



**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 establish a new conditional use category permitting self-storage facilities in the B-2 zoning district.
5. Self-Storage Facilities.
 A Conditional Use may be granted in the B-2 District for self-storage facilities, provided that:
- a. The use is located on a lot or parcel that is five (5) acres or larger.
 - b. The use is located on a lot or parcel that is located within the planned service area for public water and public sewer services.
 - c. The use adjoins and has direct access to a public road classified as a minor collector or higher in the general plan.
 - d. Individual self-storage units shall be located within a building structure.
 - e. No outdoor storage is permitted.

[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:** Normandy Venture Limited Partnership - Attn: Dave Moxley
Address: 3201 Rogers Avenue, #302, Ellicott City, Maryland 21043
Phone:(W) 410-465-4242 **(H)** _____
Email Address: dmoxleyb1@gmail.com

3. **Counsel for Petitioner:** William E. Erskine, Esq. - Offit Kurman, PA
Counsel's Address: 7021 Columbia Gateway Drive, Suite 200, Columbia, Maryland 21046
Counsel's Phone: 301-575-0363 **Email Address:** werskine@offitkurman.com

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

Please see the attached Response to Section 4.

REVISED



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

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

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- 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.**

Please see the attached Response to Section 6.

[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).**

Please see the attached Response to Section 7.

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

8. Does the amendment, or do the amendments, have the potential of affecting the development of more than one property, yes or no?

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.

Please see the attached Response to Section 8.

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

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.

3025 Rogers Avenue, Ellicott City, Maryland 21043
Tax Map 18, Parcel 75, Lot PAR C

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."]

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.

Please see the attached Response to Section 10.

[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.

Normandy Venture Limited Partnership
 By: Normandy Venture Corporation
 Petitioner's/Owner's Names General Partner

By: James R. Moxley, III, Vice
 Petitioner's/Owner's Names President

 Petitioner's/Owner's Signature Date

James R. Moxley, III 12/13/23
 Petitioner's/Owner's Signature Date

 Petitioner's/Owner's Names

William E. Erskine
 Counsel for Petitioner's Names

 Petitioner's/Owner's Signature Date

William E. Erskine 1/4/24
 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.]

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.

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

INSTRUCTIONS TO THE APPLICANT/PARTY OF RECORD

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

SUPPLEMENT TO ZONING REGULATION AMENDMENT PETITION

Introduction

Under current zoning regulations, self-storage facilities are permitted only in the M-1 and M-2 industrial zoning districts. These industrial districts are located primarily along the industrial Route 1 corridor. The zoning regulations do not differentiate between self-storage facilities that permit both outdoor and indoor self-storage and those that permit only indoor self-storage. This Zoning Regulation Amendment Request (“ZRA”) seeks to establish a new conditional use category permitting indoor self-storage facilities as a conditional use in the B-2 zoning district. The new conditional use category proposed by this amendment would be subject to the general standards for approval under Section 131.0 B of the zoning regulations, as well as the specific criteria enumerated below.

Indoor self-storage facilities are very low intensity uses. Indoor self-storage facilities do not create any appreciable adverse impacts such as dust, odors, fumes, vibrations, noise, or traffic congestion. Indoor self-storage facilities are far less intensive than many of the uses permitted as a matter of right in the B-2 zoning district, such as commercial athletic facilities, catering establishments and banquet facilities, concert halls, department stores, fairgrounds, home improvement stores, hotels, motels, country inns and conference centers, movie theaters, legitimate theaters, dinner theaters, offices, professional and business, schools, private academic, including colleges and universities.

For the reasons set forth in the sections below, the proposed ZRA will preserve and promote the health, safety and welfare of the community.

Response to Section 1

This ZRA seeks to establish a new conditional use category permitting indoor self-storage facilities as a conditional use in the B-2 zoning district, subject to the criteria enumerated below.

A Conditional Use may be granted in the B-2 District for indoor self-storage facilities, provided that:

- a. The use is located on a lot or parcel that is five (5) acres or larger.
- b. The use is located on a lot or parcel that is located within the planned service area for public water and public sewer services.
- c. The use adjoins and has direct access to a public road classified as a minor collector or higher in the general plan.
- d. Individual indoor self-storage units shall be located entirely within a building structure.
- e. No outdoor storage is permitted.

Response to Section 4

The ZRA is being proposed for several reasons including

- a. To increase the development options for underutilized properties located within the B-2 zoning district by permitting indoor self-storage facilities as a conditional use.

