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Requested Zoning

Search Street:

BALTIMORE NATIONAL: Next

Property Information:

Amendment No.: 16.001
Current Zoning: RC-DEO
Requested Zoning: R-ED
Tax Account ID.: 1403294277
Map: 16
Grid: 23
Parcel: 248
Lot:
Acres: 15.8
Address: 10611 BALTIMORE NATIONAL PK
City/State/Zip: MARRIOTTSVILLE, MD 21104

Owner:

Name: CADOGAN PROPERTY LLC
Email:
Phone:
Mailing Address: 6800 Deerpath Road, Suite 150
City/State/Zip: Elkridge, MD 21075

Representative:

Name: Talkin & Oh, LLP
Email: soh@talkin-oh.com
Phone: 410-964-0300
Mailing Address: 5100 Dorsey Hall Drive
City/State/Zip: Ellicott City, MD 21042

Decision:

Planning Board Decision:
Planning Board Vote:
Council Decision:
Council Vote:

Zoning Map Amendment Request Form

Howard County Comprehensive Zoning Plan Department of Planning and Zoning

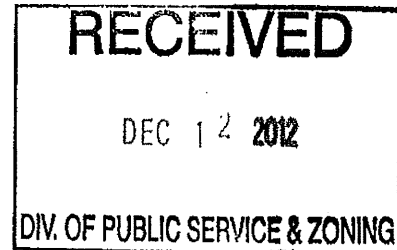
[Word 2007 Version]
Before filling out this form, please read the
Instructions section at the end of the form.

A. Property Information

- 1 Address / Street (Only) ~~Route 40~~ 10611 Baltimore National Pike
- 2 Tax Map Number 16 Grid 23
- 3 Parcel(s) 248
- 4 Lot(s) N/A
- 5 Tax Account Data: District 03 Account # 294277
- 6 Size of Property: Acres 15.805 Square feet
- 7 The Property is currently zoned: RC-DEO
I request that the Property be rezoned to: R-ED

B. Owner Information

- 8 Owner Name Cadogan Property LLC
- 9 Mailing street address or Post Office Box 6800 Deerpath Road, Suite 150
City, State Elkridge, Maryland
ZIP Code 21075
Telephone (Main)
Telephone (Secondary)
Fax
- 10 E-Mail



C. Representative Information

- 11 Name Talkin & Oh, LLP
Mailing street address or Post Office Box 5100 Dorsey Hall Drive
City, State Ellicott City, Maryland
ZIP 21042
Telephone (Main)

410-964-0300 (Sang Oh)

C. Representative Information

	Telephone (Secondary)	
	Fax	410-964-2008
	E-Mail	soh@talkin-oh.com
12	Association with Owner	Attorneys

D. Alternate Contact [If Any]

	Name	
	Telephone	
	E-Mail	

E. Explanation of the Basis / Justification for the Requested Rezoning

13	<p>The subject Property is zoned RC-DEO and was recently added to the County's Planned Service Area ("PSA") for public water and sewer. The proposed rezoning of the Property to the R-ED district would allow for an appropriate residential subdivision of the nearly 16 acre Property in a manner that utilizes public sewer instead of septic systems. Due to environmental concerns pertaining to septic systems, the policy of both the State and the County is to promote developments utilizing public sewer. See PlanHoward 2030, pp. 73-76.</p> <p>The R-ED district is the lowest density zone possible for PSA-included property. The Property also adjoins an existing R-ED development and is in close proximity to R-20, R-12, and R-SA-8 developments. An R-ED development on the Property will be compatible with neighboring uses and appropriate for the area. See attached Continuation Sheet.</p>
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F. List of Attachments/Exhibits

14	1. Continuation Sheet. 2. Map of the Property from the County's website.
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G. Signatures

15	Owner	R. Jacob Hikmat, Managing Member	Owner (2)	
	Date	12/7/12	Date	

<input checked="" type="checkbox"/>	Additional owner signatures? X the box to the left and attach a separate signature page.
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16	Representative Signature	
	Date	12-10-12

DPZ Use Only	JPL	Amendment No.	16.001
Notes			

Continuation Sheet

E. Explanation of the Basis / Justification for the Requested Rezoning

13 The subject Property is zoned RC-DEO and was recently added to the County's Planned Service Area ("PSA") for public water and sewer. The proposed rezoning of the Property to the R-ED district would allow for an appropriate residential subdivision of the nearly 16 acre Property in a manner that utilizes public sewer instead of septic systems. Due to environmental concerns pertaining to septic systems, the policy of both the State and the County is to promote developments utilizing public sewer. See PlanHoward 2030, pp. 73-76.

