

**ADJOINING PROPERTY OWNERS FOR 8001 HILLSBOROUGH ROAD**

Sean Sider  
8021 Hillsborough Road  
Ellicott City, MD 21043-6794  
(25.001)

Diana & Cheng Yu  
8017 Garden Gate Court  
Ellicott City, MD 21043-6793  
(25.001)

VU Nguyen  
Yin Man Tam  
8016 Garden Gate Court  
Ellicott City, MD 21043-6793  
(25.001)

Xiumin Liu  
Jiwen Zheng  
8017 Finest Hour Court  
Ellicott City, MD 21043-6855  
(25.001)

Hyok & Young Park  
1296 Kapiolani Blvd, Apt. 4506  
Honolulu, HI 96814-2891  
(25.001)

Robert & Monique Cydyllo  
8307 Academy Road  
Ellicott City, MD 21043-6687  
(25.001)

Taylor Family Limited Partnership  
4100 College Avenue  
Ellicott City, MD 21043-5506  
(25.001)

## Requested Zoning

**Search Street:**

HILLSBOROUGH RD

**Property Information:**

Amendment No.: 25.001  
Current Zoning: POR  
Requested Zoning: B-1  
Tax Account ID.: 1402401916  
Map: 25  
Grid: 20  
Parcel: 329  
Lot: A 1  
Acres: 2.75  
Address: 8001 HILLSBOROUGH RD  
City/State/Zip: ELLICOTT CITY, MD 21043

**Owner:**

Name: TAYLOR FAMILY LIMITED PARTNERSHIP  
Email: btaylor@taylorservice.com  
Phone: 410-465-3500  
Mailing Address: 4100 COLLEGE AVE  
City/State/Zip: ELLICOTT CITY, MD 21043

**Representative:**

Name: Joseph Rutter  
Email: jrutter@ldandd.com  
Phone: 443-367-0420  
Mailing Address: 5300 Dorsey Hall Drive, Suite 202  
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) 8001 HILLSBOROUGH ROAD  
2 Tax Map Number 25 Grid 20  
3 Parcel(s) 329  
4 Lot(s) A1  
5 Tax Account Data: District 02 Account # 401916  
6 Size of Property: Acres 2.7514 Square feet

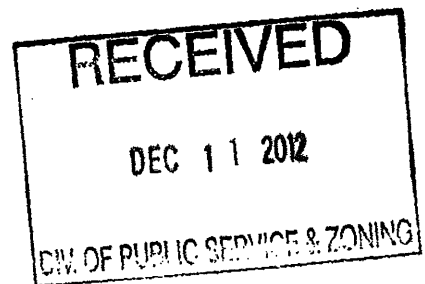
7 The Property is currently zoned: POR  
I request that the Property be rezoned to: B-1

### B. Owner Information

8 Owner Name TAYLOR VILLAGE FAMILY LIMITED PARTNERSHIP  
9 Mailing street address or Post Office Box 4100 COLLEGE AVENUE  
City, State ELLICOTT CITY, MD  
ZIP Code 21043  
Telephone (Main) 410-465-3500  
Telephone (Secondary)  
Fax  
10 E-Mail BTAYLOR@TAYLORSERVICE.COM

### C. Representative Information

11 Name JOSEPH RUTTER  
Mailing street address or Post Office Box 5300 DORSEY HALL DRIVE SUITE 102  
City, State ELLICOTT CITY, MD  
ZIP 21042  
Telephone (Main) 443-367-0422



