

"
"

Requested Zoning

Search Street:

COLLEGE AVE

Next

Property Information:

Amendment No.: 25.004

Current Zoning: POR

Requested Zoning: R-A-15

Tax Account ID.: 1402218569

Map: 25

Grid: 20

Parcel: 93

Lot:

Acres: 3.5

Address: 4122 COLLEGE AVE

City/State/Zip: ELLICOTT CITY, MD 21043

Owner:

Name: HISTORIC ELLICOTT PROPERTIES INC

Email: btaylor@taylorservice.com

Phone: 410-465-3500

Mailing Address: PO BOX 396

City/State/Zip: ELLICOTT CITY, MD 21041

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

4122

1	Address / Street (Only)	4100	COLLEGE AVENUE
2	Tax Map Number	25	Grid 20
3	Parcel(s)	93	
4	Lot(s)		
5	Tax Account Data:	District 02	Account # 218569
6	Size of Property:	Acres 3.5	Square feet

7	The Property is currently zoned:	POR
	I request that the Property be rezoned to:	R-A-15

B. Owner Information

8	Owner Name	HISTORIC ELLICOTT PROPERTIES, INC.
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 HOSPITAL PROPERTY IS CURRENTLY ZONED POR AND PERMITS AGE RESTRICTED HOUSING. THE PROPOSAL IS TO MAINTAIN THE HOSPITAL ON A PORTION OF THE PROPERTY, ESTABLISH AN INTERNAL ROAD AND UTILITY NETWORK AND PROVIDE FOR THE TRANSITION TO MULTI-FAMILY HOUSING AT THE SITE. THE REQUEST INCLUDES PART OF PARCEL 73 AND 93. THE ATTACHED PLAT PROVIDES A BOUNDARY FOR THE PROPOSED ZONING. THE REQUEST IS TO PREPARE FOR THE EVENTUAL MOVE OF THE HOSPITAL AND AVOID THE UNDESIRABLE TRAFFIC IMPACT THAT WOULD RESULT FROM REDEVELOPMENT OF THIS PROPERTY AS AN OFFICE PARK. WHILE THE PROPOSED R-A-15 ZONING WILL RESULT IN A LOWER RESIDENTIAL DENSITY THAN PERMITTED IN POR IT IS THE APPROPRIATE DEVELOPMENT MIX FOR THE SITE.

F. List of Attachments/Exhibits

- 14 SDAT, TAX MAP
 PLAT OF PROPERTY DESIGNATING R-A-15 AREA TO BE REZONED

G. Signatures

15 Owner	BRUCE TAYLOR	Owner (2)
Date	<i>Bruce Taylor</i> 12/10/12	Date

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

16 Representative Signature	JOSEPH RUTTER
Date	

DPZ Use Only	<i>JR</i>	Amendment No.	25004
Notes			

Maryland Department of Assessments and Taxation Real Property Data Search (vw5.1A) HOWARD COUNTY	Go Back View Map New Search GroundRent Redemption GroundRent Registration
--------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Account Identifier: District - 02 Account Number - 218542

Owner Information

Owner Name:	HOWARD COUNTY SANITARIUM CO INC 4100 COLLEGE AVE	Use:	COMMERCIAL
Mailing Address:	PO BOX 396 ELLICOTT CITY MD 21041-0396	Principal Residence:	NO
		Deed Reference:	1)/00084/ 00588 2)

Location & Structure Information

Premises Address	Legal Description
4189 NEW CUT RD ELLICOTT CITY 21043-0000	55.399 A. 4189 NEW CUT RD ELLICOTT CITY

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
0025	0020	0073		0000				3	

Special Tax Areas	Town	NONE
	Ad Valorem	104
	Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1954	78265	55.3900 AC	

Stories	Basement	Type	Exterior
		OFFICE BUILDING	

Value Information

	Base Value	Phase-in Assessments		
		Value As Of 01/01/2012	Value As Of 07/01/2012	Value As Of 07/01/2013
Land	4,269,500	4,269,500		
Improvements:	4,716,700	3,973,300		
Total:	8,986,200	8,242,800	8,242,800	8,242,800
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

Homestead Application Status: No Application

Maryland Department of Assessments and Taxation Real Property Data Search (vw6.2A) HOWARD COUNTY	Go Back View Map New Search GroundRent Redemption GroundRent Registration
--------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Account Identifier: District - 02 Account Number - 218569

Owner Information

Owner Name:	HISTORIC ELLICOTT PROPERTIES INC 4100 COLLEGE AVE	Use:	COMMERCIAL/RESIDENTIAL
Mailing Address:	PO BOX 396 ELLICOTT CITY MD 21041-0396	Principal Residence:	NO
		Deed Reference:	1) /05051/ 00629 2)

Location & Structure Information

Premises Address	Legal Description
COLLEGE AVE ELLICOTT CITY 21043-0000	3.5 A COLLEGE AVE ELLICOTT CITY

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0025	0020	0093		0000				3	Plat Ref:

Special Tax Areas	Town	NONE
	Ad Valorem	104
	Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
		3.5000 AC	

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value		
		Phase-in Assessments		
		As Of	As Of	As Of
		01/01/2012	07/01/2012	07/01/2013
Land	594,500	594,500		
Improvements:	271,400	271,400		
Total:	865,900	865,900	865,900	865,900
Preferential Land:	0			0

