

"  
"

## Requested Zoning

### Search Street:

MULLIGANS HILL LN

### Property Information:

Amendment No.: 25.003

Current Zoning: R-ED

Requested Zoning: HC

Tax Account ID.: 1402217236

Map: 25A

Grid: 24

Parcel: 137

Lot:

Acres: 0.147

Address: 3789 MULLIGANS HILL LN

City/State/Zip: ELLICOTT CITY, MD 21043

### Owner:

Name: HISTORIC ELLICOTT PROP 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: 443-367-0422

Mailing Address: 5300 Dorsey Hall Drive, Suite 102

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) 3789 Mulligans Hill Lane  
2 Tax Map Number 25A Grid 24  
3 Parcel(s) 137  
4 Lot(s)  
5 Tax Account Data: District 02 Account # 217260 217236  
6 Size of Property: Acres Square feet 6,414

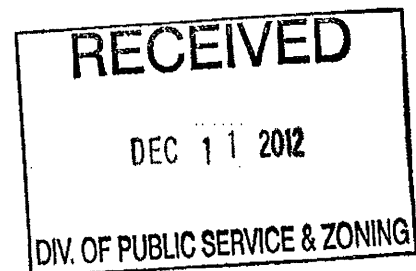
7 The Property is currently zoned: R-ED  
I request that the Property be rezoned to: HC

## B. Owner Information

8 Owner Name HISTORIC ELLICOTT PROPERTIES  
9 Mailing street address or Post Office Box PO BOX 396  
City, State ELLICOTT CITY, MD  
ZIP Code 21041-396  
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 PARCEL 137 CONTAINS THREE TAX PARCELS INCLUDED IN ONE DEED. EACH PARCEL IS IMPROVED BY DILAPIDATED BUILDINGS. THE PROPERTY WAS NOT INCLUDED IN THE COMPREHENSIVE ZONING FOR ELLICOTT CITY HISTORIC DISTRICT AND WAS SUBSEQUENTLY ZONED R-ED. THE ACCESS TO THE PROPERTY IS MULLIGAN HILL LANE LEADING DIRECTLY TO MARYLAND AVENUE AND MAIN STREET WHERE PROPERTIES ALONG BOTH ROADS ARE ZONED HC. THE HC ZONING FOR THESE PROPERTIES WILL FACILITATE REDEVELOPMENT OF THE LOTS AS A RESIDENTIAL USE CONSISTENT WITH THE HC PROVISIONS. THE EXISTING R-ED PROVISIONS PROHIBIT REDEVELOPMENT BECAUSE THE PARCELS CANNOT COMPLY WITH R-ED CRITERIA.

F. List of Attachments/Exhibits

14 SDAT, TAX MAP, DEED, ZONING MAP SHOWING HISTORIC DISTRICT LIMITS AND PROPERTY

G. Signatures

15 Owner BRUCE TAYLOR Owner (2)

Date *Bruce Taylor* 12/10/12 President 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.	25,003
Notes			



