

Introduced 3-1-2021
Public hearing 3-15-2021
Council action 4-5-2021
Executive action _____
Effective date _____

County Council of Howard County, Maryland

2021 Legislative Session

Legislative day # 5

BILL NO. 21-2021 (ZRA - 196)

Introduced by: The Chair
at the request of Kimberly Kepnes

AN ACT amending the Howard County Zoning Regulations to add certain uses permitted as a matter of right in HO (Historic: Office) zoning districts.

Introduced and read first time March 1, 2021. Ordered posted and hearing scheduled.

By order Michelle Hesser
Theodore Wimberly, Administrator

Having been posted and notice of time & place of hearing & title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on March 15, 2021.

By order Michelle Hesser
Theodore Wimberly, Administrator

This Bill was read the third time on April 5, 2021 and Passed ____, Passed with amendments ____, Failed ____. Withdrawn ✓

By order Michelle Hesser
Theodore Wimberly, Administrator

Sealed with the County Seal and presented to the County Executive for approval this ___ day of _____, 2021 at ___ a.m./p.m.

By order _____
Theodore Wimberly, Administrator

Approved/Vetoed by the County Executive _____, 2021

Calvin Ball, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; Strike-out indicates material deleted by amendment; Underlining indicates material added by amendment.

1
2
3
4
5
6
7

1 *Section 1. Be it enacted by the County Council of Howard County, Maryland, that the*
2 *Howard County Zoning Regulations are hereby amended as follows:*

3
4 *By Amending:*

5 *Section 114.2: "HO (Historic: Office)"*

6 *Subsection B. "Uses Permitted as a Matter of Right"*

7
8 **HOWARD COUNTY ZONING REGULATIONS**

9 **SECTION 114.2: HO (Historic: Office)**

10 **Section 114.2**

11
12 **B. Uses Permitted as a Matter of Right**

- 13 1. Single-family attached dwelling units.
14 2. Single-family detached dwelling units.
15 3. Apartment units, only in existing historic structures.
16 4. Banks, savings and loan associations, investment companies, credit unions,
17 brokers and similar financial institutions.
18 5. Blueprinting, printing, duplicating or engraving services limited to 2,000 square
19 feet of net floor area.
20 6. Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit
21 of charitable, social, civic or educational organizations, subject to the
22 requirements of Section 128.0.D.
23 7. Conference centers and bed and breakfast inns.
24 8. Conservation areas, including wildlife and forest preserves, environmental
25 management areas, reforestation areas, and similar uses.
26 9. Convents and monasteries used for residential purposes.
27 10. COUNTRY INN.
28 [[10.]]11. Funeral homes and mortuaries.
29 [[11.]]12. Government structures, facilities and uses, including public schools and
30 colleges.
31 [[12.]]13. Museums and libraries.
32 [[13.]]14. Nonprofit clubs, lodges and community halls.
33 [[14.]]15. Offices, professional and business.
34 16. PERSONAL SERVICE ESTABLISHMENTS.

- 1 [[15.]]17. Religious facilities, structures, and land used primarily for religious
2 activities.
- 3 [[16.]]18. Service agencies.
- 4 [[17.]]19. Seasonal sales of Christmas trees or other decorative plant materials,
5 subject to the requirements of Section 128.0.D.
- 6 [[18.]]20. Schools, commercial.
- 7 21. SPECIALTY STORES.
- 8 [[19.]]22. Underground pipelines; underground electric transmission and
9 distribution lines; underground telephone, telegraph and CATV lines; mobile
10 transformer units; telephone equipment boxes; and other, similar public utility
11 uses not requiring a Conditional Use.
- 12 [[20.]]23. Volunteer fire departments.

13

14 *Section 2. Be it further enacted by the County Council of Howard County, Maryland, that this*
15 *Act shall become effective 61 days after its enactment.*

Amendment No. 1 to Council Bill No. 21-2021

BY: Liz Walsh

Legislative Day 6

Date: April 5, 2021

Amendment No. 1

(This amendment prohibits an increase in the net square footage of impervious surface on a property in the HO (Historic: Office) zoning district due to a change of the principal use of the property.)

1 On the title page, after “districts”, insert “; and prohibiting an increase in the net square footage
2 of impervious surface existing on a certain property due to a change of the principal use
3 of the property;”.

4
5 On page 2, in line 7, insert:

6 “By adding:

7 Section 114.2: “HO (Historic: Office)”

8 Subsection G. Increase in Net Square Footage of Impervious Surface Due to a Change of
9 the Principal Use of the Property Prohibited”.

10
11 On page 3, in line 13, insert:

12 “G. INCREASE IN NET SQUARE FOOTAGE OF IMPERVIOUS SURFACE DUE TO A CHANGE OF THE
13 PRINCIPAL USE OF THE PROPERTY PROHIBITED.

14 THERE SHALL BE NO INCREASE IN THE NET SQUARE FOOTAGE OF IMPERVIOUS SURFACE EXISTING
15 ON A PROPERTY IN THE HISTORIC OFFICE DISTRICT DUE TO A CHANGE OF THE PRINCIPAL
16 USE OF THE PROPERTY.”.

Amendment No. 2 to Council Bill No. 21-2021

BY: Christiana Rigby

Legislative Day 6

Date: April 5, 2021

Amendment No. 2

*(This amendment deletes "Country Inn" from the uses permitted as a matter of right in an HO
(Historic: Office) zone.)*

- 1 On page 2, in line 27, strike "10. COUNTRY INN.". Renumber the remainder of the section
- 2 accordingly.



PETITION TO AMEND THE ZONING REGULATIONS OF HOWARD COUNTY

DPZ Office Use Only: Case No. ZRA-196 Date Filed: 8-3-20

1. Zoning Regulation Amendment Request

I (we), the undersigned, hereby petition the County Council of Howard County to amend the Zoning Regulations of Howard County as follows:

Applicant proposes to add Country Inn, Personal Service Establishments and Specialty Stores to the uses allowable by right under the zoning regulations for properties in the Historic Office (HO) zoning district.

[You must provide a brief statement here. "See Attached Supplement" or similar statements are not acceptable. You may attach a separate document to respond to Section 1 in greater detail. If so, this document shall be titled "Response to Section 1"]

2. Petitioner's Name Kimberly Kepnes Address 3585 Church Road, Ellicott City MD 21043 Phone No. (W) 443-250-4241 (H) Email Address kimberly.kepnes@monumentsofthebysrealty.com

3. Counsel for Petitioner Counsel's Address Counsel's Phone No. Email Address

4. Please provide a brief statement concerning the reason(s) the requested amendment(s) to the Zoning Regulations is (are) being proposed Two devastating floods in the Historic District of Ellicott City have resulted in many shuttered businesses and a reduced number of commercial properties available to support a growing economic district. The proposed amendment not only supports growth but also provides an opportunity to expand the usefulness of Historic Office (HO) properties which will support revitalization in Ellicott City.

5. Please provide a detailed justification statement demonstrating how the proposed amendment(s) will be in harmony with current General Plan for Howard County _____

See attached Response to Section 5

[You may attach a separate document to respond to Section 5. If so, this document shall be titled "Response to Section 5"]

6. The Legislative Intent of the Zoning Regulations in Section 100.0.A. expresses that the Zoning Regulations have the purpose of "...preserving and promoting the health, safety and welfare of the community." Please provide a detailed justification statement demonstrating how the proposed amendment(s) will be in harmony with this purpose and the other issues in Section 100.0.A. _____

Approval of the amendments supports the Legislative intent of the zoning regulations. The additional zoning uses protect the character and the social and economic stability of all parts of the community and supports land uses which protect, preserve, and enhance the natural, environmental, historic, architectural, and other landscape resources.

[You may attach a separate document to respond to Section 6. If so, this document shall be titled "Response to Section 6."]

7. Unless your response to Section 6 above already addresses this issue, please provide an explanation of the public benefits to be gained by the adoption of the proposed amendment(s) . _____

See attached Response to Section 7

[You may attach a separate document to respond to Section 7. If so, this document shall be titled "Response to Section 7."]

8. Does the amendment, or do the amendments, have the potential of affecting the development of more

than one property, yes or no? Yes

If yes, and the number of properties is less than or equal to 12, explain the impact on all properties affected by providing a detailed analysis of all the properties based upon the nature of the changes proposed in the amendment(s). If the number of properties is greater than 12, explain the impact in general terms.

Main Street Historic Commercial (HC) uses have been naturally working their way to the Historic Office (HO) district for years. Personal Service Establishments and public and private events for arts, comedy and entertainment are visible today. Legitimizing visible and expanding consistent uses in HO is an appropriate action to support both economic districts. Definition of Country Inn, Personal Service Establishments and Specialty Store is provided as a supplement to this application.

[You may attach a separate document to respond to Section 8. If so, this document shall be titled "Response to Section 8."]

9. If there are any other factors you desire the Council to consider in its evaluation of this amendment request, please provide them at this time. Please understand that the Council may request a new or updated Technical Staff Report and/or a new Planning Board Recommendation if there is any new evidence submitted at the time of the public hearing that is not provided with this original petition.

The HO district previously allowed Country Inn as a use permitted, but through oversight or mistake it was deleted

[You may attach a separate document to respond to Section 9. If so, this document shall be titled "Response to Section 9."]

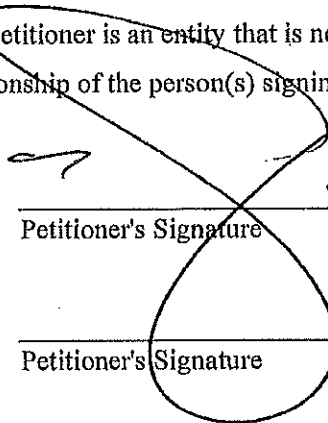
10. You must provide the full proposed text of the amendment(s) as a separate document entitled

“Petitioner’s Proposed Text” that is to be attached to this form. This document must use this standard format for Zoning Regulation Amendment proposals; any new proposed text must be in CAPITAL LETTERS, and any existing text to be deleted must be in [[Double Bold Brackets]]. In addition, you must provide an example of how the text would appear normally if adopted as you propose.

After this petition is accepted for scheduling by the Department of Planning and Zoning, you must provide an electronic file of the “Petitioner’s Proposed Text” to the Division of Public Service and Zoning Administration. This file must be in Microsoft Word or a Microsoft Word compatible file format, and may be submitted by email or some other media if prior arrangements are made with the Division of Public Service and Zoning Administration.

- 11. The Petitioner agrees to furnish additional information as may be required by the Department of Planning and Zoning prior to the petition being accepted for scheduling, by the Planning Board prior to its adoption of a Recommendation, and/or by the County Council prior to its ruling on the case.
- 12. The undersigned hereby affirms that all of the statements and information contained in, or filed with this petition, are true and correct. The undersigned has read the instructions on this form, filing herewith all of the required accompanying information. If the Petitioner is an entity that is not an individual, information must be provided explaining the relationship of the person(s) signing to the entity.

Kimberly Kepnes
Petitioner’s name (Printed or typed)


Petitioner's Signature

July 27, 2020
Date

Petitioner’s name (Printed or typed)

Petitioner's Signature Date

Petitioner’s name (Printed or typed)

Petitioner's Signature Date

Counsel for Petitioner’s Signature
[If additional signatures are necessary, please provide them on a separate document to be attached to this petition form.]