- b. To attenuate the overall housing cost burden for Howard County residents who reside in Missing Middle Housing¹ by permitting the development of indoor self-storage facilities as a conditional use in the B-2 zoning district. The overall housing cost burden on Missing Middle Housing residents would be reduced because these residents would be afforded the option and convenience of storing their some of their personal property off-site in a nearby indoor self-storage facility. Having this option would allow such residents to reduce the size of their dwelling units while still meeting their overall housing needs.
- c. To preserve industrial zoned land in the M-1 and M-2 zoning districts for industrial uses by permitting indoor self-storage facilities to be located in the B-2 zoning district as a conditional use.
- d. To decrease traffic congestion on local roadways by permitting indoor self-storage facilities to be located within the planned service area and in close proximity to Missing Middle Housing.

Response to Section 5

The proposed ZRA will be in harmony with the current general plan for Howard County. In particular, the proposed zoning amendment will advance the following policies and goals set forth in HOCO By DESIGN:

- a. The proposed ZRA will advance policy statement EP-8 (*Encourage a business climate that supports growth of and opportunities for small and diverse businesses, and values cultural diversity and inclusion.*) by increasing business opportunities for small, inclusive, and culturally diverse business owners. The proposed ZRA will expand the development options for business owners of properties located within the B-2 zoning district by permitting indoor self-storage facilities as a conditional use.
- b. The proposed ZRA will advance policy statement DN-1 (*Increase opportunities for missing middle housing through the creation and use of zoning tools and incentives*) by attenuating the overall housing cost burden on residents of Missing Middle Housing by permitting indoor self-storage facilities to be located closer to their homes. The overall housing cost burden for these residents would be reduced because they would have the option and convenience of storing some of their personal property in a nearby indoor self-storage facility. Having this option would make housing more attainable by allowing residents to reduce the size (and cost burden) of their dwellings while still meeting their overall housing needs. Having nearby indoor self-storage is a highly sought after amenity for residents of Missing Middle Housing, including those county residents residing in multi-family, single-family attached, semi-detached, modest sized single-family detached, and accessory dwelling units (ADUs).
- c. The proposed ZRA will advance policy statement EP-1 (*Retain and expand the use of industrial land to support employment opportunities that pay a living wage*) by preserving

¹ The concept of Missing Middle Housing is explained in HOCO By DESIGN, Chapter 1, page 11, as being a housing strategy that is intended to create more diverse housing opportunities for our increasingly socioeconomically diverse County. Providing more housing choices is important to support the County's workforce and its future economic development. For the purposes of the General Plan, missing middle housing refers to a range of small- to medium-size home choices that seek to offer different price points for residents living in Howard County. Homes are compatible in scale and character with surrounding neighborhoods, or integrated into new or existing activity centers throughout the County as a transition between different land uses or building types. Missing middle homes may be represented by a single, multiunit building on a single lot, a multi-unit building on multiple lots, or a cluster of homes oriented around a common green space.

industrial zoned land in the M-1 and M-2 zoning districts by permitting indoor self-storage facilities to be located in the B-2 zoning district as a conditional use. Currently, the zoning regulations only permit self-storage in the M-1 and M-2 zoning districts. The regulations do not differentiate between self-storage facilities that permit outdoor storage and those that permit indoor storage within a building only. By permitting indoor self-storage facilities (a very low intensity use) to be located in the B-2 zoning district as a conditional use, the county's scarce M-1 and M-2 zoned land can be retained and better utilized to support more intensive industrial uses that create employment opportunities paying a living wage.

d. The proposed ZRA will also advance the general policy of reducing traffic congestion on local roadways by permitting indoor self-storage facilities to be located within the planned service area in closer proximity to county residents residing in Missing Middle Housing, including those county residents residing in multi-family, single-family attached, semi-detached, modest sized single-family detached, and accessory dwelling units (ADUs).

