

CB 9-2023

Sayers, Margery

From: Mike Khandjian <surferrev@gmail.com>
Sent: Tuesday, March 14, 2023 8:41 PM
To: CouncilMail
Cc: Jones, Opel; vicepresident@shipleysgranthoa.com
Subject: Oppose CB9-2023

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

Mike Khandjian
6040 Logans Way
Ellicott City, MD
(Shipleys Grant)

To Those Involved in this Decision:

It is important to first acknowledge that my wife Katherine and I have loved living in Shipley's Grant for 11 Years. We purchased our home, newly built, and are thankful for the community it has become. While there have been concerns through the years, this has been a great place for us to live. So, thank you!

The prospect of further development at the farm is distressing to us. We live across from the farm and were assured that it would remain a protected historical property through the years to come. In other words, the promise of an enduring positioning of home and farm landscape was part of the sale. In fact, when we were 'sold' our unit, as it was being constructed, there was a portrait of this farm in the business center at Shipley's Grant. The farm was presented as the centerpiece. It was part of what made Shipley's Grant unique and uniquely beautiful.

But that's not all. Because we were purchasing a unit facing the farm, and as a result of this assurance, we had to pay thousands more - I believe \$10,000 - as it is/was considered a premium property in the development.

We jumped on this! Not only were we purchasing a beautiful new home, but one that was in a beautiful, and protected setting. For us, it was worth the extra expense.

But now, this is threatened. And we will stand to suffer great monetary damage as a result. By attempting to zone a venue that will bring unwelcome noise and activity, the developers will profit in doing so, while those who spent thousands for this premium property, watch their investment be diminished as a result.

At the very least, we would like to know if our investment will be returned, with interest. This is not our first desire! Our first desire is that Shipley's Grant honors its word and commitment. But should developers be allowed to violate it, then the families and individuals who made this investment should be compensated.

Again, we do not desire for this project to be approved.

Sincerely,

Mike & Katherine Khandjian
6040 Logans Way

--



PRESERVATION MARYLAND

March 13, 2023

Hon. Christina Mercer Rigby
County Council
George Howard Building
3430 Court House Drive
Ellicott City, MD 21043

Dear Chairperson Rigby,

On behalf of Preservation Maryland, I am writing to express support for the amendment of Bill CB9-2023 ZRA20, the Howard County Zoning Regulation, to allow certain historic venues to be used as Conditional Use Historic Building Uses. Providing alternative uses will allow for unused or underutilized historic resources to be activated.

We are supportive of this amendment which would allow for other historic properties, like farmsteads, in Howard County that no longer serve their original purpose, to be preserved, protected, and used for another purpose. Preservation Maryland believes that the best preservation strategy for historic resources and properties is to keep them activated. Including an additional use, like event spaces, for historic venues creates opportunities for historic resources to be used in an appropriate and sustainable way that respects and protects the property.

We commend Mr. Ferrandi's work on Curtis-Shipleigh Farmstead to protect and preserve this important historic resource in Howard County by restoring the property following the Secretary of the Interior Standards and placing protective easements (interior and exterior) on the property with the Maryland Historical Trust and Howard County. This amendment will provide immediate benefit to this historic resource and serve as a guide to many more within Howard County.

Respectfully, we hope you and your fellow council members will support this amendment to provide an alternative use of historic resources in your county. We believe the approval of this amendment is an important step forward for the historic community of Howard County and has the full support of Preservation Maryland.

Sincerely,

Nicholas A. Redding
President & CEO, Preservation Maryland

TESTIMONY OF BRIAN PRIESTLEY ON CB9-2023
Shipley's Grant Community
6127 Edward Hill Road
Ellicott City, MD 21043

Howard County Council
3430 Courthouse Dr
Ellicott City, MD 21043
Hearing Date: 20 March 2023

Position: **OPPOSE CB9-2023**

I am a resident of Shipley's Grant Community and I oppose CB9-2023. This legislation, if granted, would allow the Curtis Shipley farm, currently zoned as residential, R-20, to hold large outdoor affairs such as weddings in an area disturbing me and my neighbors who live very close to this property. If passed and constructed, this proposed use of the Curtis Shipley Farm would fundamentally alter the character of the neighborhood, disrupt residential quality of life, and add to the already significant traffic congestion in the area.

Examples and specific issues of concern for me and my family include:

1. Traffic ingress/egress – As planned, the entrance to this expanded public use facility will be located directly onto RT 108, with no traffic controls (stop light/stop sign) approximately 400 feet from the traffic light at the intersection of Rt 108 and Richards Valley Road (Entrance to Shipley's Grant), or 650 feet from the intersection of Rt 108 and Snowden River Parkway. Vehicles looking to enter the facility, particularly turning left, will be forced to cross two busy lanes of traffic without any left turn lane available. This will certainly cause additional traffic backups, and dramatically increase the potential for accidents as event attendees look to enter or leave the complex. With these expected traffic difficulties on RT 108, it leads to the 2nd issue...
2. Parking – As evidenced by other events already hosted at this farm, attendees who miss the farm entrance will routinely look to park and walk from either in the Richards Valley Road retail complex, or the residential streets in Shipley's Grant. Parking is already limited in the retail complex, particularly on weekend evenings, and will impact those businesses. For the neighborhood streets, this means additional vehicle traffic and parking on streets that are already tight. It increases the danger to pedestrians, limits resident parking options, and disrupts a residential area with attendees going to or from their vehicles following an event. Again, this has happened at every event already hosted at this farm and will only be exacerbated by the building and expansion of public use events hosted there.
3. Noise – The nature of the planned events – particularly weddings and large gatherings with amplified music, will be severely disruptive to the residential neighborhood that surrounds the Curtis Farm. The closest residential houses are within 150feet of the planned parking area and event tent. At that distance, there is no practical noise mitigation plan that would limit the

disruption to the neighborhood. These events - likely on every weekend evening in the summer - would severely disrupt the tranquility of this neighborhood and negatively impact the quality of life of current residents.

4. During the December 2022 Planning Board Meeting on this issue, multiple residents raised the noise and parking issues with the Board. One Board member dismissed the concerns, stating that there was a retail complex “with an Ale House” next door, so residents shouldn’t be concerned about noise. This statement – unable to be corrected or questioned over the Zoom set-up – is incorrect. While there are multiple restaurants in the retail complex, none is “an ale house”; this likely refers to “Region Ale”, a sandwich shop. Furthermore, none of the restaurants in the retail complex play amplified music into the neighborhood, which is the main noise concern for the proposed event venue.
5. In petitioning to the Planning Board, the owner of the Curtis Shipley Farm used various facilities around Howard County as “comps” for what he would like to do with his farm – historical properties that can be repurposed/rezoned. These include Belmont Manor in Patapsco and White Hall, in Ellicott City. A simple examination of the two shows that both are much larger properties which significantly set back from any residential neighborhood and protected by a thick wooded area. A third property used as a comp is located in the middle of St Johns Cemetery in Ellicott City.
6. This legislation has been narrowly tailored to benefit one individual. Changing the zoning requirement to the arbitrary “7 Acres” allows his property (7.04 acres) to qualify. No other property owner impacted by the change in the zoning participated in the December 2022 hearing.

I strongly urge you to reject this legislation which will negatively impact me, my family, and my community.

Sincerely,

Brian Priestley
6127 Edward Hill Road
Ellicott City, MD 21403
(703) 732-3581

Sayers, Margery

From: Amy Juang <amy.marie.juang@gmail.com>
Sent: Thursday, March 9, 2023 8:51 AM
To: CouncilMail
Cc: Jones, Opel; vicepresident@shipleysgranthoa.com
Subject: Oppose CB9-2023

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

TESTIMONY OF DAVID & AMY JUANG ON CB9- 2023

Shipleys Grant Community
6044 Logans Way
Ellicott City, MD 21043

Howard County Council
3430 Courthouse Dr
Ellicott City, MD 21043

Hearing Date: March 20, 2023

Position: **OPPOSE CB9-2023**

Hello. We are residents of Shipley's Grant Community and oppose the CB9-2023. This legislation, if passed, would allow the Curtis Shipley farm, currently zoned as residential, R-20, to hold large outdoor affairs such as weddings in an area disturbing us and our neighbors who live very close to this property.

