

Introduced _____
Public hearing _____
Council action _____
Executive action _____
Effective date _____

County Council of Howard County, Maryland

2021 Legislative Session

Legislative day # 17

BILL NO. 87-2021 (ZRA - 198)

Introduced by: The Chair at the request of
Dunteachin Estates Homeowners Association, Inc.

AN ACT amending the Howard County Zoning Regulations pertaining to Age-Restricted Adult Housing conditional uses by reducing the maximum number of dwelling units allowed per net acre in Residential: Environmental Development (R-ED) and Residential: Single (R-20) zoning districts; limiting the square-footage of a certain number of Age-Restricted units; increasing the square-footage of required community buildings in certain circumstances; and generally relating to Age-Restricted Adult Housings.

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

By order _____
Michelle Harrod, 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 _____, 2021.

By order _____
Michelle Harrod, Administrator

This Bill was read the third time on _____, 2021 and Passed ____, Passed with amendments _____, Failed _____.

By order _____
Michelle Harrod, 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 _____
Michelle Harrod, 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 *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 131.0: "Conditional Uses"*

6 *Subsection N. "Conditional Uses and Permissible Zoning Districts"*

7 *Number 1. "Age-Restricted Adult Housing"*

8 *Letter a. "Age-Restricted Adult Housing, General"*

9 *Numbers "(4)", "(5)", and "(10)"*

10

11

HOWARD COUNTY ZONING REGULATIONS

12

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SECTION 131.0: Conditional Uses

14

15

Subsection N. Conditional Uses and Permissible Zoning Districts

16

17

1. Age Restricted Adult Housing

18

a. Age-Restricted Adult Housing, General

19

(4) The maximum density shall be as follows:

Zoning District	Number of Dwelling Units in Development	Maximum Units Per Net Acre
RC and RR	20 or more	1
R-ED and R-20	20—49 50 or more	[[4]] 3 [[5]] 4
R-12	20—49 50 or more	5 6
R-SC	20—49 50 or more	7 8
R-SA-8	20 or more	12
R-H-ED	20 or more	10
R-A-15	20 or more	25

R-APT	20 or more	35
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1 (5) AT LEAST 25% OF THE DWELLING UNITS SHALL HAVE 1,600 SQUARE FEET MAXIMUM
2 OF LIVING SPACE ABOVE GRADE.

3 (10) At least one on-site community building or interior community space shall be
4 provided that contains a minimum of:

5 a) ~~[[20]]~~ 30 square feet of NET floor area per dwelling unit, for the first 99 units ~~[[with~~
6 a minimum area of 500 square feet]], and

7 (b) 10 square feet of NET floor area per dwelling unit for each additional unit above
8 99.

9 NET FLOOR AREA SHALL BE CALCULATED BY MEASURING WITHIN THE INSIDE WALLS OF
10 THE BUILDING OR SPACE WITH DEDUCTIONS FOR THICKNESS OF INTERIOR WALLS,
11 COLUMNS, HALLWAYS, STAIRS, RESTROOMS, CLOSETS, UTILITY ROOMS, PANTRIES,
12 KITCHENS OR KITCHENETTES, AND OFFICE ROOMS.

13
14 *Section 2. Be it further enacted by the County Council of Howard County, Maryland, that*
15 *Section 131.0.1.a be renumbered accordingly.*

16
17 *Section 3. Be it further enacted by the County Council of Howard County, Maryland, that this*
18 *Act shall become effective 61 days after its enactment.*

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21

Amendment 1 to Council Bill No. 87 - 2021

BY: Liz Walsh

Legislative Day 19

Date: December 6, 2021

Amendment No. 1

(This amendment caps the number of smaller units that can be used as MIHUs and clarifies the calculation of above ground living space.)

1 On page 2, in line 2, following the period, insert "LIVING SPACE ABOVE GRADE SHALL NOT
2 INCLUDE GARAGES, ATTICS, OR BASEMENTS EVEN IF ONE OR MORE OF THE WALLS OF THE
3 BASEMENT ARE 100% ABOVE GRADE. NO MORE THAN TEN PERCENT OF THE DWELLING UNITS
4 MEETING THIS REQUIREMENT SHALL BE USED TO SATISFY THE COUNTY'S MODERATE INCOME
5 HOUSING UNIT REQUIREMENTS."
6
7
8
9

Amendment 2 to Council Bill No. 87 - 2021

BY: Liz Walsh

Legislative Day 19

Date: December 6, 2021

Amendment No. 2

(This amendment substitutes "interior useable space" for "net floor area".)

- 1 On page 2, in line 5, strike "NET floor area" and substitute "INTERIOR USABLE SPACE".
- 2
- 3 On page 2, in line 7, strike "NET floor area" and substitute "INTERIOR USABLE SPACE".
- 4
- 5 On page 2, in line 9, strike "NET FLOOR AREA" and substitute "INTERIOR USABLE SPACE".
- 6
- 7
- 8
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Amendment 3 to Council Bill No. 87 - 2021

BY: Liz Walsh

Legislative Day 19

Date: December 6, 2021

Amendment No. 3

(This amendment clarifies that an existing development approved prior to the effective date of this bill shall be considered conforming under the conditions of the original approval.)

1 On page 2, immediately following line 16, insert the following:

2 “Section 3. Be it further enacted by the County Council of Howard County, Maryland, that any
3 existing development approved prior to [insert effective date of bill] shall be considered
4 conforming under the conditions of the original approval.”

5

6 On page 2, in line 17, strike “3” and substitute “4”.

7

8

9

10

Sayers, Margery

From: Priscila Boyle <priscila.boyle@gmail.com>
Sent: Sunday, December 5, 2021 2:58 PM
To: CouncilMail
Cc: Ball, Calvin
Subject: NEED YOUR URGENT SUPPORT THIS MONDAY PLEASE - Council Bill 87 - 2021 (ZRA - 198)

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

Dear Council Member,

I am writing to urge your support for Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriate and affordable living options for seniors who want to age-in-place.

The bill amends the zoning regulations for age-restricted housing developments by:

- Reducing the maximum number of homes allowed per net acre in R-ED & R-20 districts by 1.
- Requiring at least 25% of the homes to be smaller, single story homes (1,600 sq. ft. maximum of living space above grade) for empty-nesters who want to downsize to smaller, more affordable homes, seniors who want to age in place, and seniors with disabilities.
- Increasing the minimum size of community buildings from 20 to 30 sq. ft. of net floor area per home.

Home buyers age 55 and older who are planning to stay in their homes do not want a home with stairs. They want all their living spaces on a single-level. This bill will ensure that this type of home is available to seniors who want to live in age-restricted housing developments.

Age-restricted housing developments are typically dense rows of large townhouses that are 3,500 sq. ft. They are not compatible with established neighborhoods of single-family detached homes in R-ED and R-20 districts. The bill will make the developments fit in with the surrounding communities in these districts.

Under the current zoning regulations, community buildings can safely accommodate less than half the residents of age-restricted housing developments. The bill will increase the maximum occupancy of the buildings to accommodate an average of 2 residents per home at largely attended events like community game nights and parties.

The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

Please vote "Yes" for the bill.

Thank you for your consideration.

Sincerely,

Michael and Priscila Boyle
5415 Josie Ct
Ellicott City, MD. 21043



Main 410 715 1437
Fax 410-715-1489
Web www.hcar.org

November 23, 2021

The Honorable Liz Walsh, Chair
Howard County Council
George Howard Building
3430 Court House Drive
Ellicott City, MD 21043

RE: CB 87-2021, ZRA-198

On behalf of the Howard County Association of REALTORS® (HCAR), an organization of over 2,100 real estate professionals, we write to offer the following comments on CB 87-2021, ZRA 198.

While HCAR agrees that a wide variety of senior housing is needed, both in size and price-point, we believe that CB 87 will accomplish only one of those goals at the expense of the other. By reducing the number of the units per acre and increasing the size of the required community facilities, this guarantees that any new units produced under this amendment will be less affordable to area seniors. Further, these changes will not just impact new developments but also those in existence today. Senior housing already in the R-ED and R-20 would become a non-conforming use. That impacts the ability of current unit owners to obtain mortgages and properly insure their properties against losses.

It also comes at a time where there is a severe shortage of housing units, including those for seniors. Our members have noted that only 182 age-restricted housing units have sold this year, which represents just 4% of residential sales in Howard County. Over the past 3 years, on average only 5% of sales have been age-restricted homes. As the technical staff report notes, this amendment could "remove as many as 49 of the remaining 136 properties" eligible for age-restricted developments. This would appear to run counter to Howard County's goals for increasing housing options, both under PlanHoward 2030 and proposed under HoCo by Design.

For these reasons, HCAR must respectfully ask the Council to vote against CB 87.

Sincerely,

Sarah Anderson, GREEN, CMRS
President
Howard County Association of REALTORS®

Dunteachin Estates Homeowners Association, Inc.
6030 Marshalee Drive, Box 505
Elkridge, Maryland 21075

November 1, 2021

The Honorable Liz Walsh
Howard County Council
George Howard Building
3430 Courthouse Drive
Ellicott City, MD 21043

Dear Council Member Walsh:

I am writing on behalf of the members of Dunteachin Estates Homeowners Association (HOA) to urge you to support Council Bill 87-2021 (ZRA 198). The Bill would amend the zoning regulations for age-restricted housing developments permitted as a conditional use in residential zoning districts by:

- Reducing the maximum number of dwelling units allowed in R-ED and R-20 districts by 1.
- Requiring at least 25% of dwelling units to have at most 1,600 square feet of living space above grade. This will result in smaller and more affordable single-story homes for empty nesters who want to downsize, seniors who want to age-in-place, and seniors with disabilities.
- Increasing the minimum size of community buildings to 30 square feet of net floor area per dwelling unit for the first 99 units to accommodate the residents of age-restricted housing developments at community game nights and parties.

Enclosed are Fact Sheets that explain the reasons for these amendments. Jim Raggio, a member of the Dunteachin Estates HOA Board, will contact your office to arrange a meeting with you to discuss the amendments and answer questions you may have.

We appreciate your consideration of these issues and hope you will support the Bill.

Sincerely,

David Zajic, President

Council Bill 87-2021 (ZRA 198) Fact Sheet #1

ZRA 198 would reduce the maximum number of age-restricted adult homes (ARAH) allowed as a conditional use in R-ED and R-20 zoning districts from 4 to 3 homes per net acre in developments with 20 to 49 units, and from 5 to 4 homes per net acre in developments with 50 or more units. The base zoning in R-ED and R-20 zoning districts is 2 homes per net acre.

1. What data was used to justify the higher density for ARAH in R-ED & R-20 zoning Districts

As explained by the Department of Planning and Zoning (DPZ),

“To support the density increase, the DPZ prepared a comparison of the sizes of ‘elderly’ dwellings to typical single family detached dwellings in the R-ED and R-20 zoning districts. The analysis concluded that the standard ‘elderly’ dwelling was 600 square feet and the typical single family detached dwelling was 1,500 square feet. Based on this analysis, DPZ proposed a density multiplier of 2.5 times [250%] the base zoning district.”ⁱ

2. Is this justification valid today?

No. As explained by DPZ,

“[T]he single family attached dwelling units in the most recent approved ARAH Conditional Use (BA-17-030C) were 2,187 feet. Additionally, multiple ARAH Conditional Uses in process propose single family attached and detached dwellings that exceed 2,000 square feet. **Given the change in development patterns and market conditions, the prior multiplier analysis no longer supports the ARAH density increase.**” (Emphasis added.)ⁱⁱ

3. Was the same multiplier used to justify allowing higher densities in the other residential zoning districts?

No. Lower multipliers were used for the other residential zoning districts as shown in the table below. ZRA 198 would bring the multiplier for R-ED and R-20 zoning districts in line with the other residential zoning districts: 150% for developments with 20 to 49 homes, and 200% for developments with 50 or more homes.

Zoning District	Base Zoning Homes Per Net Acre	Maximum ARAH Allowed Per Net Acre		Multiplier
RC & RR	1	20 or more	1	0%
R-ED & R-20	2	20 - 49	4	200%
		50 or more	5	250%
R-12	3	20 - 49	5	167%
		50 or more	6	200%
R-SC	4	20 - 49	7	175%
		50 or more	8	200%
R-SA-8	8	20 or more	12	150%
R-A-15	15	20 or more	25	167%

Council Bill 87-2021 (ZRA 198) Fact Sheet #1

4. Do the higher densities allowed in R-ED and R-20 zoning districts actually incentivize developers to build ARAH?

No ARAH developments have been approved as a conditional use in R-ED zoning districts. Only 5 ARAH developments have been approved as a conditional use in R-20 zoning districts since 2002. Developers have not always built the maximum number of ARAH allowed as shown in the table below. Some developers have built ARAH because of the Adequate Public Facilities Act (AFPO), which limits construction of conventional housing in areas of the County facing school overcrowding.

Development	Net Acres	Actual Number of ARAH		Maximum Allowed Per Net Acre
		Total	Per Net Acre	
Hearthstone at Ellicott Mills	7.0	35	5.0	5*
Enclave at Ellicott Station	15.5	68	4.4	5
Enclave at Park Forest	11.3	45	3.9	4
Bethany Glen	68.5	154	2.2	5
Enclave at Hines Farm	15.7	63	4.0	5

Source: DPZ Technical Staff Report on ZRA 198 (August 26, 2021).

* Maximum allowed per net acre when development was approved.

5. Will ZRA 198 result in fewer ARAH units being built in the County?

ZRA 198 will reduce the density of ARAH by 1 home per net acre only in R-ED and R-20 zoning districts. A total of 3,820 ARAH units were built in the County between October 1, 2004 and December 31, 2020, which is 15% of the 24,894 housing units built during the period.ⁱⁱⁱ ZRA 198 will not likely result in fewer ARAH units being built in the County.

6. Is ZRA 198 consistent with the County's General Plan?

Yes. ZRA 198 is consistent with:

- Policy 10.1 to “[p]rotect and enhance established communities through compatible infill” by making infill ARAH developments in R-ED and R-20 zoning districts compatible with the surrounding neighborhoods of single family detached homes.
- Policy 10.4 to “[r]eview and update all County development regulations to respond to . . . changing market conditions” because the data used to justify the higher density for ARAH in R-ED and R-20 zoning districts is no longer valid today.

ZRA 198 strikes the proper balance between promoting ARAH and preserving the character of existing communities in R-ED and R-20 zoning districts.

ⁱ DPZ, Technical Staff Report on ZRA 187 (April 19, 2019). The 250% multiplier was established in 1988 for “elderly and handicapped housing” in R-ED and R-20 zoning districts (ZB 849R) and was retained when “elderly and handicapped housing” was replaced by ARAH in 2001 (CB 11-2001). The multiplier was reduced to 200% for developments with 20 to 49 units in 2005 (CB 2-2005).

ⁱⁱ DPZ, Technical Staff Report on ZRA 187 (April 19, 2019).

ⁱⁱⁱ DPZ, Development Monitoring System Report, Table 40 (April 2021).

Council Bill 87-2021 (ZRA 198)

Fact Sheet #2

ZRA 198 would require at least 25% of age-restricted adult housing (ARAH) allowed as a conditional use to be smaller, single-story homes (1,600 square feet maximum of living space above grade) that are affordable for empty nesters who want to downsize, seniors who want to age in place, and seniors with disabilities.

1. For whom does the County's General Plan say ARAH is intended?

The County's General Plan says:

“Specifically, age-restricted adult housing is intended to allow **empty nesters** the option of downsizing. As seniors relocate to ARAH, their former homes become available for younger families.” (Emphasis Added.)ⁱ

2. Do ARAH developments in the County provide options for empty nesters who want to downsize?

No. The trend in ARAH developments in the County is to build large, multi-story townhomes with 3,000 to 3,500 square feet that are suitable for larger, multi-generational families that have a family member who is age 55 or older. They are not suitable for empty nesters who want to downsize to smaller, more affordable homes as intended by the County's General Plan.

3. Is data available on what type of floor plan home buyers age 55 and over want?

Yes. The National Association of Home Builders (NAHB) surveys home buyers each year. The data shows that homebuyers age 55 and older overwhelmingly prefer single-story homes. According to the most recent survey, 70% of homebuyers age 55 to 64 and 74% of homebuyers age 65 and older prefer single-story homes.ⁱⁱ

4. Why do home buyers age 55 and over want single-story homes?

According to research conducted by the National Association of Realtors (NAR), home buyers age 55 and older expect to own their homes for 20 years.ⁱⁱⁱ They want to age-in-place in their own home. They want all their living space on one level and do not want to climb stairs as their knees and hips age.

5. Does the County's General Plans support amending the zoning regulations to provide single-story homes for seniors?

Yes. The County's General Plan 2000 recommended that:

“[T]he County should amend the Zoning Regulations to provide other housing options for seniors, including **attached and detached single story, single family homes.**” (Emphasis Added.)^{iv}

PlanHoward 2030 recommended that the County:

“continue General Plan 2000 policies to promote diverse senior housing for those who wish or need to downsize . . .”^v

6. Is data available on how much living space home buyers age 55 and over want?

Yes. The most recent NAHB survey shows that 31% of homebuyers age 55 to 64 and 44% of homebuyers age 65 and older prefer homes with less than 1,600 square feet of living space.^{vi}

Council Bill 87-2021 (ZRA 198)

Fact Sheet #2

7. How is living space above grade calculated?

The American National Standards Institutes (ANSI) has adopted a standard for calculating the living space above grade of detached and attached single family homes: ANSI Z765-2021.

The ANSI standard calculates living space above grade by measuring the finished area of the home that is above ground level. It does not include garages and basements that are wholly or partially below ground level.

8. Do builders offer single-story home models with 1,600 square feet or less of living space above grade?

Yes. Two new ARAH developments in Maryland are offering single-story home models with 1,600 square feet or less of living space above grade. The Enclave at Hines Farm in Laurel is offering the Chesapeake model (1,407 square feet) by Williamsburg Homes. Two Rivers in Odenton is offering the Alberti Ranch model (1,421 square feet) by Ryan Homes. Ryan Homes offers 11 other single-story home models with 1,600 square feet or less of living space above grade in the Northeast.^{vii} All the home models have 2 to 3 bedrooms and bathrooms, two car garage, and can comply with the County's Universal Design Guidelines for ARAH.

9. Why does ZRA 198 specify a maximum of 1,600 square feet of living above grade instead of a single-story?

Single-story homes can have 2,000 square feet or more of living space above grade, which would not provide housing options for empty nesters who want to downsize as intended by the County's General Plan. The County's Universal Design Guidelines for ARAH require that the homes have a complete living area, including a master bedroom and bathroom, on the main level. Homes with 1,600 square feet or less of living space above grade must be a single-story to comply with these guidelines. Homes with more than 1,600 square feet of living space above grade can have two-stories.^{viii}

ⁱ PlanHoward 2030, page 130.

ⁱⁱ NAHB, "What Home Buyers Really Want" (2021 Edition), Question 21, page 192.

ⁱⁱⁱ NAR, 2021 Home Buyers and Sellers Generational Trends Report, page 8.

^{iv} Howard County General Plan 2000, pages 82-83.

^v PlanHoward 2030, page 130.

^{vi} NAHB, "What Home Buyers Really Want" (2021 Edition), Question 17, page 186.

^{vii} Aviano (1,566 sq. ft.); Newburg (1,565 sq. ft.); Grand Cayman (1,533 sq. ft.); Turks/Caicos (1,501 sq. ft.); Pisa Torre (1,407 sq. ft.); Barbados Isle (1,343 sq. ft.); Grand Bahama (1,338 sq. ft.); Bahama (1,321 sq. ft.); Spruce (1,296 sq. ft.); Aruba Bay (1,153 sq. ft.); and Aruba (1,150 sq. ft.). The floor plans can be viewed at:

^{viii} The Ryan Homes Calvert model has 1,717 sq. ft. of living space above grade and has two-stories.

Council Bill 87-2021 (ZRA 198)

Fact Sheet #3

ZRA 198 would require community buildings in age-restricted adult housing (ARAH) developments to contain a minimum of 30 square feet of net floor area per dwelling unit for the first 99 units.

1. What do the zoning regulations currently require for community buildings?

The current zoning regulations require community buildings to contain a minimum of 20 square feet of gross floor area per dwelling unit for the first 99 units.

2. What is the difference between gross and net floor area?

Gross floor area is measured from the exterior faces of the building's walls.ⁱ Net floor area is the usable space within a building and is measured from the inside walls of the building with deductions for features like toilet rooms, pantries, utility closets, and the thickness of walls.ⁱⁱ

3. How are community buildings used?

Community buildings have multiple uses depending on their size. Smaller buildings with a single room are used for community game nights, parties, book or hobby clubs, and meetings. Depending on the type of use, the space may be set up with tables and chairs, rows of chairs, standing space, or a combination of each. Larger buildings may have game rooms with billiards and ping-pong tables, exercise rooms with gym equipment, and pool rooms with lockers and showers.

4. What does ZRA 198 base the minimum net floor area per dwelling unit on for the first 99 units?

ZRA bases the minimum net floor area per dwelling unit for the first 99 units on the building code's allowance of 15 square feet per occupant for assembly areas with tables and chairs and an average of 2 residents per dwelling unit for a total of 30 square feet of net floor area per dwelling unit.ⁱⁱⁱ

5. How many people can be accommodated at a community game night set up with tables and chairs under the current zoning regulations and ZRA 198?

The number of people that can be accommodated depends on the number of dwelling units. For example, in an ARAH development with 30 dwelling units, the community building is required to have a minimum of 600 square feet of gross floor area under the current zoning regulations. The net floor area or usable space would be 383 square feet after deducting for the toilet rooms, a pantry, a utility closet to store the tables and chairs when not in use, and the thickness of walls. See Floor Plan A-1.^{iv} The building can accommodate 20 people at five 42 inch round tables with four chairs per table or 1/3 of the residents based on an average of 2 residents per dwelling unit. ZRA 198 would require the community building to have a minimum of 900 square feet of net floor area that would accommodate 44 people at eleven 42 inch round tables with four chairs per table or 3/4 of the residents based on an average of 2 residents per dwelling unit. See Floor Plan B.

ⁱ Howard County Zoning Regulations, Section 103.0, Definition of "Floor Area, Gross."

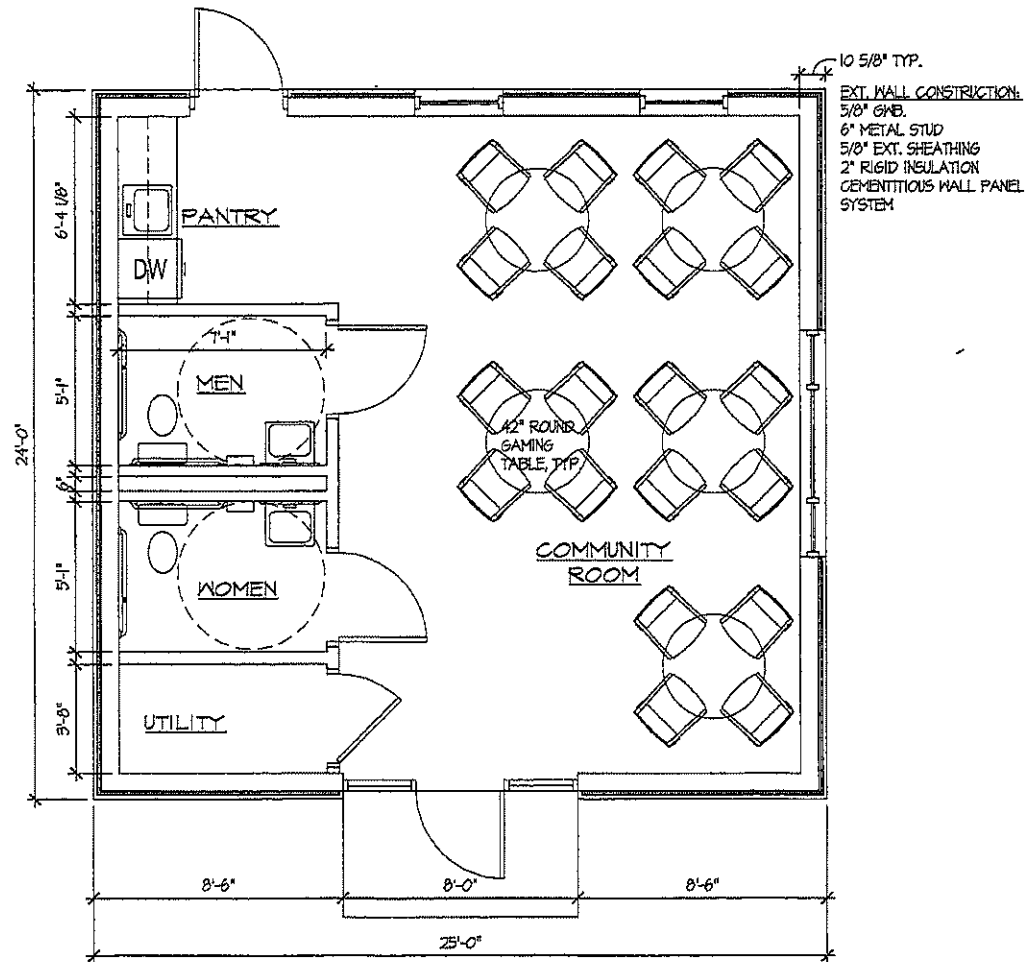
Council Bill 87-2021 (ZRA 198)

Fact Sheet #3

ⁱⁱ International Building Code (IBC) 2018 Edition, Section 202, Definition of "Floor Area, Net." The Howard County Building Code adopts the IBC 2018 Edition, Section 3.100 (B).

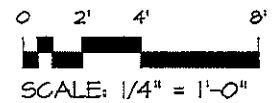
ⁱⁱⁱ IBC 2018 Edition, Table 1004.5. The allowance for chairs only (not fixed) is 7 square feet and for standing spaces is 5 square feet. Townhouses in ARAH developments typically have 3 bedrooms that can accommodate from 1 to 6 occupants. Multi-generational families that have at least one member who is age 55 or older will have more occupants. The Department of Planning and Zoning (DPZ) agrees that an average of 2 residents per dwelling unit is a reasonable number. DPZ Technical Staff Report on ZRA 198 (August 26, 2021).

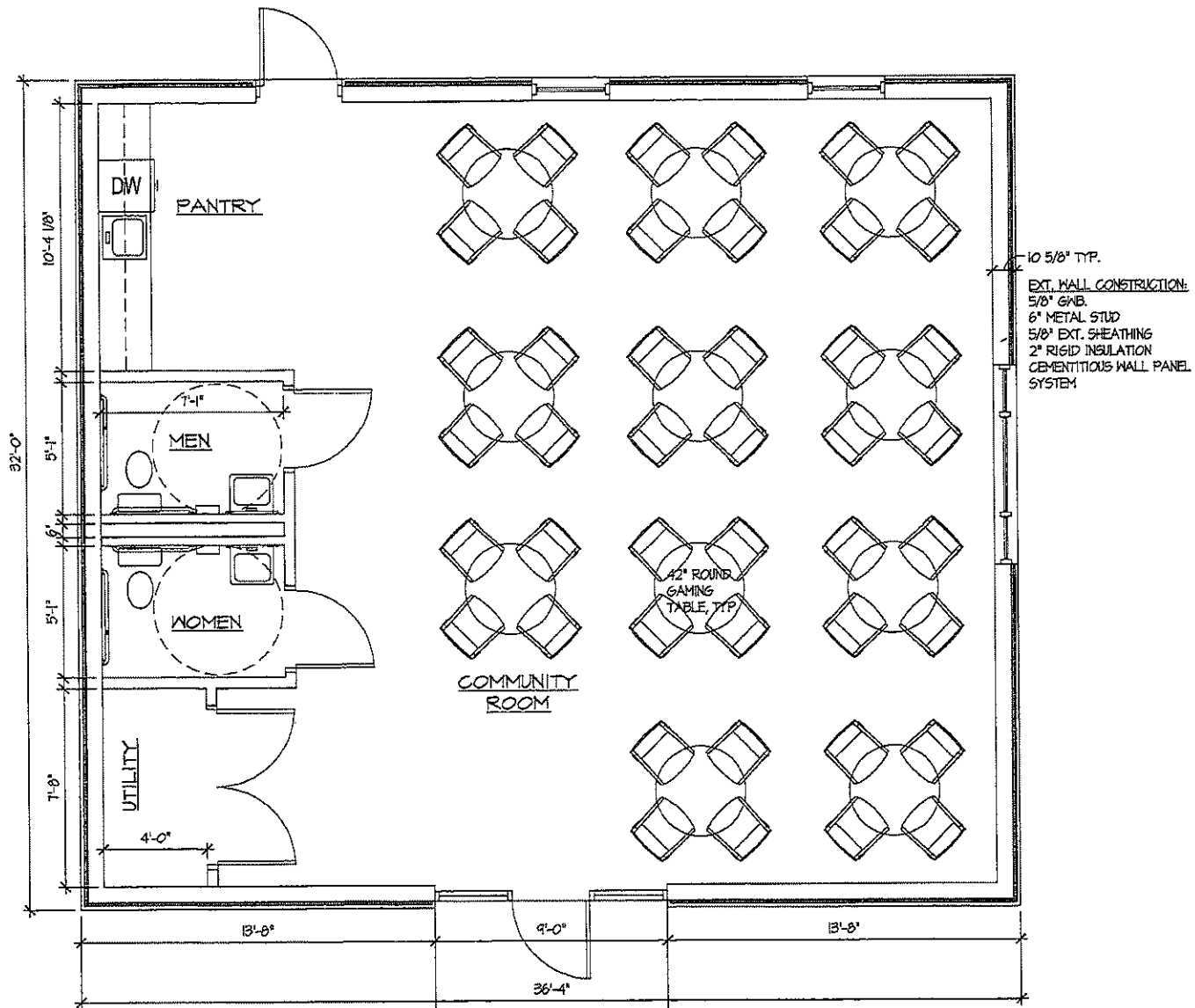
^{iv} Separate toilet rooms for men and women are required in buildings with more than 15 occupants. Howard County Plumbing Code, Section 403.2. The deductions to arrive at the net floor area are: 92 sq. ft. for two ADA complaint toilet rooms; 13 sq. ft. for the pantry; 28 sq. ft. for the utility closet; and 84 sq. ft. for the exterior walls. If there are standing spaces for more than 49 people, two exits are required. IBC 2018 Edition, Section 1006.2.1.



Community Building Floor Plan A-1

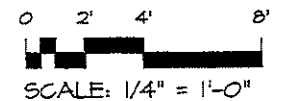
384 NSF (Net Interior Square Feet) 600 GSF





Community Building Floor Plan B

900 NSF (Net Interior Square Feet) 11 63 GSF





HOWARD COUNTY COUNCIL
AFFIDAVIT OF AUTHORIZATION
TO TESTIFY ON BEHALF OF AN ORGANIZATION

I, JAMES RAGGIO, have been duly authorized by
(name of individual)

DUNTGACHIN ESTATES HOMEOWNERS ASSOC. to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CB 87-2021 (ZRA 198) to express the organization's
(bill or resolution number)

support for / opposition to / request to amend this legislation.
(Please circle one.)

Printed Name: JAMES RAGGIO

Signature: James Raggio

Date: 11/14/21

Organization: DUNTGACHIN ESTATES HOMEOWNERS ASSOC.

Organization Address: 6030 MARSHALLES DRIVE, BOX 505
GLK RIDGE, MD 21075

Number of Members: 119 HOMES

Name of Chair/President: DAVID ZAJIC

This form can be submitted electronically via email to councilmail@howardcountymd.gov no later than 2 hours prior to the start of the Public Hearing.

Dunteachin Estates Homeowners Association, Inc.
Testimony in Support of CB 87 - 2021 (ZRA 198)

Good evening, Council members. I am James Raggio, a Board member of the Dunteachin Estates Homeowners Association that requested this Bill to be introduced. The Bill would amend three provisions in the County's zoning regulations for age-restricted housing permitted as a conditional use in residential districts. I have appended Fact Sheets to the end of this testimony that explain the purpose of each of the provisions and answer some questions you may have about the provisions.

Tonight, I want to talk about the most important provision in the Bill that would require at least 25% of new homes built in age-restricted housing developments in residential districts to be smaller with 1,600 square feet maximum of living space above grade. Homes with 1,600 square feet or less of living space above grade are single-story homes and will be more affordable.

Seniors age 55 or over who are searching for a home in an age-restricted community in Howard County have mainly two options: a condominium apartment or a large, multistory townhome. There is a missing option: smaller, single-single story homes that are more affordable. The Bill would provide this missing housing option and would meet the needs of these seniors who want to live independently in their communities near their children and grandchildren:

- Seniors who are empty-nesters and want to move from their large family homes to smaller homes;
- Seniors who want to age-in-place and have all their living space on one level so they do not have to climb stairs as their knees and hips age; and
- Seniors who have difficulty walking or climbing stairs and may need to use walkers, wheelchairs or other mobility aids as they age.

The Bill is Consistent with the County's General Plans and Housing Opportunities Master Plan

The County's General Plans and Housing Opportunities Master Plan have long recognized the need to provide smaller, single-story housing options that are more affordable for seniors.

General Plan 2000

"Many active seniors desire to sell their large family home and yard to purchase a smaller, easier-to-maintain home with a first floor bedroom. This active senior market is the largest segment of the senior housing market, according to the County's Office on Aging, but is not well accommodated in Howard County. Many residents have expressed concern about having to move out of the County to find this type of housing

[T]he County should amend the Zoning Regulations to provide other housing options for seniors, including attached and detached single story, single family homes. Such active senior housing developments would be age-restricted" Pages 82 -83.

Dunteachin Estates Homeowners Association, Inc.
Testimony in Support of CB 87 - 2021 (ZRA 198)

PlanHoward 2030

“The County’s housing stock should support the aging population and will need to continue General Plan 2000 policies to promote diverse senior housing for those that wish or need to downsize to more easily maintained units as they age. . . .

For those that want to relocate from a large family home to a home that is smaller with less maintenance and with a bedroom on the first floor, County housing stock should include options that are affordable and have been universally designed to meet the needs of this population. . . .

Specifically, age-restricted adult housing is intended to allow empty nesters the option of downsizing. As seniors relocate to ARAH [age-restricted adult housing], their former homes become available for younger families.” Page 130.

Housing Opportunities Master Plan (April 29, 2021)

“[S]maller homes are generally attainably priced, and smaller unit sizes can facilitate development on a wider range of lot types, shapes, and sizes. The production of smaller units may also allow those individuals who prefer to downsize to do so, opening up larger homes for families and other households that require additional space.” Page 28.

Housing Opportunities Master Plan Market Overview & Background Research (June 30, 2021)

- Older adults and persons with disabilities are underserved groups
- “Very few homes that fit their needs to move and/or downsize into, especially in the case of newer homes”
- “Develop a greater diversity of housing, including . . .single-story homes; accessible units; . . . 55+ communities”
- “Increases the likelihood that these households will stay in Howard County but move out of their existing homes, thereby freeing up older forms of housing” Page 59.

The Bill Would Provide the Type of Homes Senior Homebuyers Want

The National Association of Homebuilders (NAHB) conducts annual surveys of homebuyers. NAHB’s latest report on “What Homebuyers Real Want” (2021 Edition) shows that:

- 70% of homebuyers ages 55 to 64 and 74% of homebuyers age 65 and older prefer single-story homes (Question 21, page 192)

Dunteachin Estates Homeowners Association, Inc.
Testimony in Support of CB 87 - 2021 (ZRA 198)

- 31% of homebuyers age 55 to 64 and 44% of homebuyers age 65 and older prefer homes with less than 1,600 square feet of living space (Question 17, page 186)

The National Association of Realtors “2021 Home Buyers and Sellers Generational Trends Report” states that homebuyers over age 55 “expect to own their homes for the longest period of time of 20 years.” Page 8. They want to age-in-place in their own home. They want all their living space on one level and do not want to climb stairs as their knees and hips age.

The Bill Would Increase the Number of Smaller, Single Story Homes in the County’s Age-Restricted Housing Stock

The Department of Planning and Zoning’s Development Monitoring System (DMS) Report (April 2021) contains data on the County’s age-restricted housing stock built between October 1, 2004 and December 31, 2020. (Table 46, page 47.) During this period, 3,820 age-restricted units were built, which represents 15% of all housing units built in the County during the same period. The types of age-restricted units are shown below.

Age-Restricted Housing Units Built Between October 1, 2004 and December 31, 2020		
Type of Unit	Number of Units	Percentage of Total
Apartment Units	2,138	56%
Single Family Attached (Townhomes)	1,323	35%
Single Family Detached	359	9%
TOTAL	2,136	100%

The DMS Report does not breakdown the number of single family detached homes by size and number of stories. ArcGIS has data on 42 age-restricted housing communities in Howard County, including types of units at: <https://arcg.is/0WzL4S0>. The “55 Places” website has data on age-restricted housing communities in Maryland, including the number of units by type, square feet of living space and floor plans at: <https://www.55places.com/maryland>. Combining the data from these sources, we identified 6 age-restricted housing communities shown below in Howard County that include single family detached homes.

Howard County Age-Restricted Housing Community	Number of Single Family Detached Homes	Square Feet of Living Space	Number of Stories
Courtyards at Waverly Woods	Not available	2,068 to 2,432	1 to 2
Villas at Cattail Creek	25	2,000 to 4,700	1 to 2
Walden Woods	10	1,806 to 2,534	2
Scots Glen	6	3,300 to 4,800	2
Ellicott Meadows	68	Not available	
Miller’s Grant	24	Not available	
TOTAL	133		

The Courtyards at Waverly Woods have 3 single family detached home models. One model (Amistead) has one story and two models (Bornquisit and Cavendish) have two stories. The Villas at Cattail Creek have 4 single family detached home models. One model (Springbrook)

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Testimony in Support of CB 87 - 2021 (ZRA 198)

has one story; another model (Cardiff) has one story with an option for a second story; and 2 models (Brighton and Milford) have two stories. Data were not available on the living space or number of stories for the single family detached homes at Ellicott Meadows and Miller's Grant. Real estate listings for the single family detached homes at Ellicott Meadows show that the units have two stories, and floor plans for the single family detached homes at the Miller's Grant website show that the units have one story. This sample indicates that the single family detached homes in the County's age-restricted housing stock tend to be large and have more than one story.

Home Builders Have Single-Story Home Models That Can Comply with the Bill

At least 5 home builders that operate in Maryland have more than 20 single-story model homes with less than 1,600 square feet of living space above grade that would comply with CB 87 - 2021 (ZRA198) as shown below. All the home models have 2 to 3 bedrooms and bathrooms, two car garages, and can comply with the County's Universal Design Guidelines for Age-Restricted Housing.

Single-Story Homes with 1,600 Sq. Ft. Maximum Living Space Above Grade		
Builder	Model	Square Feet of Living Space
Ryan Homes	Aviano	1,566
	Alberti Ranch	1,566
	Newbury	1,565
	Cayman & Grand Cayman	1,533
	Turks/Caicos	1,501
	Pisa Torre	1,407
	Barbados Isle	1,343
	Grand Bahama	1,338
	Bahama	1,321
	Spruce	1,296
	Aruba Bay	1,153
	Aruba	1,150
K Hovnanian Homes	Maya	1,506
	Covington	1,482
	Athens	1,383
	Danielle	1,370
	Brooklyn	1,362
Pulte Homes	Passport	1,498
	Blue Rock	1,489
McKee Builders	Easton	1,490
	Cambridge	1,419
Williamsburg Homes	Chesapeake	1,407

Williamsburg Homes is building the Chesapeake model at The Enclave at Hines Farm age-restricted community in Laurel. K. Hovnanian Homes is building the Athens model at the Four

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Testimony in Support of CB 87 - 2021 (ZRA 198)

unit is priced \$94,000 less than the Ryan Homes' Palladio two-story unit at Two Rivers as shown below.

Ryan Homes New Units at Two Rivers Age-Restricted Community in Odenton	Square Feet	Selling Price
Palladio Two-Story Unit	2,626	\$662,990
Alberti Ranch Single-Story Unit	1,461	\$568,990
	Price Difference	\$94,000

I have attached pictures and floor plans of the Ryan Homes' Griffin Hall townhome model that has been built in age-restricted communities in Howard County, and the Ryan Homes' Alberti Ranch and Turks/Caicos single-story model homes that would comply with the Bill. You can see that the size of the owner's bedroom and bathroom, and the great room or family room are about the same. The layout and size of the kitchen and dining area are different. The biggest difference is that all the living areas in the Alberti Ranch and Turks/Caicos are on one level, which is exactly what most senior homebuyers want.

We hope that you will vote for the Bill. Thank you.

**Dunteachin Estates Homeowners Association, Inc.
Testimony in Support of CB 87 - 2021 (ZRA 198)**



Griffin Hall 2,178 sq. ft.



Alberti Ranch 1,410 sq. ft.



Turks/Caicos 1,503 sq. ft.