Response to Section 6

For the reasons set forth in Sections 4 and 5 above, the proposed ZRA is consistent with the legislative intent of the zoning regulations as expressed in Section 100.0.A. The proposed ZRA will preserve and promote the health, safety and welfare of the community. It will advance the legislative intentions expressed under Section 100.0.A.3 by promoting the reduction of congestion in the streets and roadways by permitting indoor self-storage facilities to be located within the planned service area in close proximity to higher density residential areas. The proposed ZRA also furthers the legislative intention expressed under Section 100.0.A.5 because it will provide a mechanism for reducing the overall housing cost burden on county residents residing in Missing Middle Housing, including those county residents residing in multi-family, single-family attached, semi-detached, modest sized single-family detached, and accessory dwelling units (ADUs). As previously stated, these county residents will have the option and convenience of storing some of their personal property in a nearby indoor self-storage facility; thereby making housing more attainable by allowing these residents to reduce the size (and cost burden) of their dwellings while still meeting their overall housing needs. The proposed ZRA will also serve the needs of the county's senior population who desire to downsize their homes but need a place to store their personal property. This proposed ZRA will also encourage the use and development of underutilized properties within the B-2 zoning district, resulting in increased property tax revenue for the county.

Response to Section 7

Please see Sections 4, 5, and 6 above for a detailed explanation of the public benefits to be gained by the adoption of the proposed ZRA.

Response to Section 8

The proposed ZRA has the potential of affecting more than (12) twelve B-2 zoned properties. In general terms, the proposed ZRA will benefit these B-2 zoned properties because it will increase the available development and use options for such properties by permitting indoor self-storage facilities as a conditional use. In addition, this proposed ZRA will respond to changes in the commercial real estate market that have resulted in significantly reduced demand for retail space. Further, because indoor self-storage facilities do not create any appreciable adverse impacts such as dust, odors, fumes, vibrations, noise, or traffic congestion, the proposed ZRA will not

adversely affect these properties, or other adjacent or nearby properties. The proposed ZRA permits indoor self-storage facilities as a new conditional use category in the B-2 zoning district. As such, a proposed indoor storage facility must first be approved by the Howard County Hearing Authority. To be approved, the applicant must demonstrate that the particular location for a proposed indoor self-storage facility meets all of the general criteria for approval under Section 131.0.B as well as the specific criteria for approval specified herein.

Response to Section 9

The Petitioner owns or has a legal or equitable interest in the following property: 3025 Rogers Avenue, Ellicott City, Maryland 21043, Tax Map 18, Parcel 75, Lot PAR C.

Response to Section 10

N/A.

Response to Section 11

PETITIONER'S PROPOSED TEXT

The text set forth below in ALL CAPS is proposed to be added to SECTION 131.0.O.

5. INDOOR SELF-STORAGE FACILITIES.

A CONDITIONAL USE MAY BE GRANTED IN THE B-2 DISTRICT FOR INDOOR SELF-STORAGE FACILITIES, PROVIDED THAT:

- A. THE USE IS LOCATED ON A LOT OR PARCEL THAT IS FIVE (5) ACRES OR LARGER.
- B. THE USE IS LOCATED ON A LOT OR PARCEL THAT IS LOCATED WITHIN THE PLANNED SERVICE AREA FOR PUBLIC WATER AND PUBLIC SEWER SERVICES.
- C. THE USE ADJOINS AND HAS DIRECT ACCESS TO A PUBLIC ROAD CLASSIFIED AS A MINOR COLLECTOR OR HIGHER IN THE GENERAL PLAN.
- D. INDIVIDUAL SELF-STORAGE UNITS SHALL BE LOCATED ENTIRELY WITHIN A BUILDING STRUCTURE.
- E. NO OUTDOOR STORAGE IS PERMITTED.

If adopted, the proposed text would appear normally as set forth below.

SECTION 131.0.O

5. Indoor Self-Storage Facilities.

A Conditional Use may be granted in the B-2 District for indoor self-storage facilities, provided that:

- a. The use is located on a lot or parcel that is five (5) acres or larger.
- b. The use is located on a lot or parcel that is located within the planned service area for public water and public sewer services.
- c. The use adjoins and has direct access to a public road classified as a minor collector or higher in the general plan.
- d. Individual indoor self-storage units shall be located entirely within a building structure.
- e. No outdoor storage is permitted.

Howard County Council Bill No. _____

Petitioner: Normandy Venture Limited Partnership

AFFIDAVIT PURSUANT TO TITLE 22 OF THE HOWARD COUNTY CODE

The undersigned does hereby declare that neither he nor any representative of his firm has provided, offered to provide, or will subsequently provide to any officer or employee of Howard County, whether elected or appointed, any benefits, monetary, or material consideration from the profits or emoluments of this contract, job, work or service for the County; and that no officer or employee has accepted or received or will receive in the future any service or thing of value, directly or indirectly, upon more favorable terms than those granted to the public generally; nor has any such officer or employee of the County received or will receive, directly or indirectly, any part of any fee, commission or other compensation paid or payable by the County in connection with this contract, job, work or service for the County, excepting, however, the receipt of dividends on corporation stock.