FEE

The Petitioner agrees to pay all fees as follows:

Filing fee\$695.00. If the request is granted, the Petitioner shall pay \$40.00 per 200 words of text or fraction thereof for each separate textually continuous amendment (\$40.00 minimum, \$85.00 maximum)

Each additional hearing night..... \$510.00*

* The County Council may refund or waive all or part of the filing fee where the petitioner demonstrates to the satisfaction of the County Council that the payment of the fee would work an extraordinary hardship on the petitioner. The County Council may refund part of the filing fee for withdrawn petitions. The County Council shall waive all fees for petitions filed in the performance of governmental duties by an official, board or agency of the Howard County Government.

APPLICATIONS: One (1) original plus twenty (24) copies along with attachments.

For DPZ office use only:

Hearing Fee \$ _____

Receipt No. _____

PLEASE CALL 410-313-2395 FOR AN APPOINTMENT TO SUBMIT YOUR APPLICATION

County Website: www.howardcountymd.gov

Revised: 07/12
T:\Shared\Public Service and Zoning\Applications\County Council\ZRA Application

INSTRUCTIONS TO THE APPLICANT/PARTY OF RECORD

- As required by State Law, applicants are required to complete the AFFIDAVIT AS TO CONTRIBUTION that is attached, and if you have made a contribution as described in the Affidavit, please complete the DISCLOSURE OF CONTRIBUTION that is attached.
- If you are an applicant, Party of Record (i.e., supporter/protestant) or a family member and have made a contribution as described in the Affidavit, you must complete the DISCLOSURE OF CONTRIBUTION that is attached.
- Filed affidavits and disclosures will be available for review by the public in the office of the Administrative assistant to the Zoning Board during normal business hours.
- Additional forms may be obtained from the Administrative Assistant to the Zoning Board at (410-313-2395) or from the Department of Planning and Zoning.
- Completed form may be mailed to the Administrative Assistant to the Zoning Board at 3430 Courthouse Drive, Ellicott City, MD 21043.
- Pursuant to State Law, violations shall be reported to the Howard County Ethics Commission.

PETITIONER: Kimberly Kepnes

AFFIDAVIT AS TO CONTRIBUTION

**As required by the Annotated Code of Maryland
State Government Article, Sections 15-848-15-850**

I, Kimberly Kepnes, the applicant in the above zoning matter
X, HAVE _____ HAVE NOT

made any contribution or contributions having a cumulative value of \$500 or more to the treasurer of a candidate or the treasurer of a political committee during the 48-month period before application in or during the pendency of the above referenced zoning matter.

I understand that any contribution made after the filing of this Affidavit and before final disposition of the application by the County Council shall be disclosed within five (5) business days of the contribution.

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.

Printed Name: Kimberly Kepnes

Signature: 

Date: July 21, 2020

PETITIONER: Kimberly Kepnes

DISCLOSURE OF CONTRIBUTION

**As required by the Annotated Code of Maryland
State Government Article, Sections 15-848-15-850**

This Disclosure shall be filed by an Applicant upon application or by a Party of Record within 2 weeks after entering a proceeding, if the Applicant or Party of Record or a family member, as defined in Section 15-849 of the State Government Article, has made any contribution or contributions having a cumulative value of \$500 or more to the treasurer of a candidate of the treasurer of a political committee during the 48-month period before the application was file or during the pendency of the application.

Any person who knowingly and willfully violates Sections 15-848-15-850 of the State Government Article is subject to a fine of not more than \$5,000. If the person is not an individual, each officer and partner who knowingly authorized or participated in the violation is subject to the same penalty.

APPLICANT OR
PARTY OF RECORD: Kimberly Kepnes

RECIPIENTS OF CONTRIBUTIONS:

<u>Name</u>	<u>Date of Contribution</u>	<u>Amount</u>
<u>Liz Walsh (via Act Blue)</u>	<u>4/4/2018-1/14/2019</u>	<u>\$750</u>
<u>Liz Walsh</u>	<u>7/10/2018</u>	<u>350</u>
<u>Liz Walsh</u>	<u>10/20/2018</u>	<u>100</u>
<u>Liz Walsh</u>	<u>5/2018</u>	<u>250</u>

I understand that any contribution made after the filing of this Disclosure and before final disposition of the application by the County Council shall be disclosed with five (5) business days of the contribution.

Printed Name: Kimberly Kepnes

Signature: _____

Date: July 27, 2020

ZRA Application to Add Country Inn, Specialty Store and Personal Service Establishments to HO Zoning District

Petitioner: Kimberly Kepnes

Response to Section 5:

5. Provide a detailed justification statement demonstrating how the proposed amendment will be in harmony with the General Plan.

Beginning with the General Plan 2000, the County has embraced the need to renovate or redevelop certain corridors and community centers. This approach provides opportunities for encouraging revitalization of underutilized commercial areas and stimulating economic growth that also strengthens older communities. The current general plan for Howard County supports the review, amendment, and evolution of existing regulatory structures as development patterns in the County evolve and as needed to better meet goals for established communities, targeted growth, and revitalization. Additionally, the General Plan promotes the importance of the redevelopment and renovation of existing commercial centers and the need to identify ways to preserve the existing character of established neighborhoods while accommodation continuing growth.

The proposed amendments support redevelopment efforts in the Historic District of Ellicott City. Two devastating floods have had a significant social and economic impact in the Historic District with multiple commercial buildings forever lost to commercial use. Confidence has also waned. Approval of the amendments support recovery by extending the Country Inn, Specialty Store and Personal Services Establishment uses allowed in the connected and adjacent HC district to the HO district which supports a recovering Ellicott City and revitalizes the underutilized HO district with consistent and compliment uses.

ZRA Application to Add Country Inn, Specialty Store and Personal Service Establishments to HO Zoning District

Petitioner: Kimberly Kepnes

Response to Section 7:

7. Unless your response to Section 6 above addresses this issue, please provide an explanation of the public benefits to be gained by adoption of the proposed amendment.

In addition to the impact of the two devastating floods of 2016 and 2018, from which the commercial Historic District has yet to recover, the COVID-19 crisis has caused and threatens additional and severe economic blows. Approval of the amendments will support efforts to strengthen existing recovery efforts as follows:

1. Approval of the amendments will allow existing buildings in the HO zoning district the ability to support uses which attract business, visitors, and residents to the Historic District today.
2. Approval of the amendments will support revitalization of historic district buildings, some of which have already gone dark and may remain so in our post COVID office environment.
3. Approval of the amendments is an action with an immediate benefit which triggers economic growth.

ZRA Application to Add Country Inn, Specialty Store and Personal Service Establishments to HO Zoning District

Petitioner: Kimberly Kepnes

Supplemental Documentation

Definitions: Country Inn, Personal Service Establishment and Specialty Store
Zoning Regulations Section 103: Definitions

Country Inn : An historic building in which one or more of the following services is offered: lodging for transient guests on a daily, weekly or similar short term basis; a standard restaurant as defined in these Zoning Regulations; a banquet facility or catering service; or meeting rooms. A country inn may include related accessory uses such as:

- a. Antique shop, gift shop, Christmas shop, book, candle, card and similar specialty shops;
- b. Bakery, provided such use is limited to the retail sale from the premises of goods baked on the premises only;
- c. Arts and crafts exhibits and sale of products;
- d. Sale of packaged or canned food products special to the establishment;
- e. Museums and cultural exhibits;
- f. Recreational uses for the sole use of overnight guests or guests attending meetings or catered events at the inn;
- g. Any other uses similar to the foregoing and any use normally and customarily incidental to a country inn.

For the purpose of this definition, no boarding house, fast food restaurant, dormitory, fraternity or sorority house shall be considered a country inn.

Personal Service Use : A commercial establishment in which the principal occupation is the repair, care, maintenance, styling, fashioning, or customizing of personal attributes that are a physical component of a person, or personal properties that are worn or carried about the person. Personal service establishment uses include such uses as barber shops, hair salons, nail salons, health spas, self-service laundromats, shoe cleaning or repair shops, and similar uses.

Specialty Store : A retail business that principally offers a specific type or category of merchandise for sale or rental. Examples include but are not limited to stores specializing in art supplies, bicycles, books, cards, electronics, fabrics, flowers, gifts, hobbies, house wares, jewelry, luggage, musical instruments, news publications, optical goods, pets, photographic supplies, radios and televisions, sewing machines, sporting goods, stationary, or works of art.

PETITIONER PROPOSED TEXT (IN CAPS AND BOLD FACE TYPE)

SECTION 114.2: - HO (Historic: Office) District

A. Purpose

The Historic Office District is established to permit a mix of offices and residences with supporting cultural and commercial uses which will encourage new development and reuse of existing structures consistent with the existing character of the area.

B. Uses Permitted as a Matter of Right

1. Single-family attached dwelling units.
2. Single-family detached dwelling units.
3. Apartment units, only in existing historic structures.
4. Banks, savings and loan associations, investment companies, credit unions, brokers and similar financial institutions.
5. Blueprinting, printing, duplicating or engraving services limited to 2,000 square feet of net floor area.
6. Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of charitable, social, civic or educational organizations, subject to the requirements of Section 128.0.D.
7. Conference centers and bed and breakfast inns.
8. Conservation areas, including wildlife and forest preserves, environmental management areas, reforestation areas, and similar uses.
9. Convents and monasteries used for residential purposes.
10. Funeral homes and mortuaries.
11. Government structures, facilities and uses, including public schools and colleges.
12. Museums and libraries.
13. Nonprofit clubs, lodges and community halls.
14. Offices, professional and business.
15. Religious facilities, structures, and land used primarily for religious activities.
16. Service agencies.
17. Seasonal sales of Christmas trees or other decorative plant materials, subject to the requirements of Section 128.0.D.
18. Schools, commercial.
19. Underground pipelines; underground electric transmission and distribution lines; underground telephone, telegraph and CATV lines; mobile transformer units; telephone equipment boxes; and other, similar public utility uses not requiring a Conditional Use.
20. Volunteer fire departments.
21. **COUNTRY INN**
22. **PERSONAL SERVICE ESTABLISHMENT**
22. **SPECIALTY STORES**

C. Accessory Uses

1. Any use normally and customarily incidental to any use permitted as a matter of right in this district.
2. Community meeting houses, commercial establishments for receptions and parties.
3. Antennas accessory to a principal use on the lot.
4. Private parks, athletic fields, exercise facilities, tennis courts, basketball courts and similar private, non-commercial recreation facilities.
5. Accessory Solar Collectors.

D. Bulk Regulations

(Also see Section 128.0.A, Supplementary Bulk Regulations.)