Examples and specific issues of concern for our family include:

1. Loss of tranquility, quietness and community peace. We are first-time homeowners, having moved into the community last summer. Before making an offer, we took time to walk the neighborhood and speak with residents. We learned that many of our neighbors are original homeowners, and most importantly – they love this community, with several referencing that it's a quiet and friendly place to live. We'd been hoping to find a peaceful neighborhood to build community and were glad to hear this feedback. The beautiful farm view out our front windows also inspired us; we'd briefly researched the farm to learn that it is a historic landmark, and we hoped its scenic beauty and charm would be protected and preserved into the future. We were devastated to hear that this property – closely bordering family residences – is being considered for outdoor event space, which will lead to loud music and increased traffic during the prime seasons to enjoy being outdoors. During a recent fundraising event at the farm (9/10/2022), music steadily played for the afternoon and could be heard while inside our home. The field in front of our dining window turned into a sea of cars, with waves of people coming and going. To think that multiple events could be held per week from spring through fall – disrupting our personal space and respite from work – is something we dread.

2. Increased traffic, parking congestion and safety. As mentioned, events come with increased traffic and the need for parking. Even if farm parking were designated, there is no physical barrier to prevent an influx of event attendees from more conveniently parking in the already-busy Shoppes at Shipley's Grant parking area, or overtaking street parking within the community. We are concerned that this will lead to more congestion and also potential accidents. Given large crowds of strangers coming into the neighborhood, and understanding that alcohol will likely be served at most events, we are also worried about general community safety. We love living in a family-friendly neighborhood where children are often out playing at the pool, playground or riding bikes along the sidewalks. We would not want kids to have to stop these activities, or for parents and homeowners to have increased fear and anxiety, due to large events routinely taking place just outside our doors.

We strongly urge you to reject this petition and recommend against the passage of this amendment which will negatively impact our family and community. Thank you.

Sincerely,

David & Amy Juang

TESTIMONY OF Mark King ON ZRA 202
Shipley's Grant Community
5910 Talbot Dr
Ellicott City, MD 21043

Howard County Planning Board
Department of Planning and Zoning
3430 Courthouse Dr
Ellicott City, MD 21043
Date: December 13, 2022

Position: **OPPOSE ZRA 202**

I am a resident of Shipley's Grant Community and I oppose the petition to amend the zoning regulations, ZRA 202. This amendment, if granted, would allow the Curtis Shipley farm, currently zoned as residential, R-20, to hold large outdoor affairs such as weddings in an area disturbing me and my neighbors who live very close to this property.

Examples and specific issues of concern for me and my family include:

1. Noise
2. Traffic congestion

I strongly urge you to reject this petition and recommend against the passage of this amendment which will negatively impact me, my family, and my community.

Sincerely,


Mark King

TESTIMONY OF Michael David ON ZRA 202
Shipley's Grant Community
Street address
Ellicott City, MD 21043

Howard County Planning Board
Department of Planning and Zoning
3430 Courthouse Dr
Ellicott City, MD 21043

October 10, 2022

Position: **OPPOSE ZRA 202**

As a resident of Shipley's Grant Community, I am informing the Howard County Planning Board that I strongly oppose the petition to amend the zoning regulations, ZRA 202. The Curtis Shipley Farm is zoned as residential, R-20, and must remain zoned as such. It is because of the farm and its pastoral and tranquil environment that many residents of Shipley's Grant moved and now reside in the community.

However, this proposed zoning amendment would change this peaceful setting and allow many and large outdoor events to be held such as weddings, graduation parties, retirement events, and so forth causing significant disruption to the community and, in particular, to those neighbors who live close to the farm.

I am very concerned because the proposed change will increase traffic, including a greater risk of vehicular accidents, cause increased noise in the community including during hours when the community rests, and generate greater safety concerns as such activities will attract uninvited individuals to the area. All this only disrupts a community which is residential and peaceful.

Many of you have seen and maybe even visited the area, and I am sure you would like to preserve this small icon of beauty in Howard County, and not have it become a future headache for everyone. Therefore, I urge you to reject this petition and, as representatives who value a healthy County, and who do not want to negatively impact its citizens and communities, to recommend against the passage of this amendment.

Sincerely,



Michael David

TESTIMONY OF BRIAN PRIESTLEY ON ZRA 202
Shiple's Grant Community
Street address
Ellicott City, MD 21043

Howard County Planning Board
Department of Planning and Zoning
3430 Courthouse Dr
Ellicott City, MD 21043
Date:

Position: **OPPOSE ZRA 202**

I am a resident of Shiple's Grant Community and I oppose the petition to amend the zoning regulations, ZRA 202. This amendment, if granted, would allow the Curtis Shiple farm, currently zoned as residential, R-20, to hold large outdoor affairs such as weddings in an area disturbing me and my neighbors who live very close to this property.

Examples and specific issues of concern for me and my family include:

1. Traffic ingress/egress – As planned, the entrance to this expanded public use facility will be located directly onto RT 108, with no traffic controls (stop light/stop sign) approximately 400 feet from the traffic light at the intersection of Rt 108 and Richards Valley Road (Entrance to Shiple's Grant), or 650 feet from the intersection of Rt 108 and Snowden River Parkway. Vehicles looking to enter the facility, particularly turning left, will be forced to cross two busy lanes of traffic without any left turn lane available. This will certainly cause additional traffic backups, and dramatically increase the potential for accidents as event attendees look to enter or leave the complex. With these expected traffic difficulties on RT 108, it leads to the 2nd issue...
2. Parking – As evidenced by other events already hosted at this farm, attendees who miss the farm entrance will routinely look to park and walk from either in the Richards Valley Road retail complex, or the residential streets in Shiple's Grant. Parking is already limited in the retail complex, particularly on weekend evenings, and will impact those businesses. For the neighborhood streets, this means additional vehicle traffic and parking on streets that are already tight. It increases the danger to pedestrians, limits resident parking options, and disrupts a residential area with attendees going to or from their vehicles following an event. Again, this has happened at every event already hosted at this farm and will only be exacerbated by the building and expansion of public use events hosted there.
3. Noise – The nature of the planned events – particularly weddings and large gatherings with amplified music, will be severely disruptive to the residential neighborhood that surrounds the Curtis Farm. The closest residential houses are within 150feet of the planned parking area and event tent. At that distance, there is no practical noise mitigation plan that would limit the disruption to the neighborhood. These events - likely on every weekend evening in the summer - would severely disrupt the tranquility of this neighborhood and negatively impact the quality of life of current residents.

I strongly urge you to reject this petition and recommend against the passage of this amendment which will negatively impact me, my family, and my community.

Sincerely,

Brian Priestley
6127 Edward Hill Road
Ellicott City, MD 21403
(703) 732-3581

TESTIMONY OF Mai Scannapieco ON ZRA 202
Shipley's Grant Community
6026 Logans Way
Ellicott City, MD 21043

Howard County Planning Board
Department of Planning and Zoning
3430 Courthouse Dr
Ellicott City, MD 21043

13 December 2022

Position: **OPPOSE ZRA 202**

I am a full-time resident of the Shipley's Grant Community and I strongly oppose the petition to amend the zoning regulations, ZRA 202. If granted, this amendment would allow the Curtis Shipley Farm (CSF) owners/their designees to hold commercial outdoor events in an area close to our community – and specifically, steps from my residence. These large, outside CSF affairs have disrupted and will disturb my family, my neighbors, and me who live very close to this property (currently zoned as residential, R-20), and adversely affect our quality of life and peaceful enjoyment of our homes and community.