**C. Representative Information**

Telephone (Secondary) 410-977-1327

Fax 443-367-0420

E-Mail JRUTTER@LDANDD.COM

12 Association with Owner DESIGNATED REPRESENTATIVE

**D. Alternate Contact [If Any]**

Name RONALD SPAHN

Telephone 410-992-9700

E-Mail RLSPAHN@NETSCAPE.NET

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

13 THE PROPERTY IS FULLY DEVELOPED WITH A RETAIL AND SERVICE BUILDING CONSTRUCTED IN 2003. THE POR ZONING LIMITS THE PERMITTED USES AND THE UPPER FLOOR HAS NEVER BEEN OCCUPIED. REZONING TO B-1 WILL PERMIT A WIDER RANGE OF LOCAL COMMERCIAL USES WHICH IS THE FUNCTION OF THIS BUILDING. B-1 ZONING WILL LIMIT TRIPS FROM TAYLOR VILLAGE AND ADJOINING DEVELOPMENTS BY PROVIDING CONVENIENT RETAIL WITHOUT ENTERING THE REGIONAL ROAD NETWORK. IF THE ZONING REGULATIONS ARE AMENDED THIS BUILDING COULD ALSO PROVIDE FOR A MIXED USE WITH A FEW APARTMENTS ABOVE THE RETAIL.

**F. List of Attachments/Exhibits**

14 SDAT, TAX MAP

**G. Signatures**

15 Owner BRUCE TAYLOR Owner (2)

*Bruce Taylor manager*  
Date 12/10/12 Date

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

16 Representative JOSEPH RUTTER

Signature

Date

|              |           |               |        |
|--------------|-----------|---------------|--------|
| DPZ Use Only | <i>JR</i> | Amendment No. | 25,001 |
| Notes        |           |               |        |
|              |           |               |        |
|              |           |               |        |

|  |   |
|--|---|
| Maryland Department of Assessments and Taxation<br>Real Property Data Search (vw2.2A)<br>HOWARD COUNTY | <a href="#">Go Back</a><br><a href="#">View Map</a><br><a href="#">New Search</a><br><a href="#">GroundRent</a><br><a href="#">Redemption</a><br><a href="#">GroundRent</a><br><a href="#">Registration</a> |
|--|---|

**Account Identifier:** District - 02 Account Number - 401916

**Owner Information**

|                         |   |                             |                       |
|-------------------------|---|-----------------------------|-----------------------|
| <b>Owner Name:</b>      | TAYLOR VILLAGE FAMILY LIMITED PARTNERSHIP   | <b>Use:</b>                 | COMMERCIAL            |
|                         |   | <b>Principal Residence:</b> | NO                    |
| <b>Mailing Address:</b> | 4100 COLLEGE AVE<br>ELLICOTT CITY MD 21043- | <b>Deed Reference:</b>      | 1)/13862/ 00288<br>2) |

**Location & Structure Information**

|  |   |
|--|---|
| <b>Premises Address</b>                          | <b>Legal Description</b>  |
| 8001 HILLSBOROUGH RD<br>ELLICOTT CITY 21043-0000 | PAR A1 2.7514 A<br>8001 HILLSBOROUGH RD<br>VILLAGE CREST RS PAR A |

| Map  | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No: | 15339 |
|------|------|--------|--------------|-------------|---------|-------|-----|-----------------|----------|-------|
| 0025 | 0020 | 0329   |              | 0000        |         | 9999  | A 1 | 3               |          |       |

|                          |                   |      |
|--------------------------|-------------------|------|
| <b>Special Tax Areas</b> | <b>Town</b>       | NONE |
|                          | <b>Ad Valorem</b> | 104  |
|                          | <b>Tax Class</b>  |      |

|                                |                      |                           |                   |
|--------------------------------|----------------------|---------------------------|-------------------|
| <b>Primary Structure Built</b> | <b>Enclosed Area</b> | <b>Property Land Area</b> | <b>County Use</b> |
| 2008                           | 27000                | 2.7500 AC                 | 000000            |

|                |                 |                                |                 |
|----------------|-----------------|--------------------------------|-----------------|
| <b>Stories</b> | <b>Basement</b> | <b>Type</b>                    | <b>Exterior</b> |
|                |                 | SHOPPING CENTER / NEIGHBORHOOD |                 |

**Value Information**

|                           | Base Value | Value      |            |            | Phase-in Assessments |  |
|---------------------------|------------|------------|------------|------------|----------------------|--|
|                           |            | As Of      |            | As Of      |                      |  |
|                           |            | 01/01/2012 | 07/01/2012 | 07/01/2012 | 07/01/2013           |  |
| <b>Land</b>               | 610,900    | 610,900    |            |            |                      |  |
| <b>Improvements:</b>      | 2,836,500  | 2,881,800  |            |            |                      |  |
| <b>Total:</b>             | 3,447,400  | 3,492,700  | 3,462,500  | 3,477,600  |                      |  |
| <b>Preferential Land:</b> | 0          |            |            | 0          |                      |  |

