



Zoning Regulation Amendment Petition

Zoning Regulation Amendment Request:

Amendment Background

Amend Section 116 P.E.C. Bulk regulations to provide greater setbacks for research activities that require MDE air emission permits.

The General Plan emphasizes health and safety of Howard County residents. PEC Zoned businesses are engaged in chemical testing and/or research which may produce Carcinogenic emission harmful to residences in close proximity. A buffer is needed between the chemical testing and/or research facility and residences to protect the health of children and adults. A minimum setback of 1,800 feet or greater is needed between the chemical testing and/or research location and residences to minimize Health, Safety and Operational Risks from toxic fumes, fire, explosion and excursion.

Proposed Amendment -116.D.3.b. **THE RESEARCH AND DEVELOPMENT USE THAT WAS PERMITTED AS A MATTER RIGHT WAS DELETED AS OF THE OCTOBER 6, 2013 ZONING REGULATIONS. NOTWITHSTANDING, CONTINUATION OF THESE USES AS NON-CONFORMING IN STRUCTURES WHERE RESEARCH AND DEVELOPMENT IS CONDUCTED WHICH REQUIRES AN AIR PERMIT FROM MARYLAND DEPARTMENT OF ENVIRONMENT SHALL BE AT LEAST 1800 FEET FROM THE LOT LINE OF ANY RESIDENCE.**

Petitioner Information

Name: Anwer Hasan
 Trading As:
 Address: 7651 Cross Creek Drive, Columbia, MD 21044
 Phone:: 443-324-1287
 Email: anwerhasan@hotmail.com
 Petitioner's Interest in the Property: Joint Owner



Representative Information

Name: Anwer Hasan
 Address: 7651 Cross Creek Drive, Columbia, MD 21044
 Phone: 443-324-1287
 Email: anwerhasan@hotmail.com
 Profession: Engineer



Property Information

Property Address: 7500 Grace Drive, Columbia MD 21044
 Total Site Area: 75 acres Tax Map: 35 Grid: 22 Parcel: 145
 County Council District: 4 Zoning District: PEC

Zoning Regulation Amendment Information

1. Explain the reason the requested amendment is being proposed.

The General Plan emphasizes health and safety of Howard County residents. PEC Zoned businesses are engaged in chemical testing and/or research which may produce Carcinogenic emission harmful to residences in close proximity. A buffer is needed between the research location and residences to protect the health of children and adults. A minimum of 1800 feet or greater set back is needed between the chemical testing and/or research location and residences to minimize Health, Safety and operational risk from toxic fumes, fire, explosion and leaks from the plant.

2. 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. Provide a detailed justification statement demonstrating how the proposed amendment will be in harmony with this purpose and the other issues in Section 100.0.A.

The proposed amendment not only preserve and promote but minimizes Health, Safety and Operation risks as explained above from potential toxic fumes, fire, explosion, and leaks from the Chemical Facility. The amendment has no impact on the orderly growth and development of the County. It protects and conserves the value of land and structures. The amendment encourages private enterprises to be more responsible in undertaking research of chemical recycling plant and minimize impact to the health and safety of the residents. Howard County, Maryland, and in particular, Columbia, Maryland, is touted as one of the "Best Cities to Raise a Family in America" and "Best Cities to Live in America." Among the accolades awarded to Columbia, Maryland for these honors is that Columbia, Maryland has high quality of safety, health, and care for residents. In order to maintain the safety, health, welfare, and care for Columbia, Maryland residents, no company with MDE-approved air permits should be allowed to conduct any type of chemical testing and/or research within 1,800 feet of residential homes. Taxpayers in Columbia, Maryland should feel safe in their homes and they should not have to worry about their children having health issues, feeling the negative side effects of safety issues, and having to bear the brunt of operational shortcomings. For example, companies who are seeking to perform catalytic chemical conversion process using a flame-less electric oxidizer.

