



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

(410) 313-2350
www.howardcountymd.gov

DPZ Office Use only:
Case No ZRA-212
Date Filed 1/20/2025

Zoning Regulation Amendment Petition



Zoning Regulation Amendment Request:

The proposed amendment will remove the required 50 ft. setback from residentially zoned properties applicable to Nursing Homes and Residential Care Facilities subject to conditional use approval by deleting Section 131.0.N.38.d. The setbacks imposed by the bulk regulations of the underlying district remain in effect unless otherwise reduced by variance pursuant to Section 130.0.B.2. The proposed amendment would also modify Section 131.0.N.38.e to provide that the area not being used for buildings, parking areas or driveways would be 35% of the gross site area instead of 20% of the building envelope as currently required.

Petitioner Information

Name: Blackrock Capital Investors, L.L.C Blackrock Capital Investors, L.L.C.
Trading As: Blackrock Capital Investors, L.L.C. by Arsy Shah
Address: 10605 Clarksville Pike (Rt. 108), Columbia, MD, 21044
Phone: 3016748891
Email: arsyshah@gmail.com
Petitioner's Interest in the Property: Sole Owner

Representative Information

Name: William Erskine
Address: 7021 Columbia Gateway Drive, Columbia, MD, 21046
Phone: 3015750363
Email: werskine@offitkurman.com
Profession: Attorney at Law

Property Information

Property Address: 10605 Clarksville Pike (Rt. 108), Columbia, MD, 21044
Total Site Area: 1.26 acres Use Area (if different): Tax Map: 29 Grid: 12 Parcel:
Parcel 32
County Council District: 4 Zoning District: R-12
Subdivision Name: SDP #:

Signatures

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

Blackrock Capital Investors, L.L.C.

Petitioner's Signature

By: Rakeshkumar C. Shah, Manager

Date 2/6/25

Property Owner's Signature

Petitioner is the sole owner

Date _____

Process information and submittal requirements can be found on the ProjectDox website



AFFIDAVIT AND DISCLOSURE OF CONTRIBUTION

For Petitions to Amend the Zoning Regulations, Zoning Maps and Preliminary Develop Plans of Howard County

Zoning Matter: ZRA-212

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, Black Rock Capital Investors, L.L.C., 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.

Blackrock Capital Investors, L.L.C.
by Rakeshkumar C. Shah, Manager

(Print Full Name)



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

2/5/2025
Date

Zoning Matter: ZRA-212

DISCLOSURE OF CONTRIBUTION

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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: Black Rock Capital Investors, L.L.C.

(Print Full Name)

RECIPIENTS OF CONTRIBUTIONS:

NAME	DATE	AMOUNT
None		

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Blackrock Capital Investors, L.L.C.
by Rakeshkumar C. Shah, Manager

(Print Full Name)



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

2/6/2025
Date

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1. I, Arsy, 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**.
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Arsy, LLC
by Rakeshkumar C. Shah, Manager

(Print Full Name)



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

2/6/2025
Date

Zoning Matter: ZRA-212

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Applicant or Party of Record: Arsy, LLC
(Print Full Name)

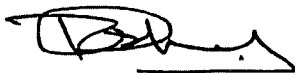
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by Rakeshkumar C. Shah, Manager

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Rakeshkumar C. Shah

(Print Full Name)



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

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Applicant or Party of Record: Rakeshkumar C. Shah
(Print Full Name)

RECIPIENTS OF CONTRIBUTIONS:

NAME	DATE	AMOUNT
None		

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Rakeshkumar C. Shah

(Print Full Name)



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Petitioner's Proposed Text

Sec. 131.0.N.38 - Nursing Homes and Residential Care Facilities:

A Conditional Use may be granted in the RC, RR, R-ED, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, R-APT, R-MH, R-VH, CAC and TNC Districts for nursing homes and residential care facilities, provided that:

- a. The facility shall have 16 or fewer beds.
- b. The minimum lot size for a new facility is one acre. An existing facility does not have to comply with this criteria.
- c. The design of new structures or additions to existing structures will be compatible in scale and character with residential development in the vicinity, as demonstrated by architectural elevations or renderings that shall be submitted with the petition.
- d. Buildings, parking areas and outdoor activity areas will be at least 50 feet from adjoining residentially-zoned properties other than public road right-of-ways. FOR SITES UTILIZING BUILDINGS AND PARKING AREAS EXISTING PRIOR TO [INSERT EFFECTIVE DATE OF LEGISLATION], THE HEARING AUTHORITY MAY REDUCE OR ELIMINATE THIS SETBACK IF THE PETITION INCLUDES DETAILED PLANS FOR SCREENING, CONSISTING OF A COMBINATION OF A SOLID FENCE OR WALL AND LANDSCAPING, OR EQUIVELENT COMBINATION, THAT PRESENTS AN ATTRACTIVE AND EFFECTIVE BUFFER FOR NEIGHBORING PROPERTIES.
- e. At least 20% of the area within the building envelope shall not be used for buildings, parking areas or driveways. The building envelope is formed by the required structure and use setbacks of the Zoning Regulations for the zoning district and the Subdivision and Land Development Regulations.

Proposed Text as it Would Normally Appear if Adopted

Sec. 131.0.N.38 - Nursing Homes and Residential Care Facilities:

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- a. The facility shall have 16 or fewer beds.
- b. The minimum lot size for a new facility is one acre. An existing facility does not have to comply with this criteria.
- c. The design of new structures or additions to existing structures will be compatible in scale and character with residential development in the vicinity, as demonstrated by architectural elevations or renderings that shall be submitted with the petition.
- d. Buildings, parking areas and outdoor activity areas will be at least 50 feet from adjoining residentially-zoned properties other than public road right-of-ways. For sites utilizing buildings and parking areas existing prior to [INSERT EFFECTIVE DATE OF LEGISLATION], the Hearing Authority may reduce or eliminate this setback if the petition includes detailed plans for screening, consisting of a combination of a solid fence or wall and landscaping, or an equivalent combination, that presents an attractive and effective buffer for neighboring properties.
- e. At least 20% of the area within the building envelope shall not be used for buildings, parking areas or driveways. The building envelope is formed by the required structure and use setbacks of the Zoning Regulations for the zoning district and the Subdivision and Land Development Regulations.