

"
"

Requested Zoning

Search Street:

MONTGOMERY RD

Property Information:

Amendment No.: 24.006

Current Zoning: RSI

Requested Zoning: B-1

Tax Account ID.: 1402218720

Map: 24

Grid: 24

Parcel: 322

Lot:

Acres: 0.625

Address: 4271 MONTGOMERY RD

City/State/Zip: ELLICOTT CITY, MD 21043

Owner:

Name: TRIANGLE MONTGOMERY ASSOCIATES LLC

Email:

Phone:

Mailing Address: 4281 MONTGOMERY RD

City/State/Zip: ELLICOTT CITY, MD 21043

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

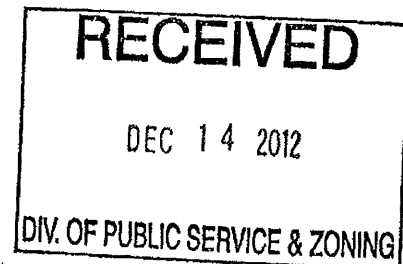
- 1 Address / Street (Only) P/O 4271 Montgomery Road
- 2 Tax Map Number 24 Grid 24
- 3 Parcel(s) P/O 322
- 4 Lot(s) N/A
- 5 Tax Account Data: District 02 Account # 218720
-
- 6 Size of Property: Acres Square feet 27,225
-
- 7 The Property is currently zoned: R-SI
I request that the Property be rezoned to: B-1

B. Owner Information

- 8 Owner Name Triangle Montgomery Associates, LLC
- 9 Mailing street address
or Post Office Box 4281 Montgomery Road
City, State Ellicott City, Maryland
ZIP Code 21043
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)



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 This application is submitted in conjunction with the Comprehensive Rezoning Application for the properties identified on Tax Map 24, Grid 24, as Parcels 322, 323, 324, 325, 326, and 327 (the "Original Application").

The subject Property consists of six parcels located on Montgomery Road, across from the Long Gate shopping center. A portion of the Property currently has an approved plan for a townhome development that would utilize direct access to Montgomery Road. While this plan is the most productive use of the Property under its current zoning, such a development would not best serve the needs of the surrounding residential community. A rezoning of the Property, and a development similar to that shown on the attached Concept Plan, would permit a more appropriate use of the Property. See attached Continuation Sheet.

F. List of Attachments/Exhibits

14 1. Continuation Sheet. 2. Map of the Property from the County's website. 3. Proposed Concept Plan

G. Signatures

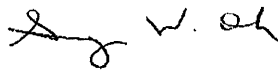
15 Owner Original signature in Original Application Owner (2)

Date

Date

Additional owner signatures? **X** the box to the left and attach a separate signature page.

16 Representative Signature



Date

12-14-12

DPZ Use Only		Amendment No.	24.006
Notes			

Continuation Sheet

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

- 13 The subject Property consists of six parcels located on Montgomery Road, across from the Long Gate shopping center. A portion of the Property currently has an approved plan for a townhome development that would utilize direct access to Montgomery Road. While this plan is the most productive use of the Property under its current zoning, such a development would not best serve the needs of the surrounding residential community. A rezoning of the Property, and a development similar to that shown on the attached Concept Plan, would permit a more appropriate use of the Property.

This proposed rezoning to the B-1 district would allow for local business and commercial uses on the Property. As shown on the Concept Plan, the Petitioner proposes to develop the Property with restaurants and a pharmacy that would meet the demand of the community. The development would provide a high class amenity area and community gathering place, and it would utilize the natural features of the site in an environmentally friendly manner.

Aside from the shopping center, the vast majority of the area is residential. Given the number of homes and neighborhoods along Montgomery Road, as well as the convenient access from Routes 29 and 100, high demand exists in the area for community-serving retail and restaurant uses. By itself, Long Gate is inadequate to meet this demand. A residential development of the Property would further add to the burden. Instead, additional restaurants and a pharmacy would complement the commercial establishments in the shopping center. An attractive development of the Property, in a manner similar to that shown on the Concept Plan, would provide increased and needed high quality dining and retail options for the community.

A rezoning of the Property would also allow for a safer and more preferable means of access. The presently-approved townhome development on the Property would gain access to Montgomery Road, a minor arterial roadway, to the southeast of the shopping center entrance. While such access would be necessary for that residential development, it would not be optimal considering the heavy traffic already existing along that stretch of Montgomery Road.

A redevelopment as proposed on the Concept Plan, however, would be able to tie into and utilize the signalized intersection at the entrance to the shopping center. The development shown on the Concept Plan would also relocate the entrance to the adjoining Bethel Baptist Church, improving the safety of ingress and egress for its congregation. Instead of creating a new access point on Montgomery Road as is presently approved, a B-1 development of the Property would reduce the number of entry points and concentrate access to the existing signalized intersection.

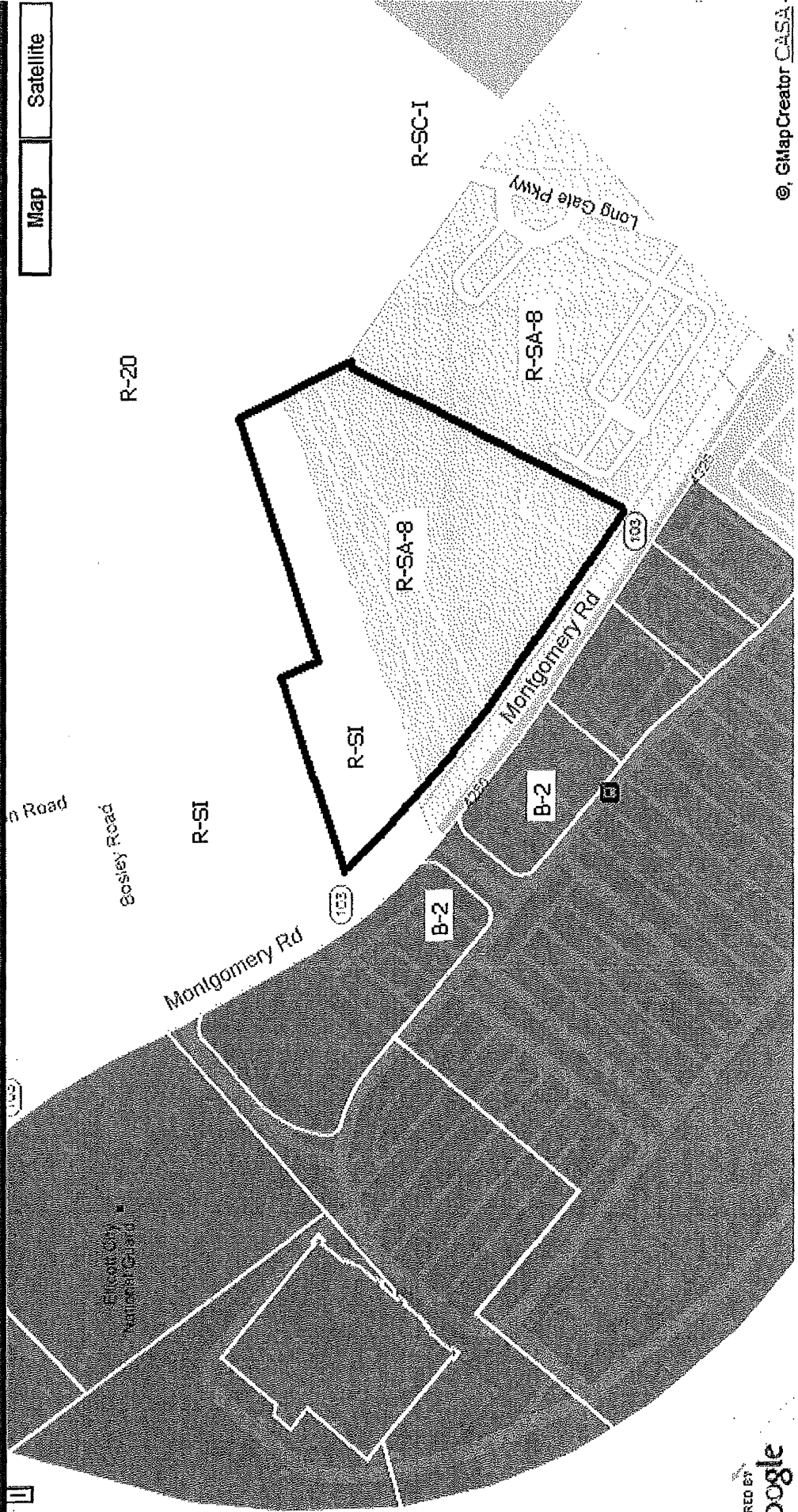
Additional residential development in the area, as is currently approved for the Property, is not the most productive use of the Property. Instead, a rezoning of the Property to permit local commercial uses that would serve the needs of nearby residents and that would provide a safer means of access is preferable and more appropriate for the Property.

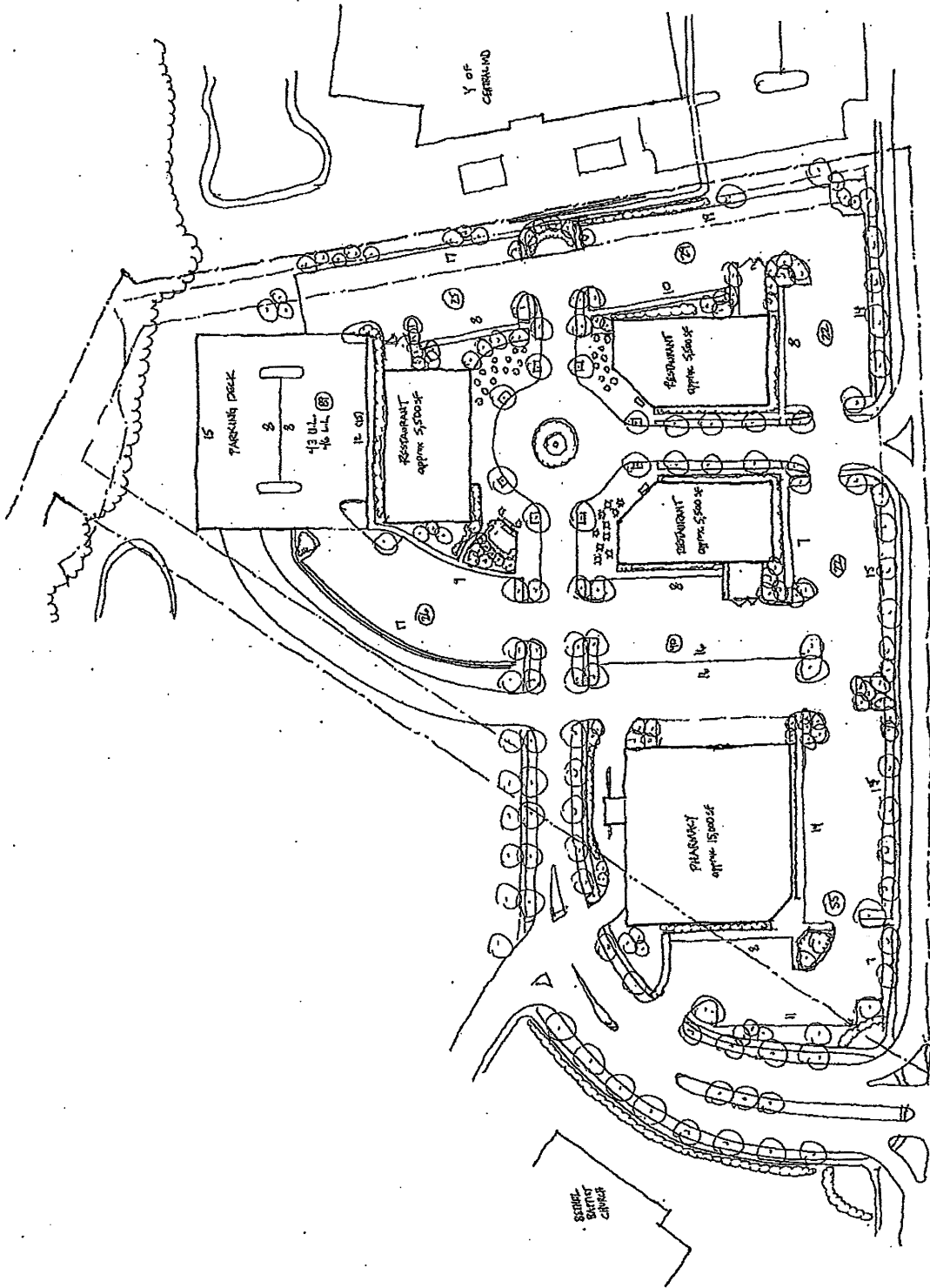
Howard County, MARYLAND

Street View | Help

Map

Satellite





* AVAILABLE RESTAURANT FOOTING: 253 SPACES

MONTGOMERY RD

A TRIANGLE DEVELOPMENT
 COMPANIES PROJECT
 PLAN BY: KERIN & ASSOCIATES, LLC
 6/24/2012

LONG GATE CROSSING
 CONCEPT PROCESS PLAN
 HOWARD COUNTY, MARYLAND





Howard County Council

George Howard Building
3450 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

Triangle Montgomery Associates, LLC
4281 Montgomery Road
Ellicott City, MD 21043

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.