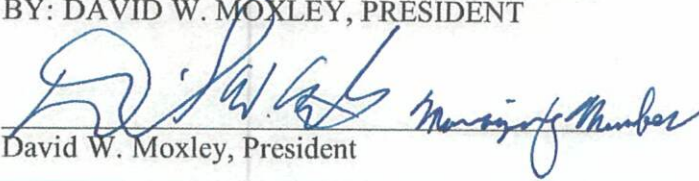
The undersigned does further hereby declare that neither he nor any representative of his firm has provided, offered to provide, or will subsequently provide to any officer or employee of Howard County, whether elected or appointed, any monetary or material consideration, any service or thing of value, directly or indirectly, upon more favorable terms than those granted to the public generally in connection with the submission, processing, issuance, grant or award of the within application or petition for a license, franchise, award, developer's agreement or zoning change.

I/we do solemnly declare and affirm under the penalties of perjury that the contents of the foregoing affidavit are true and correct to the best of my/our knowledge, information and belief.

NORMANDY VENTURE LIMITED
PARTNERSHIP
BY: NORMANDY VENTURE CORPORATION
BY: DAVID W. MOXLEY, PRESIDENT

Witness




David W. Moxley, President

Date: 10 - 28 - 23

ZONING MATTER: NORMANDY VENTURE LIMITED PARTNERSHIP

**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, NORMANDY VENTURE LIMITED PARTNERSHIP, 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**.

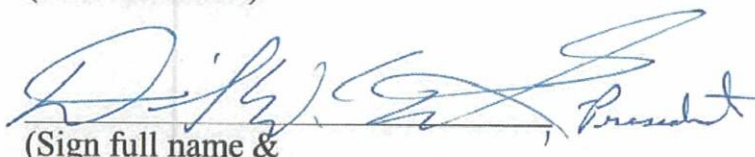
3. I, the **Applicant**, acknowledge and affirm that, if I begin **Engaging in Business** with an **Elected Official** between the filing and the disposition of the **Application**, I will file this Affidavit at the time of **Engaging in Business** with the **Elected Official**.

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

NORMANDY VENTURE LIMITED PARTNERSHIP
BY: NORMANDY VENTURE CORPORATION

BY: DAVID W. MOXLEY, PRESIDENT

(Print full name)

 President

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

10-27-23
(Date)

ZONING MATTER: NORMANDY VENTURE LIMITED PARTNERSHIP

DISCLOSURE OF CONTRIBUTION

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Annotated Code of Maryland, General Provisions Article
Sections 5-852 through 5-854**

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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: NORMANDY VENTURE LIMITED PARTNERSHIP
(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**.

NORMANDY VENTURE LIMITED PARTNERSHIP
BY: NORMANDY VENTURE CORPORATION

BY: DAVID W. MOXLEY, PRESIDENT

(Print full name)

 *David W. Moxley, President*

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

10-27-23

(Date)

Howard County Council Bill No. _____

Petitioner: Normandy Venture Limited Partnership

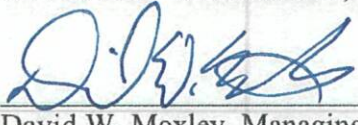
AFFIDAVIT PURSUANT TO TITLE 22 OF THE HOWARD COUNTY CODE

The undersigned does hereby declare that neither he nor any representative of his firm has provided, offered to provide, or will subsequently provide to any officer or employee of Howard County, whether elected or appointed, any benefits, monetary, or material consideration from the profits or emoluments of this contract, job, work or service for the County; and that no officer or employee has accepted or received or will receive in the future any service or thing of value, directly or indirectly, upon more favorable terms than those granted to the public generally; nor has any such officer or employee of the County received or will receive, directly or indirectly, any part of any fee, commission or other compensation paid or payable by the County in connection with this contract, job, work or service for the County, excepting, however, the receipt of dividends on corporation stock.

The undersigned does further hereby declare that neither he nor any representative of his firm has provided, offered to provide, or will subsequently provide to any officer or employee of Howard County, whether elected or appointed, any monetary or material consideration, any service or thing of value, directly or indirectly, upon more favorable terms than those granted to the public generally in connection with the submission, processing, issuance, grant or award of the within application or petition for a license, franchise, award, developer's agreement or zoning change.