# 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."

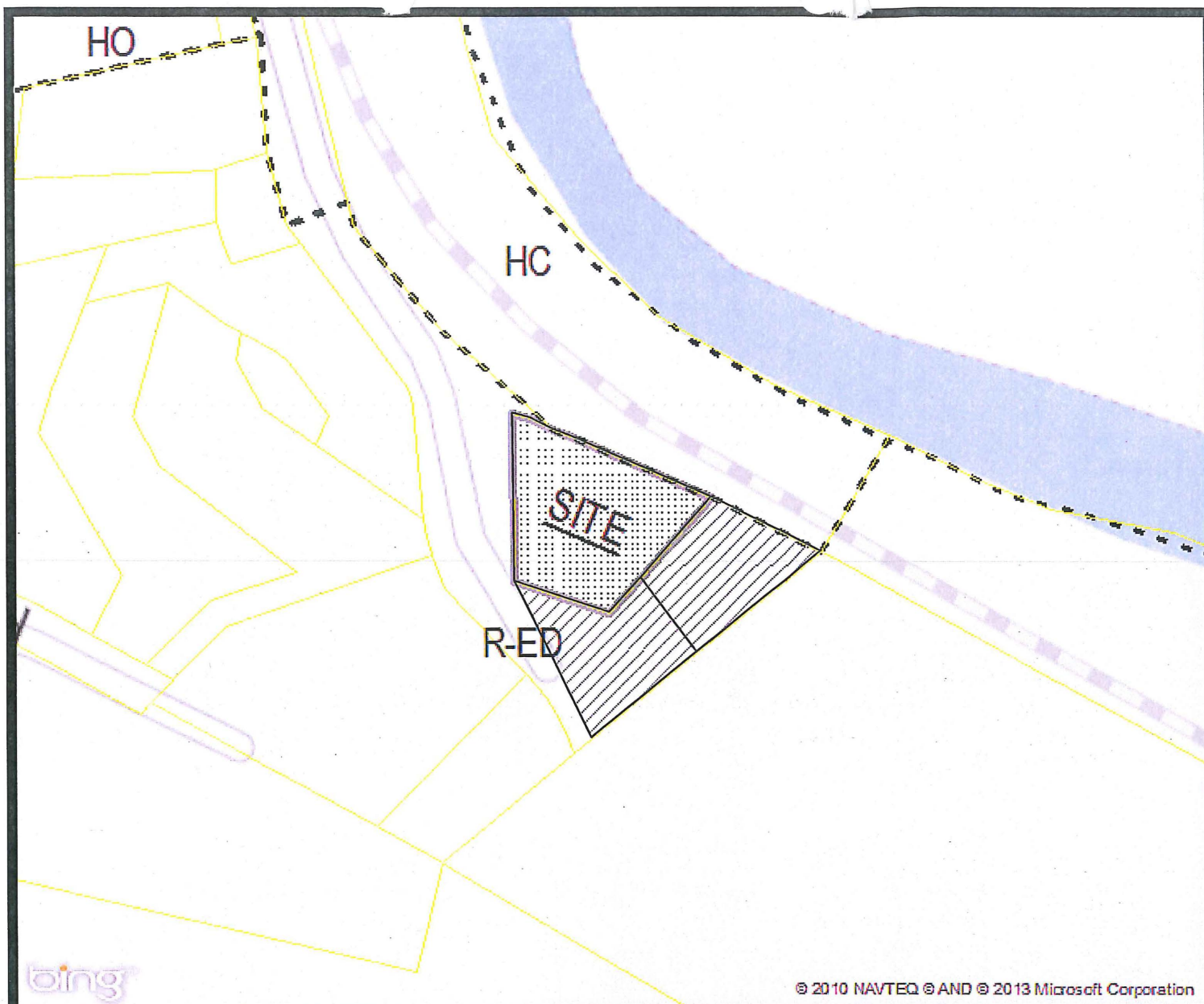
The Commission directed me to notify applicants of their obligation to file the affidavit and disclosure. The obligation is set forth in Md. Code Ann., St. Gov't, Sec. 15-849(b), which provides in part, **"the affidavit or disclosure shall be filed at least 30 calendar days prior to any consideration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

A handwritten signature in cursive script that reads "Stephen M. LeGendre".

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	26	27	28	29
30	31	32	33	34	35
36	37	38	39	40	41
42	43	44	45	46	47
48	49	50			



Zoning Map General Plan Amendment: 25.003 Tax ID: 1402217236  
 Current Zoning: R-ED Council District: 1  
 Tax Map: 25 Grid: 24 Parcel: 137 Lot: N/A  
 Address: 3789 MULLIGANS HILL LN

25.003  
005  
006

**Knight, Karen**

**From:** Bruce Taylor <btaylor@taylorservice.com>  
**Sent:** Wednesday, June 12, 2013 11:25 AM  
**To:** CouncilMail  
**Cc:** Terrasa, Jen; Watson, Courtney; Sigaty, Mary Kay; Ball, Calvin B; Fox, Greg; Don Reuwer; 'Joe Rutter'; Ross Taylor; Jesse Krauch  
**Subject:** Mulligan's hill photos  
**Attachments:** 3793 Mulligan Hill Bing Aerial view.JPG; DSCI0094\_resize.JPG; DSCI0098\_resize.JPG; DSCI0099\_resize.JPG; DSCI0100\_resize.JPG; DSCI0101\_resize.JPG; DSCI0102\_resize.JPG