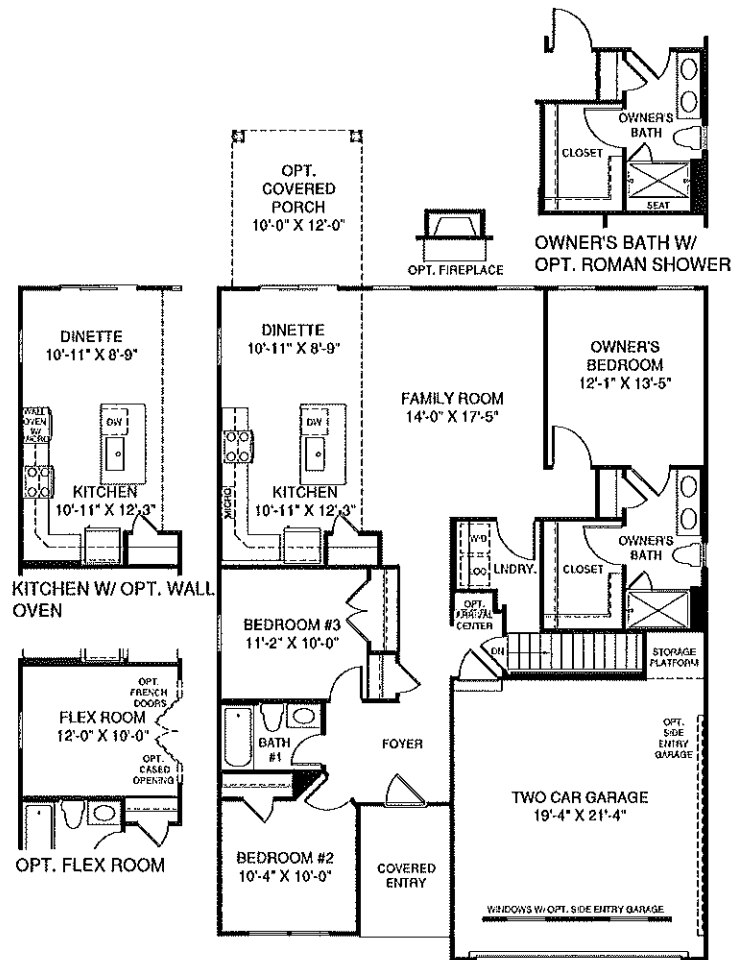
ALBERTI RANCH



ELEVATION A



ELEVATION B



MAIN LEVEL



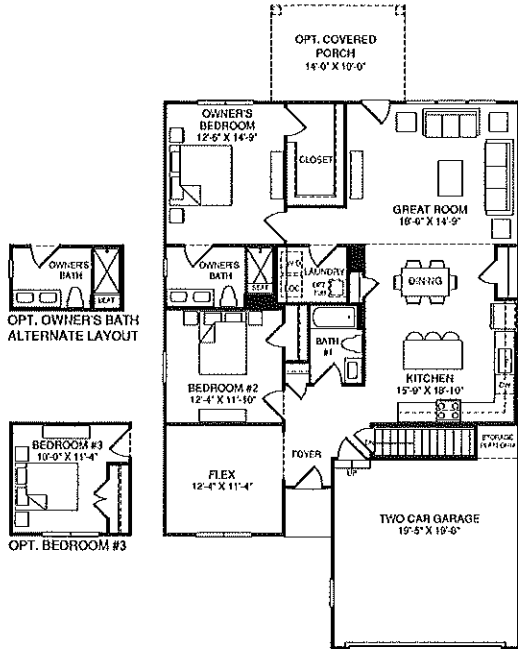
An optional finished basement is available. Please see brochure or online marketing material for details.
 *Floor plan shown is for informational purposes only. Actual construction may vary. © 2011 Ryan Homes, Inc. All rights reserved.
 RYAN HOMES, INC. 10000 W. 10TH AVENUE, SUITE 100, DENVER, CO 80231

Ryan
Homes

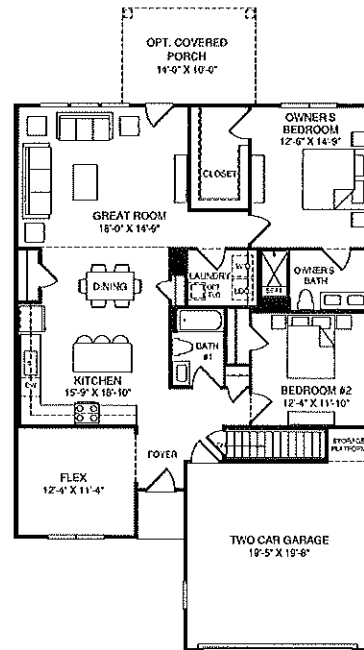
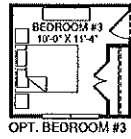
RY1101ALBDA011501

TURKS/CAICOS

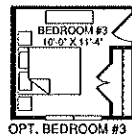
PAIRED VILLA L & K



TURKS MAIN LEVEL



CAICOS MAIN LEVEL



An unfinished basement is included. Please see brochure or online marketing material for details.

LIFESTYLE
 by
Ryan
 Homes

KT041TR00CAICOS02EMF

Council Bill 87-2021 (ZRA 198)

Fact Sheet #1

ZRA 198 would reduce the maximum number of age-restricted adult homes (ARAH) allowed as a conditional use in R-ED and R-20 zoning districts from 4 to 3 homes per net acre in developments with 20 to 49 units, and from 5 to 4 homes per net acre in developments with 50 or more units. The base zoning in R-ED and R-20 zoning districts is 2 homes per net acre.

1. What data was used to justify the higher density for ARAH in R-ED & R-20 zoning Districts

As explained by the Department of Planning and Zoning (DPZ),

“To support the density increase, the DPZ prepared a comparison of the sizes of ‘elderly’ dwellings to typical single family detached dwellings in the R-ED and R-20 zoning districts. The analysis concluded that the standard ‘elderly’ dwelling was 600 square feet and the typical single family detached dwelling was 1,500 square feet. Based on this analysis, DPZ proposed a density multiplier of 2.5 times [250%] the base zoning district.”ⁱ

2. Is this justification valid today?

No. As explained by DPZ,

“[T]he single family attached dwelling units in the most recent approved ARAH Conditional Use (BA-17-030C) were 2,187 feet. Additionally, multiple ARAH Conditional Uses in process propose single family attached and detached dwellings that exceed 2,000 square feet. **Given the change in development patterns and market conditions, the prior multiplier analysis no longer supports the ARAH density increase.**” (Emphasis added.)ⁱⁱ

3. Was the same multiplier used to justify allowing higher densities in the other residential zoning districts?

No. Lower multipliers were used for the other residential zoning districts as shown in the table below. ZRA 198 would bring the multiplier for R-ED and R-20 zoning districts in line with the other residential zoning districts: 150% for developments with 20 to 49 homes, and 200% for developments with 50 or more homes.

Zoning District	Base Zoning Homes Per Net Acre	Maximum ARAH Allowed Per Net Acre	Multiplier	
RC & RR	1	20 or more	1	0%
R-ED & R-20	2	20 - 49	4	200%
		50 or more	5	250%
R-12	3	20 - 49	5	167%
		50 or more	6	200%
R-SC	4	20 - 49	7	175%
		50 or more	8	200%
R-SA-8	8	20 or more	12	150%
R-A-15	15	20 or more	25	167%

Council Bill 87-2021 (ZRA 198)

Fact Sheet #1

4. Do the higher densities allowed in R-ED and R-20 zoning districts actually incentivize developers to build ARAH?

No ARAH developments have been approved as a conditional use in R-ED zoning districts. Only 5 ARAH developments have been approved as a conditional use in R-20 zoning districts since 2002. Developers have not always built the maximum number of ARAH allowed as shown in the table below. Some developers have built ARAH because of the Adequate Public Facilities Act (AFPO), which limits construction of conventional housing in areas of the County facing school overcrowding.

Development	Net Acres	Actual Number of ARAH		Maximum Allowed Per Net Acre
		Total	Per Net Acre	
Hearthstone at Ellicott Mills	7.0	35	5.0	5*
Enclave at Ellicott Station	15.5	68	4.4	5
Enclave at Park Forest	11.3	45	3.9	4
Bethany Glen	68.5	154	2.2	5
Enclave at Hines Farm	15.7	63	4.0	5

Source: DPZ Technical Staff Report on ZRA 198 (August 26, 2021).

* Maximum allowed per net acre when development was approved.

5. Will ZRA 198 result in fewer ARAH units being built in the County?

ZRA 198 will reduce the density of ARAH by 1 home per net acre only in R-ED and R-20 zoning districts. A total of 3,820 ARAH units were built in the County between October 1, 2004 and December 31, 2020, which is 15% of the 24,894 housing units built during the period.ⁱⁱⁱ ZRA 198 will not likely result in fewer ARAH units being built in the County.

6. Is ZRA 198 consistent with the County’s General Plan?

Yes. ZRA 198 is consistent with:

- Policy 10.1 to “[p]rotect and enhance established communities through compatible infill” by making infill ARAH developments in R-ED and R-20 zoning districts compatible with the surrounding neighborhoods of single family detached homes.
- Policy 10.4 to “[r]eview and update all County development regulations to respond to . . . changing market conditions” because the data used to justify the higher density for ARAH in R-ED and R-20 zoning districts is no longer valid today.

ZRA 198 strikes the proper balance between promoting ARAH and preserving the character of existing communities in R-ED and R-20 zoning districts.

ⁱ DPZ, Technical Staff Report on ZRA 187 (April 19, 2019). The 250% multiplier was established in 1988 for “elderly and handicapped housing” in R-ED and R-20 zoning districts (ZB 849R) and was retained when “elderly and handicapped housing” was replaced by ARAH in 2001 (CB 11-2001). The multiplier was reduced to 200% for developments with 20 to 49 units in 2005 (CB 2-2005).

ⁱⁱ DPZ, Technical Staff Report on ZRA 187 (April 19, 2019).

ⁱⁱⁱ DPZ, Development Monitoring System Report, Table 40 (April 2021).

Council Bill 87-2021 (ZRA 198)

Fact Sheet #2

ZRA 198 would require at least 25% of age-restricted adult housing (ARAH) allowed as a conditional use to be smaller, single-story homes (1,600 square feet maximum of living space above grade) that are affordable for empty nesters who want to downsize, seniors who want to age in place, and seniors with disabilities.

1. For whom does the County's General Plan say ARAH is intended?

The County's General Plan says:

“Specifically, age-restricted adult housing is intended to allow **empty nesters** the option of downsizing. As seniors relocate to ARAH, their former homes become available for younger families.” (Emphasis Added.)ⁱ

2. Do ARAH developments in the County provide options for empty nesters who want to downsize?

No. The trend in ARAH developments in the County is to build large, multi-story townhomes with 3,000 to 3,500 square feet that are suitable for larger, multi-generational families that have a family member who is age 55 or older. They are not suitable for empty nesters who want to downsize to smaller, more affordable homes as intended by the County's General Plan.

3. Is data available on what type of floor plan home buyers age 55 and over want?

Yes. The National Association of Home Builders (NAHB) surveys home buyers each year. The data shows that homebuyers age 55 and older overwhelmingly prefer single-story homes. According to the most recent survey, 70% of homebuyers age 55 to 64 and 74% of homebuyers age 65 and older prefer single-story homes.ⁱⁱ

4. Why do home buyers age 55 and over want single-story homes?

According to research conducted by the National Association of Realtors (NAR), home buyers age 55 and older expect to own their homes for 20 years.ⁱⁱⁱ They want to age-in-place in their own home. They want all their living space on one level and do not want to climb stairs as their knees and hips age.

5. Does the County's General Plans support amending the zoning regulations to provide single-story homes for seniors?

Yes. The County's General Plan 2000 recommended that:

“[T]he County should amend the Zoning Regulations to provide other housing options for seniors, including **attached and detached single story, single family homes.**” (Emphasis Added.)^{iv}

PlanHoward 2030 recommended that the County:

“continue General Plan 2000 policies to promote diverse senior housing for those who wish or need to downsize . . .”^v

6. Is data available on how much living space home buyers age 55 and over want?

Yes. The most recent NAHB survey shows that 31% of homebuyers age 55 to 64 and 44% of homebuyers age 65 and older prefer homes with less than 1,600 square feet of living space.^{vi}

Council Bill 87-2021 (ZRA 198)

Fact Sheet #2

7. How is living space above grade calculated?

The American National Standards Institutes (ANSI) has adopted a standard for calculating the living space above grade of detached and attached single family homes: ANSI Z765-2021.

The ANSI standard calculates living space above grade by measuring the finished area of the home that is above ground level. It does not include garages and basements that are wholly or partially below ground level.

8. Do builders offer single-story home models with 1,600 square feet or less of living space above grade?

Yes. Two new ARAH developments in Maryland are offering single-story home models with 1,600 square feet or less of living space above grade. The Enclave at Hines Farm in Laurel is offering the Chesapeake model (1,407 square feet) by Williamsburg Homes. Two Rivers in Odenton is offering the Alberti Ranch model (1,421 square feet) by Ryan Homes. Ryan Homes offers 11 other single-story home models with 1,600 square feet or less of living space above grade in the Northeast.^{vii} All the home models have 2 to 3 bedrooms and bathrooms, two car garage, and can comply with the County's Universal Design Guidelines for ARAH.

9. Why does ZRA 198 specify a maximum of 1,600 square feet of living above grade instead of a single-story?

Single-story homes can have 2,000 square feet or more of living space above grade, which would not provide housing options for empty nesters who want to downsize as intended by the County's General Plan. The County's Universal Design Guidelines for ARAH require that the homes have a complete living area, including a master bedroom and bathroom, on the main level. Homes with 1,600 square feet or less of living space above grade must be a single-story to comply with these guidelines. Homes with more than 1,600 square feet of living space above grade can have two-stories.^{viii}

ⁱ PlanHoward 2030, page 130.

ⁱⁱ NAHB, "What Home Buyers Really Want" (2021 Edition), Question 21, page 192.

ⁱⁱⁱ NAR, 2021 Home Buyers and Sellers Generational Trends Report, page 8.

^{iv} Howard County General Plan 2000, pages 82-83.

^v PlanHoward 2030, page 130.

^{vi} NAHB, "What Home Buyers Really Want" (2021 Edition), Question 17, page 186.

^{vii} Aviano (1,566 sq. ft.); Newburg (1,565 sq. ft.); Grand Cayman (1,533 sq. ft.); Turks/Caicos (1,501 sq. ft.); Pisa Torre (1,407 sq. ft.); Barbados Isle (1,343 sq. ft.); Grand Bahama (1,338 sq. ft.); Bahama (1,321 sq. ft.); Spruce (1,296 sq. ft.); Aruba Bay (1,153 sq. ft.); and Aruba (1,150 sq. ft.). The floor plans can be viewed at: <https://www.ryanhomes.com/new-homes/our-homes>.

^{viii} The Ryan Homes Calvert model has 1,717 sq. ft. of living space above grade and has two-stories.

Council Bill 87-2021 (ZRA 198)

Fact Sheet #3

ZRA 198 would require community buildings in age-restricted adult housing (ARAH) developments to contain a minimum of 30 square feet of net floor area per dwelling unit for the first 99 units.

1. What do the zoning regulations currently require for community buildings?

The current zoning regulations require community buildings to contain a minimum of 20 square feet of gross floor area per dwelling unit for the first 99 units.

2. What is the difference between gross and net floor area?

Gross floor area is measured from the exterior faces of the building's walls.ⁱ Net floor area is the usable space within a building and is measured from the inside walls of the building with deductions for features like toilet rooms, pantries, utility closets, and the thickness of walls.ⁱⁱ

3. How are community buildings used?

Community buildings have multiple uses depending on their size. Smaller buildings with a single room are used for community game nights, parties, book or hobby clubs, and meetings. Depending on the type of use, the space may be set up with tables and chairs, rows of chairs, standing space, or a combination of each. Larger buildings may have game rooms with billiards and ping-pong tables, exercise rooms with gym equipment, and pool rooms with lockers and showers.

4. What does ZRA 198 base the minimum net floor area per dwelling unit on for the first 99 units?

ZRA bases the minimum net floor area per dwelling unit for the first 99 units on the building code's allowance of 15 square feet per occupant for assembly areas with tables and chairs and an average of 2 residents per dwelling unit for a total of 30 square feet of net floor area per dwelling unit.ⁱⁱⁱ

5. How many people can be accommodated at a community game night set up with tables and chairs under the current zoning regulations and ZRA 198?

The number of people that can be accommodated depends on the number of dwelling units. For example, in an ARAH development with 30 dwelling units, the community building is required to have a minimum of 600 square feet of gross floor area under the current zoning regulations. The net floor area or usable space would be 383 square feet after deducting for the toilet rooms, a pantry, a utility closet to store the tables and chairs when not in use, and the thickness of walls. See Floor Plan A-1.^{iv} The building can accommodate 20 people at five 42 inch round tables with four chairs per table or 1/3 of the residents based on an average of 2 residents per dwelling unit. ZRA 198 would require the community building to have a minimum of 900 square feet of net floor area that would accommodate 44 people at eleven 42 inch round tables with four chairs per table or 3/4 of the residents based on an average of 2 residents per dwelling unit. See Floor Plan B.

ⁱ Howard County Zoning Regulations, Section 103.0, Definition of "Floor Area, Gross."

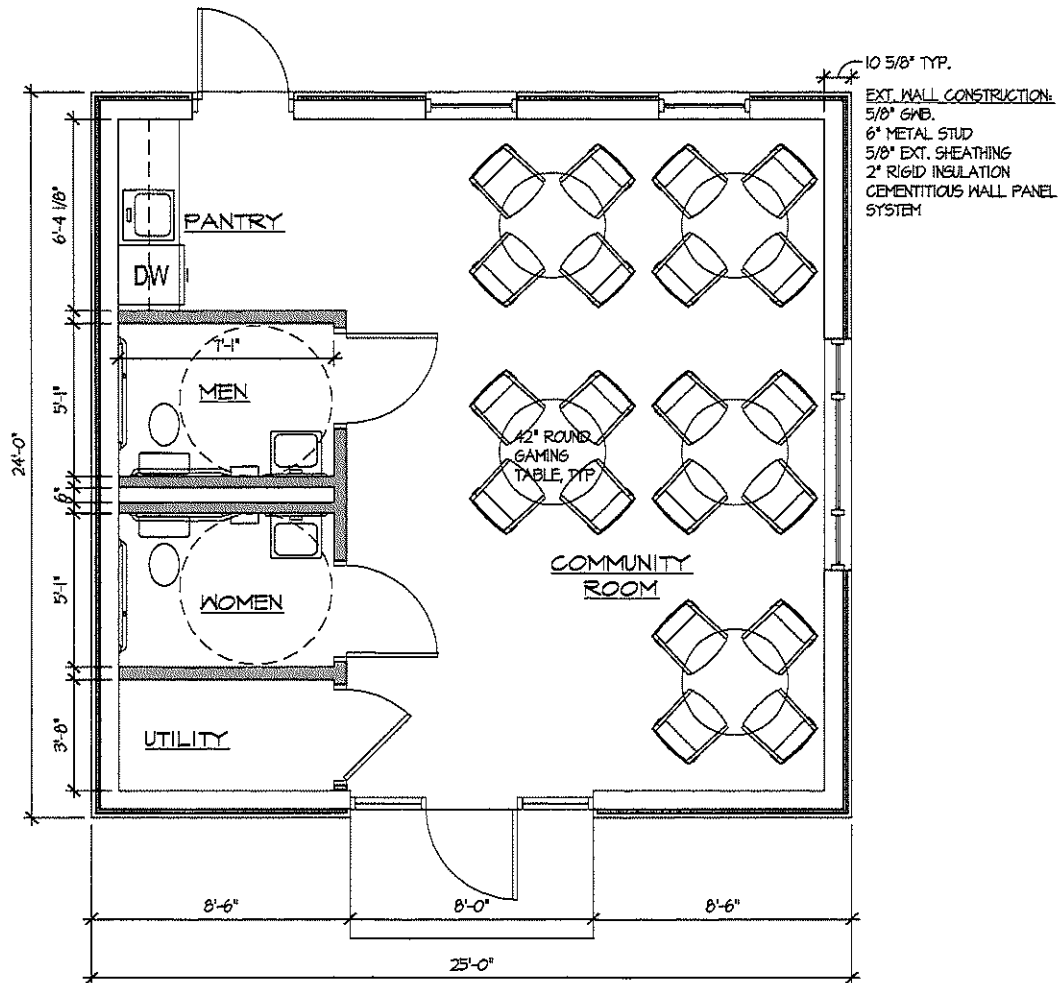
Council Bill 87-2021 (ZRA 198)

Fact Sheet #3

ⁱⁱ International Building Code (IBC) 2018 Edition, Section 202, Definition of “Floor Area, Net.” The Howard County Building Code adopts the IBC 2018 Edition. Section 3.100 (B).

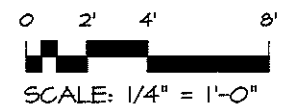
ⁱⁱⁱ IBC 2018 Edition, Table 1004.5. The allowance for chairs only (not fixed) is 7 square feet and for standing spaces is 5 square feet. Townhouses in ARAH developments typically have 3 bedrooms that can accommodate from 1 to 6 occupants. Multi-generational families that have at least one member who is age 55 or older will have more occupants. The Department of Planning and Zoning (DPZ) agrees that an average of 2 residents per dwelling unit is a reasonable number. DPZ Technical Staff Report on ZRA 198 (August 26, 2021).

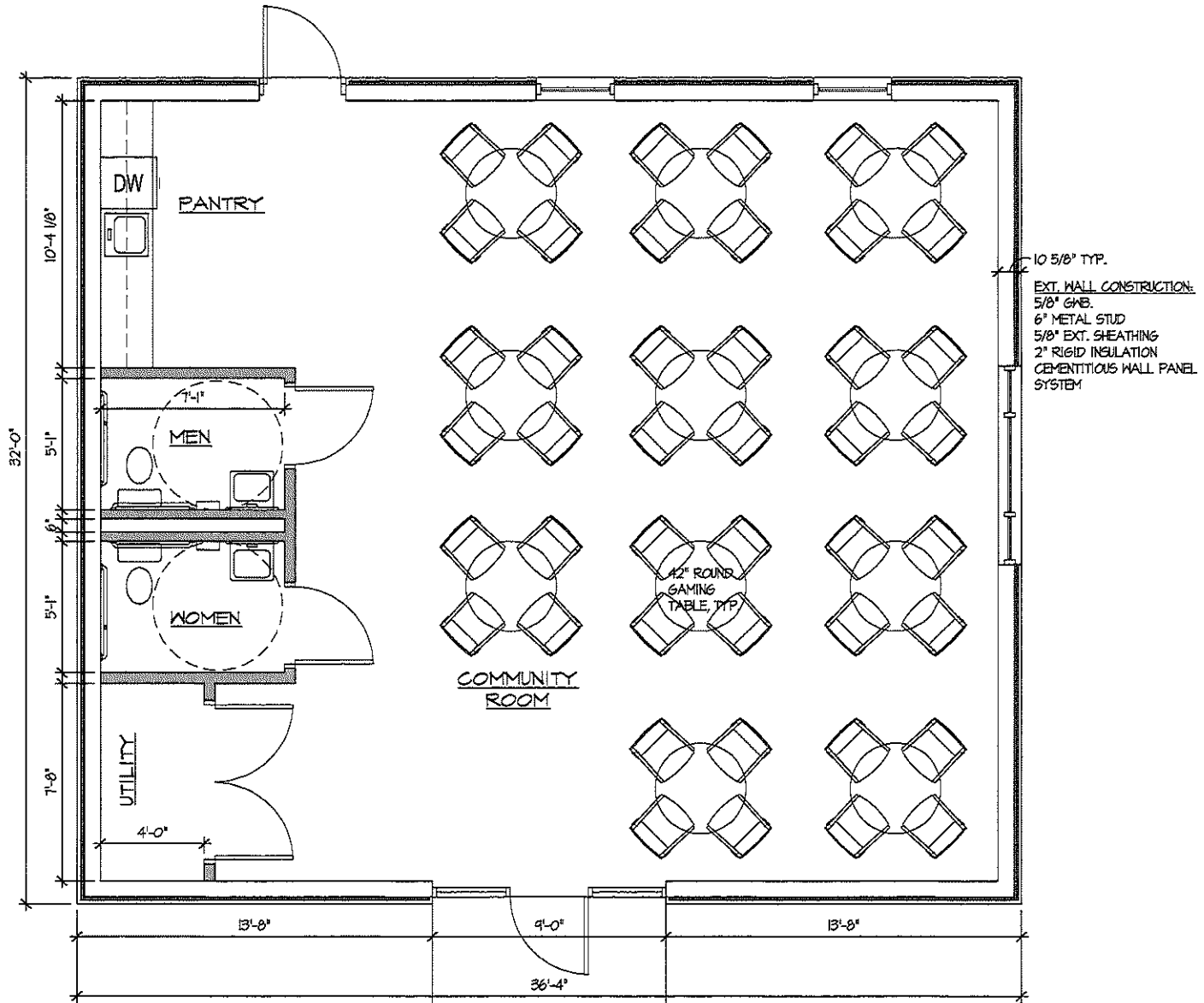
^{iv} Separate toilet rooms for men and women are required in buildings with more than 15 occupants. Howard County Plumbing Code, Section 403.2. The deductions to arrive at the net floor area are: 92 sq. ft. for two ADA complaint toilet rooms; 13 sq. ft. for the pantry; 28 sq. ft. for the utility closet; and 84 sq. ft. for the exterior walls. If there are standing spaces for more than 49 people, two exits are required. IBC 2018 Edition, Section 1006.2.1.



Community Building Floor Plan A-1

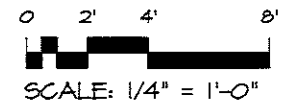
384 NSF (Net Interior Square Feet) 600 GSF





Community Building Floor Plan B

900 NSF (Net Interior Square Feet) 1163 GSF



Bruce A. Harvey
Testimony 11/15/2021
Howard County Council
Bill CB-87

My name is Bruce Harvey and I live on Elmwood Road in Fulton, MD. I'm also President of Williamsburg Homes headquartered in Columbia. I am testifying against Council Bill CB-87.

I want to focus on the numbers. Williamsburg is the contract owner of Enclave at Hines Farm, a 63 home Active Adult community in North Laurel. The project is on approximately 16 acres and is expected to begin development next year. We will have 34 villa townhomes and 29 single family homes. 7 of the townhomes will be MIHU's. If in place, CB87 would impose a 1,600 maximum square foot restriction on 25% of the homes, approximately 16 of the 63 homes. At this time, Williamsburg is expecting to offer for sale an approximately 1,500 square foot ranch home. The retail price is currently projected at \$670,000. Other single family homes that we will offer are larger and all 2 story homes. They line up is expected to be as follows 1,800 sq ft - \$700,000, 2,350 sq ft - \$730,000, 2,550 sq ft - \$770,000. While the 1,500 square foot ranch home is our least expensive, it is not the affordable option that consumers perceive for a small ranch. Why? Because our finished land cost is estimated at \$300,000. So approximately 45% of the retail price is in the land. In our active adult single family communities, we have always offered the 1,500 square foot home. But less than 10% of our sales have been that home. Why would we impose a restriction to build this type of home when it is not preferred by consumers and is the most expensive home we offer on a per square foot basis?

Now let's talk density. We were only able to achieve 4 units per acre at Hines Farm even though the conditional use would allow 5 per acre. We were at 69 homes, but had to cut back to achieve storm water management and forest conservation requirements. If we could have achieved the 69 homes, those extra 6 single family homes would have lowered our lot cost by \$20,000 and our retail prices above could be lowered accordingly. So density is the key to trying to help achieve affordability. So don't take away the one arrow in our quiver to help with affordability by lowering the allowed density.

Please also realize that the 7 MIHU homes that we will build at Hines Farm will be offered at approximately \$313,000. The only way to offer these homes at this price is to allocate \$-0- land cost to them. This raises the land cost for the remaining market rate homes. This is yet another important factor to consider when discussing the active adult conditional use requirements and the appropriate density maximums.

For the above stated reasons, please vote no on CB-87.

Thank you for hearing my testimony.

Sayers, Margery

From: ldw11@aol.com
Sent: Monday, November 15, 2021 7:50 PM
To: CouncilMail; Ball, Calvin
Subject: Bill CB 87-2021 -- ZRA 198

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

(Hope I'm not too late)

Please vote yes on Council Bill 87-2021. I think it places reasonable and appropriate standards on senior housing in Howard County.

Thank you,
Larry Wagoner

1725 Henryton Road
Marriottsville MD 21104

Sayers, Margery

From: Samer Alomer <salomer@mba-eng.com>
Sent: Monday, November 15, 2021 7:10 PM
To: CouncilMail
Subject: CB-87

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

My name is Sam Alomer, and I live on Woodstock Road, Woodstock MD. My office is at 7350 Grace Drive, Columbia MD 21044. I am the president of Mildenberg Boender and Associates, an engineering firm with a long history in Howard County.

I am here this evening to testify against Council Bill CB-87.

My firm has two projects in process for Conditional Use Age Restricted housing, with one more in the pipeline. Changing the zoning rules will adversely impact our clients, in one case it would completely kill a project, the landowners and ultimately the buyers.

I believe the proposed changes will result in increased costs per unit in almost all cases. The development costs will not go down when the number or size of the proposed units decreases, should this zoning change pass. In fact, it will increase the selling prices.

Plan Howard 2030 urges the expanding of Age Restricted Housing. Figure 9.6 (page 130- Plan Howard 2030) clearly states that 20% of Howard County residents will be above age 65, with even more residents over 55.

This bill is in direct conflict with Plan Howard 2030.

Reducing the density now, without acknowledging those critical numbers, will cause a shortage in supply and will push these aging county residents to seek housing outside of Howard County.

Passing this ZRA would be a costly mistake to Howard County.

Sam Alomer, P.E.
President
Mildenberg, Boender & Assoc., Inc.
7350B Grace Drive, Columbia, MD 21044
410-997-0296

 **MILDENBERG,
BOENDER & ASSOC., INC.**

Sayers, Margery

From: Mike DiFilippo <mike@mdcsr.com>
Sent: Monday, November 15, 2021 6:56 PM
To: CouncilMail
Cc: Ball, Calvin; Mark
Subject: Support for Council Bill 87-2021 (ZRA - 198)

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

Dear Council Member,

I am writing to ask you to support Council Bill 87 - 2021 (ZRA - 198). My wife and I are over 55 and would like a new, one-level home option in Howard County. Our children and grand-children live in Howard County and we want more housing options for aging-in-place.

The bill noted above amends the zoning regulations for age-restricted housing developments by:

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- Reducing the maximum number of homes allowed per net acre in R-ED & R-20 districts by 1.
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- Requiring at least 25% of the homes to be smaller, single story homes (1,600 sq. ft. maximum of living space above grade) for empty-nesters who want to downsize to smaller, more affordable homes, seniors who want to age in place, and seniors with disabilities.
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- Increasing the minimum size of community buildings from 20 to 30 sq. ft. of net floor area per home.
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We no longer want a home with stairs but one with the living spaces on a single-level. This bill will ensure that this type of home is available for us in an age-restricted housing development.

Age-restricted housing developments are typically dense rows of large townhouses that are 3,500 sq. ft. They are not compatible with established neighborhoods of single-family detached homes in R-ED and R-20 districts. The bill will make the developments fit in with the surrounding communities in these districts.

Fulfilling social contact and engagement is one of most important ways to ensure senior quality of life. Under the current zoning regulations, community buildings can safely accommodate less than half the residents of age-restricted housing developments. The bill will increase the maximum occupancy of the buildings to accommodate an average of 2 residents per home at largely attended events like community game nights and parties.

The bill will benefit us and other seniors who want to live in age-restricted housing developments and make this housing a better addition to existing neighborhoods.

Please vote "Yes" for the bill. Thank you for your consideration.

Thank you,

Mike DiFilippo

mike@mdcsr.com

Sandra DiFilippo

difilippomom@gmail.com

Sayers, Margery

From: Brent Mager <brentmager1@gmail.com>
Sent: Monday, November 15, 2021 6:09 PM
To: CouncilMail
Subject: cball@howardcountymd.gov

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

Dear Council Members,

I am writing to urge your support for Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriate and affordable living options for seniors who want to age-in-place.

The bill amends the zoning regulations for age-restricted housing developments by:

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- Reducing the maximum number of homes allowed per net acre in R-ED & R-20 districts by 1.
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- Requiring at least 25% of the homes to be smaller, single story homes (1,600 sq. ft. maximum of living space above grade) for empty-nesters who want to downsize to smaller, more affordable homes, seniors who want to age in place, and seniors with disabilities.
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- Increasing the minimum size of community buildings from 20 to 30 sq. ft. of net floor area per home.
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Home buyers age 55 and older who are planning to stay in their homes do not want a home with stairs. They want all their living spaces on a single-level. This bill will ensure that this type of home is available to seniors who want to live in age-restricted housing developments.

Age-restricted housing developments are typically dense rows of large townhouses that are 3,500 sq. ft. They are not compatible with established neighborhoods of single-family detached homes in R-ED and R-20 districts. The bill will make the developments fit in with the surrounding communities in these districts.

Under the current zoning regulations, community buildings can safely accommodate less than half the residents of age-restricted housing developments. The bill will increase the maximum occupancy of the buildings to accommodate an average of 2 residents per home at largely attended events like community game nights and parties.

The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

Please vote "Yes" for the bill. Thank you for your consideration.

Sincerely,

Brent M. Mager

5379 Dunteachin Drive
Ellicott City, MD 21043
443-745-6448

Sayers, Margery

From: John Spitz <jjspitz@yahoo.com>
Sent: Monday, November 15, 2021 5:10 PM
To: CouncilMail
Cc: Ball, Calvin
Subject: Council Bill 87 - 2021 (ZRA - 198)

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

Dear Council Member,

I am writing to urge your support for Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriate and affordable living options for seniors who want to age-in-place.

The bill amends the zoning regulations for age-restricted housing developments by:

- Reducing the maximum number of homes allowed per net acre in R-ED & R-20 districts by 1.
- Requiring at least 25% of the homes to be smaller, single story homes (1,600 sq. ft. maximum of living space above grade) for empty-nesters who want to downsize to smaller, more affordable homes, seniors who want to age in place, and seniors with disabilities.
- Increasing the minimum size of community buildings from 20 to 30 sq. ft. of net floor area per home.

Home buyers age 55 and older who are planning to stay in their homes do not want a home with stairs. They want all their living spaces on a single-level. This bill will ensure that this type of home is available to seniors who want to live in age-restricted housing developments.

Age-restricted housing developments are typically dense rows of large townhouses that are 3,500 sq. ft. They are not compatible with established neighborhoods of single-family detached homes in R-ED and R-20 districts. The bill will make the developments fit in with the surrounding communities in these districts.

Under the current zoning regulations, community buildings can safely accommodate less than half the residents of age-restricted housing developments. The bill will increase the maximum occupancy of the buildings to accommodate an average of 2 residents per home at largely attended events like community game nights and parties.

The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

Please vote "Yes" for the bill. Thank you for your consideration.

Sincerely,

John Spitz

5372 Dunteachin Drive

Ellicott City, MD 21043

Sayers, Margery

From: Tim Burkard <tim@burkardhomes.com>
Sent: Monday, November 15, 2021 4:53 PM
To: CouncilMail
Subject: CB 87

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

Dear County Council:

Please see below regarding my opposition to CB 87:

I own a home building company that is somewhat unique in that we focus on the first-time homebuyer and the more affordable price points.

I am strongly opposed to this bill as it is yet another attack on affordable housing in Howard County.

Reducing the density from 4 units to 3 units for age restricted projects less than 50 units would dramatically increase the cost of land - up to 33% on a per unit basis. With our already high and ever increasing land costs, further reduction of supply and cost increases will only worsen the affordability crisis.

On a macro basis the total supply would be even more restricted. According to the auditor's report, there are 133 potentially eligible sites that fit this criterion. The report indicates that 51 of these or 38% would not be able to qualify under the conditional use criteria. This will reduce the supply of new projects which further escalates land costs due to scarcity. Our consumers are already complaining about the lack of available new homes in the marketplace.

I have one of these 51 parcels under contract and would not be able to move forward if this bill were to pass. I would be financially damaged by this bill as I have invested considerable funds in this project, and I could lose the opportunity to develop it since it would then be fewer than 20 units.

However, the case of the landowner and the 50 other landowners whose properties are between 5 and 7 acres is worse. They would lose the ability to develop their property under this conditional use provision. This would devalue their properties significantly as they are unable to develop their property timely due to previous regulations that have negatively impacted affordability. In many cases, the landowner's home and property is their most significant asset. They are often relying on this asset for their retirement and their families financial future.

The second component suggests that building a one-story home less than 1,600 square feet is a solution for affordable housing. It most certainly is not as one-story construction is much more expensive. First, it requires significantly more land due to the much larger footprint which increases land costs. Second, the overall construction cost of a ranch style home is around 30% greater than that of a two story home. Since the footprint is twice as large as a comparably sized two story home, all the expensive structural elements are also twice as expensive. These include the foundation, slab, steel, roof, roof trusses, and other structural elements. A ranch home is not a good solution as it is not very cost effective and there has been very little

demand for this type of product due to its very high cost. While many people advocate for a one story housing, very few people actually purchase it due to these higher costs. It is especially difficult in markets such as ours where the land component makes it prohibitively expensive.

Furthermore, the 55 plus market does not necessarily want a single-family home after maintaining one for their entire life. That is why we have seen market acceptance of the duplex and townhome products. These product types provide maintenance free living, a reasonably sized home including a first floor master, upstairs bedrooms for their visiting children and grandchildren, and a competitive price.

As someone who lived in the Dunteachin Estates community for 10 years I can tell you that many of the homes are over 3,000 square feet. I am not sure what gives that HOA the right to ask others in the county to limit their home to approximately one half the size of their homes. That does not seem appropriate and the Council should not be legislating county wide based on a single project.

To conclude, this bill makes affordable housing significantly worse for our seniors and I urge you to vote against it.

Thank you very much for your consideration.

Tim Burkard

--

Tim Burkard
Burkard Homes, LLC
1511 Ritchie Highway, Suite 305
Arnold, MD 21012

www.burkardhomes.com

Mobile: (240) 375-1052
Sales Office: (410) 992-2221

Sayers, Margery

From: Michael Berman <Mtberman@msn.com>
Sent: Monday, November 15, 2021 3:43 PM
To: Ball, Calvin; CouncilMail
Subject: Council Bill 87 - 2021 (ZRA - 198)

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

Dear Council Member,

I am writing to urge your support for Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriate and affordable living options for seniors who want to age-in-place.

The bill amends the zoning regulations for age-restricted housing developments by:

- Reducing the maximum number of homes allowed per net acre in R-ED & R-20 districts by 1.
- Requiring at least 25% of the homes to be smaller, single story homes (1,600 sq. ft. maximum of living space above grade) for empty-nesters who want to downsize to smaller, more affordable homes, seniors who want to age in place, and seniors with disabilities.
- Increasing the minimum size of community buildings from 20 to 30 sq. ft. of net floor area per home.

Home buyers age 55 and older who are planning to stay in their homes do not want a home with stairs. They want all their living spaces on a single-level. This bill will ensure that this type of home is available to seniors who want to live in age-restricted housing developments.

Age-restricted housing developments are typically dense rows of large townhouses that are 3,500 sq. ft. They are not compatible with established neighborhoods of single-family detached homes in R-ED and R-20 districts. The bill will make the developments fit in with the surrounding communities in these districts.

Under the current zoning regulations, community buildings can safely accommodate less than half the residents of age-restricted housing developments. The bill will increase the maximum occupancy of the buildings to accommodate an average of 2 residents per home at largely attended events like community game nights and parties.

The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

Please vote "Yes" for the bill. Thank you for your consideration.

Sincerely,

Michael Berman
5388 Dunteachin Drive
Ellicott City MD 21043



PLEASANTS DEVELOPMENT, LLC | 24012 Frederick Rd. | Suite 200 | Clarksburg, MD 20871 | T 301-428-0800 | F 301-428-1736

November 15, 2021

Counsel Chair Elizabeth Walsh, Howard County Council
George Howard Building
3430 Court House Drive
Ellicott City, MD 21043

RE: OPPOSITION TO CB 87-2021 Amending Howard County Zoning Regulations

Dear: Ms. Walsh and Members of the Council:

This Letter in opposition to Council Bill 87-2021 which would reduce the maximum number of housing units per net acre in R-ED and R-20 zoned residential areas, impose a restriction requiring that 25% of the dwelling units have 1,600 square feet of maximum living space above grade, and increase the minimum size of the required community building.

As a former urban planner who worked in the public sector for 15 years, combined with over 20 years in the private home building and land development business, I have a unique background and expertise in both zoning regulations and private sector housing.

This bill will have an egregious impact on the development of age-restricted adult housing communities in Howard County. By adding a limitation on the size of homes, the County Council is inserting themselves into the private marketplace, where it has no expertise regarding the needs and desires of seniors. Seniors who are contemplating buying a home, and in many cases down-sizing from a larger home, need to have the ability to choose a home that fits their needs. These buyers are looking for a home that has enough space for their belongings, but also room for the kids and grandkids to visit and stay overnight. A 1,600 square foot home, as mandated by the bill for 25% of a new community, will NOT be a choice that any seniors would choose for the reasons given above. Suffice it to say that the County Council has no business dictating the size of homes when the private marketplace is responsible for providing housing for seniors.

In addition, the lowering of the allowable density in R-ED and R-20 zoning districts from 4-5 to 3-4 would result in a reduction in available housing for seniors, which is in strong demand in Howard County, and would have the effect of increasing the cost of housing overall. Simply put, there is no need for this reduction in allowable density.

Finally, this bill is clearly aimed at one specific proposed development, which is opposed by the adjacent home owners. It is unconscionable that the County Council would even consider this bill for that reason alone.

Thank you for your consideration in this matter and please vote against Bill 87-2021.

Sincerely,
PLEASANTS DEVELOPMENT, LLC

A handwritten signature in black ink, appearing to read "Clark Wagner", is written over the typed name.

