

Introduced 03-04-2024  
Public hearing 03-18-2024  
Council action 04-01-2024  
Executive action 04-08-2024  
Effective date 06-03-2024

## County Council of Howard County, Maryland

2024 Legislative Session

Legislative day # 3

### BILL NO. 14 – 2024 (ZRA – 205)

**Introduced by:**  
The Chair at the request of  
Corridor 70/32, LLC

**SHORT TITLE:** Addition of certain light manufacturing uses for Flex spaces in the Planned Office Research (POR) zoning district

**AN ACT** amending the Howard County Zoning Regulations to amend the Flex space land use classification of the Planned Office Research (POR) zoning district by defining the light manufacturing uses permitted as a matter of right to include “Contractor’s Office and Outdoor or Indoor Storage Facility, Self-Storage Facilities, Warehouses, Moving and Storage Establishments and Light Industrial Uses”; removing the restriction to limit the light manufacturing uses to those uses permitted in the PEC District; and generally relating to light manufacturing uses in the POR zoning district.

Introduced and read first time Mar 4, 2024. Ordered posted and hearing scheduled.  
By order Michelle Harrod  
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 Mar 18, 2024.  
By order Michelle Harrod  
Michelle Harrod, Administrator

This Bill was read the third time on April, 2024 and Passed , Passed with amendments \_\_\_\_\_, Failed \_\_\_\_\_.  
By order Michelle Harrod  
Michelle Harrod, Administrator

Sealed with the County Seal and presented to the County Executive for approval this 2 day of April, 2024 at 2<sup>00</sup> a.m./p.m.  
By order Michelle Harrod  
Michelle Harrod, Administrator

Approved/Vetoed by the County Executive April 3, 2024  
Calvin Ball  
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 115.0: "POR (Planned Office Research) District"*

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

7 *Number 22: "Flex space".*

8  
9 **HOWARD COUNTY ZONING REGULATIONS**

10  
11 **SECTION 115.0: POR (Planned Office Research) District**

12  
13 **A.Purpose**

14 The Planned Office Research District is established to permit and encourage diverse  
15 institutional, commercial, office research and cultural facilities.

16 **B.Uses Permitted as a Matter of Right**

- 17 1. Adult live entertainment establishments, subject to the requirements of Section  
18 128.0.H.
- 19 2. Age-restricted adult housing, including retail and personal services uses subject to the  
20 requirements of Subsection E.6.
- 21 3. Ambulatory health care facilities, including pharmacies incidental to these uses.
- 22 4. Animal Hospitals, completely enclosed.
- 23 5. Athletic Facilities, Commercial.
- 24 6. Banks, savings and loan associations, investment companies, credit unions, brokers  
25 and similar financial institutions.
- 26 7. Bio-medical laboratories.
- 27 8. Blueprinting, printing, duplicating or engraving services.
- 28 9. Business machine sales, rental and service establishments.
- 29 10. Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of  
30 charitable, social, civic or educational organizations, subject to the requirements of  
31 Section 128.0.D.
- 32 11. Catering establishments and banquet facilities.
- 33 12. Child day care centers and nursery schools.

- 1 13. Commercial communication antennas.
- 2 14. Commercial communication towers with a height of less than 200 feet measured from  
3 ground level, subject to the requirements of Section 128.0.E.2. and 128.0.E.3.
- 4 15. Concert halls.
- 5 16. Conservation areas, including wildlife and forest preserves, environmental  
6 management areas, reforestation areas, and similar uses.
- 7 17. Convents and monasteries used for residential purposes.
- 8 18. Data processing and telecommunication center.
- 9 19. Day treatment or care facilities.
- 10 20. Executive golf training and recreation centers.
- 11 21. Farming, provided that on a residential lot or parcel of less than 40,000 square feet no  
12 livestock shall be permitted. However, residential chicken keeping is allowed as  
13 noted in Section 128.0.
- 14 22. Flex space, CONTRACTOR'S OFFICE AND OUTDOOR OR INDOOR STORAGE FACILITY,  
15 SELF-STORAGE FACILITIES, WAREHOUSES, MOVING AND STORAGE ESTABLISHMENTS,  
16 AND LIGHT INDUSTRIAL USES, provided the property is within 1800 feet by road of an  
17 interstate highway ramp[, and provided that the light manufacturing uses are limited  
18 to those uses permitted in the PEC District]].
- 19 23. Funeral homes and mortuaries.
- 20 24. Government structures, facilities and uses, including public schools and colleges.
- 21 25. Hospitals, intermediate care facilities and residential treatment centers.
- 22 26. Hotels, motels, conference centers and country inns.
- 23 27. Housing Commission Housing Developments, subject to the requirements of Section  
24 128.0.J.
- 25 28. Legitimate theaters and dinner theaters.
- 26 29. Museums and libraries.
- 27 30. Nonprofit clubs, lodges and community halls.
- 28 31. Nursing homes and residential care facilities.
- 29 32. Offices, professional and business.
- 30 33. Private parks, swimming pools, playgrounds, athletic fields, tennis courts, basketball  
31 courts, and similar private, noncommercial recreation facilities.
- 32 34. Radio and television broadcasting facilities and studios. Primary broadcasting  
33 transmitting antenna shall not be located on site.

- 1 35. Religious facilities, structures and land used primarily for religious activities.
- 2 36. Research and development establishments.
- 3 37. Restaurants, standard, and beverage establishments, including those serving beer,  
4 wine and liquor for consumption on premises only.
- 5 38. Retail and personal service uses limited to the following, provided that (1) such uses  
6 shall be located within a building used primarily for offices or research and development  
7 establishments and shall occupy no more than 25% of the floor area of the building or (2)  
8 such uses are part of a development of at least 25 acres containing 100,000 square feet or  
9 more of office or research and development space and provided that such uses constitute  
10 no more than 10% of the floor area of the total development:
  - 11 a. Adult book or video stores, subject to the requirements of Section 128.0.H.
  - 12 b. Personal service establishments.
  - 13 c. Retail stores, limited to food stores, drug and cosmetic stores, convenience stores and  
14 specialty stores.
  - 15 d. Restaurants, carryout, including incidental delivery services.
  - 16 e. Restaurants, fast food with no more than a single drive-through lane.
  - 17 f. Laundry and/or dry cleaning.
- 18 39. Riding academies and stables.
- 19 40. Rooftop solar collectors and ground-mount solar collectors.
- 20 41. Seasonal sale of Christmas trees or other decorative plant materials, subject to the  
21 requirements of Section 128.0.D.
- 22 42. Schools, commercial.
- 23 43. Schools, private academic, including colleges and universities.
- 24 44. Service agencies.
- 25 45. Underground pipelines; electric transmission and distribution lines; telephone,  
26 telegraph and CATV lines; mobile transformer units; telephone equipment boxes; and  
27 other similar public utility uses not requiring a Conditional Use.
- 28 46. Volunteer fire departments.

29  
30 ***Section 2. Be it further enacted by the County Council of Howard County, Maryland, that***  
31 ***this Act shall become effective 61 days after its enactment.***

CB-14



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

(410) 313-2350

DPZ Office Use only  
Case No: ZRA 205  
Date Filled: 4/11/2023

**Petition to Amend the Zoning Regulations  
of Howard County**

**Zoning Regulation Amendment Request**

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

To clarify the types of light manufacturing uses that can be conducted on a POR zoned parcel that is within 1800 feet by road of an interstate highway ramp by specifying and, thereby, excluding other light manufacturing uses.

[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: Corridor 70/32, LLC  
Address: 6800 Deerpath Rd., Suite 100, Elkridge, MD 21075  
Phone:(W) 410-526-4030 (H) \_\_\_\_\_  
Email Address: jfraserhrock@gmail.com

3. Counsel for Petitioner: Sang W. Oh, Talkin & Oh, LLP  
Counsel's Address: 5100 Dorsey Hall Drive, Ellicott City, MD 21042  
Counsel's Phone: 410-964-0300 Email Address: soh@talkin-oh.com

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

See attached Supplemental Statement

[You may attach a separate document to respond to Section 4. If so, this document shall be titled "Response to Section 4"]

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

See attached 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 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,"]

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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 Section 6

[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?

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.

The proposed amendment would affect the development of any POR zoned properties within 1800 feet by road of an interstate highway. Currently, there are 2 properties: Tax Map 15, Grid 11, Parcel 14, 22.3 Acres and Tax Map 15, Grid 11, Parcel 184, 4.644 acres. Other POR properties could be affected if their access points were revised to be made closer to the adjacent interstate highway.

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

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9. Provide the address, Tax Map, and Parcel Number for any parcel of land known to be affected by the amendment(s) that the Petitioner owns or has a legal or equitable interest in.

Tax Map 15, Grid 11, Parcel 14, Tax Acct. No. 03-289966

The Petitioner agrees to erect and maintain Planning Board meeting poster(s) on the affected parcels in accordance with the Affidavit of Posting provided by the Department of Planning and Zoning. The poster(s) must be erected no less than six weeks prior to the date of the Planning Board meeting and must be removed within seven days of the conclusion of the Planning Board meeting.

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

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10. 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 10. If so, this document shall be titled "Response to Section 10."]

11. 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.

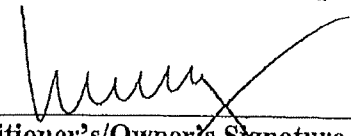
12. The Petitioner certifies that no petition for the same or substantially the same proposal as herein contained for the subject property has been denied in whole or in part by the Zoning Board or has been withdrawn after the taking of evidence at a public hearing of the Zoning Board within twenty-four (24) months of the Zoning Board hearing unless so stated herein.

13. 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.

14. 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.

CORRIDOR 70/32, LLC

\_\_\_\_\_  
Petitioner's/Owner's Names

 4/6/23  
\_\_\_\_\_  
Petitioner's/Owner's Signature Date

\_\_\_\_\_  
Petitioner's/Owner's Names

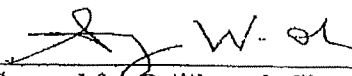
\_\_\_\_\_  
Petitioner's/Owner's Signature Date

\_\_\_\_\_  
Petitioner's/Owner's Names

\_\_\_\_\_  
Petitioner's/Owner's Signature Date

Talkin & Oh, LLP, Sang W. Oh

\_\_\_\_\_  
Counsel for Petitioner's Names

 4/10/23  
\_\_\_\_\_  
Counsel for Petitioner's Signature Date

[If additional signatures are necessary, please provide them on a separate document to be attached to this petition form.]



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**Fees**

The Petitioner agrees to pay all fees\* as follows:

- Filing Fee .....\$ 2,500.00. 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
- Public Notice Poster:..... \$ 25.00 (per poster)

\* 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.

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**For DPZ office use only:**

Hearing fee: \$ \_\_\_\_\_  
Poster(s) fee: \$ \_\_\_\_\_  
Total: \$ \_\_\_\_\_  
Receipt No. \_\_\_\_\_

Make checks payable to the "Director of Finance"

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

County Website: [www.howardcountymd.gov](http://www.howardcountymd.gov)

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

This ZRA is being requested to clarify by specifying the limited number of light manufacturing uses that would be allowed in the POR (Planned Office Research) zoning district on those properties that are within 1800 feet of an interstate highway ramp. Currently, Section 115.0.B.22, the Zoning Regulations reads as follows:

*22. Flex space, provided the property is within 1800 feet by road of an interstate highway ramp, and provided that the light manufacturing uses are limited to those uses permitted in the PEC District (Emphasis added).*

Flex space is a building that is designed with three or more modular bays and overhead doors to accommodate businesses of varying sizes and a variety of uses. The permitted uses within a flex space are limited to uses permitted within the underlying zoning district.

The current regulation as set forth above limits flex space uses to light manufacturing uses that are permitted in the PEC District – an entirely different zoning district. Despite being adopted in the early 2000's, this use category has never been utilized. The existing language is unnecessarily complex and confusing for property owners in terms of what uses are allowed on their property. While there is clear evidence of an intent to allow for some light manufacturing uses in the POR, the section's reliance on the permitted uses specified in the PEC zoning district renders this provision to be unusable.

A definition for the term "light manufacturing uses" is not provided for in Section 103 (Definitions) of the HCZR. Nevertheless, Section 122 of the HCZR (the M-1) zoning district is titled "Manufacturing: Light" and this term could be reasonably extended to all uses allowed in both the M-1 and PEC zones. And, certainly, there are some M-1 uses that are also permitted by-right in the PEC district.