1. The following maximum limitations shall apply:
 - a. Height
 - (1) Principal structure 40 feet
 - (2) Accessory structures 15 feet
 - (3) Except spires, belfries, chimneys, flag poles, monuments, observation towers, steeples, antennas, outdoor athletic structures 45 feet
 - b. Floor area ratio 3 to 1
 - c. Density 15 dwelling units per net acre
 - d. Cornices and eaves may project not more than three feet beyond the face of the structure.
 - e. A bay window, oriel, vestibule or balcony may project not more than four feet beyond the face of the structure.
2. The following minimum requirements shall be observed:
 - a. Lot size for single-family detached 6,000 sq. ft.
 - b. A lot area of 2,000 square feet per dwelling unit shall be required for new single-family attached structures or for additions or extensions to existing residential structures which result in the creation of additional dwelling units.
 - c. New structures erected shall be required to provide a front yard equal in depth to the front yard of the main part of the nearest structure on the same side of the street.

E. Other Provisions

The minimum off-street parking requirements for specific uses contained in Section 133.0.D of these Regulations shall not be applicable in the Historic Office District, but reasonable and appropriate off-street parking requirements shall be determined by the Department of Planning and Zoning, which shall consider comments from other County agencies regarding the parking needs of the proposed use and the availability of parking in the area of the use. Off-street parking spaces serving any structures or land uses in existence at the time of adoption of these Regulations shall not in the future be reduced.

F. Conditional Uses

Conditional Uses in the HO District are subject to the detailed requirements for Conditional Uses given in Section 131.0. For the list of permitted Conditional Uses, refer to the chart in Section 131.0.

PETITIONER: Kimberly Kepnes

AFFIDAVIT AS TO ENGAGING IN BUSINESS WITH AN ELECTED OFFICIAL

**As required by the Annotated Code of Maryland
State Government Article, Sections 15-848-15-850**


I, Kimberly Kepnes, the applicant in the above zoning matter
_____, AM X AM NOT

Currently engaging in business with an elected official as those terms are defined by Section 15-848 of the State Government Article of the Annotated Code of Maryland.

I understand that if I begin engaging in business with an elected official between the filing of the application and the disposition of the application, I am required to file an affidavit in this zoning matter at the time of engaging in business with elected official.

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.

Printed Name: Kimberly Kepnes

Signature: 

Date: July 27, 2020



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Voice/Relay

Amy Gowan, Director

FAX 410-313-3467

November 5, 2020

TECHNICAL STAFF REPORT

Planning Board Meeting of November 19, 2020

Case No./Petitioner: ZRA-196 – Kimberly Kepnes

Request: Amend Section 114.2.B. to allow Country Inns, Personal Service Establishments and Specialty Stores as a matter of right in the Historic: Office (HO) zoning district.

I. BACKGROUND AND HISTORY OF EXISTING ZONING REGULATIONS

In 1982, Zoning Board case ZB-762 created Section 126.0 which established three new zoning districts (Residential: Village Housing, Historic: Office, Historic: Commercial) to safeguard the heritage of Historic Ellicott City by preserving elements of its cultural, social, economic, political and architectural history; stabilize and improve property values; foster civic beauty; strengthen the local economy; and/or promote the use and preservation of the area. Attachment A shows the location of these zoning districts.

The Residential: Village Housing (R-VH) District was established to permit infill development compatible with the historic lot patterns within a Historic District. This district is intended to encourage the use and redevelopment of residential enclaves consistent with the character of existing development.

The Historic Office (HO) District was established to permit a mix of offices and residences with supporting cultural and commercial uses to encourage new development and reuse of existing buildings consistent with the existing character of the area.

The Historic Commercial (HC) District was established to permit and encourage a diverse but compatible and complementary mix of commercial, office, cultural and residential activities. This district is intended to encourage development of a pedestrian environment consistent with the overall development concept for the Historic District.

Historic Office Zoning District Amendments

The HO zoning district is in two areas of Historic Ellicott City, north and south of Main Street. The northern area consists of the court house, a museum, law offices, medical offices, and a few residences. Most of the buildings were originally constructed for residential purposes and are relatively small; however, are no longer used for residential purposes. Attachment B shows the current land uses in the northern HO zoning district. The southern section contains a religious facility/school and a 3.44-acre property consisting of apartments/townhomes.

In 1995, ZRA-1 (CB 55-1995) added *antennas accessory to a principle use on a lot* as a matter of right, amended the maximum height limitations and removed the reference to commercial communication stations and towers from the special exception category.

In 1996, ZRA-5 (CB 19-1996) added *conference centers and bed and breakfast inn* and *volunteer fire departments* as a matter of right.

In 2001, ZRA-30 (CB 11-2001) added public utilities as a Conditional Use.

In 2013, HO was among several zoning districts from which the Country Inn Conditional Use was removed during the Comprehensive Zoning process; however, Country Inns were permitted by right in B-1, B-2, CAC, CE, HC, M-1, M-2, PEC, PGCC, POR, TOD, and TNC and as a Conditional Use in RC, R-ED, RR, R-SC, R-VH, R-12, and R-20.

The following definitions apply to this amendment and are included in the Howard County Zoning Regulations:

Country Inn: A historic building in which one or more of the following services is offered: lodging for transient guests on a daily, weekly or similar short-term basis; a standard restaurant as defined in these Zoning Regulations; a banquet facility or catering service; or meeting rooms. A Country Inn may include related accessory uses such as:

- a. Antique shop, gift shop, Christmas shop, book, candle, card and similar specialty shops;
- b. Bakery, provided such use is limited to the retail sale from the premises of goods baked on the premises only;
- c. Arts and crafts exhibits and sale of products;
- d. Sale of packaged or canned food products special to the establishment;
- e. Museums and cultural exhibits;
- f. Recreational uses for the sole use of overnight guests or guests attending meetings or catered events at the inn;
- g. Any other uses similar to the foregoing and any use normally and customarily incidental to a Country Inn.

For the purpose of this definition, no boarding house, fast food restaurant, dormitory, fraternity or sorority house shall be considered a Country Inn.

Personal Service Use: A commercial establishment in which the principal occupation is the repair, care, maintenance, styling, fashioning, or customizing of personal attributes that are a physical component of a person, or personal properties that are worn or carried about the person. Personal Service establishment uses include such uses as barber shops, hair salons, nail salons, health spas, self-service laundromats, shoe cleaning or repair shops, and similar uses.

Specialty Store: A retail business that principally offers a specific type or category of merchandise for sale or rental. Examples include but are not limited to stores specializing in art supplies, bicycles, books, cards, electronics, fabrics, flowers, gifts, hobbies, house wares, jewelry, luggage, musical instruments, news publications, optical goods, pets, photographic supplies, radios and televisions, sewing machines, sporting goods, stationary, or works of art.

II. DESCRIPTION AND EVALUATION OF PROPOSAL

This section contains the Department of Planning and Zoning (DPZ) technical evaluation of ZRA-196. The Petitioner's proposed amendment text is attached as Exhibit A, Petitioner's Proposed Text. DPZ's proposed amendment text is attached as Exhibit B.

The Petitioner contends that Historic Ellicott City has been devastated by two major floods and the COVID-19 pandemic, which have shuttered numerous businesses and reduced the number of commercial properties available to support a growing economic district. The Petitioner further

asserts that allowing Country Inns, Personal Services, and Specialty Stores in HO will encourage the reuse of existing buildings and attract businesses, visitors, and residents to the Historic District.

Sec. 114.2.B

This section identifies the uses permitted as a matter of right in the HO zoning district. The Petitioner proposes to add Country Inns, Personal Services, and Specialty Stores.

The HO District was established "to permit a mix of offices and residences with supporting cultural and commercial uses which will encourage new development and reuse of existing buildings consistent with the existing character of the area". The addition of the proposed commercial uses will encourage the reuse and restoration of existing buildings by allowing a wider range of businesses/tenants that support the office/residential character of the area. The Personal Service Establishments and Specialty Stores will provide services to area residents and the Country Inn will attract visitors for events and overnight accommodations, which will provide customers for area businesses.

Personal Service Establishments and Specialty Stores are generally compatible with other uses permitted in the HO zoning district. These uses have similar hours of operation and intensity as other types of service uses currently permitted in HO, such as service agencies, banks, and professional/business offices.

The Country Inn land use includes lodging, assembly, and restaurant land uses in historic buildings. While HO allows assembly and lodging uses such as conference centers and bed and breakfast inns, restaurants are currently not permitted. Based on the definition of Country Inn, this use would only be permitted in historic buildings. Since the existing historic buildings in HO are primarily two-story residences, this use is unlikely to generate large scale operations that may have adverse impacts on adjacent residential properties.

DPZ concurs that flexibility is needed to attract and retain businesses in Historic Ellicott City due to impacts from previous flooding and the current COVID-19 pandemic. To mitigate further devastation from flooding, commercial buildings on Main Street need to be removed to improve conveyance during major storm events. The HO zoned area north of Main Street is a viable option to add commercial uses, as it 30 to 50 feet higher in elevation than Main Street and is adjacent to a large public parking lot that can accommodate visitors/customers more conveniently than Main Street.

Relocating or establishing businesses in areas not prone to flooding is consistent with the legislative intent of the Zoning Regulations which were "enacted for the purpose of preserving and promoting the health, safety and welfare of the community".

Additionally, allowing the Country Inn Use in HO encourages the protection of historic resources and adaptive reuse of historic buildings. This is consistent with the intent of the Zoning Regulations, as stated in Section 100.A.7, to ensure "that all development and land uses protect or enhance the natural, environmental, historic, architectural and other landscape resources of the County, especially highly fragile and environmentally important features such as floodplains, wetlands or steep slopes".

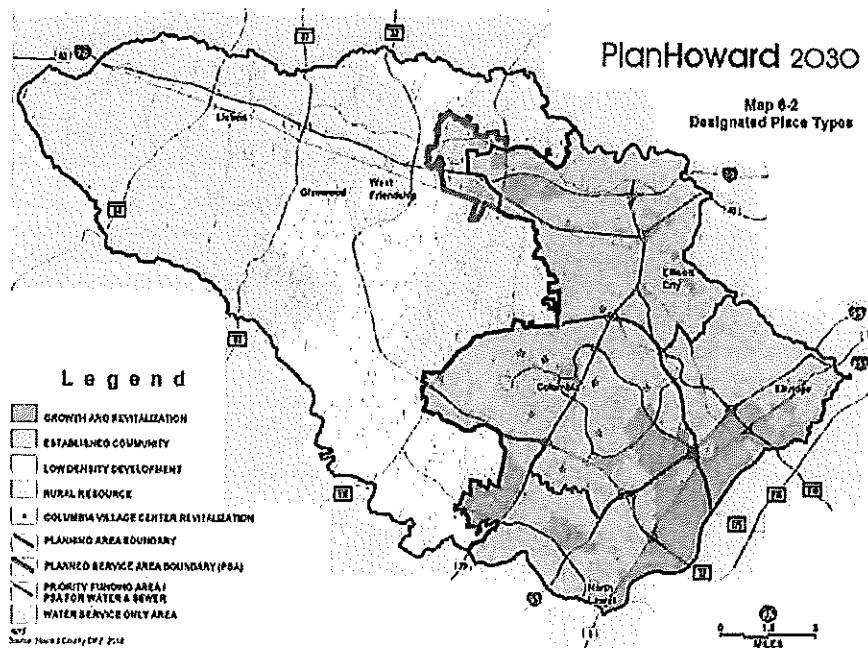
Since the Petitioner's proposal does not list uses in alphabetical order, DPZ is proposing a modified amendment that lists the by-right uses in alphabetical order.