The R-ED district is the lowest density zone possible for PSA-included property. The Property also adjoins an existing R-ED development and is in close proximity to R-20, R-12, and R-SA-8 developments. An R-ED development on the Property will be compatible with neighboring uses and appropriate for the area.

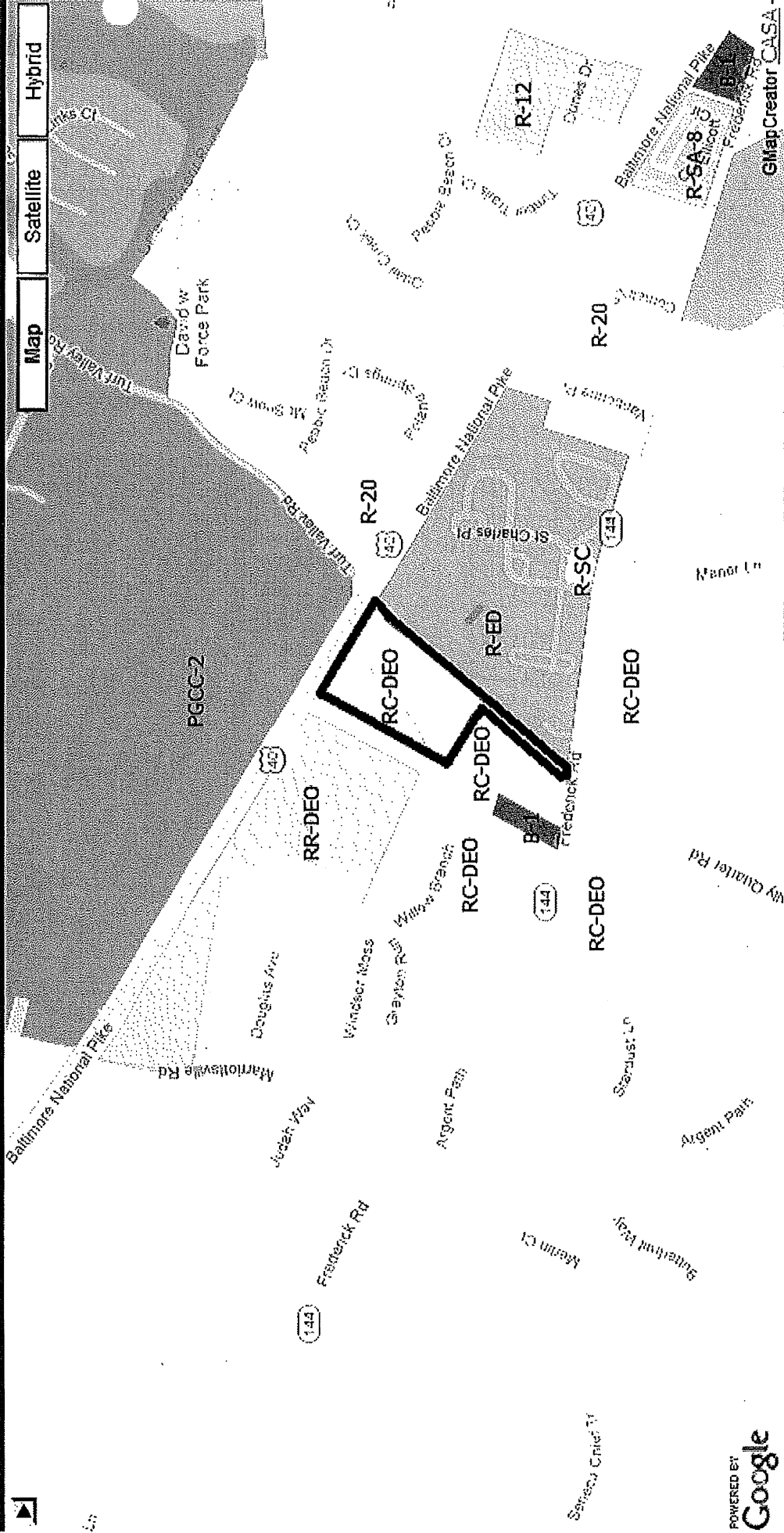
The R-ED district is also the most appropriate zone for the Property given the Property's environmental features. As shown on the attached aerial map of the Property from the County's website, the Property contains a sizeable area of wetlands. The purpose of the R-ED district is "to accommodate residential development at a density of two dwelling units per net acre in areas with a high proportion of sensitive environmental and/or historic resources. Protection of environmental and historic resources is to be achieved by minimizing the amount of site disturbance and directing development to the most appropriate areas of a site, away from sensitive resources. To accomplish this, the regulations allow site planning flexibility and require that developmental proposals be evaluated in terms of their effectiveness in minimizing alteration of existing topography, vegetation and the landscape setting for historic structures." HOWARD COUNTY ZONING REGULATIONS § 107.A.

