foundations in proposed and existing new home developments and into the improvement of existing buildings and change or conditional Use applications for property and business owners. Please help us work to advocate and ensure CB38 and related legislation does not leave residents, business and property owners behind and left with no ability for consideration with plans which combine to contribute to Ellicott City recovery and Elkridge community strength.

We were recently advised by the Office of Planning and Zoning, “development” means “The establishment of a principal use on a site, a change in a principal use of a site or the improvement or alteration of a site by construction....” Under this definition, business owners who are establishing businesses may be precluded from opening their doors and renovations to improve residential homes or business property may be in jeopardy. Is there any way CB38 and related resolutions can provide exception or account for provisions of approval of these types of applications?

Finally, although the proposal to engage a *Zoning Czar* by Councilman Youngman is well intended, it seems unnecessary when we already employ full departments of individuals who could work to better inform and assist the public in application understanding and submittal requirement. Adding what could become another layer of bureaucracy further alienates individual residents and business owners from this important process; one which requires advocacy with a government and with departments interested and invested in individual and collective residents’ need of assistance, guidance and support.

Thank you for your tireless effort and continued support of this little place we call home and doing all you can to try to be sure our neighbors, building and business owners’ interests and efforts are being considered.

Respectfully,

Kimberly

Kimberly Kepnes,  
Resident and Business Owner in Historic Ellicott City  
3585 Church Road  
Ellicott City MD 21043  
443-250-4241  
[Kimberly.kepnes@monumentsothebysrealty.com](mailto:Kimberly.kepnes@monumentsothebysrealty.com)

[Sotheby's International 2018 Brand Media Campaign and Lifestyle Videos](#)

Kimberly Kepnes,  
Regional Vice President, Development  
Monument Sotheby's International Realty  
Headquartered at the Ritz Carlton  
410.525.5435 office  
443.250.4241 direct/text



September 18, 2019

Elizabeth Walsh  
Howard County Council

Via Email: [ewalsh@howardcountymd.gov](mailto:ewalsh@howardcountymd.gov);

Reference: CB38, Related Watershed Resolutions and Zoning Advocacy

Dear Liz,

Thank you for championing the cause for flood mitigation, planning and zoning oversight and development waiver review to benefit Ellicott City and Elkridge communities.

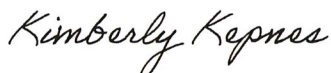
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Thank you for your tireless effort and continued support of this little place we call home and doing all you can to try to be sure our neighbors, building and business owners’ interests and efforts are being considered.

Respectfully,



Kimberly Kepnes,  
Resident and Business Owner in Historic Ellicott City  
3585 Church Road  
Ellicott City MD 21043  
443-250-4241  
[Kimberly.kepnes@monumentsothebysrealty.com](mailto:Kimberly.kepnes@monumentsothebysrealty.com)

## Sayers, Margery

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**From:** Timothy Dull <tdull@dullpartners.com>  
**Sent:** Wednesday, September 18, 2019 11:24 AM  
**To:** CouncilMail  
**Subject:** CB38-2019

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

I am writing to support CB38-2019. We can't continue to add new construction without careful consideration for the extended consequences of such actions. I have lived in a town that was  $\frac{3}{4}$  flooded due to a heavy rainstorm and because of the unrestrained construction that occurred in that town and upriver from that town. Similar events have occurred in Ellicott City with, no surprise, similar results. It is not an easy problem to solve and may be it can only be mitigated but it must be addressed and I believe this legislation is a start at addressing this problem. It also must be recognized that we need to be very smart about addressing these problems as no community has unlimited resources.

Regards,  
Tim Dull

## Sayers, Margery

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**From:** Timothy Dull <tdull@dullpartners.com>  
**Sent:** Wednesday, September 18, 2019 11:24 AM  
**To:** CouncilMail  
**Subject:** CB38-2019

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Regards,  
Tim Dull

## Sayers, Margery

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**From:** Meggan Murphy-Grayson <megganmurphy@gmail.com>  
**Sent:** Wednesday, September 18, 2019 11:23 AM  
**To:** CouncilMail  
**Subject:** Pass CB-42

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

I'm writing to express support in passing the CB-42 bill. I hope that you all will make the decision to pass this bill as well. Our county school funding needs are growing each year and we need this funding to support the influx of children entering our schools as a result of newly built housing.

