

CR 58-2020

## Sayers, Margery

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**From:** Jung, Deb  
**Sent:** Monday, October 19, 2020 1:34 PM  
**To:** Sayers, Margery  
**Subject:** FW: BILL No 58- 2020 (ZRA - 190)

*Deb Jung*

Council Chair, District 4  
3430 Court House Drive  
Ellicott City, MD 21043  
410-313-2001

Sign up for my newsletter [here](#).



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**From:** Tracy Diamond <Tracy@tracydiamondteam.com>  
**Sent:** Monday, October 19, 2020 11:03 AM  
**To:** Jung, Deb <djung@howardcountymd.gov>  
**Subject:** BILL No 58- 2020 (ZRA - 190)

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Hello Deb,

My name is Tracy Diamond and I support BILL No. 58-2020 (ZRA – 190). I have worked as a realtor in the Howard County real estate market for over 25 years. I am a lifelong Howard County resident and as a realtor, I focus on agricultural and rural properties. I currently have a client that owns 37.1 acres on Penn Shop Road which includes a brick rancher situated at the front of the property along the road. The client would like to sell this property. The neighboring property is owned by a family that would like to purchase as much of the acreage as possible to merge into their existing 50 acre farm. The 37 acre property naturally borders the neighbor for the entire depth of the property allowing more agricultural use than the current individual parcels allow.

Under the present law, 20 acres needs to remain with the brick rancher. Under the proposed ZRA the amount of land that needs to stay with the existing home is reduced to 3 acres.

The benefits to farming should be pretty clear. A farm of 89 acres is much more viable as an operating and functional agricultural property than a farm of 20 acres. A 20 acre property is almost impossible to farm and a 67 acre property less desirable than the proposed 89 acres. Under current regulations, each property functioning as a farm would have its own equipment for farming, storage for that equipment and possible livestock which significantly effects the amount of remaining acreage for actual farming. Today's costs for

equipment and the physical size of this available modern equipment is greater which, to be cost effective, requires farmers to farm more land.

I am in support of ZRA – 190.

Respectfully,

Tracy Diamond, Realtor  
EXP Realty  
410 984 2501

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