Clark Wagner, Vice Pres., Land Acquisition & Entitlement

CC: Vice-Chair Opel Jones
Councilmember Deb Jung
County Executive Calvin Ball
Councilman David Yungmann

Sayers, Margery

From: John Cords <john.cords@gmail.com>
Sent: Monday, November 15, 2021 12:26 PM
To: CouncilMail
Cc: Ball, Calvin
Subject: Vote Yes on CB 87-2021 (ZRA 198)

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

Dear Council Member,

I am writing to urge your support for Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriate and affordable living options for seniors who want to age-in-place.

The bill amends the zoning regulations for age-restricted housing developments by:

- Reducing the maximum number of homes allowed per net acre in R-ED & R-20 districts by 1.
- Requiring at least 25% of the homes to be smaller, single story homes (1,600 sq. ft. maximum of living space above grade) for empty-nesters who want to downsize to smaller, more affordable homes, seniors who want to age in place, and seniors with disabilities.
- Increasing the minimum size of community buildings from 20 to 30 sq. ft. of net floor area per home.

Home buyers age 55 and older who are planning to stay in their homes do not want a home with stairs. They want all their living spaces on a single-level. This bill will ensure that this type of home is available to seniors who want to live in age-restricted housing developments.

Age-restricted housing developments are typically dense rows of large townhouses that are 3,500 sq. ft. They are not compatible with established neighborhoods of single-family detached homes in R-ED and R-20 districts. The bill will make the developments fit in with the surrounding communities in these districts.

Under the current zoning regulations, community buildings can safely accommodate less than half the residents of age-restricted housing developments. The bill will increase the maximum occupancy of the buildings to accommodate an average of 2 residents per home at largely attended events like community game nights and parties.

The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

Please vote "Yes" for the bill. Thank you for your consideration.

Sincerely,
John Cords
5367 Dunteachin Drive
Ellicott City, MD 21043

Sayers, Margery

From: Pat and Dale York <fiveyorks@verizon.net>
Sent: Monday, November 15, 2021 11:03 AM
To: CouncilMail
Subject: RE: CB 87 -2021 (ZRA 198)

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

Hello, I am Dale York. I live in Ellicott City. I will be 70 years old next year which I guess qualifies me to speak about the housing needs of seniors who want to age in place in their communities.

Howard County's population is aging. Baby-boomers—those born between 1946 and 1964—began turning 65 in 2011. By 2030, when the youngest boomers turn 66, the 65 and older population in Howard County is expected to almost double. At that time, about 1 out of every 5 Howard County residents, or 20% of the population, will be 65 and older.^[1]

Many of these seniors want to age in place in their communities and enjoy the sense of independence and comfort that only a home can provide. It is important that age-restricted housing developments take into account the needs of these seniors.

Some age-restricted housing developments being built in Howard County today are multi-story townhouses. To me, it defies logic and common sense why anyone who is 55 or older would want to buy a multistory townhouse that they may not be able to fully enjoy as they grow older and stairs become more difficult to climb. Would you buy a 3 story house if one day you would be confined to only one of the floors?

Seniors want choices about where and how they age in place. My wife and I have lived in single-family homes for more than 40 years. We enjoy having a backyard where we can garden and entertain family and friends. When we can no longer climb the stairs in our house, we want to move to a single family house in our community where all the living spaces are on one level. Age-restricted housing developments in Howard County need to provide options like this for seniors who want to age in place in their communities. CB 87 -2021 (ZRA 198) would accomplish this by requiring at least 25% of homes in such developments have 1,600 square feet of living space above grade. Homes meeting this requirement would provide all the living spaces on one level and I highly recommend this zoning change be adapted.

Thank You
Dale York
410-203-9019

TO: Howard County Council

FROM: Joan Lancos

RE: CB87-2021

As I read the primary information regarding CB87-2021, several questions came to mind. What also came to mind was a case that came before me in late 2000 and early 2001 when I served on the Planning Board.

During my years on the Planning Board, the Board had the responsibility to make recommendations on Special Exception cases (now Conditional Use) that would then go to the Board of Appeals for final consideration. There was no Hearing Examiner. The case I remembered was BA Case 00-37E. The request was for a Special Exception for Housing for the Elderly and/or Handicapped Persons. The subject property was off Montgomery Road near Landing Road, not far from the Dunteachin Estates Community who initiated the current ZRA-198 request.

At the time, the neighbors along Montgomery Road were opposed to the proposal for 21 single-family detached dwelling units. The layout was not very attractive. The units were crammed in around a loop road with two of the units in the middle of the loop. The neighbors complained that the small houses proposed did not blend with the existing homes in the area and should be denied. We tabled the case and asked that the developer come back with a better layout.

Two months later, the developer presented a plan for 21 single-family attached dwelling units. The units would be contained in eight two or three-unit buildings. The center of the loop would become a central open space labeled a "mini-park." The design was much more attractive and gained a yes recommendation from the Planning Board. It was ultimately approved by the Board of Appeals and now stands as Rockburn Woods. I visited it recently and it is a lovely community.

What struck me as interesting about the Dunteachin Estates HOA request is that the request is for smaller homes to be built. The same community that 20 years ago asked for larger homes now want smaller homes. Why? And why should homes be required to be a particular size? Doesn't the market itself determine what people will buy? I am also unclear as to why decreasing the yield per acre would encourage more small units. Wouldn't the opposite be the case?

I am completely unclear as to why the regulation goes into such detail on the size of the community building including spelling out how to calculate the net floor area. Is this done in any other zoning category? Has any information been collected from existing senior communities to determine whether there is a need for such regulation?

Here are some questions to ask those communities:

1. What is the approximate square footage of the community building in your neighborhood?
2. How often does the building get used? Daily? Weekly? Only occasionally?
3. What is it used for? Resident meetings? Classes? Private events held by individual residents?
4. Has maintenance of the building ever been a problem for the association? Do the costs of maintaining the building impact HOA fees?

I think it is important to know the answers to these questions before determining whether adding additional requirements for community buildings are necessary.

The reasons for this Zoning Regulation Amendment introduced by a homeowner's association have not been clearly articulated other than that some folks want to buy a smaller home that is all on one level. Is this desire for smaller senior units something that should be addressed as part of the General Plan? I hope that the County Council will investigate all ramifications of these significant changes before voting on this bill.

JL 11.15.21



HOWARD COUNTY COUNCIL
AFFIDAVIT OF AUTHORIZATION
TO TESTIFY ON BEHALF OF AN ORGANIZATION

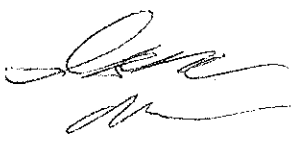
I, Isaac Ambruso, have been duly authorized by
(name of individual)

Maryland Building Industry Association to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CB 87-21 to express the organization's
(bill or resolution number)

support for / opposition to / request to amend this legislation. *(Please circle one.)*

Printed Name: Isaac Ambruso

Signature: 

Date: 11/15/2021

Organization: Maryland Building Industry Association

OrganizationAddress: 11825 West Market Place, fulton Maryland

Number of Members : 1,000

Name of Chair/President: Lori Graf

***This form can be submitted electronically via email to
councilmail@howardcountymd.gov no later than 2 hours prior to the start of the
Public Hearing.***

November 15, 2021

Re: OPPOSITION TO CB 87 – Amending Howard County Zoning Regulations

Dear Counsel Chair Walsh and Members of the Howard County Council:

The Howard County Chapter of the Maryland Building Industry Association (MBIA) writes in opposition to Council Bill 87-21 which would reduce the maximum number of housing units per net acre in R-ED and residential areas.

This legislation would change the allowable density in R-ED and R-20 zoning districts from 4-5 to 3-4. MBIA views this change as increasing the cost of senior housing. While it is somewhat difficult to achieve the densities currently allowed because of changes to forest conservation and storm water management requirements, the density in the current zoning should be maintained to allow developers flexibility to create diverse senior housing opportunities. Additionally, this bill would impose a restriction requiring that 25% of the dwelling units have 1,600 square feet of maximum living space above grade. While the intent of this change is intended to provide more affordable units in a senior housing community, that is a misconception. The most expensive construction on a per square foot basis is a one story home. The biggest component of the retail price of a home is the land cost. The difference in cost between a 1,600 sq ft one story home and a 2,000 sq ft home with some 2 story elements is approximately \$25,000 - \$30,000. The land cost is the same. A 1,600 square foot home is often already offered by builders and they are only chosen by a small portion of purchasers (generally less than 10%). Putting this restriction in place doesn't allow the purchaser to make their own choice as to the size of home they want. MBIA doesn't believe this is desirable from a consumer perspective. MBIA agrees that the community building minimum square footage requirements are modest. We think a change to 25 square feet per unit is appropriate, but the Net Floor Area definition is unnecessary and confusing.

Additionally, this bill appears to be targeting a specific development at Kerger Pond. The bill seems to be an attempt to punish the development for achieving the allowable density. Creating new requirements for developments to specifically punish a developer that legally achieved the maximum density set by this council is an inappropriate and unconscionable use of county legislation.

For these reasons, MBIA respectfully requests the Council vote against Council Bill 87-2021. Thank you for your attention to this vital issue and your continued support of the local home building industry. If you have any questions about these comments and would like to discuss MBIA's position further, please do not hesitate to contact me at iambruso@marylandbuilders.org or (202) 815-4445.

Best regards,

Isaac Ambruso, Director of Legislative and Regulatory Affairs

Cc: Counsel Chair Elizabeth Walsh
Vice-Chair Opel Jones
Councilmember Deb Jung
County Executive Calvin Ball
Councilman David Yungmann

Sayers, Margery

From: Dave Clader <daveclader@gmail.com>
Sent: Monday, November 15, 2021 9:40 AM
To: CouncilMail
Cc: Ball, Calvin
Subject: Vote yes on Council Bill 87 - 2021 (ZRA - 198)

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

Dear Council Member,

I am writing to urge your support for Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriate and affordable living options for seniors who want to age-in-place.

The bill amends the zoning regulations for age-restricted housing developments by:

- Reducing the maximum number of homes allowed per net acre in R-ED & R-20 districts by 1.
- Requiring at least 25% of the homes to be smaller, single story homes (1,600 sq. ft. maximum of living space above grade) for empty-nesters who want to downsize to smaller, more affordable homes, seniors who want to age in place, and seniors with disabilities.
- Increasing the minimum size of community buildings from 20 to 30 sq. ft. of net floor area per home.

Home buyers age 55 and older who are planning to stay in their homes do not want a home with stairs. They want all their living spaces on a single-level. This bill will ensure that this type of home is available to seniors who want to live in age-restricted housing developments.

Age-restricted housing developments are typically dense rows of large townhouses that are 3,500 sq. ft. They are not compatible with established neighborhoods of single-family detached homes in R-ED and R-20 districts. The bill will make the developments fit in with the surrounding communities in these districts.

Under the current zoning regulations, community buildings can safely accommodate less than half the residents of age-restricted housing developments. The bill will increase the maximum occupancy of the buildings to accommodate an average of 2 residents per home at largely attended events like community game nights and parties.

The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

Please vote "Yes" for the bill. Thank you for your consideration.

Sincerely,

Brian David Clader
5399 Dunteachin Dr.
Ellicott City, MD 21043

Sayers, Margery

From: Kevin Fearn <fearn09@gmail.com>
Sent: Monday, November 15, 2021 8:35 AM
To: CouncilMail
Cc: Ball, Calvin
Subject: Vote Yes on CB 87-2021 (ZRA 198)

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

Dear Council Member,

I am writing to urge your support for Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriate and affordable living options for seniors who want to age-in-place.

The bill amends the zoning regulations for age-restricted housing developments by:

1. Reducing the maximum number of homes allowed per net acre in R-ED & R-20 districts by 1.
1. Requiring at least 25% of the homes to be smaller, single story homes (1,600 sq. ft. maximum of living space above grade) for empty-nesters who want to downsize to smaller, more affordable homes, seniors who want to age in place, and seniors with disabilities.
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Home buyers age 55 and older who are planning to stay in their homes do not want a home with stairs. They want all their living spaces on a single-level. This bill will ensure that this type of home is available to seniors who want to live in age-restricted housing developments.

Age-restricted housing developments are typically dense rows of large townhouses that are 3,500 sq. ft. They are not compatible with established neighborhoods of single-family detached homes in R-ED and R-20 districts. The bill will make the developments fit in with the surrounding communities in these districts.

Under the current zoning regulations, community buildings can safely accommodate less than half the residents of age-restricted housing developments. The bill will increase the maximum occupancy of the buildings to accommodate an average of 2 residents per home at largely attended events like community game nights and parties.

The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

Please vote "Yes" for the bill. Thank you for your consideration.

Sincerely,

Nicole & Kevin Fearn

Sent from [Mail](#) for Windows

Sayers, Margery

From: Kelly Green <green0923@gmail.com>
Sent: Wednesday, November 17, 2021 8:23 AM
To: CouncilMail
Cc: Ball, Calvin
Subject: Support for Council Bill 87 - 2021 (ZRA - 198)

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

Dear Council Member,

I am writing to urge your support for Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriate and affordable living options for seniors who want to age-in-place.

The bill amends the zoning regulations for age-restricted housing developments by:

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- Requiring at least 25% of the homes to be smaller, single story homes (1,600 sq. ft. maximum of living space above grade) for empty-nesters who want to downsize to smaller, more affordable homes, seniors who want to age in place, and seniors with disabilities.
-

-
-
- Increasing the minimum size of community buildings from 20 to 30 sq. ft. of net floor area per home.
-

My husband and I have family members that are aging in their homes and it has required substantial investment in making their homes user-friendly for them as they age. A tall, expensive order, in my opinion. Our family members have endured multiple falls and subsequent hospital stays, situations we probably could have avoided with better planning for senior-friendly housing.

Home buyers age 55 and older who are planning to stay in their homes do not want a home with stairs. Nor do their family members. They want all their living spaces on a single-level. This bill will ensure that this type of home is available to seniors who want to live in age-restricted housing developments.

Age-restricted housing developments are typically dense rows of large townhouses that are 3,500 sq. ft. They are not compatible with established neighborhoods of single-family detached homes in R-ED and R-20 districts. The bill will make the developments fit in with the surrounding communities in these districts.

Under the current zoning regulations, community buildings can safely accommodate less than half the residents of age-restricted housing developments. The bill will increase the maximum occupancy of the buildings to accommodate an average of 2 residents per home at largely attended events like community game nights and parties.

The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

Please vote "Yes" for the bill. Thank you for your consideration.

Sincerely,

Kelly Green
5332 Sunny Field Court
Ellicott City, MD 21043

Sayers, Margery

From: Sharon Fowler <fowler0965@gmail.com>
Sent: Tuesday, November 16, 2021 5:49 PM
To: CouncilMail
Cc: Ball, Calvin
Subject: Re: Council Bill CB87/ ZRA 198

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

Dear Council Member,

I saw the results of last night's meeting and the developers have no idea what seniors want. Did they survey county residents? I've been a Howard County resident for 46 years and I'm 75 years old. I didn't receive a survey about what kind of housing I would prefer in my old age.

There is a senior community in Frederick County called Crestwood Village that would be ideal for seniors and affordable. I would consider moving there, but all my family is here. I might add that it is very hard to get into this community because of the demand. Like I said, I am 75, and recently widowed, the size of these homes would be perfect for me.

Please take the time to look at this community, online or in person, it's worth it.

Please support Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriate and affordable living options for seniors who want to age-in-place.

The bill amends the zoning regulations for age-restricted housing developments by:

- Reducing the maximum number of homes allowed per net acre in R-ED & R-20 districts by 1.
- Requiring at least 25% of the homes to be smaller, single story homes (1,600 sq. ft. maximum of living space above grade) for empty-nesters who want to downsize to smaller, more affordable homes, seniors who want to age in place, and seniors with disabilities.
- Increasing the minimum size of community buildings from 20 to 30 sq. ft. of net floor area per home.

Home buyers age 55 and older who are planning to stay in their homes do not want a home with stairs. They want all their living spaces on a single-level. This bill will ensure that this type of home is available to seniors who want to live in age-restricted housing developments.

Age-restricted housing developments are typically dense rows of large townhouses that are 3,500 sq. ft. They are not compatible with established neighborhoods of single-family detached homes in R-ED and R-20 districts. The bill will make the developments fit in with the surrounding communities in these districts.

Under the current zoning regulations, community buildings can safely accommodate less than half the residents of age-restricted housing developments. The bill will increase the maximum occupancy of the

buildings to accommodate an average of 2 residents per home at largely attended events like community game nights and parties.

The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

Please vote "Yes" for the bill. Thank you for your consideration.

Sincerely,

Sharon Fowler
7906 James Ave.
Ellicott City, MD 21043

Sayers, Margery

From: Michelle Lee <mhong3@gmail.com>
Sent: Tuesday, November 16, 2021 3:26 PM
To: CouncilMail
Cc: Ball, Calvin
Subject: Support for Council Bill 87 - 2021 (ZRA - 198)

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

Dear Council Member,

I wanted to share my recent struggles with finding appropriate housing for my aging parents. Based on last night's meeting, the building industry claims that seniors do not want single story homes. This is absolute bullshit. We had to sell my parent's split level home a few years ago because going up and down the stairs was a hazard for my aging parents. My mother fell down the stairs numerous times to get to the front door, and had to be rushed to the hospital several times in one year.

It just wasn't safe for them to be in a multi story home, and sadly, we had to sell the house, my childhood home, and move them into a more appropriate living situation. We eventually found an apartment in a senior complex that has several amenities that cater to an older community (nearby golf course and driving range, community events organized by the staff, a lounge room, exercise facility, etc).

I can not fathom why the building industry thinks that multi story homes would be appropriate for seniors! It's a safety hazard for those with limited mobility. If the goal is truly to have seniors "age in place" as Howard County claims, then multi story homes are not logical as seniors would only need to move AGAIN when they are not able to get around as easily. Either build single story homes, or build larger high density housing with single floor condo units (this is what my grandmother-in-law has).

I am writing to urge your support for Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriate and affordable living options for seniors who want to age-in-place.

The bill amends the zoning regulations for age-restricted housing developments by:

-
-
- Reducing the maximum number of homes allowed per net acre in R-ED & R-20 districts by 1.
-

-
-
- Requiring at least 25% of the homes to be smaller, single story

- homes (1,600 sq. ft. maximum of living space above grade) for empty-nesters who want to downsize to smaller, more affordable homes, seniors who want to age in place, and seniors with disabilities.
-
-
-
- Increasing the minimum size of community buildings from 20 to 30 sq. ft. of net floor area per home.
-

Home buyers age 55 and older who are planning to stay in their homes do not want a home with stairs. They want all their living spaces on a single-level. This bill will ensure that this type of home is available to seniors who want to live in age-restricted housing developments.

Age-restricted housing developments are typically dense rows of large townhouses that are 3,500 sq. ft. They are not compatible with established neighborhoods of single-family detached homes in R-ED and R-20 districts. The bill will make the developments fit in with the surrounding communities in these districts.

Under the current zoning regulations, community buildings can safely accommodate less than half the residents of age-restricted housing developments. The bill will increase the maximum occupancy of the buildings to accommodate an average of 2 residents per home at largely attended events like community game nights and parties.

The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

Please vote "Yes" for the bill. Thank you for your consideration.

Sincerely,
Michelle Lee

Sayers, Margery

From: Frances O'Connor <chettyoak@yahoo.com>
Sent: Tuesday, November 16, 2021 2:40 PM
To: CouncilMail
Cc: Ball, Calvin
Subject: True Senior Housing -- Vote YES on CB 87-2021/ ZRA 198

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

I am writing to express my continued support for CB-87/ ZRA 198.

During last night's session the building industry came out in full force to testify against CB-87/ ZRA 198.

- Some of these individuals testified that seniors don't want single-story living. This is simply not true. Numerous focus groups during Plan Howard 2030 indicated a strong desire for single-level living in "true" senior communities with green spaces and amenities. Do the 55+ large townhomes sell? Yes. All housing types are in high demand in Howard County. Would single story smaller homes that allowed seniors to age in place also sell? YES!!! Please reference real estate agent Tudy Adler's testimony during the September planning board meeting when she laments the challenges of finding these homes for her many clients who would prefer to stay in Howard County. This type of home represents a true missing middle option in Howard County. Many seniors, and their families who will often later become caretakers, do not want stairs.

- There was also testimony about the loss of incentive to build senior homes. However, this proposed legislation does nothing to change the current APFO exemptions, which is often the driving incentive.

- If a big concern is the clause reducing the number of units/supply, I ask the council to consider removing that clause or only keeping it for properties of less than 10 acres where it is more critical to build developments congruous with surrounding neighborhoods. However, please keep the two remaining clauses (advocating for a portion of the homes to be 1600 sqft single floor living, and enlarging the community centers). This will allow developers the flexibility in design to maintain the number of units, while ensuring that what gets built actually serves seniors who want to age in place and build community.

-Regarding the community buildings... if developments are not going to be required to build centers that can accommodate a critical mass of residents, then what is the point in having them at all? I urge the council to visit the community centers at some of the smaller senior developments to understand just how small of a space this can be and how much that limits the opportunities to safely use it.

Finally, I ask the Council to think about what the age-restricted housing zoning regulations are meant to accomplish. It is not just solely about allowing developers to build the most profitable designs. There must be a balance in creating housing options that serve the needs of the entire senior community.

The zoning was meant to allow seniors looking to downsize opportunities to age in place. 3,500 square foot, multilevel townhomes do not allow for that.

Thank you for your time and attention to this important matter.

Frances Keenan
Autumn Field Court, Ellicott City

On Saturday, November 13, 2021, 11:35:04 AM EST, Frances O'Connor <chettyoak@yahoo.com> wrote:

Dear Elected Officials,

I am writing to urge your support for Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriate and affordable living options for seniors who want to age-in-place.

Right now, the current zoning for age restricted housing in R-ED & R-20 favors building large (3,000 sq ft), multi-level townhomes. While these homes might be a stepping stone for families with a member 55+, they are NOT appealing to a large portion of seniors who want single floor living and the ability to age in place. Currently, there are not enough options in Howard County for seniors who want smaller homes without stairs.

I participated in several focus groups and community discussions related to Plan Howard 2030. Time and time again I heard seniors lament the lack of smaller, single floor homes available for seniors. The phrase "true senior housing" was used several times -- referring to the need for homes without stairs, ADA compliant, and a focus on community building/amenities and aging in place. Seniors in these focus groups also referenced not being able to afford the 3-5 bedroom large townhomes that are being offered.

CB87 - 2001 (ZRA 198) does a nice job of ensuring that the 55+ age-restricted communities in R-ED & R-20 offer a variety of housing options for seniors -- a true need in the county.

Critics of ZRA 198 have suggested that fewer property owners will sell to developers looking to build 55+ communities if ZRA 198 is passed. However, I would remind the council that a huge incentive for developing these communities is that the developments do not have to pass the schools capacity tests. Therefore, the quicker timeline will still be a significant motivator to both sellers and buyers.

Additionally, there is concern that ZRA 198 could decrease the quantity of senior housing available. I urge the council to dig into this and consider 1) the extent to which 55+ communities have been built to maximum allowed density (I believe it is primarily only on the much smaller parcels of land, which are those that are often the most incongruous with surrounding neighborhoods and receive the most community push back) and 2) the trade-off between absolute # of 55+ homes vs. the quality of the homes and the populations they are actually serving.

Finally, yesterday I started writing this testimony. It would have been my grandmother's 94th birthday. She passed away peacefully in her single floor home of nearly thirty years -- something she made clear was important to her. My father and his siblings took great comfort that she was able to stay in her home until her death. I contrast that with the experience of a good friend's grandmother who passed away during the same time frame. She had to move several times in her last 10 years -- the stairs and design of the living spaces were not appropriate for a senior with a walker, and the cost of upkeep for her larger home was no longer feasible. It was emotionally heart wrenching for her and her family.

If the council cares about providing true senior housing options for individuals who can age-in-place, you will support CB 87-2021/ ZRA 198.

Thank you for your time and consideration,

Frances Keenan
Autumn Field Court
District 1



PETITION TO AMEND THE ZONING REGULATIONS OF HOWARD COUNTY

DPZ Office Use Only: Case No. ZRA-198 Date Filed: 13 July 21

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:

Amend Section 131.0.N.1.a pertaining to conditional use age-restricted adult housing (ARAH) to:

- 1. Reduce the maximum number of dwelling units allowed per net acre in R-ED and R-20 districts by 1.
2. Require at least 25% of dwelling units to have 1,600 sq. ft. maximum of living space above grade to meet the needs of empty nesters who want to downsize from large homes to smaller, more affordable homes.
3. Increase the size of community buildings to 30 sq. ft. of net floor area per dwelling unit for the first 99 units.

[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 Dunteachin Estates Homeowners Association, Inc.

Address 6030 Marshalee Drive, Box 505, Elkridge, MD 21075

Phone No. (W) 410-747-7656 (H)

Email Address dunteachinhoa@dunteachin.net

3. Counsel for Petitioner James Ragglo

Counsel's Address 5383 Dunteachin Drive, Ellicott City, MD 21043

Counsel's Phone No. 443-745-6767

Email Address ragglo@comcast.net

4. Please provide a brief statement concerning the reason(s) the requested amendment(s) to the Zoning Regulations is (are) being proposed

- 1. The maximum number of dwelling units currently allowed in R-ED and R-20 districts is based on data from the 1980's that is no longer valid. The number should be based on current data.
2. The trend is to build larger dwelling units with more than 2,200 sq. ft. of living space above ground that does not meet the needs of empty nesters who want to downsize from large homes to smaller, more affordable homes. There are designs with less than 1,600 sq. ft. of living space above grade that would meet the needs of this population.
3. The size of community buildings should be based on the occupancy load factors in the Howard County Fire Code (2019) used to determine the maximum capacity of buildings.

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 the attached Supplemental Statement.

[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. See the attached Supplemental Statement.

[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 the attached Supplemental Statement

[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.

See the attached Supplemental Statement.

[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. _____

[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.

DunteachIn Estates Homeowners Association, Inc.

Petitioner’s name (Printed or typed)

David M. Zajic, president 7/12/2021

Petitioner’s Signature Date

Petitioner’s name (Printed or typed)

Petitioner’s Signature Date

Petitioner’s name (Printed or typed)

Petitioner’s Signature Date

James Raggio

Counsel for Petitioner’s Signature
[[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: DunteachIn Estates Homeowners Association, Inc.

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: DunteachIn Estates Homeowners Association, Inc.

RECIPIENTS OF CONTRIBUTIONS:

<u>Name</u>	<u>Date of Contribution</u>	<u>Amount</u>
NA	NA	NA
_____	_____	_____
_____	_____	_____
_____	_____	_____

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: David Zajic, President

Signature: *David M. Zajic*

Date: 7/12/2021

PETITIONER: Dunteachin Estates Homeowners Association, Inc.

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, Dunteachin Estates Homeowners Association, Inc., 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: David Zajic, President

Signature: David M. Zajic

Date: 7/12/2021

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Supplemental Statements

Response to Section 5

As explained below, the proposed amendments are in harmony with the following Plan Howard 2030 policies:

- Policy 9.4 – Expand housing options to accommodate the County’s senior population who prefer to age in place and people with special needs.
- Policy 10.1 – Protect and enhance established communities through compatible infill, sustainability improvements, and strategic public infrastructure investments.
- Policy 10.4 – Review and update all County development regulations to respond to County General Plan development goals and changing market conditions, and to improve the efficiency of the County’s review process.

Proposed Amendment 1: Reduce the maximum number of dwelling units allowed per net acre in R-ED and R-20 districts by 1.

In 1988, a special exception for “housing for elderly and/or handicapped persons” in residential districts was added to the zoning regulations (ZB 849R). The special exception allowed “housing for elderly and/or handicapped persons” to exceed the base zoning in R-ED and R-20 districts (2 dwelling units per acre) by 250% or 2.5 times (5 dwelling units per acre).

In a Technical Staff Report on ZRA-187 dated April 4, 2019, the Department of Planning and Zoning (DPZ) explained the data used to justify allowing the higher density as follows:

“To support the density increase, the DPZ prepared a comparison of the sizes of ‘elderly’ dwellings to typical single family detached dwellings in the R-ED and R-20 zoning districts. The analysis concluded that the standard ‘elderly’ dwelling was 600 square feet and the typical single family detached dwelling was 1,500 square feet. Based on this analysis, DPZ proposed a density multiplier of 2.5 times the base zoning district.”

The “elderly” dwellings that served as the basis for comparison were rental or condominium units in apartment communities for seniors.

In 2001, the special exception for “housing for elderly and/or handicapped persons” was replaced by a conditional use for ARAH (CB 11-2001). The higher density of 5 units per net acre was kept for conditional use ARAH developments in R-ED and R-20 districts.¹ In 2005, the number

¹ The 2001 amendments used the term “net acre.” “Net acre” is defined as an acre of land that includes no land in the 100-year floodplain and no steep slopes existing at the time of subdivision. Section 103.0.

of units permitted in conditional use ARAH developments with 20 to 49 units was reduced to 4 per net acre, or 2 times the base zoning in R-ED and R-20 districts (CB 2-2005).

In the Technical Staff Report referenced above, DPZ acknowledged that:

“The justification for allowing higher density ARAH developments within single-family neighborhoods was based on assumptions and demographics that have changed over time. . . . “[T]he single family attached dwelling units in the most recent approved ARAH Conditional Use (BA-17-030C) were 2,187 feet. Additionally, multiple ARAH Conditional Uses in process propose single family attached and detached dwellings that exceed 2,000 square feet. **Given the change in development patterns and market conditions, the prior multiplier analysis no longer supports the ARAH density increase.**” (Emphasis added.)

The trend is to build larger multi-story units in conditional use ARAH developments in R-20 districts as shown in the table below.²

Conditional Use ARAH Developments in R-20 Districts		Living Space Above Grade (Square Feet)
Enclave at Ellicott Station BA 09-008C	Townhomes	2,725
Enclave at Park Forest BA 11-0026C	Townhomes	2,352
Williamsburg Group LLC BA 18-025C	Townhomes	2,245
	Single Family Detached Homes	1,492 – 2,534

The Design Advisory Panel (DAP) has commented that the higher densities allowed for conditional use ARAH developments in R-ED and R-20 districts are not compatible with the surrounding established communities, especially for in-fill developments on smaller sites less than 10 acres, and has recommended that the number of units proposed for new developments be reduced. See DAP Meeting Summary on Review of Proposed Jordan Overlook Conditional Use ARAH Development (November 28, 2018 and January 9, 2019) and DAP Meeting Summary on Review of Proposed Kerger Pond Conditional Use ARAH Development (April 7, 2021 and June 9, 2021).

In response to the DAP’s recommendations, a recently approved conditional use ARAH development in an R-20 district (Bethany Glen, BA-17-018C) lowered the density of the development from 5 units per net acre to 2.37 units per net acre. Another recently approved conditional use ARAH development in an R-20 district (Williamsburg Group LLC, BA 18-025C) will build 4 units per net acre instead of the maximum 5 units per net acre allowed by the zoning regulations.

² The living space for the townhomes at the Enclave at Ellicott Station and the Enclave at Park Forest is from the Maryland State Department of Assessments and Taxation Real Property Data (<https://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx>). The living space for the Williamsburg Group LLC development is from the Hearing Examiner’s decision.

The proposed amendment would reduce the maximum number of units allowed per net acre in R-ED and R-20 districts by 1. The maximum number of units allowed for new conditional use ARAH developments with 49 or fewer units would be 3, instead of 4, units per net acre. The maximum number of units allowed for new conditional use ARAH developments with 50 or more units would be 4, instead of 5, units per net acre.

Proposed Amendment 2: Require at least 25% of dwelling units to have 1,600 square feet maximum of living space above grade to meet the needs of empty nesters who want to downsize from large family homes to smaller, more affordable homes.

The County's General Plan 2000 first identified the need for smaller, affordable housing options for empty nesters who want to downsize from large family homes to smaller, more affordable homes.

"Many active seniors desire to sell their large family home and yard to purchase a smaller, easier-to-maintain home with a first floor bedroom. This active senior market is the largest segment of the senior housing market, according to the County's Office on Aging, but is not well accommodated in Howard County. Many residents have expressed concern about having to move out of the County to find this type of housing . . ." (Emphasis added.) General Plan 2000, page 82.

Plan Howard 2030 reiterated this need.

"For those who want to relocate from a large family home to a home that is smaller with less maintenance and with a bedroom on the first floor, County housing stock should include options that are affordable. . ." (Emphasis added.) Plan Howard 2030, page 130.

The zoning regulations for conditional use ARAH developments do not currently address unit size. As shown in the table on the previous page, the trend has been to build larger multi-story units with 2,200 or more square feet of living space above grade in conditional use ARAH developments. These larger units are designed for extended or larger families that have a member who is aged 55 or older, and not for empty nesters who want to downsize from a large family home to a smaller, affordable home as intended by the County's General Plan 2000 and Plan Howard 2030.³

The proposed amendment would require at least 25% of the dwelling units in new conditional use ARAH developments to have 1,600 square feet maximum of living space above grade. There are designs for ARAH homes that would meet this requirement. For instance, Ryan Homes has

³ At least one household member must 55 years of age or older to be eligible for ARAH. An exception is allowed for up to five years following the death or departure, due to incapacity, of a household member 55 years or older, provided a surviving household member who is at least 50 years old continues to live in the unit. Children less than 18 years of age cannot reside in an ARAH unit for more than a total of 90 days per calendar year. Section 103.0.

seven ranch style active adult home models under 1,600 square feet as shown in the table below. The models have 2 to 3 bedrooms and bathrooms on a single level and a two car garage as shown in the floor plans. The models can comply with the County's Universal Design Guidelines for ARAH, including a no-step front entrance. The models would accommodate seniors who want to age in place in homes where all the living spaces are on one level.

Ryan Homes Ranch Style Active Adult Home Models Under 1,600 Square Feet

Model	Living Space Above Grade (Square Ft.)
Aruba Bay	1,153
Floor Plan: https://webassetsprdnvrsan.blob.core.windows.net/files/fe64edca-e4d5-4ed8-824b-ee565f2db27e	
Spruce	1,296
Floor Plan: https://webassetsprdnvrsan.blob.core.windows.net/files/77873925-6ac6-414e-9017-48f65c8f4e4e	
Grand Bahama	1,338
Floor Plan: https://webassetsprdnvrsan.blob.core.windows.net/files/422acf3d-7a1e-4a9c-8279-8fed0372c508	
Pisa Torre	1,407
Floor Plan: https://webassetsprdnvrsan.blob.core.windows.net/files/195e5f8a-6d02-41cc-99a7-4ff3ba3e0e62	
Alberta Ranch	1,410
Floor Plan: https://webassetsprdnvrsan.blob.core.windows.net/files/298f36e0-e619-4995-a1b4-73ddac8aaa19	
Grand Cayman	1,533
Floor Plan: https://webassetsprdnvrsan.blob.core.windows.net/files/e1aac054-1366-40a5-a77c-855692a7e0ce	
Aviano	1,566
Floor Plan: https://webassetsprdnvrsan.blob.core.windows.net/files/a0361db8-9ac1-44f4-8d6b-e0df4e718f10	

The DAP has commented that the multi-story attached townhome designs typically used in conditional use ARAH developments are monotonous. Single-story detached ranch style homes would result in more diversity of design in conditional use ARAH developments and fit in better with established communities of single family detached homes.

Proposed Amendment 3: Increase the size of community buildings to 30 square feet of net floor area per dwelling unit for the first 99 units.

The zoning regulations require conditional use ARAH developments to provide a community building for social and recreational activities for the residents of the development. The zoning regulations specify that the community building must contain a minimum of:

- 20 square feet of floor area per dwelling unit, for the first 99 units with a minimum area of 500 square feet, and
- 10 square feet of floor area per dwelling unit for each additional unit above 99.

The Design Advisory Panel has commented buildings built to these specifications are inadequate to provide social and recreational activities for the residents of conditional use ARAH developments and has recommended that the buildings be larger.

The proposed amendment would use the Howard Code Fire Code (2019) as the basis for

determining the size of community buildings in conditional use ARAH developments.⁴ The Howard County Fire Code (2019) is based on the National Fire Protection Association (NFPA) Codes, including the NFPA 101 – Life Safety Code (2018).⁵ Section 7.3.1.2 of the NFPA 101 – Life Safety Code (2018) establishes occupancy load factors for determining the maximum capacity of buildings based on their use. Community buildings are assembly uses and the occupancy load factor for assembly uses without fixed seating is 15 square feet net floor area per person. Net floor area is measured within the inside walls of the building with deductions for thickness of interior walls, columns, hallways, stairs, restrooms, closets, utility rooms, pantries, kitchens or kitchenettes, and office rooms.

Dwelling units in conditional use ARAH developments typically have 3 bedrooms with an option for additional bedrooms in the basement and can house from 2 to 4 or more residents. Under the current zoning regulations, a conditional use ARAH development with 30 dwelling units would have to provide a 600 square feet community building. If the building has an accessible restroom, kitchenette, and closet or utility room, the net floor area for purposes of determining the maximum capacity under the Howard County Fire Code (2019) would be 450 square feet and the maximum occupancy of the building would be 30 people. If the development has 60 residents (2 per dwelling unit), the community building would accommodate only 50% of the residents at parties and other largely attended social events. If the development has 120 or more residents (4+ per dwelling unit), the community building would accommodate less than 25% of the residents at parties and other largely attended social events. If more residents attend parties and other social events than the maximum capacity permitted under the Howard County Fire Code (2019), it will result in overcrowding and unsafe conditions.

The proposed amendment would require community buildings to contain a minimum of 30 square feet of net floor space per dwelling unit for the first 99 units based on 2 residents per dwelling unit. A conditional use ARAH development with 30 dwelling units would have to provide community building with 900 square feet net floor area. This is more than a 50% increase in size over the current zoning regulations and would safely accommodate 100% of the residents at parties and other social events assuming 2 residents per dwelling unit.

In sum, the proposed amendments are in harmony with the Plan Howard 2030 policies by:

- Updating the regulations pertaining to conditional use ARAH developments to respond to changing market conditions and changes in the Howard County Fire Code (2019) (Policy 10.4);
- Expanding housing options for the County’s senior population, including empty nesters who want to downsize from large homes to smaller, more affordable homes and seniors

⁴ The Howard County Fire Code (2019) is available at:
<https://www.howardcountymd.gov/sites/default/files/media/2020-03/Fire%20Code%202019.pdf>.

⁵ The NFPA 101 Life Safety Code (2018) is available at:
<https://www.nfpa.org/codes-and-standards/all-codes-and-standards/codes-and-standards/free-access?mode=view>.

who want to age in place in homes where all the living spaces are on one level (Policy 9.4); and

- Protecting and enhancing established communities in R-ED and R-20 districts by making infill conditional use ARAH developments in these districts compatible with the surrounding neighborhoods of single family detached homes (Policy 10.1).

Response to Section 6

The proposed amendments are in harmony with the general purpose of the zoning regulations expressed in Section 100.0.A and will promote the health, safety and welfare of the community by improving the overall quality and livability of conditional use ARAH developments.

The proposed amendments are in harmony with following specific purposes in Section 100.0.A:

“1. To provide adequate light, air and privacy; to secure safety from fire and other danger, and to prevent over-crowding of the land and undue congestion of population;

“2. To protect the character, the social and economic stability of all parts of the County; to guide the orderly growth and development of the County, and to protect and conserve the value of land and structures appropriate to the various land use classes established by the General Plan for Howard County, and by these comprehensive Zoning Regulations;

“3. To promote the most beneficial relationship between the uses of land and structures, and the road system which serves these uses, having particular regard for the potential amount and intensity of such land and structure uses in relationship to the traffic capacity of the road system, so as to avoid congestion in the streets and roadways, and to promote safe and convenient vehicular and pedestrian traffic movements appropriate to the various uses of land and structures throughout the County; . . .

“5. To provide for adequate housing choices in a suitable living environment within the economic reach of all citizens; . . .”

The proposed amendment would prevent overcrowding of land and undue congestion of population in R-ED and R-20 Districts by reducing the maximum number of dwelling units allowed per net acre in conditional use ARAH developments.

The proposed amendments would protect the character and the social and economic stability of established communities in R-ED and R-20 Districts and would promote the most beneficial relationship between the different land uses by reducing the density of the conditional use ARAH developments and introducing diversity in home designs in the developments to make them compatible with surrounding neighborhoods of single family detached homes.

The proposed amendment would provide adequate housing choices for empty nesters who want to downsize from large homes to smaller, more affordable homes and seniors who want to age in place in homes where all the living spaces are on one level.

Response to Section 7

The proposed amendments would benefit the County's senior population, especially empty nesters who want to downsize from a large home to a smaller, more affordable home and seniors who want to age in place in homes where all the living spaces are on one level. They represent the largest segment of the senior housing market and are not well accommodated in Howard County.

The proposed amendments also would benefit established communities in R-ED and R-20 districts where infill conditional use ARAH developments are proposed to be built by reducing the density of the developments and providing diversity of home designs to make the developments compatible with the surrounding neighborhoods of single family detached homes.

Response to Section 8

The proposed amendments have the potential of affecting more than 12 properties in R-ED and R-20 districts that are developed for conditional use ARAH. The impacts would:

- Reduce the maximum allowable density of the developments by 1 unit per net acre;
- Require at least 25% of the units to be smaller (1,600 square feet maximum of living space above grade); and
- Increase the size of community buildings in the developments by more than 50%.

Petitioner's Proposed Text

(CAPITALS indicate text to be added; text in [[brackets]] indicates text to be deleted.)