Attached are fairly recent photos of the property. You can see that it needs to be re-done. One of the outhouses is visible in the back of 10094, the pump house (now on its side) is visible in 10098. If all the accessory structures are added to the existing 4,420 sq. ft. footprint of the four existing buildings I believe we will be pretty close to the requested footprint of 4,800 for the four draft proposed replacement buildings. The steps between the proposed buildings to access the parking require a few more square feet as well, but we would be pretty close to the current coverage. We would be demolishing and removing the red brick building near the tracks, leaving this portion of the property vacant; given the unfortunate recent train tragedy, we don't want anyone to be possibly in harm's way even though the derailment did not affect this property directly.

Appreciate any help you can give us with the zoning to help facilitate the re-development along the lines of the draft plans sent yesterday. As I noted, we have already placed a covenant with a local home owners association to limit this site of three parcels to 8 residential units with no commercial.

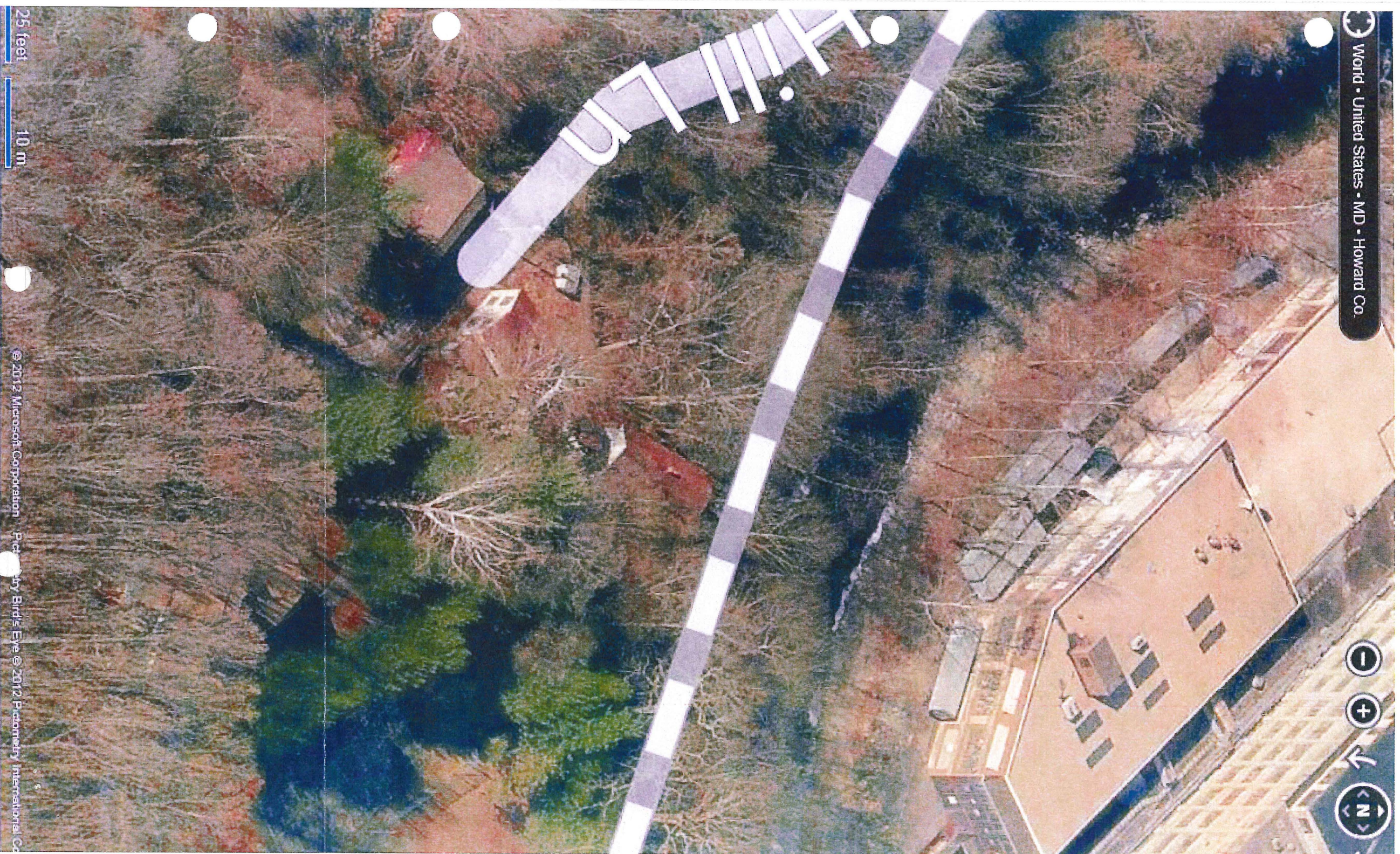
If anyone wants to visit the property you are welcome to go by the property. If you want to go inside the fence I would like to arrange a time for our property manager Jesse Krauch to be with you for safety.