As the proposal comprises large commercial, outdoor events from April through November of up to 200 guests and 10 events per month – primary quality-of-life examples and concerns for my family and me include:

1. Safety: The increased vehicular and pedestrian traffic near and in our community, along with alcohol consumption and public intoxication, would pose a significant risk to our health and welfare;
2. Noise: Regarding petition line item 27. F (8) for a “sound management plan” - There are no physical barriers (brick-and-mortar) mitigating outdoor music and crowd noise – and sounds easily convey upward to the surrounding residences situated above and near the CSF property. During an event held this past spring, the amplified sounds of musical bass, event announcers, and attendees reverberated throughout all levels and rooms of our home and backyard for hours – including our in-ground basement. Additionally, we work from home and there is no noise buffer for our second-floor office, which sits directly across the farm;
3. Lighting: The bright glare of event lights would disrupt the serenity of our home and surrounding neighborhood;
4. Cleanliness: With the setup, conducting, and breakdown of large outdoor affairs, the resultant activities and crowds would dramatically increase pollution and littering in our community;
5. Property value: The proposed commercial use negatively affects our home's property value and resale potential. One of the considerations for our home purchase was its close proximity to the farm; we paid accordingly for the opportunity to appreciate its location, historic value, and quiet atmosphere. Moreover, the developers'/owners' original statement, found and 'screenshot' below on their site <https://www.hamiltoncommunities.com/curtis-farm>, states (as of 13 December 2022): “When we select land for development, we evaluate many factors. Occasionally, that evaluation will tell us that sometimes a farm is just supposed to be a farm. Such was the case with the historic Curtis Farm. We placed the land into preservation and converted the farmhouse into offices. It is now a delightful place to work, surrounded by deer, geese, and foxes. The neighboring development at Shipley's Grant, a

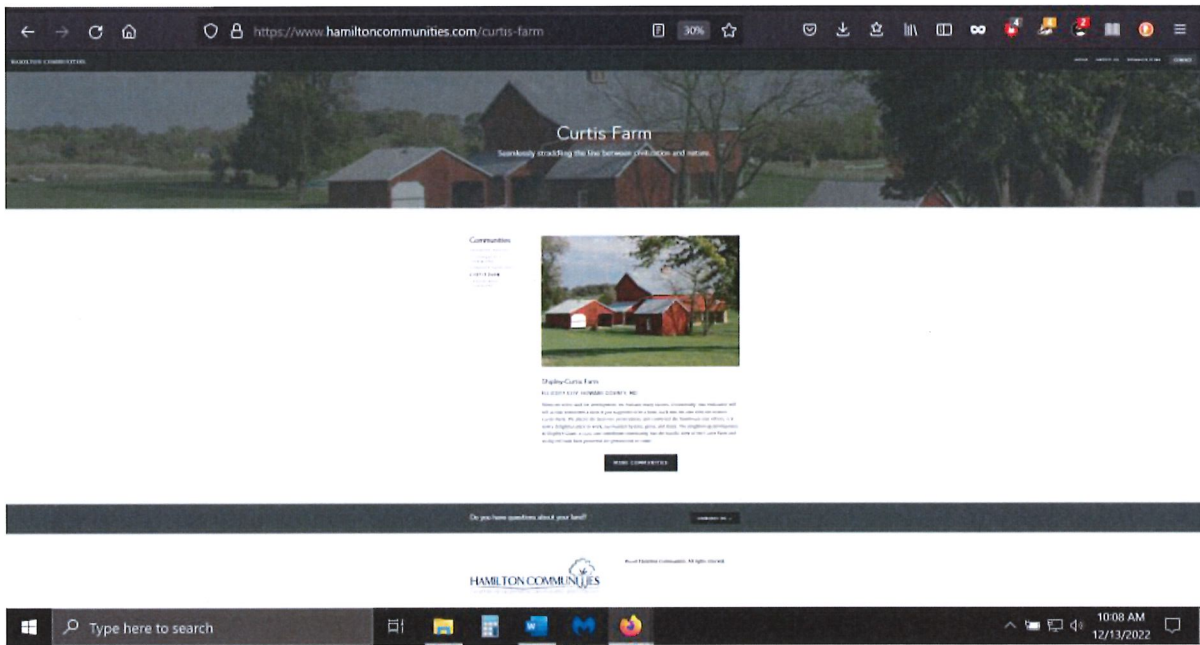
+500-unit townhome community, has the bucolic view of the Curtis Farm and its big red bank barn preserved for generations to come.”

I keenly urge you to reject this petition and recommend against the passage of this amendment which will permanently and “unduly disturb [our] established residential neighborhood” and negatively impact me, my family, and our community. Please do not grant the petition to amend the zoning regulations, ZRA 202 as in this circumstance – and per the owners – a “farm is just supposed to be a farm.”

Sincerely,

Mai Scannapieco

Attachment: PDF Statement with (2) Screenshots





Lynn Albizo <vicepresident@shipleysgranthoa.com>

OPPOSE ZRA 202

2 messages

noel albizo <nalbizo@verizon.net>

Mon, Oct 10, 2022 at 1:57 PM

To: "planningboard@howardcountymd.gov" <planningboard@howardcountymd.gov>

Cc: Fayette Stewart <vicepresident@shipleysgranthoa.com>

TESTIMONY OF NOEL ALBIZO ON ZRA 202

Shipleys Grant Community

[5797 Richards Valley Rd.](#)[Ellicott City, MD 21043](#)[Howard County Planning Board](#)

Department of Planning and Zoning

[3430 Courthouse Dr](#)[Ellicott City, MD 21043](#)

October 10, 2022

Position: **OPPOSE ZRA 202**

My family has lived in Howard County since 1993 and in Shipleys Grant since 2019. We love our community for its small village feel, convenience and most of all, the tranquility of the neighborhood.

This is why I oppose the petition to amend the zoning regulations, ZRA 202. This amendment, if granted, would allow the Curtis Shipleys farm, currently zoned as residential, R-20, to hold large outdoor events such as weddings in an area disturbing me and my neighbors who live very close to this property.

The disturbances caused by allowing these large outdoor events include:

- Excessive noise from amplified music and people leaving the event, including late on weekend nights. Our home is located less than 100 yards from the farm property, so we would definitely be affected.
- The petitioner has stated that he would park up to 200 vehicles in his farm field, This would lead to increased traffic in our community by event goers who choose not to park in the field. Parking on our street is already a challenge that we are addressing, and increased parking for events will exacerbate the problem.
- Trash left behind by event goers that blows into the community

I strongly urge you to reject this petition and recommend against the passage of this amendment which will negatively impact me, my family, and my community.

Sincerely,
Noel Albizo

Kenney, Lisa <lkenney@howardcountymd.gov>

Mon, Oct 10, 2022 at 4:29 PM

To: noel albizo <nalbizo@verizon.net>, PlanningBoard <PlanningBoard@howardcountymd.gov>

Cc: Fayette Stewart <vicepresident@shipleysgranthoa.com>

This case is currently not scheduled for the Planning Board.

Get [Outlook for iOS](#)

From: noel albizo <nalbizo@verizon.net>

Sent: Monday, October 10, 2022 1:57:12 PM

To: PlanningBoard <PlanningBoard@howardcountymd.gov>

Cc: Fayette Stewart <vicepresident@shipleysgranthoa.com>

Subject: OPPOSE ZRA 202

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

[Quoted text hidden]



Lynn Albizo <vicepresident@shipleysgranthoa.com>

OPPOSE ZRA 202

1 message

Amy Juang <amy.marie.juang@gmail.com>
To: planningboard@howardcountymd.gov
Cc: vicepresident@shipleysgranthoa.com

Fri, Dec 2, 2022 at 9:27 PM

TESTIMONY OF DAON (DAVID) & AMY JUANG ON ZRA 202
Shipleys Grant Community
[6044 Logans Way](#)
[Ellicott City, MD 21043](#)

[Howard County](#) Planning Board
Department of Planning and Zoning
[3430 Courthouse Dr](#)
[Ellicott City, MD 21043](#)
Date: 12/2/2022

Position: **OPPOSE ZRA 202**

Hello. We are residents of Shipleys Grant Community and we oppose the petition to amend the zoning regulations, ZRA 202. This amendment, if granted, would allow the Curtis Shipleys farm, currently zoned as residential, R-20, to hold large outdoor affairs such as weddings in an area disturbing us and our neighbors who live very close to this property.

Examples and specific issues of concern for our family include:

1. Loss of tranquility, quietness and community peace. We are first-time homeowners, having just moved into the community this summer. Before making an offer, we took time to walk the neighborhood and speak with residents. We learned that many of our neighbors are original homeowners, and most importantly – they love this community, with several referencing that it's a quiet and friendly place to live. We'd been hoping to find a peaceful neighborhood to build community and were glad to hear this feedback. The beautiful farm view out our front windows also inspired us; we'd briefly researched the farm to learn that it is a historic landmark, and we hoped its scenic beauty and charm would be protected and preserved into the future. We were devastated to hear that this property – closely bordering family residences – is being considered for outdoor event space, which will lead to loud music and increased traffic during the prime seasons to enjoy being outdoors. During a recent fundraising event at the farm (9/10/2022), music steadily played for the afternoon and could be heard while inside our home. The field in front of our dining window turned into a sea of cars, with waves of people coming and going. To think that multiple events could be held per week from spring through fall – disrupting our personal space and respite from work – is something we dread.