Transfer Information

Seller:	HISTORIC ELLICOTT PROPERTIES	Date:	12/24/1998	Price:	\$55,872
Type:	NON-ARMS LENGTH OTHER	Deed1:	/05051/ 00629	Deed2:	
Seller:	HOWARD COUNTY SANATORIUM	Date:	03/13/1998	Price:	\$430,924
Type:	ARMS LENGTH IMPROVED	Deed1:	/04215/ 00503	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

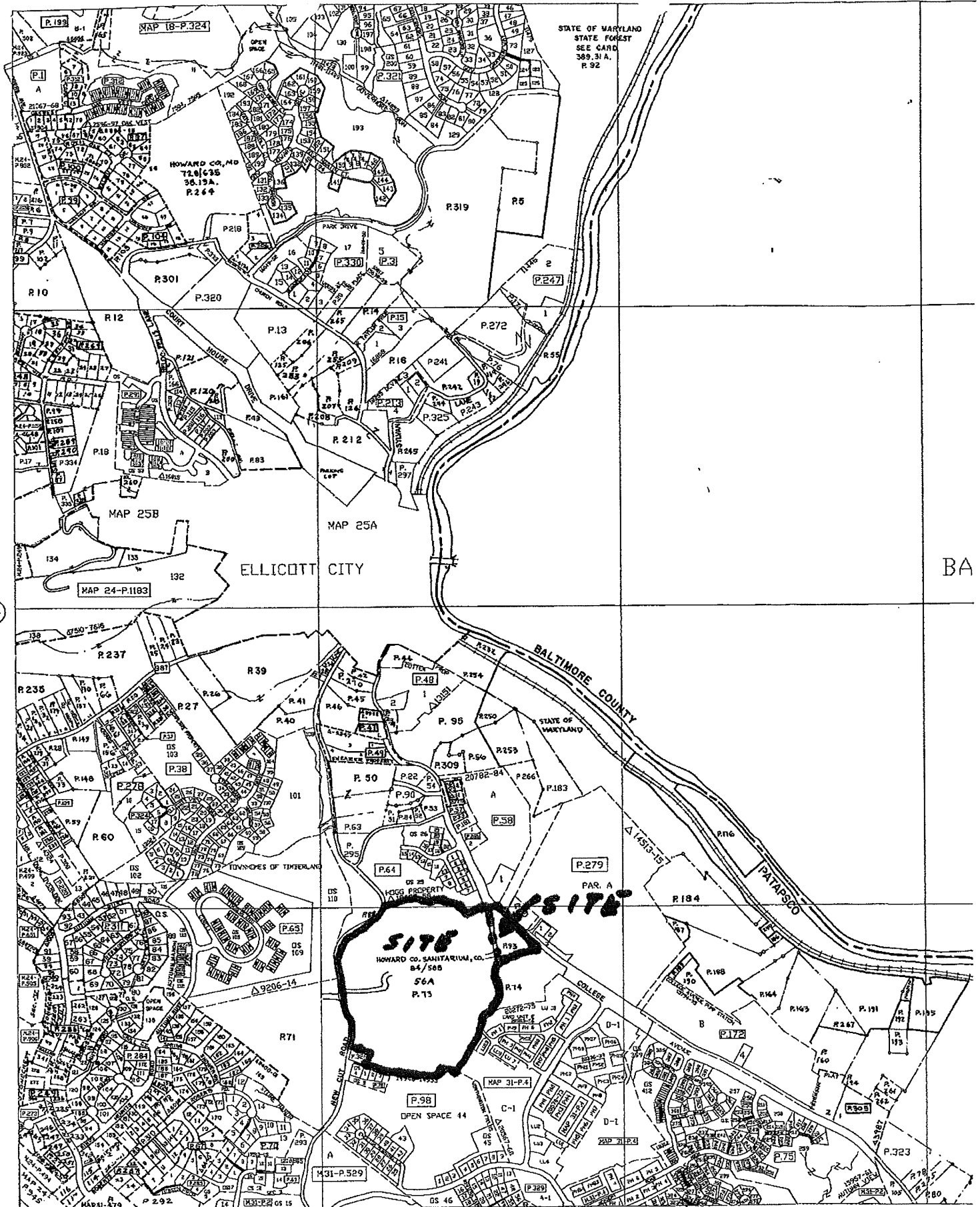
Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

Homestead Application Status:	No Application
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STATE OF MARYLAND
STATE FOREST
SEE CARD
389.31A.
P. 92

ELLIOTT CITY

BALTIMORE COUNTY

SITE
HOWARD CO. SANITARIUM, CO.
84/588
56A
P. 13

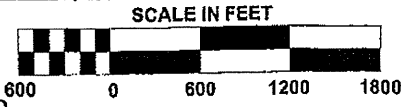
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OR REPRODUCED IN ANY FORM INCLUDING ELECTRONIC MEANS SUCH AS:
DIGITIZING, SCANNING, VECTORING, OR IMAGE PROCESSING, OR BY ANY
SYSTEM NOW KNOWN OR TO BE INVENTED WITHOUT PERMISSION IN
WRITING FROM THE MARYLAND DEPARTMENT OF PLANNING.



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This is
used if
the 1/4
Block
REI



Howard County Council

George Howard Building
3455 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

Historic Ellicott Prop., Inc.
P.O. Box 396
Ellicott City, MD 21041

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.