Thanks,

Bruce Taylor, M.D.  
Office: 410-465-3674



World • United States • MD • Howard Co.



25 feet

10 m

© 2012 Microsoft Corporation. Picture by Bird's Eye © 2012 Pictometry International Co.



2012/12/19 13:54





2012/12/19 13:52





2012/12/19 13:51





2012/12/19 13:51





2012/12/10 08:30





25.003  
005  
006

**Knight, Karen**

**From:** Bruce Taylor <btaylor@taylorservice.com>  
**Sent:** Tuesday, June 11, 2013 5:47 PM  
**To:** CouncilMail  
**Subject:** Fwd: Mulligan's Hill  
**Attachments:** Mulligans Hill(Recovery) - Sheet - CP-5 - 3 D Views.pdf; ATT00001.htm; Mulligans Hill(Recovery) - Sheet - CP-4 - Site Plan.pdf; ATT00002.htm; Mulligans Hill(Recovery) - Sheet - CP-3 - Second Floor.pdf; ATT00003.htm; Mulligans Hill(Recovery) - Sheet - CP-2 - Ground Level.pdf; ATT00004.htm; Mulligans Hill(Recovery) - Sheet - CP-1 - Parking Level.pdf; ATT00005.htm

Bruce Taylor, M.D.

Begin forwarded message:

**From:** "Bruce Taylor" <btaylor@taylorservice.com>  
**To:** "Jennifer Terrasa, Esq" <jterrasa@howardcountymd.gov>, "Courtney Watson" <cwatson@howardcountymd.gov>, "Mary Kay Sigaty" <mksigaty@howardcountymd.gov>, "cball@howardcountymd.gov" <cball@howardcountymd.gov>  
**Subject:** Mulligan's Hill

There are currently 8 units in four buildings on three parcels with a total footprint of 4,420 sq ft. This does not include outhouses, existing buildings have no baths.

Proposed in plans below are eight units in four buildings totaling 4800 sq ft. All on the top of the hill, with 18 parking spaces. Or a parking ratio of 2.25. Twelve spaces are enclosed and 6 are outside.

Bruce Taylor, M.D.

Begin forwarded message:

**From:** "Don Reuwer" <dreuwer@ldandd.com>  
**To:** "Bruce Taylor" <btaylor@taylorservice.com>  
**Subject:** Fwd: Mulligan's Hill

Sent from my iPad

Begin forwarded message:

**From:** Charles Alexander <CAlex@brokenboxes.com>  
**Date:** June 11, 2013, 3:53:16 PM EDT  
**To:** "Bruce Taylor (btaylor@taylorservice.com)" <btaylor@taylorservice.com>, "Ross Taylor (rossitaylor@gmail.com)" <rossitaylor@gmail.com>, "dreuwer@ldandd.com" <dreuwer@ldandd.com>, "Joe Rutter"

(jrutter@ldandd.com)" <jrutter@ldandd.com>

**Subject: Mulligan's Hill**

Dr. Taylor,

Attached please find PDF's of the images for your meeting.