Permitted uses shared between M-1 and PEC include: ambulatory health care facilities; commercial athletic facilities; Banks; biomedical laboratories; blueprinting; carnivals and fairs; catering establishments; child day care centers; data processing and telecommunication centers; day treatment facilities; farming; Government structure, hotels/motels; light industrial uses; restaurants; private schools; volunteer fire department.

It should be noted that very few of these uses, if any, represent true, light manufacturing uses. Even if they were, the referral by the POR zoning district text to the PEC zoning district is particularly confusing because almost all of the permitted uses shared between PEC and M-1 as set forth above are also uses that are already permitted by right in the POR zone. Only commercial athletic facilities, private schools and light industrial uses (which is different than light manufacturing uses) are additional uses provided for by the referral to PEC. It is difficult to comprehend how these additional uses further goal of providing options for light manufacturing on POR zoned properties within 1800 feet of an interstate. Would such uses even lend themselves to being located within a flex space? Why would a bank, child day care center or private school need large, overhead door and other components provided by flex space?

This provision of the Zoning Regulations would have more utility with a clearly defined category of "light manufacturing uses". Among that category of uses allowed in the light manufacturing M-1 district, the proposed ZRA limits those uses allowed in the POR zone to flex space (which would be allowed to be occupied by a user with a use permitted by right in the POR), contractor's office, outdoor or indoor storage facility, self-storage facilities, warehouses, and moving and storage establishments.

Opportunities to increase commercial development in zones like the POR are often lost due to countervailing residential development opportunities. As an example, the POR zoning district allows age-restricted housing as a permitted use. Many POR zoned properties are developed as residential projects because the commercial opportunities provided by the POR zone are less attractive. The effort of this ZRA is to increase the likelihood of developing commercial projects on POR zoned properties that are located in key, heavily-travelled areas.

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

Policy 6.4 of PlanHoward 2030 provides that the County must continue to capture future job and business growth opportunities. Among the implementing actions is updating the zoning regulations to address evolving commercial and industrial markets and development trends. Policies that protect and promote commercially zoned land for future job and business growth opportunities must be supported.

In addition to retaining flex space as a permitted use, the additional proposed permitted uses provide commercial business growth opportunities or necessary uses. For example, PlanHoward 2030 predicted the need for additional warehouse space:

Due to changing distribution and warehousing business practices, freight movement nationally and in the region is expected to grow at an increasing rate. From 2006 to 2035, freight traffic in, out, and through the State by truck, rail, water, and air is projected to increase from 692 to 1,422 million tons a year, a 105% increase.

PlanHoward 2030 at 84. The proposed ZRA will allow Howard County to accommodate the need for additional warehouse space that has outpaced even what was predicted at the time PlanHoward 2030 was adopted.

**6. The Legislative Intent of the Zoning Regulations in Section 100.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.A.**

The Amendment will preserve and promote the health, safety and welfare of the community because it would allow for greater accessibility and distribution of light industrial uses across Howard County. As stated above, consumer trends require more warehouse uses in more locations to facilitate the distribution of online purchases. The Zoning Regulations require the protection and conservation of the value of land appropriate to the various land use classes. Light manufacturing along interstates or heavily-travelled roads is already established policy in both the HCZR and the General Plan. The Zoning Regulations should be made less ambiguous and more effective in promoting a variety of needed uses and services for the County and its residents.

**Proposed Text  
Planned Office Research (POR) ZRA**

Amend Section 115.0.B.:

22. Flex space, CONTRACTOR'S OFFICE AND OUTDOOR OR INDOOR STORAGE FACILITY, SELF-STORAGE FACILITIES, WAREHOUSES, AND MOVING AND STORAGE ESTABLISHMENTS, provided the property is within 1800 feet by road of an interstate highway ramp [and provided that the light manufacturing uses are limited to those uses permitted in the PEC District].

**Example of How Text Would Appear if Adopted:**

22. Flex space, contractor's office and outdoor or indoor storage facility, self-storage facilities, warehouses, and moving and storage establishments, provided the property is within 1800 feet by road of an interstate highway ramp.

ZONING MATTER: Corridor 70/32, LLC

**AFFIDAVIT AS TO CONTRIBUTIONS TO CANDIDATES AND  
BUSINESS ENGAGEMENTS WITH ELECTED OFFICIALS**

**As required by the Maryland Public Ethics Law  
Annotated Code of Maryland, General Provisions Article  
Sections 5-852 through 5-854**

**ALL BOLDED TERMS ARE DEFINED BY SECTION 5-852  
MARK EACH PARAGRAPH AS APPLICABLE**

1. I, Mark L. Levy, the **Applicant** filing an **Application** in the above zoning matter, to the best of my information, knowledge, and belief  HAVE /  HAVE NOT made a **Contribution** or contributions having a cumulative value of \$500 or more to the treasurer of a **Candidate** or the treasurer of a **Political Committee** during the 48-month period before the **Application** was filed; and I  AM /  AM NOT currently **Engaging in Business** with an **Elected Official**.

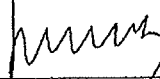
2. I, the  **Applicant** or a  **Party of Record** in the above referenced zoning matter, acknowledge and affirm that, if I or my **Family Member** has made a **Contribution** or contributions having a cumulative total of \$500 or more during the 48-month period before the **Application** was filed or during the pendency of the **Application**, I will file a disclosure providing the name of the **Candidate** or **Elected Official** to whose treasurer or **Political Committee** the **Contribution** was

made, the amount, and the date of the **Contribution**; and that a **Contribution** made between the filing and the disposition of the **Application** will be disclosed within 5 business days after the **Contribution**.

3. I, the  **Applicant**, acknowledge and affirm that, if I begin **Engaging in Business** with an **Elected Official** between the filing and the disposition of the **Application**, I will file this Affidavit at the time of **Engaging in Business** with the **Elected Official**.

I SOLEMNLY AFFIRM UNDER THE PENALTIES OF PERJURY and upon personal knowledge that the contents of this Affidavit are true.

Mark L. Levy  
\_\_\_\_\_  
(Print full name)

  
\_\_\_\_\_  
(Sign full name & indicate legal capacity, if applicable)

4/6/2023  
\_\_\_\_\_  
(Date)

ZONING MATTER: Corridor 70/32, LLC

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**DISCLOSURE OF CONTRIBUTION**

**As required by the Maryland Public Ethics Law  
Annotated Code of Maryland, General Provisions Article  
Sections 5-852 through 5-854**

ALL BOLDED TERMS ARE DEFINED BY SECTION 5-852

If the **Applicant** or a **Party of Record** or their **Family Member** has made a **Contribution** or contributions having a cumulative value of \$500 or more during the 48-month period before the **Application** is filed or during the pendency of the **Application**, the **Applicant** or the **Party of Record** must file this disclosure providing the name of the **Candidate** or **Elected Official** to whose treasurer or **Political Committee** the **Contribution** was made, the amount, and the date of the **Contribution**.

For a **Contribution** made during the 48-month period before the **Application** is filed, the **Applicant** must file this disclosure when they file their **Application**, and a **Party of Record** must file this disclosure within 2 weeks after entering the above zoning matter.

A **Contribution** made between the filing and the disposition of the **Application** must be disclosed within 5 business days after the **Contribution**.

Any person who knowingly and willfully violates Sections 5-852 through 5-854 of the General Provisions Article of the Annotated Code of Maryland 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.



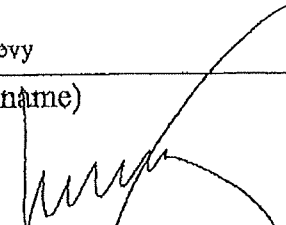
**Applicant or Party of Record:** Mark L. Levy  
(Print Full Name)

**RECIPIENTS OF CONTRIBUTIONS:**

NAME	DATE	AMOUNT

I acknowledge and affirm that any **Contribution** I make between the filing of this disclosure and the disposition of the **Application** must be disclosed within 5 business days of the **Contribution**.

Mark L. Levy  
(Print full name)

  
(Sign full name & indicate legal capacity, if applicable)

7/10/2023  
(Date)

ZONING MATTER: Corridor 70/32, LLC

**AFFIDAVIT AS TO CONTRIBUTIONS TO CANDIDATES AND  
BUSINESS ENGAGEMENTS WITH ELECTED OFFICIALS**

**As required by the Maryland Public Ethics Law  
Annotated Code of Maryland, General Provisions Article  
Sections 5-852 through 5-854**

**ALL BOLDED TERMS ARE DEFINED BY SECTION 5-852  
MARK EACH PARAGRAPH AS APPLICABLE**

1. I, Wayne Newsome, the **Applicant** filing an **Application** in the above zoning matter, to the best of my information, knowledge, and belief  HAVE /  HAVE NOT made a **Contribution** or contributions having a cumulative value of \$500 or more to the treasurer of a **Candidate** or the treasurer of a **Political Committee** during the 48-month period before the **Application** was filed; and I  AM /  AM NOT currently **Engaging in Business** with an **Elected Official**.

2. I, the  **Applicant** or a  **Party of Record** in the above referenced zoning matter, acknowledge and affirm that, if I or my **Family Member** has made a **Contribution** or contributions having a cumulative total of \$500 or more during the 48-month period before the **Application** was filed or during the pendency of the **Application**, I will file a disclosure providing the name of the **Candidate** or **Elected Official** to whose treasurer or **Political Committee** the **Contribution** was

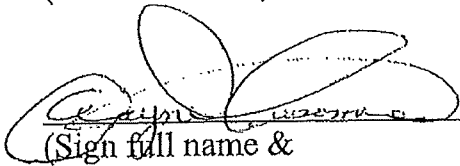
made, the amount, and the date of the **Contribution**; and that a **Contribution** made between the filing and the disposition of the **Application** will be disclosed within 5 business days after the **Contribution**.

3. I, the  **Applicant**, acknowledge and affirm that, if I begin **Engaging in Business** with an **Elected Official** between the filing and the disposition of the **Application**, I will file this Affidavit at the time of **Engaging in Business** with the **Elected Official**.

I SOLEMNLY AFFIRM UNDER THE PENALTIES OF PERJURY and upon personal knowledge that the contents of this Affidavit are true.

Wayne Newsome

\_\_\_\_\_  
(Print full name)

  
\_\_\_\_\_  
(Sign full name &  
indicate legal capacity, if applicable)

4/6/23  
\_\_\_\_\_  
(Date)

ZONING MATTER: Corridor 70/32, LLC

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**DISCLOSURE OF CONTRIBUTION**

**As required by the Maryland Public Ethics Law  
Annotated Code of Maryland, General Provisions Article  
Sections 5-852 through 5-854**

**ALL BOLDED TERMS ARE DEFINED BY SECTION 5-852**

If the **Applicant** or a **Party of Record** or their **Family Member** has made a **Contribution** or contributions having a cumulative value of \$500 or more during the 48-month period before the **Application** is filed or during the pendency of the **Application**, the **Applicant** or the **Party of Record** must file this disclosure providing the name of the **Candidate** or **Elected Official** to whose treasurer or **Political Committee** the **Contribution** was made, the amount, and the date of the **Contribution**.

For a **Contribution** made during the 48-month period before the **Application** is filed, the **Applicant** must file this disclosure when they file their **Application**, and a **Party of Record** must file this disclosure within 2 weeks after entering the above zoning matter.

A **Contribution** made between the filing and the disposition of the **Application** must be disclosed within 5 business days after the **Contribution**.

Any person who knowingly and willfully violates Sections 5-852 through 5-854 of the General Provisions Article of the Annotated Code of Maryland 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.

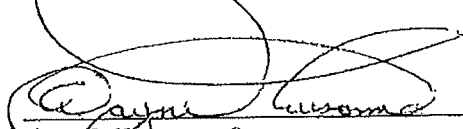
**Applicant or Party of Record:** Wayne Newsome  
(Print Full Name)

**RECIPIENTS OF CONTRIBUTIONS:**

<b>NAME</b>	<b>DATE</b>	<b>AMOUNT</b>

I acknowledge and affirm that any **Contribution** I make between the filing of this disclosure and the disposition of the **Application** must be disclosed within 5 business days of the **Contribution**.