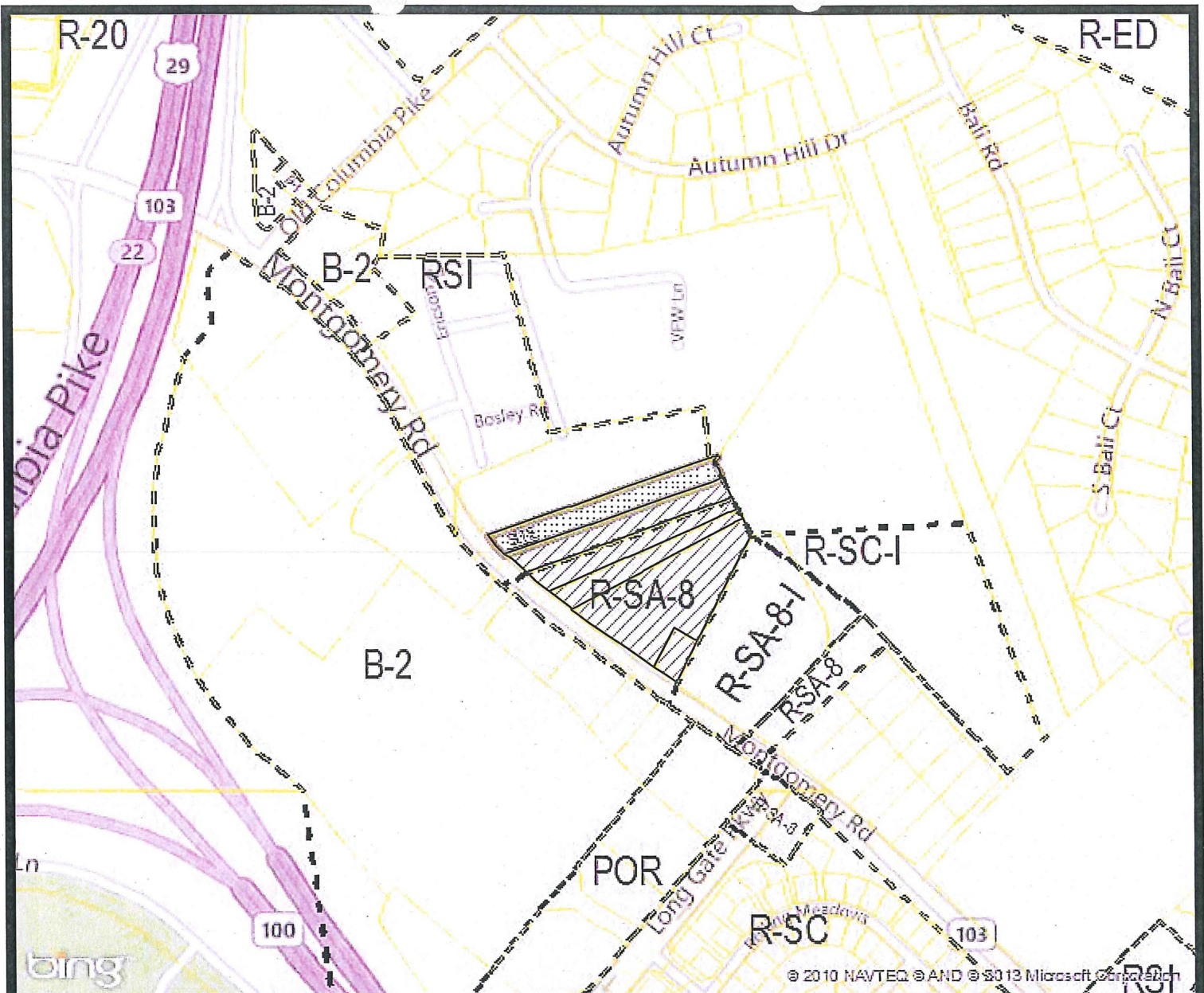
Please be advised that on March 7, 2013, the Howard County Ethics Commission determined that the Zoning Map Request Form needs to be accompanied by certain affidavits and disclosures. The Commission also determined that the Zoning Regulation Amendment Form needs to be accompanied by certain affidavits 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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		45	46	47	48	
			49	50		



Zoning Map General Plan Amendment: 24.006 Tax ID: 1402218720
 Current Zoning: RSI Council District: 1
 Tax Map: 24 Grid: 24 Parcel: 322 Lot: N/A
 Address: 4271 MONTGOMERY RD

Regner, Robin

From: Tolliver, Sheila
Sent: Thursday, August 01, 2013 10:56 AM
To: Regner, Robin
Subject: Fwd: Comprehensive Zoning - Wheatfield

Sent from my iPhone
Sheila Tolliver

Begin forwarded message:

From: "Sigaty, Mary Kay" <mksigaty@howardcountymd.gov>
Date: July 31, 2013, 3:41:08 PM EDT
To: "Tolliver, Sheila" <STolliver@howardcountymd.gov>
Subject: FW: Comprehensive Zoning - Wheatfield

From: "Jeremy A. Goldman" <jgoldman77@verizon.net>
Date: Mon, 18 Mar 2013 12:21:01 -0400
To: Mary Kay Sigaty <mksigaty@howardcountymd.gov>
Subject: Comprehensive Zoning - Wheatfield

Ms. Sigaty,

I am a resident of the Wheatfield neighborhood in Ellicott City, and I am taking the lead in a coalition of neighborhoods on a current rezoning issue.

As you know, hearings are coming up on March 27th and April 8th on the comprehensive zoning. We are most concerned about 8 acres of land on the north side of Montgomery Road (Rt. 103) between Bethel Baptist Church and the YMCA. This area has been an issue for more than ten years. In 1998, Wheatfield fought to prevent the construction of a strip mall. In the early 2000s, our neighborhood again joined the battle against the construction of a Lowe's, and then another against two restaurants (Wendy's and Friendly's). The area is currently zoned as R-SA-8, with plans for 38 age-restricted townhomes. It is that plan, by the way, on which the HCPSS Board based their redistricting of Veterans Elementary. In December, the developer filed a request to amend the zoning to B-1, commercial development. Obviously, we strongly oppose this plan and are unsure how the developer plans to show that the Zoning Board made a legal mistake during its last decision. There are rumors that the developer now wishes to request a change to R-SA-15 for high density housing, but I have seen no such formal paperwork submitted.

That said, I would very much appreciate the chance to meet with you in person to discuss this property. Could you please let me know of your availability over the next few weeks? Most ideal for me would be a weeknight or anytime during a weekend, but I can be flexible to fit your schedule.

Thank you very much,
Jeremy Goldman
4583 Rolling Meadows
Ellicott City, MD 21043

Fox, Greg

Butler
24.006-11

From: DIANE BUTLER <politicodiane@msn.com>
Sent: Monday, April 08, 2013 10:43 PM
To: CouncilMail; Ken S. Ulman; McLaughlin, Marsha
Subject: 103 Comp rezoning

Comp zoning
District
Mount. Rd

To all of the Council members,

The Saint John's Community Association (the 1,000 homes in and around Dunloggin) is in favor of the commercial rezoning for the parcels across from Long Gate Shopping Center, instead of any more townhouses. We are firmly against R 15 rezoning. The schools and the roads are both too overcrowded in this area. I would hope that APFO would support this. I was unable to attend tonight's hearing, but this was dicussed at length, as an agenda item, at our association meeting last Wednesday. The vote was unanimous.

Thank you, Diane Butler President Saint John's Community Association
If you have any questions, please contact me at politicodiane@msn.com or 410-461-0066, 410-693-8000.

Is there anyone else to whom we should relay our concerns and thoughts?

1607 Chatsworth Way
Ellicott City, Maryland 21043
April 19, 2013

Courtney Watson, Chairperson, Zoning Board
Howard County Council
George Howard Building
3430 Court House Drive
Ellicott City, Maryland 21043

Dear Mrs. Watson:

I am writing to let you know that I oppose the R-A-15 re-zoning proposal of parcels 24.006 - 24.011 along Montgomery Road opposite the Long Gate Shopping Center. I am a resident of the Manors of Oakwood Community that fronts Montgomery Road. I hope you will consider my concerns seriously in your decision for this request for rezoning.

I understand that the developer is seeking to change the current zoning of R-SA-8 to R-A-15 in order to increase the density of units built. The addition of 79 homes in this area instead of the approximate 40 planned units will put an additional strain on traffic on an already crowded Montgomery Road. Seventy-nine new town homes could add approximately 160 new vehicles into this mix. We currently have great difficulty turning left out of our Manors of Oakwood development on to Montgomery Road due to the heavy traffic and this development will make it worse.


The construction of the town homes would most likely bring additional school age children into this congested area and will impact the already overcrowded Veterans Elementary School and the countywide school redistricting plan.

I have heard mention of possible widening of Montgomery Road in front of the parcels to be developed. I question whether this widening will be sufficient to offset the additional traffic resulting from this development.

I am also concerned about the impact the additional housing density will have on the volunteer fire house on Montgomery Rd.

Thank you very much for your service to my district as well as your consideration of my concerns during this comprehensive rezoning decision-making process. I would like your support in opposing the R-A-15 zoning.

Sincerely,


Lorraine Bagley

24.006-24.011 CWJ
- Robin ST

4610 Chatsworth Way
Ellicott City, Maryland 21043
April 20, 2013

Courtney Watson, Chairperson, Zoning Board
Howard County Council
George Howard Building
3430 Court House Drive
Ellicott City, Maryland 21043

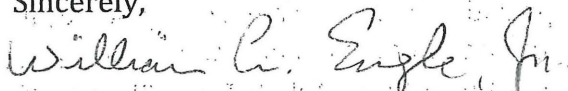
Dear Mrs. Watson:

I am writing to inform you that my wife and I oppose the R-A-15 re-zoning proposal of parcels 24.006 - 24.011 along Montgomery Road opposite the Long Gate Shopping Center. I am a resident of the Manors of Oakwood Community that fronts Montgomery Road. I hope you will consider our concerns seriously in your decision for this request for rezoning.

We understand that the developer is seeking to change the current zoning of R-SA-8 to R-A-15 in order to increase the density of units built. The addition of 79 homes in this area instead of the approximate 40 planned units will put an additional strain on traffic on an already crowded Montgomery Road. Seventy-nine new town homes could add approximately 160 new vehicles into this mix. We routinely have difficulty exiting our Manors of Oakwood development on to Montgomery Road due to the heavy traffic and at the peak morning and evening periods the waits to exit can approach 5 minutes. This additional development will make it worse. We also would petition to have the speed reduced from 40 mph to 35 mph from route 104 west to route 29 to reduce the possibility of accidents, particularly at the slight curve and blind rise in the road immediately west of Chatsworth Way. The construction of the town homes would most likely bring additional school age children into this congested area and will impact the already overcrowded Veterans Elementary School and the countywide school redistricting plan. We have heard mention of possible widening of Montgomery Road in front of the parcels to be developed. We question whether this widening will be sufficient to offset the additional traffic resulting from this development. We are concerned that the residential nature of the neighborhoods along the route 103 corridor will be lost if unabated development continues.

Thank you very much for your service to our district as well as your consideration of our concerns during this comprehensive rezoning decision-making process. We seek your support in opposing the R-A-15

Sincerely,



William L. Engle, Jr.

24.006-24.011
Robin

CMB R/S
ST

Michael and Deborah Stout
4618 Chatsworth Way
Ellicott City, Maryland 21043

Courtney Watson, Chairperson, Zoning Board
Howard County Council
George Howard Building
3430 Court House Drive
Ellicott City, Maryland 21043

April 23, 2013

Dear Mrs. Watson:

We are writing to let you know that we oppose the R-A-15 re-zoning proposal of parcels 24.006 – 24.011 along Montgomery Road opposite the Long Gate Shopping Center. We are residents of the Manors of Oakwood Community that fronts Montgomery Road. I hope you will consider our concerns seriously in your decision for this request for rezoning.


We understand that the developer is seeking to change the current zoning of R-SA-8 to R-A-15 in order to increase the density of units built. The addition of 79 homes in this area instead of the approximate 40 planned units will put an additional strain on traffic on an already crowded Montgomery Road. Seventy-nine new town homes could add approximately 160 new vehicles into this mix. We currently have great difficulty turning left out of our Manors of Oakwood development on to Montgomery Road due to the heavy traffic and this additional development will make it worse.

The construction of the town homes would most likely bring additional school age children into this congested area and will impact the already overcrowded Veterans Elementary School and the countywide school redistricting plan.

We have heard mention of possible widening of Montgomery Road in front of the parcels to be developed. Although this would address an existing need, we question whether this widening will be sufficient to offset the additional traffic resulting from this development.