A rezoning of the Property to the R-ED district would be consistent with the Property's recent inclusion into the PSA for public water and sewer, allowing for a subdivision at the lowest residential density permitted. Such a rezoning would ensure a development utilizing public sewer instead of septic, and would also ensure that the environmentally sensitive features of the Property would be protected during the subdivision and development process.

Howard County, MARYLAND

Street View | Help

Map Satellite Hybrid





Howard County Council

George Howard Building
3439 Court House Drive
Ellicott City, Maryland 21043-4392

COUNCILMEMBERS

Jennifer Terrasa, Chairperson
District 3
Mary Kay Sigaty, Vice Chairperson
District 4
Courtney Watson
District 1
Calvin Ball
District 2
Greg Fox
District 5

March 11, 2013

Cadogan Property, LLC
6800 Deerpath Road, Suite 150
Elkridge, MD 21075

Dear Sir or Madam:

You are receiving this letter because you filed a Zoning Map Amendment Request Form/Howard County Comprehensive Zoning Plan or a Zoning Regulation Amendment Request Form/Howard County Comprehensive Plan.

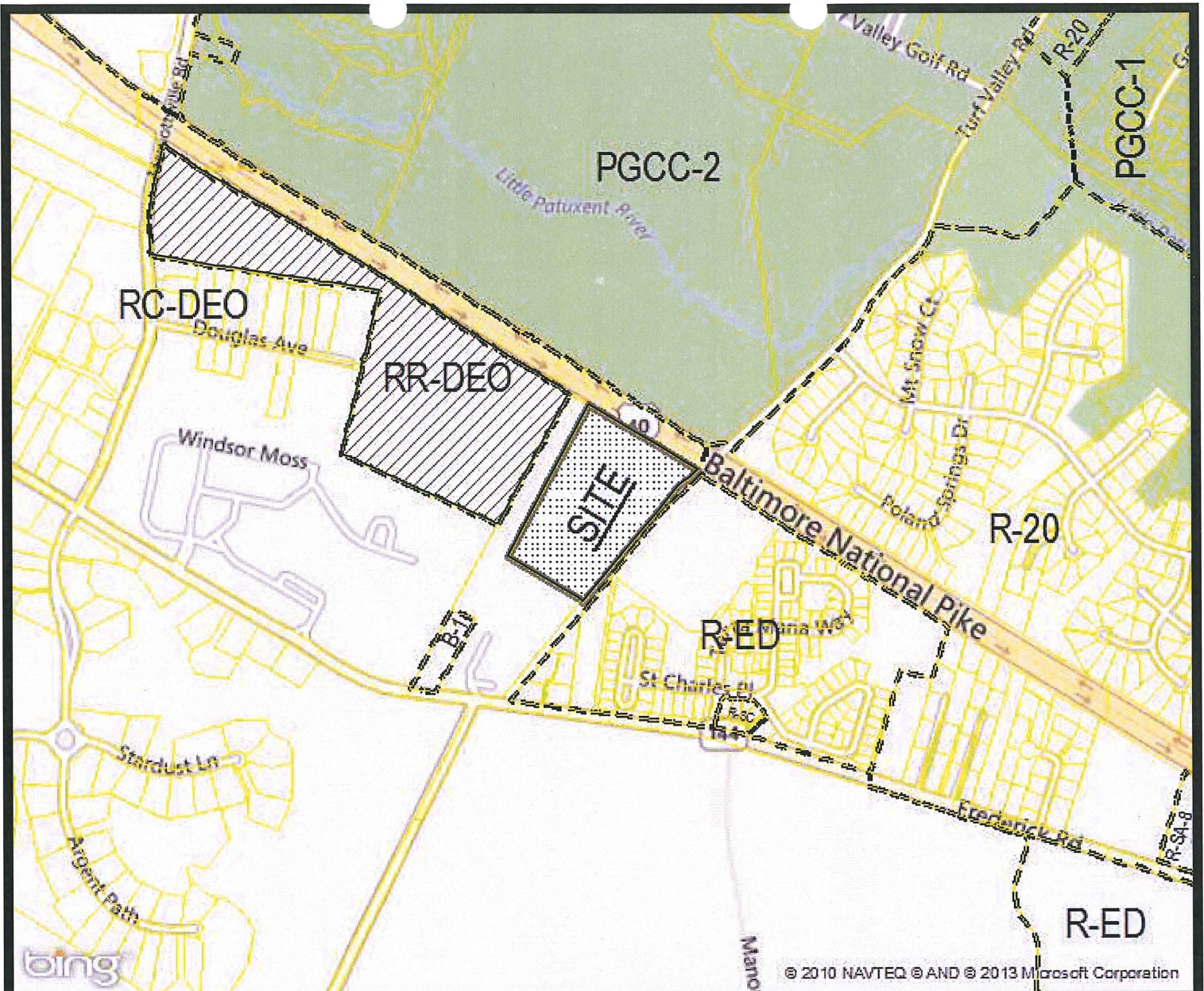
Please be advised that on March 7, 2013, the Howard County Ethics Commission determined that the Zoning Map Request Form needs to be accompanied by certain affidavits and disclosures. The Commission also determined that the Zoning Regulation Amendment Form needs to be accompanied by certain affidavits and disclosures when the Form proposes to "increase the density of the land of the applicant."