2. Increased traffic, parking congestion and safety. As mentioned, events come with increased traffic and the need for parking. Even if farm parking were designated, there is no physical barrier to prevent an influx of event attendees from more conveniently parking in the already-busy Shoppes at Shipleys Grant parking area, or overtaking street parking within the community. We are concerned that this will lead to more congestion and also potential accidents. Given large crowds of strangers coming into the neighborhood, and understanding that alcohol will likely be served at most events, we are also worried about general community safety. We love living in a family-friendly neighborhood where children are often out playing at the pool, playground or riding bikes along the sidewalks. We would not want kids to have to stop these activities, or for parents and homeowners to have increased fear and anxiety, due to large events routinely taking place just outside our doors.

We strongly urge you to reject this petition and recommend against the passage of this amendment which will negatively impact our family and community. Thank you.

Sincerely,

12/13/22, 1:50 PM

Shipley's Grant Mail - OPPOSE ZRA 202

Daon (David) & Amy Juang



Lynn Albizo <vicepresident@shipleysgranthoa.com>

OPPOSE ZRA 202

3 messages

Mike & Candice Lawson <mikeandcandice16@gmail.com>
To: planningboard@howardcountymd.gov
Cc: Lynn Albizo <vicepresident@shipleysgranthoa.com>

Tue, Sep 27, 2022 at 10:03 PM

TESTIMONY OF Michael & Candice Lawson ON ZRA 202
Shipleys Grant Community
5911 Talbot Dr
Ellicott City, MD 21043

Howard County Planning Board
Department of Planning and Zoning
3430 Courthouse Dr
Ellicott City, MD 21043

Date: September 27, 2022

Position: OPPOSE ZRA 202

We are residents of the Shipleys Grant Community and we oppose the petition to amend the zoning regulations, ZRA 202. This amendment, if granted, would allow the Curtis Shipleys farm, currently zoned as residential, R-20, to hold large outdoor affairs such as weddings in an area disturbing our family and neighbors who live very close to this property.

Examples and specific issues of concern for our family include:

1. Primarily the noise level. During a wedding or other celebratory event that would be held, it is only natural to have guests listening to loud music, talking loudly, and even shouting. However, the Curtis Shipleys farm is literally within and surrounded by our neighborhood of densely packed townhomes, many of which are homes to young children who need to take naps or have bedtime during the hours that events would be held. We have a 1.5 year old and are expecting another baby next year, so this would deeply affect the ability of our family to function as we live on one corner of the farm. During an event held recently for County Executive Calvin Ball, the band played as far as possible from our home, but could still be heard inside our home with all the doors and windows closed. We would be severely affected if regular events began to occur with an infant needing to sleep much of the day. Even if noise barriers are put up, due to the outdoor location, only so much of the noise would be reduced, especially any music or guests closer to our home. The privacy and residential feel of our community would be lost. We would actually plan to move if this amendment is approved. A location like the Howard County Conservancy which is surrounded by non-residential fields is an appropriate locale for such events, but definitely not the Curtis Shipleys farm.
2. Safety is another concern. For any large event, especially a wedding of up to 200 guests, many types of people will be coming, including persons who inevitably would not be respectful of the surrounding neighborhood or even those who may consider criminal activity. Our homes will be exposed to the public much more than before, to "prying eyes" and even vandalism or theft. There have already been reports of cars coming into the neighborhood looking for parking for the event for Mr. Ball, and there is no way to screen those who have innocent versus unsavory intentions for driving around our home. We often walk around the neighborhood with our toddler, and we would feel ill at ease if strangers instead of neighbors were frequenting the street in front of our home and watching us come in and out of the house. Also with event guests consuming alcohol, the potential for drunk driving accidents and fatalities in the community increases significantly.
3. Devaluation of our home is our final main concern amongst others that would be too many to list. We have not purchased a single family home due to the excellent location and community atmosphere of our neighborhood, and are planning to raise up to 3 children in our home. However, if the farm is approved for large events, we would have no alternative but to move, and would disclose our concerns about why we are moving to potential buyers. Our area is wonderful for families and others looking for a tranquil place to live, but this would no longer be the case for the many homes that border the farm. It would be much more difficult to sell our home for a good price or even to find a buyer, as most potential buyers would likely have our same concerns.

We strongly urge you to reject this petition and recommend against the passage of this amendment which will negatively impact our family and community. Thank you for your time and consideration.

Sincerely,

Michael & Candice Lawson

Lynn Albizo <vicepresident@shipleysgranthoa.com>
To: Mike & Candice Lawson <mikeandcandice16@gmail.com>

Wed, Sep 28, 2022 at 9:50 AM

Mike and Candice.

This is excellent and you did that really fast! I hope to see you on the call with Councilman Jones. Make sure to encourage your neighbors to send in written testimony as well.

Best,

Lynn

[Quoted text hidden]

Mike & Candice Lawson <mikeandcandice16@gmail.com>
To: planningboard@howardcountymd.gov
Cc: Lynn Albizo <vicepresident@shipleysgranthoa.com>

Mon, Nov 7, 2022 at 1:21 PM

TESTIMONY OF Michael & Candice Lawson ON ZRA 202
Shipleys Grant Community
[5911 Talbot Dr](#)
[Ellicott City, MD 21043](#)

[Howard County Planning Board](#)
Department of Planning and Zoning
[3430 Courthouse Dr](#)
[Ellicott City, MD 21043](#)

Date: November 7, 2022

[Quoted text hidden]



Lynn Albizo <vicepresident@shipleysgranthoa.com>

OPPOSE ZRA 202

1 message

Ronica <rosasderonica@gmail.com>

Sun, Nov 20, 2022 at 4:22 PM

To: Lynn Albizo <vicepresident@shipleysgranthoa.com>, "planningboard@howardcountymd.gov" <planningboard@howardcountymd.gov>

TESTIMONY OF Ronica Johnson ON ZRA 202
Shipleys Grant Community
5943-1 Logans Way
Ellicott City, MD 21043

Howard County Planning Board
Department of Planning and Zoning
3430 Courthouse Dr
Ellicott City, MD 21043
11/20/2022

Position: OPPOSE ZRA 202

Good Evening,

I am a resident of Shipley's Grant Community and I oppose the petition to amend the zoning regulations, ZRA 202. This amendment, if granted, would allow the Curtis Shipley farm, currently zoned as residential, R-20, to hold large outdoor affairs such as weddings in an area disturbing me and my neighbors who live very close to this property.

Specific issues of concern for me and my family that would be constant and reoccurring include:

1. The beauty/aesthetics from my window will be ruined by the site of:

- A) cars parked in a parking lot
- B) drunk partiers
- C) trash and waste left over
- D) portable toilets (unsightly and odorous) that get left out afterwards for days

The beauty/aesthetic was a selling point and a huge reason why I chose to build my house on the plot of land I bought. It was a huge selling point to the location of the purchase of my property. Currently there is a beautiful, serene view every morning and night that makes me smile each day. I could not see that view being ruined by a farm event venue. It would be pretty devastating to say the least.

2. The noise would be a disturbance to our family life. It would destroy the peace and comfort of our life styles during the day and the night.

3. Lighting would be a nuisance from the event on the farm and car lights that would beam into our homes and destroy our comfort and privacy at all hours of the night.

4. Huge groups of strange people 200 + in our neighborhood with many families with small children. There's a safety issue, a traffic issue and a vehicle pollution issue that will impact our community in a negative way.

I strongly urge you to reject this petition and recommend against the passage of this amendment which will negatively impact me, my family, and my community.