III. GENERAL PLAN

ZRA-196 is generally in harmony with *PlanHoward 2030* goals and policies as outlined below.

Targeted Growth and Revitalization Areas

PlanHoward 2030, identifies the majority of the HO District is designated as a Targeted Growth and Revitalization area.



Targeted Growth and Revitalization areas are defined as “areas where current policies, zoning, and other regulations, as well as policies suggested in *PlanHoward 2030*, seek to focus most future County growth.” (p. 74). In addition to the Old Ellicott City area, other the Target Growth and Revitalization areas include: Columbia’s Village Centers, Downtown Columbia, parts of the Route 1 Corridor, Maple Lawn, Turf Valley, and areas along Route 40. The areas are defined on Map 6-2 on page 69 in *PlanHoward 2030* (see map on left).

Plan Policies

Implementing action b. of Policy 4.1 on page 41 of Plan Howard 2030 seeks to “strengthen historic preservation programs and laws both to prevent demolition and incentivize restoration and adaptive reuse.” This ZRA would expand the permitted uses by right in a historic district, which encourages restoration and adaptive reuse of historic buildings while maintaining the character of the district.

Policy 6.4 on page 80 of *PlanHoward 2030* recommends “that the County continue to capture future job and business growth opportunities.” Implementing Action b. to Policy 6.4 on page 80

states to "Update zoning and other regulations to address the evolving commercial and industrial markets and development trends." This petition will expand the uses in the HO District and compliment the services that Main Street businesses currently provide while being consistent with the existing character of the area.

Ellicott City Watershed Master Plan (Draft for Council Adoption)

Most of the HO District is located in the "Courthouse Area" of the Draft Ellicott City Watershed Master Plan. The Draft, presented to the public in July of 2020 and to the Planning Board at its October 15, 2020 public hearing, does not specifically address uses in the Courthouse Area, however, it does support vibrant uses that will compliment Main Street businesses. The Draft on page 224 states,

"The County currently has not yet determined preferred uses for the reuse of the historic courthouse, jailhouse or the parking areas, however, any reuse planning should be done so comprehensively and consider the courthouse property's context with Main Street and the economic importance of Main Street. Stakeholders have indicated a variety of preferences for the property during early outreach in the master plan process. While the desired uses varied, there was a general desire for uses that would bring new customers to businesses along Main Street and support— rather than compete with—these businesses."

The proposed ZRA is consistent with this statement, as a Country Inn would attract visitors for events and overnight accommodations, providing customers for area businesses, including those on Main Street.

The County Council is scheduled to review the Ellicott City Watershed Master Plan for adoption in late 2020.

IV. RECOMMENDATION

For the reasons noted above, the Department of Planning and Zoning recommends that the ZRA-196 be **APPROVED WITH MODIFICATIONS**, as described above and drafted in Exhibit B.

Approved by:


 11-5-20
Amy Gowan, Director Date

Exhibit A

Petitioner's Proposed Text

Section 114.2

B. Uses Permitted as a Matter of Right

1. Single-family attached dwelling units.
2. Single-family detached dwelling units.
3. Apartment units, only in existing historic structures.
4. Banks, savings and loan associations, investment companies, credit unions, brokers and similar financial institutions.
5. Blueprinting, printing, duplicating or engraving services limited to 2,000 square feet of net floor area.
6. Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of charitable, social, civic or educational organizations, subject to the requirements of Section 128.0.D.
7. Conference centers and bed and breakfast inns.
8. Conservation areas, including wildlife and forest preserves, environmental management areas, reforestation areas, and similar uses
9. Convents and monasteries used for residential purposes.
10. Funeral homes and mortuaries.
11. Government structures, facilities and uses, including public schools and colleges.
12. Museums and libraries.
13. Nonprofit clubs, lodges and community halls.
14. Offices, professional and business.
15. Religious facilities, structures, and land used primarily for religious activities.
16. Service agencies.
17. Seasonal sales of Christmas trees or other decorative plant materials, subject to the requirements of Section 128.0.D.
18. Schools, commercial.
19. Underground pipelines; underground electric transmission and distribution lines; underground telephone, telegraph and CATV lines; mobile transformer units; telephone equipment boxes; and other, similar public utility uses not requiring a Conditional Use.
20. Volunteer fire departments.
21. COUNTRY INN
22. PERSONAL SERVICE ESTABLISHMENTS
23. SPECIALTY STORES

How The Text Would Appear If Adopted As Proposed

Section 114.2

B. Uses Permitted as a Matter of Right

1. Single-family attached dwelling units.
2. Single-family detached dwelling units.
3. Apartment units, only in existing historic structures.
4. Banks, savings and loan associations, investment companies, credit unions, brokers and similar financial institutions.
5. Blueprinting, printing, duplicating or engraving services limited to 2,000 square feet of net floor area.
6. Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of charitable, social, civic or educational organizations, subject to the requirements of Section 128.0.D.
7. Conference centers and bed and breakfast inns.
8. Conservation areas, including wildlife and forest preserves, environmental management areas, reforestation areas, and similar uses
9. Convents and monasteries used for residential purposes.
10. Funeral homes and mortuaries.
11. Government structures, facilities and uses, including public schools and colleges.
12. Museums and libraries.
13. Nonprofit clubs, lodges and community halls.
14. Offices, professional and business.
15. Religious facilities, structures, and land used primarily for religious activities.
16. Service agencies.
17. Seasonal sales of Christmas trees or other decorative plant materials, subject to the requirements of Section 128.0.D.
18. Schools, commercial.
19. Underground pipelines; underground electric transmission and distribution lines; underground telephone, telegraph and CATV lines; mobile transformer units; telephone equipment boxes; and other, similar public utility uses not requiring a Conditional Use.
20. Volunteer fire departments.
21. Country Inn
22. Personal Service Establishments
23. Specialty Stores

Exhibit B

DPZ's Proposed Text

Section 114.2

B. Uses Permitted as a Matter of Right

1. Single-family attached dwelling units.
2. Single-family detached dwelling units.
3. Apartment units, only in existing historic structures.
4. Banks, savings and loan associations, investment companies, credit unions, brokers and similar financial institutions.
5. Blueprinting, printing, duplicating or engraving services limited to 2,000 square feet of net floor area.
6. Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of charitable, social, civic or educational organizations, subject to the requirements of Section 128.0.D.
7. Conference centers and bed and breakfast inns.
8. Conservation areas, including wildlife and forest preserves, environmental management areas, reforestation areas, and similar uses
9. Convents and monasteries used for residential purposes.
10. COUNTRY INN
- [[10.]]11. Funeral homes and mortuaries.
- [[11.]]12. Government structures, facilities and uses, including public schools and colleges.
- [[12.]]13. Museums and libraries.
- [[13.]]14. Nonprofit clubs, lodges and community halls.
- [[14.]]15. Offices, professional and business.
16. PERSONAL SERVICE ESTABLISHMENTS
- [[15.]]17. Religious facilities, structures, and land used primarily for religious activities.
- [[16.]]18. Service agencies.
- [[17.]]19. Seasonal sales of Christmas trees or other decorative plant materials, subject to the requirements of Section 128.0.D.
- [[18.]]20. Schools, commercial.
21. SPECIALTY STORES
- [[19.]]22. Underground pipelines; underground electric transmission and distribution lines; underground telephone, telegraph and CATV lines; mobile transformer units; telephone equipment boxes; and other, similar public utility uses not requiring a Conditional Use.
- [[20.]]23. Volunteer fire departments.

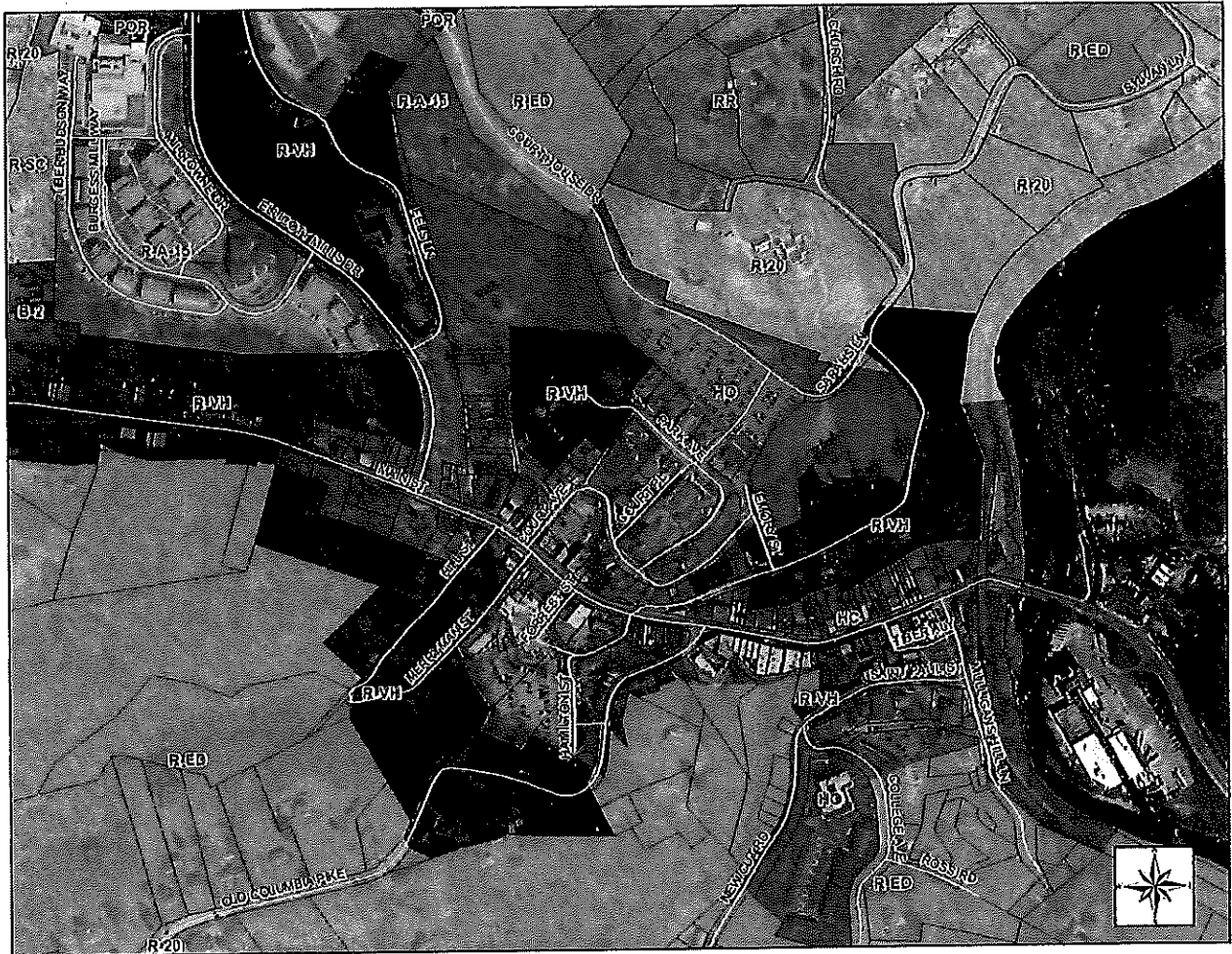
How The Text Would Appear If Adopted As Proposed