The Commission directed me to notify applicants of their obligation to file the affidavit and disclosure. The obligation is set forth in Md. Code Ann., St. Gov't, Sec. 15-849(b), which provides in part, "**the affidavit or disclosure shall be filed at least 30 calendar days prior to any consideration of the application by an elected official.**"

Accordingly, I am enclosing for your use the approved affidavit packet. Completed forms may be mailed to the Administrative Assistant to the Zoning Board at 3430 Court House Drive, Ellicott City, MD 21043.

Very truly yours,

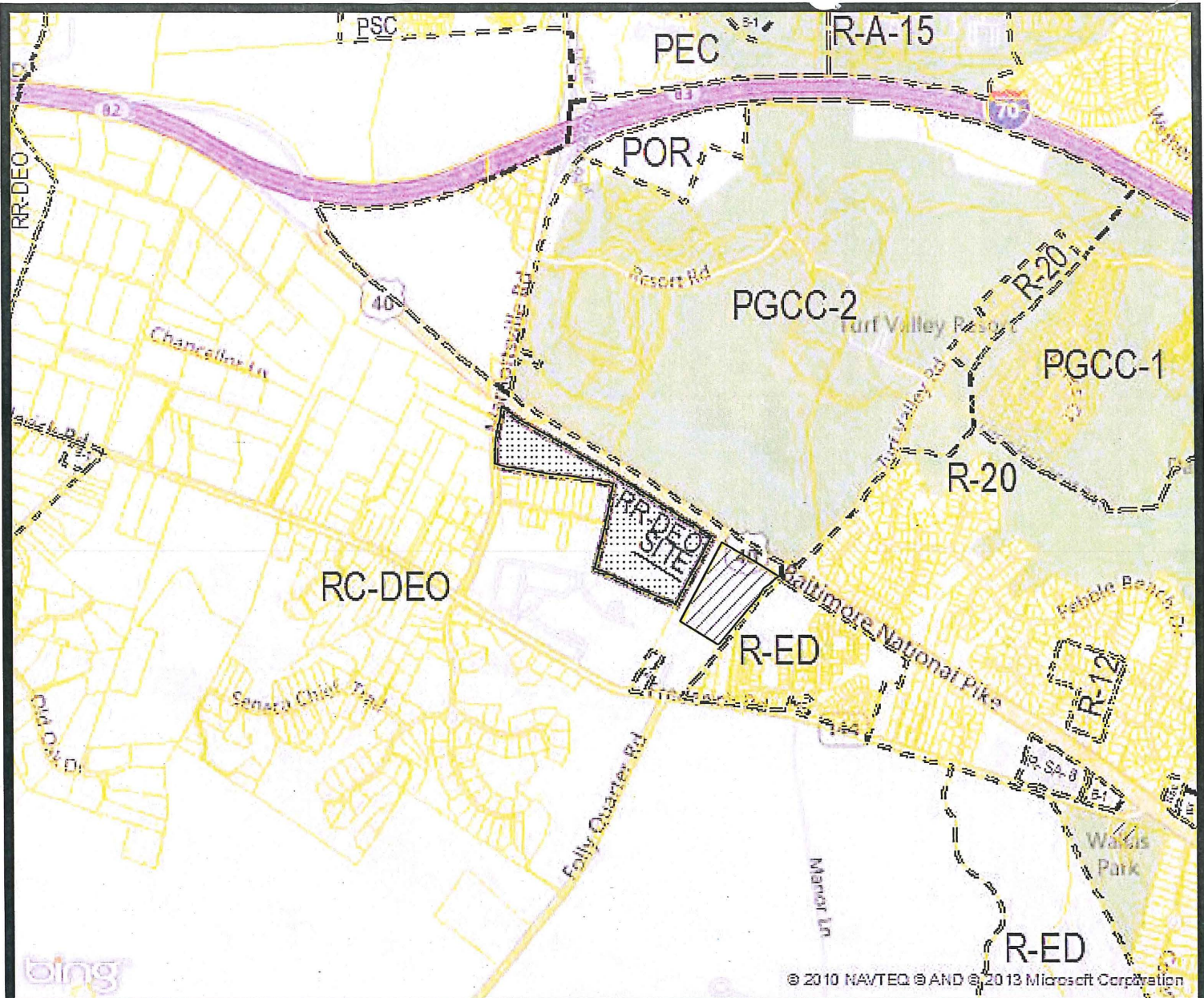
Stephen M. LeGendre
Administrator



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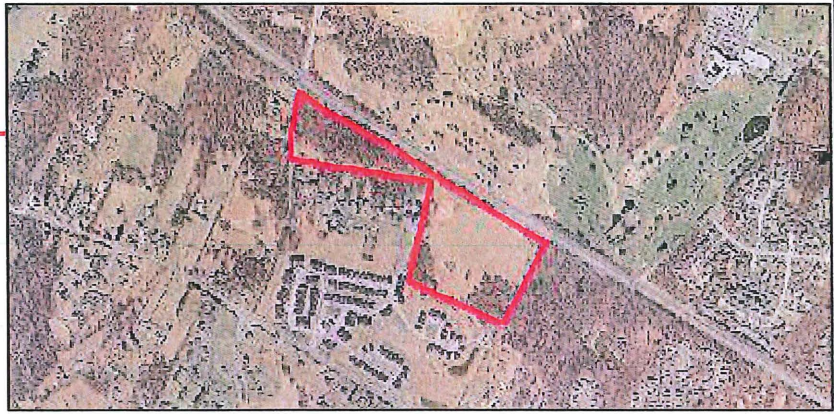


Zoning Map General Plan Amendment: 16.001 Tax ID: 1403294277
 Current Zoning: RC-DEO Council District: 5
 Tax Map: 16 Grid: 23 Parcel: 248 Lot: N/A
 Address: 10611 BALTIMORE NATIONAL PK



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Zoning Map General Plan Amendment: 16.002 Tax ID: 1403287068
 Current Zoning: RR-DEO Council District: 5
 Tax Map: 16 Grid: 16 Parcel: 203 Lot: N/A
 Address: 2865 MARRIOTTSVILLE RD

16.001

Regner, Robin

From: Chaconas, Terry
Sent: Tuesday, June 04, 2013 12:44 PM
To: Regner, Robin