**Transfer Information**

|                |                                     |               |               |               |           |
|----------------|-------------------------------------|---------------|---------------|---------------|-----------|
| <b>Seller:</b> | TAYLOR FAMILY LIMITED PARTNERSHIP B | <b>Date:</b>  | 03/16/2012    | <b>Price:</b> | \$670,000 |
| <b>Type:</b>   | ARMS LENGTH IMPROVED                | <b>Deed1:</b> | /13862/ 00288 | <b>Deed2:</b> |           |
| <b>Seller:</b> |                                     | <b>Date:</b>  | 12/30/1899    | <b>Price:</b> | \$0       |
| <b>Type:</b>   |                                     | <b>Deed1:</b> | /05293/ 00561 | <b>Deed2:</b> |           |
| <b>Seller:</b> |                                     | <b>Date:</b>  |               | <b>Price:</b> |           |
| <b>Type:</b>   |                                     | <b>Deed1:</b> |               | <b>Deed2:</b> |           |

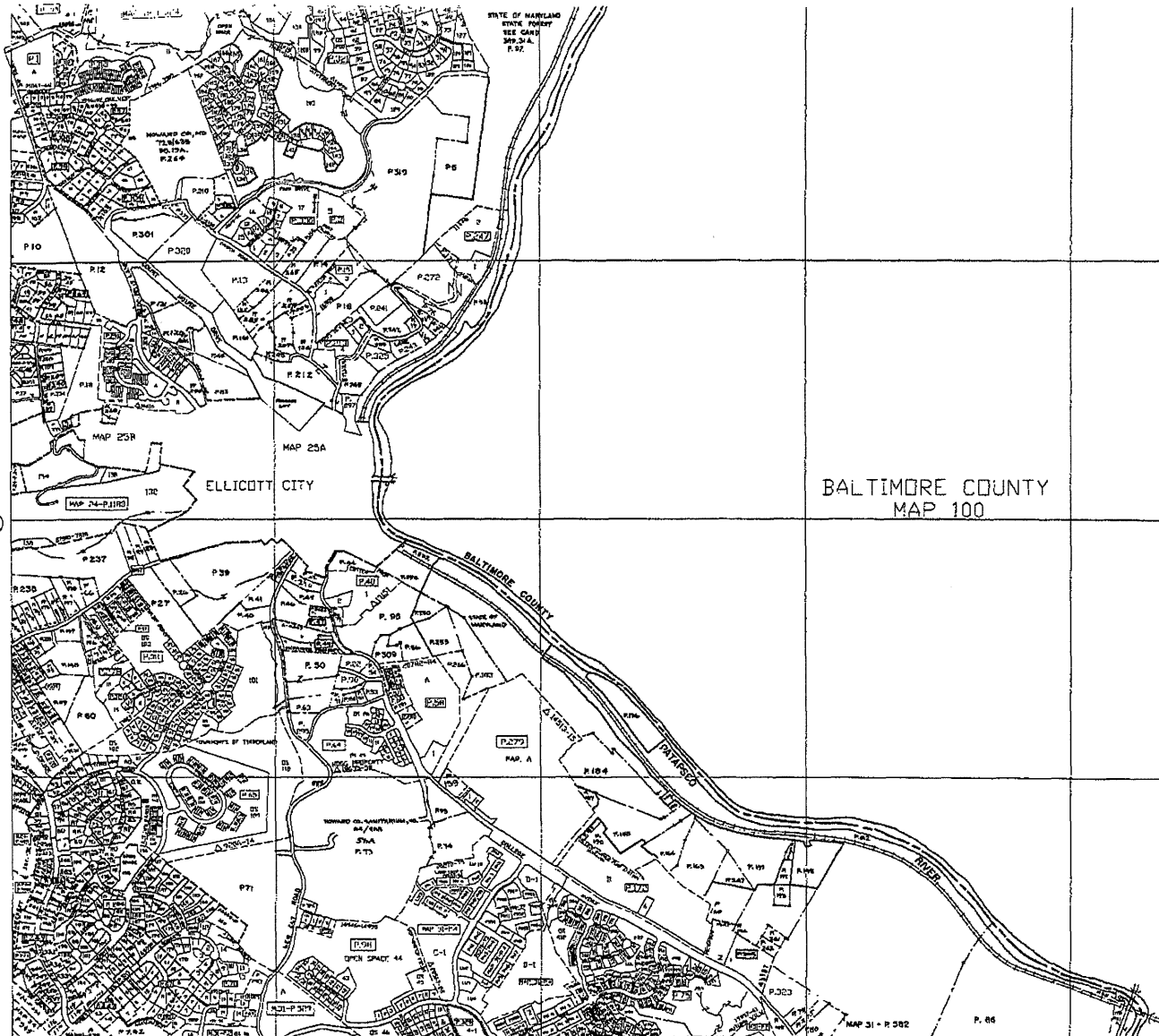
**Exemption Information**

| <b>Partial Exempt Assessments</b> | <b>Class</b> | 07/01/2012 | 07/01/2013 |
|-----------------------------------|--------------|------------|------------|
| <b>County</b>                     | 000          | 0.00       |            |
| <b>State</b>                      | 000          | 0.00       |            |
