

Sayers, Margery

From: Walsh, Elizabeth
Sent: Thursday, March 18, 2021 1:24 PM
To: CouncilMail
Cc: Royalty, Wendy; Little, Cristiana; Hightower, Rozonna
Subject: FW: CB 21 & 23

FYI:

From: Jeff Rasmussen <jeffrasmussen@verizon.net>
Sent: Wednesday, March 17, 2021 7:20 PM
To: Walsh, Elizabeth <ewalsh@howardcountymd.gov>
Subject: CB 21 & 23

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

Hi Liz,

I listened to the speakers on Monday night and was very impressed and supportive up CB 21 and CB 23.

For CB 21 Kimberly's petition I am totally in favor of allowing this to happen. The more eating establishments and funky places we have up on the hill the better.

For CB23 I like the discussion about not having to be in the same house for 35 years. The speaker that suggested that the process in home ownership in Howard County moves from Condo to TownHouse to Single Family Home, in my opinion, nailed it.

Looking forward to this COVID thing being over and getting back to a new normal.

Take Care,

Regards,

Jeff

Sayers, Margery

From: Mojan Bagha <mojanbagha@gmail.com>
Sent: Thursday, March 18, 2021 11:06 AM
To: CouncilMail
Subject: Re: Support of ZRA-196
Attachments: Mojan Bagha - Main Street Oriental Rugs -ZRA-196.PDF

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

Please see attached letter of my support for ZRA-196.

Mojan Bagha
Main Street Oriental Rugs
8290 Main Street
301-437-0099

On Thu, Mar 18, 2021 at 10:57 AM Mojan Bagha <mojanbagha@gmail.com> wrote:

Please see attached letter of my support for ZRA-196.

Mojan Bagha
Main Street Oriental Rugs
301-437-0099

I am a contributor and a sponsor of the ZRA-196

I have owned and operated my business, Main Street Oriental Rugs, for 24 years in Historic Ellicott City on Main Street. I have had the pleasure of serving thousands of customers, enjoyed the great, diverse community of Ellicott City, and have endured the challenges of the 3 major floods that have swept through our town and a major fire. Historic Ellicott City is a treasured location with a rich and interesting history that attracts visitors from far and wide, however, in terms of growth and possibility Historic Ellicott City has stagnated and could greatly benefit from a new approach that both honors the history of the district but also offers a fresh energy of rejuvenation that will bring new and old visitors back again and again.

ZRA-196 is simply asking that business owners be allowed to create new spaces within the historic structures of our town. By allowing this, an influx of new interest will be brought to our town that will overcome the existing fears that would-be visitors and patrons still harbor due to the devastating floods of the previous years. With new interest, comes the opportunity for new and existing businesses to earn more revenue and make new connections with community members and visiting tourists. ZRA-196 will help us to create a grander, more holistic historic district that everyone will benefit from. A more varied collection of shopping, food, and historically-centered attractions will be inviting and our town will again buzz with excitement of what a wondrous place Historic Ellicott City is. To not allow ZRA-196, is to imply that our town has no room for improvement or thoughtful expansion and, as a business owner, I fully disagree with that notion.

I believe that more variety will further emphasize Historic Ellicott City as a distinct and special destination for tourism, shopping, dining, and specialized lodging.

I do not believe the addition of new businesses in the Historic District will be a negative, in terms of competition, as I understand is the concern of some other business owners, but instead it can provide an opportunity that will allow visitors to discover my shop along with the many other great establishments in our town.


Mojan Bagha
Main Street Oriental Rugs

Sayers, Margery

From: Kimberly Kepnes <kimberly.kepnes@monumentsothebysrealty.com>
Sent: Wednesday, March 17, 2021 9:41 PM
To: CouncilMail
Subject: ZRA196 Public Hearing Testimony and Work Session
Attachments: ZRA196 Evidence of Community Emails.pdf; ZRA196 Public Hearing Petitioner Statement.pdf

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

Good Evening County Council Members,

Thank you for allowing me the opportunity to attend the work session to answer questions related to ZRA196.

Based on concerns expressed by Councilwoman Walsh over a lack of communication of the ZRA196 to the community, I thought it important to provide information on how the community was advised of the ZRA.

There were more than 50 email communications to adjacent property owners, area residents, business owners and stakeholders, either individually or as a group; prior to the meeting with the Planning Board in November of 2020. There were also more than 80 additional emails sent to adjacent property owners, areas resident and stakeholders prior to the Public Hearing on Monday. The emails were either sent individually or as a group. A copy of each of the two emails is attached.

There were also communications by phone, text and private message.