Wayne Newsome  
(Print full name)

  
(Sign full name & indicate legal capacity, if applicable)

4/6/23  
(Date)

ZONING MATTER: Corridor 70/32, LLC

**AFFIDAVIT AS TO CONTRIBUTIONS TO CANDIDATES AND  
BUSINESS ENGAGEMENTS WITH ELECTED OFFICIALS**

As required by the Maryland Public Ethics Law  
Annotated Code of Maryland, General Provisions Article  
Sections 5-852 through 5-854

ALL BOLDDED TERMS ARE DEFINED BY SECTION 5-852  
MARK EACH PARAGRAPH AS APPLICABLE

1. I, BINDER ROCK, LLC, the **Applicant** filing an **Application** in the above zoning matter, to the best of my information, knowledge, and belief  **HAVE** /  **HAVE NOT** made a **Contribution** or contributions having a cumulative value of \$500 or more to the treasurer of a **Candidate** or the treasurer of a **Political Committee** during the 48-month period before the **Application** was filed; and I  **AM** /  **AM NOT** currently **Engaging in Business** with an **Elected Official**.

2. I, the  **Applicant** or a  **Party of Record** in the above referenced zoning matter, acknowledge and affirm that, if I or my **Family Member** has made a **Contribution** or contributions having a cumulative total of \$500 or more during the 48-month period before the **Application** was filed or during the pendency of the **Application**, I will file a disclosure providing the name of the **Candidate** or **Elected Official** to whose treasurer or **Political Committee** the **Contribution** was

made, the amount, and the date of the **Contribution**; and that a **Contribution** made between the filing and the disposition of the **Application** will be disclosed within 5 business days after the **Contribution**.

3. I, the  **Applicant**, acknowledge and affirm that, if I begin **Engaging in Business** with an **Elected Official** between the filing and the disposition of the **Application**, I will file this Affidavit at the time of **Engaging in Business** with the **Elected Official**.

I SOLEMNLY AFFIRM UNDER THE PENALTIES OF PERJURY and upon personal knowledge that the contents of this Affidavit are true.

Binder Rock, LLC

\_\_\_\_\_  
(Print full name)

*Mark Levy*

\_\_\_\_\_  
(Sign full name &  
indicate legal capacity, if applicable)

3/27/2023

\_\_\_\_\_  
(Date)

ZONING MATTER: Corridor 70/32, LLC

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**DISCLOSURE OF CONTRIBUTION**

**As required by the Maryland Public Ethics Law  
Annotated Code of Maryland, General Provisions Article  
Sections 5-852 through 5-854**

ALL BOLDED TERMS ARE DEFINED BY SECTION 5-852

If the **Applicant** or a **Party of Record** or their **Family Member** has made a **Contribution** or contributions having a cumulative value of \$500 or more during the 48-month period before the **Application** is filed or during the pendency of the **Application**, the **Applicant** or the **Party of Record** must file this disclosure providing the name of the **Candidate** or **Elected Official** to whose treasurer or **Political Committee** the **Contribution** was made, the amount, and the date of the **Contribution**.

For a **Contribution** made during the 48-month period before the **Application** is filed, the **Applicant** must file this disclosure when they file their **Application**, and a **Party of Record** must file this disclosure within 2 weeks after entering the above zoning matter.

A **Contribution** made between the filing and the disposition of the **Application** must be disclosed within 5 business days after the **Contribution**.

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**Applicant or Party of Record:** Binder Rock, LLC  
(Print Full Name)

RECIPIENTS OF CONTRIBUTIONS:

NAME	DATE	AMOUNT
Calvin Ball Team	1/13/21	6,000.00

I acknowledge and affirm that any **Contribution** I make between the filing of this disclosure and the disposition of the **Application** must be disclosed within 5 business days of the **Contribution**.

Binder Rock, LLC

(Print full name)

Mark Levy

(Sign full name &  
indicate legal capacity, if applicable)

3/27/2023

(Date)

ZONING MATTER: Corridor 70/32, LLC

**AFFIDAVIT AS TO CONTRIBUTIONS TO CANDIDATES AND  
BUSINESS ENGAGEMENTS WITH ELECTED OFFICIALS**

**As required by the Maryland Public Ethics Law  
Annotated Code of Maryland, General Provisions Article  
Sections 5-852 through 5-854**

**ALL BOLDDED TERMS ARE DEFINED BY SECTION 5-852  
MARK EACH PARAGRAPH AS APPLICABLE**

1. I, <sup>Corridor 1 LTD Partnership</sup> \_\_\_\_\_, the **Applicant** filing an **Application** in the above zoning matter, to the best of my information, knowledge, and belief  **HAVE** /  **HAVE NOT** made a **Contribution** or contributions having a cumulative value of \$500 or more to the treasurer of a **Candidate** or the treasurer of a **Political Committee** during the 48-month period before the **Application** was filed; and I  **AM** /  **AM NOT** currently **Engaging in Business** with an **Elected Official**.

2. I, the  **Applicant** or a  **Party of Record** in the above referenced zoning matter, acknowledge and affirm that, if I or my **Family Member** has made a **Contribution** or contributions having a cumulative total of \$500 or more during the 48-month period before the **Application** was filed or during the pendency of the **Application**, I will file a disclosure providing the name of the **Candidate** or **Elected Official** to whose treasurer or **Political Committee** the **Contribution** was

made, the amount, and the date of the **Contribution**; and that a **Contribution** made between the filing and the disposition of the **Application** will be disclosed within 5 business days after the **Contribution**.

3. I, the  **Applicant**, acknowledge and affirm that, if I begin **Engaging in Business** with an **Elected Official** between the filing and the disposition of the **Application**, I will file this Affidavit at the time of **Engaging in Business** with the **Elected Official**.

I SOLEMNLY AFFIRM UNDER THE PENALTIES OF PERJURY and upon personal knowledge that the contents of this Affidavit are true.

Corridor 1 LTD Partnership

\_\_\_\_\_  
(Print full name)

*Mark Levy*

\_\_\_\_\_  
(Sign full name &  
indicate legal capacity, if applicable)

3/27/2023

\_\_\_\_\_  
(Date)

ZONING MATTER: Corridor 70/32, LLC

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**DISCLOSURE OF CONTRIBUTION**

As required by the Maryland Public Ethics Law  
Annotated Code of Maryland, General Provisions Article  
Sections 5-852 through 5-854

ALL BOLDED TERMS ARE DEFINED BY SECTION 5-852

If the **Applicant** or a **Party of Record** or their **Family Member** has made a **Contribution** or contributions having a cumulative value of \$500 or more during the 48-month period before the **Application** is filed or during the pendency of the **Application**, the **Applicant** or the **Party of Record** must file this disclosure providing the name of the **Candidate** or **Elected Official** to whose treasurer or **Political Committee** the **Contribution** was made, the amount, and the date of the **Contribution**.

For a **Contribution** made during the 48-month period before the **Application** is filed, the **Applicant** must file this disclosure when they file their **Application**, and a **Party of Record** must file this disclosure within 2 weeks after entering the above zoning matter.

A **Contribution** made between the filing and the disposition of the **Application** must be disclosed within 5 business days after the **Contribution**.

Any person who knowingly and willfully violates Sections 5-852 through 5-854 of the General Provisions Article of the Annotated Code of Maryland 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: Corridor 1 LTD Partnership  
(Print Full Name)

RECIPIENTS OF CONTRIBUTIONS:

NAME	DATE	AMOUNT
Calvin Ball Team	1/13/2021	\$6,000.00

I acknowledge and affirm that any **Contribution** I make between the filing of this disclosure and the disposition of the **Application** must be disclosed within 5 business days of the **Contribution**.

Corridor 1 LTD Partnership  
(Print full name)

Mark Levy  
(Sign full name &  
indicate legal capacity, if applicable)

3/27/2023  
(Date)

Corridor 70/32, LLC

ZONING MATTER: \_\_\_\_\_

**AFFIDAVIT AS TO CONTRIBUTIONS TO CANDIDATES AND  
BUSINESS ENGAGEMENTS WITH ELECTED OFFICIALS**

**As required by the Maryland Public Ethics Law  
Annotated Code of Maryland, General Provisions Article  
Sections 5-852 through 5-854**

ALL BOLDED TERMS ARE DEFINED BY SECTION 5-852  
MARK EACH PARAGRAPH AS APPLICABLE

1. I, Corridor Square, LLC, the **Applicant** filing an **Application** in the above zoning matter, to the best of my information, knowledge, and belief  **HAVE** /  **HAVE NOT** made a **Contribution** or contributions having a cumulative value of \$500 or more to the treasurer of a **Candidate** or the treasurer of a **Political Committee** during the 48-month period before the **Application** was filed; and I  **AM** /  **AM NOT** currently **Engaging in Business** with an **Elected Official**.

2. I, the  **Applicant** or a  **Party of Record** in the above referenced zoning matter, acknowledge and affirm that, if I or my **Family Member** has made a **Contribution** or contributions having a cumulative total of \$500 or more during the 48-month period before the **Application** was filed or during the pendency of the **Application**, I will file a disclosure providing the name of the **Candidate** or **Elected Official** to whose treasurer or **Political Committee** the **Contribution** was

made, the amount, and the date of the **Contribution**; and that a **Contribution** made between the filing and the disposition of the **Application** will be disclosed within 5 business days after the **Contribution**.

3. I, the  **Applicant**, acknowledge and affirm that, if I begin **Engaging in Business** with an **Elected Official** between the filing and the disposition of the **Application**, I will file this Affidavit at the time of **Engaging in Business** with the **Elected Official**.

I SOLEMNLY AFFIRM UNDER THE PENALTIES OF PERJURY and upon personal knowledge that the contents of this Affidavit are true.

Corridor Square, LLC

\_\_\_\_\_  
(Print full name)

*Mark Levy*  
\_\_\_\_\_  
(Sign full name &  
indicate legal capacity, if applicable)

3/27/2023

\_\_\_\_\_  
(Date)

ZONING MATTER: Corridor 70/32, LLC

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**DISCLOSURE OF CONTRIBUTION**

As required by the Maryland Public Ethics Law  
Annotated Code of Maryland, General Provisions Article  
Sections 5-852 through 5-854

ALL BOLDED TERMS ARE DEFINED BY SECTION 5-852

If the **Applicant** or a **Party of Record** or their **Family Member** has made a **Contribution** or contributions having a cumulative value of \$500 or more during the 48-month period before the **Application** is filed or during the pendency of the **Application**, the **Applicant** or the **Party of Record** must file this disclosure providing the name of the **Candidate** or **Elected Official** to whose treasurer or **Political Committee** the **Contribution** was made, the amount, and the date of the **Contribution**.

For a **Contribution** made during the 48-month period before the **Application** is filed, the **Applicant** must file this disclosure when they file their **Application**, and a **Party of Record** must file this disclosure within 2 weeks after entering the above zoning matter.

A **Contribution** made between the filing and the disposition of the **Application** must be disclosed within 5 business days after the **Contribution**.

Any person who knowingly and willfully violates Sections 5-852 through 5-854 of the General Provisions Article of the Annotated Code of Maryland 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: Corridor Square, LLC  
(Print Full Name)

RECIPIENTS OF CONTRIBUTIONS:

NAME	DATE	AMOUNT
Friends of Opel Jones	5/13/2021	\$1,000.00

I acknowledge and affirm that any **Contribution** I make between the filing of this disclosure and the disposition of the **Application** must be disclosed within 5 business days of the **Contribution**.

Corridor Square, LLC  
(Print full name)

Mark Levy  
(Sign full name & indicate legal capacity, if applicable)

3/27/2023  
(Date)

ZONING MATTER: Corridor 70/32, LLC

**AFFIDAVIT AS TO CONTRIBUTIONS TO CANDIDATES AND  
BUSINESS ENGAGEMENTS WITH ELECTED OFFICIALS**

As required by the Maryland Public Ethics Law  
Annotated Code of Maryland, General Provisions Article  
Sections 5-852 through 5-854

ALL BOLDDED TERMS ARE DEFINED BY SECTION 5-852  
MARK EACH PARAGRAPH AS APPLICABLE

1. I, HBP 68 LLC, the **Applicant** filing an **Application** in the above zoning matter, to the best of my information, knowledge, and belief  **HAVE** /  **HAVE NOT** made a **Contribution** or contributions having a cumulative value of \$500 or more to the treasurer of a **Candidate** or the treasurer of a **Political Committee** during the 48-month period before the **Application** was filed; and I  **AM** /  **AM NOT** currently **Engaging in Business** with an **Elected Official**.

2. I, the  **Applicant** or a  **Party of Record** in the above referenced zoning matter, acknowledge and affirm that, if I or my **Family Member** has made a **Contribution** or contributions having a cumulative total of \$500 or more during the 48-month period before the **Application** was filed or during the pendency of the **Application**, I will file a disclosure providing the name of the **Candidate** or **Elected Official** to whose treasurer or **Political Committee** the **Contribution** was

made, the amount, and the date of the **Contribution**; and that a **Contribution** made between the filing and the disposition of the **Application** will be disclosed within 5 business days after the **Contribution**.