HEALTH ISSUES- The Docket 16-23 permit application which involves the catalytic chemical conversion of plastics process will potentially yield benzene, and ethanol and the Department of Health and Human Services has determined that benzene is a known carcinogen (can cause cancer). In addition, both the International Agency for Cancer Research and the US EPA have determined that benzene is carcinogenic to humans.

SAFETY RISKS-Frequency of accidents in pilot plants are more significant than in production plants. Fires, explosions, and chemical leaks (often in R&D pilots) will be catastrophic for a community 230 feet away. Thermal oxidizer may result in explosions and fire. Thermal oxidizers in at least 4 other

(October 2023) Source: Thermal Oxidizer Fire & Explosion Hazard, IChemE, Symposium Series No. 148 (2001).

OPERATIONAL RISKS- Could result accident, No plan for accidents, how to informed the community next door, noise pollution and many other issues. The risk associated with the project and no risk mitigation plan submitted with the application.

3. Does the amendment, or do the amendments, have the potential of affecting the development of more than one property?

If the number of impacted 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. If the number of properties is greater than 12, explain the impact in general terms.

There are 3 other areas zoned PEC in the County, Montpelier and Emerson in the Southeast planning area and Lyndwood in the Elkridge Planning area. These properties are not involved in the Chemical Testing and /or Research and will not be requiring the greater setback

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

7500 GRACE DR COLUMBIA MD 21044-4098. Map 35 Parcel 145-A. Petitioner is a successor in interest located on Map 35 Parcel 145 B Lot 12

Zoning Regulation Amendment Criteria

1. The compatibility, including potential adverse impacts and consequences, of the proposed zoning regulation amendment with the existing and potential land uses of the surrounding areas and within the same zoning district.

This ZRA will make the P.E.C. uses more compatible with the adjacent residences. It will limit the commercial uses such as chemical research requiring MDE Air Permit uses on P.E.C. land, requiring a buffer between the Location of Chemical Research Facility and the adjacent residences. It is a win win situation for the businesses and the residents.

2. The properties to which the zoning regulation amendment could apply and, if feasible, a map of the impacted properties.

7500 Grace Dr. Columbia, MD 21044

7450 Grace Dr. Columbia, MD 21044

7440 Grace Dr. Columbia, MD 21044

3. Conflicts in the Howard County Zoning Regulations as a result of the zoning regulation amendment.

None

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.

The Howard County General plan (PlanHoward 2030) emphasizes that the high quality of life is achieved through universal stewardship of land, water and air resulting in sustainable communities and protection of environment. The Chapter 11 Implementation clearly illustrates that it supports efforts to

improve air quality with an emphasis on communities and population most threatened by elevated level of pollution. The Implementation plan in the Plan Howard 2030 identify how air quality will be improved for the residents of Howard County. This Amendment will improve the quality of life of the Cedar Creek, Village of River Hill and Robinson communities.

5. If the zoning regulation text amendment would impact eight (8) 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.

7450 Grace Dr. Columbia, MD 21044

3) W.R. Grace

7440 Grace Dr.

Columbia, MD 21044

Robinson Overlook LLC

4) 7410 Grace Dr.

Columbia, MD 21044

5) Jeff and Holly Eng

7420 Grace Dr.

Columbia, MD 21044

6) Howard County Recs and Parks

Route 32, Columbia

7) Cedar Creek Community

8) River Hill Community

Signatures

The undersigned hereby affirms that all of the statements and information contained in, or filed with this petition, are true and correct.

Petitioner's Signature Hasan, Anwer (USAH177040) Digitally signed by Hasan, Anwer (USAH177040)
DN: cn=Hasan, Anwer (USAH177040), ou=Active, email=anwer.hasan@wsp.com
Date: 2024.11.07 22:00:53 -05'00' **Date** 09/17/2024

Property Owner's Signature Hasan, Anwer (USAH177040) Digitally signed by Hasan, Anwer (USAH177040)
DN: cn=Hasan, Anwer (USAH177040), ou=Active, email=anwer.hasan@wsp.com
Date: 2024.11.07 22:01:04 -05'00' **Date** 09/17/2024

Process information and submittal requirements can be found on the [ProjectDox website](#)