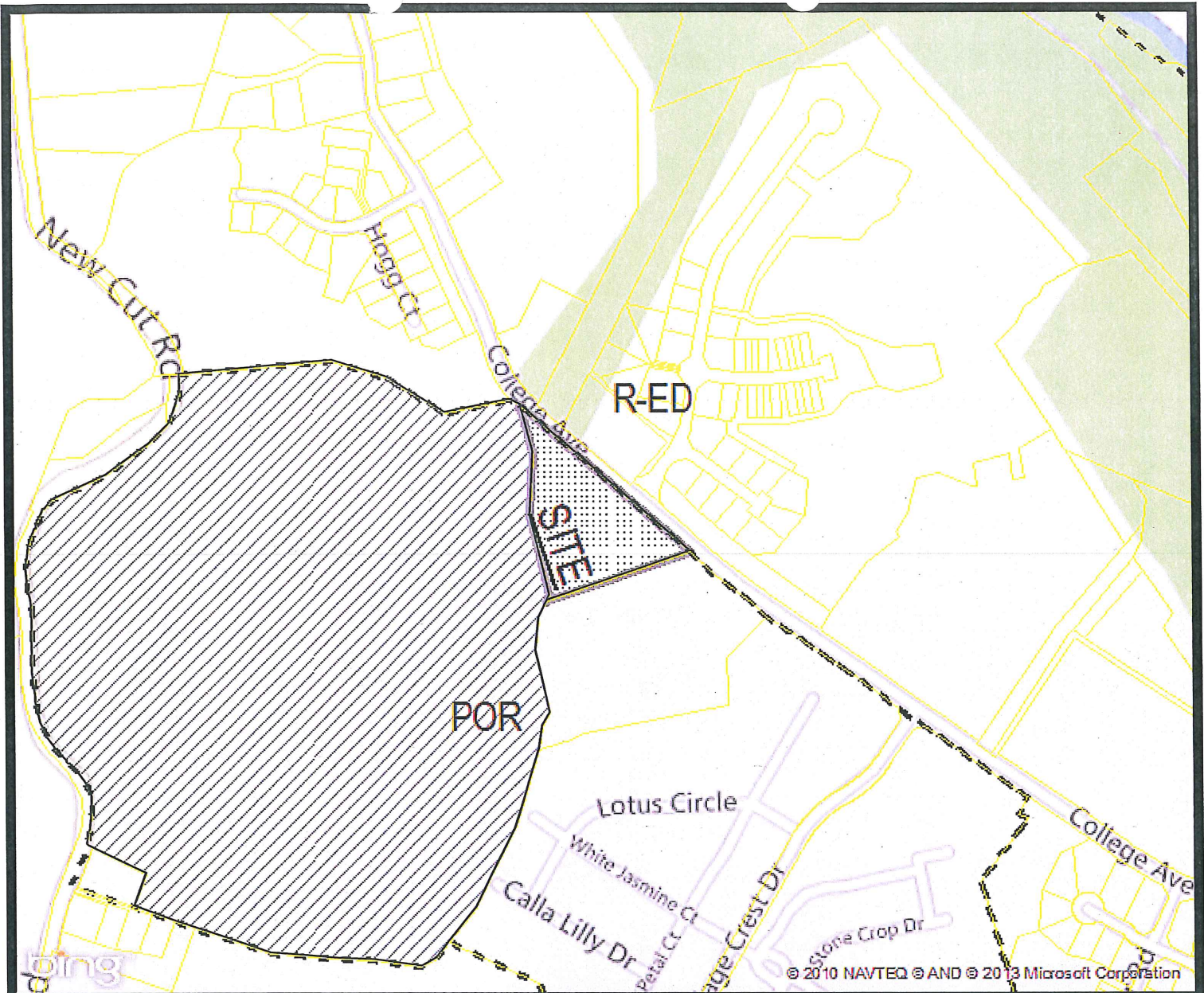
Please be advised that on March 7, 2013, the Howard County Ethics Commission determined that the Zoning Map Request Form needs to be accompanied by certain affidavits and disclosures. The Commission also determined that the Zoning Regulation Amendment Form needs to be accompanied by certain affidavits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

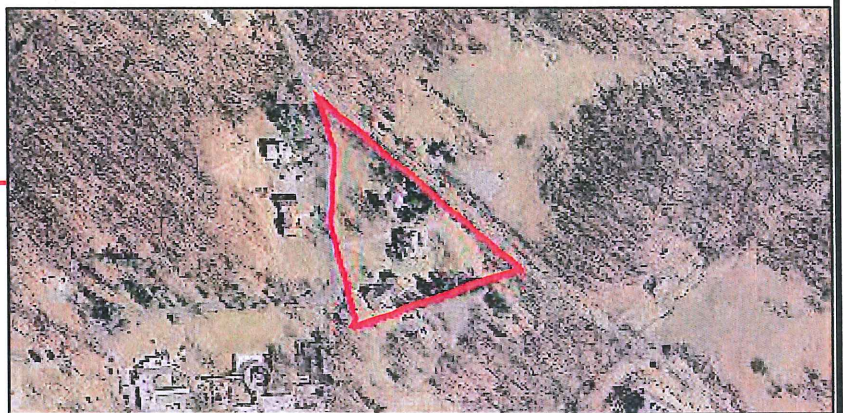
Accordingly, I am enclosing for your use the approved affidavit packet. Completed forms may be mailed to the Administrative Assistant to the Zoning Board at 3430 Court House Drive, Ellicott City, MD 21043.