Proposed Amendments to Section 131.0.N.1.a

a. Age-Restricted Adult Housing, General

(4) The maximum density shall be as follows:

Zoning District	Number of Dwelling Units in Development	Maximum Units Per Net Acre
RC and RR	20 or more	1
R-ED and R-20	20—49	[[4]] 3
	50 or more	[[5]] 4
R-12	20—49	5
	50 or more	6
R-SC	20—49	7
	50 or more	8
R-SA-8	20 or more	12
R-H-ED	20 or more	10
R-A-15	20 or more	25
R-APT	20 or more	35

(5) AT LEAST 25% OF THE DWELLING UNITS SHALL HAVE 1,600 SQUARE FEET MAXIMUM OF LIVING SPACE ABOVE GRADE.

Renumber subsections (5) through (18) as (6) through (19)

(10) At least one on-site community building or interior community space shall be provided that contains a minimum NET FLOOR AREA AS MEASURED WITHIN THE INSIDE WALLS OF THE BUILDING OR SPACE WITH DEDUCTIONS FOR THICKNESS OF INTERIOR WALLS, COLUMNS, HALLWAYS, STAIRS, RESTROOMS, CLOSETS, UTILITY ROOMS, PANTRIES, KITCHENS OR KITCHENEETES, AND OFFICE ROOMS of:

(a) [[20]] 30 square feet of NET floor area per dwelling unit, for the first 99 units [[with a minimum area of 500 square feet]], and

(b) 10 square feet of NET floor area per dwelling unit for each additional unit above 99.

Example of How Text Would Appear Normally if Adopted

a. Age-Restricted Adult Housing, General

(4) The maximum density shall be as follows:

Zoning District	Number of Dwelling Units in Development	Maximum Units Per Net Acre
RC and RR	20 or more	1
R-ED and R-20	20—49	3
	50 or more	4
R-12	20—49	5
	50 or more	6
R-SC	20—49	7
	50 or more	8
R-SA-8	20 or more	12
R-H-ED	20 or more	10
R-A-15	20 or more	25
R-APT	20 or more	35

(5) At least 25% of the dwelling units shall have 1,600 square feet maximum of living space above grade.

(10) At least one on-site community building or interior community space shall be provided that contains a minimum net floor area as measured within the inside walls of the building or space with deductions for thickness of interior walls, columns, hallways, stairs, restrooms, closets, utility rooms, pantries, kitchens or kitchenettes, and office rooms of:

(a) 30 net square feet of floor area per dwelling unit, for the first 99 units, and

(b) 10 net square feet of floor area per dwelling unit for each additional unit above 99.



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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Voice/Relay

Amy Gowan, Director

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August 26, 2021

TECHNICAL STAFF REPORT

Planning Board Meeting of September 9, 2021

Case No./Petitioner: ZRA-198 - Dunteachin Estates Homeowners Association, Inc.

Request: To amend the Age-restricted Adult Housing (ARAH) conditional use requirements in Section 131.0.N.1.a of the Howard County Zoning Regulations as follows:

1. Reduce the maximum number of dwelling units allowed per net acre in R-ED and R-20 districts by 1.
2. Require that at least 25% of the dwelling units in an ARAH development be limited to a maximum 1,600 sq. ft. of above grade living space.
3. Increase the size of community buildings to 30 sq. ft. of net floor area per dwelling unit for the first 99 units.

I. BACKGROUND AND HISTORY OF EXISTING ZONING REGULATIONS

In 1988, Zoning Board case ZB-849R added "Housing for elderly and/or handicapped persons" to the Zoning Regulations as a special exception in seven residential districts – R, R-ED, R-20, R-12, R-SC, R-SA-8 and R-A-15. This use was created to incentivize development of housing for the elderly and/or handicapped persons through an increase in density above the base zoning. The use allowed all dwelling unit types and was restricted to persons 60 years of age and older, or handicapped persons under the age of 60. The maximum allowed density was permitted to exceed the base zoning, as shown in the chart below, based on the assumption that this housing type would have less impact on public services such as schools and traffic due to the population's age and smaller household size. The special exception allowed "housing for elderly and/or handicapped persons" to exceed the base zoning in R-ED and R-20 districts (2 dwelling units per acre) by 250% or 2.5 times (5 dwelling units per acre).

Zoning District	Maximum Dwelling Units Per Acre - Base Zoning District	Maximum Dwelling Units Per Acre – Special Exception
R	.33	2
R-ED	2	5
R-20	2	5
R-12	3	6
R-SC	4	8
R-SA-8	8	12
R-A-15	15	15

In 1993, the “Housing for elderly and/or handicapped persons” Special Exception was revised to require that “safe public road access” and “transportation to medical services, shopping areas, recreational and other community services” be available if not provided on-site. These requirements recognized the need for seniors to have access to goods and services via safe roads and through public transit service.

In 2001, Council Bill 11-2001 created and replaced the “Housing for elderly and/or handicapped persons” Special Exception category with the “Age-restricted Adult Housing (ARAH)” Conditional Use category. The definition of Age-restricted Adult Housing reduced the minimum age requirement to 55 and allowed persons less than 55 to live in the dwelling unit in certain situations.

In 2003, ZRA-42 amended Section 131.0.N.1 to change the minimum structure and use setbacks from the perimeter of the development as follows: (1) From the (then) current 30 feet to 40 feet for setbacks from an external right-of-way other than from an arterial or collector public street right-of-way and (2) From the (then) current 75 feet for apartments, and from the (then) current 50 feet for setbacks for other uses from RC, RR, R-ED, R-20 or R-SC Districts to 40 feet if adjoining a parcel developed with multi-family or non-residential uses.

In 2005, Council Bill 2-2005 (implemented a portion of the 2003 Comprehensive Rezoning Plan) clarified provisions for Community Center minimum sizes, permitted Multi-plex units in the RC and RR districts, and limited projects with less than 50 dwelling units in the R-ED, R-20 AND R-12 districts to detached, semi-detached, multi-plex and single family attached units only. Also, the allowed density was amended as shown below:

[[Zoning District	Maximum Dwelling Units per Acre of Lot Area
[[RC or RR	1 per net acre
R-20 or R-ED	5 per net acre
R-12	6 per net acre
R-SC	8 per net acre
R-SA-8	12 per net acre
R-A-15	25 per net acre]]

ZONING DISTRICT	NUMBER OF DWELLING UNITS IN DEVELOPMENT	MAXIMUM UNITS PER NET ACRE
RC AND RR	20 OR MORE	1
R-ED AND R-20	20-49	4
	50 OR MORE	5
R-12	20-49	5
	50 OR MORE	6
R-SC	20-49	7
	50 OR MORE	8
R-SA-8	20 OR MORE	12
R-A-15	20 OR MORE	25

In 2019, ZRA-187 amended Section 131.0.N.1 to require Age-restricted Adult Housing Conditional Uses with densities that exceed the base zoning district to have frontage on and direct access to a collector or arterial road.

II. DESCRIPTION OF PROPOSAL

Sec. 131.0.N.1.a.(4)

This section establishes the maximum density allowed, according to zoning district, for ARAH developments approved through the Conditional Use process, as shown below:

Zoning District	Number of Dwelling Units in Development	Maximum Units Per Net Acre
RC and RR	20 or more	1
R-ED and R-20	20-49	4
	50 or more	5
R-12	20-49	5
	50 or more	6
R-SC	20-49	7
	50 or more	8
R-SA-8	20 or more	12
R-H-ED	20 or more	10
R-A-15	20 or more	25
R-APT	20 or more	35

The Petitioner contends that the maximum number of dwelling units currently allowed in the R-ED and R-20 districts was based on data from the 1980's that is no longer valid and that the number should be based on current data. The amendment proposes to reduce the maximum density allowed

in these districts by 1. For developments with 20 to 49 units the density would decrease from 4 dwelling units per net acre to 3 and for projects with 50 or more units from 5 to 4.

Sec. 131.0.N.1.a.(5)

The Petitioner asserts that in recent ARAH developments, the trend is to build larger dwelling units with more than 2,200 sq. ft. of living space above ground, which does not accommodate empty nesters who want to downsize from large homes to smaller, more affordable homes. The Petition states that there are designs with less than 1,600 sq. ft. of living space above grade that would meet the needs of this population. Therefore, this amendment proposes a new section that requires at least 25% of dwelling units in an ARAH development be limited to 1,600 sq. ft. of above grade living space.

Sec. 131.0.N.1.a.(10)

This section requires that at least one on-site community building or interior community space shall be provided that contains a minimum of:

- (a) 20 square feet of floor area per dwelling unit, for the first 99 units with a minimum area of 500 square feet, and
- (b) 10 square feet of floor area per dwelling unit for each additional unit above 99

The Petitioner contends that the size of the community building should be based on the occupancy load factors in the Howard County Fire Code (2019) that are used to determine the maximum capacity of buildings. To accomplish this, the Petitioner proposes to increase the size of community building to 30 sq. ft. of net floor area per dwelling unit for the first 99 units. The minimum number of units in an ARAH development is 20, which results in a 600 square foot building; therefore, the Petitioner proposes to remove the 500 square foot minimum size requirement. The amendment also exempts non-assembly space within the community building, such as hallways, bathrooms, and kitchens, from counting toward the square footage.

III. EVALUATION OF PROPOSAL

This section contains the Department of Planning and Zoning (DPZ) technical evaluation of ZRA-198 in accordance with Section 16.208.(d) of the Howard County Code. The Petitioner's proposed amendment text is attached as Exhibit A.

1. **The compatibility, including potential adverse impacts and consequences, of the proposed Zoning Regulation Amendment with the existing and potential uses of the surrounding areas and within the same zoning district.**

Sec. 131.0.N.1.a.(4)

The R-ED and R-20 districts allow a maximum density of 2 dwelling units per acre and contain a significant portion of the remaining developable land in the County. Reducing the allowed

density of ARAH developments in these zoning districts may result in more compatible infill projects, since the density will be closer to what is permitted by right.

However, reducing the density from 4 to 3 for projects with 49 or fewer dwelling units would exclude properties between 5 acres and 6.67 acres, which removes 49 of the 136 remaining R-20 and R-ED eligible properties from possible ARAH development. This is due to the requirement that ARAH developments contain a minimum of 20 dwelling units; therefore, a 5-acre property is required at a density of 4 dwelling units per acre and a 6.67-acre property is required for a density of 3 dwelling units per acre.

Additionally, the density of 3 of the 5 ARAH developments approved in R-20 after the ARAH land use was created in 2002 will not comply with the density proposed by this amendment. DPZ records indicate that no ARAH developments have been approved in R-ED. The following table shows the approved ARAH developments in R-20 and their densities.

File #	File Name	Zoning	Dwellings	Acres	Density	Current	Proposed
BA-01-047C	The Courtyards of Ellicott Mills, LLC	R-20	35	7.0	5*	4	3
BA-09-008C	Hebron Manor I, LLC	R-20	68	15.5	4.4	5	4
BA-14-014C	Rock Burn, LLC	R-20	45	11.3	4	4	3
BA-17-018C	Bethany Glen	R-20	154	68.5	2.2	5	4
BA-18-025C	Williamsburg Group, L.L.C	R-20	63	15.7	4	5	4

*Allowed density was 5 dwelling units per acre

Sec. 131.0.N.1.a.(5)

The requirement for dwelling units to be less than 1,600 square feet does not appear to be based on any standard or documented demand. In response to this Petition, DPZ contacted the Department of Housing and Community Development and the Office on Aging to request information related to desired unit size for senior housing. DPZ also reviewed several current reports and studies including; the RCLCO Market Research and Demand Forecast (Oct 1, 2020), the Housing Opportunities Master Plan (May 2021), Office on Ageing Age Friendly Survey and the State DHCD Maryland Housing Needs Assessment 2020. These plans and studies found strong support for senior/retirement housing, including age restricted and those specifically designed to meet the needs of seniors. While affordability is frequently cited as a concern, there was no specific data regarding desired unit size.

Further, DPZ analyzed the dwelling unit size of the approved ARAH developments and none of single-family developments contain dwelling units that are less than 1,600 square feet; therefore, these developments will not comply with this amendment.

Sec. 131.0.N.1.a.(10)

The petitioner proposes using the Howard County Fire code and an average unit occupancy of 2 persons per dwelling unit. This occupancy estimate is based on a reasonable standard and would result in larger community buildings within ARAH developments that could serve the diverse recreational needs of seniors in these developments. A larger community building is also unlikely to have any adverse impacts on surrounding areas.

- 2. The properties to which the Zoning Regulation Amendment could apply and, if feasible, a map of the impacted properties.**

Sec. 131.0.N.1.a.(4)

The density reduction impacts R-20 and R-ED zoned properties 5 acres and larger. Attachment A is a map depicting these zoning districts and potentially impacted properties. As seen in this map there are estimated to be 64 R-20 and 69 R-ED properties that are five acres or more and thus meet the minimum size necessary for ARAH projects.

Sec. 131.0.N.1.a.(5) & (10)

The provisions regarding unit size and community buildings would apply to all Conditional Use ARAHs and therefore impact RC, RR, R-ED, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, and R-APT zoned properties, excluding properties subject to preservation easement and properties less than 5 acres as previously discussed.

Attachment B shows these zoning districts and potentially impacted properties.

- 3. Conflicts in the Howard County Zoning Regulations as a result of the Zoning Regulation Amendment.**

Sec. 131.0.N.1.a.(4)

The basis for this amendment is that the increased density for ARAH developments was based on data from the 1980's that is not applicable today. This issue would apply universally to ARAH developments in all zoning districts. However, the proposed amendment only reduces the density in the R-ED and R-20 districts and not the other zoning districts that allow ARAH developments as a conditional use: RC, RR, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, and R-APT Districts.

Sec. 131.0.N.1.a.(5)

Limiting the size of a dwelling unit is inconsistent with how principal dwellings are regulated, as there are no other square foot maximum size restrictions for principal dwelling units in the Howard County Zoning Regulations. Additionally, ARAH developments are permitted in the

POR, CCT, TNC, R-SI, MXD, and PSC zoning district, but the amendment does not require that 25% of the ARAH dwelling units in these zoning districts be 1,600 square feet or less.

Age-restricted adult housing (ARAH) has a requirement for Moderate Income Housing Units (MIHUs). Currently, "At least 10% of the dwelling units in the RC, RR, R-ED, R-20, R-12 and R-SC Districts, and at least 15% in the R-SA-8, R-H-ED, R-A-15 and R-APT Districts, shall be Moderate Income Housing Units." Typically, MIHUs are designed to blend in with the non-MIHU units in a development. To the extent that smaller units are used to satisfy the MIHU requirement, it could create an unintended outcome of MIHU units being visibly distinct from the rest of the development.

Sec. 131.0.N.1.a.(10)

The amendment conflicts with the POR, CCT, TNC, R-SI, MXD, and PSC districts' ARAH community building size requirement, since it does not amend these zoning districts to provide a larger community building for developments with less than 99 dwelling units.

Additionally, while not necessarily conflicts, the amendment to this section, as proposed, contain terminology that needs clarification for proper implementation.

- 1) Section 131.0.N.1.a.5 – "Living space above grade" is not defined in the Zoning Regulations.

These terms would need to be defined for the Department to accurately and effectively calculate the square footages and review proposed plans. Specifically, this definition should articulate what is and what is not considered "living space" included within a proposed structure. This might include or exclude hallways, utility closets, garages, basements, lofts, attics or other spaces, to the extent they are finished. These are details typically provided with the construction plans at building permit stage and typically reviewed by Department of Licenses and Permits.

The regulations should further explain what constitutes "above grade." Such an explanation should account for a variety of topographic site conditions, where a measurement is taken, describe the applicability of elevation, and whether it is intended to include walk-out basements.

- 2) Section 131.0.N.1.a.10 – "Net Floor Area" is defined in the Zoning Regulations as "The sum of the areas of the areas of the several floors of the structure(s) as measured by the exterior faces of the walls, less any area within the structure(s) devoted to parking, vehicular driveways, atria, office building storage areas, or enclosed malls and similar areas." The petition provides a description that is different than the existing definition and should be clarified if the intent is for the general definition to apply more narrowly.

Additionally, Conditional Use Plans typically don't show the details listed in the Net Floor Area description described in the petition. These are details typically provided with the construction plans at building permit stage. Community buildings would need to be fully designed, with all the identified features listed in this section, at the initial stage of zoning approval in order to confirm that the proposed community building on the plan satisfied this requirement and the exterior boundary of the building is shown properly

4. **The compatibility of the proposed Zoning Regulation Amendment with the Policies and objectives, specifically including the environmental policies and objectives, of the Howard County General Plan.**

DPZ finds that the proposed ZRA 198 is not in conflict with the environmental policies and objectives in Plan Howard 2030, the County's general plan. The proposed ZRA 198 does not change the ARAH open space requirement, which is intended to be protective of natural features and accommodate stormwater management.

The R-20 and R-ED zoning districts are located within PlanHoward 2030's Established Communities and Targeted Growth and Revitalization Place Types. These place types are in the eastern half of the county and are inside the planned service area or PSA boundary (see Map 6-2 on page 69).

The General Plan recognizes that the County needs to identify ways to preserve the existing character of established neighborhoods while accommodating some continuing growth and creating opportunities for limited, compatible, infill development such as senior housing for residents wishing to downsize but stay in their communities. (p. 138)

Policy 10.1 of the general plan supports the concept of protecting and enhancing "*established communities through compatible infill, sustainability improvements, and strategic public infrastructure investments*" with the following implementing action "*Flexible Infill: Consider zoning modifications that would provide more flexibility in order to allow limited, compatible infill that enhances an existing community*" (p. 138).

While PlanHoward2030 supports zoning changes in Established Communities that create opportunities for senior housing and allow limited infill that is compatible with the character of a neighborhood, it does not specifically speak to density limitations.

Targeted Growth and Revitalization designated place types represent places in the county where the future County growth should be located. While no precise location is proposed for this amendment and it only pertains to conditional use criteria for age restricted adult housing, the ZRA could limit densities in place types targeted for growth.

Housing Policies

Howard County's location and quality of life has created high housing demand and prices. While Howard County has innovative affordable housing programs that provide options for some households, the overall supply of affordable housing remains limited. Therefore, PlanHoward 2030 has a focus on encouraging diverse and affordable housing options -- especially given the needs of the growing senior population and residents living with disabilities -- and acknowledges that a housing mix of townhomes and apartments typically offer more affordable housing products.

On page 129 of PlanHoward 2030, Policy 9.2 states: "*expand full spectrum housing for residents at diverse income levels and life stages, and for individuals with disabilities, by encouraging high quality, mixed income, multigenerational, well designed, and sustainable communities.*" Implementing action a. of Policy 9.2 encourages a "*Range of Affordable Options by continuing to expand current options for full spectrum, affordable housing through affordable housing requirements in additional zoning districts; increased regulatory flexibility to provide low and middle alternatives to moderate income housing; institution of density or other incentives; use of fee-in-lieu option; accessory apartments; establishment of public, private, and nonprofit partnerships; and promotion of business community support for workforce housing.*"

As outlined above, this general plan policy calls for regulatory flexibility to increase density in exchange for more affordable units, which is not supported by the first element of this ZRA. However, the second element of this ZRA, which establishes a 1,600 sq. ft. limit on one quarter of units, is supported by the policy and implementing action outlined above, to the extent that a smaller unit size achieves a more affordable price point for purchasers. The general plan does not provide specific guidance as to the appropriate size of a senior housing unit or community buildings (as addressed in element three of the ZRA).

PlanHoward 2030, Policy 9.4 calls for expanded housing options "*to accommodate the County's senior populations who prefer to age in place.*" The second element of this amendment calls for a variety of ARAH unit sizes, including 25% at a maximum size of 1,600 sq. ft. Therefore, the proposed ZRA is consistent with this policy.

Current County Initiatives Relevant to ZRA-198

Since the adoption of PlanHoward 2030, the County has led initiatives, such as the Housing Opportunities Master Plan Task Force and the Age Friendly Initiative, that have continued discussions related to the need for housing that is affordable to a greater diversity of incomes, especially for the County's senior population. Specifically, the Howard County Housing Opportunities Master Plan (HOMP) recommends that the County consider making land use, planning and zoning changes to facilitate the development of lower-cost and diverse housing typologies, such as, duplexes, triplexes, quadplexes, courtyard apartments, cottage courtyards, live-work units and accessory dwelling units (ADU), throughout the County to address the

shortage of housing units for its low and moderate income workforce and growing senior population. These housing types are also known as "missing middle" housing.

As a part of the County's General Plan Update, HoCo By Design, a Strategic Advisory Group (SAG) focused on housing was formed. To complement the HOMP recommendations, the group discussed the concept of missing middle housing, which it defined as "*a range of small-to medium-size home choices that seek to offer different price points for residents living in Howard County. Homes are compatible in scale and character with surrounding neighborhoods or integrated into new or existing activity centers throughout the County as a transition between different land uses or building types. Missing middle homes may be represented by a single, multi-unit building on a single lot, or a cluster of homes oriented around a common green space.*" The group discussed the need for this housing type to be "attainable," meaning that the County should have an adequate supply of housing units that are available and affordable to households of all abilities at various income levels.

The Housing SAG concluded that tools and incentives to allow a broader range of missing middle housing should be created through updating zoning regulations and suggested that the housing units be small to medium size in scale; however, there wasn't any specific mention of the ideal square footage. To the extent that a smaller sized ARAH unit encourages greater affordability and small-to medium-size home choices for the County's senior population, the ZRA's proposed smaller unit size would be supported by the recent studies and engagement outlined in this section.

Approved by:

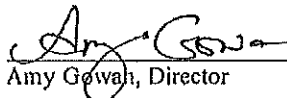
 8-24-21
Amy Gowah, Director Date

Exhibit A

Petitioner's Proposed Text

(CAPITALS indicate text to be added; text in [[brackets]] indicates text to be deleted.)

Section 131.0.N.1.a

a. Age-Restricted Adult Housing, General

(4) The maximum density shall be as follows:

Zoning District	Number of Dwelling Units in Development	Maximum Units Per Net Acre
RC and RR	20 or more	1
R-ED and R-20	20—49 50 or more	[[4]] 3 [[5]] 4
R-12	20—49 50 or more	5 6
R-SC	20—49 50 or more	7 8
R-SA-8	20 or more	12
R-H-ED	20 or more	10
R-A-15	20 or more	25
R-APT	20 or more	35

CLOSE

(5) AT LEAST 25% OF THE DWELLING UNITS SHALL HAVE 1,600 SQUARE FEET MAXIMUM OF LIVING SPACE ABOVE GRADE.

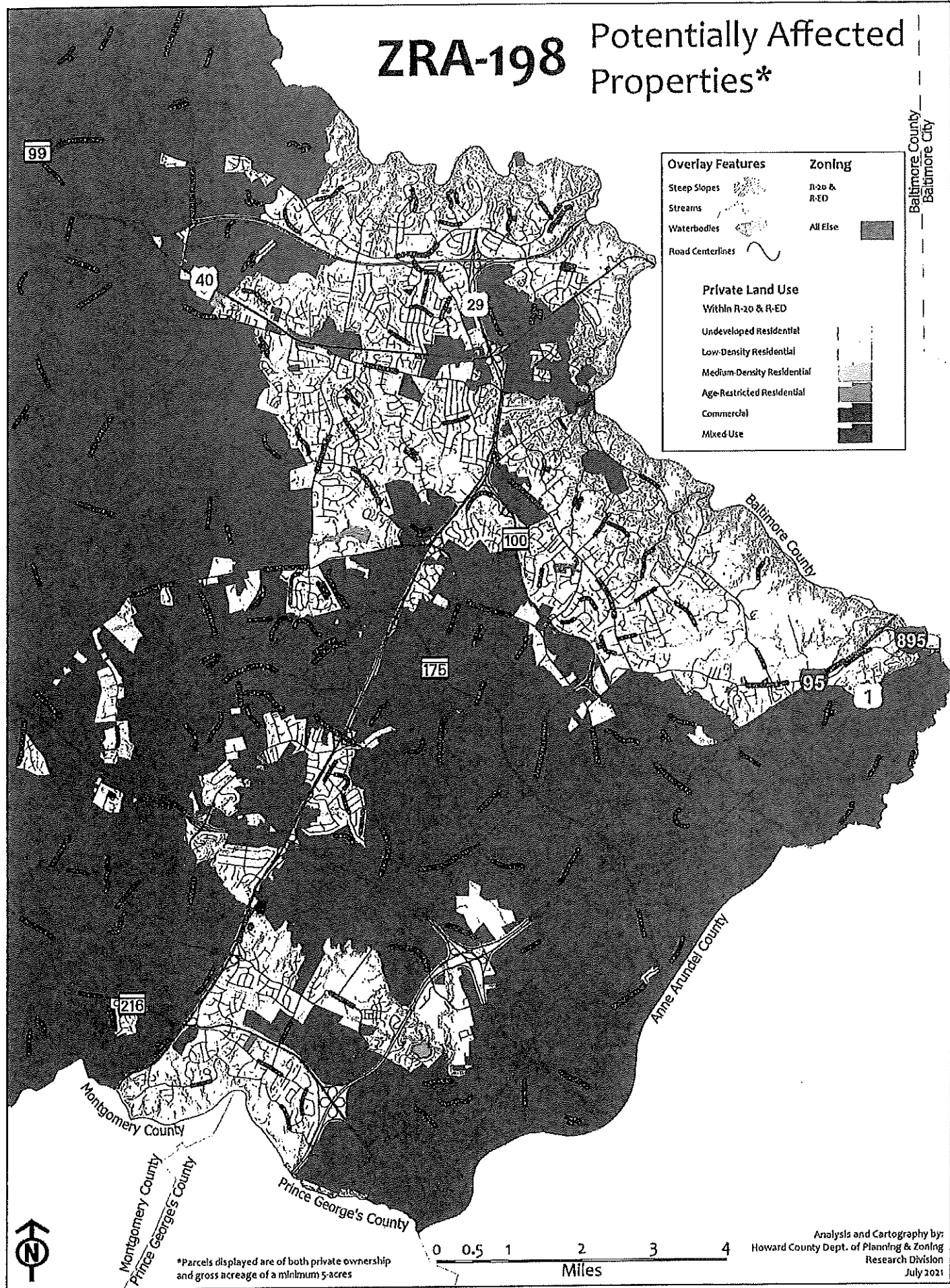
Renumber subsections (5) through (18) as (6) through (19)

(10) At least one on-site community building or interior community space shall be provided

that contains a minimum **NET FLOOR AREA AS MEASURED WITHIN THE INSIDE WALLS OF THE BUILDING OR SPACE WITH DEDUCTIONS FOR THICKNESS OF INTERIOR WALLS, COLUMNS, HALLWAYS, STAIRS, RESTROOMS, CLOSETS, UTILITY ROOMS, PANTRIES, KITCHENS OR KITCHENETTES, AND OFFICE ROOMS** of:

- a) ~~[[20]]~~ 30 square feet of **NET** floor area per dwelling unit, for the first 99 units ~~[[with a minimum area of 500 square feet]]~~, and
- (b) 10 square feet of **NET** floor area per dwelling unit for each additional unit above 99.

ZRA-198 Potentially Affected Properties*



Montgomery County
 Prince George's County
 Prince George's County

0 0.5 1 2 3 4
 Miles

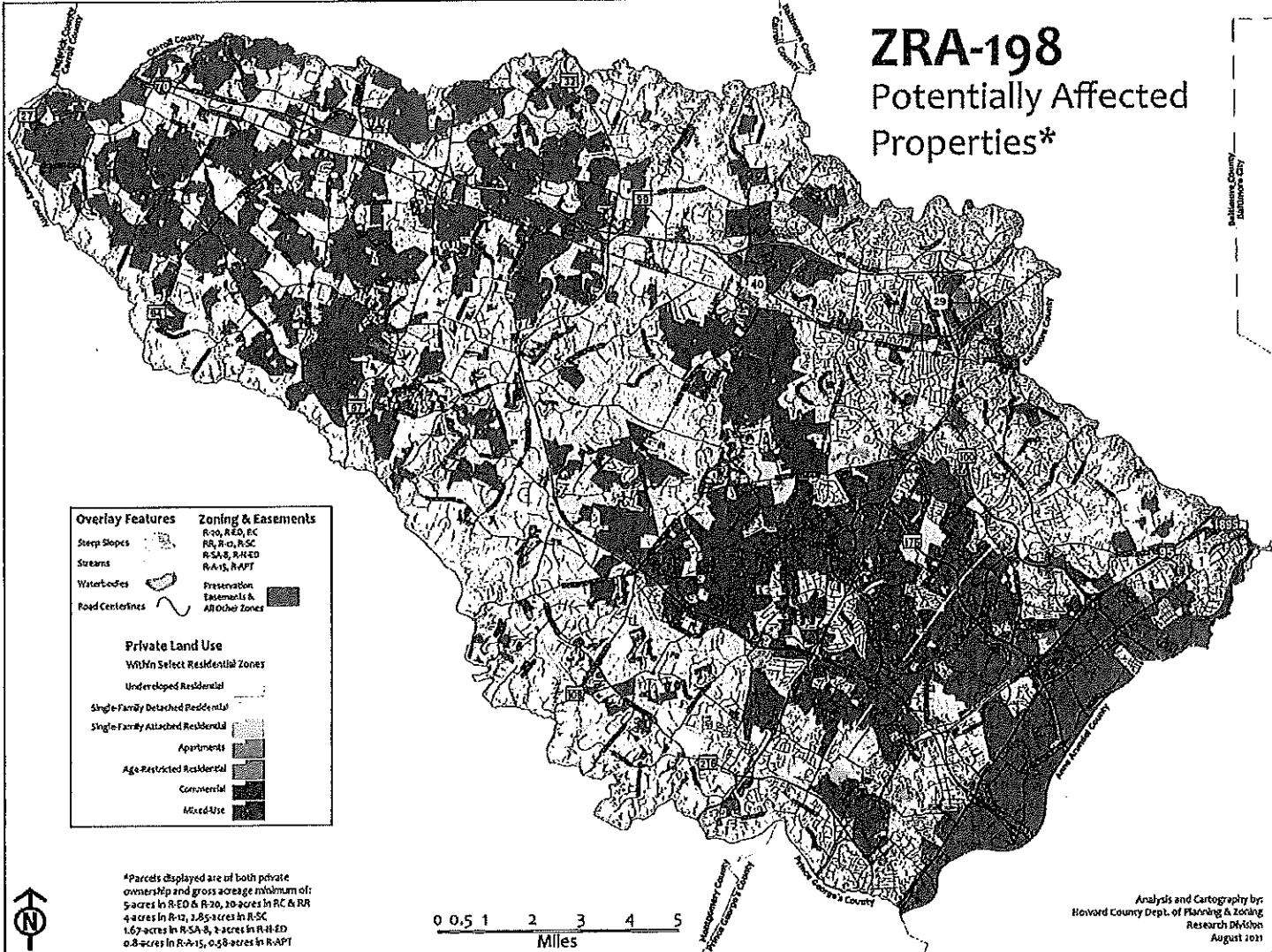
*Parcels displayed are of both private ownership and gross acreage of a minimum 5-acres

Analysis and Cartography by:
 Howard County Dept. of Planning & Zoning
 Research Division
 July 2021

ZRA-198

Potentially Affected Properties*

Howard County
Baltimore, MD



Overlay Features	Zoning & Easements
Steep Slopes	R-10, R-10, R-10, R-10
Streams	RS-A, R, R-SC
Waterbodies	RA-15, RAFT
Road Centerlines	Preservation Easements & All Other Zones
Private Land Use	
Within Select Residential Zones	
Underdeveloped Residential	
Single-Family Detached Residential	
Single-Family Attached Residential	
Apartments	
Age-Restricted Residential	
Commercial	
Mixed-Use	

*Parcels displayed are of both private ownership and gross acreage minimum of: 5 acres in R-10 & R-20, 10 acres in RC & RR, 4 acres in R-12, 2.85 acres in R-SC, 1.67 acres in R-SA & 1 acre in R-H-ED, 0.8 acres in R-A-15, 0.58 acres in R-APT

0 0.5 1 2 3 4 5
Miles

Analysis and Cartography by:
Howard County Dept. of Planning & Zoning
Research Division
August 2021

1 **DUNTEACHIN ESTATES HOMEOWNERS * BEFORE THE**
2 **ASSOCIATION, INC. PETITIONER * PLANNING BOARD OF**
3 **ZRA-198 * HOWARD COUNTY, MARYLAND**

4
5 * * * * *

6 **MOTION: Recommend approval of ZRA-198.**

7 **ACTION: *Recommend Approval; Vote 3-2.***

8 * * * * *

9
10 **RECOMMENDATION**

11 On September 9, 2021, the Planning Board of Howard County, Maryland, considered the petition of
12 Dunteachin Estates Homeowners Association, Inc. (Petitioner) to amend the Age-restricted Adult Housing
13 (ARAH) conditional use requirements (Sections 131.0.N.1.a) as follows:

- 14 o Reduce the maximum number of dwelling units allowed per net acre in R-ED and R-20 districts
15 by 1.
- 16 o Require that at least 25% of the dwelling units in an ARAH development be limited to a
17 maximum 1,600 sq. ft. of above grade living space; and
- 18 o Increase the size of community buildings to 30 sq. ft. of net floor area per dwelling unit for the
19 first 99 units.

20 The Planning Board considered the petition and the Department of Planning and Zoning (DPZ)
21 Technical Staff Report.

22 **Testimony**

23 Mr. James Raggio represented the Petitioner and was joined by three additional speakers. Mr. Raggio
24 testified that the Dunteachin Estates Homeowners Association filed the amendments because of their experience
25 with a proposal for an ARAH proposal on Kerger Road. Mr. Raggio provided a presentation that included
26 information about the Kerger Road ARAH proposal, an overview of three proposed zoning amendments and
27 additional testimony supporting the proposed changes to the allowed ARAH density. Mr. Raggio further
28 testified about prior ARAH projects and their permitted density versus approved density. Mr. Jeffery Smith
29 spoke next and explained the rationale for the second amendment, which would set a maximum size of 1600
30 sq. ft. of living space for 25% of the dwelling units in ARAH developments. Mr. Smith cited PlanHoward 2030
31 policies that are supportive of this proposed amendment. He further shared examples of model homes that would
32 meet this size restriction. Finally, he spoke about two "friendly" amendments to the original ZRA that the
33 petitioner proposes in response to the DPZ Technical Staff report (TSR). The first friendly amendment would

1 define living space above grade and the second friendly amendment would address how the proposed size
2 restrictions would relate to the Moderate-Income Housing Units (MIHU) requirements for ARAH
3 developments. Ms. Margaret Sheehan spoke about the third amendment to modify the size requirements for the
4 community building to be consistent with the current National Fire Protection Association (NFPA) Life Safety
5 Code. She also offered a “friendly amendment” to the original ZRA language to extend these proposed
6 community building size requirements to the POR, CCT, TNC, R-SL, MXD, and PSC districts, which
7 also allow ARAH developments.

8 Five members of the public testified on the proposed Petition. One testified in favor of the ZRA and
9 spoke about the housing needs of seniors with disabilities. Other speakers referred to the desires of seniors
10 wishing to age in place and the demand for smaller, single level homes. Additional members of the public
11 spoke in opposition. One speaker testified that the amendments would make many of the remaining eligible
12 properties economically prohibitive for ARAH developments, including their own property, and that market
13 rate housing allowed under base zoning would be more economically feasible than ARAH. A final speaker
14 stated that this ZRA would decrease the supply of senior housing and drive prices higher.

15 Mr. Raggio, Mr. Smith, and Ms. Sheehan responded to Board member’s questions regarding the
16 demand for senior housing, the proposed changes to the community center standards, and the requirements for
17 open space and other amenities.

18 Board Discussion and Recommendation

19 In work session, Board members spoke of the need for additional senior housing, the challenges of
20 balancing density incentives with infill compatibility, and the necessity for a variety of senior housing products.
21 Some Board members expressed concern about the lack of data and analysis to support making changes
22 proposed by this ZRA, specifically the density and unit size amendments. The Board also discussed whether
23 there was actual demand for smaller housing for seniors and a need for larger ARAH clubhouses. The Board
24 determined that there is demand for smaller senior housing units, but did not reach a consensus that the proposed
25 ZRA, as drafted, is the correct approach to yield a smaller housing product. There was no Board discussion
26 specific to the “friendly” amendments referenced by the Petitioner.

27 Ms. Adler motioned to recommend approval of ZRA-198 as submitted in the Petition. Mr. Engelke
28 seconded each motion. The motion passed 3-2.

29
30 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this ²⁹ day of
31 September 2021, recommends that ZRA-198, as described above, be **APPROVED**.

HOWARD COUNTY PLANNING BOARD

Dissent

Ed Coleman, Chair

DocuSigned by:

Kevin McAllister

Kevin McAllister, Vice-chair

Dissent

Erica Roberts

DocuSigned by:

Phil Engelke

Phil Engelke

DocuSigned by:

Tudy Adler

Delphine Adler

ATTEST:

DocuSigned by:

Amy Cowan

Amy Cowan, Executive Secretary

**Office of the County Auditor
Auditor's Analysis**

Council Bill No. 87-2021 (ZRA 198)

Introduced: November 1, 2021

Auditor: Michael A. Martin

Fiscal Impact:

Our Office cannot determine the fiscal impact of this legislation because we cannot determine the volume and size of future Age-Restricted Adult Housing (ARAH) residential developments in the County.

However, the passage of this legislation would limit the number and potentially the size of future ARAH residential developments in the County and, therefore, may reduce the revenues and expenditures associated with that type of development.

Notable changes with a fiscal impact based on our review of Zoning Regulation Amendment 198 and its associated technical staff report (TSR) prepared by the Department of Planning and Zoning (DPZ) include:

- A decrease of 51 out of 133 eligible ARAH development sites in the Residential: Environmental Development (R-ED) and Residential: Single (R-20) zoning districts due to the proposed unit density reduction. This decrease represents potential ARAH developments that are between 5 and 6.67 acres which would no longer be eligible for development if this legislation passes.
- A reduction in potential residential development revenues and expenditures arising from the cap of 1,600 square feet on at least 25 percent of the units of an ARAH development.
- Decreased unit density in the 82 potential ARAH development sites in the R-ED and R-20 districts which would still be eligible if this legislation were to pass, potentially reducing the revenues and expenditures from the resulting development.

Purpose:

The purpose of this zoning amendment is to revise certain zoning regulations associated with ARAH conditional uses as follows:

- Reduce the maximum number of dwelling units allowed per acre in R-ED and R-20 zoning districts by 1 unit per acre.
- Require 25 percent or more of dwelling units in ARAH developments be capped at 1,600 square feet above grade living space in all zoning districts.

- Increase community building size from 20 to 30 square feet of net floor area per dwelling unit for the first 99 units and remove the 500 square feet minimum area requirement in all zoning districts.

Other Comments:

A proposed development of interest to the petitioner is located at 5263 Kerger Road in Ellicott City. The development would result in an 8.35 acre, 30-unit single-family detached ARAH development, which would need to reduce its planned unit density to below 3 units per acre if this legislation passes. Our Office has been advised that a conditional use petition has been submitted for this development; however, we cannot provide an accurate fiscal impact until the development's plans are approved.

Per the TSR, there has never been an approved ARAH development in a R-ED district. The TSR also details the 5 ARAH developments that have been approved in R-20 districts, which amount to 365 dwelling units in total.

The DPZ confirmed this zoning amendment will apply to all ARAH Conditional Use petitions without a signed Decision & Order from the Board of Appeals or the Hearing Authority prior to the effective date of the legislation.

Since at least 15 percent of the ARAH dwelling units in the R-ED and R-20 districts must be classified as Moderate-Income Housing Units (MIHUs), DPZ indicated this legislation may create the unintended consequence of creating MIHUs that are visibly distinct from the rest of the development if the mandated smaller units are used to satisfy the MIHU commitment.

The Petitioner, Dunteachin Estates Homeowners Association, Inc., submitted a request to address some of the terminology issues identified in DPZ's TSR that could make implementation of this legislation challenging (see **Attachment A**). These include the terms "net floor area," "living space," and "above grade." The DPZ indicated they would look to the Council to resolve any conflicting or subjective language.

Attachment A – CB87-2021

**Friendly Amendments
Offered by
Dunteachin Estates Homeowners Association, Inc.
In Response to
DPZ Technical Staff Report on ZRA 198**

Attachment A – CB87-2021

Friendly Amendment #1

DPZ Report

“Living space above grade” is not defined in the Zoning Regulations.

These terms would need to be defined for the Department to accurately and effectively calculate the square footages and review proposed plans. Specifically, this definition should articulate what is and what is not considered “living space” included within the proposed structure. This might include or exclude hallways, utility closets, garages, basements, lofts, attics, and other spaces, to the extent that they are finished. These are details typically provided with construction plans at the building permit stage and typically reviewed by the Department of Licenses and Permits.

The regulations should further explain what constitutes “above grade.” Such an explanation should account for a variety of topographic site conditions, where a measurement is taken, describe the applicability of elevation, and whether it is intended to include walk-out basements.

Response

“Living space above grade” is a real estate industry term. Home sale listings provide the square feet of living space above grade. Property tax assessments are based on the square feet of living space above grade. The Maryland State Department of Assessments and Taxation defines “living space above grade” to mean the finished area that is above ground level and excludes attics, basements and garages. A basement where one or more sides is partially below ground level is not considered above grade even if one or more of the walls are 100% above the ground.