There were zoom calls with the other contributors who also participated to communicate with area residents, business owners and organizations, including the Ellicott City Partnership.

While it is true, we were not engaged by every individual, group or organization, I can promise you it was not due to any lack of effort on our part.

The contributors to the ZRA and with whom I worked closely, from the time of our first meeting before the ZRA was introduced to today, are listed below along with their email addresses:

Mojan Bagha, mojanbagha@gmail.com,
Shawn Gladden, director@hchsm.org
Patrick Malloy, malloylaw@verizon.net

Please do not hesitate to contact myself or any of the other contributors if there are any additional questions or details of which you are in need.

Finally, as requested in the testimony instructions, I am forwarding a copy of my petitioner's statement which was read during the public hearing on Monday.

Respectfully,

Kimberly

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[Agents of the Exceptional](#)

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Please Support ZRA-196

Kimberly Kepnes <kimberly.kepnes@monumentsothebysrealty.com>

Tue 11/3/2020 7:26 PM

To: Laura Provan <lprovan@comcast.net>

Hi Laura,

I hope you and Arnie are safe and healthy in this crazy time!

I am contacting you to ask your support for a zoning regulation amendment (ZRA) initiated by myself and several other property and business owners in the Upper Court House zoning district.

The zoning regulation amendment, ZRA-196, seeks 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 surrounding the Court House. The three additional uses requested are Country Inn (which is a kind of Elkridge Furnace Inn and Kings Contrivance with restaurant,) Personal Service Establishment (which would allow businesses like salons, barbers and spas,) and Specialty Store (which would permit retail operations.)

We believe this legislation is important for the business and property owners in the Upper Court House zoning district to be able to effectively operate in our post-flood economic environment and to be able to further pivot operations and opportunity through COVID. We believe renewal and revitalization of the Upper Court House district is essential now as the Court House and its supporting office and service businesses go dark.

With buildings forever lost on lower Main Street, there is and will continue to be natural inclination for would-be business and property owners to look north for opportunity. This puts our Upper Court House District in a unique position to be able shift from limited institution, church and school uses to complimentary commercial uses as those proposed in ZRA-196.

A changed vision for the Court House, too, provides the need to reconsider the Upper Court House zoning district and its contribution to both the commercial and residential communities it serves. The impact of the announcement to move Court House alters the commercial make-up of the district and creates both an opportunity and a need to repurpose and reimagine the buildings and surrounding businesses.

And if flood recovery and a receding Court House are not reasoning enough to consider the importance of expanding opportunities in this important commercial district, COVID brings urgency. Church, School and Institutional interruption has been experienced around the world and in our neighborhood due to the COVID crisis. This significantly impacts operations for those in business today, those who operate supporting businesses directly adjacent to or surrounding those businesses and, certainly, the likelihood of future business interest.

Without intervention; business interruption and lack of opportunity can result in vacancy and waste.

As owners of a building in the Upper Court House District, my husband and I are keenly aware of the limitations and narrow interpretations of the types of businesses presently allowable in this district and the need of change. We also, as residents, appreciate how the vibrancy of our business district adds value to the desirability of our community.

ZRA-196 is a white flag, call to action and plea for help to Howard County government and to you today to focus on the importance of the viability of complementary businesses in the Upper Court House district and the positive contribution it provides.

For your interest, I have included a link to the full ZRA-196 from the County Council website: <https://cc.howardcountymd.gov/Zoning-Land-Use/ZRA-Cases-Chart>

[ZRA Cases Chart - Howard County](#)

Howard County Council George Howard Building 3430 Court House Drive Ellicott City, MD 21043 (410) 313-2001
Contact Council Members

cc.howardcountymd.gov

We hope you will support the ZRA and will feel strongly enough to send a written statement of support to the Planning Board who will hear the case on November 19th, 2020 and also to the County Council who we hope will hear it in January.

You can email the Planning Board and the County Council at the following addresses. Please reference the ZRA-196 in your subject line.

planningboard@howardcountymd.gov and councilmail@howardcountymd.gov

Thank you!