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: 25.004 Tax ID: 1402218569
 Current Zoning: POR Council District: 1
 Tax Map: 25 Grid: 20 Parcel: 93 Lot: N/A
 Address: 4122 COLLEGE AVE

ADJOINING PROPERTY OWNERS FOR 4100 COLLEGE AVENUE

Howard County Dept. of Public Works
3430 Courthouse Drive
Ellicott City, MD 21043
(24.003)(25.002)
(43.008)
(43.006)

Taylor Ellicott City Properties, Inc.
P.O. Box 396
Ellicott City, MD 21041
(25.002)

"
"

Requested Zoning

Search Street:

COLLEGE AVE

Next

Property Information:

Amendment No.: 25.002

Current Zoning: POR

Requested Zoning: R-A-15

Tax Account ID.: 1402218542

Map: 25

Grid: 20

Parcel: 73

Lot:

Acres: 55.39

Address: 4100 COLLEGE AVE

City/State/Zip: ELLICOTT CITY, MD 21043

Owner:

Name: HOWARD COUNTY SANITARIUM CO INC

Email: btaylor@taylorservice.com

Phone: 410-465-3500

Mailing Address: PO BOX 396

City/State/Zip: ELLICOTT CITY, MD 21041

Representative:

Name: Joseph Rutter

Email: jurttter@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

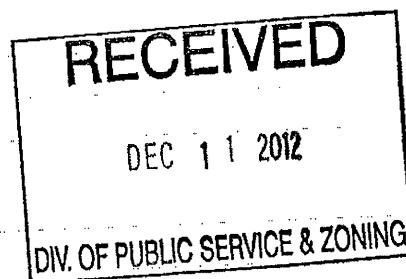
1	Address / Street (Only)	4100	COLLEGE AVENUE
2	Tax Map Number	25	Grid 20
3	Parcel(s)	73	
4	Lot(s)		
5	Tax Account Data:	District 02	Account # 218542

6	Size of Property:	Acres	55.399	Square feet
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7	The Property is currently zoned:	POR
	I request that the Property be rezoned to:	R-A-15

B. Owner Information

8	Owner Name	HOWARD COUNTY SANITARIUM CO. INC. AKA TAYLOR SERVICE COMPANY
9	Mailing street address or Post Office Box	4100 COLLEGE AVENUE
	City, State	ELLCOTT 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	ELLCOTT 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

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F. List of Attachments/Exhibits

- 14 SDAT, TAX MAP
 PLAT OF PROPERTY DESIGNATING R-A-15 AREA TO BE REZONED

G. Signatures

15 Owner	BRUCE TAYLOR	Owner (2)
	<i>Bruce Taylor, President</i>	
Date	12/10/12	Date

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

16 Representative Signature	JOSEPH RUTTER
Date	

DPZ Use Only	<i>JR</i>	Amendment No.	25,002
Notes			



Howard County Council

George Howard Building
3454 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

Howard County Sanitarium Co., Inc.
P.O. Box 396
Ellicott City, MD 21041

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.