Thank you very much for your service to our district as well as your consideration of our concerns during this comprehensive rezoning decision-making process. We would like your support in opposing the R-A-15

Sincerely,



Michael & Deborah Stout

24.006-24.011 CW
Robin ST

4639 Chatsworth Way
Ellicott City, Maryland 21043
April 23, 2013

Courtney Watson, Chairperson, Zoning Board
Howard County Council
George Howard Building
3430 Court House Drive
Ellicott City, Maryland 21043

Dear Mrs. Watson:

We are writing to let you know that I/we oppose the R-A-15 re-zoning proposal of parcels 24.006 – 24.011 along Montgomery Road opposite the Long Gate Shopping Center. I am a resident of the Manors of Oakwood Community that fronts Montgomery Road. I hope you will consider my concerns seriously in your decision for this request for rezoning.

We understand that the developer is seeking to change the current zoning of R-SA-8 to R-A-15 in order to increase the density of units built. The addition of 79 homes in this area instead of the approximate 40 planned units will put an additional strain on traffic on an already crowded Montgomery Road. Seventy-nine new town homes could add approximately 160 new vehicles into this mix. We currently have great difficulty turning left out of our Manors of Oakwood development on to Montgomery Road due to the heavy traffic and this additional development will make it worse.

The construction of the town homes would most likely bring additional school age children into this congested area and will impact the already overcrowded Veterans Elementary School and the countywide school redistricting plan.

We have heard mention of possible widening of Montgomery Road in front of the parcels to be developed. We question whether this widening will be sufficient to offset the additional traffic resulting from this development.

Thank you very much for your service to our district as well as your consideration of our concerns during this comprehensive rezoning decision-making process. We would like your support in opposing the R-A-15

Sincerely,

Alfred L. Fuentes
Alfred L. Fuentes

24.006-24.011
to R-A-15

AW
ST

4634 Chatsworth Way
Ellicott City, Maryland 21043
April 19, 2013

Courtney Watson, Chairperson, Zoning Board
Howard County Council
George Howard Building
3430 Court House Drive
Ellicott City, Maryland 21043

Dear Mrs. Watson:

We are writing to let you know that we oppose the R-A-15 re-zoning proposal of parcels 24.006 - 24.011 along Montgomery Road opposite the Long Gate Shopping Center. We are residents of the Manors of Oakwood Community that fronts Montgomery Road. We hope you will consider our concerns in making your decision for this request for rezoning.

We understand that the developer is seeking to change the current zoning of R-SA-8 and RSI to R-A-15 in order to increase the density of units built. The addition of 79 homes in this area instead of the approximate 38 - 40 planned units will put an additional strain on traffic on an already crowded Montgomery Road. Seventy-nine new town homes could add approximately 160 new vehicles into this mix. We currently have great difficulty turning left out of our Manors of Oakwood development on to Montgomery Road due to the heavy traffic and bottleneck situations occurring in front of the shopping center, and this additional development will make it even worse.

The construction of the town homes would most likely bring additional school age children into this congested area and will impact the already overcrowded Veterans Elementary School and the countywide school redistricting plan.

We have heard mention of possible widening of Montgomery Road in front of the parcels to be developed. We question whether this widening will be sufficient to offset the additional traffic resulting from this development. It seems that widening would need to take place continuing further west to the Route 29 ramp in order for it to make a difference in the traffic back-ups.

While we understand the importance of this countywide comprehensive zoning period, we do not believe that a change in zoning to R-A-15 for these parcels is necessary to have additional upgraded development for this property.

Thank you very much for your service to our district as well as your consideration of our concerns during this comprehensive rezoning decision-making process. We would like your support in opposing the R-A-15 zoning request by the developer of the property.

Sincerely,

Colette and Craig Crandall

Colette and Craig Crandall

24.006-24.011
to Robin
AO
ST

Kwangjon Kim/Nam Doll Huh
4635 Chatsworth Way
Ellicott City, Maryland 21043
April 19, 2013

Courtney Watson, Chairperson, Zoning Board
Howard County Council
George Howard Building
3430 Court House Drive
Ellicott City, Maryland 21043

Dear Mrs. Watson:


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The construction of the town homes would most likely bring additional school age children into this congested area and will impact the already overcrowded Veterans Elementary School and the countywide school redistricting plan.

We have heard mention of possible widening of Montgomery Road in front of the parcels to be developed. We question whether this widening will be sufficient to offset the additional traffic resulting from this development.

Thank you very much for your service to our district as well as your consideration of our concerns during this comprehensive rezoning decision-making process. We would like your support in opposing the R-A-15

Sincerely,

Kwangjon Kim and Nam Doll Huh

"
"

Requested Zoning

Search Street:

MONTGOMERY RD

Property Information:

Amendment No.: 24.007

Current Zoning: RSI

Requested Zoning: B-1

Tax Account ID.: 1402247356

Map: 24

Grid: 24

Parcel: 323

Lot:

Acres: 1.42

Address: 4275 MONTGOMERY RD

City/State/Zip: ELLICOTT CITY, MD 21043

Owner:

Name: BETHEL BAPTIST CHURCH, INC

Email:

Phone:

Mailing Address: 4261 MONTGOMERY RD

City/State/Zip: ELLICOTT CITY, MD 21043

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
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1 Address / Street (Only) 4275 Montgomery Road
2 Tax Map Number 24 Grid 24
3 Parcel(s) 323
4 Lot(s) N/A
5 Tax Account Data: District 02 Account # 247356

6 Size of Property: Acres 1.42 Square feet

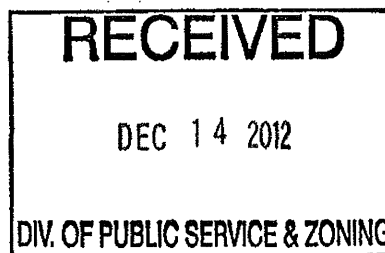
7 The Property is currently zoned: R-SI
I request that the Property be rezoned to: B-1

B. Owner Information

8 Owner Name Bethel Baptist Church, Inc.
9 Mailing street address or Post Office Box 4261 Montgomery Road
City, State Ellicott City, Maryland
ZIP Code 21043
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

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F. List of Attachments/Exhibits

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G. Signatures

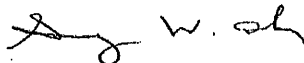
15 Owner Original signature in Original Application Owner (2)

Date

Date

Additional owner signatures? **X** the box to the left and attach a separate signature page.

16 Representative Signature



Date

12-14-12

DPZ Use Only		Amendment No.	24.007
Notes			

Continuation Sheet

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

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This proposed rezoning to the B-1 district would allow for local business and commercial uses on the Property. As shown on the Concept Plan, the Petitioner proposes to develop the Property with restaurants and a pharmacy that would meet the demand of the community. The development would provide a high class amenity area and community gathering place, and it would utilize the natural features of the site in an environmentally friendly manner.

Aside from the shopping center, the vast majority of the area is residential. Given the number of homes and neighborhoods along Montgomery Road, as well as the convenient access from Routes 29 and 100, high demand exists in the area for community-serving retail and restaurant uses. By itself, Long Gate is inadequate to meet this demand. A residential development of the Property would further add to the burden. Instead, additional restaurants and a pharmacy would complement the commercial establishments in the shopping center. An attractive development of the Property, in a manner similar to that shown on the Concept Plan, would provide increased and needed high quality dining and retail options for the community.

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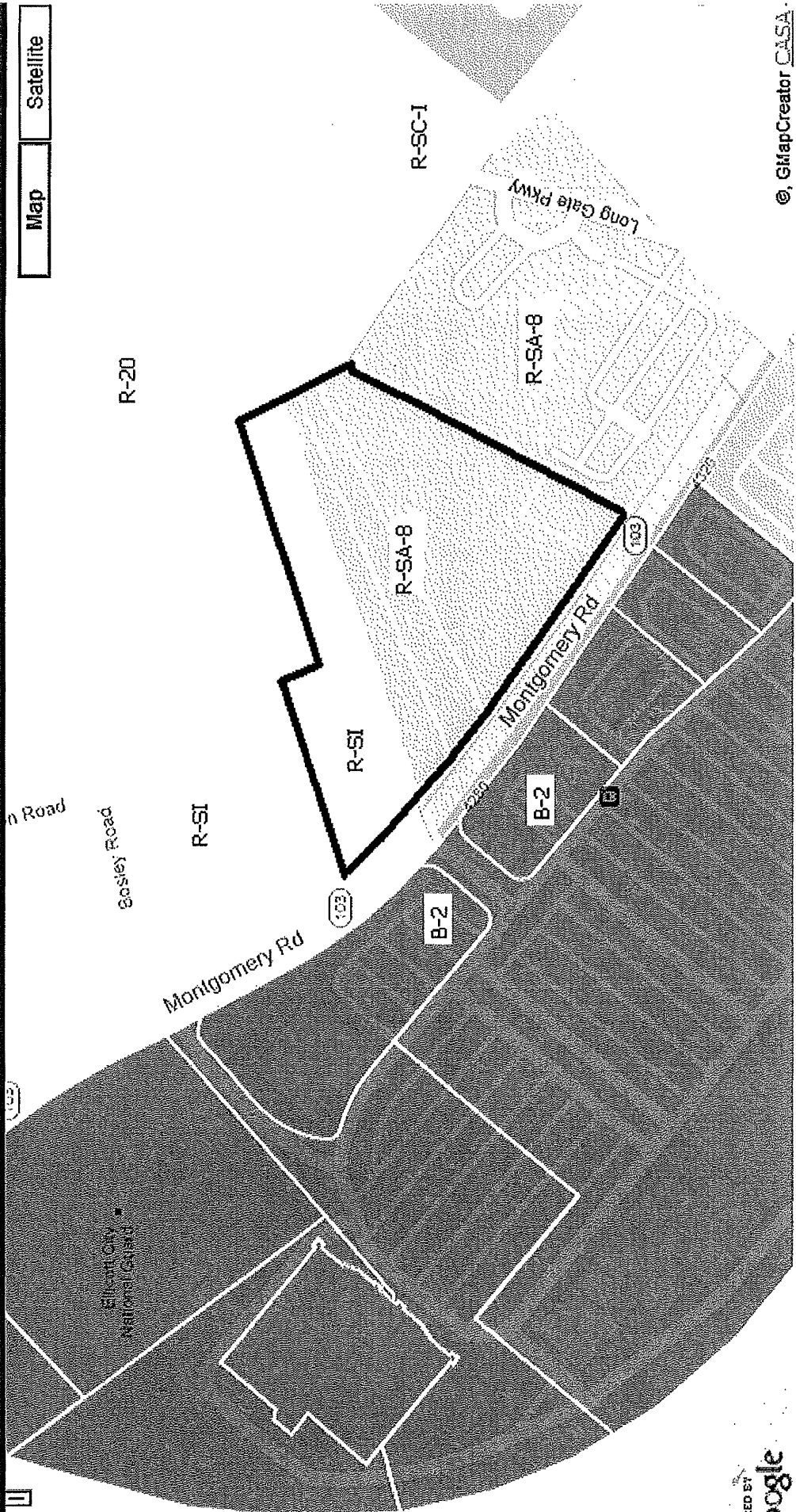
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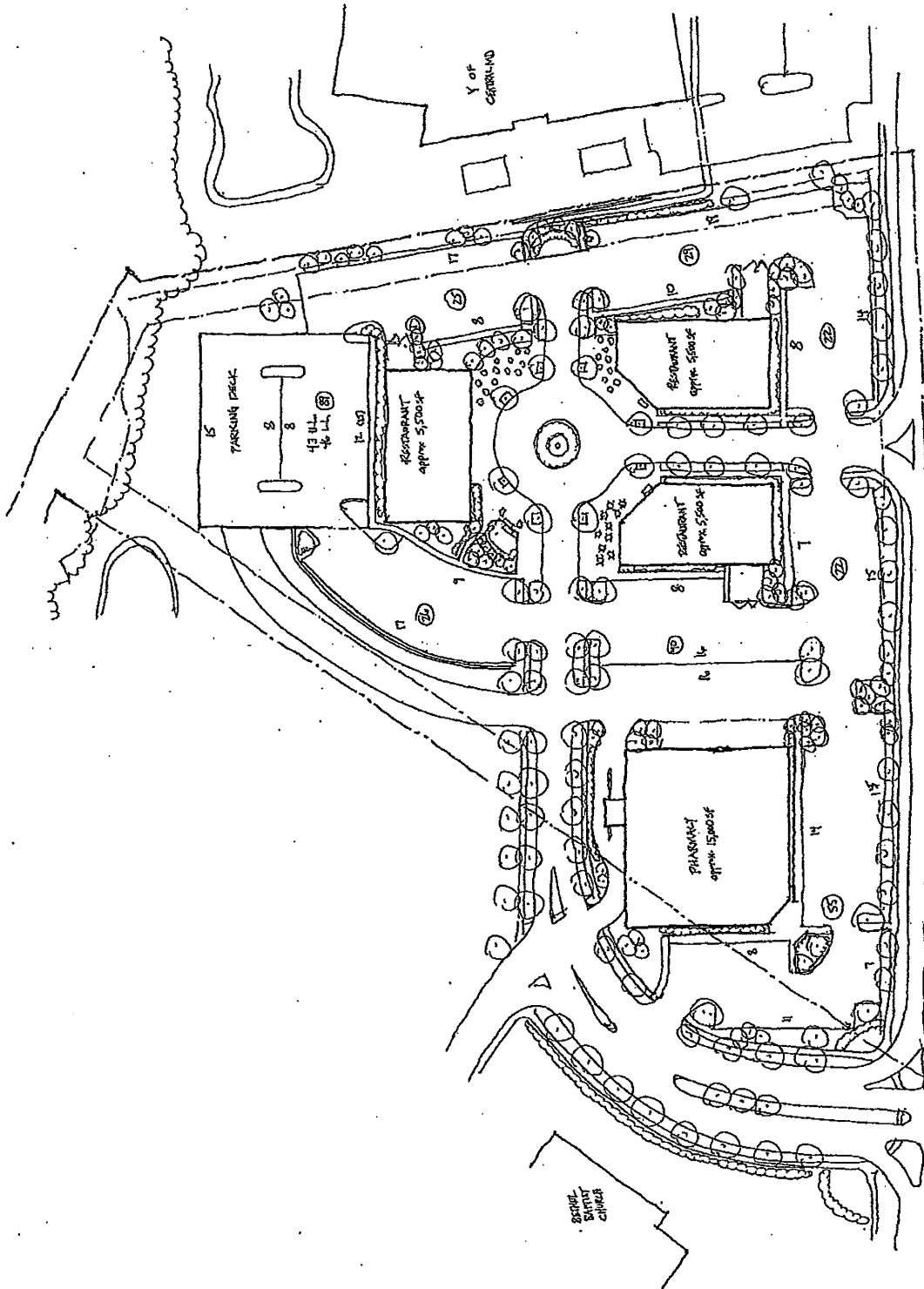
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Howard County, MARYLAND

