

CB 21-2021

ZRA 196

HOWARD COUNTY COUNCIL  
RECEIVED

2020 NOV 16 PM 2:15

3578 Sylvan Lane  
Ellicott City, MD 21043  
November 12, 2020

Howard County Council  
George Howard Building  
3430 Court House Drive  
Ellicott City, MD 21043

Dear County Council

We are writing in support of ZRA-196: "To add Country Inn, Personal Service Establishments and Specialty Stores to uses allowed by right in the HO (Historic Office) zoning district".

We live on Sylvan Lane which runs off upper Church Road. Therefore, the area adjacent to the Court House has a significant influence on our environment.

When we moved here in 1971, Mt. Ida was the business center for the Central Maryland News. We welcome revitalization of this area, and such businesses as a Country Inn or Bed & Breakfast.

Very truly yours,



Nancy S. Suter, Charles M. Suter

## Sayers, Margery

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**From:** Matthew Wehland <mattwehland@gmail.com>  
**Sent:** Monday, November 16, 2020 9:04 AM  
**To:** PlanningBoard; CouncilMail  
**Subject:** ZRA-196

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

Good morning Planning Board and Council:

My name is Matthew Wehland and I live in the historic district of Ellicott City. My family have lived here for generations. I want to let you know that I am in support of ZRA-196 as proposed. I do hope the Planning Board and Council give it thorough consideration as it will help a town that continues to struggle.

My concern is that development across the river at the Flour Mill will continue to steer small business out of Howard County and into Catonsville.

Thank you for your time and consideration.

Sincerely,

Matt Wehland

## Sayers, Margery

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**From:** Mark Buda <MBuda@keelty.com>  
**Sent:** Monday, November 9, 2020 8:26 AM  
**To:** CouncilMail  
**Subject:** ZRA-196

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

Hello my name is Mark Buda and I live in the Historic District of Ellicott City at 3425 Deanwood Ave. I am writing to the Howard County Council to let them know I fully support ZRA-196. I believe the Upper Court House Zoning District HO would benefit from zoning amendment ZRA-196.

Thank you for your consideration.  
Mark Buda

## Sayers, Margery

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**From:** Aimee Kathleen S. <aimee.sirmon@gmail.com>  
**Sent:** Sunday, November 8, 2020 11:10 AM  
**To:** PlanningBoard; CouncilMail  
**Subject:** ZRA-196 Letter of Support

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

TO: Howard County Planning Board and County Council  
FROM: Aimee Sirmon  
Resident: 3595 Church Road, Ellicott City 21043  
RE: Support for Zoning Regulation Amendment ZRA-196  
DATE: November 8, 2020

In anticipation of the upcoming Planning Board and County Council hearings on ZRA-196, I would like to voice my support of the amendment. I am a resident of the area, and feel that the positive impact this proposed legislation would provide is crucial to the maintenance of a viable commercial economic district in historic Ellicott City. The negative impact of the floods and the upcoming changes with the Historic Office properties continue to hold the area back commercially, and this amendment will permit important opportunities that do not currently exist.

Please feel free to reach out to me for further comment if needed, and thank you.

Sincerely,  
Aimee Sirmon  
Resident, 3595 Church Rd, 21043

## Sayers, Margery

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**From:** Diane <dianecom@comcast.net>  
**Sent:** Thursday, November 5, 2020 8:28 PM  
**To:** CouncilMail  
**Subject:** ZRA-196

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

Dear Sir or Madam,

I am a resident of the Ellicott City Historic district and would like to register my support for ZRA-196. I hope it will be approved for the additional business uses to be allowable by right for those who own and/or want to operate businesses surrounding the Court House ( Country Inn, Personal Service Establishment, and Specialty Store).

Sincerely,

Diane Wimsatt

## Sayers, Margery

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**From:** Gary Maule <maule.gary@gmail.com>  
**Sent:** Thursday, February 25, 2021 8:51 AM  
**To:** CouncilMail  
**Subject:** ZRA 196 support

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

Gary Maule

3431 Church Road Ellicott City

21043

[Maule.gary@gmail.com](mailto:Maule.gary@gmail.com), 443.630.0945

For consideration by the Howard County Planning Board

I support ZRA 196 to request the Planning Board and County Council to approve three (3) additional business uses to be allowable by right for those who own and/or want to operate businesses in the Upper Court House commercial zoning district.

I am a 40 year plus resident of upper Church Road EC historic District, and a retired urban planner - designer. The Upper Court House District is part of my neighborhood. The 3 uses proposed, Country Inn, Personal Service, and Specialty Store to be added to permissible uses within the district, would help enhance economic and community vitality which is a hallmark of Ellicott City's diversity. As a neighbor the extended hours of activity and increased commercial and service options are an improvement. I continue to live in Ellicott City because of options like these. The additional uses would help expand a vision for the property and have a positive impact on Main Street.

Furnace Inn and Kings Contrivance are two recognized hallmarks of what's exceptional in Howard County. What better location then the Upper Court House property in historic Ellicott City to enhance both the historic community's and Howard County experience.