Proposed Amendment to Section 103.0: - Definitions

LIVING SPACE ABOVE GRADE : THE FINISHED AREA OF A DWELLING UNIT THAT IS ABOVE GROUND LEVEL. THE TERM DOES NOT INCLUDE ATTICS, BASMEMTS AND GARAGES. A BASEMENT WHERE ONE OR MORE SIDES IS BELOW GROUND LEVEL IS NOT CONSIDERED ABOVE GRADE EVEN IF ON OR MORE OF THE WALLS ARE 100% ABOVE GRADE.

Attachment A – CB87-2021

Friendly Amendment #2

DPZ Report

Age-restricted housing (ARAH) has requirement for Moderate Income Housing Units (MIHU'S). Currently, "At least 10% of the dwelling units in RC, RR, R-ED, R-20, R-12, and R-SC Districts, and at least 15% in R-SA-8, R-H-ED, R-A-15 and R-APT Districts shall be Moderate Income Housing Units." Typically, MIHU's are designed to blend in with non-MIHU units in a development. To the extent that smaller units are used to satisfy the MIHU requirement, it could create an unintended outcome of MIHU units being visibly distinct from the rest of the development.

Response

The smaller units should be disbursed among MIHU and non-MIHU units. Not more than that 10% of the smaller units should be used to satisfy the MIHU requirement.

Proposed Amendments to Section 131.0: - Conditional Uses

N. Conditional Uses and Permissible Zoning Districts

I. Age-restricted Adult Housing

a. Age-Restricted Adult Housing, General

- (5) AT LEAST 25% OF THE DWELLING UNITS SHALL HAVE 1,600 SQUARE FEET MAXIMUM OF LIVING SPACE ABOVE GRADE. NOT MORE THAN 10% OF THE UNITS MEETING THIS REQUIREMENT SHALL BE MODERATE INCOME HOUSING UNITS.

Attachment A – CB87-2021

Friendly Amendment #3

DPZ Report

The amendment [to Section 131.0.1.a (10)] conflicts with the POR, CCT, TNC, R-SL, MXD, and PSC districts' ARAH community building size requirement, since it does not amend these zoning districts to provide a larger community building for developments with less than 99 units.

Response

The zoning regulation sections pertaining to the R-SI, POR, CCT and PSC districts should be amended to conform to the community building size requirements proposed in Section 131.0.N.1.a (10). The zoning regulations for the TNC district reference the age-restricted housing requirements in the POR district. The MXD district does not contain any requirements for age-restricted housing. Two options are offered below for amending the sections.

Option A – Cross reference proposed amendment to Section 131.0.N.1.a (10)

Proposed Amendment to Section 113.2: - R-SI (Residential: Senior—Institutional) District

E. Additional Requirements for Age-Restricted Adult Housing

4. Community Center

At least one on-site community building or indoor community space within a principal structure COMPLYING WITH THE REQUIRMENTS IN SECTION 131.0.N.1.a (10) shall be provided [[that contains a minimum of:

- a. 20 square feet of floor area per dwelling unit, for the first 99 dwelling units with a minimum area of 500 square feet, and
- b. 10 square feet of floor area per dwelling unit for each additional dwelling unit above 99]].

Proposed Amendment to Section 115.0: - POR (Planned Office Research) District

E. Additional Requirements for Age-Restricted Adult Housing

4. Community Center

At least one on-site community building or indoor community space within a principal structure COMPLYING WITH THE REQUIRMENTS IN SECTION 131.0.N.1.a (10) shall be provided [[that contains a minimum of:

- a. 20 square feet of floor area per dwelling unit, for the first 99 dwelling units with a minimum area of 500 square feet, and
- b. 10 square feet of floor area per dwelling unit for each additional dwelling unit above 99]].

Proposed Amendment to Section 117.4: - CCT (Community Center Transition) District

E. Additional Requirements for Age-Restricted Adult Housing

Attachment A – CB87-2021

4. Community Center

At least one on-site community building or indoor community space within a principal structure COMPLYING WITH THE REQUIREMENTS IN SECTION 131.0.N.1.a (10) shall be provided [[that contains a minimum of:

- a. 20 square feet of floor area per dwelling unit, for the first 99 dwelling units with a minimum area of 500 square feet, and
- b. 10 square feet of floor area per dwelling unit for each additional dwelling unit above 99]].

Proposed Amendment to Section 127.1: - PSC (Planned Senior Community) District

B. Requirements for Planned Senior Community

8. Community Center

At least one on-site community building or indoor community space within a principal structure COMPLYING WITH THE REQUIREMENTS IN SECTION 131.0.N.1.a (10) shall be provided [[that contains a minimum of:

- a. 20 square feet of floor area per dwelling unit, for the first 99 dwelling units with a minimum area of 500 square feet, and
- b. 10 square feet of floor area per dwelling unit for each additional dwelling unit above 99]].

Option B –Repeat language in proposed amendment to Section 131.0.N.1.a (10)

Proposed Amendment to Section 113.2: - R-SI (Residential: Senior—Institutional) District

E. Additional Requirements for Age-Restricted Adult Housing

4. Community Center

At least one on-site community building or interior community space shall be provided that contains a minimum NET FLOOR AREA AS MEASURED WITHIN THE INSIDE WALLS OF THE BUILDING OR SPACE WITH DEDUCTIONS FOR THICKNESS OF INTERIOR WALLS, COLUMNS, HALLWAYS, STAIRS, RESTROOMS, CLOSETS, UTILITY ROOMS, PANTRIES, KITCHENS OR KITCHENETTES, AND OFFICE ROOMS of:

- (a) [[20]] 30 square feet of NET floor area per dwelling unit, for the first 99 units [[with a minimum area of 500 square feet]], and
- (b) 10 square feet of NET floor area per dwelling unit for each additional unit above 99.

Proposed Amendment to Section 115.0: - POR (Planned Office Research) District

E. Additional Requirements for Age-Restricted Adult Housing

4. Community Center

At least one on-site community building or interior community space shall be provided

Attachment A – CB87-2021

that contains a minimum NET FLOOR AREA AS MEASURED WITHIN THE INSIDE WALLS OF THE BUILDING OR SPACE WITH DEDUCTIONS FOR THICKNESS OF INTERIOR WALLS, COLUMNS, HALLWAYS, STAIRS, RESTROOMS, CLOSETS, UTILITY ROOMS, PANTRIES, KITCHENS OR KITCHENETTES, AND OFFICE ROOMS of:

- (a) ~~[[20]]~~ 30 square feet of NET floor area per dwelling unit, for the first 99 units ~~[[with a minimum area of 500 square feet]]~~, and
- (b) 10 square feet of NET floor area per dwelling unit for each additional unit above 99.

Proposed Amendment to Section 117.4: - CCT (Community Center Transition) District

E. Additional Requirements for Age-Restricted Adult Housing

4. Community Center

At least one on-site community building or interior community space shall be provided that contains a minimum NET FLOOR AREA AS MEASURED WITHIN THE INSIDE WALLS OF THE BUILDING OR SPACE WITH DEDUCTIONS FOR THICKNESS OF INTERIOR WALLS, COLUMNS, HALLWAYS, STAIRS, RESTROOMS, CLOSETS, UTILITY ROOMS, PANTRIES, KITCHENS OR KITCHENETTES, AND OFFICE ROOMS of:

- (a) ~~[[20]]~~ 30 square feet of NET floor area per dwelling unit, for the first 99 units ~~[[with a minimum area of 500 square feet]]~~, and
- (b) 10 square feet of NET floor area per dwelling unit for each additional unit above 99.

Proposed Amendment to Section 127.1: - PSC (Planned Senior Community) District

B. Requirements for Planned Senior Community

8. Community Center

At least one on-site community building or interior community space shall be provided that contains a minimum NET FLOOR AREA AS MEASURED WITHIN THE INSIDE WALLS OF THE BUILDING OR SPACE WITH DEDUCTIONS FOR THICKNESS OF INTERIOR WALLS, COLUMNS, HALLWAYS, STAIRS, RESTROOMS, CLOSETS, UTILITY ROOMS, PANTRIES, KITCHENS OR KITCHENETTES, AND OFFICE ROOMS of:

- (a) ~~[[20]]~~ 30 square feet of NET floor area per dwelling unit, for the first 99 units ~~[[with a minimum area of 500 square feet]]~~, and
- (b) 10 square feet of NET floor area per dwelling unit for each additional unit above 99.

REGISTRATION NO.	REGISTRATION NO.	REGISTRATION NO.	REGISTRATION NO.	REGISTRATION NO.	REGISTRATION NO.	REGISTRATION NO.	REGISTRATION NO.	REGISTRATION NO.	REGISTRATION NO.	REGISTRATION NO.	REGISTRATION NO.	REGISTRATION NO.
Dunteachin Estates	198	Dunteachin Estates	Affidavit of Contribution		7/12/2021		X					
Dunteachin Estates	198	Dunteachin Estates	Disclosure of Contribution	N/A	7/12/2021			N/A	N/A	N/A		
Dunteachin Estates	198	Dunteachin Estates	Affidavit Engaging in Business		7/12/2021							X

SCOTT PROPERTY
CONDITIONAL USE DAP Meeting July 21, 2021
AGE RESTRICTED SINGLE FAMILY DETACHED HOMES

This proposed project is required to have a DAP meeting because we are exercising the right to use the conditional use zoning regulation to develop this property as an age restricted residential development.

EXISTING SITE CONDITIONS AND GENERAL OVERVIEW:

The subject property is located in the southeast quadrant at the intersection of South Trotter Road and Swimmer Row Way. The Gross property area is 9.75 acres and is zoned R-20. The property fronts on two (2) public roads that are classified as a Major Collector and a Public Access Place. The property was subdivided into 2 lots (lots 1 and 2) in 1976. There is an existing house on the property and an existing farm pond. Access to the house is provided by a driveway from South Trotters Road.

The site slopes in a northerly direction to 4-culvert pipes that pass under Swimmer Row Way. Based on the drainage area that flows to these culverts, an existing floodplain exists. The pond, which was built in the late 50's or early 60's, is a farm pond and it was not designed to provide storm water management based on MDE pond specifications and/or Howard County requirements. Prior to the pond, a stream traversed through this property and the property was used for agricultural purposes.

PROJECT GOALS AND DESIGN PHILOSOPHY:

Per the Zoning Regulations, there are various ways to develop this property and the density is dependent on which option is chosen.

- R - 20 single family detached, or
- R – ED single family detached, or
- R-ED single family attached, or
- Conditional use single family detached, or
- Conditional use single family attached, or
- Conditional use semi-detached, or
- Conditional use multi-plex

Site Design:

Per the Zoning regulations; Section 131.N.1, the maximum allowed density is 4 dwelling units per net acre using the conditional use single family detached option. This would equate to approximately 35 units. The number of proposed units is 25. The units are anticipated to be approximately 40 feet-by-70 feet. The required open space is 35% which equates to 3.41 +/- acres. The proposed open space is approximately 4.4 +/- acres, which is 45% of the property.

With the removal of the pond, the restoration of the existing stream channel and the forest conservation planting along the stream channel, the open space area should provide adequate amenities, such as pathways, seating areas and recreation areas for the residents, and add additional protection to the natural features.

The required perimeter landscape has been provided in accordance with the Howard County Landscape Manual. Existing street trees exist along Swimmer Row Way and street trees have been proposed along South Trotter Road. Deciduous and evergreen plantings are proposed around the perimeter of the site and within the forest conservation area along the stream channel. We feel that the landscape character of the site blends with the adjacent residential properties.

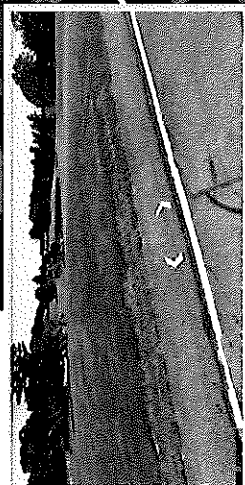
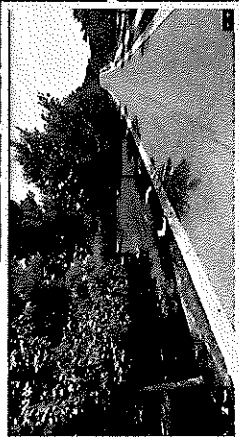
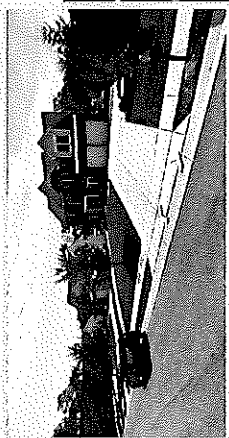
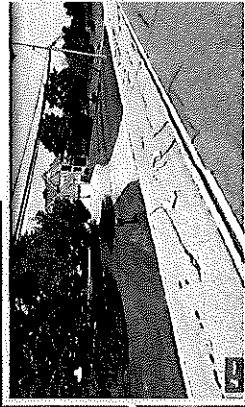
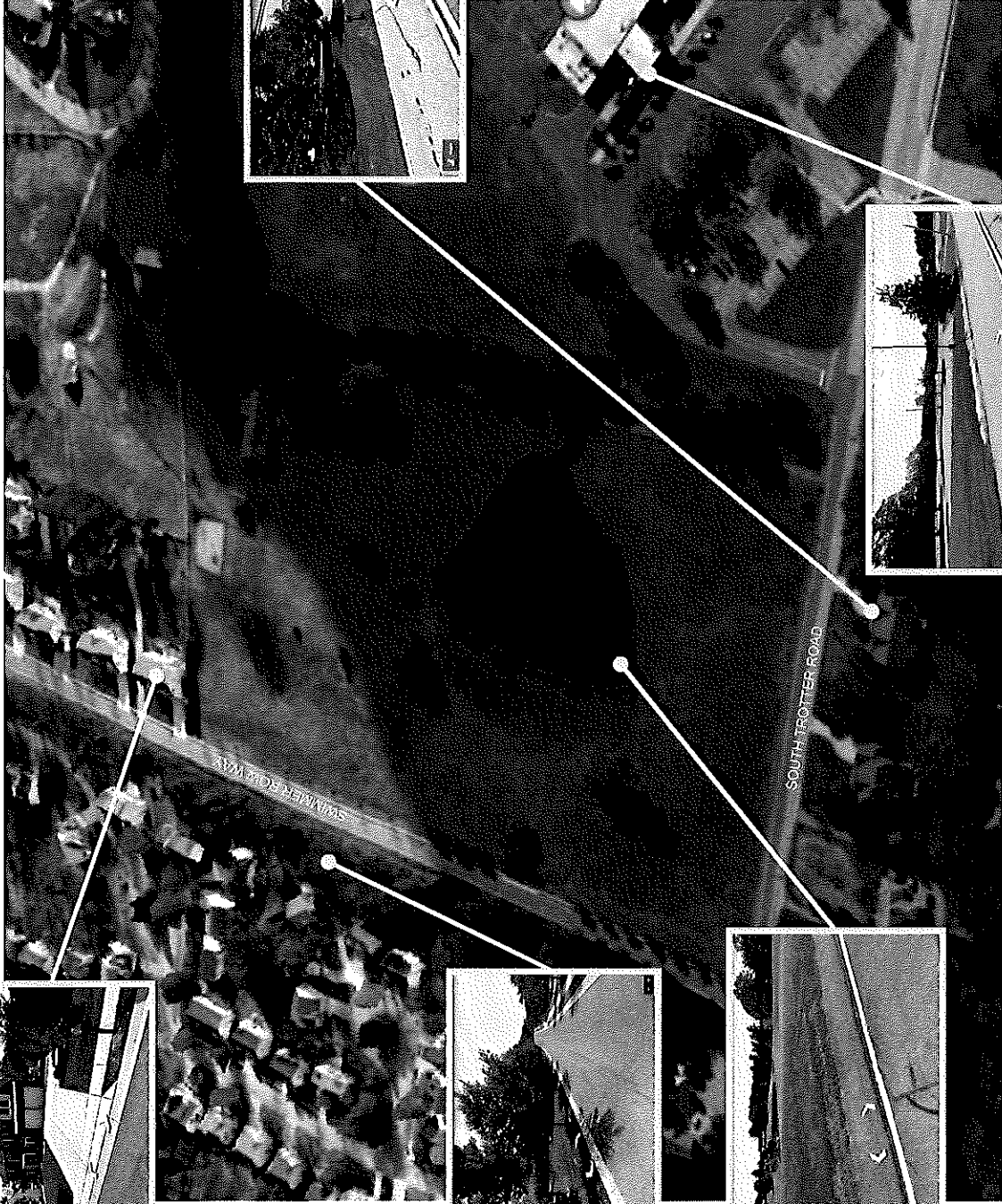
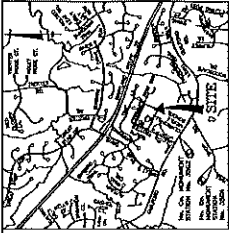
This project is compatible with the residential developments in the vicinity by providing similar architectural material, detail and setback from the street. Currently this site is vacant of forest stands and by adding landscape buffering along the perimeter of the site and planting of a forest conservation area, this open field will become a more connected property with the adjacent developments.

A community building (500 sf) is being proposed for this development in accordance with the conditional use regulations. Due to the site constraints, the building and associated parking is somewhat centralized on the property with access both from a pedestrian pathway and a public road.

The proposed driveways along South Trotter Road are approximately 40 feet long and are similar to the existing houses opposite this site. The front building setback is 40 feet and therefore the units are required to be a minimum of 40 feet from the road right-of-way.

Stormwater management shall be provided in accordance with the Environmental Site Design practices required by the state and Howard County. We will be utilizing drywells for the roof tops and either driveway disconnection methods and/or micro-bio retention facilities in the rear yard area of the units.

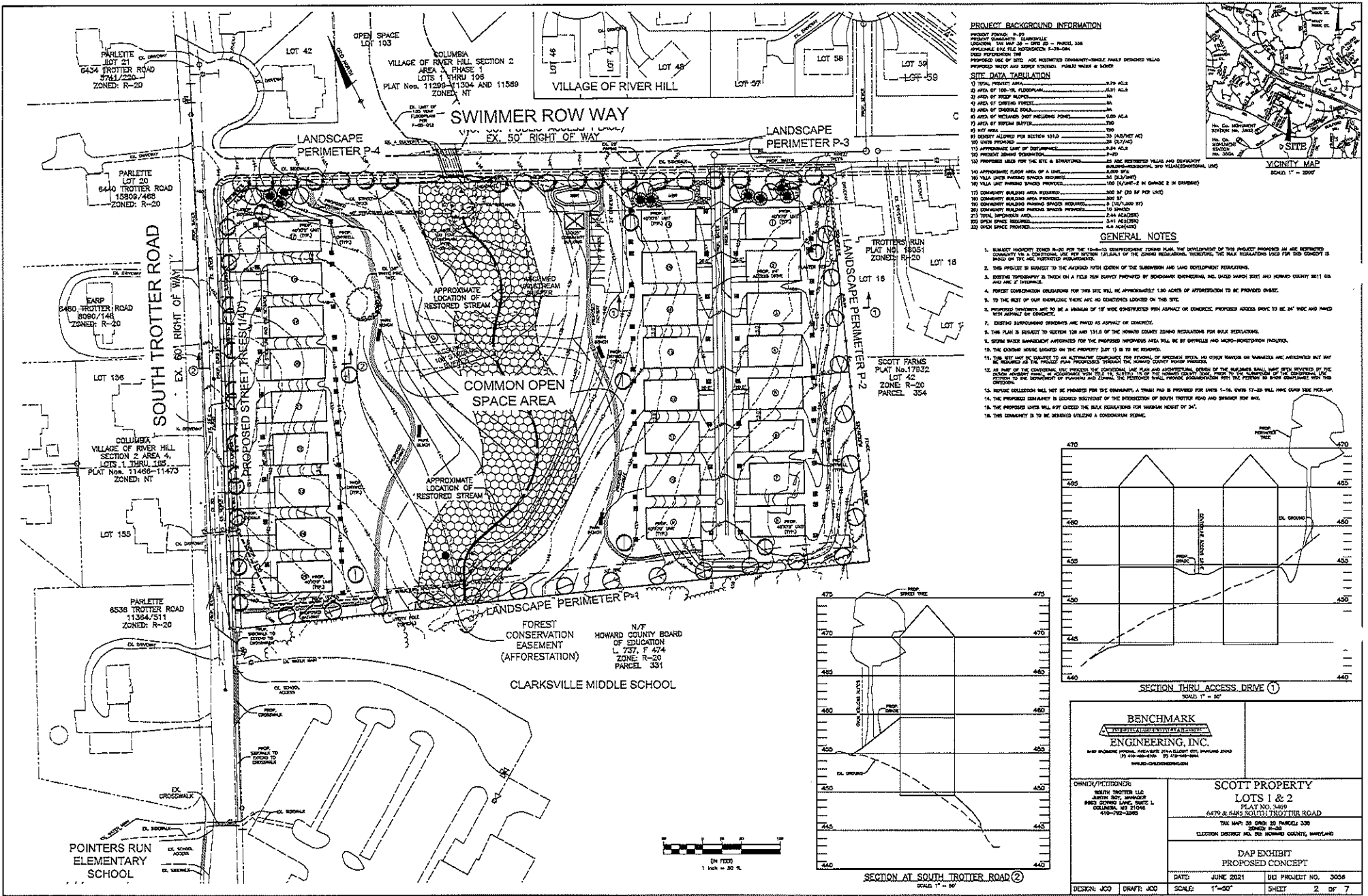
The proposed architecture for this proposed development has been used in previous projects in the County and around the state and has proven to generate high demand. This particular area of Howard County would be in great demand with its close proximity to Clarksville and downtown Columbia. It is our understanding that the proposed architecture would meet the universal design guidelines for age restricted housing.



BENCHMARK
ENGINEERING, INC.
1000 BENTLEY BLVD., SUITE 100
DALLAS, TEXAS 75207
PHONE: 972-443-1100
FAX: 972-443-1101
WWW.BENCHMARKENGINEERING.COM

SCOTT PROPERTY
LOTS 1 & 2
PLAT NO. 3409
CITY & G&M SOUTH TROTTER ROAD
DALLAS COUNTY, TEXAS
DAP EXHIBIT
EXISTING CONDITIONS

DATE: JUNE 2021
SHEET: 1 OF 7
PROJECT NO.: 20206
SCALE: AS SHOWN

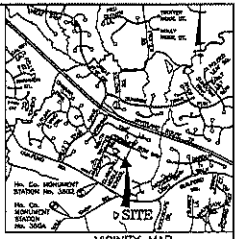


PROJECT BACKGROUND INFORMATION

PROJECT NUMBER: 20-00
 PROJECT NAME: VILLAGE OF RIVER HILL
 LOCATION: 500' W. OF SW. CORNER OF PARCEL 338
 APPLICABLE SPEC. FILE APPROXIMATE P-79-04
 100' SETBACK FROM THE ADJACENT HIGHWAY RIGHT-OF-WAY
 PROPOSED USE: RESIDENTIAL COMMUNITY-SCALE, SINGLE-FAMILY DETACHED VILLAGES
 PROPOSED WETLANDS AND SENSITIVE AREAS: PUBLIC WATERS & BOWEN

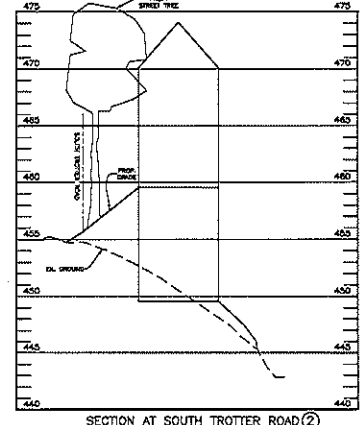
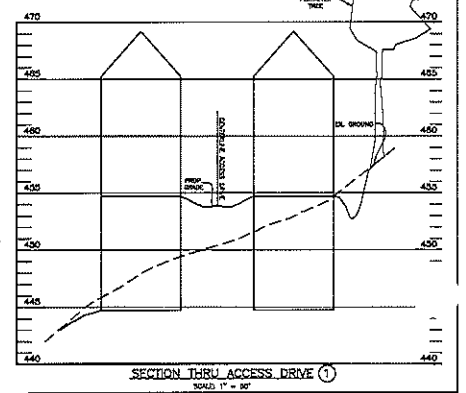
SITE DATA TABULATION

1) TOTAL PROJECT AREA	3,779 ACRES
2) AREA OF 100'-W. EASEMENT	1,000 ACRES
3) AREA OF STEEP SLOPE	1.00 ACRES
4) AREA OF OTHER SLOPE	1.00 ACRES
5) AREA OF CHOKOLEE SOILS	1.00 ACRES
6) AREA OF WETLANDS (NOT INCLUDING POND)	0.00 ACRES
7) AREA OF STREAM BUFFER	0.00 ACRES
8) NET AREA	1.00 ACRES
9) DENSITY ALLOWED FOR SECTION 101.2	20 (ADJUNCT) AND 20 (2.5/AC)
10) DENSITY ALLOWED FOR SECTION 101.2	2.00 ACRES
11) APPROXIMATE LENGTH OF DEVELOPMENT	0.84 ACRES
12) PROPOSED DENSITY DEVELOPMENT	1.00 ACRES
13) PROPOSED LOTS FOR THE SITE & STRUCTURED	25 (SEE RESTRICTED VILLAGES AND DEVELOPMENT REGULATIONS/ORDINANCE, 2016 W/AMENDMENT 1)
14) APPROXIMATE FLOOR AREA OF A UNIT	2,000 SF
15) VILLA UNIT PARKING SPACES PROVIDED	50 (2.0/UNIT)
16) VILLA UNIT PARKING SPACES PROVIDED	100 (1.0/UNIT-2 IN GARAGE 2 IN DRIVEWAY)
17) COMMUNITY BUILDING AREA REQUIRED	200 SF (20 SF PER UNIT)
18) COMMUNITY BUILDING AREA PROVIDED	200 SF
19) COMMUNITY BUILDING PARKING SPACES REQUIRED	0 (1.0/UNIT 10 SF)
20) COMMUNITY BUILDING PARKING SPACES PROVIDED	10 (20 SF)
21) TOTAL IMPROVED AREA	2.44 ACRES
22) OPEN SPACE REQUIREMENT	3.44 ACRES
23) OPEN SPACE PROVIDED	4.4 ACRES

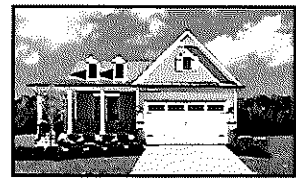
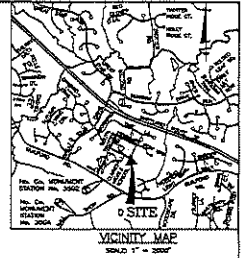
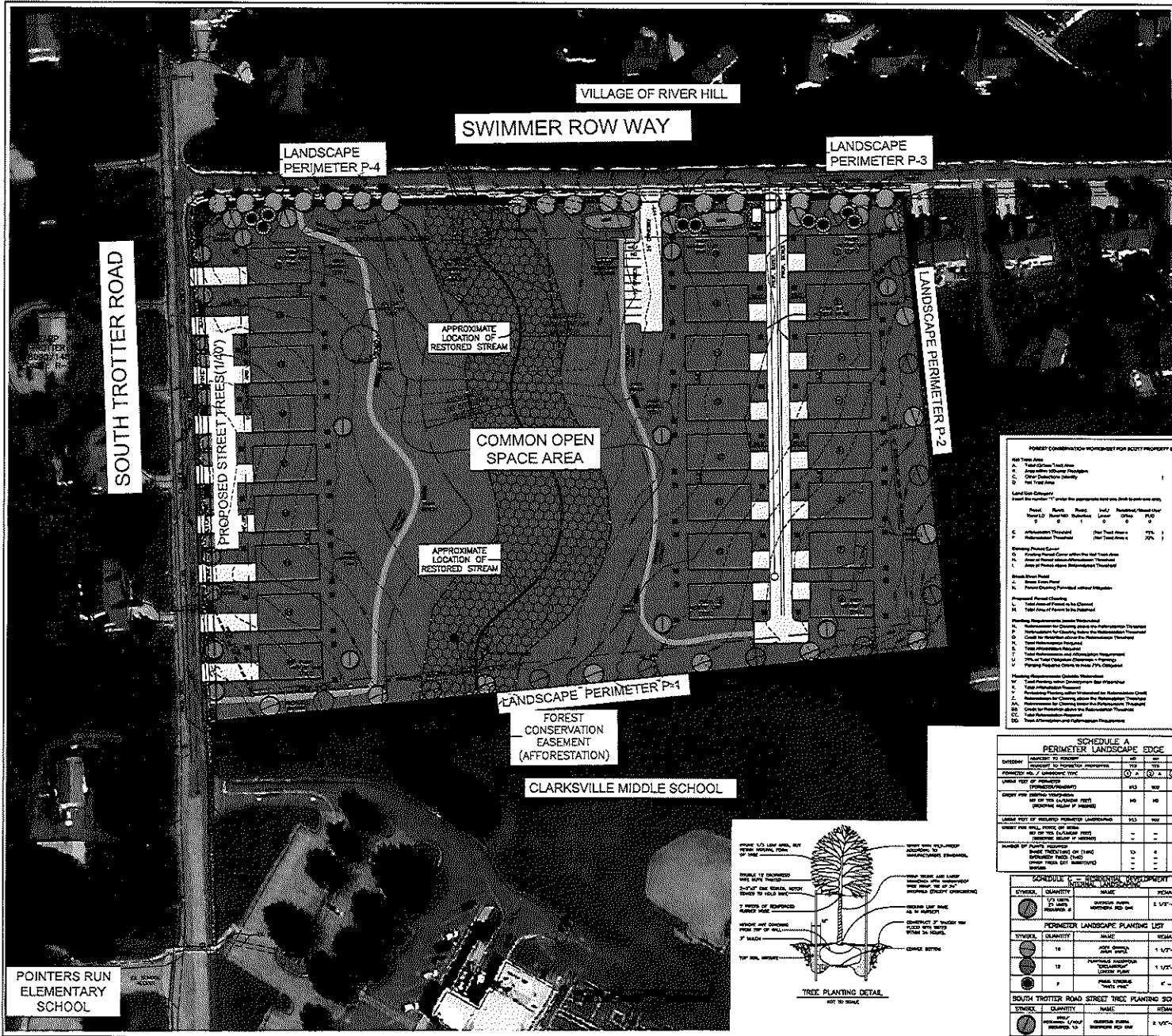


GENERAL NOTES

1. SUBJECT PROPERTY ZONED R-20 FOR THE 100'-W. EASEMENT TOWNSHIP PLAN. THE DEVELOPMENT OF THIS PROJECT IMPOSES AN USE RESTRICTION CONSISTENT WITH A CONDITIONAL USE PER SECTION 101.2(A)(1) OF THE ZONING REGULATIONS. THEREFORE, THE MAJOR REGULATIONS VALID FOR THIS PROPERTY IS BASED ON THE USE RESTRICTION IMPOSEMENT.
2. THIS PROJECT IS SUBJECT TO THE APPROVED FUTURE ZONING OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
3. DESIGN IMPROVEMENTS TO BE TRACKED ON A FILE AS THEY PROCEED WITH BIDDING/CONTRACTING. ALL DESIGN IMPROVEMENTS AND IMPROVED COUNTY BUILT IN AND ARE TO BE MAINTAINED.
4. FOREST CONSERVATION REGULATIONS FOR THIS SITE WILL BE APPROXIMATELY 1.00 ACRES OF APPROXIMATION TO BE PROVIDED MAINT.
5. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EASEMENTS LOCATED ON THIS SITE.
6. IMPROVED CONCRETE TO BE A MINIMUM OF 1/2" W/REINFORCED WITH 2" SPACING OR CONCRETE. PROPOSED ASPHALT DRIVE TO BE 1/2" W/AC AND MAINT WITH ASPHALT OR CONCRETE.
7. EXISTING SURROUNDING SPACES ARE SHOWN AS APPROXIMATE OR CONCEPTUAL.
8. THIS PLAN IS SUBJECT TO REVIEW FOR THE 100'-W. EASEMENT COUNTY ZONING REGULATIONS FOR BULK REGULATIONS.
9. STORM WATER MANAGEMENT APPROVED FOR THE PROPOSED IMPROVED AREA WILL BE BY OFFICIALS AND MICRO-IMPROVEMENT PRACTICES.
10. THE EXISTING WETLANDS LOCATED ON THE PROPERTY (LOT 1) IS TO BE MAINTAINED.
11. THIS SITE MAY BE SUBJECT TO AN ALTERNATIVE COMPLIANCE FOR REMOVAL OF SPECIES, TREES AND OTHER WETLANDS OR WETLANDS ARE IDENTIFIED BUT MAY BE REQUIRED AS PART OF THE PROJECT PLAN PROCEEDURES THROUGH THE ADJACENT COUNTY PERMIT PROCESS.
12. AS PART OF THE CONDITIONAL USE PERMIT THE CONDITIONAL USE PLAN AND APPROVED PERMIT OF THE APPLICANT SHALL HAVE BEEN REVIEWED BY THE COUNTY ENGINEER AND APPROVED WITH THE 100'-W. EASEMENT PER THE HONORARY COUNTY ENGINEER. PERMIT NO. IS SUBJECT TO THE CONDITIONAL USE PERMIT TO THE DEPARTMENT OF PLANNING AND ZONING. THE PERMITOR SHALL MAINTAIN PROVISIONS WITH THE PERMITOR AS SHOWN COMPLIANT WITH THE CONDITION.
13. SEWER COLLECTION WILL NOT BE PROVIDED FOR THIS DEVELOPMENT. A TRUNK MAIN IS PROVIDED FOR LOTS 1-16. LOTS 17-25 WILL HAVE ON-SITE SEWER COLLECTION.
14. THE PROPOSED EASEMENT IS LOCATED IN ACCORDANCE WITH THE PROVISIONS OF BOTH TROTTER ROAD AND SOUTH TROTTER ROAD.
15. THE PROPOSED LOTS WILL NOT CROSS THE BULK REGULATIONS FOR WETLANDS NEARBY OF 30'.
16. THIS DEVELOPMENT IS TO BE DESIGNED UTILIZING A COORDINATE SYSTEM.



BENCHMARK A PROFESSIONAL ENGINEERING FIRM ENGINEERING, INC. 800 PINEBUSH DRIVE, SUITE 200, CLARKVILLE, MD 21114 410-792-3360 WWW.BENCHMARK-ENGINEERING.COM	
OWNER/CLIENTS: SCOTT TROTTER LLC ALBERT BOY, APPROX. 6002 DORRIS LANE, SUITE 1 COLUMBIA, MD 21046 410-792-3360	SCOTT PROPERTY LOTS 1 & 2 PLAT NO. 3409 6470 & 6485 SOUTH TROTTER ROAD THE MAP OF 2010 20 (PARCEL 338) ZONED R-20 ELECTION DISTRICT NO. 09 HOWARD COUNTY, MARYLAND
DAP EXHIBIT PROPOSED CONCEPT	
DATE: JUNE 2021	DESIGN PROJECT NO.: 3056
DESIGN: JCO	DRAWN: JCO
SCALE: 1"=50'	SHEET: 2 OF 7



AGE RESTRICTED UNIT TYPE
NO SCALE

FOREST CONSERVATION WORKSHEET FOR SCOTT PROPERTY & LOT

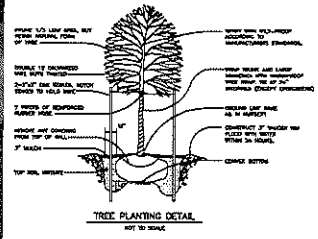
Item	Description	Quantity	Unit Price	Total Price
A	Planting of 1/2" Caliper Trees	100	\$1.50	\$150.00
B	Planting of 3/4" Caliper Trees	100	\$1.50	\$150.00
C	Planting of 1" Caliper Trees	100	\$1.50	\$150.00
D	Planting of 1 1/2" Caliper Trees	100	\$1.50	\$150.00
E	Planting of 2" Caliper Trees	100	\$1.50	\$150.00
F	Planting of 3" Caliper Trees	100	\$1.50	\$150.00
G	Planting of 4" Caliper Trees	100	\$1.50	\$150.00
H	Planting of 5" Caliper Trees	100	\$1.50	\$150.00
I	Planting of 6" Caliper Trees	100	\$1.50	\$150.00
J	Planting of 8" Caliper Trees	100	\$1.50	\$150.00
K	Planting of 10" Caliper Trees	100	\$1.50	\$150.00
L	Planting of 12" Caliper Trees	100	\$1.50	\$150.00
M	Planting of 14" Caliper Trees	100	\$1.50	\$150.00
N	Planting of 16" Caliper Trees	100	\$1.50	\$150.00
O	Planting of 18" Caliper Trees	100	\$1.50	\$150.00
P	Planting of 20" Caliper Trees	100	\$1.50	\$150.00
Q	Planting of 24" Caliper Trees	100	\$1.50	\$150.00
R	Planting of 30" Caliper Trees	100	\$1.50	\$150.00
S	Planting of 36" Caliper Trees	100	\$1.50	\$150.00
T	Planting of 42" Caliper Trees	100	\$1.50	\$150.00
U	Planting of 48" Caliper Trees	100	\$1.50	\$150.00
V	Planting of 54" Caliper Trees	100	\$1.50	\$150.00
W	Planting of 60" Caliper Trees	100	\$1.50	\$150.00
X	Planting of 66" Caliper Trees	100	\$1.50	\$150.00
Y	Planting of 72" Caliper Trees	100	\$1.50	\$150.00
Z	Planting of 78" Caliper Trees	100	\$1.50	\$150.00

SCHEDULE A PERIMETER LANDSCAPE EDGE

Category	Quantity	Unit Price	Total Price
1. 1/2" Caliper Trees	100	\$1.50	\$150.00
2. 3/4" Caliper Trees	100	\$1.50	\$150.00
3. 1" Caliper Trees	100	\$1.50	\$150.00
4. 1 1/2" Caliper Trees	100	\$1.50	\$150.00
5. 2" Caliper Trees	100	\$1.50	\$150.00
6. 3" Caliper Trees	100	\$1.50	\$150.00
7. 4" Caliper Trees	100	\$1.50	\$150.00
8. 5" Caliper Trees	100	\$1.50	\$150.00
9. 6" Caliper Trees	100	\$1.50	\$150.00
10. 8" Caliper Trees	100	\$1.50	\$150.00
11. 10" Caliper Trees	100	\$1.50	\$150.00
12. 12" Caliper Trees	100	\$1.50	\$150.00
13. 14" Caliper Trees	100	\$1.50	\$150.00
14. 16" Caliper Trees	100	\$1.50	\$150.00
15. 18" Caliper Trees	100	\$1.50	\$150.00
16. 20" Caliper Trees	100	\$1.50	\$150.00
17. 24" Caliper Trees	100	\$1.50	\$150.00
18. 30" Caliper Trees	100	\$1.50	\$150.00
19. 36" Caliper Trees	100	\$1.50	\$150.00
20. 42" Caliper Trees	100	\$1.50	\$150.00
21. 48" Caliper Trees	100	\$1.50	\$150.00
22. 54" Caliper Trees	100	\$1.50	\$150.00
23. 60" Caliper Trees	100	\$1.50	\$150.00
24. 66" Caliper Trees	100	\$1.50	\$150.00
25. 72" Caliper Trees	100	\$1.50	\$150.00
26. 78" Caliper Trees	100	\$1.50	\$150.00

SCHEDULE C PERIMETER LANDSCAPE PLANTING LIST

SYMBOL	QUANTITY	NAME	REMARKS
1	10	JOHN DEERE	1 1/2" - 2" O.D.
2	10	FRUITING PLANT	1 1/2" - 2" O.D.
3	10	FRUITING PLANT	1 1/2" - 2" O.D.
4	10	FRUITING PLANT	1 1/2" - 2" O.D.
5	10	FRUITING PLANT	1 1/2" - 2" O.D.