Street View | Help

Map Satellite



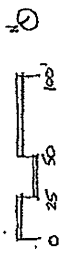


* AVAILABLE RESTAURANT PARKING : 253 SPACES

MONTGOMERY RD

A TRIANGLE DEVELOPMENT
COMPANIES PROJECT
PLAN BY: KERRIDGEE ASSOCIATES, LLC
6/26/2017

LONG GATE CROSSING
CONCEPT PRELIMINARY PLAN
HOWARD COUNTY, MARYLAND





Howard County Council

George Howard Building
3450 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

Triangle Montgomery Associates, LLC
4281 Montgomery Road
Ellicott City, MD 21043

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.

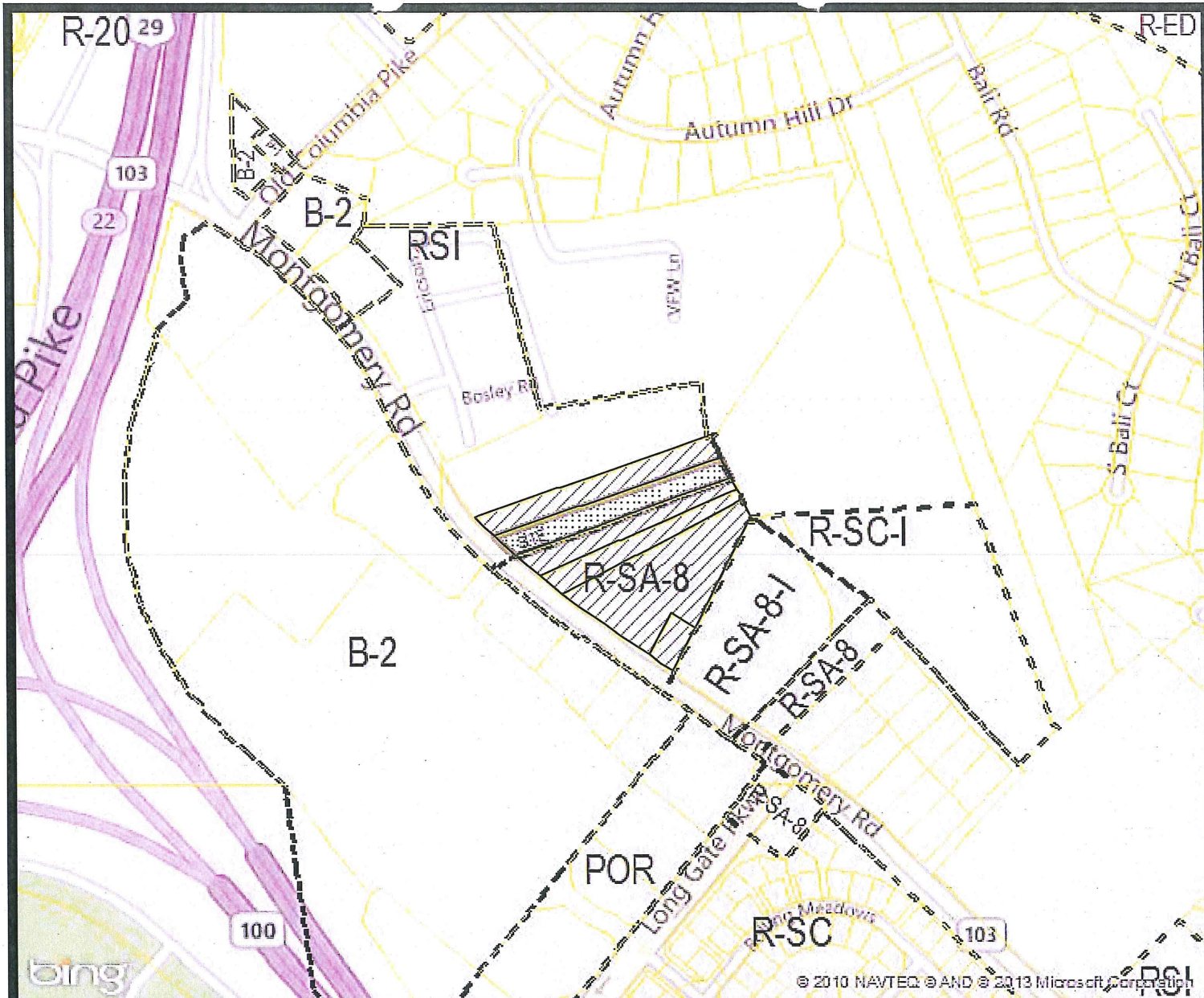
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Accordingly, I am enclosing for your use the approved affidavit packet. Completed forms may be mailed to the Administrative Assistant to the Zoning Board at 3430 Court House Drive, Ellicott City, MD 21043.

Very truly yours,

Stephen M. LeGendre
Administrator



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				50		



Zoning Map General Plan Amendment: 24.007 Tax ID: 1402247356
 Current Zoning: RSI Council District: 1
 Tax Map: 24 Grid: 24 Parcel: 323 Lot: N/A
 Address: 4275 MONTGOMERY RD

"
"

Requested Zoning

Search Street:

MONTGOMERY RD :

Property Information:

Amendment No.: 24.008

Current Zoning: R-SA-8

Requested Zoning: B-1

Tax Account ID.: 1402252996

Map: 24

Grid: 24

Parcel: 324

Lot:

Acres: 1.05

Address: 4281 MONTGOMERY RD

City/State/Zip: ELLICOTT CITY, MD 21043

Owner:

Name: TRIANGLE MONTGOMERY ASSOCIATES LLC

Email:

Phone:

Mailing Address: 4281 MONTGOMERY RD

City/State/Zip: ELLICOTT CITY, MD 21043

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

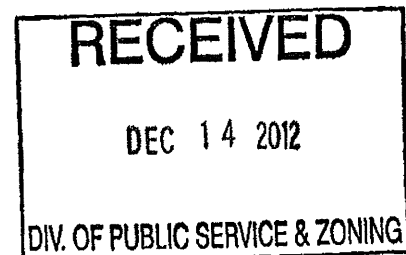
- 1 Address / Street (Only) 4281 Montgomery Road
- 2 Tax Map Number 24 Grid 24
- 3 Parcel(s) 324
- 4 Lot(s) N/A
- 5 Tax Account Data: District 02 Account # 252996
-
- 6 Size of Property: Acres 1.05 Square feet
-
- 7 The Property is currently zoned: R-SA-8
I request that the Property be rezoned to: B-1

B. Owner Information

- 8 Owner Name Triangle Montgomery Associates, LLC; Triangle Old Annapolis Associates, LLC
- 9 Mailing street address or Post Office Box 4281 Montgomery Road
City, State Ellicott City, Maryland
ZIP Code 21043
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

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G. Signatures

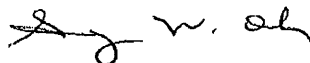
15 Owner Original signatures in Original Application Owner (2)

Date

Date

Additional owner signatures? **X** the box to the left and attach a separate signature page.

16 Representative Signature



Date

12-14-12

DPZ Use Only		Amendment No.	24.008
Notes			

Continuation Sheet

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

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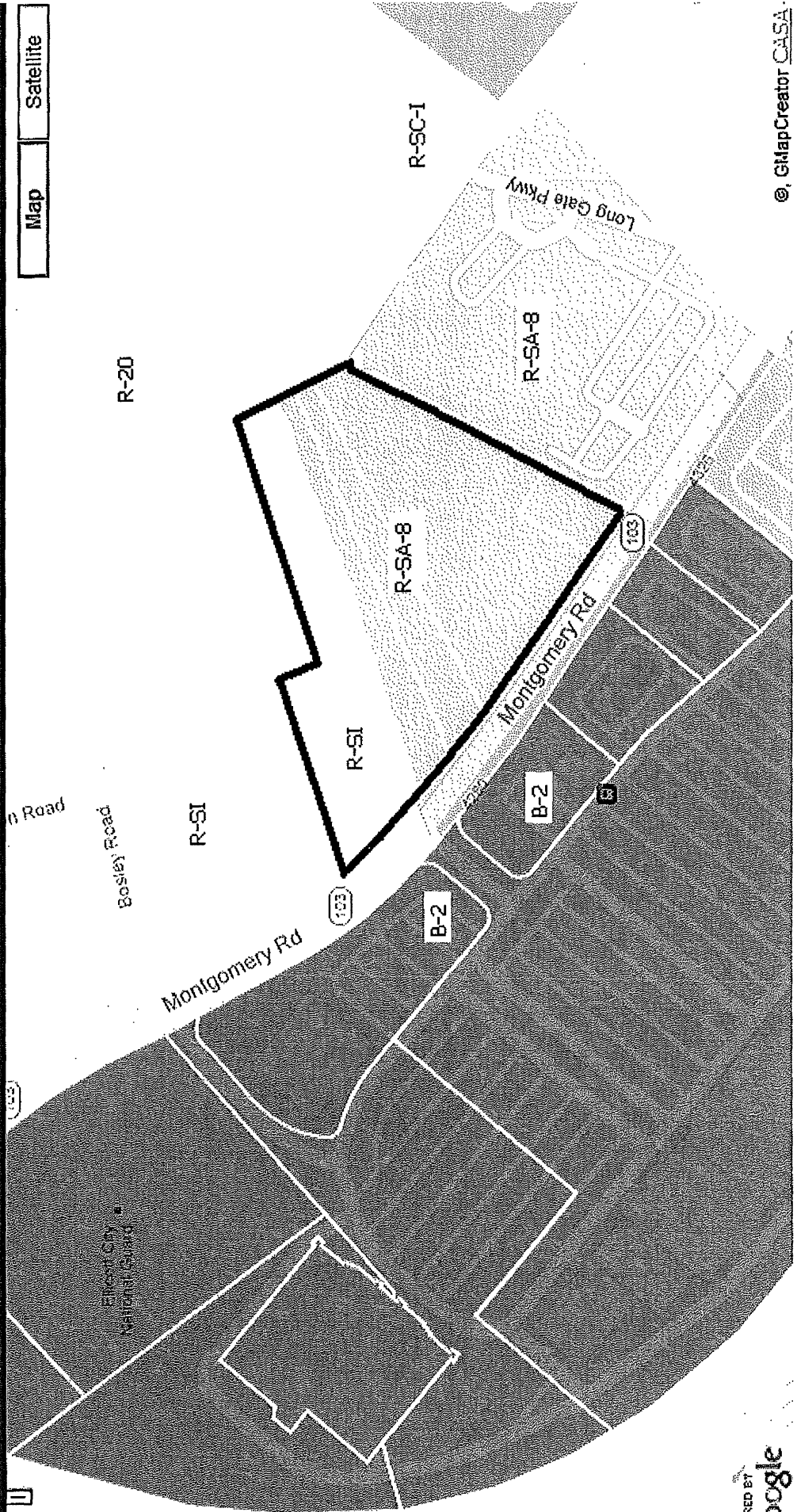
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Howard County, MARYLAND