3. I, the  **Applicant**, acknowledge and affirm that, if I begin **Engaging in Business** with an **Elected Official** between the filing and the disposition of the **Application**, I will file this Affidavit at the time of **Engaging in Business** with the **Elected Official**.

I SOLEMNLY AFFIRM UNDER THE PENALTIES OF PERJURY and upon personal knowledge that the contents of this Affidavit are true.

HBP 68 LLC

\_\_\_\_\_  
(Print full name)

*Mark Levy*  
\_\_\_\_\_  
(Sign full name &  
indicate legal capacity, if applicable)

3/27/2023  
\_\_\_\_\_  
(Date)

ZONING MATTER: Corridor 70/32, LLC

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**DISCLOSURE OF CONTRIBUTION**

As required by the Maryland Public Ethics Law  
Annotated Code of Maryland, General Provisions Article  
Sections 5-852 through 5-854

ALL BOLDED TERMS ARE DEFINED BY SECTION 5-852

If the **Applicant** or a **Party of Record** or their **Family Member** has made a **Contribution** or contributions having a cumulative value of \$500 or more during the 48-month period before the **Application** is filed or during the pendency of the **Application**, the **Applicant** or the **Party of Record** must file this disclosure providing the name of the **Candidate** or **Elected Official** to whose treasurer or **Political Committee** the **Contribution** was made, the amount, and the date of the **Contribution**.

For a **Contribution** made during the 48-month period before the **Application** is filed, the **Applicant** must file this disclosure when they file their **Application**, and a **Party of Record** must file this disclosure within 2 weeks after entering the above zoning matter.

A **Contribution** made between the filing and the disposition of the **Application** must be disclosed within 5 business days after the **Contribution**.

Any person who knowingly and willfully violates Sections 5-852 through 5-854 of the General Provisions Article of the Annotated Code of Maryland 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: HBP 68, LLC  
(Print Full Name)

RECIPIENTS OF CONTRIBUTIONS:

NAME	DATE	AMOUNT
Calvin Ball Team	11/7/2019	\$1,000.00

I acknowledge and affirm that any **Contribution** I make between the filing of this disclosure and the disposition of the **Application** must be disclosed within 5 business days of the **Contribution**.

HBP 68 LLC  
(Print full name)

Mark Levy  
(Sign full name &  
indicate legal capacity, if applicable)

3/27/2023  
(Date)

ZONING MATTER: Corridor 70/32, LLC

**AFFIDAVIT AS TO CONTRIBUTIONS TO CANDIDATES AND  
BUSINESS ENGAGEMENTS WITH ELECTED OFFICIALS**

**As required by the Maryland Public Ethics Law  
Annotated Code of Maryland, General Provisions Article  
Sections 5-852 through 5-854**

**ALL BOLDED TERMS ARE DEFINED BY SECTION 5-852  
MARK EACH PARAGRAPH AS APPLICABLE**

1. I, HNHR Companies LLC, the **Applicant** filing an **Application** in the above zoning matter, to the best of my information, knowledge, and belief  **HAVE** /  **HAVE NOT** made a **Contribution** or contributions having a cumulative value of \$500 or more to the treasurer of a **Candidate** or the treasurer of a **Political Committee** during the 48-month period before the **Application** was filed; and I  **AM** /  **AM NOT** currently **Engaging in Business with an Elected Official**.

2. I, the  **Applicant** or a  **Party of Record** in the above referenced zoning matter, acknowledge and affirm that, if I or my **Family Member** has made a **Contribution** or contributions having a cumulative total of \$500 or more during the 48-month period before the **Application** was filed or during the pendency of the **Application**, I will file a disclosure providing the name of the **Candidate** or **Elected Official** to whose treasurer or **Political Committee** the **Contribution** was

made, the amount, and the date of the **Contribution**; and that a **Contribution** made between the filing and the disposition of the **Application** will be disclosed within 5 business days after the **Contribution**.

3. I, the  **Applicant**, acknowledge and affirm that, if I begin **Engaging in Business** with an **Elected Official** between the filing and the disposition of the **Application**, I will file this Affidavit at the time of **Engaging in Business** with the **Elected Official**.

I SOLEMNLY AFFIRM UNDER THE PENALTIES OF PERJURY and upon personal knowledge that the contents of this Affidavit are true.

HNHR Companies, LLC

\_\_\_\_\_  
(Print full name)

*Mark Levy*

\_\_\_\_\_  
(Sign full name &  
indicate legal capacity, if applicable)

3/27/2023

\_\_\_\_\_  
(Date)

ZONING MATTER: Corridor 70/32, LLC

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**DISCLOSURE OF CONTRIBUTION**

**As required by the Maryland Public Ethics Law  
Annotated Code of Maryland, General Provisions Article  
Sections 5-852 through 5-854**

ALL BOLDED TERMS ARE DEFINED BY SECTION 5-852

If the **Applicant** or a **Party of Record** or their **Family Member** has made a **Contribution** or contributions having a cumulative value of \$500 or more during the 48-month period before the **Application** is filed or during the pendency of the **Application**, the **Applicant** or the **Party of Record** must file this disclosure providing the name of the **Candidate** or **Elected Official** to whose treasurer or **Political Committee** the **Contribution** was made, the amount, and the date of the **Contribution**.

For a **Contribution** made during the 48-month period before the **Application** is filed, the **Applicant** must file this disclosure when they file their **Application**, and a **Party of Record** must file this disclosure within 2 weeks after entering the above zoning matter.

A **Contribution** made between the filing and the disposition of the **Application** must be disclosed within 5 business days after the **Contribution**.

Any person who knowingly and willfully violates Sections 5-852 through 5-854 of the General Provisions Article of the Annotated Code of Maryland 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: HNHR Companies LLC  
(Print Full Name)

RECIPIENTS OF CONTRIBUTIONS:

NAME	DATE	AMOUNT
Calvin Ball Team	1/13/2021	\$1,000.00

I acknowledge and affirm that any **Contribution** I make between the filing of this disclosure and the disposition of the **Application** must be disclosed within 5 business days of the **Contribution**.

HNHR Companies LLC  
(Print full name)

Mark Levy  
(Sign full name &  
indicate legal capacity, if applicable)

3/27/2023  
(Date)

ZONING MATTER: Corridor 70/32, LLC

**AFFIDAVIT AS TO CONTRIBUTIONS TO CANDIDATES AND  
BUSINESS ENGAGEMENTS WITH ELECTED OFFICIALS**

**As required by the Maryland Public Ethics Law  
Annotated Code of Maryland, General Provisions Article  
Sections 5-852 through 5-854**

**ALL BOLDED TERMS ARE DEFINED BY SECTION 5-852  
MARK EACH PARAGRAPH AS APPLICABLE**

1. I, Howard Elkridge Utilities, LLC, the **Applicant** filing an **Application** in the above zoning matter, to the best of my information, knowledge, and belief  **HAVE** /  **HAVE NOT** made a **Contribution** or contributions having a cumulative value of \$500 or more to the treasurer of a **Candidate** or the treasurer of a **Political Committee** during the 48-month period before the **Application** was filed; and I  **AM** /  **AM NOT** currently **Engaging in Business** with an **Elected Official**.

2. I, the  **Applicant** or a  **Party of Record** in the above referenced zoning matter, acknowledge and affirm that, if I or my **Family Member** has made a **Contribution** or contributions having a cumulative total of \$500 or more during the 48-month period before the **Application** was filed or during the pendency of the **Application**, I will file a disclosure providing the name of the **Candidate** or **Elected Official** to whose treasurer or **Political Committee** the **Contribution** was

made, the amount, and the date of the **Contribution**; and that a **Contribution** made between the filing and the disposition of the **Application** will be disclosed within 5 business days after the **Contribution**.

3. I, the  **Applicant**, acknowledge and affirm that, if I begin **Engaging in Business** with an **Elected Official** between the filing and the disposition of the **Application**, I will file this Affidavit at the time of **Engaging in Business** with the **Elected Official**.

I SOLEMNLY AFFIRM UNDER THE PENALTIES OF PERJURY and upon personal knowledge that the contents of this Affidavit are true.

Howard Elkridge Utilities, LLC

\_\_\_\_\_  
(Print full name)

*Mark Levy*

\_\_\_\_\_  
(Sign full name &  
indicate legal capacity, if applicable)

3/27/2023

\_\_\_\_\_  
(Date)

ZONING MATTER: Corridor 70/32, LLC

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**DISCLOSURE OF CONTRIBUTION**

**As required by the Maryland Public Ethics Law  
Annotated Code of Maryland, General Provisions Article  
Sections 5-852 through 5-854**

ALL BOLDED TERMS ARE DEFINED BY SECTION 5-852

If the **Applicant** or a **Party of Record** or their **Family Member** has made a **Contribution** or contributions having a cumulative value of \$500 or more during the 48-month period before the **Application** is filed or during the pendency of the **Application**, the **Applicant** or the **Party of Record** must file this disclosure providing the name of the **Candidate** or **Elected Official** to whose treasurer or **Political Committee** the **Contribution** was made, the amount, and the date of the **Contribution**.

For a **Contribution** made during the 48-month period before the **Application** is filed, the **Applicant** must file this disclosure when they file their **Application**, and a **Party of Record** must file this disclosure within 2 weeks after entering the above zoning matter.

A **Contribution** made between the filing and the disposition of the **Application** must be disclosed within 5 business days after the **Contribution**.

Any person who knowingly and willfully violates Sections 5-852 through 5-854 of the General Provisions Article of the Annotated Code of Maryland 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: Howard Elkridge Utilities, LLC  
(Print Full Name)

RECIPIENTS OF CONTRIBUTIONS:

NAME	DATE	AMOUNT
Calvin Ball Team	1/13/2021	\$6,000.00

I acknowledge and affirm that any **Contribution** I make between the filing of this disclosure and the disposition of the **Application** must be disclosed within 5 business days of the **Contribution**.

Howard Elkridge Utilities, LLC  
(Print full name)

Mark Levy  
(Sign full name & indicate legal capacity, if applicable)

3/27/2023  
(Date)

ZONING MATTER: Corridor 70/32, LLC

**AFFIDAVIT AS TO CONTRIBUTIONS TO CANDIDATES AND  
BUSINESS ENGAGEMENTS WITH ELECTED OFFICIALS**

**As required by the Maryland Public Ethics Law  
Annotated Code of Maryland, General Provisions Article  
Sections 5-852 through 5-854**

**ALL BOLDED TERMS ARE DEFINED BY SECTION 5-852  
MARK EACH PARAGRAPH AS APPLICABLE**

1. I, Lyhus Development, LLC, the **Applicant** filing an **Application** in the above zoning matter, to the best of my information, knowledge, and belief  **HAVE** /  **HAVE NOT** made a **Contribution** or contributions having a cumulative value of \$500 or more to the treasurer of a **Candidate** or the treasurer of a **Political Committee** during the 48-month period before the **Application** was filed; and I  **AM** /  **AM NOT** currently **Engaging in Business** with an **Elected Official**.

2. I, the  **Applicant** or a  **Party of Record** in the above referenced zoning matter, acknowledge and affirm that, if I or my **Family Member** has made a **Contribution** or contributions having a cumulative total of \$500 or more during the 48-month period before the **Application** was filed or during the pendency of the **Application**, I will file a disclosure providing the name of the **Candidate** or **Elected Official** to whose treasurer or **Political Committee** the **Contribution** was

made, the amount, and the date of the **Contribution**; and that a **Contribution** made between the filing and the disposition of the **Application** will be disclosed within 5 business days after the **Contribution**.

3. I, the  **Applicant**, acknowledge and affirm that, if I begin **Engaging in Business** with an **Elected Official** between the filing and the disposition of the **Application**, I will file this Affidavit at the time of **Engaging in Business** with the **Elected Official**.

I SOLEMNLY AFFIRM UNDER THE PENALTIES OF PERJURY and upon personal knowledge that the contents of this Affidavit are true.