Sincerely,

Ronica Johnson

Resident of Shipley's Grant

12/13/22, 1:45 PM

Shipley's Grant Mail - OPPOSE ZRA 202



Lynn Albizo <vicepresident@shipleysgranthoa.com>

Please submit ZRA-202 testimony on my behalf

1 message

Amanda Gluck <amandagluck1@gmail.com>
To: Lynn Albizo <vicepresident@shipleysgranthoa.com>

Mon, Oct 24, 2022 at 2:43 PM

TESTIMONY OF Amanda Gluck ON ZRA 202 Shipleys Grant Community
[6022 Maple Hill Road, Ellicott City, MD 21043](#)

[Howard County](#) Planning Board
Department of Planning and Zoning
[3430 Courthouse Dr](#)
[Ellicott City, MD 21043](#)
Date: 10/24/2022

Position: OPPOSE ZRA 202

I am a resident of Shipleys Grant Community and I oppose the petition to amend the zoning regulations, ZRA 202. This amendment, if granted, would allow the Curtis Shipleys farm, currently zoned as residential, R-20, to hold large outdoor affairs such as weddings in an area disturbing me and my neighbors who live very close to this property.

Examples and specific issues of concern for me and my family include:

- An increased amount of traffic and potential speeding hazards to a neighborhood that does not have many stop signs, stop lights, traffic bumps, etc.
- An increased amount of noise that will affect the use of the outside amenities, such as the pool and general walkability of the neighborhood.
- Property values declining due to the overdevelopment in a rural area.

I strongly urge you to reject this petition and recommend against the passage of this amendment which will negatively impact me, my family, and my community.

Sincerely,

Amanda Gluck

TESTIMONY OF Dustin Baumgartner ON ZRA 202
Shipley's Grant Community
5814 Lois Ln
Ellicott City, MD 21043

Howard County Planning Board
Department of Planning and Zoning
3430 Courthouse Dr
Ellicott City, MD 21043
Date: 12/15/2022

Position: **OPPOSE ZRA 202**

I am a resident of Shipley's Grant Community and I organized an online petition, beginning in September 2022, that has collected 429 signatures in opposition of the petition to amend the zoning regulations, ZRA 202. The online petition can be found at <https://www.change.org/shipleypetition>

The petition text reads:

As a resident or business in the Shipley's Grant community or a neighbor across Route 108, I oppose any change in the Howard County Zoning Regulations that could permit, even as a Conditional Use, commercial use of the Curtis-Shipley Farm for conducting large outdoor events, such as weddings and other celebrations, that will have amplified music, additional nighttime lighting, or large numbers of vehicles entering and exiting and parking on the property.

Collection of these signatures demonstrates broad opposition to petition ZRA 202 held by Shipley's Grant community members. Signatures were obtained through word-of-mouth at bus stops, community pools and events, door-to-door canvassing and lawn signs placed at primary intersections in the neighborhood. These residents understand the real impact that the proposed petition would have on their daily lives.

I strongly urge you to reject this petition and recommend against the passage of this amendment which will negatively impact me, my family, and my community.

Sincerely,

Dustin Baumgartner

Elliott Cowan
6050 Logans Way
Ellicott City, MD 21043
December 12, 2022

Howard County Planning Board
Department of Planning and Zoning
3430 Courthouse Drive
Ellicott City, MD 21043

Position: **OPPOSE ZRA 202**

My wife and I live at 6050 Logans Way in the Shipley's Grant community, directly across the street from the Curtis Shipley Farm. Our front door is less than 100 feet from the Farm property.

I participated in the walk-through of the Farm property described in the written testimony of the Shipley's Grant HOA president. During the walk-through, Mr. Ferrandi told us that he wants to hold weddings during three seasons of the year, with up to 200 guests, up to 100 vehicles, amplified music, and alcohol service. Large tents would be erected on the property and lighting would be added. Vehicle parking would be on the field. Mr. Ferrandi said this would not turn the Farm into another Howard County Fairgrounds, but his vision sure sounds like that to me.

I also attended the political fundraiser held on the Farm on September 10, 2022, that was described in the written testimony of the Shipley's Grant HOA president. I was bothered by the volume of the DJ's music both while at the event and after I left the event and walked the neighboring streets. While the event was still ongoing, I visited the community swimming pool on Talbot Drive, also adjacent to the Farm property. The bass of the music could be felt there as well as heard. The sound and vibrations were completely disruptive to a quiet afternoon. Imagine if the event had been held at night, which is what is proposed. Even if decibel levels are kept to legal limits, the presence of frequent outdoor commercial events is going to be disruptive to the neighborhood. The Farm property is just too close to so many residences to allow the type of commercial activity that the owner wants to host.

Finally, the petition abuses the County zoning process. The petition is really a private re-zoning request masquerading as a County-wide amendment. The proposed legislation does not indicate that it applies to the Curtis Shipley Farm, but it obviously is targeted to that individual property. Also, the amendment to the petition seeks to fool everyone by requiring that all historic venue use be within 500 feet of the principal historic structure on the Farm. That distance is irrelevant to neighbors. The 500 feet should be a required buffer between any historic venue use and neighboring residences.

Please recommend against the petition, but if you do support the petition in any way, please require a true 500 foot buffer. Thank you.

Sincerely,



Elliott Cowan

TESTIMONY OF GREGORY RUEHL ON ZRA 202
Shipley's Grant Community
5810 Lois Lane
Ellicott City, MD 21043

Howard County Planning Board
Department of Planning and Zoning
3430 Courthouse Dr
Ellicott City, MD 21043
Dec 12, 2022

Position: **OPPOSE ZRA 202**

I have been a Shipley's Grant Community resident for over 7 years, and I oppose the petition to amend the zoning regulations, ZRA 202. This amendment, if granted, would allow the Curtis Shipley farm, currently zoned as residential, R-20, to hold large outdoor events such as weddings in an area disturbing my neighbors who live very close to this property and me.

Examples and specific issues of concern for my family and me include:

- 1. Increased traffic.** There is already traffic congestion in and around our neighborhood, which will only increase. In addition, our community has many small children, and these proposed changes put their safety at risk.
- 2. Increased noise level.** To have a venue that could emit loud noise would disrupt our peaceful neighborhood. During the most recent fundraising event earlier in the year, our community could hear how loud music can permeate the neighborhood. We heard the noise far into the community as the music's bass vibrated among our homes.
- 3. Increased Parking issues.** Parking could overflow into our neighborhood, adding to the parking congestion we already have.
- 4. Increased potential for trash.** Having a venue that can hold outdoor activities, parties, and corporate events, can lead to trash debris being left behind or trash coming into our community.

We invested in the community because of the serene nature it has with the farm.

I strongly urge you to reject this petition and recommend against the passage of this amendment. This will negatively impact me, my family, and my community.

Sincerely,

Gregory Ruehl

TESTIMONY OF Jaina Baumgartner ON ZRA 202
Shiple's Grant Community
5814 Lois Ln,
Ellicott City, MD 21043

Howard County Planning Board
Department of Planning and Zoning
3430 Courthouse Dr
Ellicott City, MD 21043
Date: 12/13/2022

Position: **OPPOSE ZRA 202**

I am a resident of Shiple's Grant Community and I oppose the petition to amend the zoning regulations, ZRA 202. This amendment, if granted, would allow the Curtis Shiple farm, currently zoned as residential, R-20, to hold large outdoor affairs such as weddings in an area disturbing me and my neighbors who live very close to this property.

Examples and specific issues of concern for me and my family include:

1. **The safety:** The event area will have alcohol. The 80 car parking lot is being built a few feet from the main walking path in our community, where many of our kids walk every day to and from their bus stops. There have been many days where the school bus is early, and 5 year olds, mine included, have walked home alone. Young kids regularly bike and play on that sidewalk. This is mixed within a few feet of people who have drunk alcohol at these events getting to their cars, and a fence that is easy to scale or even run over into the sidewalk. How can this not be a safety issue for our young kids, mixing these two situations?!
2. **The noise:** We have lived here for 10 years. There has never been music louder than at the Calvin Ball event. My 5 year old was running a fever during the Calvin Ball event. The sound was so loud that she could not take a nap. What will that feel like every week till 10 or 11 and not for tame(ish) fundraisers, but rowdy weddings and parties. I'm sure the music won't be PG either, because we could hear it quite clearly from her room. Her window overlooks the farm with a clear view into one of the areas designated for the event. What kinds of view will she have late at night with people laden with alcohol?
3. **The traffic:** Several neighbors noted that many cars came into our neighborhood and had to turn around during the Calvin Ball event. Many people were dropped off on Talbot trying to figure out where is the farm. There will be an increase of "lost traffic" in our neighborhood. Last year a kid was hit by a car while getting to the school bus. Again, increase of "lost traffic" at could be a very dangerous situation for our young kids playing in the neighborhood. Additionally, it causes a safety issue.