Section 114.2

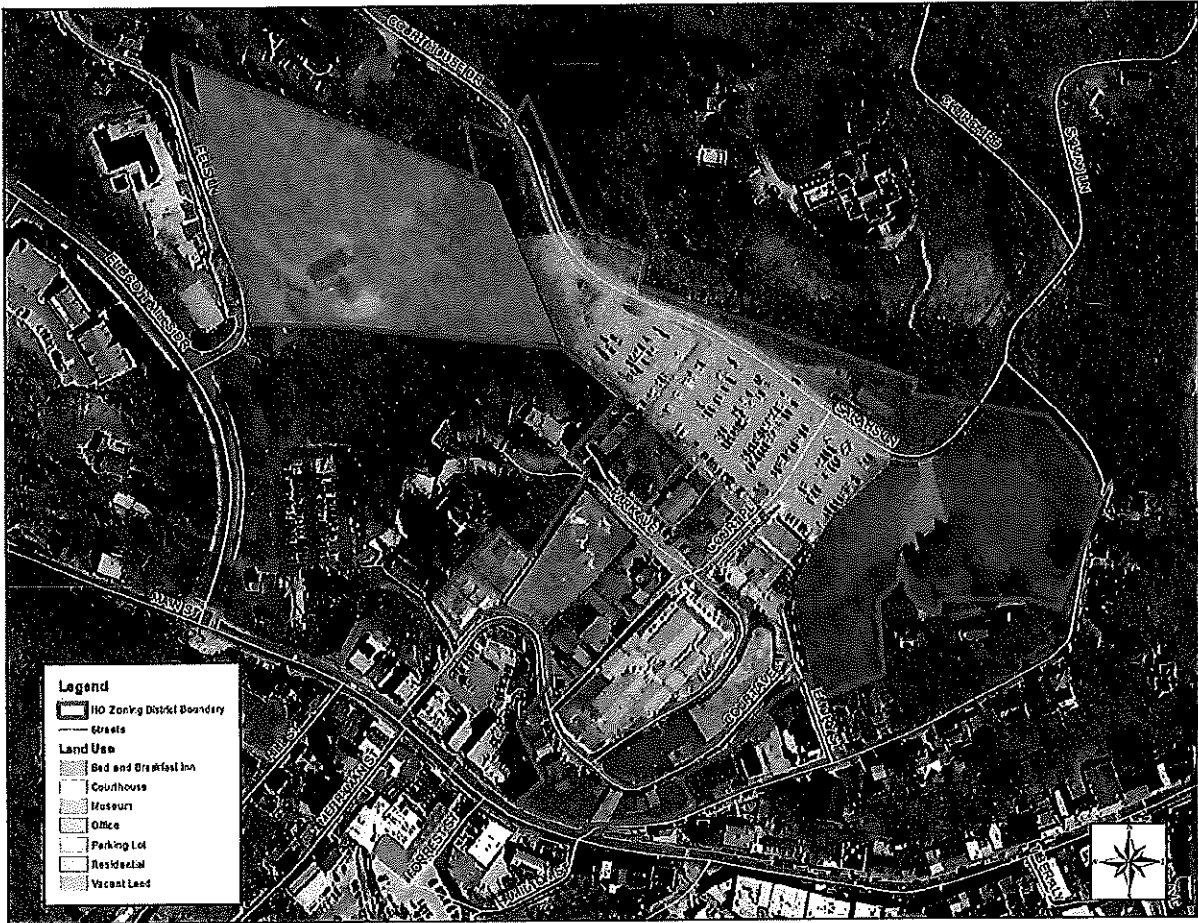
B. Uses Permitted as a Matter of Right

1. Single-family attached dwelling units.
2. Single-family detached dwelling units.
3. Apartment units, only in existing historic structures.
4. Banks, savings and loan associations, investment companies, credit unions, brokers and similar financial institutions.
5. Blueprinting, printing, duplicating or engraving services limited to 2,000 square feet of net floor area.
6. Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of charitable, social, civic or educational organizations, subject to the requirements of Section 128.0.D.
7. Conference centers and bed and breakfast inns.
8. Conservation areas, including wildlife and forest preserves, environmental management areas, reforestation areas, and similar uses
9. Convents and monasteries used for residential purposes.
10. Country Inn
11. Funeral homes and mortuaries.
12. Government structures, facilities and uses, including public schools and colleges.
13. Museums and libraries.
14. Nonprofit clubs, lodges and community halls.
15. Offices, professional and business.
16. Personal Service Establishments
17. Religious facilities, structures, and land used primarily for religious activities.
18. Service agencies.
19. Seasonal sales of Christmas trees or other decorative plant materials, subject to the requirements of Section 128.0.D.
20. Schools, commercial.
21. Specialty Stores
22. Underground pipelines; underground electric transmission and distribution lines; underground telephone, telegraph and CATV lines; mobile transformer units; telephone equipment boxes; and other, similar public utility uses not requiring a Conditional Use.
23. Volunteer fire departments.

Attachment A-2: HC, HO, R-VH Districts and Surrounding Zoning Districts



Attachment B – Land Use Map



1 **KIMBERLY KEPNES**
2 **PETITIONER**
3 **ZRA-196**

* **BEFORE THE**
* **PLANNING BOARD OF**
* **HOWARD COUNTY, MARYLAND**

4 * * * * *

5 **MOTION:** *To recommend approval of ZRA-196 as drafted in Exhibit B of DPZs*
6 *Technical Staff Report, which lists the uses permitted as a matter of right*
7 *in alphabetical order in Section 114.2 of the Zoning Regulation.*

8 **ACTION:** *Recommended Approval; Vote 3-1.*

9 * * * * *

10 On November 19, 2020, the Planning Board of Howard County, Maryland, considered the petition of
11 Kimberly Kepnes to add Country Inns, Personal Service Establishments and Specialty Stores as a matter of
12 right in the HO (Historic: Office) zoning district.

13 The Planning Board considered the petition and the Department of Planning and Zoning (DPZ)
14 Technical Staff Report and Recommendation. DPZ recommended approval of the petition citing that the
15 proposed uses are consistent with the HO zoning district and flexibility is needed to attract and retain
16 businesses in Historic Ellicott City due to impacts from previous flooding and the current COVID-19
17 pandemic.

18 Kimberly Kepnes, Petitioner, testified that the proposed uses will benefit Historic Ellicott City by
19 providing opportunities to replace nearly 40,000 square feet of HC (Historic: Commercial) zoned space along
20 Main Street that will be removed to further the flood mitigation and economic recovery efforts outlined in the
21 Ellicott City Safe and Sound plan. Ms. Kepnes stated that there is more than 60,000 square feet of space
22 available in historic buildings in the HO zoning district that can accommodate the numerous commercial uses
23 that have been lost or need to be relocated on Main Street. Ms. Kepnes further stated that the proposed uses
24 are appropriate for historic structures and compliment the service and retail store uses that are currently along
25 Main Street.

26 Several members of the public testified on this matter. Mr. Patrick Malloy testified that he has a law
27 office within the HO district that has been there for several years. He stated that he supports more
28 commercial uses in HO, since the Courthouse will be relocating. He stated that the geography of the area will
29 allow mobility challenged residents to access businesses in the upper HO area instead of having to navigate
30 the steep roads/stairs on Main Street.

31 Council member Liz Walsh testified in opposition, stating that these uses should not be permitted by
32 right in this transitional district. She suggested that these uses should be permitted as Conditional Uses,
33 especially the Country Inn, which was a Conditional Use prior to 2013.

34 Mr. Mojan Bagha, testified in favor of the proposed uses, as they have the potential to increase the
35 number of visitors to the area, which will support local businesses.

1 Mr. Joel Hurewitz provided a statement that County Inn's should not be permitted in a floodplain and
2 the HO district is not in the Ellicott City floodplain.

3 Mr. Edward Fortunato testified in opposition asserting that there should be a measured approach to
4 determine which uses should be allowed by right and which uses should be allowed as a special exception. He
5 asserted that there should be a comprehensive plan to evaluate the best uses and make a logical plan to
6 address this area.

7 Board Discussion and Recommendation

8 In work session, the Planning Board discussed the proposed uses and agreed that additional flexibility
9 is needed to help revitalize Historic Ellicott City and stressed the need to bring foot traffic to the area.
10 However, one board member suggested that the uses should be allowed as Conditional Uses and not as a
11 matter of right. Multiple board members expressed concern that requiring Conditional Use approval will be a
12 barrier for new businesses due to the additional time and expense.

13 Mr. Engelke made the motion to recommend approval of ZRA-196 with the modification that the
14 proposed uses appear in alphabetical order as shown in Exhibit B of the TSR. Mr. McAliley seconded the
15 motion, which passed 3 to 1, with Mr. Coleman opposed.

16 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 8th day of
17 December, 2020 recommends that Zoning Board Case No. ZRA-196, as described above, be **APPROVED**.

19 HOWARD COUNTY PLANNING BOARD

20 Dissent

21 Ed Coleman, Chair

DocuSigned by:

22 *Kevin McAliley*

23 Kevin McAliley, Vice-chair

DocuSigned by:

24 *Delphine Adler*

25 Delphine Adler

DocuSigned by:

26 *Phil Engelke*

27 Phillips Engelke

29 Erica Roberts

30 Absent

31 ATTEST:

DocuSigned by:

32 *Amy Gowan*

33 Amy Gowan, Executive Secretary

1
2
3
4
5
6
7
8
9
10
11
12
13

Dissent Opinion

I voted against recommending ZRA-196 because the uses were being added by-right. The proposed uses support the goals of revitalization of historic Ellicott City and are compatible with Howard County 2030, but I believe that the uses are more appropriate if added as a conditional use. Conditional use would provide additional opportunity for community involvement with what can be considered a transitional zoning district. With the transition of the courthouse to alternate uses, expanding the uses in the Historic Office zoning district can play a key part in revitalizing historic Ellicott City and should be considered with current and future opportunities in mind.

DocuSigned by:
Edward T. Coleman
F0F5EF3282DC401...

Ed Coleman

Sayers, Margery

From: Kimberly Kepnes <kimberly.kepnes@monumentsothebysrealty.com>
Sent: Monday, April 5, 2021 10:33 AM
To: Walsh, Elizabeth
Cc: CouncilMail; Theo James; Shawn Gladden; Mojan Bagha (mojanbagha@gmail.com); malloylaw@verizon.net
Subject: Petitioner Withdraw of ZRA196

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

Dear Councilwoman Walsh,

After further consideration and due to additional conditions set against ZRA196 in the proposed amendments, we feel it is not in the best interest of the community to pursue the ZRA at this time.

Please accept this email as notice and request to withdraw ZRA196 from further consideration.

We will hope you and the County Council will review it in the future as part of a broader strategic plan to more fully and completely benefit our town.

Kimberly

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

Amendment No. 1 to Council Bill No. 21-2021

BY: Liz Walsh

Legislative Day 6

Date: April 5, 2021

Amendment No. 1

(This amendment prohibits an increase in the net square footage of impervious surface on a property in the HO (Historic: Office) zoning district due to a change of the principal use of the property.)