POINTERS RUN ELEMENTARY SCHOOL

BENCHMARK ENGINEERING, INC.
1408 WILSON AVENUE, SUITE 200, WASHINGTON, DC 20004-4412
TEL: 202-462-1000 FAX: 202-462-1001
WWW.BENCHMARKINC.COM

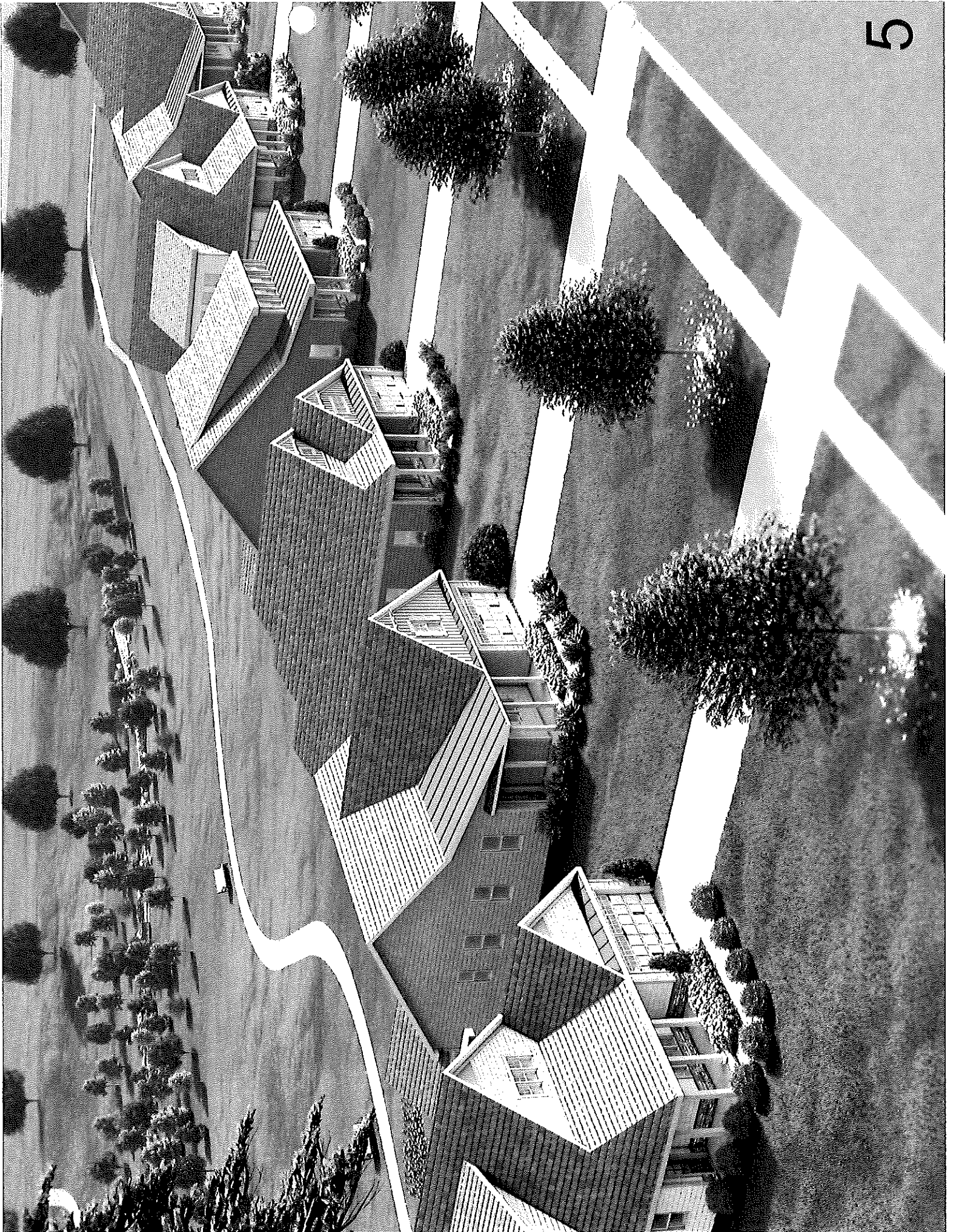
OWNER/PATRON:
SCOTT PROPERTY LLC
4679 S. CAROL SOUTH TROTTER ROAD
CLARKVILLE, MD 21024
410-782-2580

SCOTT PROPERTY
LOTS 1 & 2
PLAT NO. 3469
4679 S. CAROL SOUTH TROTTER ROAD
CLARKVILLE, MD 21024
ELECTION DISTRICT NO. 8th HANOVER COUNTY, MARYLAND

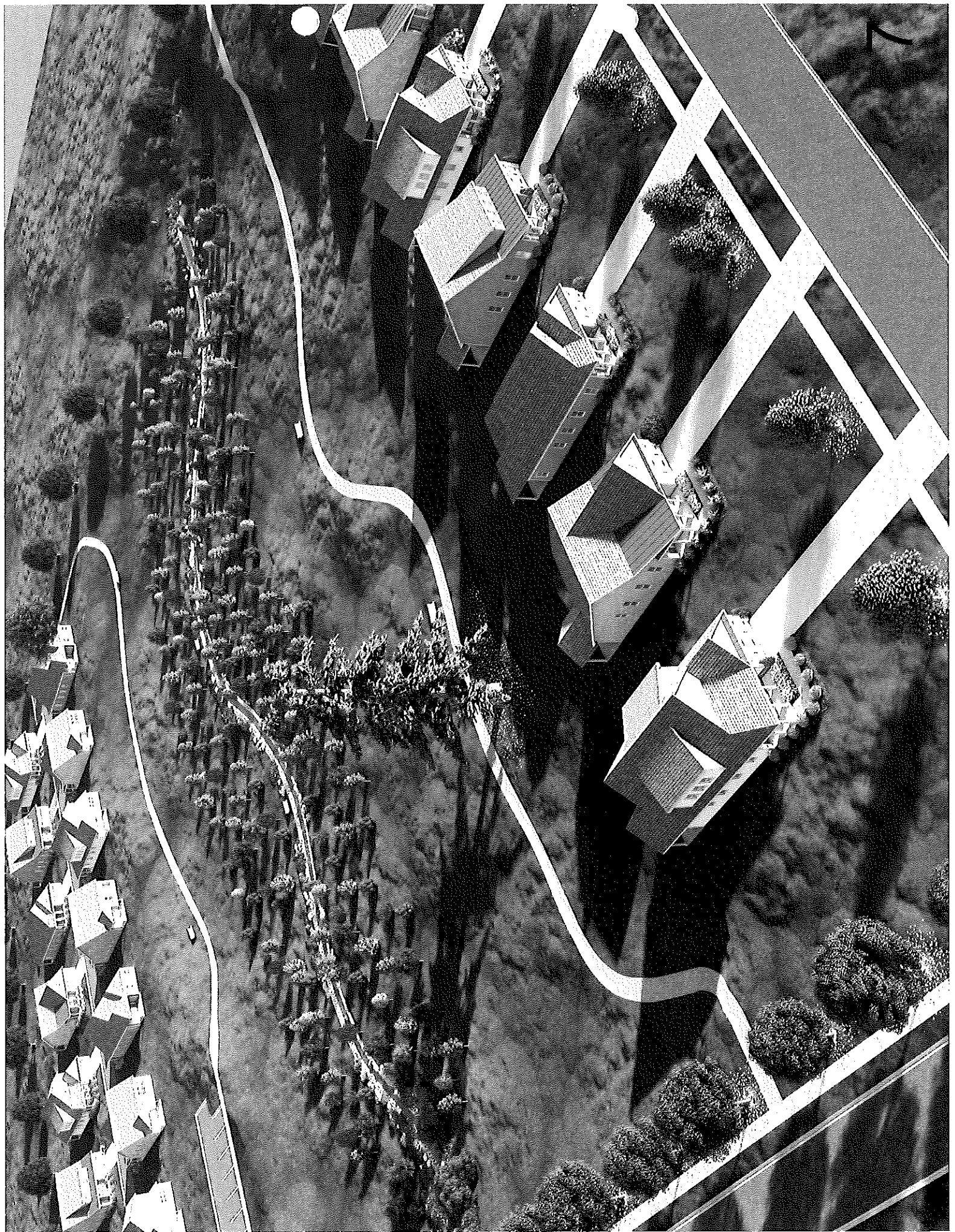
DAP EXHIBIT
PROPOSED CONCEPT

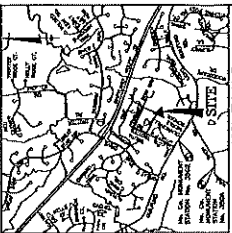
DATE: JUNE 2021
SCALE: 1"=50'
DESIGN: JDD
DRAW: JDD
SHEET: 3 OF 7











GENERAL NOTES

1. THE PROJECT IS SITUATED ON A 100' WIDE BUREAU OF PUBLIC WORKS (B.P.W.) RIGHT-OF-WAY (R.O.W.) AND IS ADJACENT TO THE BUREAU OF PUBLIC WORKS (B.P.W.) RIGHT-OF-WAY (R.O.W.) ON THE EAST SIDE OF SWIMMER ROW WAY.
2. THE PROJECT IS SITUATED ON A 100' WIDE BUREAU OF PUBLIC WORKS (B.P.W.) RIGHT-OF-WAY (R.O.W.) AND IS ADJACENT TO THE BUREAU OF PUBLIC WORKS (B.P.W.) RIGHT-OF-WAY (R.O.W.) ON THE EAST SIDE OF SWIMMER ROW WAY.
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9. THE PROJECT IS SITUATED ON A 100' WIDE BUREAU OF PUBLIC WORKS (B.P.W.) RIGHT-OF-WAY (R.O.W.) AND IS ADJACENT TO THE BUREAU OF PUBLIC WORKS (B.P.W.) RIGHT-OF-WAY (R.O.W.) ON THE EAST SIDE OF SWIMMER ROW WAY.
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50' SCOTT PROPERTY (SCOTT) TRACT

The 50' Scott Property (Scott) Tract is a 100' wide strip of land located on the east side of Swimmer Row Way. The tract is bounded by the 50' Scott Property (Scott) Tract to the north, the 50' Scott Property (Scott) Tract to the south, and the 50' Scott Property (Scott) Tract to the east. The tract is bounded by the 50' Scott Property (Scott) Tract to the west.

The 50' Scott Property (Scott) Tract is a 100' wide strip of land located on the east side of Swimmer Row Way. The tract is bounded by the 50' Scott Property (Scott) Tract to the north, the 50' Scott Property (Scott) Tract to the south, and the 50' Scott Property (Scott) Tract to the east. The tract is bounded by the 50' Scott Property (Scott) Tract to the west.

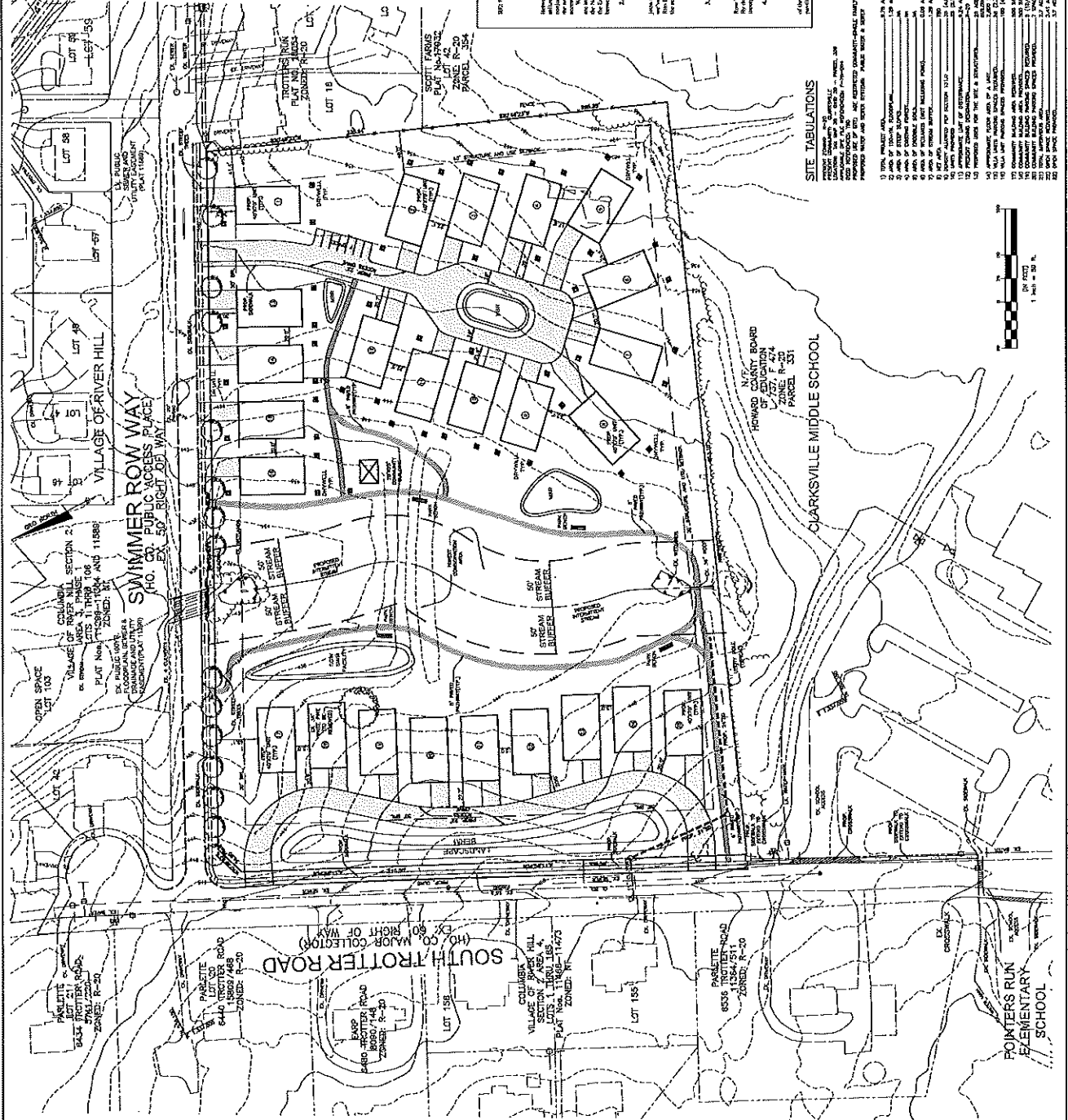
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The 50' Scott Property (Scott) Tract is a 100' wide strip of land located on the east side of Swimmer Row Way. The tract is bounded by the 50' Scott Property (Scott) Tract to the north, the 50' Scott Property (Scott) Tract to the south, and the 50' Scott Property (Scott) Tract to the east. The tract is bounded by the 50' Scott Property (Scott) Tract to the west.

SITE TABULATIONS

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. YD.)
1	TOTAL PROJECT AREA	100,000	1,111
2	AREA OF 50' SCOTT PROPERTY (SCOTT) TRACT	10,000	111
3	AREA OF 50' SCOTT PROPERTY (SCOTT) TRACT	10,000	111
4	AREA OF 50' SCOTT PROPERTY (SCOTT) TRACT	10,000	111
5	AREA OF 50' SCOTT PROPERTY (SCOTT) TRACT	10,000	111
6	AREA OF 50' SCOTT PROPERTY (SCOTT) TRACT	10,000	111
7	AREA OF 50' SCOTT PROPERTY (SCOTT) TRACT	10,000	111
8	AREA OF 50' SCOTT PROPERTY (SCOTT) TRACT	10,000	111
9	AREA OF 50' SCOTT PROPERTY (SCOTT) TRACT	10,000	111
10	AREA OF 50' SCOTT PROPERTY (SCOTT) TRACT	10,000	111
11	AREA OF 50' SCOTT PROPERTY (SCOTT) TRACT	10,000	111
12	AREA OF 50' SCOTT PROPERTY (SCOTT) TRACT	10,000	111
13	AREA OF 50' SCOTT PROPERTY (SCOTT) TRACT	10,000	111
14	AREA OF 50' SCOTT PROPERTY (SCOTT) TRACT	10,000	111
15	AREA OF 50' SCOTT PROPERTY (SCOTT) TRACT	10,000	111
16	AREA OF 50' SCOTT PROPERTY (SCOTT) TRACT	10,000	111
17	AREA OF 50' SCOTT PROPERTY (SCOTT) TRACT	10,000	111
18	AREA OF 50' SCOTT PROPERTY (SCOTT) TRACT	10,000	111
19	AREA OF 50' SCOTT PROPERTY (SCOTT) TRACT	10,000	111
20	AREA OF 50' SCOTT PROPERTY (SCOTT) TRACT	10,000	111
21	AREA OF 50' SCOTT PROPERTY (SCOTT) TRACT	10,000	111
22	AREA OF 50' SCOTT PROPERTY (SCOTT) TRACT	10,000	111
23	AREA OF 50' SCOTT PROPERTY (SCOTT) TRACT	10,000	111
24	AREA OF 50' SCOTT PROPERTY (SCOTT) TRACT	10,000	111
25	AREA OF 50' SCOTT PROPERTY (SCOTT) TRACT	10,000	111
26	AREA OF 50' SCOTT PROPERTY (SCOTT) TRACT	10,000	111
27	AREA OF 50' SCOTT PROPERTY (SCOTT) TRACT	10,000	111
28	AREA OF 50' SCOTT PROPERTY (SCOTT) TRACT	10,000	111
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30	AREA OF 50' SCOTT PROPERTY (SCOTT) TRACT	10,000	111



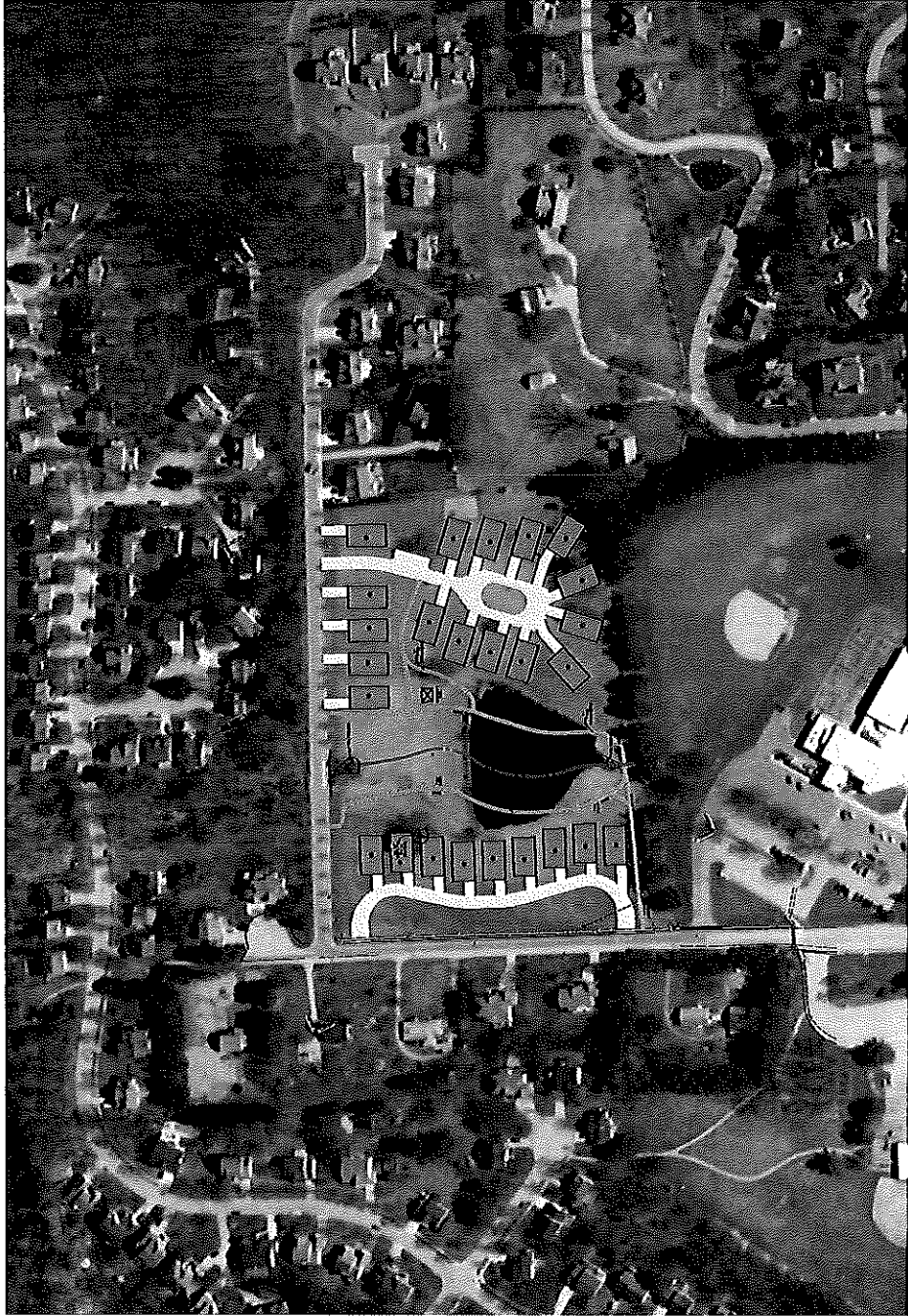
BENCHMARK ENGINEERING, INC.
 1000 W. MAIN ST., SUITE 100
 CLARKSVILLE, TN 37040
 (615) 255-1111
 WWW.BENCHMARKENGINEERING.COM

SCOTT PROPERTY
 LOTS 1 & 2
 PLAT NO. 50
 607' E. AND SOUTHWEST CORNER
 OF SWIMMER ROW WAY
 ELECTRON PROJECT NO. 201-000000000000

OWNER/CLIENT:
 SCOTT PROPERTY
 607' E. AND SOUTHWEST CORNER
 OF SWIMMER ROW WAY
 CLARKSVILLE, TN 37040

DATE: OCTOBER 2021
 SHEET NO.: 3009
 PROJECT NO.: 201-000000000000

DESIGNER: JGD
 CHECKER: JGD
 DATE: 1-1-2021



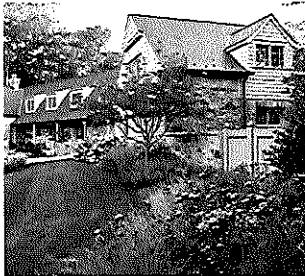
SCOTT PROPERTY HARDSCAPE + LANDSCAPE PRECEDENTS

SOUTH TROTTER, LLC.
OWNER

BENCHMARK
PLANNING, CONSTRUCTION, LANDSCAPE
ENGINEERING, INC.



TRAIL NETWORK + RESTORED STREAM



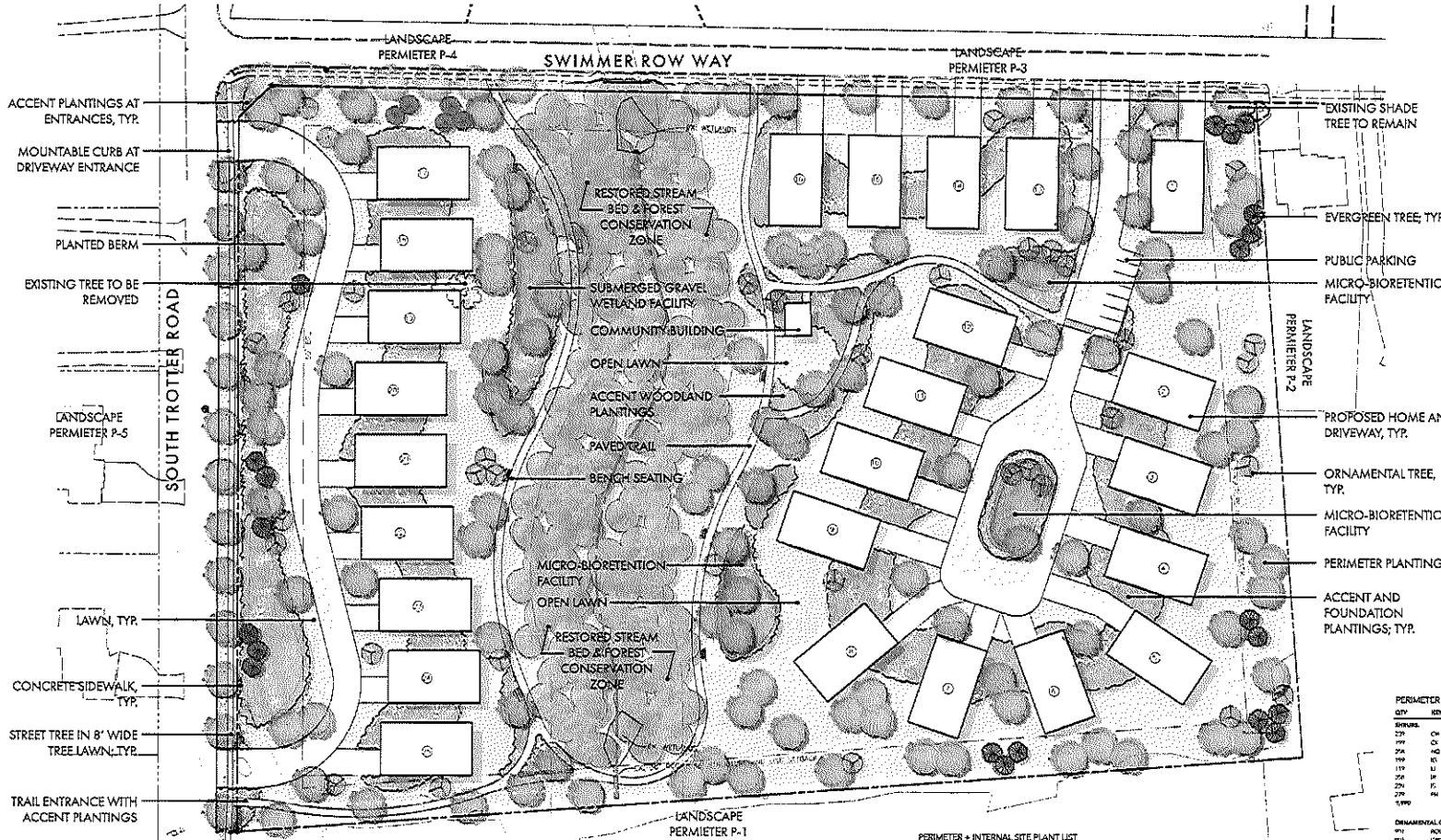
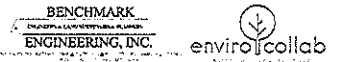
AMENITY AREAS



NEIGHBORHOOD IDENTITY + STREETSCAPE

SCOTT PROPERTY CONCEPT PLAN

SOUTH TROTTER, LLC.
OWNER



Notes:
1. Proposed plant counts are subject to change pending development of final planting plan. Minimum planting requirements are outlined below, and will be adjusted as necessary. However, it is the design intent to provide additional plantings throughout the project site.
2. Plant calculations outlined in Schedule A & C below do not incorporate site elevation requirements. Refer to Allocation Plant List at bottom left of sheet for additional elevation plantings provided on site.

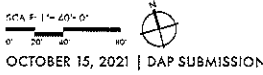
SCHEDULE C	
RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING	
INTERNAL LANDSCAPING	
NUMBER OF DWELLING UNITS	35
NUMBER OF 1, 1.5 & 2 STORY UNITS	8
NUMBER OF 3 STORY UNITS	27
PERIMETER AS STREET TREES	
LINEAR FEET OF STREET FRONTAGE	320
NUMBER OF TREES REQUIRED (1:1)	9
NUMBER OF TREES TO REMAIN	7
NUMBER OF TREES TO BE PLANTED	2
PERIMETER AS DRIVEWAYS	
LINEAR FEET OF DRIVEWAY FRONTAGE	306
NUMBER OF TREES REQUIRED (1:1)	10
NUMBER OF TREES TO REMAIN	8
NUMBER OF TREES TO BE PLANTED	2

SCHEDULE A	
PERIMETER LANDSCAPING	
PERIMETER	
CATEGORY	NO, YES, N/A
PERIMETER TYPE	A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
CREMIT FOR OPEN VEGETATION	
NUMBER OF PLANTS REQUIRED	
NUMBER OF PLANTS PROVIDED	

CITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE & CONDITION	COMMENTS
SHADE TREES					
18	AC	American Sycamore	American Sycamore	24" Cal	Large tree, full canopy
5	BT	Bur Oak	Bur Oak	24" Cal	Large tree, full canopy
6	OP	White Oak	White Oak	24" Cal	Large tree, full canopy
4	NO	Red Oak	Red Oak	24" Cal	Large tree, full canopy
9	HT	Hickory	Hickory	24" Cal	Large tree, full canopy
4	NO	Red Oak	Red Oak	24" Cal	Large tree, full canopy
10	QA	Quercus alba	White Oak	24" Cal	Large tree, full canopy
11	OC	Quercus coccinea	Scarlet Oak	24" Cal	Large tree, full canopy
16	LI	Liquidambar styraciflua	Sweetgum	24" Cal	Large tree, full canopy
99			TOTAL		
ORNAMENTAL TREES					
9	AC	American Sycamore	American Sycamore	18" H	Medium tree, 1/2 canopy
4	OC	Quercus coccinea	Scarlet Oak	18" H	Medium tree, 1/2 canopy
9	OP	White Oak	White Oak	18" H	Medium tree, 1/2 canopy
7	PS	Prunella serotina	Blackberry	18" H	Medium tree, 1/2 canopy
4	BT	Bur Oak	Bur Oak	18" H	Medium tree, 1/2 canopy
89			TOTAL		
EVERGREEN TREES					
5	DO	Juniperus	American Holly	18" H	Medium tree, 1/2 canopy
4	MY	Myrica carolinensis	Swamp Myrica	18" H	Medium tree, 1/2 canopy
7	PS	Prunella serotina	Blackberry	18" H	Medium tree, 1/2 canopy
4	BT	Bur Oak	Bur Oak	18" H	Medium tree, 1/2 canopy
89			TOTAL		

CITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE & CONDITION	COMMENTS
TREES					
20	CC	Cornus canadensis	Eastern Spicebush	12" Cal	85% B&G, 15% Green, 50' tall
20	CF	Cornus florida	Flowering Dogwood	12" Cal	85% B&G, 15% Green, 50' tall
20	LF	Lonicera canadensis	Tailorfin	12" Cal	85% B&G, 15% Green, 50' tall
20	JY	Juniperus horizontalis	American Juniper	12" Cal	85% B&G, 15% Green, 50' tall
20	AV	Asplenium platyneuron	American Maidenhair	12" Cal	85% B&G, 15% Green, 50' tall
20	PC	Phlox paniculata	Black Chokeberry	12" Cal	85% B&G, 15% Green, 50' tall
20	SA	Saxifraga oppositifolia	White Sax	12" Cal	85% B&G, 15% Green, 50' tall
20	CP	Cornus paniculata	Proctor	12" Cal	85% B&G, 15% Green, 50' tall
20	SA	Saxifraga oppositifolia	Small Sax	12" Cal	85% B&G, 15% Green, 50' tall
88			TOTAL		

Allocation Notes:
1. Project requires 1.0 acres of allocation, the equivalent of [2000] 1" Cal. Trees. Allocation plantings to be provided within restored stream bed/forest conservation zone only, as shown on plan.
2. The Oak and Sycamore trees to be planted adjacent to restored stream channel. Remaining species to be planted within outer edge of planting zone.

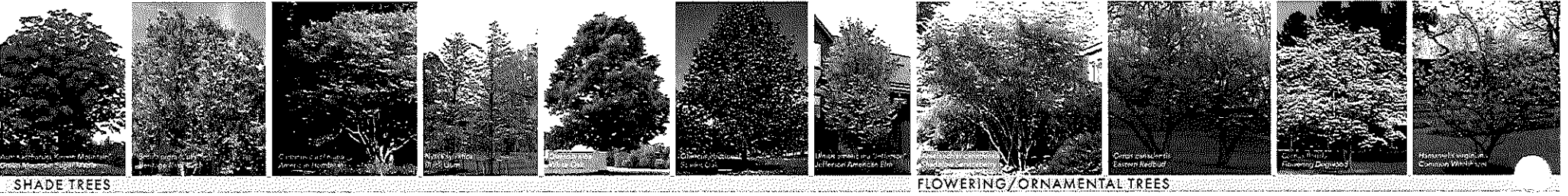


OCTOBER 15, 2021 | DAP SUBMISSION

SCOTT PROPERTY
NATIVE + ADAPTED PLANT PALETTE

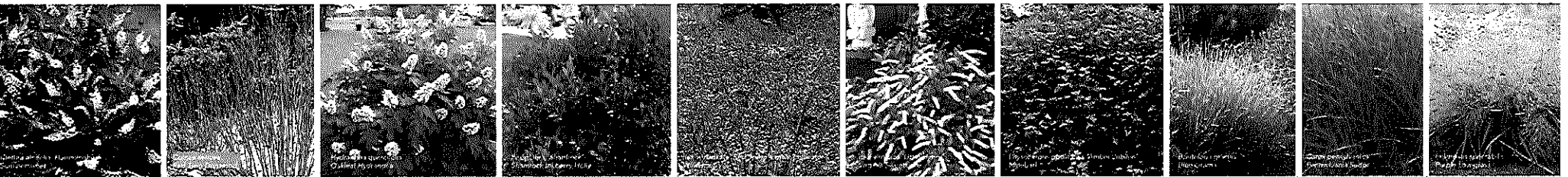
SOUTH TROTTER, LLC.
OWNER

BENCHMARK
ENGINEERING, INC.



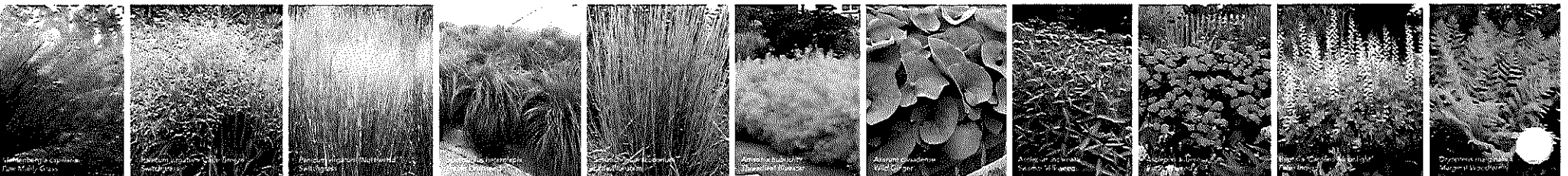
SHADE TREES

FLOWERING/ORNAMENTAL TREES



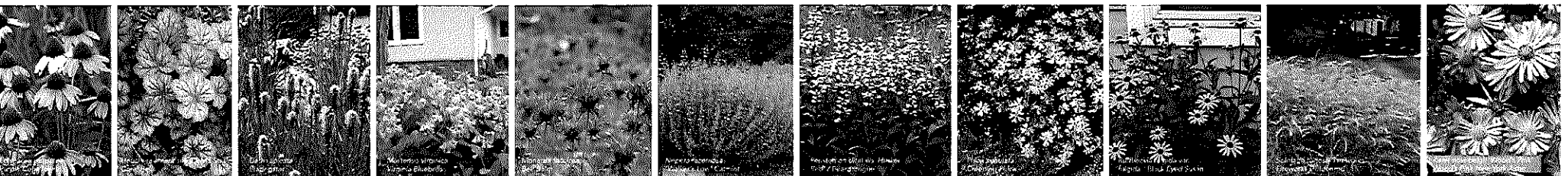
SHRUBS

ORNAMENTAL GRASSES

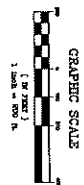


ORNAMENTAL GRASSES

PERENNIALS



PERENNIALS



1 of 1

**MILDENBERG,
BOENDER & ASSOC., INC.**
Engineers Planners Surveyors
7355-B Green Drive, Columbia, Maryland 21044
(410) 937-6100 Tel. (410) 937-6100 Fax

ROGERS AVENUE
2796 ROGERS AVE., ELLICOTT CITY MD
TAX MAP: 17 - CRD. 18 - PARCEL: 558
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
AERIAL: CONTEXT

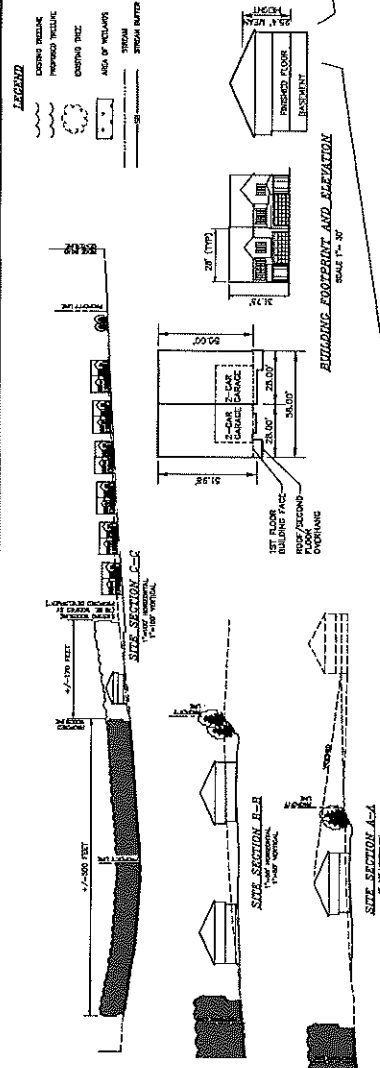
description	date

Project	date
20-035	2/19/21
Revision	engineering
TMR	TMR
scale	approved
1"=50'	

Project	2796 ROGERS
Client	BOENBERG & ASSOC., INC.
Scale	1" = 30' 0"
Date	11/18/2014
Drawn	MM
Checked	MM
Approved	MM

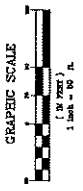
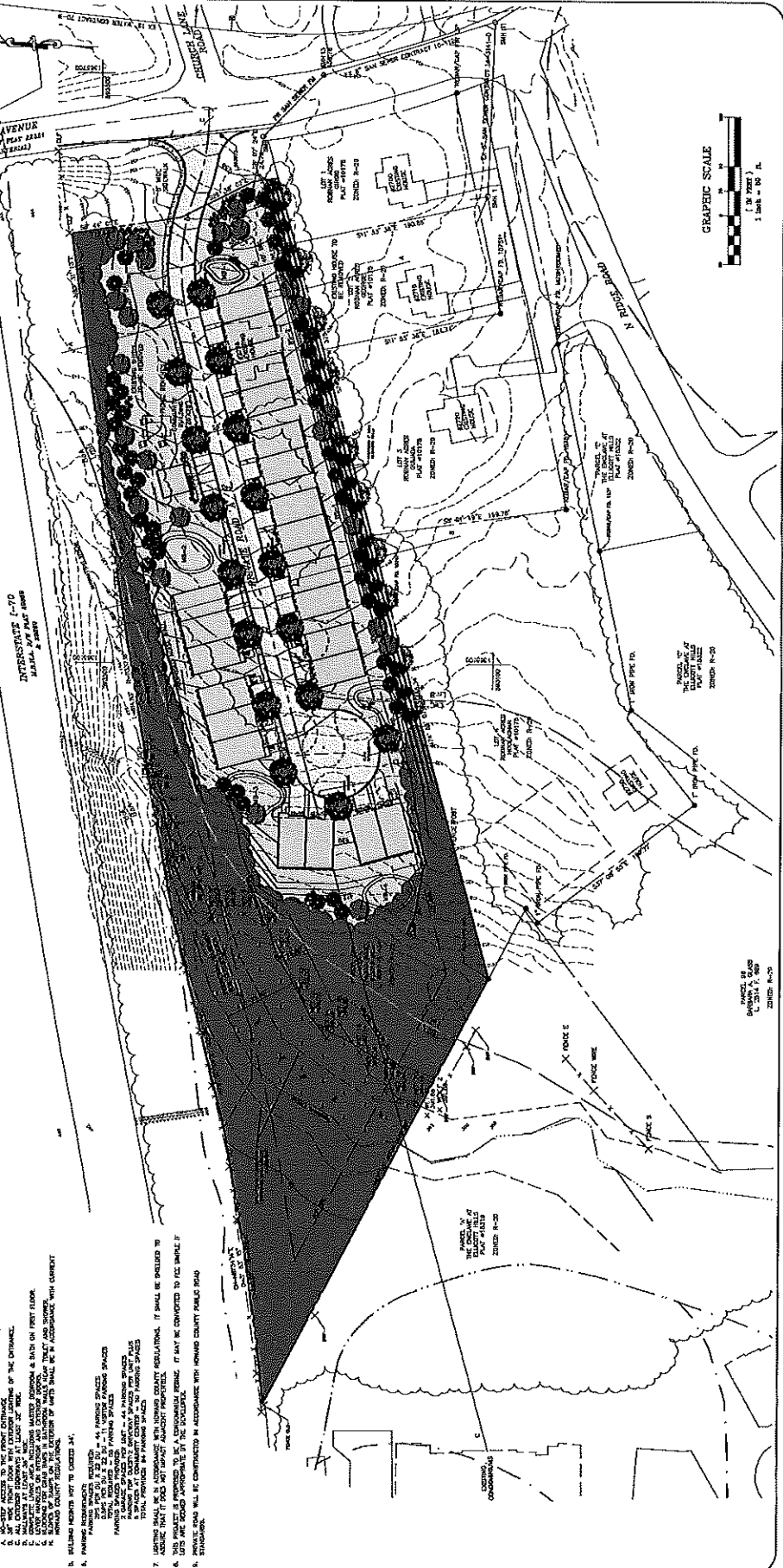
SITE PLAN
 SECOND ELECTION DISTRICT
 TAX MAP 17 - GRD. 18 - PARCEL 658
 2796 ROGERS AVE., ELICOTT CITY MD
 HOWARD COUNTY, MARYLAND

MILDBERG & ASSOC., INC.
 Registered Professional Surveyors
 1025 BOWTIE DRIVE, COLLEGE PARK, MARYLAND 20746
 (410) 887-0158 FAX (410) 887-0158 PLS

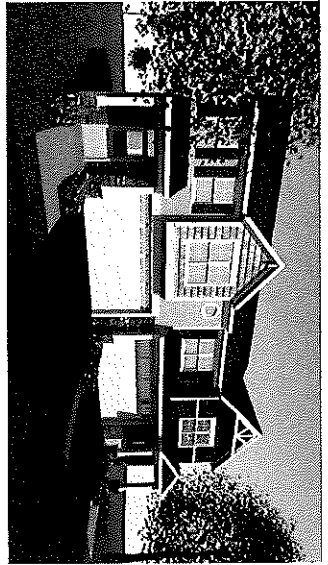


GENERAL NOTES:

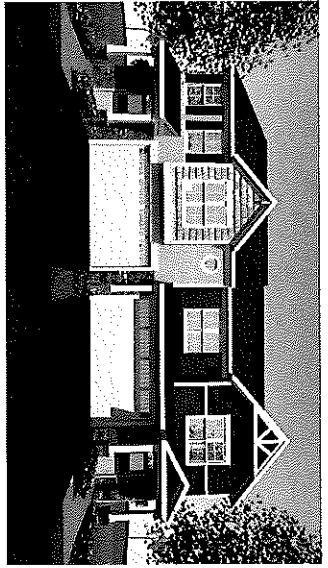
1. PROJECT: 2796 ROGERS AVENUE, ELICOTT CITY, MD 21043. TAX MAP 17 - GRD. 18 - PARCEL 658.
2. PROPOSED USE: 100-UNIT APARTMENT COMPLEX WITH COMMERCIAL RETAIL AND OFFICE SPACE.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MARYLAND BUILDING CODE, THE MARYLAND ELECTRICAL CODE, THE MARYLAND MECHANICAL CODE, THE MARYLAND PLUMBING CODE, THE MARYLAND FIRE CODE, THE MARYLAND SAFETY CODE, THE MARYLAND ENVIRONMENTAL AND NATURAL RESOURCES CODE, AND THE MARYLAND LAND USE AND ZONING CODE.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MARYLAND BUILDING CODE, THE MARYLAND ELECTRICAL CODE, THE MARYLAND MECHANICAL CODE, THE MARYLAND PLUMBING CODE, THE MARYLAND FIRE CODE, THE MARYLAND SAFETY CODE, THE MARYLAND ENVIRONMENTAL AND NATURAL RESOURCES CODE, AND THE MARYLAND LAND USE AND ZONING CODE.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MARYLAND BUILDING CODE, THE MARYLAND ELECTRICAL CODE, THE MARYLAND MECHANICAL CODE, THE MARYLAND PLUMBING CODE, THE MARYLAND FIRE CODE, THE MARYLAND SAFETY CODE, THE MARYLAND ENVIRONMENTAL AND NATURAL RESOURCES CODE, AND THE MARYLAND LAND USE AND ZONING CODE.
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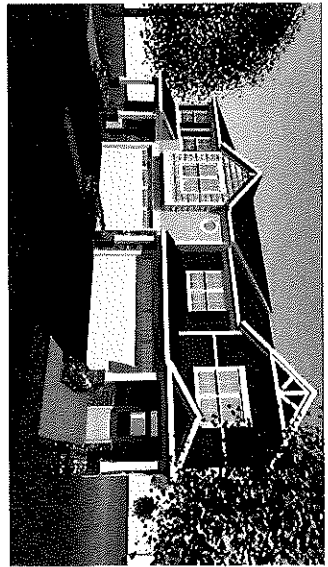
PROJECT NO.
 2796 ROGERS
 ZONING: R-20



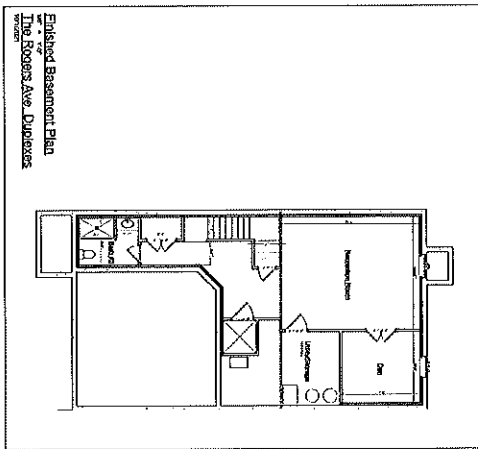
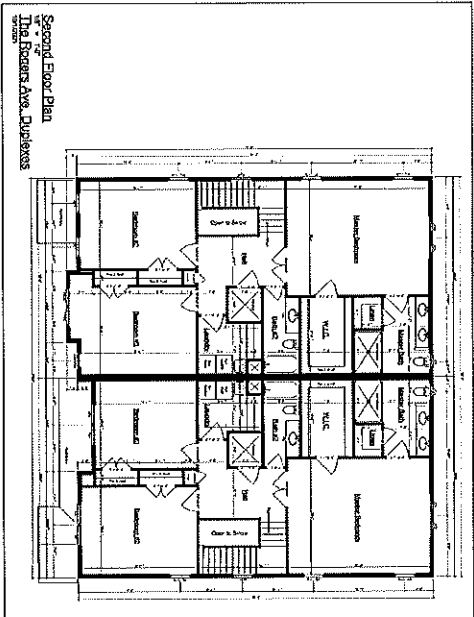
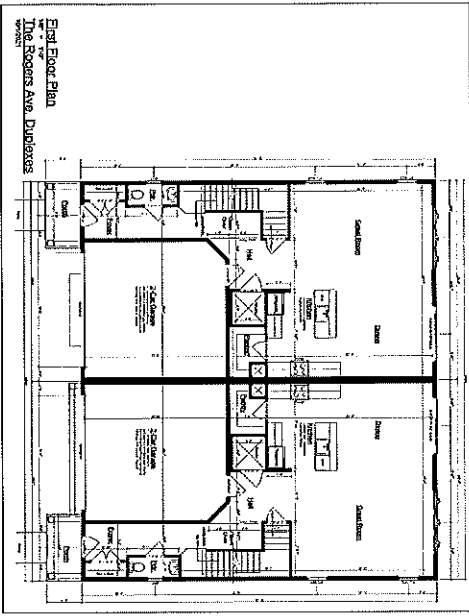
PERSPECTIVE VIEW #1- DUPLEX UNITS



PERSPECTIVE VIEW #2- DUPLEX UNITS



PERSPECTIVE VIEW #3- DUPLEX UNITS



description	date

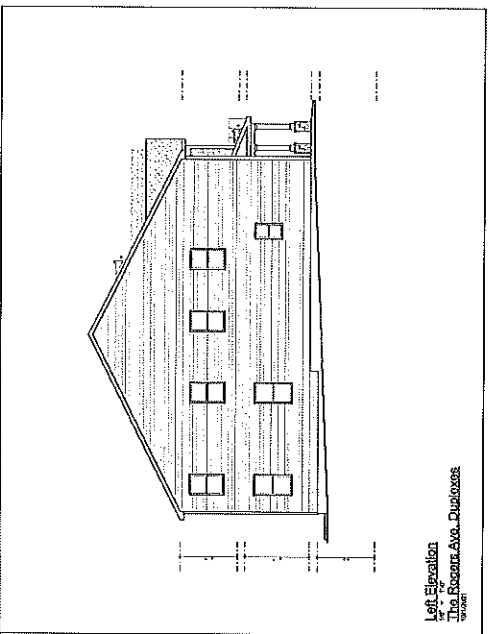
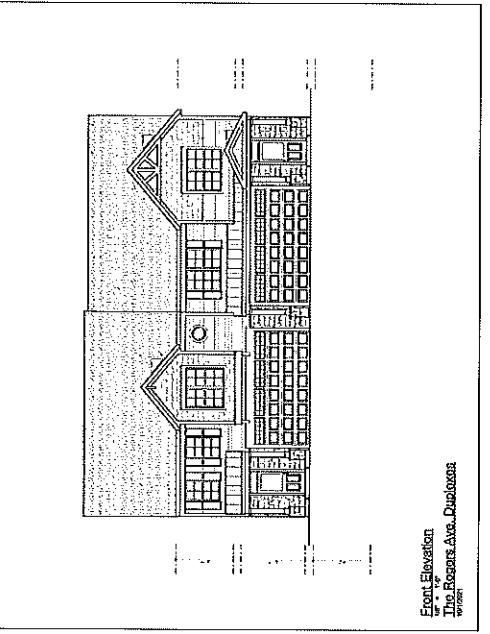
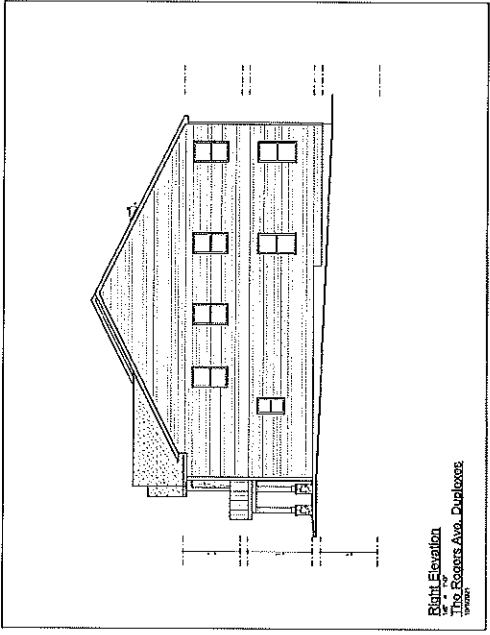
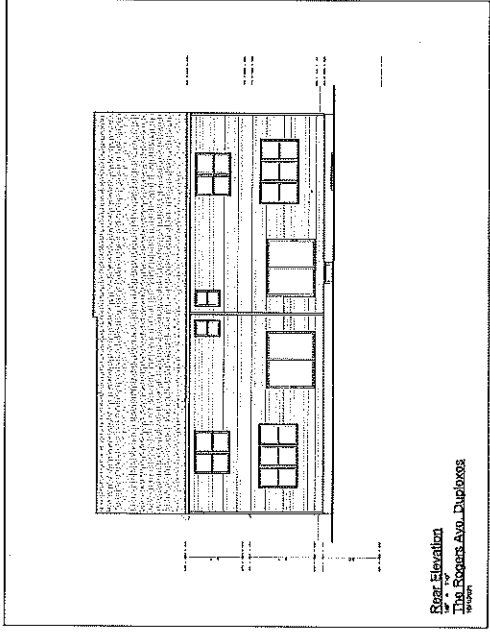
project	date
20-025	10/4/21
revision	date
AS NOTED	approval

MILDENBERG & ASSOC., INC.
 Architects Planners Surveyors
 1854 B Rock Hill, Rockville, Maryland 20851
 (301) 991-6225 FAX (301) 991-6228 TEL

ROGERS AVENUE
 2796 ROGERS AVE., ELICOTT CITY MD
 TAX MAP: 17 - GRID: 18 - PARCEL: 658
 HOKARD COUNTY, MARYLAND
 SECOND ELECTRON DISTRICT

ELEVATIONS

DATE	DESCRIPTION



Project: 20-035
 Date: 7/9/01
 Revision: 1/20/03
 Title: 1-50

Rogers Avenue Development

Age-Restricted Duplex and Attached Single Family Homes

Existing Conditions

The site is 6.3 acres in size and is located at 2796 Rogers Avenue in Ellicott City Maryland. There is one existing house (HO-613) on-site with three outbuilding sheds, which are to be demolished. Zoning is R-20 for the property.

The site slopes from the southeast property corner down to the west property line, with the western half having woods, and the eastern half having ground covers of grass and crushed asphalt parking pavement. There is a floodplain, wetland and stream that exist at the western portion of the site that will not be disturbed by this development and will be preserved. Neighboring properties are residential along the south and west boundaries. There is Interstate I-70 along the north boundary, and Rogers Avenue along the east boundary.

Design

The proposed development is age-restricted 55 and older duplex and single family attached homes. There will be sixteen duplex building units at 2912 square feet floor area (including garages) per building, each with 2 dwellings with two-car garages, 1456 square feet floor area (including garage) each. There will also be 6 single family attached units in 2 groups of three units at 4368 square feet floor area (including garages) per building, each with 3 dwellings with two-car garages, 1456 square feet floor area (including garage) each.

Buildings are two-story, and building massing is based on nearby 2-story residential single-family dwellings in order to be in harmony with the community. Universal design will be incorporated into the dwellings. There will also be a community building of 784 square feet floor area.

Outdoor parking with trees will be provided adjacent to the community center building, and at the individual driveways to the garages, plus parking within the garages, a total of 94 parking spaces for the development. The development will be accessed from Rogers Avenue (minor Arterial) and utilize a private road with curbs and sidewalk.

Buffer plantings and existing woods to remain are proposed along the south boundary in order to screen the proposed development from four neighboring single-family homes to the south. The existing woods will provide a +/- 500 feet wide buffer along the west boundary to screen

the proposed development from the neighboring +/-200 condominium and apartment homes to the west at The Enclave at Ellicott Hills.

Stormwater management will be addressed on-site utilizing micro-bioretenion filtration areas and other stormwater management measures. Note that existing soils are not ideal for infiltration type stormwater management facilities, therefore the filtration type facilities are proposed. A sidewalk walking path and an area for outdoor tables and benches are proposed for recreation.

10.04.21
ROBERT'S AVE.
REVELOPMENT



APPLICATION SUBMITTAL CHECKLIST

REQUIRED SUBMITTALS FOR ALL APPLICATIONS

Applicants are asked to submit graphics and other materials to facilitate a discussion among the proposal's design professionals and the Panel's design professionals. Eight (8) paper copies and one (1) electronic copy are required. The submitted documents must be large enough to be easily read and reviewed. The Panel prefers the submitted documents be **11 inches by 17 inches in size**. The Panel requires the submitted documents also be in a larger scale presentation, such as **24 inches by 36 inches easel boards, or else be part of a PowerPoint Presentation, to be available during the architect's presentation**. The submitted documents must show the scale of the drawings and must include the North arrow, if applicable. The specific documents, drawings and submission materials are therefore the choice of the design professionals preparing the application subject to the following:

- Building plans, building elevations and building perspectives **must be prepared by the licensed Architect who will appear before DAP** to present the project for DAP review.
- Illustrations, sketches and concept drawings are encouraged to explain the proposal.
- Photographs, aerials/pictometry and other materials that indicate context are highly encouraged.
- At a minimum, **materials locating existing structures on all adjacent properties and major landmarks in the vicinity** should be included for the discussion.
- Materials that permit a discussion of the **proposed design in relationship to the existing and any change to topography** are essential for the Panel's consideration.
- Applicants and architects are expected to submit written, graphic and photographic materials to inform the discussion of the following issues regarding their proposal, including the following required materials:

REQUIRED SUBMITTALS BY APPLICATION TYPE

For Subdivision applications (sketch plan, preliminary plan, final plan if initial submittal)

- Project goals and design philosophy including LEED or other green building design elements
- Conceptual site plan in color with North arrow
- Conceptual site section with topography line
- Aerial color photograph, such as a Google image, with the project site plan inserted in order to give the context of the site
- Conceptual elevations, or elevation studies, in color
- Massing diagram or axonometric drawing
- Frontage sidewalk and streetscape elements, if applicable
- Right-of-way, median, travel lane and bike lane configuration

For Site Development Plan applications

- Project goals and design philosophy including LEED or other green building design elements
- Project integration with the existing context and County requirements
- Building elevations in color

- Site plan in color with North arrow
- Site section(s) with topography line
- Image or photo boards for lighting, landscaping, walls, fences and screening for loading areas, service uses, dumpsters and utilities
- Preservation and integration of existing trees and natural features
- Sidewalk and streetscape improvements, if applicable
- Image or photo boards for locations, orientation, designs, colors and materials for sign package
- Massing diagram or axonometric drawing
- Perspectives are encouraged but not required

→ **For Conditional Use applications**

- Project goals and design philosophy including sustainability
- Project integration with the existing context and County requirements
- Building elevations in color
- Site plan in color with North arrow
- Site section with topography line
- N/A Image or photo boards for lighting, landscaping, walls, fences and screening for loading areas, service uses, dumpsters and utilities
- Preservation and integration of existing trees and natural features
- N/A Route 1 Manual sidewalk and streetscape elements, if applicable
- N/A Image or photo boards for locations, orientation, designs, colors and materials for sign package
- Massing diagram or axonometric drawing
- Perspectives are encourage but not required
- Design that addresses the criteria for age-restricted adult housing per Section 131.N.1, Zoning Regulations, with a focus on the following :

Site Design [excerpted from Section 131.N.1(4), Zoning Regulations]

The landscape character of the site must blend with adjacent residential properties.

To achieve this:

- (a) Grading and landscaping shall retain and enhance elements that allow the site to blend with the existing neighborhood.
- (b) The project shall be compatible with residential development in the vicinity by providing either:
- (c)
 - (i) An architectural transition, with buildings near the perimeter that are similar in scale, materials and architectural details to neighboring dwellings as demonstrated by architectural elevations or renderings submitted with the petition; or
 - (ii) Additional buffering along the perimeter of the site, through retention of existing forest or landscaping, enhanced landscaping, berms or increased setbacks.

- Compliance with bulk Requirements, Section 131.N.1, Zoning Regs
- Design of community buildings and/or interior community space
- Loading and trash storage areas adequately screened from view



- Open space areas, recreational facilities and accessory facilities
- Amenities such as pathways, seating areas and recreational areas
- Protection of natural features (including existing trees and landscape)
- Universal design features appropriate for age-restricted adult housing

Proposed Design Guidelines

- Draft guidelines in a standard-size and format that may be easily reproduced
- Any applicable Council Bills and their attachments containing related standards
- Required submittals as outlined in the applicable Council Bills and attachments
- Any previously adopted design guidelines that relate to the subject parcel(s)

Other applications pursuant to the requirements of the Zoning Code

- Summary written materials to explain the project and its relation to the Zoning Code
- All requirements in the above sub-sections (E.1 through E.4) for applicable type of review(s) required (e.g., sketch plan, site development plan, conditional use, etc.)
- For CEF-related applications, submittals shall include all of the materials submitted at the initial meeting before the County's Zoning Board as part of the submittal to the DAP.
- For Optional Design Project in CR districts, applications shall include select requirements in Section 121.1 H. 3.a. per below, which comprise sub-sections(4) through (14) only:

(4) Buildings

(5) Structures

(6) Parking areas and number of parking spaces

(7) Points and widths of vehicular ingress and egress

(8) On-site pedestrian-related features and connections to off-site pedestrian-related features

(9) Landscaping

(10) Hardscaping

(11) Retained natural features such as wetlands, steep slopes, and tree and forest color

(12) Architectural elevations of all sides of all buildings and significant structures with exterior materials specified

(13) Exterior lighting plan with lighting structures and light sources given on specific lighting product information sheets

(14) Information on the adjoining properties, including the owner name, zoning, existing use, and existing site improvements.

- For conversion of nonconforming uses to permitted uses in the CLI overlay district, applications shall include a summary of the criteria required in Section 120.0 D.12.



Sayers, Margery

From: Carol Sobon <wildwoodcondos@yahoo.com>
Sent: Wednesday, November 17, 2021 12:41 PM
To: CouncilMail
Cc: Ball, Calvin
Subject: Bill 87-2021 ZRA-198

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

Dear Council Members:

I am writing to urge your support for Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriate and affordable living options for seniors who want to age-in-place.

For the past decade, we have cared for both an elderly parent and a disabled sibling. Living in Howard County has not been easy for us. Few homes exist on one level without stairs which would accomodate this situation and even fewer have a full bath on the first floor which would allow a repurposing of another room such as a living room or dining room into a bedroom. The cost of remodeling an existing home is cost prohibitive. We need both alternate housing options along with meaningful tax credits which might help defray this burdonsome cost for adult children attempting to provide in home care for their family members. We would love nothing more then to continue living our own golden years here but unless relevant housing options other than what is currently on the drawing board in Howard County comes along, we don't see that as a realistic possibility. The council also needs to address the issue of Accessory Dwelling Units and permitting them in communities. It's way past time to support families with housing policies that will make a difference in their lives.

Sincerely,
Carol and Gregory Sobon
5324 Sunny Field Ct
Ellicott City Md 21043

Sayers, Margery

From: Walsh, Elizabeth
Sent: Wednesday, November 17, 2021 12:11 PM
To: Harrod, Michelle R; Sayers, Margery
Cc: Royalty, Wendy; Baker, Kevin
Subject: FW: CB77 Information

Please add to bill file.

From: Gelwicks, Colette <cgelwicks@howardcountymd.gov>
Sent: Wednesday, November 17, 2021 10:18 AM
To: Jones, Opel <ojones@howardcountymd.gov>; Walsh, Elizabeth <ewalsh@howardcountymd.gov>; Jung, Deb <djung@howardcountymd.gov>; Rigby, Christiana <crigby@howardcountymd.gov>; Yungmann, David <dyungmann@howardcountymd.gov>
Cc: Knight, Karen <kknight@howardcountymd.gov>; Skalny, Cindy <cskalny@howardcountymd.gov>; Harris, Michael <mrharris@howardcountymd.gov>; Alston, Ashley <aalston@howardcountymd.gov>; Williams, China <ccwilliams@howardcountymd.gov>; Blum, Matthew <mblum@howardcountymd.gov>; Royalty, Wendy <wroyalty@howardcountymd.gov>; Baker, Kevin <kebaker@howardcountymd.gov>; Facchine, Felix <ffacchine@howardcountymd.gov>
Subject: CB77 Information

Good morning Council members,

In anticipation of the CB77 agenda item this afternoon at the work session, please see the links below shared by Ms. Lynn Robeson Hannan.

- Examples of Montgomery County Hearing Examiner reports to the County Council can be seen [here](#).
- A specific example to consider is the rezoning [recommendation in H-119](#). It is much longer, but is an example of a case that was contested by some in the community. Ms. Hannan Robeson shared, "Based on community testimony, I asked the developer to make a number of changes to the rezoning plan, including limiting the height of the townhomes fronting Md. Route 108 to 35 feet, the height permitted in the existing zone. I also asked them to eliminate a fairly substantial encroachment into a stream valley buffer, and secured an assurance from the applicant that they would present a queuing study at the property's entrance along Md. Rte. 108 during subdivision approval. During the Hearing Examiner's hearing, we went into detail whether parking for an adjacent commercial development would impact the residential. The developer made some changes to the parking as well and complied with all three requests to amend the plan. No one who opposed the application at the Hearing Examiner's hearing requested oral argument before the Council (due to the changes to the Plan). When I presented this Report to the Council, they did have some questions, which were answerable from the record. The Council then voted to approve the rezoning."

Ms. Robeson Hannan will be attending the work session this afternoon virtually and is available for questions, but you may also contact her directly at:

Lynn Robeson Hannan
Director
Office of Zoning and Administrative Hearings
100 Maryland Avenue, Room 200
Rockville, MD 20850
(240) 777-6660

Lynn.RobesonHannan@montgomerycountymd.gov

Kind regards,

Colette Gelwicks – *she/her/hers*
Special Assistant

Councilwoman Christiana Rigby, District 3
Howard County Council
3430 Court House Drive, Ellicott City, MD 21043
cgelwicks@howardcountymd.gov
410.313.2421



[Sign up for our newsletter!](#)

CB 87-2021

Sayers, Margery

From: Andrew Targonski <andrew.targonski@gmail.com>
Sent: Sunday, November 14, 2021 7:10 PM
To: CouncilMail
Cc: Ball, Calvin
Subject: Support for Council Bill 87 - 2021 (ZRA - 198)

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

Dear Council Member,

I am writing to urge your support for Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriate and affordable living options for seniors who want to age-in-place.

The bill amends the zoning regulations for age-restricted housing developments by:

- Reducing the maximum number of homes allowed per net acre in R-ED & R-20 districts by 1.
- Requiring at least 25% of the homes to be smaller, single story homes (1,600 sq. ft. maximum of living space above grade) for empty-nesters who want to downsize to smaller, more affordable homes, seniors who want to age in place, and seniors with disabilities.
- Increasing the minimum size of community buildings from 20 to 30 sq. ft. of net floor area per home.

Home buyers age 55 and older who are planning to stay in their homes do not want a home with stairs. They want all their living spaces on a single-level. This bill will ensure that this type of home is available to seniors who want to live in age-restricted housing developments.

Age-restricted housing developments are typically dense rows of large townhouses that are 3,500 sq. ft. They are not compatible with established neighborhoods of single-family detached homes in R-ED and R-20 districts. The bill will make the developments fit in with the surrounding communities in these districts.

Under the current zoning regulations, community buildings can safely accommodate less than half the residents of age-restricted housing developments. The bill will increase the maximum occupancy of the buildings to accommodate an average of 2 residents per home at largely attended events like community game nights and parties.

The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

Please vote "Yes" for the bill. Thank you for your consideration.

Sincerely,

Andrew Targonski
5343 Dunteachin Drive
Ellicott City, MD 21043

Sent from my iPad

Sayers, Margery

From: Monica Targonski <targonski4@verizon.net>
Sent: Sunday, November 14, 2021 7:04 PM
To: CouncilMail
Cc: Ball, Calvin
Subject: Support of Council Bill 87 - 2021 (ZRA - 198)

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

Dear Council Member,

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- Requiring at least 25% of the homes to be smaller, single story homes (1,600 sq. ft. maximum of living space above grade) for empty-nesters who want to downsize to smaller, more affordable homes, seniors who want to age in place, and seniors with disabilities.
- Increasing the minimum size of community buildings from 20 to 30 sq. ft. of net floor area per home.

Home buyers age 55 and older who are planning to stay in their homes do not want a home with stairs. They want all their living spaces on a single-level. This bill will ensure that this type of home is available to seniors who want to live in age-restricted housing developments.

Age-restricted housing developments are typically dense rows of large townhouses that are 3,500 sq. ft. They are not compatible with established neighborhoods of single-family detached homes in R-ED and R-20 districts. The bill will make the developments fit in with the surrounding communities in these districts.

Under the current zoning regulations, community buildings can safely accommodate less than half the residents of age-restricted housing developments. The bill will increase the maximum occupancy of the buildings to accommodate an average of 2 residents per home at largely attended events like community game nights and parties.

The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

Please vote "Yes" for the bill. Thank you for your consideration.

Sincerely,

Monica Targonski
5343 Dunteachin Drive
Ellicott City, Md 21043

Sent from my iPhone

Sayers, Margery

From: Barbara Bunting <BABunting@outlook.com>
Sent: Sunday, November 14, 2021 6:24 PM
To: CouncilMail
Cc: Ball, Calvin
Subject: Support for Council Bill 87 - 2021 (ZRA-198)

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

Dear Council Member,

I am writing to urge your support for Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriate and affordable living options for seniors who want to age-in-place.

Personally, my husband and I have lived in Howard County for 12 years now, and we are nearing retirement age. We are currently empty nesters living in a 3400 sq.ft. colonial single-family home. We want to downsize to a ranch-style, single-level to enable us to affordably retire in Howard County. The opportunities are quite limited locally, however, so we've had to expand our search to private communities outside of Maryland. Our preference is to stay in Howard County if at all possible, and hope that you'd consider supporting this bill.

The bill amends the zoning regulations for age-restricted housing developments by:

- Reducing the maximum number of homes allowed per net acre in R-ED & R-20 districts by 1.
- Requiring at least 25% of the homes to be smaller, single story homes (1,600 sq. ft. maximum of living space above grade) for empty-nesters who want to downsize to smaller, more affordable homes, seniors who want to age in place, and seniors with disabilities.
- Increasing the minimum size of community buildings from 20 to 30 sq. ft. of net floor area per home.

Home buyers age 55 and older who are planning to stay in their homes do not want a home with stairs. They want all their living spaces on a single-level. This bill will ensure that this type of home is available to seniors who want to live in age-restricted housing developments.

Age-restricted housing developments are typically dense rows of large townhouses that are 3,500 sq. ft. They are not compatible with established neighborhoods of single-family detached homes in R-ED and R-20 districts. The bill will make the developments fit in with the surrounding communities in these districts.

Under the current zoning regulations, community buildings can safely accommodate less than half the residents of age-restricted housing developments. The bill will increase the maximum occupancy of the buildings to accommodate an average of 2 residents per home at largely attended events like community game nights and parties.

The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

Please vote "Yes" for the bill. Thank you for your consideration.

Warmest regards,

Barbara & Paul Bunting
5387 Briar Oak Ct.
Ellicott City, MD 21043
(301) 356-3048

Sayers, Margery

From: Xuhui "Sunny" Zhao <zhaoxuhui@gmail.com>
Sent: Sunday, November 14, 2021 5:15 PM
To: CouncilMail; Ball, Calvin
Subject: support for Council Bill 87 - 2021 (ZRA - 198)

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

Dear Council Member,

I am writing to urge your support for Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriate and affordable living options for seniors who want to age-in-place.

The bill amends the zoning regulations for age-restricted housing developments by:

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- Reducing the maximum number of
- homes allowed per net acre in R-ED & R-20 districts by 1.
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- Requiring at least 25% of the homes
- to be smaller, single story homes (1,600 sq. ft. maximum of living space above grade) for empty-nesters who want to downsize to smaller, more affordable homes, seniors who want to age in place, and seniors with disabilities.
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- Increasing the minimum size of
- community buildings from 20 to 30 sq. ft. of net floor area per home.
-

Home buyers age 55 and older who are planning to stay in their homes do not want a home with stairs. They want all their living spaces on a single-level. This bill will ensure that this type of home is available to seniors who want to live in age-restricted housing developments.

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The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

Please vote "Yes" for the bill. Thank you for your consideration.

Sincerely,
Xuhui Zhao
5331 Briar Oak Ct
Ellicott City, MD 21043

Sayers, Margery

From: Matthew Ryan Roesch <mroesch@umd.edu>
Sent: Sunday, November 14, 2021 4:37 PM
To: CouncilMail
Subject: Council Bill 87 - 2021 (ZRA - 198)

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

Dear Council Member,

I am writing to urge your support for Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriate and affordable living options for seniors who want to age-in-place.

The bill amends the zoning regulations for age-restricted housing developments by:

- Reducing the maximum number of homes allowed per net acre in R-ED & R-20 districts by 1.
- Requiring at least 25% of the homes to be smaller, single story homes (1,600 sq. ft. maximum of living space above grade) for empty-nesters who want to downsize to smaller, more affordable homes, seniors who want to age in place, and seniors with disabilities.
- Increasing the minimum size of community buildings from 20 to 30 sq. ft. of net floor area per home.

Home buyers age 55 and older who are planning to stay in their homes do not want a home with stairs. They want all their living spaces on a single-level. This bill will ensure that this type of home is available to seniors who want to live in age-restricted housing developments.

Age-restricted housing developments are typically dense rows of large townhouses that are 3,500 sq. ft. They are not compatible with established neighborhoods of single-family detached homes in R-ED and R-20 districts. The bill will make the developments fit in with the surrounding communities in these districts.

Under the current zoning regulations, community buildings can safely accommodate less than half the residents of age-restricted housing developments. The bill will increase the maximum occupancy of the buildings to accommodate an average of 2 residents per home at largely attended events like community game nights and parties.

The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

Please vote "Yes" for the bill. Thank you for your consideration.

Sincerely,
Tricia Roesch
Howard County resident for 11 years.

Sayers, Margery

From: TRICIA ROESCH <t.roesch@comcast.net>
Sent: Sunday, November 14, 2021 1:50 PM
To: CouncilMail
Cc: CouncilMail
Subject: Council Bill 87 - 2021 (ZRA - 198)- please vote yes for this bill

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

Dear Council Member,

I am writing to urge your support for Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriate and affordable living options for seniors who want to age-in-place.

The bill amends the zoning regulations for age-restricted housing developments by:

- Reducing the maximum number of homes allowed per net acre in R-ED & R-20 districts by 1.
- Requiring at least 25% of the homes to be smaller, single story homes (1,600 sq. ft. maximum of living space above grade) for empty-nesters who want to downsize to smaller, more affordable homes, seniors who want to age in place, and seniors with disabilities.
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the buildings to accommodate an average of 2 residents per home at largely attended events like community game nights and parties.

The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

Please vote "Yes" for the bill. Thank you for your consideration.

Sincerely,
Tricia Roesch
Howard County resident for 11 years.

Sayers, Margery

From: Jeff and Sandra <j.duerr@comcast.net>
Sent: Sunday, November 14, 2021 1:37 PM
To: CouncilMail
Cc: Ball, Calvin
Subject: Residents for Council Bill 87-2021 ZRA 198

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

Dear Council Member,

I am writing to urge your support for Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriate and affordable living options for seniors who want to age-in-place.

My husband, Jeff, and I are both 62 year old seniors who agree with this bill. We have lived in Ellicott City for 18 years. We have raised 4 children here. Our youngest daughter just moved out in August making us empty nesters. They all still live in the area, so we would like to remain in Ellicott City or at least Howard County. We enjoy entertaining on our deck, overlooking our yard where we can enjoy gardening and playing with our grandson. We are starting to have knee and back trouble, so we would prefer a one level individual home with a yard.

This bill will ensure that this type of home is available to seniors who want to live in age-restricted housing developments.

The bill amends the zoning regulations for age-restricted housing developments by:

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- **Reducing the maximum number of homes allowed per net acre in R-ED & R-20 districts by 1.**
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- **Requiring at least 25% of the homes to be smaller, single story homes (1,600 sq. ft. maximum of living space above grade)**
- **for empty-nesters who want to downsize to smaller, more affordable homes, seniors who want to age in place, and seniors with disabilities.**
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- **Increasing the minimum size of community buildings from 20 to 30 sq. ft. of net floor area per home.**
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Age-restricted housing developments are typically dense rows of large townhouses that are 3,500 sq. ft. They are not compatible with established neighborhoods of single-family detached homes in R-ED and R-20 districts. The bill will make the developments fit in with the surrounding communities in these districts.

Under the current zoning regulations, community buildings can safely accommodate less than half the residents of age-restricted housing developments. The bill will increase the maximum occupancy of the buildings to accommodate an average of 2 residents per home at largely attended events like community game nights and parties.

The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

Please vote “Yes” for the bill. Thank you for your consideration.

Sincerely,

Sandra and Jeff Duerr

Sayers, Margery

From: DOUGLAS HIGGINS <dbhiggi@msn.com>
Sent: Sunday, November 14, 2021 9:49 AM
To: CouncilMail
Subject: Support for ZRA-198

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

Dear Council Member,

I am writing to urge your support for Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriate and affordable living options for seniors who want to age-in-place.

The bill amends the zoning regulations for age-restricted housing developments by:

- Reducing the maximum number of homes allowed per net acre in R-ED & R-20 districts by 1.
- Requiring at least 25% of the homes to be smaller, single story homes (1,600 sq. ft. maximum of living space above grade) for empty-nesters who want to downsize to smaller, more affordable homes, seniors who want to age in place, and seniors with disabilities.
- Increasing the minimum size of community buildings from 20 to 30 sq. ft. of net floor area per home.

Home buyers age 55 and older who are planning to stay in their homes do not want a home with stairs. They want all their living spaces on a single-level. This bill will ensure that this type of home is available to seniors who want to live in age-restricted housing developments.

Age-restricted housing developments are typically dense rows of large townhouses that are 3,500 sq. ft. They are not compatible with established neighborhoods of single-family detached homes in R-ED and R-20 districts. The bill will make the developments fit in with the surrounding communities in these districts.

Under the current zoning regulations, community buildings can safely accommodate less than half the residents of age-restricted housing developments. The bill will increase the maximum occupancy of the buildings to accommodate an average of 2 residents per home at largely attended events like community game nights and parties.

The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

Please vote "Yes" for the bill. Thank you for your consideration.

Sincerely,

Douglas and Maureen Higgins
5224 Kerger Road
Ellicott City, Md 21043

Sent from my iPhone

Sayers, Margery

From: Sharon Fowler <fowler0965@gmail.com>
Sent: Saturday, November 13, 2021 11:11 PM
To: CouncilMail
Cc: Ball, Calvin
Subject: Council Bill 87 - 2021 (ZRA - 198)

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

Dear Council Member,

I am writing to urge your support for Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriate and affordable living options for seniors who want to age-in-place.

The bill amends the zoning regulations for age-restricted housing developments by:

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- Reducing the maximum number of homes allowed per net acre in R-ED & R-20 districts by 1.
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- Requiring at least 25% of the homes to be smaller, single story homes (1,600 sq. ft. maximum of living space above grade) for empty-nesters who want to downsize to smaller, more affordable homes, seniors who want to age in place, and seniors with disabilities.
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- Increasing the minimum size of community buildings from 20 to 30 sq. ft. of net floor area per home.
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Home buyers age 55 and older who are planning to stay in their homes do not want a home with stairs. They want all their living spaces on a single-level. This bill will ensure that this type of home is available to seniors who want to live in age-restricted housing developments.

I am recently widowed and live in a ranch home, but my laundry room is in the basement. Also, most of the current 55 and older housing is 3,000 square feet and quite expensive. The units recommended in this Bill would be ideal for me. I would like to remain in Howard County, as I have lived in my home for 46 years.

Age-restricted housing developments are typically dense rows of large townhouses that are 3,500 sq. ft. They are not compatible with established neighborhoods of single-family detached homes in R-ED and R-20 districts. The bill will make the developments fit in with the surrounding communities in these districts.

Under the current zoning regulations, community buildings can safely accommodate less than half the residents of age-restricted housing developments. The bill will increase the maximum occupancy of the buildings to accommodate an average of 2 residents per home at largely attended events like community game nights and parties.

The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

Please vote "Yes" for the bill. Thank you for your consideration.

Sincerely,

Sharon Fowler
7906 James Ave.
Ellicott City, MD 21043

Sayers, Margery

From: Jeff Smith <jeff_patty88@yahoo.com>
Sent: Saturday, November 13, 2021 6:50 PM
To: CouncilMail
Cc: Ball, Calvin
Subject: Please Support Council Bill 87-2021 (ZRA -198)

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

Dear Council Member,

I am writing to urge your support for Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriate and affordable living options for seniors who want to age-in-place.

The bill amends the zoning regulations for age-restricted housing developments by:

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- Reducing the maximum number of homes allowed per net acre in R-ED & R-20 districts by 1.
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- Requiring at least 25% of the homes to be smaller, single story homes (1,600 sq. ft. maximum of living space above grade) for empty-nesters who want to downsize to smaller, more affordable homes, seniors who want to age in place, and seniors with disabilities.
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- Increasing the minimum size of community buildings from 20 to 30 sq. ft. of net floor area per home.
-

Home buyers age 55 and older who are planning to stay in their homes do not want a home with stairs. They want all their living spaces on a single-level. This bill will ensure that this type of home is available to seniors who want to live in age-restricted housing developments.

Age-restricted housing developments are typically dense rows of large townhouses that are 3,500 sq. ft. They are not compatible with established neighborhoods of single-family detached homes in R-ED and R-20 districts. The bill will make the developments fit in with the surrounding communities in these districts.

Under the current zoning regulations, community buildings can safely accommodate less than half the residents of age-restricted housing developments. The bill will increase the maximum occupancy of the buildings to accommodate an average of 2 residents per home at largely attended events like community game nights and parties.

The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

My wife and I desire to downsize to a smaller single story home. Our children are grown and have moved out of the house, and the best option for a home is one with no stairs allowing us to age in place. The recent 55 and over housing receiving Conditional Use exception have been multi-story with stairs having 3500 or more square feet of living space. This housing option may work for those persons who desire to have a multi-generational living arrangement, but it is completely unacceptable for older individuals who desire to downsize and be in a home where they can age in place without the need to climb stairs. At 55, most people are still able to climb stairs, but senior housing must also address the needs of those age 65, 75, 85, or 95. Housing appropriate for a retired couple or someone who is widowed has been totally neglected. ZRA -198 will ensure that this population of Seniors is given consideration by requiring that 25% of the homes in Conditional Use are 1600 square foot or less and single Story without stairs.

Howard County's greatest resource is its residents, many who have significant life experience. It is in the best interest of Howard County to keep these valuable residents in the county. Once retired, these residents and their life experience are often a valued resource by volunteering in the community. Without appropriate housing available to allow retirees to age in place, they will leave the county and their vast experience will be lost. New construction single story housing with 1600 square foot or less is already available as close as Anne Arundel County.

Please vote "Yes" for the bill. Thank you for your consideration.

Sincerely,

Jeffrey Smith
5348 Sunny Field Ct
Ellicott City, MD 21043

Sayers, Margery

From: A Y <ary2email@gmail.com>
Sent: Saturday, November 13, 2021 1:57 PM
To: CouncilMail
Cc: Ball, Calvin
Subject: Please vote Yes on CB 87-2021 (ZRA 198)

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

Dear Council Member,

I am writing to urge your support for Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriate and affordable living options for seniors who want to age-in-place like my parents.

The bill amends the zoning regulations for age-restricted housing developments by:

- Reducing the maximum number of homes allowed per net acre in R-ED & R-20 districts by 1.
- Requiring at least 25% of the homes to be smaller, single story homes (1,600 sq. ft. maximum of living space above grade) for empty-nesters who want to downsize to smaller, more affordable homes, seniors who want to age in place, and seniors with disabilities.
- Increasing the minimum size of community buildings from 20 to 30 sq. ft. of net floor area per home.

Home buyers age 55 and older who are planning to stay in their homes do not want a home with stairs.

They want all their living spaces on a single-level. This bill will ensure that this type of home is available to seniors who want to live in age-restricted housing developments.

My parents moved to Columbia, MD from WV for better access to the health systems like Johns Hopkins and spent much time searching for ranchers, which were hard to find. While the rancher has a basement, one parent installed additional railings and voice activated systems should one of them fall down the stairs alone in the house. Ideally, they wouldn't have a basement but enough space to work on hobbies.

Given that my stepdad has already fallen two times in the last two months, I am still grateful that they are in a rancher, rather than a townhouse. Stretchers are challenging to move on multilevel home. Seeing how this is for my parents, I can't imagine what it is like for other seniors looking to relocate to Howard County to be closer to family and medical facilities. Especially with the pandemic, keeping them out of a nursing home was important.

This bill will ensure that this type of home is available to seniors who want to live in age-restricted housing developments.

Age-restricted housing developments are typically dense rows of large townhouses that are 3,500 sq. ft. They are not compatible with established neighborhoods of single-family detached homes in R-ED and R-20 districts. The bill will make the developments fit in with the surrounding communities in these districts.

Under the current zoning regulations, community buildings can safely accommodate less than half the residents of age-restricted housing developments. The bill will increase the maximum occupancy of the buildings to accommodate an average of 2 residents per home at largely attended events like community game nights and parties.

The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

Please vote "Yes" for the bill. Thank you for your consideration.