Lyhus Development, LLC

\_\_\_\_\_  
(Print full name)

*Mark Levy*

\_\_\_\_\_  
(Sign full name &  
indicate legal capacity, if applicable)

3/27/2023

\_\_\_\_\_  
(Date)

ZONING MATTER: Corridor 70/32, LLC

**DISCLOSURE OF CONTRIBUTION**

**As required by the Maryland Public Ethics Law  
Annotated Code of Maryland, General Provisions Article  
Sections 5-852 through 5-854**

ALL BOLDED TERMS ARE DEFINED BY SECTION 5-852

If the **Applicant** or a **Party of Record** or their **Family Member** has made a **Contribution** or contributions having a cumulative value of \$500 or more during the 48-month period before the **Application** is filed or during the pendency of the **Application**, the **Applicant** or the **Party of Record** must file this disclosure providing the name of the **Candidate** or **Elected Official** to whose treasurer or **Political Committee** the **Contribution** was made, the amount, and the date of the **Contribution**.

For a **Contribution** made during the 48-month period before the **Application** is filed, the **Applicant** must file this disclosure when they file their **Application**, and a **Party of Record** must file this disclosure within 2 weeks after entering the above zoning matter.

A **Contribution** made between the filing and the disposition of the **Application** must be disclosed within 5 business days after the **Contribution**.

Any person who knowingly and willfully violates Sections 5-852 through 5-854 of the General Provisions Article of the Annotated Code of Maryland 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: Lyhus Development LLC  
(Print Full Name)

RECIPIENTS OF CONTRIBUTIONS:

NAME	DATE	AMOUNT
Calvin Ball Team	3/18/2022	\$6,000.00

I acknowledge and affirm that any **Contribution** I make between the filing of this disclosure and the disposition of the **Application** must be disclosed within 5 business days of the **Contribution**.

Lyhus Development LLC  
(Print full name)

Mark Levy  
(Sign full name &  
indicate legal capacity, if applicable)

3/27/2023  
(Date)

ZONING MATTER: Corridor 70/32, LLC

**AFFIDAVIT AS TO CONTRIBUTIONS TO CANDIDATES AND  
BUSINESS ENGAGEMENTS WITH ELECTED OFFICIALS**

As required by the Maryland Public Ethics Law  
Annotated Code of Maryland, General Provisions Article  
Sections 5-852 through 5-854

ALL BOLDDED TERMS ARE DEFINED BY SECTION 5-852  
MARK EACH PARAGRAPH AS APPLICABLE

1. I, Mitron Parcel 1, LLC, the **Applicant** filing an **Application** in the above zoning matter, to the best of my information, knowledge, and belief  HAVE /  HAVE NOT made a **Contribution** or contributions having a cumulative value of \$500 or more to the treasurer of a **Candidate** or the treasurer of a **Political Committee** during the 48-month period before the **Application** was filed; and I  AM /  AM NOT currently **Engaging in Business** with an **Elected Official**.

2. I, the  **Applicant** or a  **Party of Record** in the above referenced zoning matter, acknowledge and affirm that, if I or my **Family Member** has made a **Contribution** or contributions having a cumulative total of \$500 or more during the 48-month period before the **Application** was filed or during the pendency of the **Application**, I will file a disclosure providing the name of the **Candidate** or **Elected Official** to whose treasurer or **Political Committee** the **Contribution** was

made, the amount, and the date of the **Contribution**; and that a **Contribution** made between the filing and the disposition of the **Application** will be disclosed within 5 business days after the **Contribution**.

3. I, the  **Applicant**, acknowledge and affirm that, if I begin **Engaging in Business** with an **Elected Official** between the filing and the disposition of the **Application**, I will file this Affidavit at the time of **Engaging in Business** with the **Elected Official**.

I SOLEMNLY AFFIRM UNDER THE PENALTIES OF PERJURY and upon personal knowledge that the contents of this Affidavit are true.

Mitron Parcel 1, LLC

\_\_\_\_\_  
(Print full name)

*Mark Levy*

\_\_\_\_\_  
(Sign full name &  
indicate legal capacity, if applicable)

3/27/2023

\_\_\_\_\_  
(Date)

ZONING MATTER: Corridor 70/32, LLC

**DISCLOSURE OF CONTRIBUTION**

**As required by the Maryland Public Ethics Law  
Annotated Code of Maryland, General Provisions Article  
Sections 5-852 through 5-854**

ALL BOLDED TERMS ARE DEFINED BY SECTION 5-852

If the **Applicant** or a **Party of Record** or their **Family Member** has made a **Contribution** or contributions having a cumulative value of \$500 or more during the 48-month period before the **Application** is filed or during the pendency of the **Application**, the **Applicant** or the **Party of Record** must file this disclosure providing the name of the **Candidate** or **Elected Official** to whose treasurer or **Political Committee** the **Contribution** was made, the amount, and the date of the **Contribution**.

For a **Contribution** made during the 48-month period before the **Application** is filed, the **Applicant** must file this disclosure when they file their **Application**, and a **Party of Record** must file this disclosure within 2 weeks after entering the above zoning matter.

A **Contribution** made between the filing and the disposition of the **Application** must be disclosed within 5 business days after the **Contribution**.

Any person who knowingly and willfully violates Sections 5-852 through 5-854 of the General Provisions Article of the Annotated Code of Maryland 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: Mitron Parcel 1 LLC  
(Print Full Name)

RECIPIENTS OF CONTRIBUTIONS:

NAME	DATE	AMOUNT
Calvin Ball Team	1/13/2021	\$6,000.00

I acknowledge and affirm that any **Contribution** I make between the filing of this disclosure and the disposition of the **Application** must be disclosed within 5 business days of the **Contribution**.

Mitron Parcel 1 LLC  
(Print full name)

Mark Levy  
(Sign full name &  
indicate legal capacity, if applicable)

3/27/2023  
(Date)

Corridor 70/32, LLC

ZONING MATTER: \_\_\_\_\_

**AFFIDAVIT AS TO CONTRIBUTIONS TO CANDIDATES AND  
BUSINESS ENGAGEMENTS WITH ELECTED OFFICIALS**

**As required by the Maryland Public Ethics Law  
Annotated Code of Maryland, General Provisions Article  
Sections 5-852 through 5-854**

**ALL BOLDED TERMS ARE DEFINED BY SECTION 5-852  
MARK EACH PARAGRAPH AS APPLICABLE**

1. I, Rock Family, LP, the **Applicant** filing an **Application** in the above zoning matter, to the best of my information, knowledge, and belief  **HAVE** /  **HAVE NOT** made a **Contribution** or contributions having a cumulative value of \$500 or more to the treasurer of a **Candidate** or the treasurer of a **Political Committee** during the 48-month period before the **Application** was filed; and I  **AM** /  **AM NOT** currently **Engaging in Business** with an **Elected Official**.

2. I, the  **Applicant** or a  **Party of Record** in the above referenced zoning matter, acknowledge and affirm that, if I or my **Family Member** has made a **Contribution** or contributions having a cumulative total of \$500 or more during the 48-month period before the **Application** was filed or during the pendency of the **Application**, I will file a disclosure providing the name of the **Candidate** or **Elected Official** to whose treasurer or **Political Committee** the **Contribution** was

made, the amount, and the date of the **Contribution**; and that a **Contribution** made between the filing and the disposition of the **Application** will be disclosed within 5 business days after the **Contribution**.

3. I, the  **Applicant**, acknowledge and affirm that, if I begin **Engaging in Business** with an **Elected Official** between the filing and the disposition of the **Application**, I will file this Affidavit at the time of **Engaging in Business** with the **Elected Official**.

I SOLEMNLY AFFIRM UNDER THE PENALTIES OF PERJURY and upon personal knowledge that the contents of this Affidavit are true.

Rock Family LP

\_\_\_\_\_  
(Print full name)

*Mark Levy*

\_\_\_\_\_  
(Sign full name &  
indicate legal capacity, if applicable)

3/27/2023

\_\_\_\_\_  
(Date)

ZONING MATTER: Corridor 70/32, LLC

**DISCLOSURE OF CONTRIBUTION**

**As required by the Maryland Public Ethics Law  
Annotated Code of Maryland, General Provisions Article  
Sections 5-852 through 5-854**

ALL BOLDED TERMS ARE DEFINED BY SECTION 5-852

If the **Applicant** or a **Party of Record** or their **Family Member** has made a **Contribution** or contributions having a cumulative value of \$500 or more during the 48-month period before the **Application** is filed or during the pendency of the **Application**, the **Applicant** or the **Party of Record** must file this disclosure providing the name of the **Candidate** or **Elected Official** to whose treasurer or **Political Committee** the **Contribution** was made, the amount, and the date of the **Contribution**.

For a **Contribution** made during the 48-month period before the **Application** is filed, the **Applicant** must file this disclosure when they file their **Application**, and a **Party of Record** must file this disclosure within 2 weeks after entering the above zoning matter.

A **Contribution** made between the filing and the disposition of the **Application** must be disclosed within 5 business days after the **Contribution**.

Any person who knowingly and willfully violates Sections 5-852 through 5-854 of the General Provisions Article of the Annotated Code of Maryland 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: Rock Family LP  
(Print Full Name)

RECIPIENTS OF CONTRIBUTIONS:

NAME	DATE	AMOUNT
Calvin Ball Team	3/18/2022	\$6,000.00

I acknowledge and affirm that any **Contribution** I make between the filing of this disclosure and the disposition of the **Application** must be disclosed within 5 business days of the **Contribution**.

Rock Family LP  
(Print full name)

Mark Levy  
(Sign full name &  
indicate legal capacity, if applicable)

3/27/2023  
(Date)

Corridor 70/32, LLC

ZONING MATTER: \_\_\_\_\_

**AFFIDAVIT AS TO CONTRIBUTIONS TO CANDIDATES AND  
BUSINESS ENGAGEMENTS WITH ELECTED OFFICIALS**

**As required by the Maryland Public Ethics Law  
Annotated Code of Maryland, General Provisions Article  
Sections 5-852 through 5-854**

ALL BOLDDED TERMS ARE DEFINED BY SECTION 5-852  
MARK EACH PARAGRAPH AS APPLICABLE

1. I, Snowden Rock LLC, the **Applicant** filing an **Application** in the above zoning matter, to the best of my information, knowledge, and belief  **HAVE** /  **HAVE NOT** made a **Contribution** or contributions having a cumulative value of \$500 or more to the treasurer of a **Candidate** or the treasurer of a **Political Committee** during the 48-month period before the **Application** was filed; and I  **AM** /  **AM NOT** currently **Engaging in Business** with an **Elected Official**.

2. I, the  **Applicant** or a  **Party of Record** in the above referenced zoning matter, acknowledge and affirm that, if I or my **Family Member** has made a **Contribution** or contributions having a cumulative total of \$500 or more during the 48-month period before the **Application** was filed or during the pendency of the **Application**, I will file a disclosure providing the name of the **Candidate** or **Elected Official** to whose treasurer or **Political Committee** the **Contribution** was

made, the amount, and the date of the **Contribution**; and that a **Contribution** made between the filing and the disposition of the **Application** will be disclosed within 5 business days after the **Contribution**.

3. I, the  **Applicant**, acknowledge and affirm that, if I begin **Engaging in Business** with an **Elected Official** between the filing and the disposition of the **Application**, I will file this Affidavit at the time of **Engaging in Business** with the **Elected Official**.

I SOLEMNLY AFFIRM UNDER THE PENALTIES OF PERJURY and upon personal knowledge that the contents of this Affidavit are true.

Snowden Rock LLC

\_\_\_\_\_  
(Print full name)

*Mark Levy*  
\_\_\_\_\_  
(Sign full name &  
indicate legal capacity, if applicable)

3/27/2023

\_\_\_\_\_  
(Date)

ZONING MATTER: Corridor 70/32, LLC

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**DISCLOSURE OF CONTRIBUTION**

**As required by the Maryland Public Ethics Law  
Annotated Code of Maryland, General Provisions Article  
Sections 5-852 through 5-854**

ALL BOLDED TERMS ARE DEFINED BY SECTION 5-852

If the **Applicant** or a **Party of Record** or their **Family Member** has made a **Contribution** or contributions having a cumulative value of \$500 or more during the 48-month period before the **Application** is filed or during the pendency of the **Application**, the **Applicant** or the **Party of Record** must file this disclosure providing the name of the **Candidate** or **Elected Official** to whose treasurer or **Political Committee** the **Contribution** was made, the amount, and the date of the **Contribution**.

For a **Contribution** made during the 48-month period before the **Application** is filed, the **Applicant** must file this disclosure when they file their **Application**, and a **Party of Record** must file this disclosure within 2 weeks after entering the above zoning matter.

A **Contribution** made between the filing and the disposition of the **Application** must be disclosed within 5 business days after the **Contribution**.