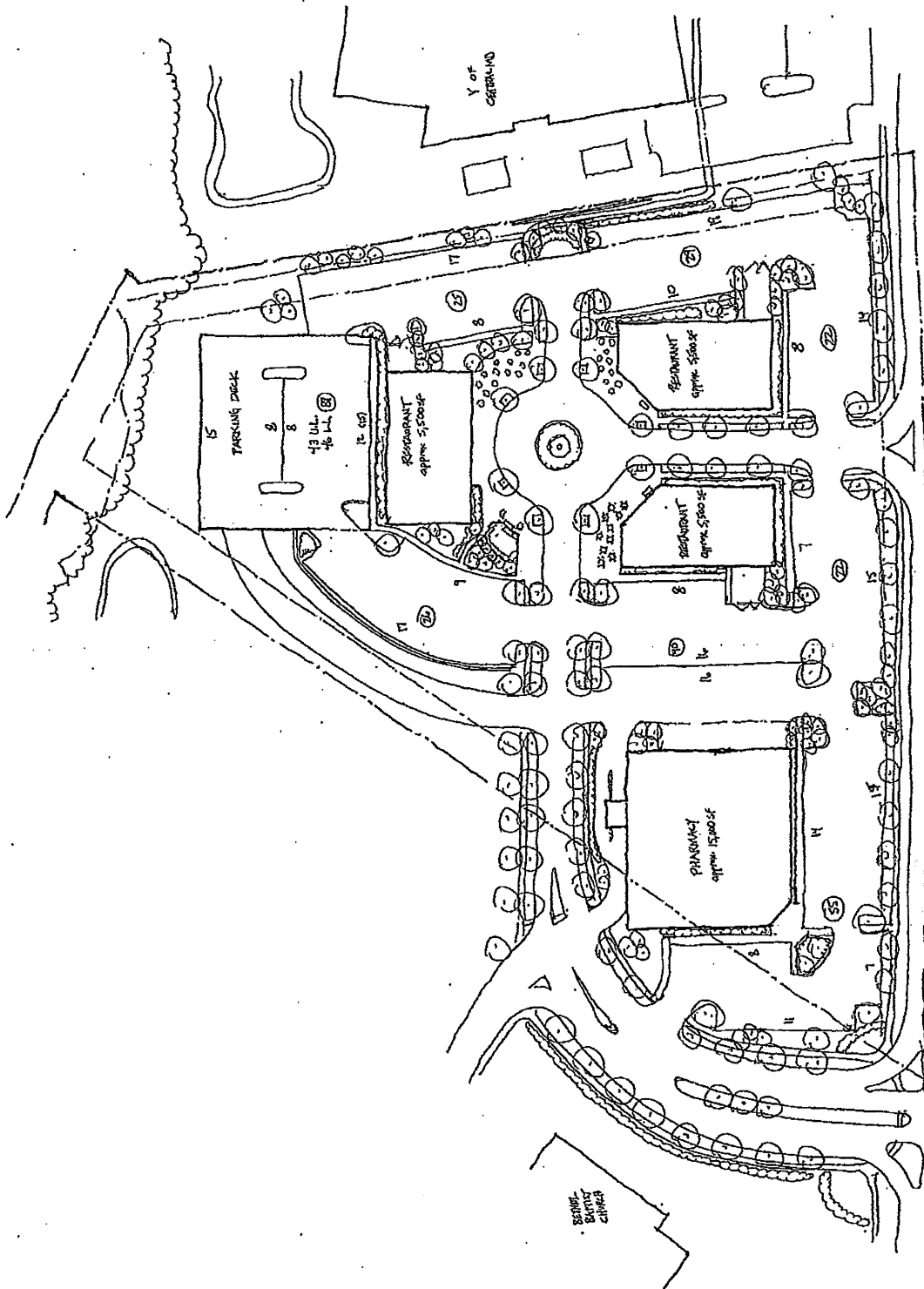
Street View | Help

Map | Satellite



©, GMapCreator [CASA](#)

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Google

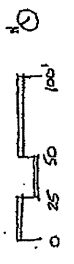


* AVAILABLE RESTAURANT SEATING : 253 SEATINGS

MONTGOMERY RD

LONG GATE CROSSING
 CONCEPT PROGRAM PLAN
 HOWARD COUNTY, MARYLAND

A TRIANGLE DEVELOPMENT
 COMPANIES PROJECT
 PLAN BY: KERRIN & ASSOCIATES, LLC
 6/26/2012





Howard County Council

George Howard Building
3450 Court House Drive
Ellicott City, Maryland 21043-4392

COUNCILMEMBERS

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

March 11, 2013

Triangle Montgomery Associates, LLC
4281 Montgomery Road
Ellicott City, MD 21043

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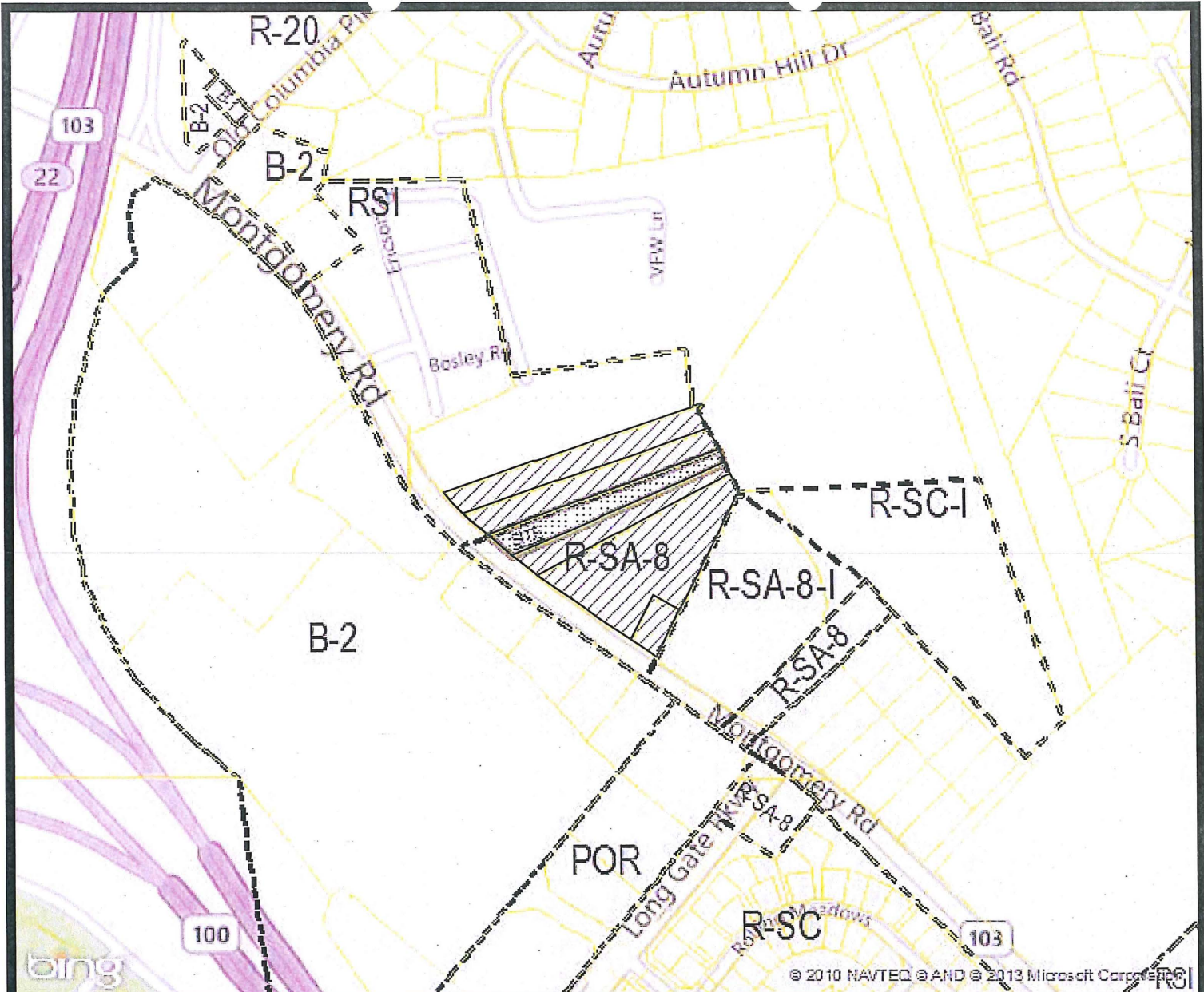
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Stephen M. LeGendre
Administrator



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		45	46	47	48	
				50		



Zoning Map General Plan Amendment: 24.008 Tax ID: 1402252996
 Current Zoning: R-SA-8 Council District: 1
 Tax Map: 24 Grid: 24 Parcel: 324 Lot: N/A
 Address: 4281 MONTGOMERY RD

"
"

Requested Zoning

Search Street:

MONTGOMERY RD

Property Information:

Amendment No.: 24.009
Current Zoning: R-SA-8
Requested Zoning: B-1
Tax Account ID.: 1402218712
Map: 24
Grid: 24
Parcel: 325
Lot:
Acres: 1
Address: 4291 MONTGOMERY RD
City/State/Zip: ELLICOTT CITY, MD 21043

Owner:

Name: TRIANGLE MONTGOMERY ASSOCIATES LLC
Email:
Phone:
Mailing Address: 4291 MONTGOMERY RD
City/State/Zip: ELLICOTT CITY, MD 21043

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) 4291 Montgomery Road
2 Tax Map Number 24 Grid 24
3 Parcel(s) 325
4 Lot(s) N/A
5 Tax Account Data: District 02 Account # 218712

6 Size of Property: Acres 1.004 Square feet

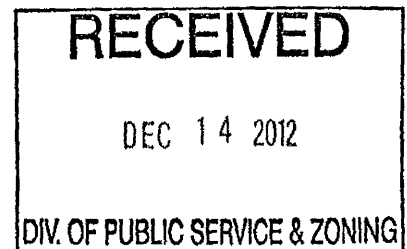
7 The Property is currently zoned: R-SA-8
I request that the Property be rezoned to: B-1

B. Owner Information

8 Owner Name Triangle Montgomery Associates, LLC
9 Mailing street address or Post Office Box 4281 Montgomery Road
City, State Ellicott City, Maryland
ZIP Code 21043
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)



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

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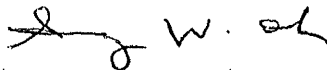
15 Owner Original signature in Original Application Owner (2)

Date

Date

Additional owner signatures? **X** the box to the left and attach a separate signature page.

16 Representative Signature



Date

12-14-12

DPZ Use Only		Amendment No.	24.009
Notes			

Continuation Sheet

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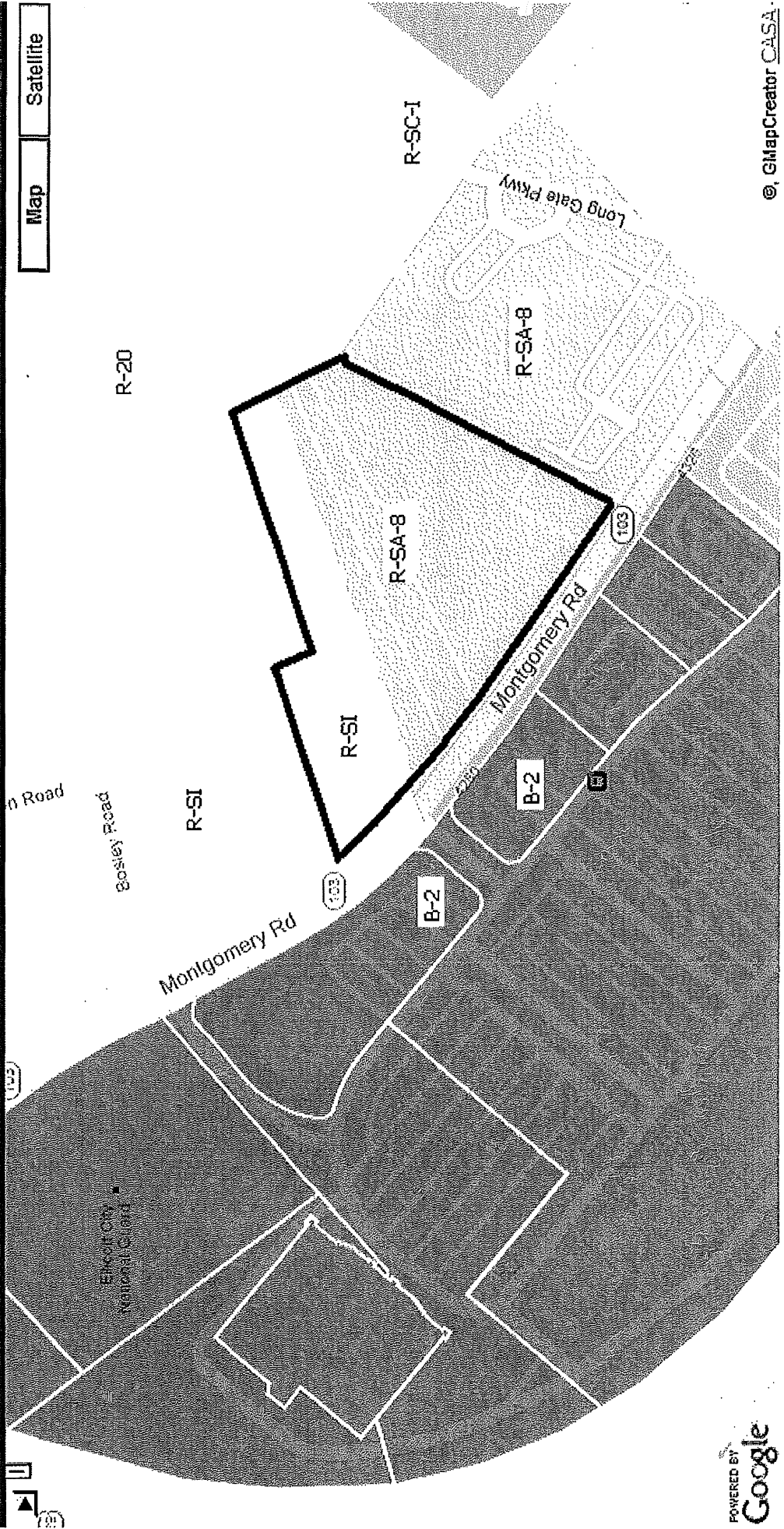
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Howard County, MARYLAND