Kimberly

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ZRA196 Petitioner Presentation and Testimony Video for Public Hearing on Monday 3/15/2021 at 7pmKimberly Kepnes <kimberly.kepnes@monumentsothebysrealty.com>

Sun 3/14/2021 10:04 AM

To: Kimberly Kepnes <kimberly.kepnes@monumentsothebysrealty.com>

Bcc: Diane <tdwimsatt@comcast.net>; ellen quinn <ellenquinn69@gmail.com>; Blairkennard@gmail.com <blairkennard@gmail.com>; Tarpleylong@gmail.com <tarpleylong@gmail.com>; Ralphepark@icloud.com <ralphepark@icloud.com>; Landplanner1@yahoo.com <landplanner1@yahoo.com>; Denise A Cortis <crhouse@verizon.net>; Celeste Segal <celestevsegal@gmail.com>; Laura Provan <lprovan@comcast.net>; jfrog44@yahoo.com <jfrog44@yahoo.com>; Kepnes, Kimberly <kkepnes@cbmove.com>; T. Stephen O'Connor <bridgepp@hotmail.com>; Rich Taylor <reas1@comcast.net>; Sharon & Tom Harman <sharon.harman104@gmail.com>; Connie Cooney <ca.cooney@gmail.com>; Matt Lindsley <lindsley.m@gmail.com>; Jeff Oak <jcoak10@gmail.com>; Tina Chalk <tinachalk@yahoo.com>; Ali Landow <alilandow@hotmail.com>; Sandra and Mark Buda <mbuda@keelty.com>

3 attachments

ZRA196 Petitioner Presentatioin 2.pptx; ZRA196 Petitioner Presentation 1.pdf; ZRA196 Petitioner Video 3.mp4;

Hi Neighbors,

As you know, I am the petitioner and one of the sponsors of a zoning regulation amendment to add three (3) additional categories of business use to the commercial properties in the Upper Court House zoning district.

The legislation is known as ZRA196 and now CB21. It has been recommended for approval by Howard County government and the Planning Board and will come before the County Council in a public hearing tomorrow evening at 7pm.

For your interest, I have attached a copy of my petitioner presentation in both power point and pdf versions, and I have also included a two-minute testimony video.

All of these attachments were forwarded to the County Council members this morning for consideration in the meeting tomorrow evening.

As you will see from the presentation and video, ZRA196 is not related to the County plan to rezone the public parking lot and County-owned buildings.

I am hopeful the presentation will provide each of you the information necessary to be more informed about the benefits of ZRA196 for our entire OEC community and the video will move you to voice your support.

The County Council can be reached by email at: councilmail@howardcountymd.gov

If you would like to testify, you can register with the following link.

<https://apps.howardcountymd.gov/otestimony/>

Testify - Howard County, Maryland

Step 1/5: Pick a Session This page is used to sign up for public testimony at an upcoming public hearing. If you do not see the session below that you are interested in, please check back after the legislation has been introduced.

apps.howardcountymd.gov

The deadline to register to testify tomorrow is at 7pm today.

Please feel free to share this information and do not hesitate to contact me with any questions or need of clarification.

Thank you for your consideration of this important community matter.

Kimberly

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[Agents of the Exceptional](#)

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ZRA196 Public Hearing 2 Minute Petitioner Statement

Good Evening Council Members.

Flooding in OEC has significantly impacted our business and residential communities, the perception of our town and has resulted in the need for mitigation efforts which will remove buildings along Main.

COVID impacts commercial uses around the world and threatens portions of Upper Court House.

Relocation of Court House operations adds uncertainty, and

News Howard County intends a zoning change for its properties;

The pressure to act mounts.

We have had tremendous community effort since the flood event of '16 – public and private, business and resident - to work together to try to bring our town out of crisis and to a fully thriving business district.

There have been countless meetings,

Many Studies, heated debates.

Surveys, walks and work,

And now, Safe and Sound and Watershed Master Plans.

The Adoption of the Watershed Master Plan is our County and this Council's commitment to OEC.

It sets priority, initiative and proposal to reduce flooding and to put in motion a plan to revitalize our economic district.

These are our parallel urgencies.

The Watershed Master Plan supposes mitigation efforts on lower Main can be restored in Upper Court House.

The ZRA supports this plan and the vision of how this can contribute to overall OEC recovery.

The ZRA is narrow. It limits itself to adding only (3) categories of commercial use. Country Inn, Personal Services and Specialty Stores.

The ZRA has been recommended for approval by DPZ and the Planning Board.

To delay help to focus fully on business growth threatens value across OEC, with desirability in jeopardy.

We owe it to residents, business and building owners who are all heavily invested in our community, to ACT ...

To put our stake in the ground in the upper Court House to be sure it remains a commercial to support our business recovery.

And we do not need to wonder if business OFF Main bring business TO Main.

PFI, north of Upper Court House bring visitors. Business on Old Columbia Pike and in Parking lot D support residents and serve Main Street by attracting more people to town.

Let's unite in support of initiatives like ZRA196 to show we support small business owners who are working every day to navigate crisis and urgency to find opportunity to benefit our recovering town.

Thank you,

Kimberly Kepnes, Petitioner for ZRA196