Sincerely,
Andrea Young,
Loving Howard County since 2002

Sayers, Margery

From: vishal jain <contactvj@gmail.com>
Sent: Saturday, November 13, 2021 1:48 PM
To: CouncilMail
Cc: Ball, Calvin
Subject: Subject: Vote Yes on CB 87-2021 (ZRA 198)

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

Dear Council Member,

I am writing to urge your support for Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriate and affordable living options for seniors who want to age-in-place.

The bill amends the zoning regulations for age-restricted housing developments by:

- Reducing the maximum number of homes allowed per net acre in R-ED & R-20 districts by 1.
- Requiring at least 25% of the homes to be smaller, single story homes (1,600 sq. ft. maximum of living space above grade) for empty-nesters who want to downsize to smaller, more affordable homes, seniors who want to age in place, and seniors with disabilities.
- Increasing the minimum size of community buildings from 20 to 30 sq. ft. of net floor area per home.

Home buyers age 55 and older who are planning to stay in their homes do not want a home with stairs. They want all their living spaces on a single-level. This bill will ensure that this type of home is available to seniors who want to live in age-restricted housing developments.

Age-restricted housing developments are typically dense rows of large townhouses that are 3,500 sq. ft. They are not compatible with established neighborhoods of single-family detached homes in R-ED and R-20 districts. The bill will make the developments fit in with the surrounding communities in these districts.

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The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

Please vote "Yes" for the bill. Thank you for your consideration.

Sincerely,

Vishal Jain
5422 Josie Ct
Ellicott City, MD 21043

Sayers, Margery

From: Matthew M <mattsep24@gmail.com>
Sent: Saturday, November 13, 2021 1:25 PM
To: CouncilMail
Cc: Ball, Calvin
Subject: Please support CB 87-2021 (ZRA 198)

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

Dear Council Member,

I am writing to urge your support for Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriate and affordable living options for seniors who want to age-in-place.

The bill amends the zoning regulations for age-restricted housing developments by:

- Reducing the maximum number of homes allowed per net acre in R-ED & R-20 districts by 1.
- Requiring at least 25% of the homes to be smaller, single story homes (1,600 sq. ft. maximum of living space above grade) for empty-nesters who want to downsize to smaller, more affordable homes, seniors who want to age in place, and seniors with disabilities.
- Increasing the minimum size of community buildings from 20 to 30 sq. ft. of net floor area per home.

Home buyers age 55 and older who are planning to stay in their homes do not want a home with stairs. They want all their living spaces on a single-level. This bill will ensure that this type of home is available to seniors who want to live in age-restricted housing developments.

Age-restricted housing developments are typically dense rows of large townhouses that are 3,500 sq. ft. They are not compatible with established neighborhoods of single-family detached homes in R-ED and R-20 districts. The bill will make the developments fit in with the surrounding communities in these districts.

Under the current zoning regulations, community buildings can safely accommodate less than half the residents of age-restricted housing developments. The bill will increase the maximum occupancy of the buildings to accommodate an average of 2 residents per home at largely attended events like community game nights and parties.

The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

Please vote YES for the bill. Thank you for your consideration.

Sincerely,

Matthew Malnati
5396 Dunteachin Drive,
Ellicott City, MD 21043
443-296-2886

Sayers, Margery

From: John Schickert <john.schickert@gmail.com>
Sent: Saturday, November 13, 2021 12:49 PM
To: CouncilMail
Cc: Ball, Calvin
Subject: CB87-2021/ZRA 198

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

Dear Council Member,

I am writing to urge your support for Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriate and affordable living options for seniors who want to age-in-place.

The bill amends the zoning regulations for age-restricted housing developments by:

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- Reducing the maximum number of homes allowed per net acre in R-ED & R-20 districts by 1.
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- Requiring at least 25% of the homes to be smaller, single story homes (1,600 sq. ft. maximum of living space above grade) for empty-nesters who want to downsize to smaller, more affordable homes, seniors who want to age in place, and seniors with disabilities.
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- Increasing the minimum size of community buildings from 20 to 30 sq. ft. of net floor area per home.
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Under the current zoning regulations, community buildings can safely accommodate less than half the residents of age-restricted housing developments. The bill will increase the maximum occupancy of the buildings to accommodate an average of 2 residents per home at largely attended events like community game nights and parties.

The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

Please vote "Yes" for the bill. Thank you for your consideration.

Sincerely,

John Schickert

5163 Ilchester Road
Ellicott City, MD 21043

Sayers, Margery

From: Anna and Charlie Gable <act3gable@comcast.net>
Sent: Saturday, November 13, 2021 12:41 PM
To: Ball, Calvin; CouncilMail
Subject: Please support Council Bill 87 - 2021 (ZRA-198)

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

Dear County Executive Ball and Council Members,

Please support Council Bill 87 - 2021 (ZRA-198). Howard County needs a greater variety of appropriate and affordable living options for seniors like ourselves who want to age-in-place.

The bill amends the zoning regulations for age-restricted housing developments by:

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- Reducing
- the maximum number of homes allowed per net acre in R-ED & R-20 districts by 1.
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-
- Requiring
- at least 25% of the homes to be smaller, single story homes (1,600 sq. ft. maximum of living space above grade) for empty-nesters who want to downsize to smaller, more affordable homes, seniors who want to age in place, and seniors with disabilities.
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- Increasing
- the minimum size of community buildings from 20 to 30 sq. ft. of net floor area per home.
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Home buyers age 55 and older who are planning to stay in their homes do not want a home with stairs. They want all their living spaces on a single-level. This bill will ensure that this type of home is available to seniors who want to live in age-restricted housing developments.

Age-restricted housing developments are typically dense rows of large townhouses that are 3,500 sq. ft. They are not compatible with established neighborhoods of single-family detached homes in R-ED and R-20 districts. The bill will make the developments fit in with the surrounding communities in these districts.

Please ensure that my husband and I will be able to stay in Howard County when we look to downsize to a smaller, age-appropriate residence. Please vote "Yes" for the bill. Thank you.

Sincerely,

Anna & Charles Gable
Ellicott City residents for 32 years

Sayers, Margery

From: Soffen, Scott <SSoffen@ATAPCO.COM>
Sent: Saturday, November 13, 2021 12:26 PM
To: CouncilMail
Cc: Ball, Calvin
Subject: Vote Yes on CB 87-2021 (ZRA 198)

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

Dear Council Member,

I am writing to urge your support for Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriate and affordable living options for seniors who want to age-in-place.

The bill amends the zoning regulations for age-restricted housing developments by:

- Reducing the maximum number of homes allowed per net acre in R-ED & R-20 districts by 1.
- Requiring at least 25% of the homes to be smaller, single story homes (1,600 sq. ft. maximum of living space above grade) for empty-nesters who want to downsize to smaller, more affordable homes, seniors who want to age in place, and seniors with disabilities.
- Increasing the minimum size of community buildings from 20 to 30 sq. ft. of net floor area per home.

Home buyers age 55 and older who are planning to stay in their homes do not want a home with stairs. They want all their living spaces on a single-level. This bill will ensure that this type of home is available to seniors who want to live in age-restricted housing developments.

Age-restricted housing developments are typically dense rows of large townhouses that are 3,500 sq. ft. They are not compatible with established neighborhoods of single-family detached homes in R-ED and R-20 districts. The bill will make the developments fit in with the surrounding communities in these districts.

Under the current zoning regulations, community buildings can safely accommodate less than half the residents of age-restricted housing developments. The bill will increase the maximum occupancy of the buildings to accommodate an average of 2 residents per home at largely attended events like community game nights and parties.

The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

Please vote "Yes" for the bill. Thank you for your consideration.

Sincerely,

Scott Soffen
5310 Honey Court
Ellicott City, MD 21043

Sayers, Margery

From: Rochelle Lida <animalrvt@aol.com>
Sent: Saturday, November 13, 2021 12:11 PM
To: CouncilMail
Subject: Vote Yes on CB 87-2021 (ZRA 198)

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

Dear Council Member,

I am writing to urge your support for Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriate and affordable living options for seniors who want to age-in-place.

The bill amends the zoning regulations for age-restricted housing developments by:

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The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

Please vote "Yes" for the bill. Thank you for your consideration.

Sincerely,

Rochelle Lida
5394 Briar Oak Court
Ellicott City, MD 21043

Sayers, Margery

From: Nida Kazim <nida.kazim@gmail.com>
Sent: Saturday, November 13, 2021 11:55 AM
To: CouncilMail
Cc: Ball, Calvin
Subject: Council Bill 87 - 2021 (ZRA-198)

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

Dear Council Member,

I am writing to urge your support for Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriate and affordable living options for seniors who want to age-in-place.

The bill amends the zoning regulations for age-restricted housing developments by:

- Reducing the maximum number of homes allowed per net acre in R-ED & R-20 districts by 1.
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The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

Please vote "Yes" for the bill. Thank you for your consideration.

Sincerely,

Nida Kazim & Justin Price

5408 Meadowpond dr. Ellicott city, MD 21043

Sayers, Margery

From: Dan Evans <devans2@gmail.com>
Sent: Saturday, November 13, 2021 11:50 AM
To: CouncilMail
Subject: support for Council Bill 87 - 2021 (ZRA - 198)

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

Dear Council Member,

I am writing to urge your support for Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriate and affordable living options for seniors who want to age-in-place.

The bill amends the zoning regulations for age-restricted housing developments by:

- Reducing the maximum number of homes allowed per net acre in R-ED & R-20 districts by 1.
- Requiring at least 25% of the homes to be smaller, single story homes (1,600 sq. ft. maximum of living space above grade) for empty-nesters who want to downsize to smaller, more affordable homes, seniors who want to age in place, and seniors with disabilities.
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The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

Please vote "Yes" for the bill. Thank you for your consideration.

Sincerely,
Daniel Evans

Sent from my iPhone

Sayers, Margery

From: Frances O'Connor <chettyoak@yahoo.com>
Sent: Saturday, November 13, 2021 11:35 AM
To: CouncilMail
Cc: Ball, Calvin
Subject: Vote YES on CB 87-2021/ ZRA 198

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

Dear Elected Officials,

I am writing to urge your support for Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriate and affordable living options for seniors who want to age-in-place.

Right now, the current zoning for age restricted housing in R-ED & R-20 favors building large (3,000 sq ft), multi-level townhomes. While these homes might be a stepping stone for families with a member 55+, they are NOT appealing to a large portion of seniors who want single floor living and the ability to age in place. Currently, there are not enough options in Howard County for seniors who want smaller homes without stairs.

I participated in several focus groups and community discussions related to Plan Howard 2030. Time and time again I heard seniors lament the lack of smaller, single floor homes available for seniors. The phrase "true senior housing" was used several times -- referring to the need for homes without stairs, ADA compliant, and a focus on community building/amenities and aging in place. Seniors in these focus groups also referenced not being able to afford the 3-5 bedroom large townhomes that are being offered.

CB87 - 2001 (ZRA 198) does a nice job of ensuring that the 55+ age-restricted communities in R-ED & R-20 offer a variety of housing options for seniors -- a true need in the county.

Critics of ZRA 198 have suggested that fewer property owners will sell to developers looking to build 55+ communities if ZRA 198 is passed. However, I would remind the council that a huge incentive for developing these communities is that the developments do not have to pass the schools capacity tests. Therefore, the quicker timeline will still be a significant motivator to both sellers and buyers.

Additionally, there is concern that ZRA 198 could decrease the quantity of senior housing available. I urge the council to dig into this and consider 1) the extent to which 55+ communities have been built to maximum allowed density (I believe it is primarily only on the much smaller parcels of land, which are those that are often the most incongruous with surrounding neighborhoods and receive the most community push back) and 2) the trade-off between absolute # of 55+ homes vs. the quality of the homes and the populations they are actually serving.

Finally, yesterday I started writing this testimony. It would have been my grandmother's 94th birthday. She passed away peacefully in her single floor home of nearly thirty years -- something she made clear was important to her. My father and his siblings took great comfort that she was able to stay in her home until her death. I contrast that with the experience of a good friend's grandmother who passed away during the same time frame. She had to move several times in her last 10 years -- the stairs and design of the living spaces were not appropriate for a senior with a walker, and

the cost of upkeep for her larger home was no longer feasible. It was emotionally heart wrenching for her and her family.

If the council cares about providing true senior housing options for individuals who can age-in-place, you will support CB 87-2021/ ZRA 198.

Thank you for your time and consideration,

Frances Keenan
Autumn Field Court
District 1

Sayers, Margery

From: Priscila Boyle <priscila.boyle@gmail.com>
Sent: Friday, November 12, 2021 7:08 AM
To: CouncilMail
Cc: Ball, Calvin
Subject: Support for Council Bill 87 - 2021 (ZRA - 198)

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

Dear Council Member,

I am writing to urge your support for Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriate and affordable living options for seniors who want to age-in-place.

The bill amends the zoning regulations for age-restricted housing developments by:

-
-
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- Requiring at least 25% of the homes to be smaller, single story homes (1,600 sq. ft. maximum of living space above grade) for empty-nesters who want to downsize to smaller, more affordable homes, seniors who want to age in place, and seniors with disabilities.
-

-
-
- Increasing the minimum size of community buildings from 20 to 30 sq. ft. of net floor area per home.
-

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The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

Please vote "Yes" for the bill. Thank you for your consideration.

Sincerely,

Michael & Priscila Boyle
5415 Josie Ct
Ellicott City, MD. 21043

Sayers, Margery

From: Elizabeth S <elizabeth.schroen@gmail.com>
Sent: Thursday, November 11, 2021 8:31 PM
To: CouncilMail
Cc: Ball, Calvin
Subject: Vote Yes on CB 87-2021 (ZRA 198)

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

Dear County Council,

I am writing to urge your support for Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriate and affordable living options for seniors who want to age-in-place.

The bill amends the zoning regulations for age-restricted housing developments by:

- Reducing the maximum number of homes allowed per net acre in R-ED & R-20 districts by 1.
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The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

Please vote "Yes" for the bill. Thank you for your consideration.

Sincerely,
Elizabeth Schroen
7897 James Ave
Ellicott City, MD 21043
District 1 Resident

CB 87-2021

Sayers, Margery

From: Jim Raggio <raggio@comcast.net>
Sent: Wednesday, November 10, 2021 1:52 PM
To: CouncilMail
Subject: CB 87 -2021 (ZRA 198)
Attachments: Response to HCAR Letter.docx

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

Dear Council Member,

The Dunteachin Estates Homeowners Association submits the attached response to the Howard County Association of Realtor's letter opposing the above bill. We appreciate your consideration of our response.

Jim Raggio, Board Member
Dunteachin Estates Homeowners Association

**Dunteachin Estates Homeowners Association Response to
Howard County Association of Realtors' Letter
Opposing CB 87-2021 (ZRA 198)**

The Howard County Association of Realtors (HCAR) makes misleading claims about CB 87 - 2021 (ZRA 198). The misleading claims and the FACTS are examined below.

Misleading Claim #1

“By reducing the number of units per acre and increasing the size of the required community facilities, this guarantees that any new units under this amendment would be less affordable to area seniors.”

FACTS

CB 87-2021 (ZRA 198) would reduce the maximum number of age-restricted housing units allowed per net acre as a conditional use by 1 only in R-ED and R-20 districts. It would not reduce the maximum number of units allowed per net acre in the other 6 residential districts.

Developers do not always build the maximum number of units allowed per net acre as a conditional use. The two most recently approved age-restricted developments in R-20 districts are building fewer units per net acre as shown below.

Recently Approved Age-Restricted Developments in R-20 Districts	Net Acres	Actual Number of Units		Maximum Units Allowed Per Net Acre
		Total	Units Per Net Acre	
Bethany Glen	68.5	154	2.2	5
Enclave at Hlnes Farm	15.7	63	4.0	5

The prices for these new units will be set by market conditions to sell competitively and not by the number of units per net acre. Increasing the size of the community building a few square feet per unit will not appreciably affect the selling price. In fact, a larger community building is a selling point.

Smaller, single-story units will be priced less than two-story units and will be more affordable for seniors who are empty nesters and want to downsize from their larger family homes as shown by the selling prices of new units built by Ryan Homes at the Two Rivers age-restricted community in Odenton.

Ryan Homes New Units at Two Rivers Age-Restricted Community in Odenton	Square Feet	Selling Price ¹
Palladio Two-Story Unit	2,626	\$662,990
Alberti Ranch Single-Story Unit	1,461	\$568,990
	Price Difference	\$94,000

Misleading Claim #2

“Senior housing already in the R-ED and R-20 would become a non-conforming use. That impacts the ability of current owners to obtain mortgages and properly insure their properties.”

FACTS

Amendments to the zoning regulations apply prospectively to future developments, and not retroactively to existing developments.

The Courtyards at Ellicott Mills, a 35 unit age-restricted development on 7 acres in a R20 district, was approved as a conditional use in 2002. BA Case No. 01-47C (June 25, 2002). When the development was approved, the zoning regulations allowed a maximum of 5 units per net acre as a conditional use in R-20 districts and the developer built the maximum number of units allowed. The zoning regulations were amended in 2005 to reduce the maximum number of units allowed in R-20 districts to 4 per net acre for developments with 20 to 49 units. (CB 2 -2005). This zoning regulation amendment has not affected the ability of current owners to obtain mortgages and properly insure their property.

Misleading Claim #3

“It comes at a time where there is a severe shortage of housing units, including those for seniors. Our members have noted that only eight age-restricted housing units have sold in the past year, and residents can search for months before even finding one offered for sale.”

FACTS

A Google search of age-restricted housing units for sale shows that there are a lot more of these units currently for sale.ⁱⁱ The fact that only 8 units have sold in the past year suggests that there are other reasons for the lack of sales. Seniors may not want to buy large age-restricted townhouses with stairs, especially empty nesters who want to downsize to smaller, more affordable units and seniors who want to age-in-place and do not want to climb stairs as their knees and hips age.

Misleading Claim #4

“As the technical staff report notes, this amendment could ‘remove as many as 49 of the remaining 136 properties’ eligible for age-restricted developments.”

FACTS

The zoning regulations require age-restricted developments to contain a minimum of 20 units. If the maximum number of units allowed as a conditional use in R-ED and R-20 districts is reduced from 4 to 3 units per net acre, properties with 6.67 acres or more would potentially be eligible for

development as age- restricted housing. No properties with less than 6.67 acres have been developed as age-restricted housing in R-ED and R-20 in the nearly 20 years since they were first permitted as a conditional use in 2002.ⁱⁱⁱ As the County's Master Plan for Senior Housing explains,

“Sites of less than ten acres have proved to be the most difficult to develop for age-restricted housing in a manner compatible with existing neighborhoods. Larger sites, when developed either under the conditional use provision for age-restricted housing or the PSC (Planned Senior Community) zoning district, generally have their own character and identity and can be set apart from the surrounding community by open space, perimeter setbacks, roads and other features. Although their design features are important, they are able to fit into the larger community in part because they are set apart from existing homes.” Page 23 (Emphasis Added.)

There will still be lots of properties in R-ED and R-20 districts that are 6.67 acres or more that can potentially be developed as conditional use age-restricted housing.

ⁱ Palladio Sales Brochure at: <https://www.ryanhomes.com/new-homes/communities/10222120151588/products/54992/maryland/odenton/two-rivers-active-adult-homes/palladio-2story> (Viewed 11/10/21).

Alberti Ranch Sales Brochure at: <https://www.ryanhomes.com/new-homes/communities/10222120151588/products/54990/maryland/odenton/two-rivers-active-adult-homes/alberti-ranch> (Viewed 11/10/21).

ⁱⁱ More than 20 age-restricted housing units are currently listed for sale on this webpage: <https://www.kareningalls.com/neighborhood/active-adult-homes-in-howard-county/?idxpage=2> (Viewed 11/10/21).

ⁱⁱⁱ No properties in R-ED districts have been developed as conditional use age-restricted housing since 2002. Only 5 properties in R-20 districts have been developed as conditional use age-restricted housing since 2002.

Sayers, Margery

From: John Crisco <criscofamily@verizon.net>
Sent: Tuesday, November 9, 2021 2:08 PM
To: CouncilMail
Cc: Ball, Calvin
Subject: Vote Yes on CB 87-2021 (ZRA 198)

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

Dear Council Member,

I am writing to urge your support for Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriate and affordable living options for seniors who want to age-in-place.

The bill amends the zoning regulations for age-restricted housing developments by:

- Reducing the maximum number of homes allowed per net acre in R-ED & R-20 districts by 1.
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Age-restricted housing developments are typically dense rows of large townhouses that are 3,500 sq. ft. They are not compatible with established neighborhoods of single-family detached homes in R-ED and R-20 districts. The bill will make the developments fit in with the surrounding communities in these districts.

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The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

Please vote "Yes" for the bill. Thank you for your consideration.

Sincerely,

Dayna Crisco
5405 Meadow Pond Dr.
Ellicott City, MD 21043

Sayers, Margery

From: DelRosso, Jeana <JDelRosso@ndm.edu>
Sent: Monday, November 8, 2021 9:21 PM
To: CouncilMail
Cc: Ball, Calvin
Subject: Vote Yes on CB 87-2021 (ZRA 198)

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

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Please vote "Yes" for the bill. Thank you for your consideration.

Sincerely,

Jeana DelRosso

Dr. Jeana DelRosso
Sister Maura Eichner Endowed Professor of English
Professor of English and Women's Studies
Notre Dame of Maryland University
4701 N. Charles Street
Baltimore, MD 21210
idelrosso@ndm.edu

Sayers, Margery

From: Margie <margaretmizerak@verizon.net>
Sent: Monday, November 8, 2021 7:56 PM
To: CouncilMail
Cc: Ball, Calvin

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

Subject: Vote Yes on CB 87-2021 (ZRA 198)

Dear Council Member,

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The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

Please vote "Yes" for the bill. Thank you for your consideration.

Sincerely,

Margaret Mizerak
5433 Meadow Pond Drive
Ellicott City MD

Sent from my iPhone

Sayers, Margery

From: psteph17@aol.com
Sent: Monday, November 8, 2021 2:29 PM
To: CouncilMail
Cc: Ball, Calvin
Subject: Vote Yes on CB 87-2021 (ZRA 198)

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

Dear Council Member,

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Please vote "Yes" for the bill. Thank you for your consideration.

Sincerely,
Stephanie Hooker
5115 Dawns Way
Ellicott City, MD 21043

Tudy Adler
11940 Hall Shop Road
Clarksville, Md 21029

November 6, 2021

Dear Council Members:

I am writing to share some information you should consider as you study and discuss CB 87-2021 (ZRA-198).

Full disclosure, I heard this case as a member of the Planning Board on September 9, 2021. My term ended in October after approximately 7 years and I am no longer a Planning Board member.

As a realtor for 16 years, I have extensive experience searching for homes for seniors in Howard County. The inventory consists of apartments, condominiums, villas and ranchers, basically. Sounds like a hefty supply, right? I can summarize these types as such:

Apartments are often small, narrow hallways, very little natural light as you can only have exposure (generally) on one side of the building. Often overlooking parking lots, not always, but often. Can be 55+, but not always.

Condominiums are similar. There are some condos that are more than one level and provide more living space and natural light, but have stairs. Multi level condominiums though there are stairs, there can often be a small patio and or yard out of the ground level area. Again, stair cases have to be negotiated to get to the backyard.

Villas are an option for some seniors, 55+. They almost always have staircases in them, some are three levels. The square footage including basements of these homes can be quite large, 3,000+ sq. ft., not truly a downsize for most. The footprint of the basement is enormous and often not used by seniors, due to the staircase and unnecessary space. Heating and cooling these three story structures has always seemed to me to be impractical for seniors. Often on fixed income, heating and cooling these excess spaces can be burdensome and wasteful. It is safe to say that Villas were a builder's solution to zoning requirements for available school placement. Creating this category meant the only people who would qualify are those 55+ without children living at home. It did not necessarily "serve" the needs of senior citizens or the handicap. This is merely a statement, not a criticism.

Ranchers can offer a nice footprint if a senior has the wherewithal, skill and desire to renovate. Living is on the main floor. Perfect! However washer and dryer are frequently in the basement. Certainly, washer and dryer can be moved to the main level if a senior buyer is willing and able to go thru the effort and expense. These homes are older homes since ranchers are not desired by families today and are no longer built. They require an abundance of renovation and updating. A nice yard is often one of the the greatest features for these old homes. Seniors who love to garden have the space to do so and often there are mature trees, etc.

Tudy Adler
11940 Hall Shop Road
Clarksville, Md 21029

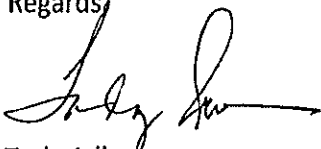
November 6, 2021

ZRA 198 /CB87-2021 put forward by Dunteachin Estates Homeowners Association, Inc. is in my opinion the perfect solution for many seniors. It meets the requirement of PlanHoward 2030 (of which I also was a participant) "expand full spectrum housing for residents at diverse income levels and life stages....." We know addressing the needs of our seniors are a responsibility of planners.

Smaller homes, abundant natural light on all 4 sides, small yards for the enjoyment of nature and gardening, within a community of seniors for a sense of security and social setting. Main level living is paramount. stairs and stair cases are one of the greatest concerns for seniors. Falls can be life threatening. Howard County has for a few generations now offered some of the most desirable housing in the region and older age does not necessarily mean a single family structure is not appropriate for seniors. Housing planned in size and scale, specifically for seniors, with safe access, safety features and appropriate mechanics for heating and cooling make the most sense.

This concept put forward by the Dunteachin Estates Homeowners Association, Inc. is stellar and would meet the expectations of excellence in housing stock for Howard County. This category is clearly missing in the current housing inventory. I respectfully encourage you to approve this bill.

Regards,



Tudy Adler



Main 410 715 1437
Fax 410-715-1489
Web www.hcar.org

November 2, 2021

The Honorable Liz Walsh, Chair
Howard County Council
George Howard Building
3430 Court House Drive
Ellicott City, MD 21043

RE: CB 87-2021, ZRA-198

On behalf of the Howard County Association of REALTORS® (HCAR), an organization of over 2,100 real estate professionals, we write to offer the following comments on CB 87-2021, ZRA 198.

While HCAR agrees that a wide variety of senior housing is needed, both in size and price-point, we believe that CB 87 will accomplish only one of those goals at the expense of the other. By reducing the number of the units per acre and increasing the size of the required community facilities, this guarantees that any new units produced under this amendment will be less affordable to area seniors. Further, these changes will not just impact new developments but also those in existence today. Senior housing already in the R-ED and R-20 would become a non-conforming use. That impacts the ability of current unit owners to obtain mortgages and properly insure their properties against losses.

It also comes at a time where there is a severe shortage of housing units, including those for seniors. Our members have noted that only eight age-restricted housing units have sold in the past year, and residents can search for months before even finding one offered for sale. As the technical staff report notes, this amendment could "remove as many as 49 of the remaining 136 properties" eligible for age-restricted developments. This would appear to run counter to Howard County's goals for increasing housing options, both under PlanHoward 2030 and proposed under HoCo by Design.

For these reasons, HCAR must respectfully ask the Council to vote against CB 87.

Sincerely,

Sarah Anderson, GREEN, CMRS
President
Howard County Association of REALTORS®

Sayers, Margery

From: Baker, Kevin
Sent: Monday, November 8, 2021 12:35 PM
To: Sayers, Margery
Subject: FW: ZRA-198 Council Bill 87

For Related Documents under CB87.

From: Michael Markowitz <mdmarkowitz@comcast.net>
Sent: Monday, November 8, 2021 11:33 AM
To: Walsh, Elizabeth <ewalsh@howardcountymd.gov>
Subject: ZRA-198 Council Bill 87

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

Dear Council Member,

I am writing to urge your support for Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriate and affordable living options for seniors who want to age-in-place.

The bill amends the zoning regulations for age-restricted housing developments by:

- Reducing the maximum number of homes allowed per net acre in R-ED & R-20 districts by 1.
- Requiring at least 25% of the homes to be smaller, single story homes (1,600 sq. ft. maximum of living space above grade) for empty-nesters who want to downsize to smaller, more affordable homes, seniors who want to age in place, and seniors with disabilities.
- Increasing the minimum size of community buildings from 20 to 30 sq. ft. of net floor area per home.

Home buyers age 55 and older who are planning to stay in their homes do not want a home with stairs. They want all their living spaces on a single-level. This bill will ensure that this type of home is available to seniors who want to live in age-restricted housing developments.

According to an article by Margie Barrie in the November 3, 2021 edition of Think Advisor, an insurance industry newsletter, "the U.S. age 65 and over population is projected to grow to 71 million in 2030, from 35 million in 2000. Projections suggest that, in 2029, 60% of middle-income seniors will have mobility issues, and the 20% will have high health needs and functional needs." Although these are national projections, certainly Howard County will not escape these realities.

Age-restricted housing developments are typically dense rows of large townhouses that are 3,500 sq. ft. They are not compatible with established neighborhoods of single-family detached homes in R-ED and R-20 districts. The bill will make the developments fit in with the surrounding communities in these districts.

Under the current zoning regulations, community buildings can safely accommodate less than half the residents of age-restricted housing developments. The bill will increase the maximum occupancy of the buildings to accommodate an average of 2 residents per home at largely attended events like community game nights and parties.

The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

Please vote "Yes" for the bill. Thank you for your consideration.

Sincerely,
Michael Markowitz
5387 Dunteachin Dr.

Sayers, Margery

From: Jung, Deb
Sent: Monday, November 8, 2021 11:44 AM
To: Sayers, Margery
Subject: Fw: Council Bill 87-2021 (ZRA 198)

Testimony

From: Michael Markowitz <mike.markowitz@acsiapartners.net>
Sent: Monday, November 8, 2021 11:42 AM
To: Jung, Deb <djung@howardcountymd.gov>
Subject: Council Bill 87-2021 (ZRA 198)

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

Dear Council Member,

I am writing to urge your support for Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriate and affordable living options for seniors who want to age-in-place.

The bill amends the zoning regulations for age-restricted housing developments by:

- Reducing the maximum number of homes allowed per net acre in R-ED & R-20 districts by 1.
- Requiring at least 25% of the homes to be smaller, single story homes (1,600 sq. ft. maximum of living space above grade) for empty-nesters who want to downsize to smaller, more affordable homes, seniors who want to age in place, and seniors with disabilities.
- Increasing the minimum size of community buildings from 20 to 30 sq. ft. of net floor area per home.

Home buyers age 55 and older who are planning to stay in their homes do not want a home with stairs. They want all their living spaces on a single-level. This bill will ensure that this type of home is available to seniors who want to live in age-restricted housing developments.

According to an article by Margie Barrie in the November 3, 2021 edition of Think Advisor, an insurance industry newsletter, "the U.S. age 65 and over population is projected to grow to 71 million in 2030, from 35 million in 2000. Projections suggest that, in 2029, 60% of middle-income seniors will have mobility issues, and the 20% will have high health needs and functional needs." Although these are national projections, certainly Howard County will not escape these realities.

Age-restricted housing developments are typically dense rows of large townhouses that are 3,500 sq. ft. They are not compatible with established neighborhoods of single-family detached homes in R-ED and R-20 districts. The bill will make the developments fit in with the surrounding communities in these districts.

Under the current zoning regulations, community buildings can safely accommodate less than half the residents of age-restricted housing developments. The bill will increase the maximum occupancy of the buildings to accommodate an average of 2 residents per home at largely attended events like community game nights and parties.

The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

Please vote "Yes" for the bill. Thank you for your consideration.

Sincerely,
Michael Markowitz
5387 Dunteachin Dr.

Michael D. Markowitz
Long Term Care Insurance Education & Solutions
Partnership Certified
mike.markowitz@acsiapartners.com
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Sayers, Margery

From: Steven Claypool <sclaypo1@jhmi.edu>
Sent: Monday, November 8, 2021 11:24 AM
To: CouncilMail
Cc: Ball, Calvin
Subject: Vote yes on ZRA-198

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

November 8, 2021

Dear Council Member,

We are writing to urge your support for Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriately targeted and affordable living options for seniors who want to age-in-place.

The bill amends the zoning regulations for age-restricted housing developments by:

- Reducing the maximum number of homes allowed per net acre in R-ED & R-20 districts by 1.
- Requiring at least 25% of the homes to be smaller, single story homes (1,600 sq. ft. maximum of living space above grade) for empty-nesters who want to downsize to smaller, more affordable homes, seniors who want to age in place, and seniors with disabilities.
- Increasing the minimum size of community buildings from 20 to 30 sq. ft. of net floor area per home.

A majority of home buyers age 55 and older who are planning to stay in their homes do not want a home with stairs. Instead, they prefer that all their living spaces exist on a single-level. This bill will ensure that this type of home is available to seniors who want to live in age-restricted housing developments. This in turn will ensure that Howard County retains its strength in diversity, equity, and inclusion by accommodating the needs and wants of its aging citizens.

Age-restricted housing developments are typically dense rows of large townhouses that are 3,500 sq. ft. They are not compatible with established neighborhoods of single-family detached homes in R-ED and R-20 districts. This bill will make the developments fit in with the surrounding communities in these districts thus allowing our neighborhoods to maintain their character and charm and expand their capacity to meet the needs of a greater percentage of our population.

Under the current zoning regulations, community buildings can safely accommodate less than half the residents of age-restricted housing developments. The bill will increase the maximum occupancy of the buildings to accommodate an average of 2 residents per home at largely attended events like community game nights and parties.

The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

For all of these reasons, we urge you to vote "Yes" for the bill. Thank you for your consideration.

Sincerely,

Steven and Brianna Claypool
5316 Tims Court
Ellicott City, MD 21043

Email: sclaypo1@jhmi.edu

Sayers, Margery

From: Eric Bruner <ejbruner@gmail.com>
Sent: Monday, November 8, 2021 11:11 AM
To: CouncilMail; Ball, Calvin
Subject: YES - CB-87-2021 - ZRA 198

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

Dear Council,

I am seeking your vote for Council Bill 87 - 2021 (ZRA - 198).

We are recently empty nesters (youngest in college) and started looking in the local area for something that would work for us better than our current 2 level + basement home.

I just had my hip replaced (even though pretty young for that) and my other hip is already insurance/medical qualified to be replaced and I trying to delay that as long as possible, so one of the items we were looking for was NO Stairs.

Townhouses would not work for us, but there aren't many options that are in our budget or desired location of where we currently are.

We are not knowledgeable of all the zoning language, but we understand that increased single-story availability and larger community buildings are key tenets that we support based on what we've seen in Howard County. Attending events that are more local/walking to our homes is something we are seeking.

Please pass this Bill - thank you for your efforts.

Sincerely,

Eric & Julie Bruner

Sayers, Margery

From: kajoyce25@gmail.com
Sent: Monday, November 8, 2021 10:31 AM
To: CouncilMail
Subject: ZRA 198 support

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

Sent from my iPhone

Sayers, Margery

From: Cynthia Wagoner <cindy.wagoner@verizon.net>
Sent: Monday, November 8, 2021 10:27 AM
To: CouncilMail
Cc: Ball, Calvin
Subject: Vote Yes on CB 87-2021 (ZRA 198)

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

Dear Council Member,

I am writing to urge your support for Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriate and affordable living options for seniors who want to age-in-place.

The bill amends the zoning regulations for age-restricted housing developments by:

- Reducing the maximum number of homes allowed per net acre in R-ED & R-20 districts by 1.
- Requiring at least 25% of the homes to be smaller, single story homes (1,600 sq. ft. maximum of living space above grade) for empty-nesters who want to downsize to smaller, more affordable homes, seniors who want to age in place, and seniors with disabilities.
- Increasing the minimum size of community buildings from 20 to 30 sq. ft. of net floor area per home.

Home buyers age 55 and older who are planning to stay in their homes do not want a home with stairs. They want all their living spaces on a single-level. This bill will ensure that this type of home is available to seniors who want to live in age-restricted housing developments.

Age-restricted housing developments are typically dense rows of large townhouses that are 3,500 sq. ft. They are not compatible with established neighborhoods of single-family detached homes in R-ED and R-20 districts. The bill will make the developments fit in with the surrounding communities in these districts.

Under the current zoning regulations, community buildings can safely accommodate less than half the residents of age-restricted housing developments. The bill will increase the maximum occupancy of the buildings to accommodate an average of 2 residents per home at largely attended events like community game nights and parties.

The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

Please vote "Yes" for the bill. Thank you for your consideration.

Sincerely,

Cynthia Wagoner
5287 Kerger Road
Ellicott City, MD 21043

Sayers, Margery

From: JoAnn Stofregen <jstofregen@yahoo.com>
Sent: Sunday, November 7, 2021 8:29 AM
To: CouncilMail
Cc: Ball, Calvin
Subject: ZRA - 198

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

Dear Council Member,

I am writing to urge your support for Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriate and affordable living options for seniors who want to age-in-place.

The bill amends the zoning regulations for age-restricted housing developments by:

- Reducing the maximum number of homes allowed per net acre in R-ED & R-20 districts by 1.
- Requiring at least 25% of the homes to be smaller, single story homes (1,600 sq. ft. maximum of living space above grade) for empty-nesters who want to downsize to smaller, more affordable homes, seniors who want to age in place, and seniors with disabilities.
- Increasing the minimum size of community buildings from 20 to 30 sq. ft. of net floor area per home.

Home buyers age 55 and older who are planning to stay in their homes do not want a home with stairs. They want all their living spaces on a single-level. This bill will ensure that this type of home is available to seniors who want to live in age-restricted housing developments.

My parents were residents of Howard County for many years, but unfortunately, had to move out of the area to be able to reside in a community that was appropriately designed for 55+. Hovnanian's Four Seasons properties was exactly what they were seeking. Howard County offers NOTHING like this. Hovnanian designs these communities to suite the aging population. They offer activities and amenities where seniors can age, in homes that are the size that they can maintain. My parents were living in Turf Valley's 55+ community in a 3 level home (3000+ sq ft), where they NEVER used 2 of the levels, yet needed to maintain them. This is simply not ideal. Having a house this large meant they were spending unneeded time, energy and money to maintain this space. Not how a retired couple wants to spend their time.

We, as well, are looking for our next home, to get out of our current home with stairs, and would love if a development like this was offered in Howard County, but all that is being built are these multi-level homes in the 55+ communities.

Age-restricted housing developments are typically dense rows of large townhouses that are 3,500 sq. ft. They are not compatible with established neighborhoods of single-family detached homes in R-ED and R-20 districts. The bill will make the developments fit in with the surrounding communities in these districts.

Under the current zoning regulations, community buildings can safely accommodate less than half the residents of age-restricted housing developments. The bill will increase the maximum occupancy of the buildings to accommodate an average of 2 residents per home at largely attended events like community game nights and parties.

The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

Please vote "Yes" for the bill. Thank you for your consideration.

Sincerely,

JoAnn Stofregen
5320 Kerger Road
Ellicott City, MD 21043

Sayers, Margery

From: David Zajic <dmzajic@gmail.com>
Sent: Saturday, November 6, 2021 8:03 AM
To: CouncilMail; Ball, Calvin
Subject: Support for Council Bill 87-2021 (ZRA 198)

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

Dear Council Member,

I am writing to urge your support for Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriate and affordable living options for seniors who want to age-in-place.

The bill amends the zoning regulations for age-restricted housing developments by:

- Reducing the maximum number of homes allowed per net acre in R-ED & R-20 districts by 1.
- Requiring at least 25% of the homes to be smaller, single story homes (1,600 sq. ft. maximum of living space above grade) for empty-nesters who want to downsize to smaller, more affordable homes, seniors who want to age in place, and seniors with disabilities.
- Increasing the minimum size of community buildings from 20 to 30 sq. ft. of net floor area per home.

My wife and I have lived in Howard County since 1994. We are both involved in local performing arts groups, and would like to continue to be part of that community even when the time comes to downsize from our current home.

Home buyers age 55 and older who are planning to stay in their homes do not want a home with stairs. They want all their living spaces on a single level. This bill will ensure that this type of home is available to seniors who want to live in age-restricted housing developments.

Age-restricted housing developments are typically dense rows of large townhouses that are 3,500 sq. ft. They are not compatible with established neighborhoods of single-family detached homes in R-ED and R-20 districts. The bill will make the developments fit in with the surrounding communities in these districts.

Under the current zoning regulations, community buildings can safely accommodate less than half the residents of age-restricted housing developments. The bill will increase the maximum occupancy of the buildings to accommodate an average of 2 residents per home at largely attended events like community game nights and parties.

The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

Please vote "Yes" for the bill. Thank you for your consideration.

Sincerely,

David Zajic
5344 Dunteachin Drive, Ellicott City

Sayers, Margery

From: Kathy Osborne <kathyosborne1@gmail.com>
Sent: Friday, November 5, 2021 10:02 AM
To: CouncilMail
Cc: info@livingwagehoco.org
Subject: Please pass CB82-2021 to raise the minimum wage in Howard County!

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

Dear Howard County Council,

I am writing to urge you to VOTE YES on CB82-2021 and raise the minimum wage in Howard County.

Howard County is one of the wealthiest in the country, however, more than 1 in 4 households struggle to meet basic needs. Every person deserves the dignity of a paycheck that reflects the importance of their work and provides for their essential needs. Wages that fall well below the level needed to afford these basic living costs create additional barriers to employment and access to opportunities to achieve economic prosperity.

Too many of our neighbors are struggling now, and cannot wait until the state-level mandate of a \$15/hour minimum wage fully takes effect as late as 2026. Other Maryland counties have already raised their minimum wage beyond the state-mandated minimum, and Howard County should follow suit. I urge you to pass CB82-2021 without delay, to provide essential support for Howard County residents and move Howard County closer to ensuring a living wage for all workers.

Thank you for your consideration.

Sincerely,
Kathy Osborne
District 2