1 On the title page, after “districts”, insert “and prohibiting an increase in the net square footage
2 of impervious surface existing on a certain property due to a change of the principal use
3 of the property;”.

4
5 On page 2, in line 7, insert:

6 “By adding:

7 Section 114.2: “HO (Historic: Office)”

8 Subsection G. Increase in Net Square Footage of Impervious Surface Due to a Change of
9 the Principal Use of the Property Prohibited”.

10
11 On page 3, in line 13, insert:

12 “G. INCREASE IN NET SQUARE FOOTAGE OF IMPERVIOUS SURFACE DUE TO A CHANGE OF THE
13 PRINCIPAL USE OF THE PROPERTY PROHIBITED.

14 THERE SHALL BE NO INCREASE IN THE NET SQUARE FOOTAGE OF IMPERVIOUS SURFACE EXISTING
15 ON A PROPERTY IN THE HISTORIC OFFICE DISTRICT DUE TO A CHANGE OF THE PRINCIPAL
16 USE OF THE PROPERTY.”.

Amendment No. 2 to Council Bill No. 21-2021

BY: Christiana Rigby

Legislative Day 4

Date: April 5, 2021

Amendment No. 2

*(This amendment deletes "Country Inn" from the uses permitted as a matter of right in an HO
(Historic: Office) zone.)*

- 1 On page 2, in line 27, strike "10. COUNTRY INN.". Renumber the remainder of the section
2 accordingly.

Office of the County Auditor
Auditor's Analysis

Council Bill No. 21-2021 (ZRA 196)

Introduced: March 1, 2021

Auditor: Lisa Geerman

Fiscal Impact:

The fiscal impact of this legislation cannot be determined at this time because it will depend on the type and amount of changes in development that result. The legislation may result in increased tax revenues as new development occurs or if construction occurs on existing structures. There may be annual revenues from property taxes, income taxes, and admission and amusement taxes. One-time sources of revenue may also be collected in the form of transfer taxes and recordation taxes. Additional non-general fund revenues such as fire taxes and ad valorem charges may also increase.

Purpose:

This legislation amends the Howard County Zoning Regulations to add certain uses permitted as a matter or right in HO (Historic: Office) zoning districts. It specifically proposes to add Country Inn, Personal Service Establishments, and Specialty Stores to the uses allowable by right under the zoning regulations for properties in the HO zoning district. This would extend these uses currently allowed in the connected and adjacent Historic Commercial (HC) district to the HO district.

Other Comments:

In November 2020, the Department of Planning and Zoning recommended that the proposed additions included in ZRA-196 be approved. The Planning Board recommended approval by a vote of 3-1 on December 8, 2020. A presubmission community meeting is scheduled for March 31, 2021.

On March 8, 2021, the County Executive announced that the County is seeking to rezone the historic Ellicott City Courthouse Complex and is issuing a Request for Information (RFI) for creative reuse concepts for the four associated properties. The County will vacate its current Circuit Courthouse this summer.

According to the Department of Planning and Zoning, rezoning of the property from HO to HC is consistent with the concepts described in the Ellicott City Watershed Master Plan and provides more flexible reuse opportunities. It will not know how this legislation impacts the future use of

the courthouse until a decision has been made on the rezoning. At this time there are no plans to include anything in the FY 2022 budget related to this legislation.

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 Bagna
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@hchsmd.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

What it means to be Sotheby's

Agents of the Exceptional

Kimberly Kepnes,
Senior Vice President
Associate Broker
Monument Sotheby's International Realty
12143 Clarksville Pike, Suite 101
Clarksville, Maryland 21029
443-746-2090 office
443-250-4241 direct/text

Monument | **Sotheby's**
INTERNATIONAL REALTY

Please Support ZRA-196

Kimberly Kepnes <kimberly.kepnes@monumentsofthebysrealty.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

What it means to be Sotheby's

Agents of the Exceptional

Kimberly Kepnes,
Regional Vice President for Development
Licensed Associate Broker
Monument Sotheby's International Realty
12143 Clarksville Pike, Suite 101
Clarksville, Maryland 21029
443-746-2090 office
443-250-4241 direct/text

Monument | Sotheby's
INTERNATIONAL REALTY

ZRA196 Petitioner Presentation and Testimony Video for Public Hearing on Monday 3/15/2021 at 7pm

Kimberly 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 <bridgegp@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 <allilandow@hotmail.com>; Sandra and Mark Buda <mbuda@keelty.com>

3 attachments

ZRA196 Petitioner Presentation 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

What it means to be Sotheby's

Agents of the Exceptional

Kimberly Kepnes,
Senior Vice President
Associate Broker
Monument Sotheby's International Realty

12143 Clarksville Pike, Suite 101
Clarksville, Maryland 21029
443-746-2090 office
443-250-4241 direct/text

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

Sayers, Margery

From: Victoria Goeller <gvgoeller@verizon.net>
Sent: Monday, March 15, 2021 5:28 PM
To: CouncilMail
Subject: RE: Council Bill 21-2021 (ZRA196)

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

15 March 2021

Dear Howard County Council Members:
Ms. Liz Walsh, Mr. Opel Jones, Ms. Christiana Mercer Rigby, Ms. Deb Jung, Mr. David Yungmann,

We are writing in opposition to any changes or amendments to the HO (Historic Office) zoning district. The current HO designation perfectly compliments our largely residential neighborhood. We have been residents for 40 years and wish for the area to retain it's unique, historic charm. As property owners we are financially and emotionally committed to our community. Our homes and those of our neighbors are zoned HO and have been so for decades and it is our desire that the current designation remains. Current HO zoning already includes offices, Bed and Breakfasts and a great range of business and rental opportunities.

The Upper Court House District and surrounding areas are filled with centuries old, restored homes and churches. Including the property where H.L. Mencken spent childhood summers and several Ellicott family homes. The current HO designation protects these homes and assures the quiet, serenity enjoyed by their families and neighbors.

There are a significant number of available, appropriate, commercial spaces on Main Street. These spaces have remained empty for several years and are an indicator of the lack of need to expand the commercial district. This proposed zoning change will bring increased competition to Main Street merchants and restaurants who are still struggling to recover from the 2016 and 2018 floods and covid restrictions.

The addition of Country Inns, Personal Services and Speciality Store will bring increased vehicular traffic to residential streets and winding, scenic roads which are ill equipped to handle heavy commercial traffic. Large delivery and trash removal trucks will be an almost everyday occurrence. It will also introduce alcohol sales to the community and the issues that accompany those sales.

County Inns (Restaurants), Personal Services and Speciality Store (Retail) businesses would completely and forever change the land and viewscape and way of life of those who live in this district. HO residents and HO offices and businesses have coexisted for decades. Please don't disturb the balance currently enjoyed by all. We urge you to deny this request.

Sincerely,
George and Victoria Goeller
8378 Court Ave.
Ellicott City, MD 21043

Sayers, Margery

From: Ed Lilley <ecrfpres@aol.com>
Sent: Monday, March 15, 2021 8:22 AM
To: CouncilMail
Subject: CB21

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

In regard to CB21, I support Councilwoman Walsh's suggestion to allow additional uses in the transitional office district, but as **“conditional uses”—with notice to adjoining neighbors, a public hearing, standards of proof—**

Ellicott City is a viable, living town and ALL should be included in the process of determining its future!

W. Edward Lilley
410-303-2959

Sayers, Margery

From: ann hogg <athogg1@gmail.com>
Sent: Sunday, March 14, 2021 3:41 PM
To: CouncilMail
Subject: support for ZRA196

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

My name is Ann Thompson Hogg. My husband is Charles Hogg, Jr. We reside at 3778 Church Road which adjoins Mt. Ida property. From 1974-2009 we lived at 3788 Church Road. My grandparents lived at 3685 Park Avenue from 1929 - 1951 when they built and moved to 3673 Park Avenue. Both properties remained owned and occupied by family members into the 21st century. During these years I have seen the landscape change, notably the building of Courthouse Drive and the parking lots. As well, I have seen other properties on Park Avenue repurposed for use as lawyers' offices and others related to court records. More recently these properties are being used by therapists, a church, and professional services. Available public parking makes them easily accessible. As a resident who can see the Courthouse, Old Jail, and parking lot from my windows I hope to see pedestrians walking around the parking lot and visiting the businesses allowed by ZRA196. My husband and I are excited to have Mt. Ida being restored for use after 10 years and do not want to see the Courthouse area become dormant for even a short time. My husband and I support ZRA 196. We look forward to the area around the Courthouse remaining vital and busy making OEC an attractive destination.

Ann T. Hogg
3778 Church Road
athogg1@gmail.com

Sayers, Margery

From: lightpeace@gmail.com
Sent: Friday, March 12, 2021 8:03 PM
To: CouncilMail
Subject: Letter of Support for ZRA196
Attachments: Definition Country Inn Specialty Store.pdf

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

Greetings,

I am writing a letter of support for the ZRA196 proposed by Kimberly Kepnes and several other business and property owners in the Upper Court House zoning district.

As I understand it, Howard County government has proposed to expand zoning in the Upper Court House district to support economic recovery in our town.

There are buildings being removed from commercial retail and restaurant operation on lower Main Street and with the Court House leaving its operations, the time for us to reimagine the Court House and the commercial properties around it is now.

I support the request for three additional business categories to be added to the existing commercial uses already permitted right there now including office, church, institution and school. The business use categories are Country Inn, Personal Service, and Speciality Store.

Thank you for considering.

Alexandra Pallas
3791 Church Road
Ellicott City, MD 21043

Country Inn: An historic building in which one or more of the following services is offered: lodging for transient guests on a daily, weekly or similar short term basis; a standard restaurant as defined in these Zoning Regulations; a banquet facility or catering service; or meeting rooms. A country inn may include related accessory uses such as:

- a. Antique shop, gift shop, Christmas shop, book, candle, card and similar specialty shops;
- b. Bakery, provided such use is limited to the retail sale from the premises of goods baked on the premises only;
- c. Arts and crafts exhibits and sale of products;
- d. Sale of packaged or canned food products special to the establishment;
- e. Museums and cultural exhibits;
- f. Recreational uses for the sole use of overnight guests or guests attending meetings or catered events at the inn;
- g. Any other uses similar to the foregoing and any use normally and customarily incidental to a country inn.

For the purpose of this definition, no boarding house, fast food restaurant, dormitory, fraternity or sorority house shall be considered a country inn

Personal Service Use: A commercial establishment in which the principal occupation is the repair, care, maintenance, styling, fashioning, or customizing of personal attributes that are a physical component of a person, or personal properties that are worn or carried about the person. Personal service establishment uses include such uses as barber shops, hair salons, nail salons, health spas, self-service laundromats, shoe cleaning or repair shops, and similar uses.

Specialty Store: A retail business that principally offers a specific type or category of merchandise for sale or rental. Examples include but are not limited to stores specializing in art supplies, bicycles, books, cards, electronics, fabrics, flowers, gifts, hobbies, house wares, jewelry, luggage, musical instruments, news publications, optical goods, pets, photographic supplies, radios and televisions, sewing machines, sporting goods, stationary, or works of art.