| <b>Municipal</b>                  | 000          | 0.00       | 0.00       |

|                      |                               |
|----------------------|-------------------------------|
| <b>Tax Exempt:</b>   | <b>Special Tax Recapture:</b> |
| <b>Exempt Class:</b> | NONE                          |

**Homestead Application Information**

**Homestead Application Status:** No Application



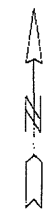
BALTIMORE COUNTY  
MAP 100

525

522

519

516



24

175793.41N  
416493.31E

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OR REPRODUCED IN ANY FORM INCLUDING ELECTRONIC MEANS SUCH AS:  
DIGITIZING, SCANNING, VECTORING, OR IMAGE PROCESSING, OR BY ANY  
SYSTEM NOW KNOWN OR TO BE INVENTED WITHOUT PERMISSION IN  
WRITING FROM THE MARYLAND DEPARTMENT OF PLANNING.

SCALE IN FEET



31

MARYLAND DEPARTMENT OF PLANNING  
PROPERTY MAPPING SECTION

REVISION TO: 2011  
DATE: JULY 20, 2011

| NO. | DATE     | BY | REVISION |
|-----|----------|----|----------|
| 1   | 07/20/11 | AD | ADDED    |



HOWARD COUNTY,  
MARYLAND

175793.51N  
421671.51E

854-516  
MAP NO.  
25

854

857

860

863

869

872

854-516

MAP NO.

25



# Howard County Council

George Howard Building  
3453 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

Taylor Family Limited Partnership  
4100 College Avenue  
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.