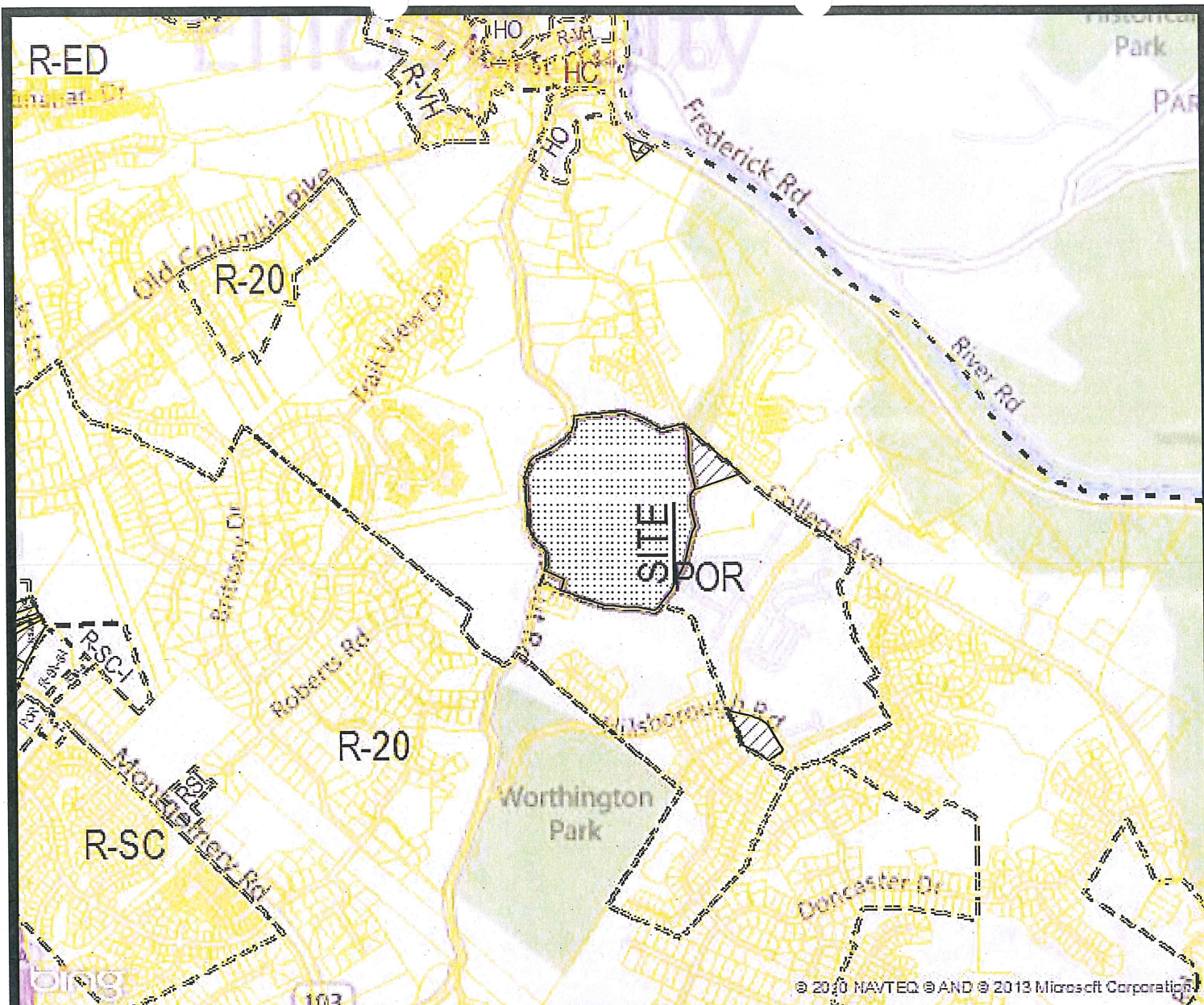
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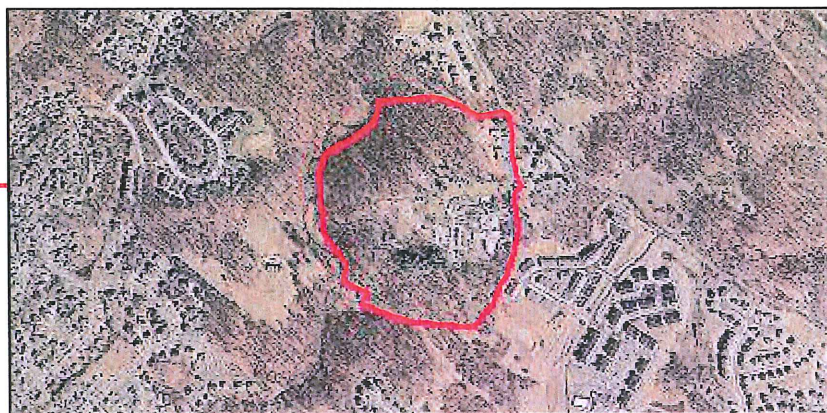
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Administrator



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		45	46	47	48	
			50			



Zoning Map General Plan Amendment: 25.002 Tax ID: 1402218542
 Current Zoning: POR Council District: 1
 Tax Map: 25 Grid: 20 Parcel: 73 Lot: N/A
 Address: 4100 COLLEGE AVE

Regner, Robin

25002

From: Tolliver, Sheila
Sent: Monday, June 17, 2013 12:37 PM
To: Regner, Robin; Wimberly, Theo
Subject: FW: Taylor Hospital Property zoning request
Attachments: Hospital.pdf; Taylor Zoning Exhibit R-A-15 Req 121012.pdf

From: Bruce Taylor [mailto:btaylor@taylorservice.com]
Sent: Tuesday, June 11, 2013 7:05 PM
To: CouncilMail
Cc: Terrasa, Jen; Watson, Courtney; Sigaty, Mary Kay; Ball, Calvin B; Fox, Greg; Don Reuwer; 'Joe Rutter'; Sang Oh (soh@talkin-oh.com)
Subject: Taylor Hospital Property zoning request

“Hospital properties” requested to go from existing POR (with essentially no density limit) to R-A-15.
Taylor Service Company (the new legal name for Howard County Sanitarium Company)
parcel 73: 14.78 acres of 55.39 acres

Historic Ellicott Properties:
parcel 93: 1.94 acres of 3.5 acres on tax records, (3.13 acres by survey)

Total requested acreage for R-A-15 is : 16.72 acres outlined in red on the attached plan and as listed on the attached re-zoning request

The total POR “hospital property” also includes parcel 74 of 6.7 acres owned by Taylor Ellicott City Properties (the new legal name for Taylor Psychiatric Association), but not included in this request.
Thus the total POR “hospital property” is 65.59 acres by tax records in three parcels with the request to re-zone 25.49% of the total or 16.72 acres as R-A-15.

The number of units shown on the plan is:
3 apartment or condo buildings of 52 units each = 156 units
15 groups of 5 Townhomes and one group of 4 townhomes = 79 Townhomes
Total 235 Units

Also shown on the plan as part of this portion of the properties where R-A-15 is requested is a club house and pool facility that will supplement the existing facilities of the Taylor Properties Community Association on Village Crest Drive and Cyprus Cedar. On both sides of Village Crest Drive there are currently 432 senior units, 220 of these are in 12, 14 or 16 unit condominiums, the rest are in townhomes or “villas”, with 15 more elevator townhomes to come in 2014 along Taylor Way, for a total of 447 senior units in this part of Taylor Village.