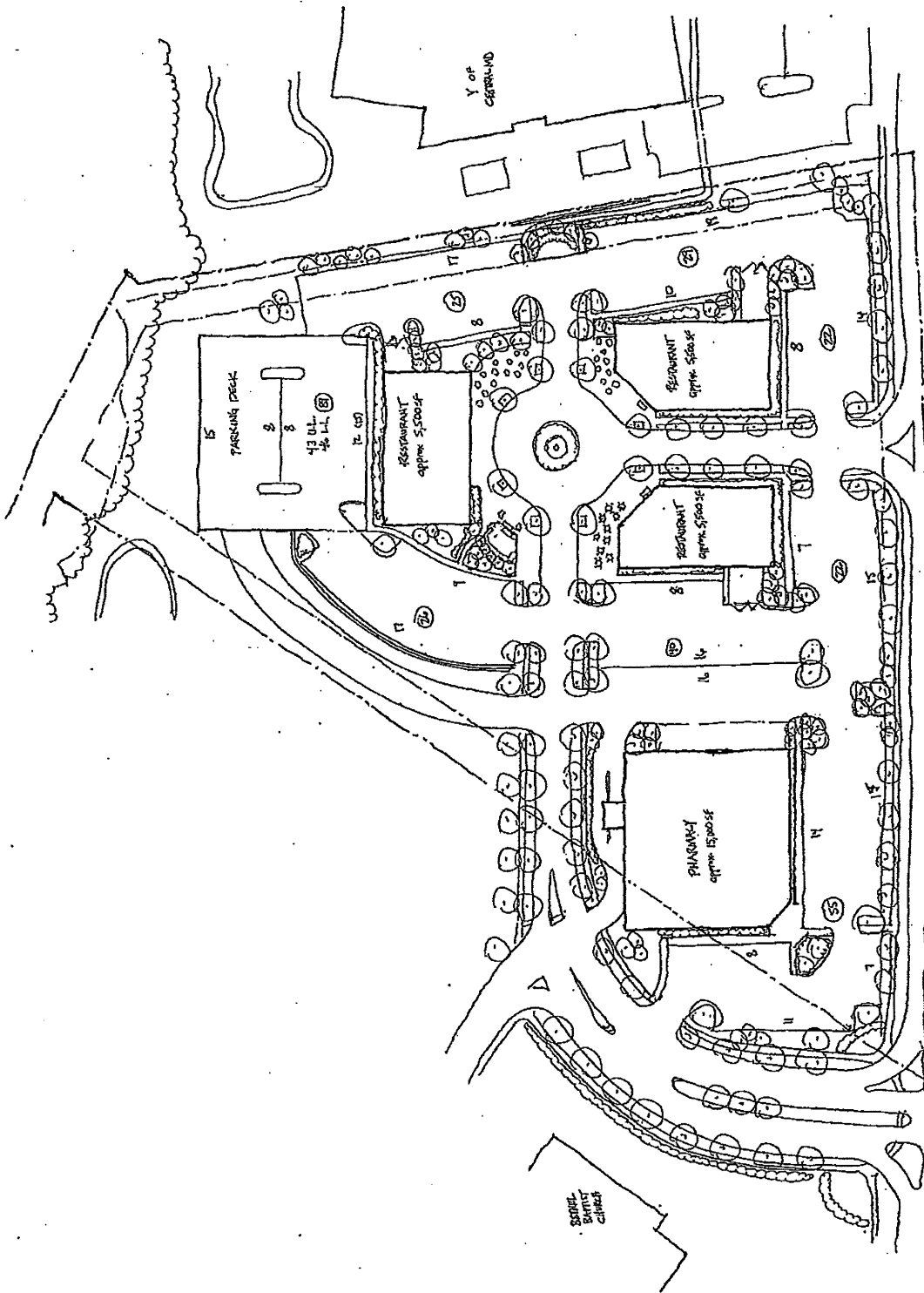
Street View | Help

Map Satellite



POWERED BY Google

© GMapCreator CASA

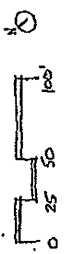


* AVAILABLE RESTAURANT TRADING : 253 SPACES

MONTGOMERY RD

A TRIANGLE DEVELOPMENT COMPANIES PROJECT
 PLAN BY: KERR & ASSOCIATES, LLC
 6/26/2012

LONG GATE CROSSING
 CONCEPT TRADING PLAN
 HOWARD COUNTY, MARYLAND





Howard County Council

George Howard Building
3452 Court House Drive
Ellicott City, Maryland 21043-4392

COUNCILMEMBERS

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District 3
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District 4
Courtney Watson
District 1
Calvin Ball
District 2
Greg Fox
District 5

March 11, 2013

Triangle Montgomery Associates, LLC
4291 Montgomery Road
Ellicott City, MD 21043

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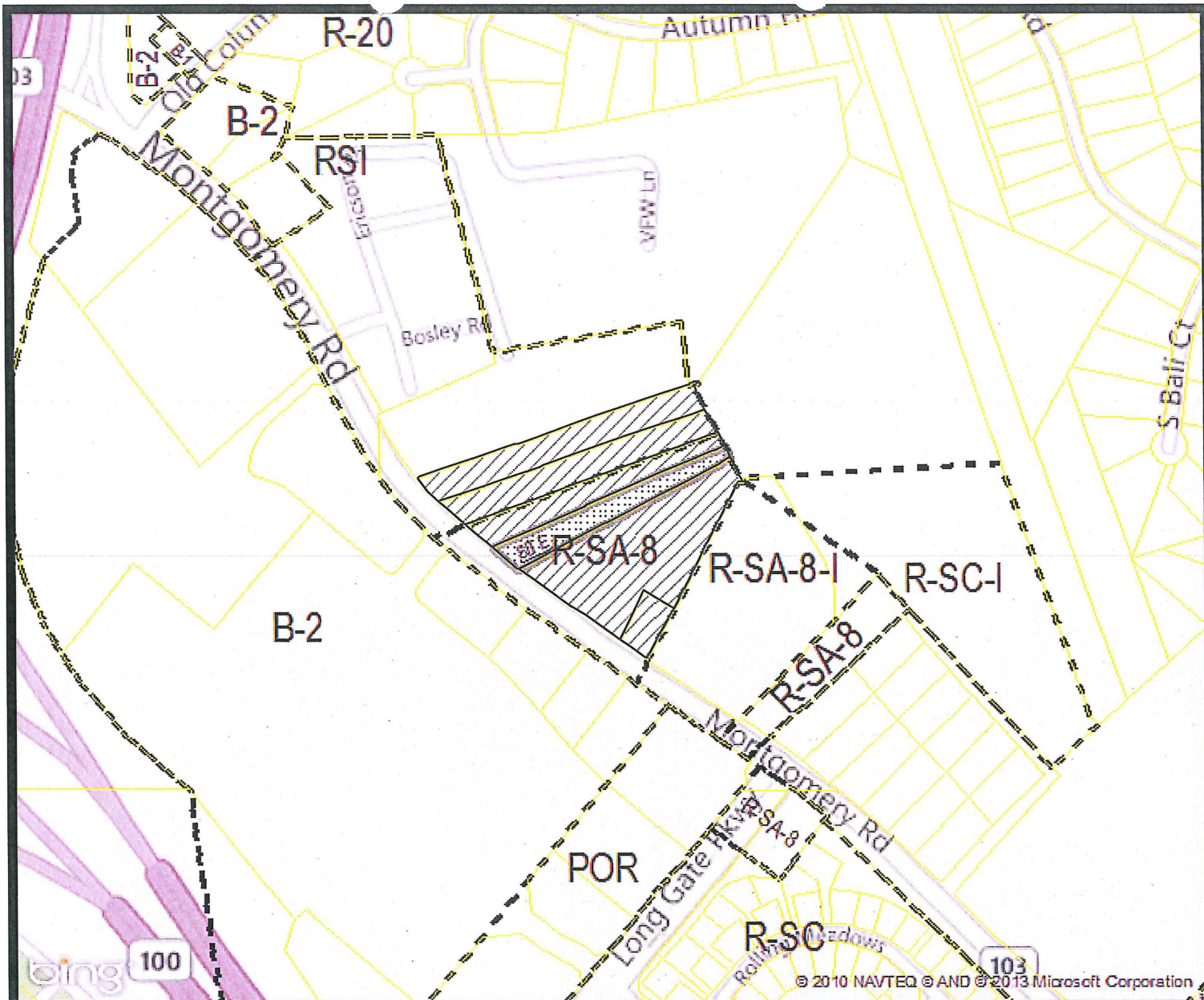
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		45	46	47	48	
				50		



Zoning Map General Plan Amendment: 24.009 Tax ID: 1402218712
 Current Zoning: R-SA-8 Council District: 1
 Tax Map: 24 Grid: 24 Parcel: 325 Lot: N/A
 Address: 4291 MONTGOMERY RD

"
"

Requested Zoning

Search Street:

MONTGOMERY RD

Property Information:

Amendment No.: 24.010

Current Zoning: R-SA-8

Requested Zoning: B-1

Tax Account ID.: 1402192020

Map: 24

Grid: 24

Parcel: 326

Lot:

Acres: 2.43

Address: 4309 MONTGOMERY RD

City/State/Zip: ELLICOTT CITY, MD 21043

Owner:

Name: TRIANGLE OLD ANNAPOLIS

Email:

Phone:

Mailing Address: 4281 MONTGOMERY RD

City/State/Zip: ELLICOTT CITY, MD 21043

Representative:

Name: Talkin & Oh, LLpf

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:

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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
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A. Property Information

1 Address / Street (Only) 4309 Montgomery Road
2 Tax Map Number 24 Grid 24
3 Parcel(s) 326
4 Lot(s) N/A
5 Tax Account Data: District 02 Account # 192020

6 Size of Property: Acres 2.43 Square feet

7 The Property is currently zoned: R-SA-8
I request that the Property be rezoned to: B-1

B. Owner Information

8 Owner Name Triangle Old Annapolis Associates, LLC
9 Mailing street address or Post Office Box 4281 Montgomery Road
City, State Ellicott City, Maryland
ZIP Code 21043
Telephone (Main)
Telephone (Secondary)
Fax
10 E-Mail

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ZIP 21042
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E-Mail

soh@talkin-oh.com

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Telephone

E-Mail

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G. Signatures

15 Owner Original signature in Original Application Owner (2)

Date

Date

Additional owner signatures? X the box to the left and attach a separate signature page.