With 430 neighbors, signing a petition, with the proximity of the farm to our neighborhood. This change a significant disruption for at least 430 households, our lives, and our safety. I strongly urge you to reject this petition and recommend against the passage of this amendment which will negatively impact me, my family, and my community. I hope you will consider the safety and sanity of hundreds of households over the benefits of one business owner.

Sincerely,

Jaina Baumgartner

TESTIMONY OF LYNN HNO ALBIZO ON ZRA 202
Shipley's Grant Community
5797n Richard's Valley Rd.
Ellicott City, MD 21043

Howard County Planning Board
Department of Planning and Zoning
3430 Courthouse Dr
Ellicott City, MD 21043
October 10, 2022

Position: **OPPOSE ZRA 202**

I am a resident of Shipley's Grant Community and the Vice President of Shipley's Grant Community Homeowners Association, and I oppose the petition to amend the zoning regulations, ZRA 202. This amendment, if granted, would allow the Curtis Shipley farm, currently zoned as residential, R-20, to hold large outdoor affairs such as weddings in an area disturbing me and my neighbors who live very close to this property.

As a member of the HOA Board, I can attest that our community very much values the peace and tranquility of our neighborhood. When a neighbor violates the HOA rules and the Howard County Noise Ordinance, we send letters warning individuals and make it clear that this is a priority that we will enforce. (See attached Community Codes (w)) If weekly wedding events are allowed at the farm that is just as close to homes as it is to other homes that are in the community, our HOA will have no enforcement power to respond to actions by those who are technically not within our community. This is despite the fact that community members are likely to be more significantly affected by disruptions caused by the farm owner, than by neighbors who live just as close to them.

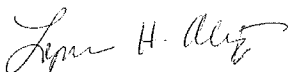
On a personal note, my husband and I have lived in Howard County for close to 30 years, and 3 years ago decided to downsize and chose Shipley's Grant because of the lovely quiet community that it offers including a pool that is located across from the Farm. We are concerned that the whole nature of the community will change and be disrupted if ZRA 202 is passed.

The one concern that we have had since moving here has been some challenges with street parking. We and others are working with the HOA Board to help to address this within our community. However, if the farm is permitted to have events, there will be additional parking challenges that our community will not be able to address. While the farm owner claims that parking will be confined to his property, this will be very hard to control. Additionally, cars parked in the fields, not far from homes, are sure to be disruptive coming and going.

Our community has shared numerous concerns, from loud music to parking, to having drunk people disrupting the neighborhood and more.

I strongly urge you to reject this petition and recommend against the passage of this amendment which will negatively impact me, my family, and my community.

Sincerely,



Lynn H. Albizo

TESTIMONY OF [Karen Marvenko] ON ZRA 202
Shiple's Grant Community
5916 Talbot Drive
Ellicott City, MD 21043

Howard County Planning Board
Department of Planning and Zoning
3430 Courthouse Dr
Ellicott City, MD 21043
Date: 22 November 22

Position: **OPPOSE ZRA 202**

I am a resident of Shiple's Grant Community and I oppose the petition to amend the zoning regulations, ZRA 202. This amendment, if granted, would allow the Curtis Shiple farm, currently zoned as residential, R-20, to hold large outdoor affairs such as weddings in an area disturbing me and my neighbors who live extremely close to this property.

Examples and specific issues of concern for me and my family include the below:

1. I live right at the edge of the fence line facing the farm on Talbot Drive; I am concerned about the loud music (sure to exceed the allowable Howard County decibel levels) and potential for excessive and bright lighting coming from any scheduled event that would be held on that side of the property. My 1 year old grandchild is a frequent visitor and my guest room is at the front of my house, any event that had loud music and extra lighting would most certainly interfere with any scheduled naps or when I would put him down to sleep at night (which is around 7 pm); this has always been a quiet residential community and I am more than concerned about what it would do to our neighborhood.
2. There was an event several months ago at the farm, and many of us witnessed first-hand the nightmare this would cause, not only was it loud (I believe music was measured that day from the pool during the event was 90dbA). If this is any indication of what it would be like, I have very strong feelings on why this should not be allowed at this address. There was an increase in traffic coming into the neighborhood, cars coming in and turning around because they couldn't find the entrance, and all while children were outside playing in the neighborhood and riding their bikes as they so frequently do. The excess traffic made that situation all the more dangerous for everyone involved and seemed like an accident waiting to happen. The music was so loud I could hear the bass inside my house and that coupled with the dangers of external visitors (who might be coming in to or out of the property where alcohol has been served) could pose quite a danger to the current residents.
3. Frankly I'm surprised that this rezoning option has even been allowed to be considered since I know there is a noise ordinance in Howard County that ranges from 65 dbA in residential areas during the day to 55 dbA at night, which I know personally since years ago when the neighborhood was relatively new that a neighbor violated that ordinance and the police visited to follow up on a noise complaint, and the situation was promptly addressed and the noise ceased immediately.

I hope that the Planning Board is scheduled to visit the property at some point, because if anyone is unfamiliar with how close this farm is to our neighborhood (our neighborhood actually wraps around the property) then you should visit to see the chaos having this stress on our community would cause, and how much our once peaceful neighborhood would change.

I strongly urge you to reject this petition and recommend against the passage of this amendment which will negatively impact me, my family, and my community.

Sincerely,

Karen Marvenko

TESTIMONY OF ANDREW LAL ON ZRA 202
Shipley's Grant Community
6030 Charles Crossing
Ellicott City, MD 21043

Howard County Planning Board
Department of Planning and Zoning
3430 Courthouse Dr
Ellicott City, MD 21043
Date:

Position: **OPPOSE ZRA 202**

I am a resident of Shipley's Grant Community and I oppose the petition to amend the zoning regulations, ZRA 202. This amendment, if granted, would allow the Curtis Shipley farm, currently zoned as residential, R-20, to hold large outdoor affairs such as weddings in an area disturbing me and my neighbors who live very close to this property.

Examples and specific issues of concern for me and my family include:

1. Excessive noise
2. Increased traffic congestion
3. Worsening the parking availability
4. Potential for decreasing property values
5. Adversely affect the community aesthetic

I strongly urge you to reject this petition and recommend against the passage of this amendment which will negatively impact me, my family, and my community.

Sincerely,

Andrew Lal

TESTIMONY OF ANDREW LAL ON ZRA 202
Shipley's Grant Community
6030 Charles Crossing
Ellicott City, MD 21043

Howard County Planning Board
Department of Planning and Zoning
3430 Courthouse Dr
Ellicott City, MD 21043
Date:

Position: **OPPOSE ZRA 202**

I am a resident of Shipley's Grant Community and I oppose the petition to amend the zoning regulations, ZRA 202. This amendment, if granted, would allow the Curtis Shipley farm, currently zoned as residential, R-20, to hold large outdoor affairs such as weddings in an area disturbing me and my neighbors who live very close to this property.

Examples and specific issues of concern for me and my family include:

1. Excessive noise
2. Increased traffic congestion
3. Worsening the parking availability
4. Potential for decreasing property values
5. Adversely affect the community aesthetic

I strongly urge you to reject this petition and recommend against the passage of this amendment which will negatively impact me, my family, and my community.

Sincerely,

Andrew Lal

TESTIMONY OF DANIEL FULCO ON ZRA 202
Shipley's Grant Community
5850 Donovan Lane
Ellicott City, MD 21043

Howard County Planning Board
Department of Planning and Zoning
3430 Courthouse Dr.
Ellicott City, MD 21043
Date: October 24, 2022

Position: **OPPOSE ZRA 202**

Dear Planning Board Members:

I am a resident of Shipley's Grant Community and I oppose the petition to amend the zoning regulations, ZRA 202. This amendment, if granted, would allow the Curtis Shipley Farm, currently zoned as residential, R-20, to hold large outdoor affairs such as weddings in an area that would disturb our community, which lives in close proximity to this property.

Examples and specific issues of concern for me and our neighbors include the following:

1. Loud noise and potential loitering during the day and nighttime as a result of drinking at events.
2. Annoying lights after dark from large gatherings.
3. People from outside the community parking in areas intended for residents and guests.
4. More traffic going in and out of the community and an increased possibility of vehicle-pedestrian accidents.

I strongly urge you to reject this petition and recommend against the passage of this amendment which will negatively affect our community.