Any person who knowingly and willfully violates Sections 5-852 through 5-854 of the General Provisions Article of the Annotated Code of Maryland 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: Snowden Rock LLC  
(Print Full Name)

RECIPIENTS OF CONTRIBUTIONS:

NAME	DATE	AMOUNT
Calvin Ball Team	3/18/2022	\$1,000.00

I acknowledge and affirm that any **Contribution** I make between the filing of this disclosure and the disposition of the **Application** must be disclosed within 5 business days of the **Contribution**.

Snowden Rock LLC  
(Print full name)

Mark Levy  
(Sign full name & indicate legal capacity, if applicable)

3/27/2023  
(Date)

ZONING MATTER: Corridor 70/32, LLC

**AFFIDAVIT AS TO CONTRIBUTIONS TO CANDIDATES AND  
BUSINESS ENGAGEMENTS WITH ELECTED OFFICIALS**

**As required by the Maryland Public Ethics Law  
Annotated Code of Maryland, General Provisions Article  
Sections 5-852 through 5-854**

**ALL BOLDED TERMS ARE DEFINED BY SECTION 5-852  
MARK EACH PARAGRAPH AS APPLICABLE**

1. I, Speedway Rock, LLC, the **Applicant** filing an **Application** in the above zoning matter, to the best of my information, knowledge, and belief  **HAVE** /  **HAVE NOT** made a **Contribution** or contributions having a cumulative value of \$500 or more to the treasurer of a **Candidate** or the treasurer of a **Political Committee** during the 48-month period before the **Application** was filed; and I  **AM** /  **AM NOT** currently **Engaging in Business** with an **Elected Official**.

2. I, the  **Applicant** or a  **Party of Record** in the above referenced zoning matter, acknowledge and affirm that, if I or my **Family Member** has made a **Contribution** or contributions having a cumulative total of \$500 or more during the 48-month period before the **Application** was filed or during the pendency of the **Application**, I will file a disclosure providing the name of the **Candidate** or **Elected Official** to whose treasurer or **Political Committee** the **Contribution** was

made, the amount, and the date of the **Contribution**; and that a **Contribution** made between the filing and the disposition of the **Application** will be disclosed within 5 business days after the **Contribution**.

3. I, the  **Applicant**, acknowledge and affirm that, if I begin **Engaging in Business** with an **Elected Official** between the filing and the disposition of the **Application**, I will file this Affidavit at the time of **Engaging in Business** with the **Elected Official**.

I SOLEMNLY AFFIRM UNDER THE PENALTIES OF PERJURY and upon personal knowledge that the contents of this Affidavit are true.

Speedway Rock, LLC

\_\_\_\_\_  
(Print full name)

*Mark Levy*  
\_\_\_\_\_  
(Sign full name &  
indicate legal capacity, if applicable)

3/27/2023

\_\_\_\_\_  
(Date)

ZONING MATTER: Corridor 70/32, LLC

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**DISCLOSURE OF CONTRIBUTION**

**As required by the Maryland Public Ethics Law  
Annotated Code of Maryland, General Provisions Article  
Sections 5-852 through 5-854**

ALL BOLDED TERMS ARE DEFINED BY SECTION 5-852

If the **Applicant** or a **Party of Record** or their **Family Member** has made a **Contribution** or contributions having a cumulative value of \$500 or more during the 48-month period before the **Application** is filed or during the pendency of the **Application**, the **Applicant** or the **Party of Record** must file this disclosure providing the name of the **Candidate** or **Elected Official** to whose treasurer or **Political Committee** the **Contribution** was made, the amount, and the date of the **Contribution**.

For a **Contribution** made during the 48-month period before the **Application** is filed, the **Applicant** must file this disclosure when they file their **Application**, and a **Party of Record** must file this disclosure within 2 weeks after entering the above zoning matter.

A **Contribution** made between the filing and the disposition of the **Application** must be disclosed within 5 business days after the **Contribution**.

Any person who knowingly and willfully violates Sections 5-852 through 5-854 of the General Provisions Article of the Annotated Code of Maryland 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: Speedway Rock, LLC  
(Print Full Name)

RECIPIENTS OF CONTRIBUTIONS:

NAME	DATE	AMOUNT
Calvin Ball Team	3/27/2019	\$4,000.00

I acknowledge and affirm that any **Contribution** I make between the filing of this disclosure and the disposition of the **Application** must be disclosed within 5 business days of the **Contribution**.

Speedway Rock, LLC  
(Print full name)

Mark Levy  
(Sign full name &  
indicate legal capacity, if applicable)

3/27/2023  
(Date)

Corridor 70/32, LLC

ZONING MATTER: \_\_\_\_\_

**AFFIDAVIT AS TO CONTRIBUTIONS TO CANDIDATES AND  
BUSINESS ENGAGEMENTS WITH ELECTED OFFICIALS**

As required by the Maryland Public Ethics Law  
Annotated Code of Maryland, General Provisions Article  
Sections 5-852 through 5-854

ALL BOLDDED TERMS ARE DEFINED BY SECTION 5-852  
MARK EACH PARAGRAPH AS APPLICABLE

1. I, Summit Rock LLC, the **Applicant** filing an **Application** in the above zoning matter, to the best of my information, knowledge, and belief  **HAVE** /  **HAVE NOT** made a **Contribution** or contributions having a cumulative value of \$500 or more to the treasurer of a **Candidate** or the treasurer of a **Political Committee** during the 48-month period before the **Application** was filed; and I  **AM** /  **AM NOT** currently **Engaging in Business with an Elected Official**.

2. I, the  **Applicant** or a  **Party of Record** in the above referenced zoning matter, acknowledge and affirm that, if I or my **Family Member** has made a **Contribution** or contributions having a cumulative total of \$500 or more during the 48-month period before the **Application** was filed or during the pendency of the **Application**, I will file a disclosure providing the name of the **Candidate** or **Elected Official** to whose treasurer or **Political Committee** the **Contribution** was

made, the amount, and the date of the **Contribution**; and that a **Contribution** made between the filing and the disposition of the **Application** will be disclosed within 5 business days after the **Contribution**.

3. I, the  **Applicant**, acknowledge and affirm that, if I begin **Engaging in Business** with an **Elected Official** between the filing and the disposition of the **Application**, I will file this Affidavit at the time of **Engaging in Business** with the **Elected Official**.

I SOLEMNLY AFFIRM UNDER THE PENALTIES OF PERJURY and upon personal knowledge that the contents of this Affidavit are true.

Summit Rock LLC

\_\_\_\_\_  
(Print full name)

*Mark Levy*

\_\_\_\_\_  
(Sign full name &  
indicate legal capacity, if applicable)

3/27/2023

\_\_\_\_\_  
(Date)

ZONING MATTER: Corridor 70/32, LLC

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**DISCLOSURE OF CONTRIBUTION**

**As required by the Maryland Public Ethics Law  
Annotated Code of Maryland, General Provisions Article  
Sections 5-852 through 5-854**

ALL BOLDED TERMS ARE DEFINED BY SECTION 5-852

If the **Applicant** or a **Party of Record** or their **Family Member** has made a **Contribution** or contributions having a cumulative value of \$500 or more during the 48-month period before the **Application** is filed or during the pendency of the **Application**, the **Applicant** or the **Party of Record** must file this disclosure providing the name of the **Candidate** or **Elected Official** to whose treasurer or **Political Committee** the **Contribution** was made, the amount, and the date of the **Contribution**.

For a **Contribution** made during the 48-month period before the **Application** is filed, the **Applicant** must file this disclosure when they file their **Application**, and a **Party of Record** must file this disclosure within 2 weeks after entering the above zoning matter.

A **Contribution** made between the filing and the disposition of the **Application** must be disclosed within 5 business days after the **Contribution**.

Any person who knowingly and willfully violates Sections 5-852 through 5-854 of the General Provisions Article of the Annotated Code of Maryland 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: Summit Rock LLC  
(Print Full Name)

RECIPIENTS OF CONTRIBUTIONS:

NAME	DATE	AMOUNT
Calvin Ball Team	3/18/2022	\$6,000.00

I acknowledge and affirm that any **Contribution** I make between the filing of this disclosure and the disposition of the **Application** must be disclosed within 5 business days of the **Contribution**.

Summit Rock LLC  
(Print full name)

Mark Levy  
(Sign full name &  
indicate legal capacity, if applicable)

3/27/2023  
(Date)

Corridor 70/32, LLC

ZONING MATTER: \_\_\_\_\_

**AFFIDAVIT AS TO CONTRIBUTIONS TO CANDIDATES AND  
BUSINESS ENGAGEMENTS WITH ELECTED OFFICIALS**

**As required by the Maryland Public Ethics Law  
Annotated Code of Maryland, General Provisions Article  
Sections 5-852 through 5-854**

**ALL BOLDED TERMS ARE DEFINED BY SECTION 5-852  
MARK EACH PARAGRAPH AS APPLICABLE**

1. I, Susan Rock LLC, the **Applicant** filing an **Application** in the above zoning matter, to the best of my information, knowledge, and belief  **HAVE** /  **HAVE NOT** made a **Contribution** or contributions having a cumulative value of \$500 or more to the treasurer of a **Candidate** or the treasurer of a **Political Committee** during the 48-month period before the **Application** was filed; and I  **AM** /  **AM NOT** currently **Engaging in Business** with an **Elected Official**.

2. I, the  **Applicant** or a  **Party of Record** in the above referenced zoning matter, acknowledge and affirm that, if I or my **Family Member** has made a **Contribution** or contributions having a cumulative total of \$500 or more during the 48-month period before the **Application** was filed or during the pendency of the **Application**, I will file a disclosure providing the name of the **Candidate** or **Elected Official** to whose treasurer or **Political Committee** the **Contribution** was

made, the amount, and the date of the **Contribution**; and that a **Contribution** made between the filing and the disposition of the **Application** will be disclosed within 5 business days after the **Contribution**.

3. I, the  **Applicant**, acknowledge and affirm that, if I begin **Engaging in Business** with an **Elected Official** between the filing and the disposition of the **Application**, I will file this Affidavit at the time of **Engaging in Business** with the **Elected Official**.

I SOLEMNLY AFFIRM UNDER THE PENALTIES OF PERJURY and upon personal knowledge that the contents of this Affidavit are true.

Susan Rock LLC

\_\_\_\_\_  
(Print full name)

*Mark Levy*

\_\_\_\_\_  
(Sign full name &  
indicate legal capacity, if applicable)

3/27/2023

\_\_\_\_\_  
(Date)

ZONING MATTER: Corridor 70/32, LLC

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**DISCLOSURE OF CONTRIBUTION**

**As required by the Maryland Public Ethics Law  
Annotated Code of Maryland, General Provisions Article  
Sections 5-852 through 5-854**

ALL BOLDED TERMS ARE DEFINED BY SECTION 5-852

If the **Applicant** or a **Party of Record** or their **Family Member** has made a **Contribution** or contributions having a cumulative value of \$500 or more during the 48-month period before the **Application** is filed or during the pendency of the **Application**, the **Applicant** or the **Party of Record** must file this disclosure providing the name of the **Candidate** or **Elected Official** to whose treasurer or **Political Committee** the **Contribution** was made, the amount, and the date of the **Contribution**.

For a **Contribution** made during the 48-month period before the **Application** is filed, the **Applicant** must file this disclosure when they file their **Application**, and a **Party of Record** must file this disclosure within 2 weeks after entering the above zoning matter.

A **Contribution** made between the filing and the disposition of the **Application** must be disclosed within 5 business days after the **Contribution**.

Any person who knowingly and willfully violates Sections 5-852 through 5-854 of the General Provisions Article of the Annotated Code of Maryland 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: Susan Rock LLC  
(Print Full Name)

RECIPIENTS OF CONTRIBUTIONS:

NAME	DATE	AMOUNT
Calvin Ball Team	3/18/2022	\$6,000.00

I acknowledge and affirm that any **Contribution** I make between the filing of this disclosure and the disposition of the **Application** must be disclosed within 5 business days of the **Contribution**.