16 Representative Signature



Date

12-14-12

DPZ Use Only		Amendment No.	24.010
Notes			

Continuation Sheet

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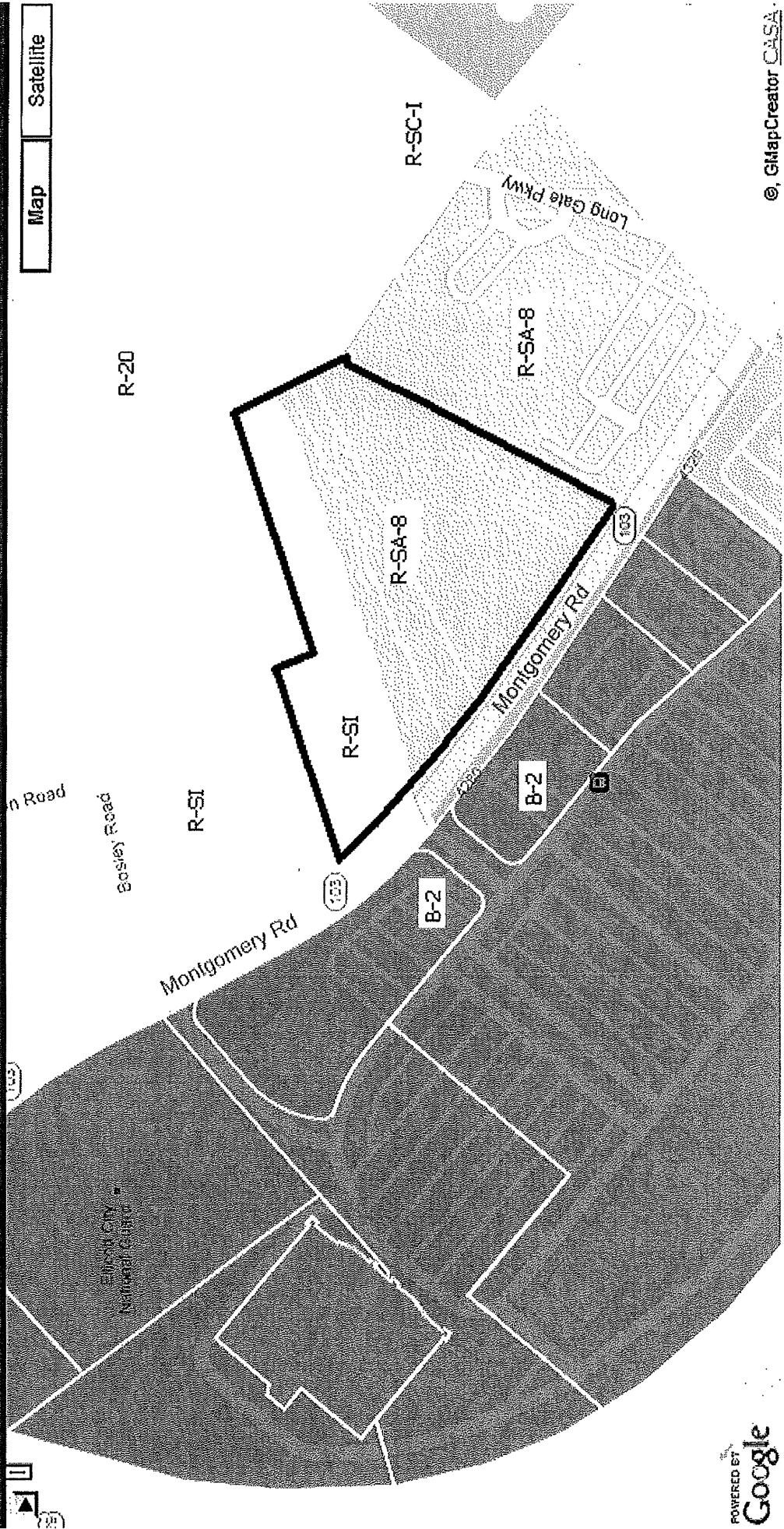
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Howard County, MARYLAND

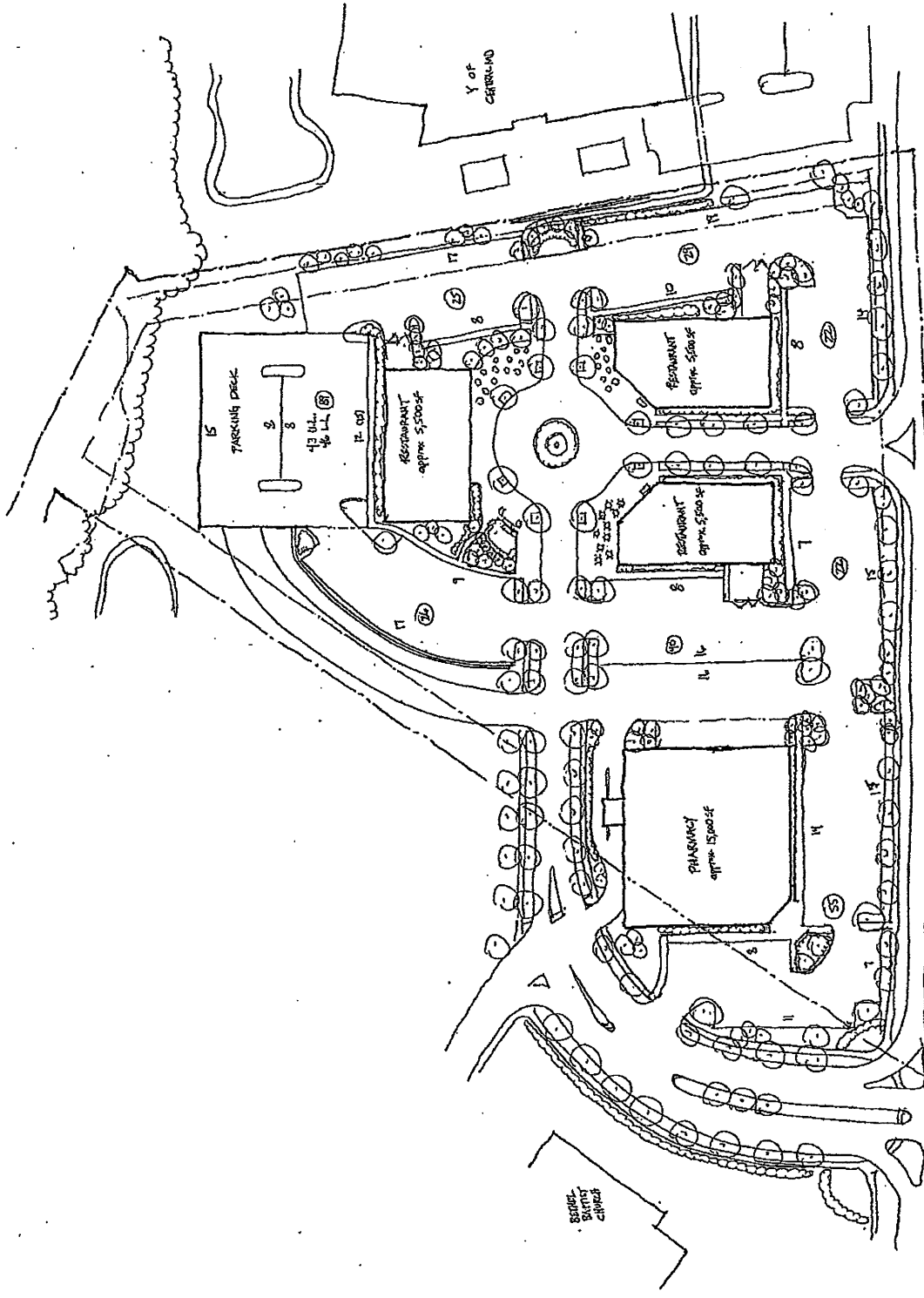
Street View | Help

Map Satellite



POWERED BY
Google

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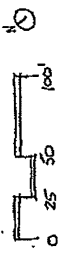


* AVAILABLE RESTAURANT PARKING: 253 SPACES

MONTGOMERY RD

A TRIANGLE DEVELOPMENT
 COMPANIES PROJECT
 PLAN BY: KEROUF ASSOCIATES, LLC
 6/24/2012

LONG GATE CROSSING
 CONCEPT PROCESS PLAN
 HOWARD COUNTY, MARYLAND





Howard County Council

George Howard Building
3450 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

Triangle Montgomery Associates, LLC
4281 Montgomery Road
Ellicott City, MD 21043

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.

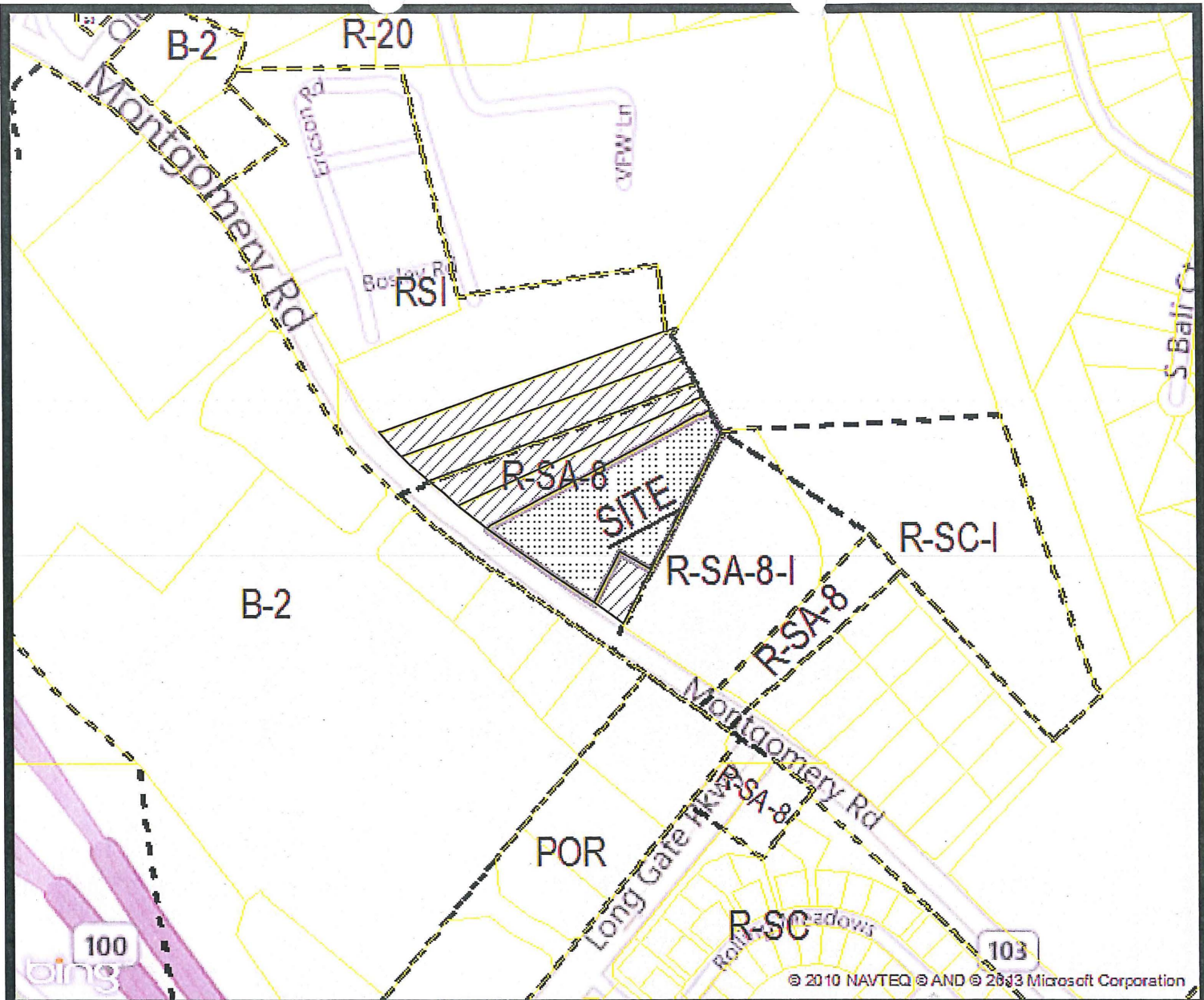
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The Commission directed me to notify applicants of their obligation to file the affidavit and disclosure. The obligation is set forth in Md. Code Ann., St. Gov't, Sec. 15-849(b), which provides in part, **"the affidavit or disclosure shall be filed 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: 24.010 Tax ID: 1402192020
 Current Zoning: R-SA-8 Council District: 1
 Tax Map: 24 Grid: 24 Parcel: 326 Lot: N/A
 Address: 4309 MONTGOMERY RD

"
"

Requested Zoning

Search Street:

MONTGOMERY RD

Property Information:

Amendment No.: 24.011

Current Zoning: R-SA-8

Requested Zoning: B-1

Tax Account ID.: 1402192047

Map: 24

Grid: 24

Parcel: 327

Lot:

Acres: 0.397

Address: 4319 MONTGOMERY RD

City/State/Zip: ELLICOTT CITY, MD 21043

Owner:

Name: TRIANGLE OLD ANNAPOLIS

Email:

Phone:

Mailing Address: 4281 MONTGOMERY RD

City/State/Zip: ELLICOTT CITY, MD 21043

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

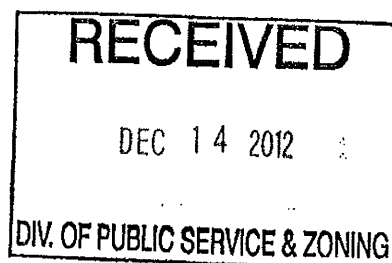
[Word 2007 Version]
Before filling out this form, please read the
Instructions section at the end of the form.