I/we do solemnly declare and affirm under the penalties of perjury that the contents of the foregoing affidavit are true and correct to the best of my/our knowledge, information and belief.

RRM NORMANDY, LLC
BY: DAVID W. MOXLEY, Managing Member


David W. Moxley, Managing Member

Date: 10-28-23

Witness



ZONING MATTER: NORMANDY VENTURE LIMITED PARTNERSHIP

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

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MARK EACH PARAGRAPH AS APPLICABLE

1. I, RRM NORMANDY, 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.

RRM NORMANDY, LLC

BY: DAVID W. MOXLEY, MANAGING MEMBER

(Print full name)


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

10-27-23
(Date)

ZONING MATTER: NORMANDY VENTURE LIMITED PARTNERSHIP

DISCLOSURE OF CONTRIBUTION

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Applicant or Party of Record: NORMANDY VENTURE LIMITED PARTNERSHIP
(Print Full Name)

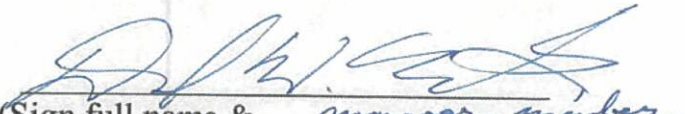
RECIPIENTS OF CONTRIBUTIONS:

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**.

RRM NORMANDY, LLC
BY: DAVID W. MOXLEY, MANAGING MEMBER

(Print full name)


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

10-27-23
(Date)

Howard County Council Bill No. _____

Petitioner: Normandy Venture Limited Partnership

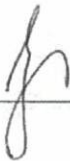
AFFIDAVIT PURSUANT TO TITLE 22 OF THE HOWARD COUNTY CODE

The undersigned does hereby declare that neither he nor any representative of his firm has provided, offered to provide, or will subsequently provide to any officer or employee of Howard County, whether elected or appointed, any benefits, monetary, or material consideration from the profits or emoluments of this contract, job, work or service for the County; and that no officer or employee has accepted or received or will receive in the future any service or thing of value, directly or indirectly, upon more favorable terms than those granted to the public generally; nor has any such officer or employee of the County received or will receive, directly or indirectly, any part of any fee, commission or other compensation paid or payable by the County in connection with this contract, job, work or service for the County, excepting, however, the receipt of dividends on corporation stock.

The undersigned does further hereby declare that neither he nor any representative of his firm has provided, offered to provide, or will subsequently provide to any officer or employee of Howard County, whether elected or appointed, any monetary or material consideration, any service or thing of value, directly or indirectly, upon more favorable terms than those granted to the public generally in connection with the submission, processing, issuance, grant or award of the within application or petition for a license, franchise, award, developer's agreement or zoning change.

I/we do solemnly declare and affirm under the penalties of perjury that the contents of the foregoing affidavit are true and correct to the best of my/our knowledge, information and belief.

Witness



David W. Moxley, Managing Member



Date: 10-24-23

ZONING MATTER: NORMANDY VENTURE LIMITED PARTNERSHIP

**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, David W. Moxley, 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.

David W. Moxley

(Print full name)



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

10-27-23

(Date)

ZONING MATTER: NORMANDY VENTURE LIMITED PARTNERSHIP

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.

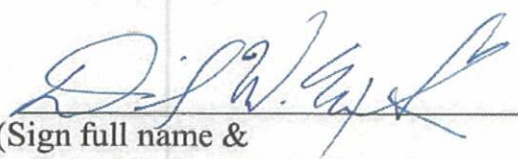
Applicant or Party of Record: David W. Moxley
(Print Full Name)

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**.

David W. Moxley
(Print full name)


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

10-27-23
(Date)

Howard County Council Bill No. _____

Petitioner: Normandy Venture Limited Partnership

AFFIDAVIT PURSUANT TO TITLE 22 OF THE HOWARD COUNTY CODE

The undersigned does hereby declare that neither he nor any representative of his firm has provided, offered to provide, or will subsequently provide to any officer or employee of Howard County, whether elected or appointed, any benefits, monetary, or material consideration from the profits or emoluments of this contract, job, work or service for the County; and that no officer or employee has accepted or received or will receive in the future any service or thing of value, directly or indirectly, upon more favorable terms than those granted to the public generally; nor has any such officer or employee of the County received or will receive, directly or indirectly, any part of any fee, commission or other compensation paid or payable by the County in connection with this contract, job, work or service for the County, excepting, however, the receipt of dividends on corporation stock.