Sayers, Margery

From: Steve McKenna <sjmckenna@gmail.com>
Sent: Tuesday, March 16, 2021 7:06 PM
To: CouncilMail
Subject: S McKenna 3/15 Testimony on CB-2021
Attachments: S McKenna CB21-2021 testimony.pdf

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

To the County Council:

I testified yesterday evening on CB-21 (ZRA-196). The video shows that my testimony was cut short at 2:31 (and I received no 30-second warning). Thus I submit the text of my testimony here, and hope you will read it to the end, as I was not able to complete my virtually delivered statement.

Sincerely yours,

Stephen McKenna

STEPHEN MCKENNA PH.D., M.F.A.
3843 COLLEGE AVENUE
ELLCOTT CITY, MARYLAND 21043
SJMCKENNA@GMAIL.COM / 410.627.1036

15 March 2021

Testimony to Howard County Council re: CB21-2021 (ZRA 196)

Good evening, I'm Dr. Stephen McKenna, a homeowner in the Historic District. I'm testifying to oppose this bill, but I want to be very clear from the outset that it is not because I oppose responsibly repurposing the Courthouse area to bring much needed new economic activity to town. On the contrary, I completely agree, for example, that inns should be zoned into the area, as lodging in OEC is sorely lacking, and this would be a huge boon to local businesses. I might even agree that personal services and specialty shops at a prudent threshold could well be the kinds of commercial activity that would make a positive mark on economic prosperity in town as a whole—so long as they don't compete with Main Street businesses (as the Master Plan makes clear, based on stakeholder input, that any repurposing scheme for the courthouse must not end up doing; see p. 224). So I want to applaud my friend Kimberly Kepnes for her great initiative and her smart and compelling vision for what the future of this town can and should be. She is a great ally to the Historic District, and she has my enormous respect. It is thus not easy at all for me to oppose this bill.

But I believe the council would be wise *not* to pass CB21 into law, because I believe that redefining the HO/Historic Office zoning designation is the wrong process here, and that indeed it could very well have negative long-term consequences for other places in town and in the wider county. Where historic resources are at stake, we must take the long view. The HO zoning designation is a quite useful one that should not be diluted and effectively blurred with the HC/Historic Commercial designation. Both are integral to the County's stewardship duties over areas of historic significance.

There is a more immediately concerning aspect of this, however. The Council is aware I presume that there is a *second* HO-zoned area in town, comprising the St. Paul's Roman Catholic Church campus and the Greystone apartments and townhouses on lower College Avenue. Amending the HO code for the sake of the Courthouse area would also make all of *that* area now commercially developable, without the Council having given any consideration to the future impacts that may well have.

CB21 is very well intentioned, but it's tailored to a very specific location and set of circumstances, effectively taking a piecemeal approach to what should be part of a comprehensive zoning and planning effort. I hope the Council has noted that the total HO-zoned area in question is very large—GIS measurements show that in fact it is approximately 29 acres, compared to the 30-acre area presently zoned HC. Voting in favor of this bill is therefore to vote to effectively *double* the size of commercially zoned space in OEC. That's a drastic move, the impacts of which—economically, historically, and environmentally—have not been properly evaluated. It would be far more prudent to carve out certain sections of the courthouse area to be rezoned as HC, as the Master Plan now apparently envisions doing, or to devise an entirely new zoning regulation between HO and HC, than to rewrite the HO zoning regulation without attending to these embedded consequences. It should go without saying that all of this this needs to be integral to a more comprehensive and publicly vetted plan. Thank you.

Respectfully submitted,



Stephen McKenna

CB21-2021

Sayers, Margery

From: Noggle, Amy K. <anoggle@towson.edu>
Sent: Tuesday, March 9, 2021 10:23 AM
To: CouncilMail
Subject: Letter of Support: ZRA 196 (CB21)
Attachments: ZRA Support Noggle.pdf

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

Good Morning,

I am writing in support of Kimberly Kepnes' and Nathan Sowers' application to add a Personal Service Establishment, Specialty Store and Country Inn business uses at Mt. Ida. Please see my letter of support (attached).

I truly hope that the Council will consider my point of view. If you have any questions whatsoever, please feel free to reach out to me.

Thanks so much for your consideration,
Amy Noggle
(Resident: Lower Church Road)



Amy K. Noggle, Ph.D.

Associate Professor, ECSE Coordinator |
Special Education

P: 410-704-4848 | C: 301-653-0756 | F: 410-704-4985

anoggle@towson.edu www.towson.edu/undergraduate/education/special-education/integrated-early-childhood-special-education/#requirements

Hawkins Hall 404A

Confidentiality Notice: This message may contain information that is confidential, privileged, proprietary, or otherwise legally exempt from disclosure. If you are not the intended recipient, you are notified that you are not authorized to read, print, copy or disseminate this message, any part of it, or any attachments. If this message has been sent to you in error, please notify the sender by replying to this transmission, or by calling Special Education at 410-704-4848.

Confidentiality Notice: This message may contain information that is confidential, privileged, proprietary, or otherwise legally exempt from disclosure. If you are not the intended recipient, you are notified that you are not authorized to read, print, copy or disseminate this message, any part of it, or any attachments. If this message has been sent to you in error, please notify the sender by replying to this transmission, or by calling Special Education at 410-704-4848.

Support for ZRA196 (CB21)

Amy K. Noggle

3757 Church Road
Ellicott City, MD 21043
March 9, 2021

Howard County Council
c/o George Howard Building
3430 Courthouse Avenue
Ellicott City, MD 21043

Letter of Support for ZRA196 (CB21)

Sent via email: councilmail@howardcountymd.gov on March 9, 2021

Dear Council Members Walsh, Jones, Rigby, Jung and Yungmann:

My husband and I have owned our home in Old Ellicott City since 2006. High up on the hill between the castle and the old yellow church, you will find our ca. 1910 home, still very much a work in progress. Though I dare not suggest that we were affected by the flood as were residents on lower elevations, our three children watched in 2018 as store owners climbed up our backyard hill to escape flood waters and listened as we talked to these store owners about what they had just witnessed.

We purchased our wedding cake at one of Ellicott City's old mainstays, Fischer's Bakery. Since Fischer's closure, we have watched as operations such as Subway, E.C. Pops and several other clothing stores were ushered in through the space.

Our roots go a bit deeper. My husband grew up in Columbia and attended Howard County Public Schools. His father worked for Rouse Company until his retirement; thus, my husband witnessed quite a bit of development over the past four decades, some of which has stood the test of time. Yet in other instances, he and I both often lament the fact that certain buildings in our county are no longer standing and/or no longer in use. Why is it that progress is often operationally defined as building anew when pre-existing buildings can be preserved and repurposed? I realize that this is a bit of an aside.

Flash forward to March of 2020. Covid had just become a household word. For the first time, words like 'hybrid learning' and 'asynchronous' Wednesdays became common vocabulary for parents of children in the school system. As parents to a preschooler, elementary school-age child and a middle schooler, our children were not able to socialize. As alluded to above, our backyard presents with a steep elevation, offering little to no opportunities for outdoor play. Our front door is 10 feet from the street, thus ruling out that possibility.

So you are likely wondering where I am going with all of these somewhat tangential thoughts. During Covid, my children's playground was Mt. Ida. Kimberly Kepnes and Nathan Sowers graciously offered their land for my children to play kickball, to practice baseball, and to engage in simple yet therapeutic activities such as climbing trees and building forts. We were grateful for this vast space to play. We also watched as Kimberly and Nathan worked tirelessly to clean up debris and trash on the grounds, followed by planting several new shrubs and trees. I'm sure

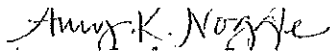
you would agree that cultivating their land in this way lends itself to both improved air quality and land retention.

Currently, many office spaces on Main Street and in the Upper Court area are vacant. I would love to see Mt. Ida come alive again in a way that supports and exemplifies a vibrant community. When I tell people that I live in Old Ellicott City, I often field questions about whether or not our town is 'run down' and 'still in turmoil.' I do see houses and stores that present as somewhat dilapidated; I only hope that we can continue to recover and restore. I see Kimberly and Nathan's proposal as a way to extend the breadth of the type of usage of Mt. Ida. How is their proposal at all harmful to our little historic town?

I am writing **in support** of ZRA196 (CB21) to add Personal Service Establishment, Specialty Store and Country Inn business uses to those currently available by right in the upper court house district, HO. With such additional uses permitted, the upper court house commercial district properties can better support the urgently needed business and economic recovery in our town.

I wholeheartedly believe that ZRA196 is an opportunity to expand the Main Street venue and start attracting people to town again. I ask that you please consider the views of stakeholders such as my husband and me, who not only have a real estate investment at stake, but perhaps most significantly, the livelihood of the neighborhood in which our children live. I urge you to approve ZRA196.

Sincerely,



Amy K. Noggle
Mother to Bryce, Grant & Hope
Associate Professor, College of Education, Towson University

WILLIS LAW FIRM, P.A.
ATTORNEYS AT LAW

JOHN WILLIS

GINA M. HOPKINS
Executive Assistant

Executive Center I
3300 North Ridge Road, Suite 245
Ellicott City, Maryland 21043

410-461-9400 Tel
410-750-8544 Fax

jack@whlawfirm.com
www.willislawfirm.com

March 1, 2021

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

RE: In support of Council Bill 21-2021

Dear Members of the Howard County Council:

I write to you in support of the Council Bill 21-2021, which would amend the Howard County Zoning Regulations (ZRA-196) to permit Country Inns, Personal Service Establishments, and Specialty Stores to be included among the business uses allowable by right for commercial properties in the HO (Historic: Office) zoning district.

In particular, this would aid such commercial properties in the Upper Court House zoning district, which for decades have been able to support their use as offices for lawyers, title researchers, insurance and bonding companies, and for other businesses ancillary to the courts and the judicial system. However, with the decision to build the new Circuit Court on Bendix Road, it is unlikely that many of these businesses will retain their location. In fact, some businesses have already moved in anticipation of the new Circuit Court opening in July of this year.

The Council is well aware of the devastation which the two recent floods have caused to Old Ellicott City, and this past year's COVID-19 pandemic has severely hurt businesses as well. The relocation of the Circuit Court later this year may be the 'last straw' for commercial properties in the Upper Court House zoning district, unless new opportunities allow for different types of business use and growth.

As a long-time legal practitioner here in Ellicott City, I urge you to help revitalize the HO zoning districts in general, and the Upper Court House district in particular, by passing Council Bill 21-2021 (ZRA-196), and thereby amending the zoning regulations to allow these important uses.

Thank you for your consideration of this important matter.

Very truly yours,


John Willis

JW/me

2021 MAR -5 PM 12:00
HOWARD COUNTY COUNCIL

CP 21-2021

WILLIS LAW FIRM, P.A.
ATTORNEYS AT LAW

JOHN WILLIS
GINA M. HOPKINS
Executive Assistant

Executive Center I
3300 North Ridge Road, Suite 245
Ellicott City, Maryland 21043

410-461-9400 Tel
410-750-8544 Fax
jack@whlawfirm.com
www.willislawfirm.com

March 1, 2021

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

RE: In support of Council Bill 21-2021

Dear Members of the Howard County Council:

I write to you in support of the Council Bill 21-2021, which would amend the Howard County Zoning Regulations (ZRA-196) to permit Country Inns, Personal Service Establishments, and Specialty Stores to be included among the business uses allowable by right for commercial properties in the HO (Historic: Office) zoning district.