A. Property Information

- 1 Address / Street (Only) 4319 Montgomery Road
- 2 Tax Map Number 24 Grid 24
- 3 Parcel(s) 327
- 4 Lot(s) N/A
- 5 Tax Account Data: District 02 Account # 192047
-
- 6 Size of Property: Acres Square feet 17,293
-
- 7 The Property is currently zoned: R-SA-8
I request that the Property be rezoned to: B-1

B. Owner Information

- 8 Owner Name Triangle Old Annapolis Associates, LLC
- 9 Mailing street address or Post Office Box 4281 Montgomery Road
City, State Ellicott City, Maryland
ZIP Code 21043
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 This application is submitted in conjunction with the Comprehensive Rezoning Application for the properties identified on Tax Map 24, Grid 24, as Parcels 322, 323, 324, 325, 326, and 327 (the "Original Application").

The subject Property consists of six parcels located on Montgomery Road, across from the Long Gate shopping center. A portion of the Property currently has an approved plan for a townhome development that would utilize direct access to Montgomery Road. While this plan is the most productive use of the Property under its current zoning, such a development would not best serve the needs of the surrounding residential community. A rezoning of the Property, and a development similar to that shown on the attached Concept Plan, would permit a more appropriate use of the Property. See attached Continuation Sheet.

F. List of Attachments/Exhibits

14 1. Continuation Sheet. 2. Map of the Property from the County's website. 3. Proposed Concept Plan

G. Signatures

15 Owner Original signature in Original Application Owner (2)

Date

Date

Additional owner signatures? **X** the box to the left and attach a separate signature page.

16 Representative Signature

[Handwritten Signature]

Date

12-14-12

DPZ Use Only		Amendment No.	24.011
Notes			

Continuation Sheet

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

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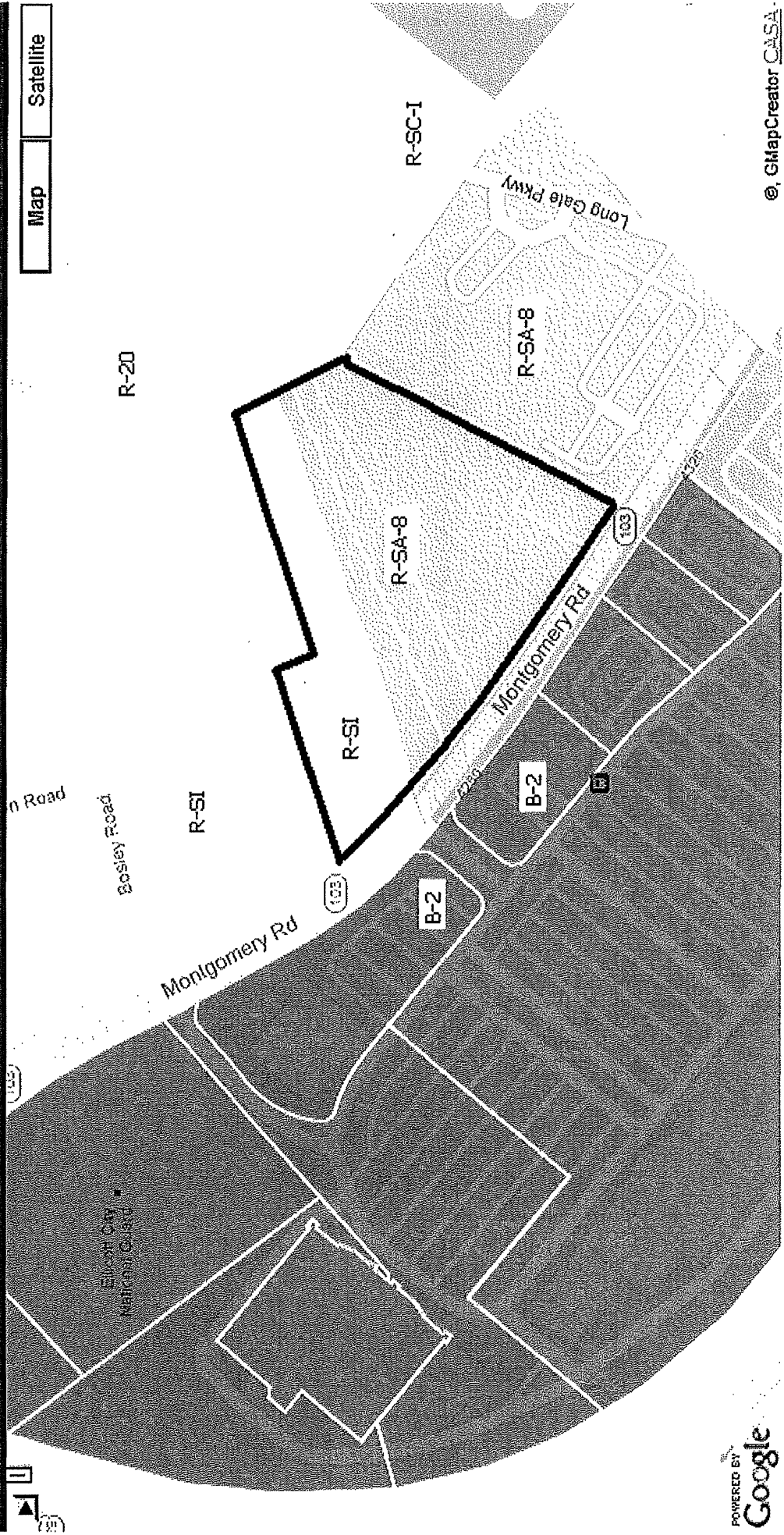
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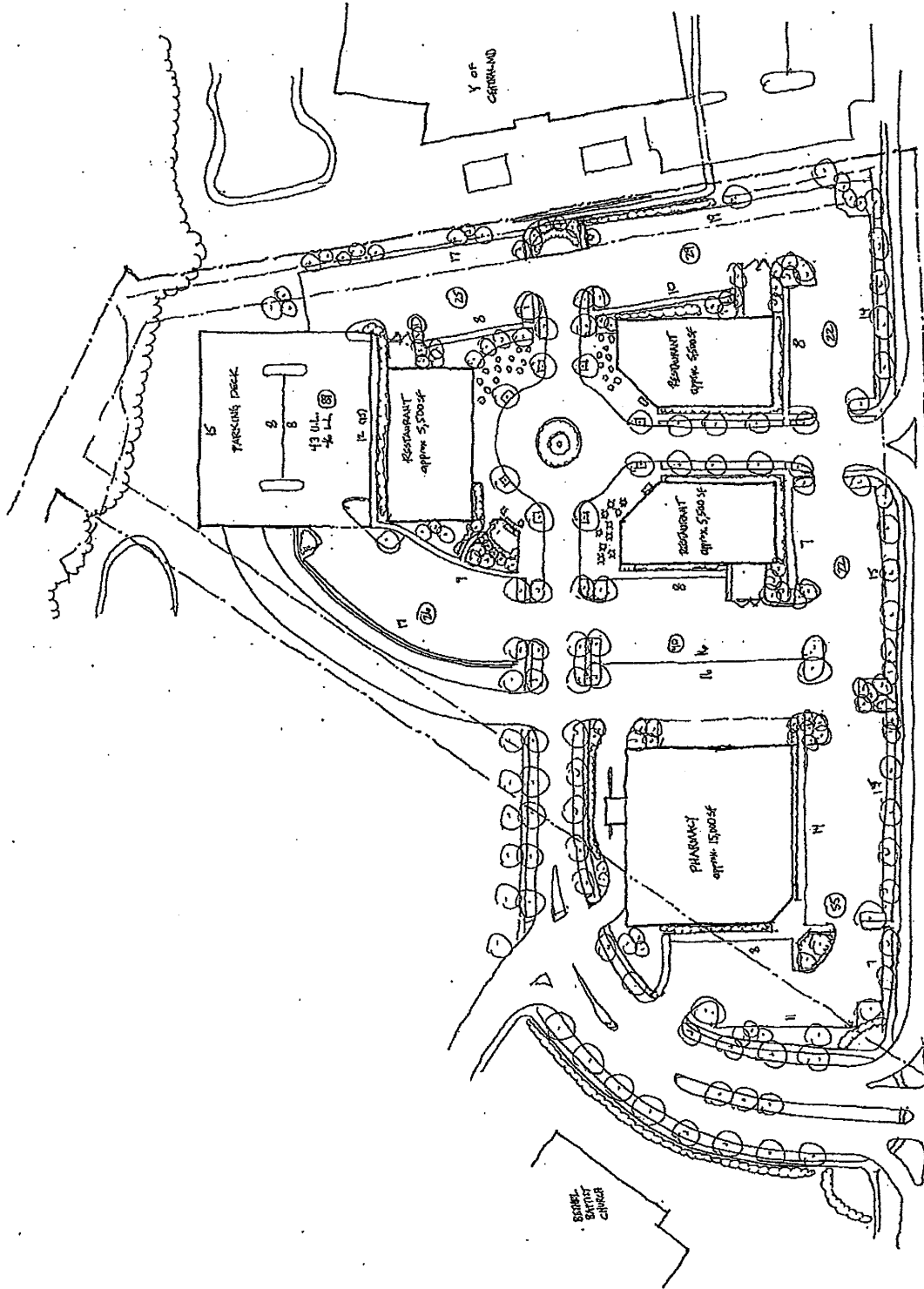
Street view | Help

Map Satellite



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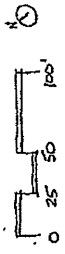


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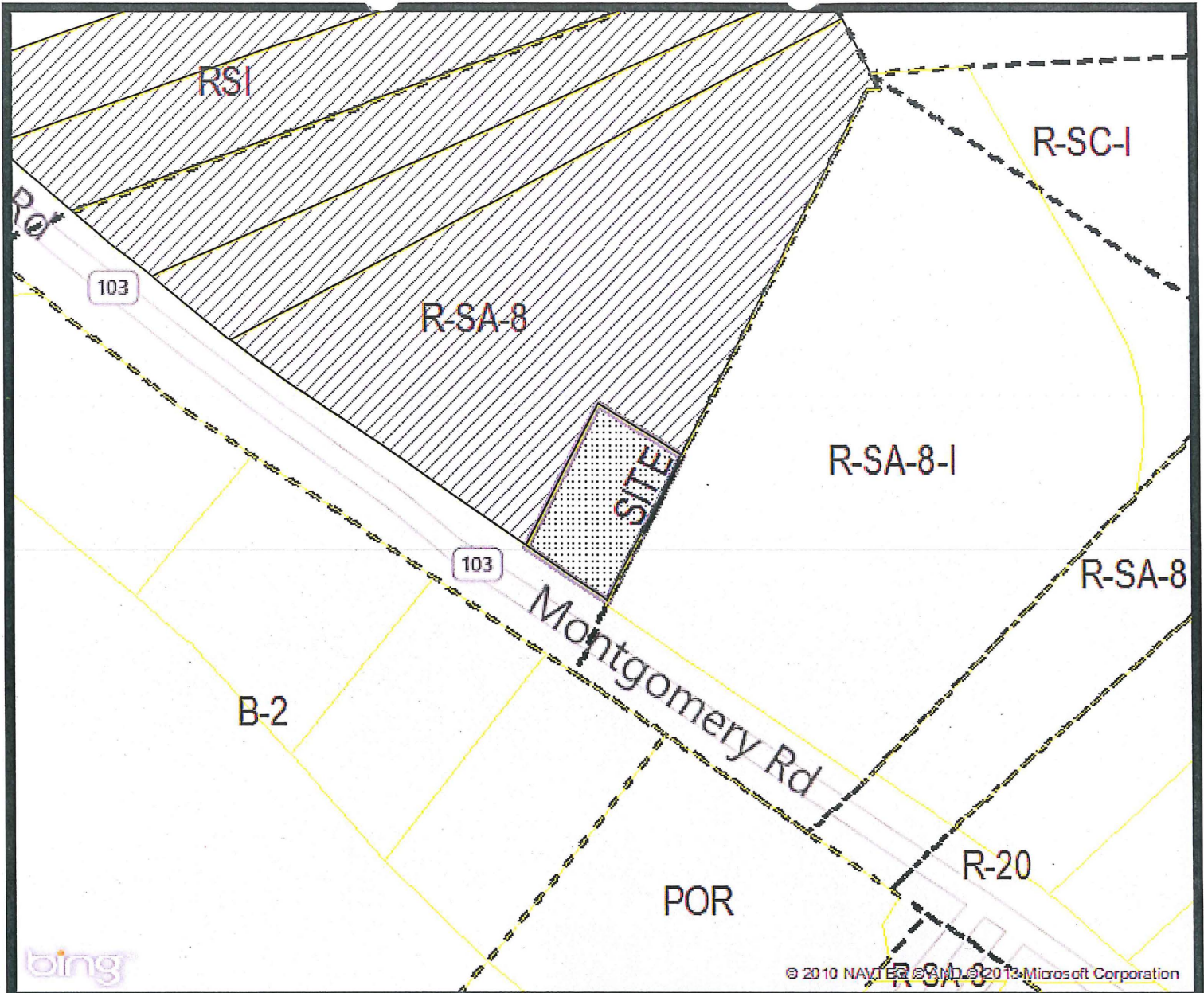
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