Best, Charles

Charles Alexander, AIA, LEED BD+C  
Principal

**Alexander Design Studio**

8212 Main Street

Ellicott City, MD 21043

(410) 465-8207

[www.brokenboxes.com](http://www.brokenboxes.com)

**Knight, Karen**

**From:** Bruce Taylor <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  
**Attachments:** Hospital.pdf; Taylor Zoning Exhibit R-A-15 Req 121012.pdf

“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

# 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
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

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			

# 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) 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 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			

Go Back  
View Map  
New Search  
GroundRent  
Redemption  
GroundRent  
Registration

Vlaryland Department of Assessments and Taxation  
Real Property Data Search (vw5.1A)  
HOWARD COUNTY

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  
4189 NEW CUT RD  
ELLCOTT CITY 21043-0000

Legal Description  
55.399 A.  
4189 NEW CUT RD  
ELLCOTT CITY

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

Special Tax Areas

Town  
Ad Valorem  
Tax Class

NONE  
104

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	As Of	As Of
		01/01/2012	07/01/2012	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:

Type:

Date:

Deed1:

Price:

Deed2:

Seller:

Type:

Date:

Deed1:

Price:

Deed2:

Seller:

Type:

Date:

Deed1:

Price:

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:

Exempt Class:

Special Tax Recapture:

NONE

Homestead Application Information

Homestead Application Status:

No Application

http://sdatcert3.resiusa.org/rp\_rewrite/details.aspx?County=14&SearchType=MAP&Acc... 11/16/2012

Maryland Department of Assessments and Taxation  
Real Property Data Search (vw6.2A)  
HOWARD COUNTY

[Go Back](#)  
[View Map](#)  
[New Search](#)  
[Ground Rent](#)  
[Redemption](#)  
[Ground Rent](#)  
[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

COLLEGE AVE  
ELLICOTT CITY 21043-0000

Legal Description

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:

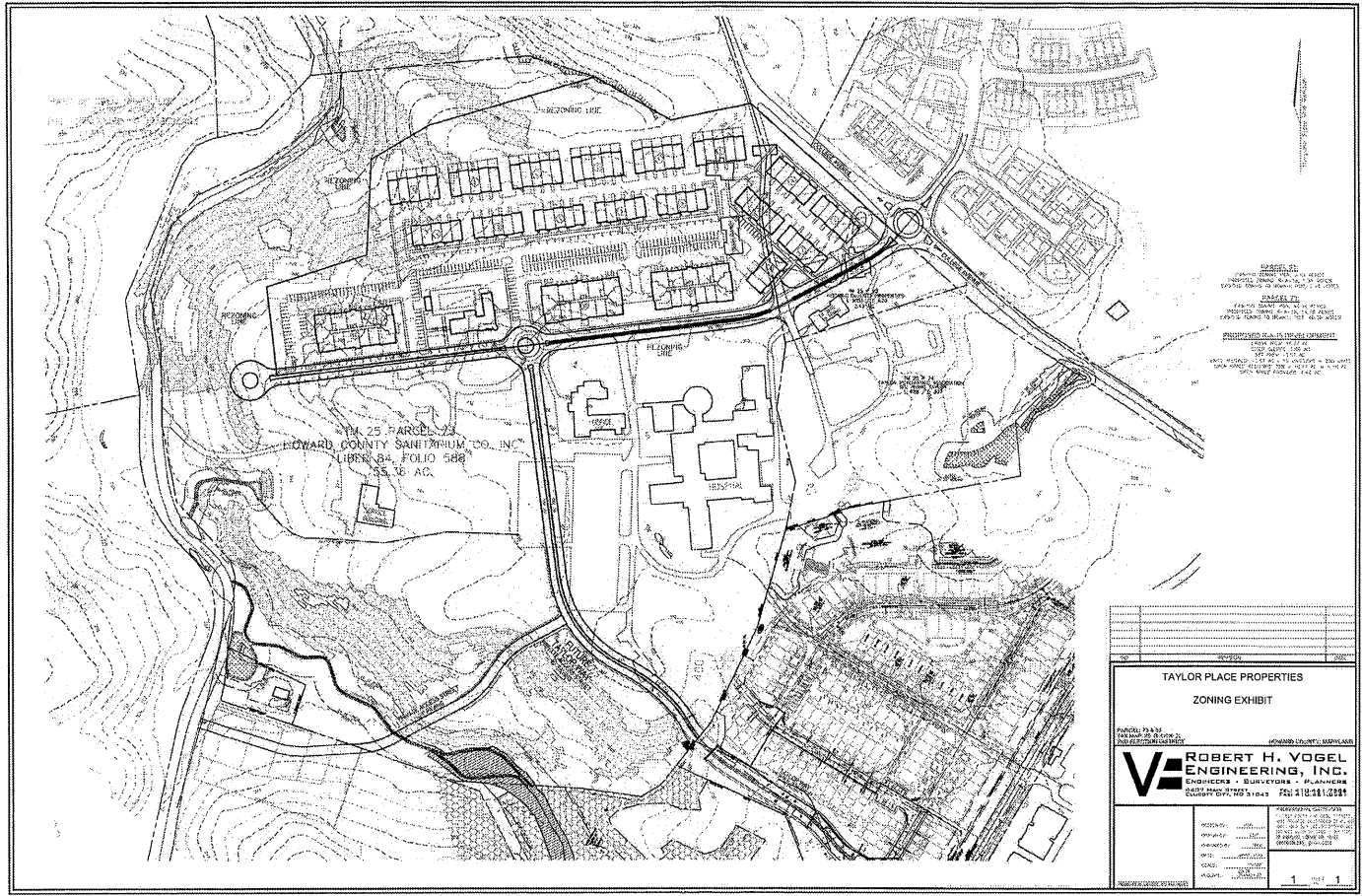
NONE

Homestead Application Information

Homestead Application Status:

No Application





C-0  
ST

3819 Mulligans Hill Lane  
Ellicott City, MD 21043

April 1, 2013

Howard County Planning Board  
c/o Department of Planning and Zoning  
3430 Court House Drive  
Ellicott City, MD 21043

Dear Planning Board Members:

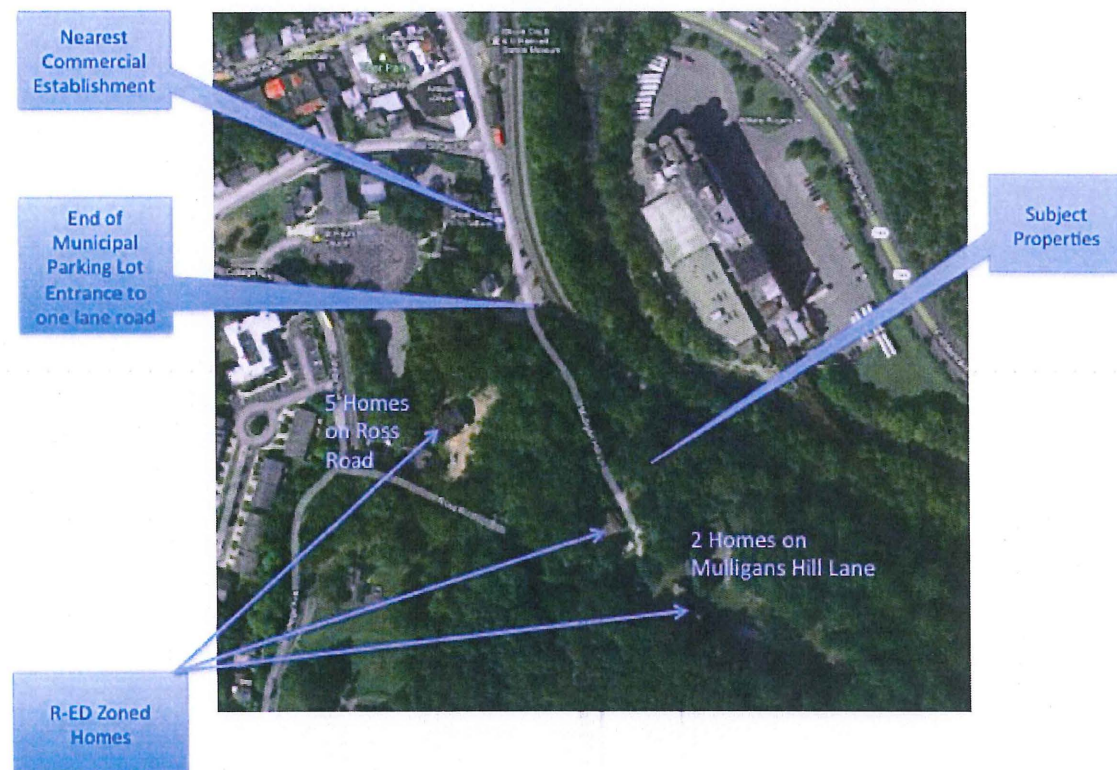
We are writing to express our opposition to proposed zoning map amendments:

- 25.003 3789 Mulligans Hill Lane (Map 25A, Grid 24, Parcel 137)
- 25.005 3797 Mulligans Hill Lane (Map 25A, Grid 24, Parcel 137)
- 25.006 3793 Mulligans Hill Lane (Map 25A, Grid 24, Parcel 137)

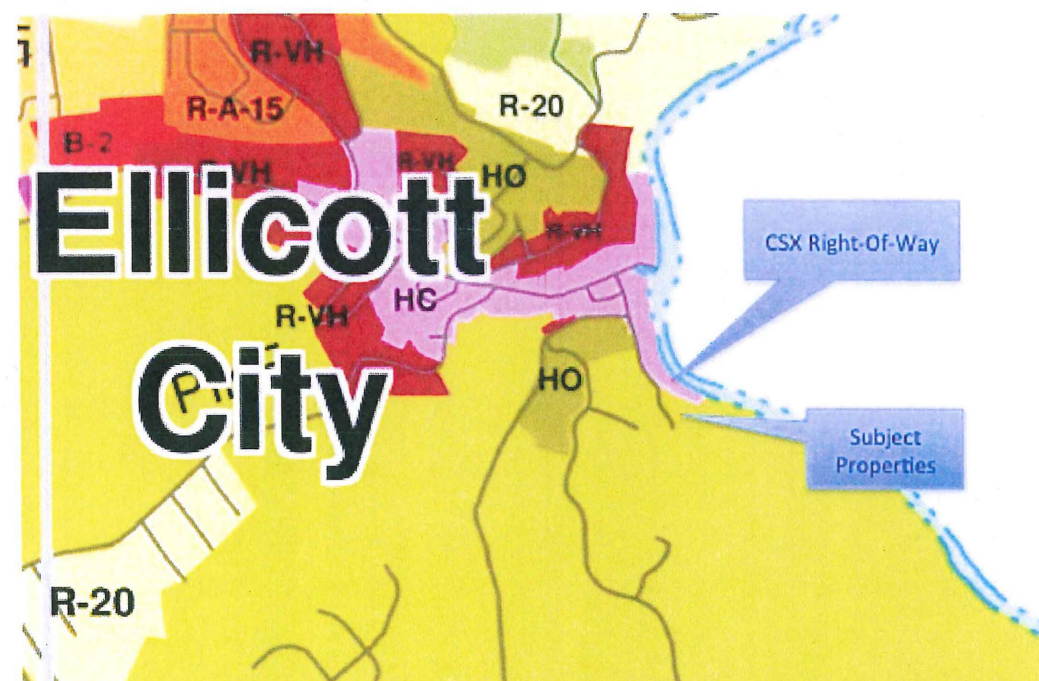
The proposed Historic Commercial (HC) zoning is incompatible with both the physical characteristics of the referenced parcels and the zoning of surrounding properties. Further, it is insensitive to the environmental concerns reflected by the parcels' current R-ED zoning.

These parcels, for which HC zoning is being requested, are physically removed from Ellicott City's other historic Main Street commercial properties. They are surrounded on three sides by properties with R-ED residential zoning. The fourth property (and the sole property currently with HC zoning) is a parcel with a dilapidated building that sits off the railroad tracks, 40 feet below the surface grade of Mulligan's Hill Lane. This property has no access or right-of-way from Mulligan's Hill Lane, and is accessible only via CSX rail right-of-way. This fact essentially renders the proposed parcel completely surrounded by properties with R-ED zoning.