Susan Rock LLC  
(Print full name)

Mark Levy  
(Sign full name &  
indicate legal capacity, if applicable)

3/27/2023  
(Date)

ZONING MATTER: Corridor 70/32, LLC

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**AFFIDAVIT AS TO CONTRIBUTIONS TO CANDIDATES AND  
BUSINESS ENGAGEMENTS WITH ELECTED OFFICIALS**

**As required by the Maryland Public Ethics Law  
Annotated Code of Maryland, General Provisions Article  
Sections 5-852 through 5-854**

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MARK EACH PARAGRAPH AS APPLICABLE**

1. I, WAH FAMILY HOLDINGS, LLC, the **Applicant** filing an **Application** in the above zoning matter, to the best of my information, knowledge, and belief  **HAVE** /  **HAVE NOT** made a **Contribution** or contributions having a cumulative value of \$500 or more to the treasurer of a **Candidate** or the treasurer of a **Political Committee** during the 48-month period before the **Application** was filed; and I  **AM** /  **AM NOT** currently **Engaging in Business** with an **Elected Official**.

2. I, the  **Applicant** or a  **Party of Record** in the above referenced zoning matter, acknowledge and affirm that, if I or my **Family Member** has made a **Contribution** or contributions having a cumulative total of \$500 or more during the 48-month period before the **Application** was filed or during the pendency of the **Application**, I will file a disclosure providing the name of the **Candidate** or **Elected Official** to whose treasurer or **Political Committee** the **Contribution** was

made, the amount, and the date of the **Contribution**; and that a **Contribution** made between the filing and the disposition of the **Application** will be disclosed within 5 business days after the **Contribution**.

3. I, the  **Applicant**, acknowledge and affirm that, if I begin **Engaging in Business** with an **Elected Official** between the filing and the disposition of the **Application**, I will file this Affidavit at the time of **Engaging in Business** with the **Elected Official**.

I SOLEMNLY AFFIRM UNDER THE PENALTIES OF PERJURY and upon personal knowledge that the contents of this Affidavit are true.

Wah Family Holdings, LLC

\_\_\_\_\_  
(Print full name)

*Mark Levy*  
\_\_\_\_\_  
(Sign full name &  
indicate legal capacity, if applicable)

3/27/2023  
\_\_\_\_\_  
(Date)

ZONING MATTER: Corridor 70/32, LLC

**DISCLOSURE OF CONTRIBUTION**

**As required by the Maryland Public Ethics Law  
Annotated Code of Maryland, General Provisions Article  
Sections 5-852 through 5-854**

ALL BOLDED TERMS ARE DEFINED BY SECTION 5-852

If the **Applicant** or a **Party of Record** or their **Family Member** has made a **Contribution** or contributions having a cumulative value of \$500 or more during the 48-month period before the **Application** is filed or during the pendency of the **Application**, the **Applicant** or the **Party of Record** must file this disclosure providing the name of the **Candidate** or **Elected Official** to whose treasurer or **Political Committee** the **Contribution** was made, the amount, and the date of the **Contribution**.

For a **Contribution** made during the 48-month period before the **Application** is filed, the **Applicant** must file this disclosure when they file their **Application**, and a **Party of Record** must file this disclosure within 2 weeks after entering the above zoning matter.

A **Contribution** made between the filing and the disposition of the **Application** must be disclosed within 5 business days after the **Contribution**.

Any person who knowingly and willfully violates Sections 5-852 through 5-854 of the General Provisions Article of the Annotated Code of Maryland 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:** Wah Family Holdings, LLC  
(Print Full Name)

RECIPIENTS OF CONTRIBUTIONS:

NAME	DATE	AMOUNT
N/A	N/A	N/A

I acknowledge and affirm that any **Contribution** I make between the filing of this disclosure and the disposition of the **Application** must be disclosed within 5 business days of the **Contribution**.

Wah Family Holdings, LLC  
(Print full name)

Mark Levy  
(Sign full name & indicate legal capacity, if applicable)

3/27/2023  
(Date)

Petitioner	ZRA	Applicant	Form	Name	Date Affidavit	Have	Have Not	Recipients of Cont	Date of Contribution	Amount	Am	Am Not
Corridor 70/32, LLC	205	Mark L. Levy	Affidavit of Contribution	Mark L. Levy	4/6/2023		X					
Corridor 70/32, LLC	205	Mark L. Levy	Affidavit Engaging in Business	Mark L. Levy	4/6/2023							X
Corridor 70/32, LLC	205	Mark L. Levy	Disclosure of Contribution	Mark L. Levy	4/6/2023			n/a	n/a	n/a		
Corridor 70/32, LLC	205	Wayne Newsome	Affidavit of Contribution	Wayne Newsome	4/6/2023		X					
Corridor 70/32, LLC	205	Wayne Newsome	Affidavit Engaging in Business	Wayne Newsome	4/6/2023							X
Corridor 70/32, LLC	205	Wayne Newsome	Disclosure of Contribution	Wayne Newsome	4/6/2023			n/a	n/a	n/a		
Corridor 70/32, LLC	205	Binder Rock, LLC	Affidavit of Contribution	Binder Rock, LLC	3/27/2023	X						
Corridor 70/32, LLC	205	Binder Rock, LLC	Affidavit Engaging in Business	Binder Rock, LLC	3/27/2023							X
Corridor 70/32, LLC	205	Binder Rock, LLC	Disclosure of Contribution	Binder Rock, LLC	3/27/2023			Calvin Ball Team	1/13/2021	6,000		
Corridor 70/32, LLC	205	Corridor 1 LTD Part	Affidavit of Contribution	Corridor 1 LTD Part	3/27/2023	X						
Corridor 70/32, LLC	205	Corridor 1 LTD Part	Affidavit Engaging in Business	Corridor 1 LTD Part	3/27/2023							X
Corridor 70/32, LLC	205	Corridor 1 LTD Part	Disclosure of Contribution	Corridor 1 LTD Part	3/27/2023			Calvin Ball Team	1/13/2021	6,000		
Corridor 70/32, LLC	205	Corridor Square, LLC	Affidavit of Contribution	Corridor Square, LLC	3/27/2023	X						
Corridor 70/32, LLC	205	Corridor Square, LLC	Affidavit Engaging in Business	Corridor Square, LLC	3/27/2023							X
Corridor 70/32, LLC	205	Corridor Square, LLC	Disclosure of Contribution	Corridor Square, LLC	3/27/2023			Friends of Opel Jones	5/13/2021	1,000		
Corridor 70/32, LLC	205	HBP 68 LLC	Affidavit of Contribution	HBP 68 LLC	3/27/2023	X						
Corridor 70/32, LLC	205	HBP 68 LLC	Affidavit Engaging in Business	HBP 68 LLC	3/27/2023							X
Corridor 70/32, LLC	205	HBP 68 LLC	Disclosure of Contribution	HBP 68 LLC	3/27/2023			Calvin Ball Team	11/7/2019	1,000		
Corridor 70/32, LLC	205	HNHR Companies L	Affidavit of Contribution	HNHR Companies L	3/27/2023	X						
Corridor 70/32, LLC	205	HNHR Companies L	Affidavit Engaging in Business	HNHR Companies L	3/27/2023							X
Corridor 70/32, LLC	205	HNHR Companies L	Disclosure of Contribution	HNHR Companies L	3/27/2023			Calvin Ball Team	1/13/2021	1,000		
Corridor 70/32, LLC	205	Howard Elkridge Ut	Affidavit of Contribution	Howard Elkridge Ut	3/27/2023	X						
Corridor 70/32, LLC	205	Howard Elkridge Ut	Affidavit Engaging in Business	Howard Elkridge Ut	3/27/2023							X
Corridor 70/32, LLC	205	Howard Elkridge Ut	Disclosure of Contribution	Howard Elkridge Ut	3/27/2023			Calvin Ball Team	1/13/2021	6,000		
Corridor 70/32, LLC	205	Lyhus Development	Affidavit of Contribution	Lyhus Development	3/27/2023	X						
Corridor 70/32, LLC	205	Lyhus Development	Affidavit Engaging in Business	Lyhus Development	3/27/2023							X
Corridor 70/32, LLC	205	Lyhus Development	Disclosure of Contribution	Lyhus Development	3/27/2023			Calvin Ball Team	3/18/2022	6,000		
Corridor 70/32, LLC	205	Mitron Parcel 1, LLC	Affidavit of Contribution	Mitron Parcel 1, LLC	3/27/2023	X						
Corridor 70/32, LLC	205	Mitron Parcel 1, LLC	Affidavit Engaging in Business	Mitron Parcel 1, LLC	3/27/2023							X
Corridor 70/32, LLC	205	Mitron Parcel 1, LLC	Disclosure of Contribution	Mitron Parcel 1, LLC	3/27/2023			Calvin Ball Team	1/13/2021	6,000		
Corridor 70/32, LLC	205	Rock Family, LP	Affidavit of Contribution	Rock Family, LP	3/27/2023	X						
Corridor 70/32, LLC	205	Rock Family, LP	Affidavit Engaging in Business	Rock Family, LP	3/27/2023							X
Corridor 70/32, LLC	205	Rock Family, LP	Disclosure of Contribution	Rock Family, LP	3/27/2023			Calvin Ball Team	3/18/2022	6,000		
Corridor 70/32, LLC	205	Snowden Rock LLC	Affidavit of Contribution	Snowden Rock LLC	3/27/2023	X						
Corridor 70/32, LLC	205	Snowden Rock LLC	Affidavit Engaging in Business	Snowden Rock LLC	3/27/2023							X
Corridor 70/32, LLC	205	Snowden Rock LLC	Disclosure of Contribution	Snowden Rock LLC	3/27/2023			Calvin Ball Team	3/18/2022	1,000		
Corridor 70/32, LLC	205	Speedway Rock, LLC	Affidavit of Contribution	Speedway Rock, LLC	3/27/2023	X						
Corridor 70/32, LLC	205	Speedway Rock, LLC	Affidavit Engaging in Business	Speedway Rock, LLC	3/27/2023							X
Corridor 70/32, LLC	205	Speedway Rock, LLC	Disclosure of Contribution	Speedway Rock, LLC	3/27/2023			Calvin Ball Team	3/27/2019	4,000		
Corridor 70/32, LLC	205	Summit Rock LLC	Affidavit of Contribution	Summit Rock LLC	3/27/2023	X						
Corridor 70/32, LLC	205	Summit Rock LLC	Affidavit Engaging in Business	Summit Rock LLC	3/27/2023							X
Corridor 70/32, LLC	205	Summit Rock LLC	Disclosure of Contribution	Summit Rock LLC	3/27/2023			Calvin Ball Team	3/18/2022	6,000		
Corridor 70/32, LLC	205	Susan Rock LLC	Affidavit of Contribution	Susan Rock LLC	3/27/2023	X						
Corridor 70/32, LLC	205	Susan Rock LLC	Affidavit Engaging in Business	Susan Rock LLC	3/27/2023							X
Corridor 70/32, LLC	205	Susan Rock LLC	Disclosure of Contribution	Susan Rock LLC	3/27/2023			Calvin Ball Team	3/18/2022	6,000		
Corridor 70/32, LLC	205	WAH Family Holding	Affidavit of Contribution	WAH Family Holding	3/27/2023		X					
Corridor 70/32, LLC	205	WAH Family Holding	Affidavit Engaging in Business	WAH Family Holding	3/27/2023							X
Corridor 70/32, LLC	205	WAH Family Holding	Disclosure of Contribution	WAH Family Holding	3/27/2023			n/a	n/a	n/a		



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350  
Mary Kendall, Acting Director FAX 410-313-3467

## TECHNICAL STAFF REPORT

### *Planning Board Meeting of June 15, 2023*

**Case No./Petitioner:** ZRA-205 – Corridor 70/32, LLC

**Request:** Amend the Flex space land use classification (Section 115.0.B.22) of the Planned Office Research (POR) zoning district by defining the light manufacturing uses permitted as a matter of right to include “Contractor’s Office and Outdoor or Indoor Storage Facility, Self-Storage Facilities, Warehouses, and Moving and Storage Establishments”. Section 115.0.B.22 would continue to limit flex space and light manufacturing uses in this classification to properties that are within 1,800 feet by road of an interstate highway ramp.

### **I. BACKGROUND AND HISTORY OF EXISTING ZONING REGULATIONS**

#### Planned Office Research District:

The POR zoning district was added to the Zoning Regulations during the 1977 Comprehensive Zoning Plan. Flex Space was not included as a permitted use at that time.

The 2004 Comprehensive Zoning Map, approved February 2, 2004, rezoned a portion of the land at the northwest corner of the Route 32 and Route 144 intersection. (Attachment A) from the RC-DEO (Rural Conservation) to the POR zoning district.

ZRA-86 (CB80-2007), approved March 11, 2008, amended Section 115.B.21 of the Zoning Regulations, adding “Flex space, provided the property is within 1800 feet by road of an interstate highway ramp, and provided that the light manufacturing uses are limited to those uses permitted in the PEC District” to the list of uses permitted as a matter of right in the POR district.