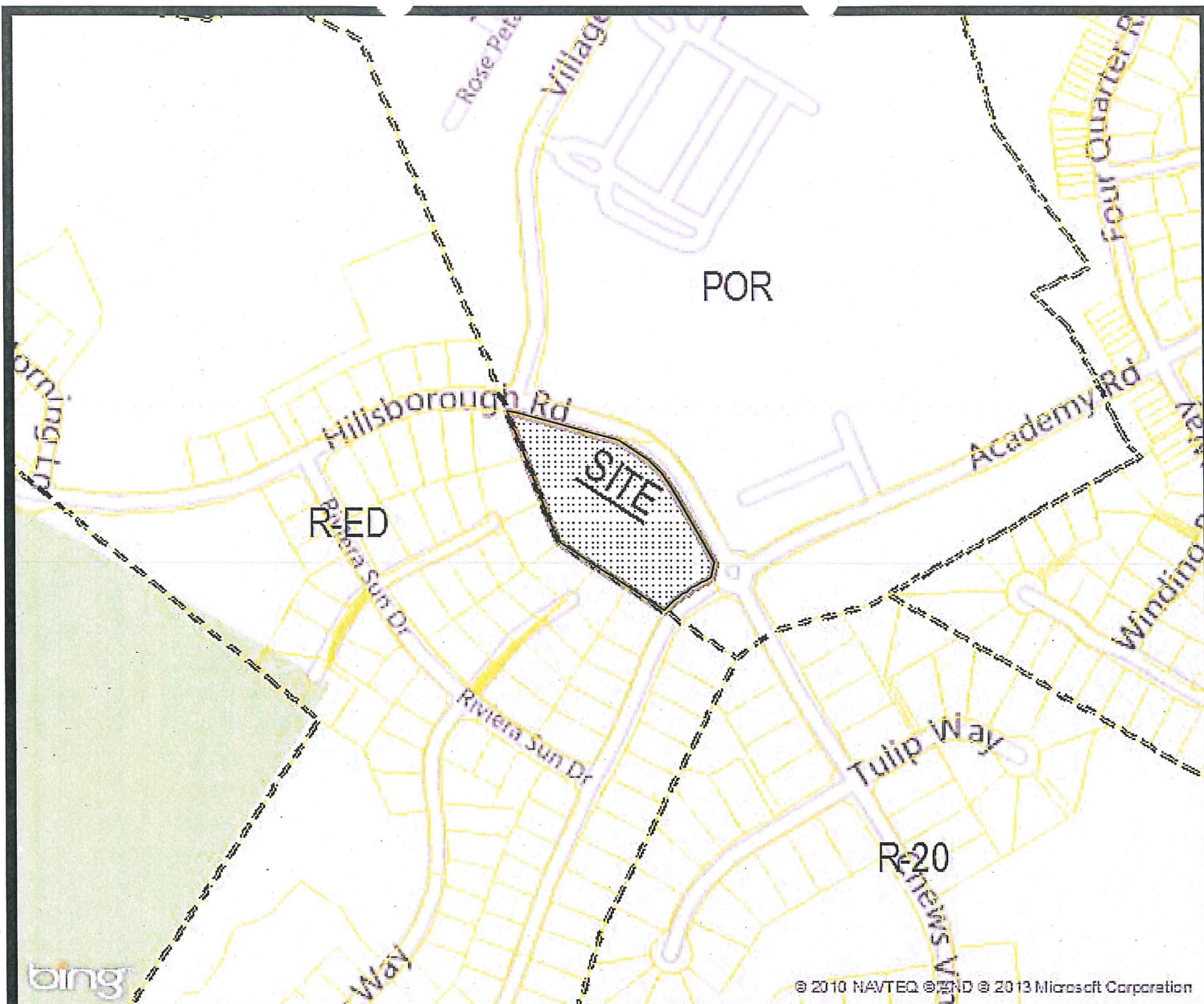
Please be advised that on March 7, 2013, the Howard County Ethics Commission determined that the Zoning Map Request Form needs to be accompanied by certain affidavits and disclosures. The Commission also determined that the Zoning Regulation Amendment Form needs to be accompanied by certain affidavits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



|    |    |    |    |    |    |    |
|----|----|----|----|----|----|----|
| 1  | 2  | 3  | 4  | 5  |    |    |
| 6  | 7  | 8  | 9  | 10 | 11 |    |
| 12 | 13 | 14 | 15 | 16 | 17 | 18 |
| 19 | 20 | 21 | 22 | 23 | 24 | 25 |
|    | 27 | 28 | 29 | 30 | 31 | 32 |
|    | 33 | 34 | 35 | 36 | 37 | 38 |
|    | 39 | 40 | 41 | 42 | 43 | 44 |
|    |    | 45 | 46 | 47 | 48 |    |
|    |    |    |    | 50 |    |    |



Zoning Map General Plan Amendment: **25.001** Tax ID: **1402401916**  
 Current Zoning: **POR** Council District: **1**  
 Tax Map: **25** Grid: **20** Parcel: **329** Lot: **A1**  
 Address: **8001 HILLSBOROUGH RD**