The undersigned does further hereby declare that neither he nor any representative of his firm has provided, offered to provide, or will subsequently provide to any officer or employee of Howard County, whether elected or appointed, any monetary or material consideration, any service or thing of value, directly or indirectly, upon more favorable terms than those granted to the public generally in connection with the submission, processing, issuance, grant or award of the within application or petition for a license, franchise, award, developer's agreement or zoning change.

I/we do solemnly declare and affirm under the penalties of perjury that the contents of the foregoing affidavit are true and correct to the best of my/our knowledge, information and belief.

Mark Moxley



Mark Moxley



Witness

Date:

12/14/23

ZONING MATTER: NORMANDY VENTURE LIMITED PARTNERSHIP

**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, Mark Moxley, 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 Moxley

(Print full name)



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

12/14/23

(Date)

ZONING MATTER: NORMANDY VENTURE LIMITED PARTNERSHIP

DISCLOSURE OF CONTRIBUTION

**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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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: NORMANDY VENTURE LIMITED PARTNERSHIP
(Print Full Name)

RECIPIENTS OF CONTRIBUTIONS:

NAME	DATE	AMOUNT
Committe to Elect David Yungmann	9/15/2022	\$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**.

Mark Moxley

(Print full name)



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

12/14/23

(Date)

Howard County Council Bill No. _____

Petitioner: Normandy Venture Limited Partnership

AFFIDAVIT PURSUANT TO TITLE 22 OF THE HOWARD COUNTY CODE

The undersigned does hereby declare that neither he nor any representative of his firm has provided, offered to provide, or will subsequently provide to any officer or employee of Howard County, whether elected or appointed, any benefits, monetary, or material consideration from the profits or emoluments of this contract, job, work or service for the County; and that no officer or employee has accepted or received or will receive in the future any service or thing of value, directly or indirectly, upon more favorable terms than those granted to the public generally; nor has any such officer or employee of the County received or will receive, directly or indirectly, any part of any fee, commission or other compensation paid or payable by the County in connection with this contract, job, work or service for the County, excepting, however, the receipt of dividends on corporation stock.

The undersigned does further hereby declare that neither he nor any representative of his firm has provided, offered to provide, or will subsequently provide to any officer or employee of Howard County, whether elected or appointed, any monetary or material consideration, any service or thing of value, directly or indirectly, upon more favorable terms than those granted to the public generally in connection with the submission, processing, issuance, grant or award of the within application or petition for a license, franchise, award, developer's agreement or zoning change.

I/we do solemnly declare and affirm under the penalties of perjury that the contents of the foregoing affidavit are true and correct to the best of my/our knowledge, information and belief.

Debra S. Thrift
Witness

James R. Moxley, III
James R. Moxley, III

Date: 12/24/23

ZONING MATTER: NORMANDY VENTURE LIMITED PARTNERSHIP

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

**As required by the Maryland Public Ethics Law
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ALL BOLDED TERMS ARE DEFINED BY SECTION 5-852
MARK EACH PARAGRAPH AS APPLICABLE

1. I, James R. Moxley, III, 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**.


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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.

James R. Moxley, III
(Print full name)


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

12/14/23
(Date)

ZONING MATTER: NORMANDY VENTURE LIMITED PARTNERSHIP

DISCLOSURE OF CONTRIBUTION

**As required by the Maryland Public Ethics Law
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Applicant or Party of Record: NORMANDY VENTURE LIMITED PARTNERSHIP
(Print Full Name)

RECIPIENTS OF CONTRIBUTIONS:

NAME	DATE	AMOUNT
Neighbors of Christiana Rigby	8/17/2022	\$250.00
The Calvin Ball Team	7/11/2022	\$4,000.00
The Calvin Ball Team	7/11/2022	\$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**.

James R. Moxley, III
(Print full name)


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

12/14/23
(Date)

Howard County Council Bill No. _____
Petitioner: Normandy Venture Limited Partnership

AFFIDAVIT PURSUANT TO TITLE 22 OF THE HOWARD COUNTY CODE

The undersigned does hereby declare that neither he nor any representative of his firm has provided, offered to provide, or will subsequently provide to any officer or employee of Howard County, whether elected or appointed, any benefits, monetary, or material consideration from the profits or emoluments of this contract, job, work or service for the County; and that no officer or employee has accepted or received or will receive in the future any service or thing of value, directly or indirectly, upon more favorable terms than those granted to the public generally; nor has any such officer or employee of the County received or will receive, directly or indirectly, any part of any fee, commission or other compensation paid or payable by the County in connection with this contract, job, work or service for the County, excepting, however, the receipt of dividends on corporation stock.