Thank you,

Bruce T. Taylor, M.D.
Office: 410-465-3674
Cell: 410-868-9871

Regner, Robin

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To: Regner, Robin; Wimberly, Theo
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Office: 410-465-3674
Cell: 410-868-9871

Zoning Map Amendment Request Form

Howard County Comprehensive Zoning Plan Department of Planning and Zoning

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9	Mailing street address or Post Office Box	4100 COLLEGE AVENUE
	City, State	ELLCOTT 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	ELLCOTT 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

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PLAT OF PROPERTY DESIGNATING R-A-15 AREA TO BE REZONED

G. Signatures

15 Owner BRUCE TAYLOR Owner (2)

Date 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		Amendment No.	
Notes			

Zoning Map Amendment Request Form

Howard County Comprehensive Zoning Plan Department of Planning and Zoning

[Word 2007 Version]
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Instructions section at the end of the form.

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2 Tax Map Number 25 Grid 20
3 Parcel(s) 93
4 Lot(s)
5 Tax Account Data: District 02 Account # 218569
6 Size of Property: Acres 3.5 Square feet
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I request that the Property be rezoned to: R-A-15

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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 HOSPITAL PROPERTY IS CURRENTLY ZONED POR AND PERMITS AGE RESTRICTED HOUSING. THE PROPOSAL IS TO MAINTAIN THE HOSPITAL ON A PORTION OF THE PROPERTY, ESTABLISH AN INTERNAL ROAD AND UTILITY NETWORK AND PROVIDE FOR THE TRANSITION TO MULTI-FAMILY HOUSING AT THE SITE. THE REQUEST INCLUDES PART OF PARCEL 73 AND 93. THE ATTACHED PLAT PROVIDES A BOUNDARY FOR THE PROPOSED ZONING. THE REQUEST IS TO PREPARE FOR THE EVENTUAL MOVE OF THE HOSPITAL AND AVOID THE UNDESIRABLE TRAFFIC IMPACT THAT WOULD RESULT FROM REDEVELOPMENT OF THIS PROPERTY AS AN OFFICE PARK. WHILE THE PROPOSED R-A-15 ZONING WILL RESULT IN A LOWER RESIDENTIAL DENSITY THAN PERMITTED IN POR IT IS THE APPROPRIATE DEVELOPMENT MIX FOR THE SITE.

F. List of Attachments/Exhibits

14 SDAT, TAX MAP
PLAT OF PROPERTY DESIGNATING R-A-15 AREA TO BE REZONED

G. Signatures

15 Owner BRUCE TAYLOR Owner (2)

Date

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		Amendment No.	
Notes			

Maryland Department of Assessments and Taxation Real Property Data Search (v5.1A) HOWARD COUNTY	Go Back View Map New Search GroundRent Redemption GroundRent Registration
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Account Identifier: District - 02 Account Number - 218542

Owner Information

Owner Name:	HOWARD COUNTY SANITARIUM CO INC 4100 COLLEGE AVE	Use:	COMMERCIAL
Mailing Address:	PO BOX 396 ELLCOTT CITY MD 21041-0396	Principal Residence:	NO
		Deed Reference:	1) /00084/ 00588 2)

Location & Structure Information

Premises Address	Legal Description
4189 NEW CUT RD ELLCOTT CITY 21043-0000	55.399 A. 4189 NEW CUT RD ELLCOTT CITY

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
0025	0020	0073		0000				3	

Special Tax Areas	Town	NONE
	Ad Valorem	104
	Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1954	78265	55.3900 AC	

Stories	Basement	Type	Exterior
		OFFICE BUILDING	

Value Information

	Base Value	Value	Phase-in Assessments	
			As Of 01/01/2012	As Of 07/01/2012
Land	4,269,500	4,269,500		
Improvements:	4,716,700	3,973,300		
Total:	8,986,200	8,242,800	8,242,800	8,242,800
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

Homestead Application Status: No Application

Maryland Department of Assessments and Taxation Real Property Data Search (vw6.2A) HOWARD COUNTY	Go Back View Map New Search GroundRent Redemption GroundRent Registration
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Account Identifier: District - 02 Account Number - 218569

Owner Information

Owner Name:	HISTORIC ELLICOTT PROPERTIES INC 4100 COLLEGE AVE	Use:	COMMERCIAL/RESIDENTIAL
Mailing Address:	PO BOX 396 ELLICOTT CITY MD 21041-0396	Principal Residence:	NO
		Deed Reference:	1) /05051/ 00629 2)

Location & Structure Information

Premises Address	Legal Description
COLLEGE AVE ELLICOTT CITY 21043-0000	3.5 A COLLEGE AVE ELLICOTT CITY

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
0025	0020	0093		0000				3	

Special Tax Areas	<u>Town</u>	NONE
	<u>Ad Valorem</u>	104
	<u>Tax Class</u>	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
		3,5000 AC	

Stories	Basement	Type	Exterior
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Value Information

	Base Value	Value As Of	Phase-in Assessments	
			As Of	As Of
Land	594,500	594,500 01/01/2012	07/01/2012	07/01/2013
Improvements:	271,400	271,400		
Total:	865,900	865,900	865,900	865,900
Preferential Land:	0		0	

Transfer Information

Seller:	HISTORIC ELLICOTT PROPERTIES	Date:	12/24/1998	Price:	\$55,872
Type:	NON-ARMS LENGTH OTHER	Deed1:	/05051/ 00629	Deed2:	
Seller:	HOWARD COUNTY SANATORIUM	Date:	03/13/1998	Price:	\$430,924
Type:	ARMS LENGTH IMPROVED	Deed1:	/04215/ 00503	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