Sincerely,



Daniel Fulco

TESTIMONY OF [Karen Marvenko] ON ZRA 202
ShIPLEY'S Grant Community
5916 Talbot Drive
Ellicott City, MD 21043

Howard County Planning Board
Department of Planning and Zoning
3430 Courthouse Dr
Ellicott City, MD 21043
Date: 22 November 22

Position: **OPPOSE ZRA 202**

I am a resident of Shipley's Grant Community and I oppose the petition to amend the zoning regulations, ZRA 202. This amendment, if granted, would allow the Curtis Shipley farm, currently zoned as residential, R-20, to hold large outdoor affairs such as weddings in an area disturbing me and my neighbors who live extremely close to this property.

Examples and specific issues of concern for me and my family include the below:

1. I live right at the edge of the fence line facing the farm on Talbot Drive; I am concerned about the loud music (sure to exceed the allowable Howard County decibel levels) and potential for excessive and bright lighting coming from any scheduled event that would be held on that side of the property. My 1 year old grandchild is a frequent visitor and my guest room is at the front of my house, any event that had loud music and extra lighting would most certainly interfere with any scheduled naps or when I would put him down to sleep at night (which is around 7 pm); this has always been a quiet residential community and I am more than concerned about what it would do to our neighborhood.
2. There was an event several months ago at the farm, and many of us witnessed first-hand the nightmare this would cause, not only was it loud (I believe music was measured that day from the pool during the event was 90dbA). If this is any indication of what it would be like, I have very strong feelings on why this should not be allowed at this address. There was an increase in traffic coming into the neighborhood, cars coming in and turning around because they couldn't find the entrance, and all while children were outside playing in the neighborhood and riding their bikes as they so frequently do. The excess traffic made that situation all the more dangerous for everyone involved and seemed like an accident waiting to happen. The music was so loud I could hear the bass inside my house and that coupled with the dangers of external visitors (who might be coming in to or out of the property where alcohol has been served) could pose quite a danger to the current residents.
3. Frankly I'm surprised that this rezoning option has even been allowed to be considered since I know there is a noise ordinance in Howard County that ranges from 65 dbA in residential areas during the day to 55 dbA at night, which I know personally since years ago when the neighborhood was relatively new that a neighbor violated that ordinance and the police visited to follow up on a noise complaint, and the situation was promptly addressed and the noise ceased immediately.

I hope that the Planning Board is scheduled to visit the property at some point, because if anyone is unfamiliar with how close this farm is to our neighborhood (our neighborhood actually wraps around the property) then you should visit to see the chaos having this stress on our community would cause, and how much our once peaceful neighborhood would change.

I strongly urge you to reject this petition and recommend against the passage of this amendment which will negatively impact me, my family, and my community.

Sincerely,

Karen Marvenko

Shipley's Grant Community Association, Inc.

December 9, 2022

Howard County Planning Board
Department of Planning and Zoning
3430 Courthouse Dr.
Ellicott City, MD 21043

Re: Official Position of Shipley's Grant Community Association, Inc. in **OPPOSITION** to **ZRA 202**

Dear Members of the Planning Board,

This testimony is being provided by the Shipley's Grant Community Association, Inc. (the "HOA"), as the homeowners association of the Shipley's Grant community, on behalf of the residents of Shipley's Grant.

Zoning Background

The Shipley's Grant community consists of 464 townhome and condominium units. We are a dense development that surrounds on three sides the now 7+ acre historic Curtis-Shipley Farm located at 5771 Waterloo Road in Ellicott City (the "Farm"). See aerial view attached to this letter as **Attachment 1**.

The Shipley's Grant residential property was part of the 80+ acre Farm property until sold and subdivided by the then-owners of the Farm. It was their vision, along with developer Bozzuto, that the community was designed around the Farm, with the Farm serving as a historic, serene, and scenic focal point for the community.

Nevertheless, in 2013, the owners of the Farm sought to re-zone the Farm, initially to B-1, and when strong community opposition was voiced, to POR. The community likewise opposed POR, and the issue was resolved by rezoning the property to R-20 combined with a transfer of the development rights off the property. In addition, as a result of a preservation easement in favor of the Maryland Historic Trust and other easements and agreements binding the Farm, at the present time, interior and exterior alterations and development are restricted.

Thus, there is a history of the Farm's owners attempting to modify the zoning of the Farm in a way that will allow commercial use inconsistent with the continuation of the Farm as a historic, serene, and scenic focal point of the community.

Relationship of Proposed ZRA 202 to the Farm

The HOA views ZRA 202 as a disingenuous way of obtaining an off-cycle re-zoning of the Farm. The proposed text of ZRA 202 does not mention the Farm, either by name, address, owner, or description. ZRA 202 purports to be a County-wide amendment, although it is drafted in a manner that will apply at least to the Farm. It is unknown how many other properties in Howard County have the required characteristics to fit within the proposed text (including, but not limited to, 7+ acres in an R-20 zone with frontage on and direct access onto a collector or arterial road). This is something that the Planning Board can and likely will determine. But there is no doubt that the Historic Venue conditional use sought by the Petition would apply to the Farm if ZRA 202 is adopted. The HOA thus views ZRA 202 as an inappropriate mis-use of the zoning amendment process.

Proposed Use of the Farm if ZRA 202 is Adopted

After filing the Petition, the current owner of the Farm invited members of the community to walk the Farm and hear first-hand about the proposed use under ZRA 202. As the signatory for the Petitioner, Mr. Stephen Ferrandi, described to members of the community, the Farm would be used for weddings and other celebrations, to be held in the day and evening during three seasons, with up to 200 guests and 100 vehicles, with alcohol being served, with electric amplification of music, with the erection of large tents, with the addition of outdoor lighting, and with parking on the fields. Mr. Ferrandi told the community that the proposed use would not turn the Farm into another Howard County Fairgrounds, but that is, essentially, what is proposed.

Although ZRA 202 includes references to adequate visual screening and a sound management plan, such mitigation efforts realistically cannot adequately address the negative effects of such events being conducted at the Farm.

The community's concerns are not theoretical. On Saturday, September 10, 2022, a political fundraiser was held at the Farm, which included a DJ and electric amplification. The sound could be heard and felt not only on the entirety of the Farm property but at the swimming pool on Talbot Drive, on the surrounding neighboring streets, and even inside the residences on those streets. The bassline of the music could literally be felt, not just heard. Were this one isolated Saturday afternoon, the intrusion would have been tolerable, but were this to occur with frequency, the tranquility of the neighborhood will be ruined.

Moreover, with alcohol being served and up to 100 vehicles being parked on the property, the spillover of people and vehicles into the neighboring streets will be inevitable. (Although vehicular entrance and egress is on Route 108, on September 10 many drivers missed

the driveway and turned into and drove around the neighborhood looking for the entrance to the Farm.)

Relationship to the Limited Outdoor Social Assemblies Conditional Use

It should be noted that there already exists a substantially similar Conditional Use, that could be adapted or modified, rather than creating a new one through ZRA 202. The Limited Outdoor Social Assemblies Conditional Use may be granted in Rural Conservation (RC) districts with historic structures, of 5+ acres, with frontage to a local road and traffic management plan, and with adequate shielding for adjacent properties from noise and nuisance. This Conditional Use is also more restrictive in nature compared to the one proposed in ZRA 202, limiting the number of attendees (150), number of events per year (25), and hours of operation for such events. It also requires permitting for catered food to ensure the health and safety of guests.

The fact that this Conditional Use may only be applied to RC infers that these types of outdoor events were intended to be hosted in agricultural areas, and not the higher density ones contained in R-20 (the Farm) or R-A-15 (the Shipley's Grant townhomes and condominiums) zones which would be disruptive to residential neighborhoods.

Text of this Conditional Use can be found at:

https://library.municode.com/md/howard_county/codes/zoning/220814?nodeId=HOWARD_CO_ZONING_REGULATIONS_S131.0COUS

Amendment to the Petition

After hearing residents' concerns at the walk-through, the Petitioner amended the Petition to require that "ALL OUTDOOR USES SHALL BE LOCATED WITHIN 500 FEET OF THE PRINCIPAL HISTORIC STRUCTURE ON THE PROPERTY." This amendment does not address any of the concerns the HOA raised to the petitioner. Rather, the introduction of this amendment appears to be a cynical attempt to mislead the community, the Planning Board, and the Zoning Board, for the following reasons:

1. 500-foot restriction still allows the proposed uses on most of the Farm property (see aerial view attached to this letter as **Attachment 2**); and
2. The proximity to the principal historic structure on the property is irrelevant to neighboring property owners. What is relevant to the nearby property owners is the distance from any residence on the neighboring properties. Tents for the outdoor venue would be erected on the back half of the Farm closest to neighboring townhomes.