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I/we do solemnly declare and affirm under the penalties of perjury that the contents of the foregoing affidavit are true and correct to the best of my/our knowledge, information and belief.

Security Development LLC *see others attached as Exhibit A

By: James R. Moxley, III, Member or Vice President

Debra S. Shuff
Witness

James R. Moxley, III
James R. Moxley, III

Date: 12/14/23

ZONING MATTER: NORMANDY VENTURE LIMITED PARTNERSHIP

**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, Security Development LLC
*see others attached, 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.

James R. Moxley, III, Member or Vice President
(Print full name)

J.R. Moxley III
(Sign full name &
indicate legal capacity, if applicable)

12/14/24
(Date)

ZONING MATTER: NORMANDY VENTURE LIMITED PARTNERSHIP

DISCLOSURE OF CONTRIBUTION

**As required by the Maryland Public Ethics Law
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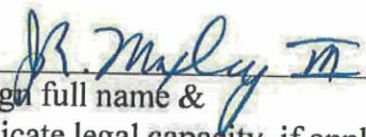
Applicant or Party of Record: NORMANDY VENTURE LIMITED PARTNERSHIP
(Print Full Name)

RECIPIENTS OF CONTRIBUTIONS:

NAME	DATE	AMOUNT
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**.

Security Development LLC
*see others attached as Exhibit A
James R. Moxley, III, Member or Vice President
(Print full name)


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

12/14/23
(Date)

EXHIBIT A

1. Security Development, LLC
2. Cascade Montpelier Finance II, LLC
3. Clarksville Square II LLC
4. Dorsey Crossing Utility LLC
5. Elkridge Town Center Finance LLC
6. Homewood LLC
7. Horizon Ridge LLC
8. Kaiser Commercial LLC
9. Kaiser Farm Finance LLC
10. Lake Shore I, LLC
11. Meadowridge Lot 42 LLC
12. Meadowridge Parcel Q LLC
13. Rt. 27 LLC
14. Twin Arch Lot 3 LLC
15. Cascade Montpelier II, LLC
16. Clarksville Square LLC
17. Elioak LLC
18. Hoods Mill LLC
19. Howard Utilities LLC
20. Kaiser Farm LLC
21. Kings Arms Utility LLC
22. Meadowridge Business LLC
23. Meadowridge Parcel R LLC
24. Stonehaven Holdings LLC
25. Bevard Farm Corporation
26. Clarksville Square Corporation
27. Guilford Corner Corporation
28. Meadowridge Landing Corporation
29. SDC Group, Inc.
30. Twin Arch Corporation
31. Walnut Ridge Finance Corporation
32. Dunfield Commercial Inc.
33. Hoods Mill Corporation (VP)
34. Security Development Corporation
35. SDC Holding Company
36. Walnut Ridge Corporation
37. SCI Limited Partnership
38. Twin Arch Associates Limited Partnership
39. Seabreak LLC
40. Normandy LLC
41. Dawn Acres LLC
42. Compass Real Estate, Inc.
43. JRM Normandy LLC

44. Locust Thicket Investors LLC
45. SDC Partners LLC
46. Chapelgate LLC
47. SDC River Hill LLC
48. Normandy Venture Limited Partnership
49. Clarksville Freestate, LLC
50. Cascade Montpelier, LLC
51. Dunfield Commercial, LLC
52. Lyndwood Square, LLC
53. Emicon, LLC
54. Westlake Square, LLC
55. Upper Cascade, LLC
56. Elkridge Town Center, LLC
57. Columbia Junction Corporation
58. Lakeshore Corporation
59. Walnut Ridge, LLC
60. Orchard Park Corporation
61. River Hill Square, LLC
62. Centennial Crossing, LLC
63. Orchard Park, LLC
64. Longhope LLC
65. Cascade Falls LLC
66. Clarksville Crossing LLC
67. Clevenger SDC LLC
68. Bloomingdale Estates LLC
69. Deer Grove LLC
70. Deer Wood LLC
71. Walut Ridge Towns LLC