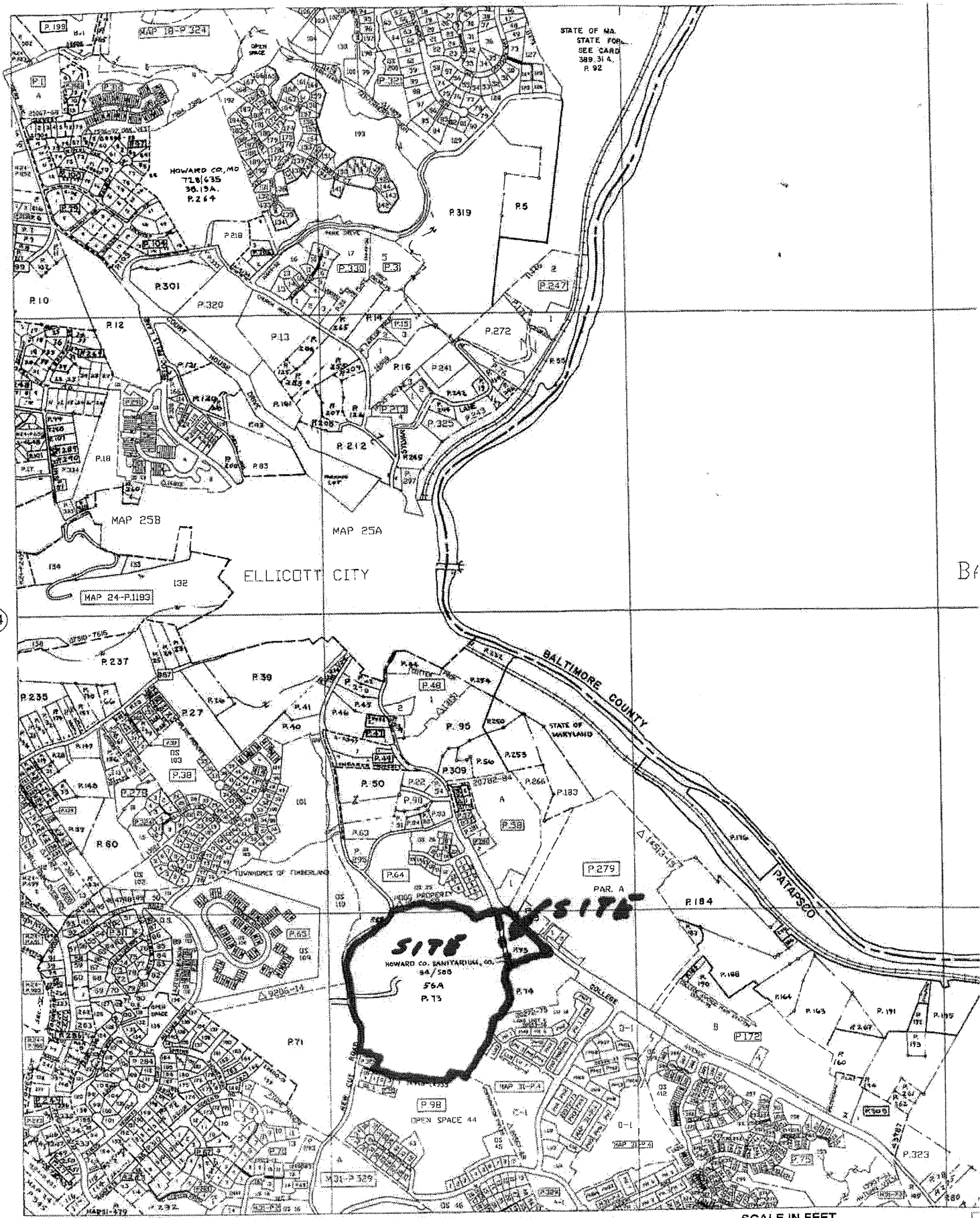
Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