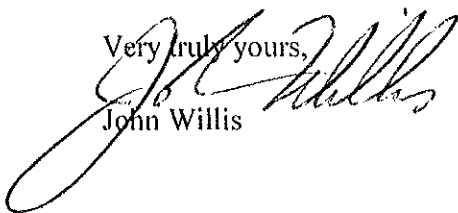
In particular, this would aid such commercial properties in the Upper Court House zoning district, which for decades have been able to support their use as offices for lawyers, title researchers, insurance and bonding companies, and for other businesses ancillary to the courts and the judicial system. However, with the decision to build the new Circuit Court on Bendix Road, it is unlikely that many of these businesses will retain their location. In fact, some businesses have already moved in anticipation of the new Circuit Court opening in July of this year.

The Council is well aware of the devastation which the two recent floods have caused to Old Ellicott City, and this past year's COVID-19 pandemic has severely hurt businesses as well. The relocation of the Circuit Court later this year may be the 'last straw' for commercial properties in the Upper Court House zoning district, unless new opportunities allow for different types of business use and growth.

As a long-time legal practitioner here in Ellicott City, I urge you to help revitalize the HO zoning districts in general, and the Upper Court House district in particular, by passing Council Bill 21-2021 (ZRA-196), and thereby amending the zoning regulations to allow these important uses.

Thank you for your consideration of this important matter.

Very truly yours,


John Willis

JW/me

Sayers, Margery

From: Jack Willis <jack@whlawfirm.com>
Sent: Monday, March 1, 2021 9:16 AM
To: CouncilMail
Subject: In support of Council Bill 21-2021
Attachments: Willis, John, Esq. --- letter in support of Council Bill 21-2021.pdf

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

Please present to the Howard County Council the attached letter in support of Council Bill 21-2021, which will be presented at this evening's legislative session.

Thank you,

John Willis

John Willis
WILLIS LAW FIRM, P.A.
Attorneys-at-Law
3300 North Ridge Road
Suite 245
Ellicott City, MD 21043
410-461-9400
410-750-8544 fax
www.willislawfirm.com

CONFIDENTIALITY NOTICE: The information contained in this e-mail message and any attachments is ATTORNEY PRIVILEGED and CONFIDENTIAL INFORMATION intended only for use of the individual or entity named herein. If you are not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is prohibited. If you received this communication in error, please immediately notify Willis Law Firm, P.A. by telephone at 410-461-9400 or by reply e-mail and delete the original message and any attachments. Thank you for your cooperation.

IRS CIRCULAR 230 DISCLOSURE: Under U.S. Treasury regulations, Willis Law Firm, P.A. is required to inform you that any tax advice contained in this e-mail or any attachment is not intended to be used, and cannot be used (1) to avoid penalties imposed under the Internal Revenue Code; or (2) to promote, market or recommend to another party any tax-related matter addressed herein.

Sayers, Margery

From: Don Reuwer <dreuwer@waverlyre.com>
Sent: Saturday, February 27, 2021 5:22 PM
To: CouncilMail
Subject: CB 21

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

I hope you are all doing well! I strongly support CB 21 and believe it is needed for Ellicott City to prosper. Creative uses for old buildings is a must! I believe the County Court House has the same zoning and would likewise benefit from CB 21 when it is re-purposed.

Thanks for your time.

Donald R. Reuwer Jr.
8318 Forrest Street – Suite 200
Ellicott City, MD 21043
Phone 410-707-7054



Sayers, Margery

From: Linda Jones <teaonthetiber@aol.com>
Sent: Monday, March 1, 2021 8:48 AM
To: CouncilMail
Subject: ZRA196

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

March 1, 2021

Re: ZRA196

Dear Howard County Council Members,

My name is Linda Jones. I owned and operated Tea on the Tiber at 8081 Main Street in Historic Ellicott City until just before the flood of 2018.

After months of uncertainty of whether or not the building would be torn down or restored, I was enticed to consider to move my Tea Room to the Upper Court House district in the Mt. Ida property. Unfortunately, the landlord discovered we could not operate there without gaining more permitted uses by right which forced him to turn away from the property purchase.

Shortly following this zoning complication and disappointment, I was encouraged to consider a purchase of building owned and operated by Mat About You in Parking Lot D. Again, I was informed I could not operate there without a zoning change or conditional use application.

I have looked at over 34 properties to relocate my tearoom since the 2018 flood and subsequent buying of the building I was in by the county. I have tried to come back to Ellicott City but have been turned away several times due to problems with zoning permissions.

I know the ZRA196 sponsored by the business owners in Upper Court House have this frustration in mind. How will Ellicott City be able to attract business to the only remaining historic commercial buildings in town, if their businesses are not allowed by right?

Being one of the ten businesses that were displaced as a result of the 2018 Flood I have been frustrated with the desire to return to Main Street. As an established business in Ellicott City since 2003, we brought many people to Ellicott City with the average being 300 per week. They came by reservation to enjoy tea with us and then lingering in the town purchasing items from the other businesses

I am hoping you can support ZRA196 so business like myself will have a place to create new business opportunities for our struggling town.

Thanking you in advance,

Linda Jones
Tea on the Tiber

Sayers, Margery

From: Julian Manelli <julian21043@gmail.com>
Sent: Saturday, February 27, 2021 6:17 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.]

Statement in Support of ZRA196

My name is Julian Manelli and my father and I operated Gino Manelli Art Gallery and later Mat About You Gallery at 3774 Old Columbia Pike, Ellicott City, MD 21043 and operated the business at that location for over 45 year.

In spite of our location smack in the middle of commercial activities, coffee shops, Offices and Electrical Contractors we were found in violation of operating a Gallery because we were zoned Residential Village. We went through the "conditional use" process and had so many restrictions put on us that we rejected it. For example: we were not allowed to do a Gallery Opening Events for artists, while right across parking lot D, where we are located, you can have a wedding reception and adjacent to 3774 you can have an evening of outdoor entertainment attended by over 100 people. We decided to operate without the "conditional use" and take our chances. We continued until we decided to retire and sell. We were unable to sell a very successful business because of the "conditional use" hurdle. The sale of the business became problematic to potential buyers, artisan or craft person. They simply didn't want to go through all that hassle for a location that looked very much to all of them to be located in a business area. "Conditional Use" was a major factor for the business not continuing.

In 2015 there were six art galleries and artist studios which were nationally recognized, today's there are none. Let's open up the Old Town with ZRA 196 so that it can be a vibrant village again.

I continue to support Old Town through my sponsorship of the Howard County Arts Council Annual "Paint-it". An event which attracts artists from all over the United States to come and spend a weekend and paint in Old Town. Wouldn't it be nice if they could come and set up their studio's here too!

Respectfully submitted,
Julian Manelli



HOWARD COUNTY
CHAMBER



GOVCONNECTS



YPN

6240 Old Dobbin Lane ■ Suite 110 ■ Columbia, MD 21045

February 26, 2021

Ms. Elizabeth Walsh
Chair, Howard County Council
3430 Courthouse Drive
Ellicott City, MD 20143

RE: ZRA196

Dear Chairwoman Walsh:

The floods of 2016 and 2018 combined with the recent Covid 19 pandemic have created economic development challenges for Historic Ellicott City. As the Howard County community comes together to restore the economic vitality of this beloved historic district, it is important that our land use and zoning policies encourage rather than stifle development. Currently, the Upper Court House district allows commercial uses including, but not limited to Bed and Breakfast inn, Institution, Church, School, Office, Conference Center and Community Hall. There is no question that the historic integrity of the district must be protected. Simultaneously, there must be flexibility in allowing future business and property owners to have additional commercial uses.

ZRA-196 was created to petition Howard County Government to allow more commercial uses, specifically three (3) of the categories of commercial uses, which are permitted as a matter of right along Main Street's commercial district to the properties in the Upper Court House commercial district.

Upon review, we believe business and property owners need more certainty in land-use than the potential-for-opportunity the *conditional use* process may provide. *Conditional use* applications are lengthy, require public hearings, and do not give buyers, tenants, landlords or investors the confidence needed to proceed to commit to leases or contract terms or make the kind of investment necessary to support the getting into business or pivoting from one business to another based on business or economic needs. It is important to recognize that the Upper Court House district is an existing commercial district. The additional categories of commercial uses outlined in ZRA196 will serve to enhance the underlying commercial district and not change the underlying district; which would be the impact a *conditional use* would serve to protect if the district were shifting to commercial use from an underlying residential district.

It is our belief that ZRA196 is the action that brings the Upper Court House commercial district into focus as an economic district which contributes to a recovering Main Street with revitalization, restoration, and re-use of existing buildings at its core. Limiting any existing or expanded commercial category use removes the certainty businesses and Old Ellicott City need today. Without this confidence, our town continues to be left waiting, watching, and wondering

ZRA 196
February 26, 2021
p. 2

why buildings go dark, remain vacant and why someone; anyone, will not DO something to spark renewal and regrowth.

We believe the uses outlined in ZRA196 will contribute positively to this recovering economic district. Further, it focuses on the revitalization and re-use of existing historic buildings which is at the heart of what attracts residents, visitors, and business owners, alike to Old Ellicott City. For the reasons outlined, the Howard County Chamber request an approval of ZRA196.

I thank you in advance for your consideration. Should you have additional questions, I can be reached at 410-730-4111 ext 107.

Respectfully,



Leonardo McClarty, CCE
President, Howard County Chamber

CC: Howard County Chamber Board of Directors
Howard County Chamber Legislative Affairs Committee

February 25, 2021

Howard County Council

Letter of Support for ZRA196 (CB21)

Sent via email: councilmail@howardcountymd.gov

Dear Council Members,

I am writing in support of ZRA196 (CB21) to add Personal Service Establishment, Specialty Store and Country Inn business uses to those presently available by right in the upper court house district, HO.

With these additional uses permitted, the upper court house commercial district properties can better support the urgently needed business and economic recovery in our town.

I live on Church Road behind the upper court house district. With businesses shuttered on Main Street, we need more opportunity to bring more business to support Ellicott City.

We cannot attract more people to shop, dine and live in Ellicott City if we do not have a thriving business district.

ZRA196 is an opportunity to expand our Main Street and start attracting people to town again.

Please approve ZRA196.

Sincerely,

Greg Mason and Florence Chu

3749 Church Road, Ellicott City, Maryland 21043

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

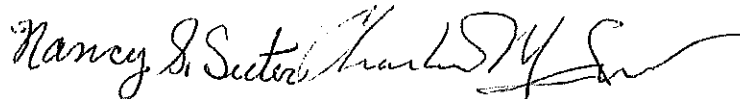
Dear County Council

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

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

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

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

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

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, 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

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

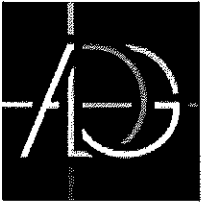
[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

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

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. 24th, 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

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

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

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
jmill@abd-architects.com
www.abd-architects.com



Architecture
by
Design

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