In the case of the Curtis-Shipley Farm in relation to the Shipley's Grant Community Association homes, the following details should be noted:

- Approximately 35 Shipley's Grant residences are immediately across the street from the farm property;
- Approximately 2/3 of those 35 residences are less than 100 feet from the farm property, and the rest are less than 200 feet from the farm property; and
- The attached aerial view document illustrates how the 500-foot restriction included in the petitioner's amendment does nothing to mitigate the concerns of HOA community members since the areas to be approved for use would remain very close to the neighbors who will be disrupted.

Thus, if the Planning Board and the Zoning Board decide, respectively, to recommend or approve ZRA 202, a further amendment should be made that would limit the expanded commercial use of the property to a defined distance from residences located on a separately owned neighboring property. A discussion of this option and proposed language is included in **Attachment 3** to this letter.

Conclusion

Considering the substantial disruptions that will inevitably result from use of the Farm in the manner proposed by the Petitioner, and the impossibility of adopting visual screening and sound management plans that will both (a) avoid such disruptions, and (b) maintain the planned role of the Farm as a historic, serene, and scenic focal point for the community, the HOA strongly **opposes** adoption of ZRA 202.

Thank you for your consideration of our views.

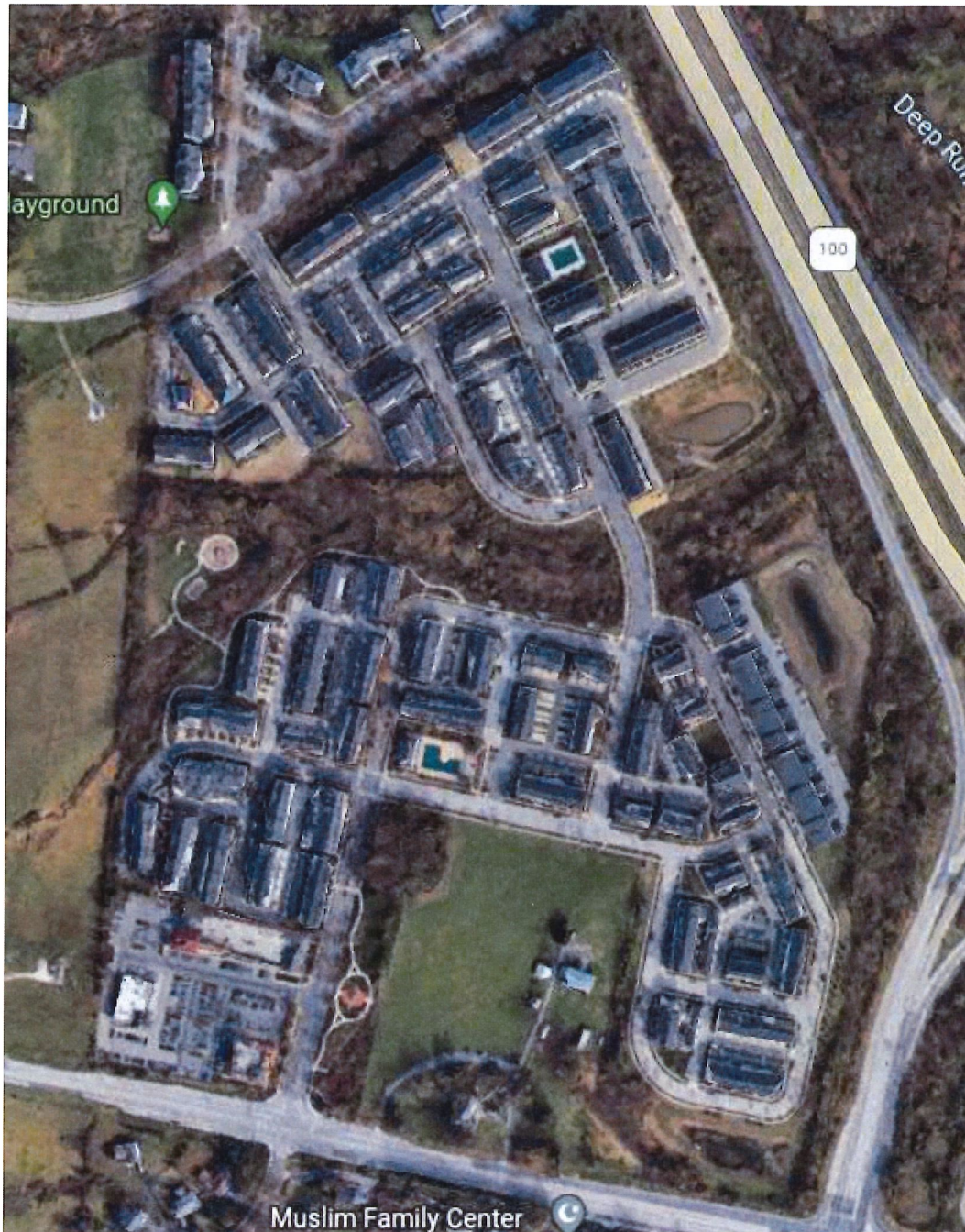
Sincerely,



Timothy Nary
President, Shipley's Grant Community Association, Inc.
president@shipleysgranthoa.com

Attachment 1

5771 Waterloo Road, Ellicott City, Maryland (the Curtis-Shipley Farm) and surrounding Shipley's Grant Community



Attachment 2

500 feet from the principal historic structure extends almost to the rear of the property



Attachment 3

Proposed Amendment to the Legislation if ZRA 202 is to be Approved

As noted in the HOA's letter of opposition, the Petitioner amended ZRA 202 to require that **"ALL OUTDOOR USES SHALL BE LOCATED WITHIN 500 FEET OF THE PRINCIPAL HISTORIC STRUCTURE ON THE PROPERTY."** This amendment is misleading because what is relevant to the neighboring property owners is the distance from any residence on the neighboring properties, not the distance from the principal historic property.

Thus, if the Planning Board and the Zoning Board decide, respectively, to recommend or approve ZRA 202, a further amendment should be made as follows (the red text below should be added to, or substituted for, the existing text):

ALL OUTDOOR USES SHALL BE LOCATED WITHIN 500 FEET OF THE PRINCIPAL HISTORIC STRUCTURE ON THE PROPERTY **AND AT LEAST 500 FEET FROM ANY RESIDENCE LOCATED ON A DIFFERENT PROPERTY UNLESS BOTH PROPERTIES ARE COMMONLY OWNED.**

With regard to the above-proposed amendment, examples of a 500-foot buffer in existing Howard County law include:

- Go-cart tracks must be at least 500 feet from existing residences in nonresidential districts: https://library.municode.com/md/howard_county/codes/zoning?nodeId=HOCOZORE_S123.0MAHEDI
- Sawmills, bulk firewood process, mulch manufacture, or soil processing must be at least 500 feet from existing residences on different lots and at least 300 feet from property lines: https://library.municode.com/md/howard_county/codes/zoning?nodeId=HOCOZORE_S127.0MXMIUSDI
- Nighttime collection of commercial dumpsters between 10 pm and 7 am is prohibited for dumpsters located within 500 feet from the property line of a property containing a residential dwelling: https://library.municode.com/md/howard_county/codes/code_of_ordinances?nodeId=HOCOCO_TIT12HESOSE_SUBTITLE_16COCOGADU_S12.1601NICOPR

While the position of the Shipley's Grant Community Association, Inc. is to oppose ZRA 202, if the Planning Board and Zoning Board determine that ZRA 202 should pass, we urge that they adopt the above amendment. A 500 foot required distance between any historic venue use and neighboring residences will not completely eliminate sound and visual spillover, but will help preserve a modicum of tranquility in residential neighborhoods adjacent to a historic venue use. Such an amendment would allow a historic venue use only on properties that have enough distance from neighboring residences to somewhat moderate the level of disruption anticipated by plans similar to those presented by the petitioner for the Curtis Shipley Farm.