Homestead Application Status: No Application



24

B4

175793.4mN
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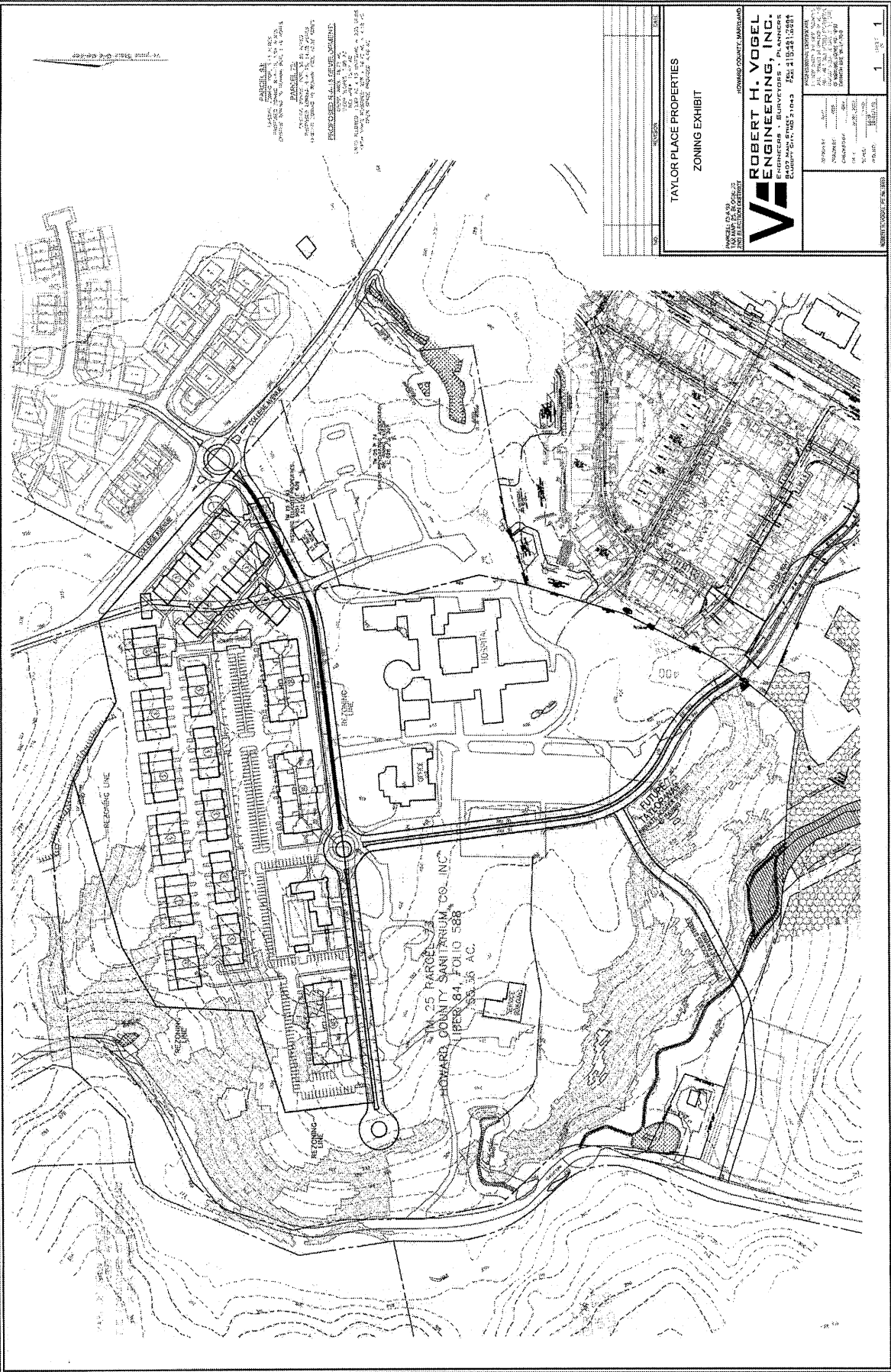
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SYSTEM NOW KNOWN OR TO BE INVENTED WITHOUT PERMISSION IN
WRITING FROM THE MARYLAND DEPARTMENT OF PLANNING.

SCALE IN FEET




31



North Arrow

PARCEL 1A
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TAYLOR PLACE PROPERTIES
ZONING EXHIBIT


ROBERT H. VOGEL
ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 10000 W. 12TH AVENUE, SUITE 100
 DENVER, CO 80231
 PHONE: 303.755.1000
 FAX: 303.755.1001
 WWW: WWW.RHV.COM

PROJECT NO. 00-0000-0000
 SHEET NO. 1 OF 1
 DATE: 01/01/00

Maryland State Grid Meridian



PARCEL 18:
 EXISTING ZONING: R-1
 PROPOSED ZONING: R-1
 AREA: 1.14 ACRES
PARCEL 23:
 EXISTING ZONING: R-1
 PROPOSED ZONING: R-1
 AREA: 0.28 ACRES
PROPOSED 2.5-1.5 DEVELOPMENT:
 EXISTING ZONING: R-1
 PROPOSED ZONING: R-1
 AREA: 1.50 ACRES
 TOTAL AREA: 1.40 ACRES

PARCEL 18 & 23
 TAX MAP 27, BLOCK 20
 AND ELECTRA DISTRICT
 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL
ENGINEERING, INC.
 ENGINEERS - SURVEYORS - PLANNERS
 10000 WOODBURN DRIVE
 PATENTERSVILLE, MD 21122-1788
 PHONE: 410-281-1043 FAX: 410-281-7889

DESIGN BY: RHM
 DRAWN BY: RHM
 CHECKED BY: RHM
 SCALE: AS SHOWN
 DATE: 08/15/05

1 OF 1 SHEET

NO.	REVISION	DATE

TAYLOR PLACE PROPERTIES
 ZONING EXHIBIT

Regner, Robin

From: Tolliver, Sheila
Sent: Thursday, August 01, 2013 10:58 AM
To: Regner, Robin
Subject: Fwd: Deny Comp Plan Amendment 25.002 & 25.004
Attachments: Comp Plan Amendments 25.002 & 25.004.docx; ATT00001.htm

Sent from my iPhone
Sheila Tolliver

Begin forwarded message:

From: "Sigaty, Mary Kay" <mksigaty@howardcountymd.gov>
Date: July 31, 2013, 3:37:22 PM EDT
To: "Tolliver, Sheila" <STolliver@howardcountymd.gov>
Subject: FW: Deny Comp Plan Amendment 25.002 & 25.004

From: Mike Smith <m.smith481@verizon.net>
Date: Thu, 11 Jul 2013 00:43:05 -0400
To: Mary Kay Sigaty <mksigaty@howardcountymd.gov>
Subject: Fw: Deny Comp Plan Amendment 25.002 & 25.004

Dear Ms. Sigaty:

As decribed in the attached letter, I would like you to deny rezoning portions of the Taylor Manor property in Ellicott City to R-A-15 zoning. I can be reached at 443-930-2102 if you would like to discuss this request further.

Thank you for our consideration.

Mike Smith