Cc: Chaconas, Terry
Subject: CZ-16.001/for files/FW: public hearing date

This refers to 16.001 and possibly 16.002
Terry

From: David Albert [<mailto:dalbert@waverlygrp.com>]
Sent: Friday, May 31, 2013 1:37 PM
To: Chaconas, Terry
Subject: Re: public hearing date

Thanks Terry, Please note for the record that Terra Maria is STRONGLY opposed to the rezoning of the parcels to the west of our location as we discussed.

Thank you, dga

On Wed, May 15, 2013 at 12:14 PM, Chaconas, Terry <tchaconas@howardcountymd.gov> wrote:

David,

The date for the County Council public hearing for Ellicott City comprehensive zoning map amendments will be on Monday, June 10th at 6:00p.m. This is confirmed so please feel free to share.

Here is the link to the council webpage about comprehensive zoning:

<http://cc.howardcountymd.gov/displayprimary.aspx?id=6442462308>

Sincerely,

Terry

Teresa M. Chaconas

Special Assistant to Council Member Courtney Watson

Howard County Council

3430 Court House Drive

Ellicott City, Maryland 21043

o: 410.313.3110 | f: 410.313.3297 | tchaconas@howardcountymd.gov

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David G. Albert
The Waverly Group, Inc.
8860 Columbia 100 Parkway
Suite 301
Columbia, MD 21045
410-740-8860 x303 (Office)
410-984-5377 (cell)