### **II. DESCRIPTION OF PROPOSAL**

This section contains a summary of the Petitioner’s proposed amendment. The Petitioner’s proposed amendment text is attached as Exhibit A.

The Petitioner asserts that the text of Section 115.0.B.22, as shown below, is confusing/complex and that the proposed amendment will clarify which light manufacturing uses are appropriate for the POR zoning district.

*22. Flex space, provided the property is within 1800 feet by road of an interstate highway ramp, and provided that the light manufacturing uses are limited to those uses permitted in the PEC District.*

The Petitioner states that there was a clear intent to allow light manufacturing uses in POR, but the adopted language was not the most effective approach. The proposed amendment identifies the specific light manufacturing land uses. The Petitioner contends that the proposed specified light manufacturing uses are compatible with POR and are similar to the site layout/building massing of flex space uses contemplated in the existing regulations.

**Section 115.0.B.22:**

This section permits the “Flex space” use classification as a matter of right in the POR zoning district provided the property is within 1,800 feet by road of an interstate highway ramp, and provided that the light manufacturing uses are limited to those uses permitted in the PEC District. The Petitioner proposes to remove the reference to light manufacturing uses within the PEC District and add “contractor’s office and outdoor or indoor storage facility, self-storage facilities, warehouses, and moving and storage establishments” to this use classification.

**III. EVALUATION OF PROPOSAL**

This section contains the Department of Planning and Zoning (DPZ) technical evaluation of ZRA-205 in accordance with Section 16.208.(d) of the Howard County Code.

**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.**

The proposed amendment limits the permitted light manufacturing uses to those, which are similar to flex space uses/building design, predominantly storage and warehousing, and may have less impact on adjacent properties than other light manufacturing uses. Therefore, the amendment may result in less potential adverse impacts and conflict with existing and potential uses of surrounding areas when compared to the existing uses allowed in Section 115.0.B.22.

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

The proposed amendment will apply to properties within the POR zoning district that are within 1,800 feet by road of an interstate highway ramp. Based on a GIS analysis, DPZ identified two affected properties as shown in Attachment “A”.

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

DPZ does not anticipate that this amendment will result in conflicts in the Zoning Regulations.

**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.**

PlanHoward 2030, the County’s general plan, has a goal to promote future job and business growth that responds to the market. PlanHoward 2030 also provides guidance in Policy 6.4 for recommending updating zoning regulations to address evolving job growth opportunities.

Policy 6.4 – Ensure that the County continues to capture future job and business growth opportunities. Implementing Action b. Zoning Regulations. Update zoning and other



regulations to address the evolving commercial and industrial markets and development trends.

Adding contractor’s office and outdoor or indoor storage facility, self-storage facilities, warehouses, and moving and storage establishments as permitted uses in the POR Zoning District could allow for additional employment and business growth opportunities in the County.

Environmental Policies and Objectives

The proposed amendment is not in conflict with the environmental policies and objectives in PlanHoward 2030, the County’s general plan.

- 5. **If the zoning regulation text amendment would impact eight parcels of land or less:(i) A list of those impacted parcels;(ii) The address of each impacted parcel;(iii) The ownership of each impacted parcel; and(iv)The contact information for the owner, if an individual, or resident agent or owner, if a corporate entity, of each impacted parcel.**

DPZ has identified the following properties impacted by the zoning text amendment:

Property 1

0 Route 32 West Friendship, MD 21794  
Tax Map 15 Parcel 14

Corridor 70/32, LLC

Mayer Guttman, Resident Agent  
1 West Pennsylvania Avenue  
Suite 900  
Towson, MD 21204

Property 2

12800 N Route 144  
Tax Map 15 Parcel 184

West Friendship Center LLC

Mayer Guttman, Resident Agent  
502 Washington Avenue  
8th Floor  
Towson, MD 21204

DocuSigned by:  
  
 65EA7A880DA740C...  
 Mary Kendall, Acting Director                      6/1/2023  
 \_\_\_\_\_  
 Date

**Exhibit A**

**Petitioner's Proposed Text**

**Section 115.0.B:**

22. Flex space, CONTRACTOR'S OFFICE AND OUTDOOR OR INDOOR STORAGE FACILITY, SELF-STORAGE FACILITIES, WAREHOUSES, AND MOVING AND STORAGE ESTABLISHMENTS, provided the property is within 1800 feet by road of an interstate highway ramp [and provided that the light manufacturing uses are limited to those uses permitted in the PEC District].

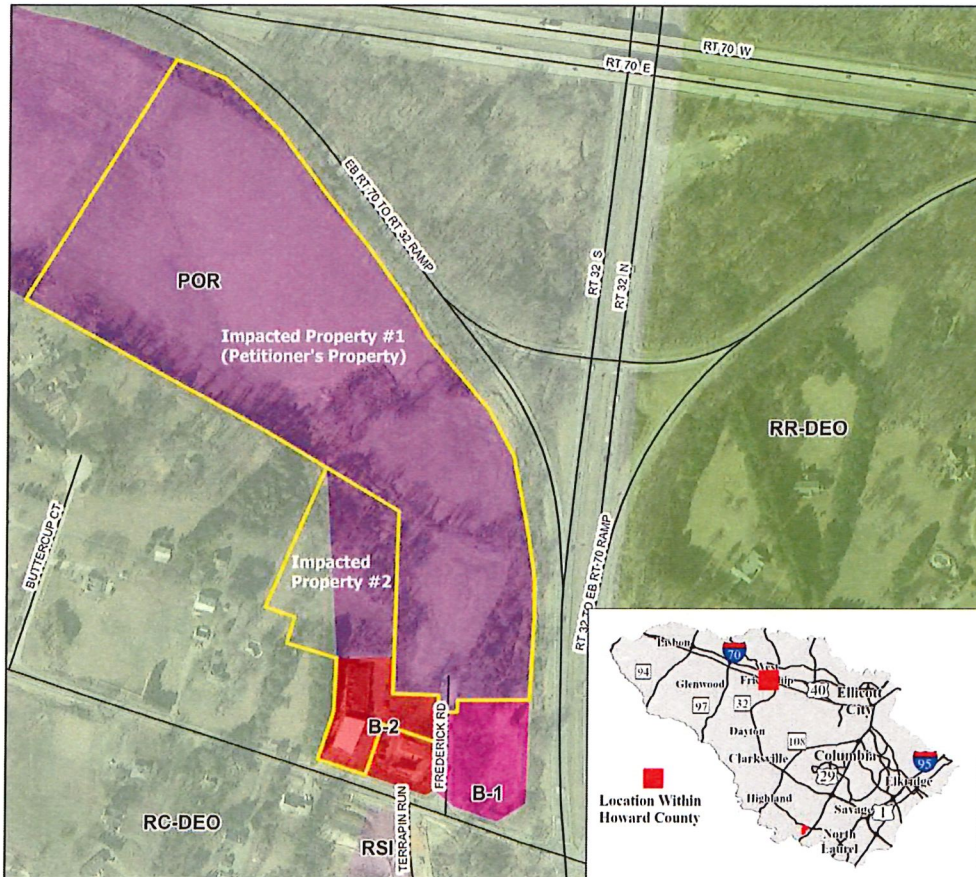
**Example of how the text would appear normally if adopted:**

**Section 115.0.B:**

22. Flex space, contractor's office and outdoor or indoor storage facility, self-storage facilities, warehouses, and moving and storage establishments, provided the property is within 1800 feet by road of an interstate highway ramp.

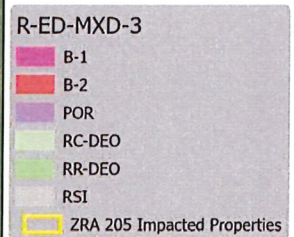
Attachment A

Impacted Properties



# ZRA-205

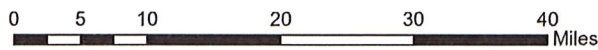
## Potentially Affected Properties



Identified Properties Meet the Following Criteria:

- 1) Zoned POR
- 2) The property is within 1800 feet by road of an interstate highway ramp

May 22, 2023





1 Mr. Coleman asked if the definition of "light industrial" is being expanded upon. DPZ staff indicated  
2 that the petitioner is proposing to eliminate the reference to light manufacturing uses in PEC and replace it  
3 with specific industrial uses that the petitioner asserts are more compatible with the POR zoning district. Mr.  
4 Coleman asked the petitioner why they are eliminating light manufacturing uses, which could allow  
5 additional development options. Mr. Sang W. Oh, Talkin & Oh LLP, stated that the intent is to clarify which  
6 light manufacturing uses should be allowed in a Flex Space within 1,800 linear feet from an interstate  
7 highway ramp and the proposed uses are less intense than those currently allowed. Board member, James  
8 Cecil, asked Mr. Oh why they would not use the M-1 category instead of PEC. Mr. Oh stated all of the uses in  
9 M-1 were not intended for the POR.

10 No member of the public testified in opposition of the proposed ZRA.

11 Board Discussion and Recommendation

12 In work session, Board members indicated support for the proposed uses, but expressed concern  
13 about removing the reference to light manufacturing uses permitted in PEC as they wanted to provide  
14 property owners additional flexibility for future economic opportunities. Board members also discussed if the  
15 Use 22 Flex Space should reference uses permitted in the M-1 Light Manufacturing Zoning District or the  
16 light industrial uses, as defined in the Zoning Regulations, due to the lack of clarity noted by the Petitioner.

17 Mr. Cecil motioned to recommend denial of ZRA-205 as proposed, because it limits the uses  
18 currently allowed and should allow a greater flexibility for light industrial or light manufacturing uses.

19  
20 Mr. McAliley seconded the motion. The motion passed 4-0.

21  
22 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 13<sup>th</sup> day of  
23 July 2023, recommends that ZRA-205 be **DENIED**, as described above.

24  
25  
26 HOWARD COUNTY PLANNING BOARD

27 DocuSigned by:  
*Edward T. Coleman*  
28 \_\_\_\_\_  
Ed Coleman, Chair

29 DocuSigned by:  
*Kevin McAliley*  
30 \_\_\_\_\_  
Kevin McAliley, Vice-chair

31 DocuSigned by:  
*James Cecil*  
32 \_\_\_\_\_  
James Cecil

DocuSigned by: *Lisa Kenny* On behalf of  
Barbara  
Mosier

363CAE9E2FB947D...

Barbara Mosier

1  
2  
3  
4  
5

ATTEST:

DocuSigned by:  
*Mary Kendall*

11468A2380DA4A6...

Mary Kendall, Acting Executive Secretary

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

**Council Bill No. 14-2024 (ZRA 205)**

Introduced: March 4, 2024

Auditor: Diane Zagorski-Kelly

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Fiscal Impact:

The fiscal impact of this legislation is unknown, as it is dependent upon future development decisions of private entities that we cannot predict.

Purpose:

Council Bill 14-2024 adjusts the flex space land use classification of the Planned Office Research (POR) zoning district to allow for light industrial use and specific types of indoor/outdoor storage.

Other Comments:

The Department of Planning and Zoning (DPZ) has identified two properties that would be impacted by this Zoning Regulation Amendment. According to the DPZ, there are no pending development plans for the impacted parcels.

The petitioner's original proposal was unanimously denied by the Planning Board on July 13, 2023. However, alternative language was proposed in Council Bill 14-2024.

BY THE COUNCIL

This Bill, having been approved by the Executive and returned to the Council, stands enacted on June 3, 2024.

Michelle R. Harrod  
Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, having been passed by the yeas and nays of two-thirds of the members of the Council notwithstanding the objections of the Executive, stands enacted on \_\_\_\_\_, 2024.

\_\_\_\_\_  
Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, having received neither the approval nor the disapproval of the Executive within ten days of its presentation, stands enacted on \_\_\_\_\_, 2024.

\_\_\_\_\_  
Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, not having been considered on final reading within the time required by Charter, stands failed for want of consideration on \_\_\_\_\_, 2024.

\_\_\_\_\_  
Diane Schwartz Jones, Administrator to the County Council

BY THE COUNCIL

This Bill, having been disapproved by the Executive and having failed on passage upon consideration by the Council stands failed on \_\_\_\_\_, 2024.

\_\_\_\_\_  
Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, the withdrawal of which received a vote of two-thirds (2/3) of the members of the Council, is withdrawn from further consideration on \_\_\_\_\_, 2024.

\_\_\_\_\_  
Michelle R. Harrod, Administrator to the County Council