In this period of social distancing the significance of service uses and gathering places is keenly felt. I believe community and visitor experience would be enriched by adding the aforementioned uses.

Thank you

## Sayers, Margery

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**From:** Joe Hauser <Joe.Hauser@adesigngroup.net>  
**Sent:** Wednesday, February 24, 2021 12:39 PM  
**To:** CouncilMail  
**Subject:** Letter in support of council bill CB21 from Joseph Hauser  
**Attachments:** Letter of support for Council bill CB21 from Joseph Hauser.docx

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

Dear Council members,

Please see the attached letter which I offer in support of council bill "CB21"  
Do not hesitate to contact me for comment.  
Joseph

Joseph Hauser  
Construction Manager

**ADG, Inc.**  
10716 Little Patuxent Parkway, Ste 201  
Columbia, MD 21044  
P 410.884.9610  
C 443.791.9100  
UK 07444 517 053



[WWW.ADESIGNGROUP.COM](http://WWW.ADESIGNGROUP.COM)

Please consider the environment before printing this email. Reduce, Re-Use & Recycle!!

JOSEPH HAUSER  
3637 FEL'S LANE, ELLICOTT CITY

Howard County Council Members  
Howard County office building  
Courthouse Dr. Ellicott city

Feb. 24<sup>th</sup>, 2021

Dear Howard County Council Members,

I am writing in support of Council bill "CB21" (also known as ZRA196). As a former "Historic District Commission" member/chairperson and lifelong resident of Ellicott city, I strongly support changes that may be needed for the "Upper Court House Dr. Zoning district (HO). I support change that would allow for revitalization of the business community, "new uses for old places", maintaining the historic nature of Ellicott city in a thoughtful manner and changes that allow for business to thrive outside the floodplain area of Main street whilst rejuvenating the entire Historic District image will be a wonderful effort.

Unfortunately, I am working in Europe at present and cannot testify in person, but I urge you all to allow for the innovation of new business ideas, and yet maintain the historic nature of the area by limiting non-compliant structures.

I am Sincerely yours,

And I am always available for comment at [joseph@josephhauser.com](mailto:joseph@josephhauser.com)

Joseph Hauser  
3637 Fels lane  
Ellicott city, Maryland 21043

YOUR LOGO  
HERE

Street Address  
Address 2  
City, ST ZIP Code  
Country

PHONE Enter phone  
FAX Enter fax  
EMAIL Enter email  
WEBSITE Enter website



**Sayers, Margery**

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**From:** Mojan Bagha <mojanbagha@gmail.com>  
**Sent:** Wednesday, February 24, 2021 10:30 AM  
**To:** CouncilMail  
**Subject:** support of ZAR196

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

I am business and property owner in historic ellicott city

I support ZAR196

when is the council is meeting about this matter

I like to be part of the meeting

mojan bagha

8290 main street

ellicottcity md 21043

tel 301-437-0099

## Sayers, Margery

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**From:** Judi Miller <JMiller@abd-architects.com>  
**Sent:** Wednesday, February 24, 2021 10:04 AM  
**To:** CouncilMail  
**Subject:** reference ZRA 196 (CB21)  
**Attachments:** ABD support of ZBA 196 (CB21).pdf

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

Please find attached the letter of support for the above mentioned bill.

Thank you.

**Judith A. Miller, AIA, CDT, LEED AP**

Principal

Architecture  
by  
Design

8355 Court Avenue • Ellicott City, MD 21043  
phone 410-480-3210 • fax 410-480-2480  
jmillier@abd-architects.com  
www.abd-architects.com



Architecture  
by  
Design

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February 24, 2021

Howard County Council Members  
George Howard Building  
3430 Court House Drive  
Ellicott City, MD 21043

RE: ZRA 196 (CB 21)

Dear Council Members:

As a longtime Howard County Resident and business Owner, I have seen many things, good and bad happen to Ellicott City. I have witnessed the fire of 1999, all 3 recent floods (2011, 2016 & 2108) while in either my business or in another business, always seeing the people of Main Street as very strong and resilient.

It has never been an easy venture when the odds seemed stacked against you. Although it may be a daunting task, most business owners brush themselves off and pick up the pieces and move forward. Most recently, that has been tougher and tougher to achieve.

With the introduction of ZRA196 which proposes to permit Country Inn, Personal Service Establishments and Specialty Stores to business uses, allowable by right for the commercial properties in Upper Court House zoning district, HO, to expand or modify the uses of existing establishments. This will help all of the existing businesses as well as provide additional opportunities to new businesses to thrive. By providing the option for Personal Service Establishments, just steps away from the Main Street area, this will help to bring more people into the area and will support the existing as well as new businesses.

For these reasons, I support this bill. I hope the Council people will find these reasons compelling and vote in favor of passing the ZRA 196 and pave the way for expanding the breadth of the downtown Ellicott City Area.

Regards,

Judith A Miller, NCARB, AIA, CDT, LEED AP BD+C  
Principal and Business Owner