Kind regards,  
Meggan Murphy-Grayson and Sherman Grayson

10097 Shaker Dr.  
Columbia, MD 21046



## Sayers, Margery

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**From:** no-reply@howardcountymd.gov  
**Sent:** Tuesday, September 17, 2019 5:59 PM  
**To:** tharman212@aol.com  
**Subject:** Council - cb38-2019

**First Name:** timothy  
**Last Name:** Harman  
**Email:** [tharman212@aol.com](mailto:tharman212@aol.com)  
**Street Address:** 7116 John Calvert Court  
**City:** Elkridge  
**Subject:** cb38-2019

**Message:**

I strongly oppose cb38-2019 for the following reasons: It is an outrageous overreach of government control for the watershed "Patapsco Lower North Branch" which will have no impact on Ellicott city. I do not agree with any special new environmental regulations that infringe on the rights of property owners. If it is unavoidable The Bill should be limited to the Water Shed of the Tiber, Hudson and Plum Tree only. Legislation is not needed to stop granting waivers when regulations already exist in this area. It must be pointed out that land if properly developed has lower impact on future flooding. The second item of concern that makes me believe this legislation is an overreach is that some of the provisions are backdated to November 7, 2016. Citizens have invested time and capitol based on waivers that were granted, the government should not be allowed to steal that investment. Section 16,104 waivers were provided by the Government and have been relied upon. Section 16,116 - Protection of wetlands, streams, and steep slopes is already provided for in both the State and County Land use code. Changing this to favor one group of property owners over another is not fair. Section 16,127 residential infill development - prohibiting infill development also amounts to theft by regulation. As we all were reminded by the story of the land owner in Dunlogin, this would cost him a large part of his retirement if he was unable to develop the lot he is paying taxes on. It is fair and reasonable to require development to reduce the impact to the down stream watershed. It is not fair to strip people of the ability to make the highest and best use of their property. I know many people that have purchased a lot as an investment with the intention of someday doing infill development. The have paid significant tax on that land over the years, would this be refunded to them? I know of many families that have owned property for generations. They should be allowed to do what is in their best interest with their land without undue regulations and restrictions. The more restrictions that are placed on land use the higher the cost of owning a home becomes

## Sayers, Margery

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**From:** Brian and Liz Esker <bl\_esker@yahoo.com>  
**Sent:** Tuesday, September 17, 2019 4:10 PM  
**To:** CouncilMail  
**Subject:** Support for CB-38 and 42

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

Dear Members of the County Council:

I am writing to urge you to pass counsel Bill 38 and 42.

Council Bill 38 is desperately needed to protect the eastern side of the county from being deforested. The environmental regulations are in place to protect our community but if it is so easy to get around them why have them in the first place? It is common knowledge that you can get a waiver if only you apply. It is disheartening to see forest after forest clear-cut, meanwhile existing communities down stream flood and have environmental impacts. As a resident of Howard County for almost 20 years I have seen forests disappear over and over again in this environmentally sensitive area. The beautiful wooded areas in the lower Patapsco watershed have protections for a reason. It is the time to put a stop to the wavers. Please stop extending waivers and fees in-lieu-of that allow people to get around environmental laws and regulations.

Now about CB-42. This is desperately needed. The surcharge for building in Howard County is obnoxiously low. It is not allowing the communities to keep up with the growth. It is not allowing the school system to keep up with the growth. The school system year-by-year is cutting funding to all its programs. It is cutting teachers and programs. The student population is sky rocketing. The school system building is not keeping up with the building of homes. They don't have the money. The surcharge for new development is supposed to help to build schools and roads in fire houses, it simply isn't enough.

My neighborhood off Old Washington Road has easily seen a quadrupling of homes in the past 20 years yet the roads in and out of our neighborhood from Route 1 are the same as they were in 2000. There is only one safe way to go south out of our neighborhood on to Route 1, and that is at the light at Montgomery Road. The backups can be horrible and they are currently building more communities off of Hanover Road. The growth without a valid surcharge is simply unsustainable for our county and unsafe for the residents.

Growth is inevitable but surcharges must be increased so that the county can afford schools, roads, fire, police. With the amount of growth this county has seen in the past 20 years, there is no reason the school system should be having to slash its budget each year and scramble to find funds to build new schools. Raise the fee now so our school system can get the funding it needs to build schools and so that we can get road improvements that will allow us to safely come and go from our neighborhoods.

Thank you for your support for these bills!

Liz Esker

Elkridge