**Figure 1:** The subject properties are physically removed from Main Street commercial establishments, and sit surrounded by single-family homes with R-ED zoning.



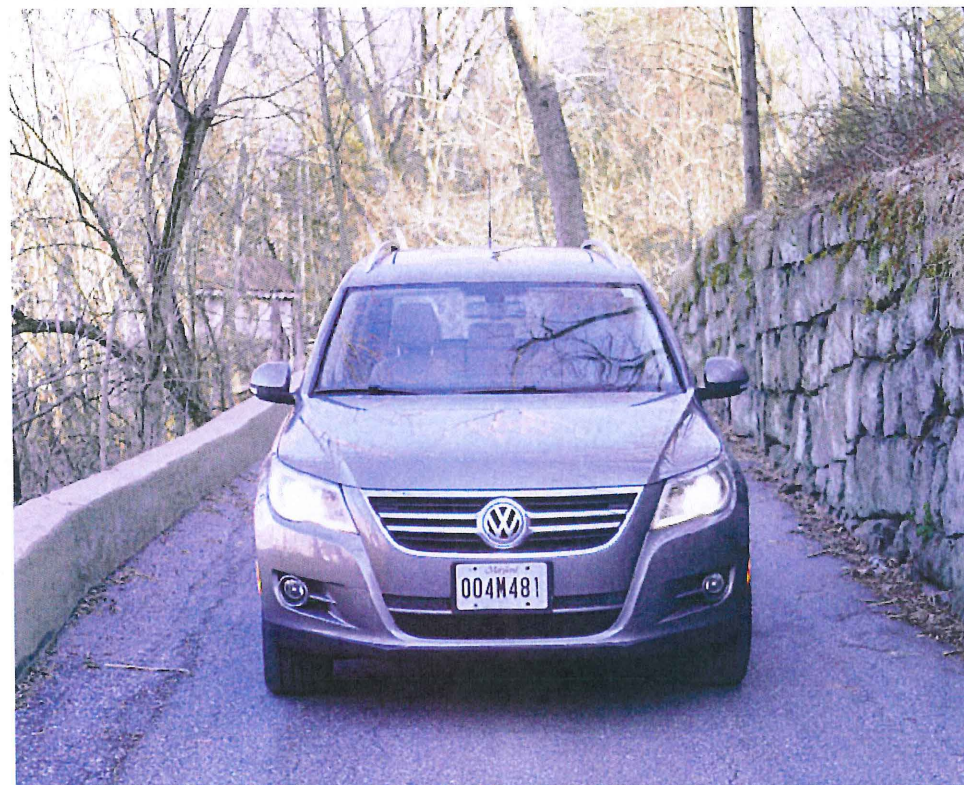
**Figure 2:** Close up of zoning map showing the subject properties comprise a large area of R-ED zoning.



**Figure 3:** Photo showing the sole property with HC zoning near the subject property. Notice this property is not accessible from Mulligans Hill Lane

Located at the top/end of Mulligan's Hill Lane, the parcels are difficult to reach because of the physical characteristics of the lane. It is a narrow, one lane "lane" that dead-ends at our residential property. The road has no shoulder, steep drop offs, no parking, blind curves, and no space for pedestrian access/sidewalks. As there is no area for commercial patrons to turn around once they reach the parcels in question, it is inevitable that the private property would be used as a turn-around zone. Another certainty is illegal parking along Mulligan's Hill Lane, which would further limit the already precarious access for essential emergency vehicles. In other words, the current configuration of the lane is clearly not conducive to conducting business with the public and would result in a clearly **dangerous condition** for the public and for the surrounding homeowners.





**Figures 4 and 5:** Mulligans Hill Lane is a steep one-lane road with blind curves and no pedestrian access.

The applicant/owner of these properties has justified the zoning change by stating a desire to construct residential housing. While we do support residential development (in fact the properties are currently zoned residential), we oppose the



broad commercial and business uses permitted under HC zoning guidelines. HC zoning does permit residential development, but also opens the door for current or future commercial use.

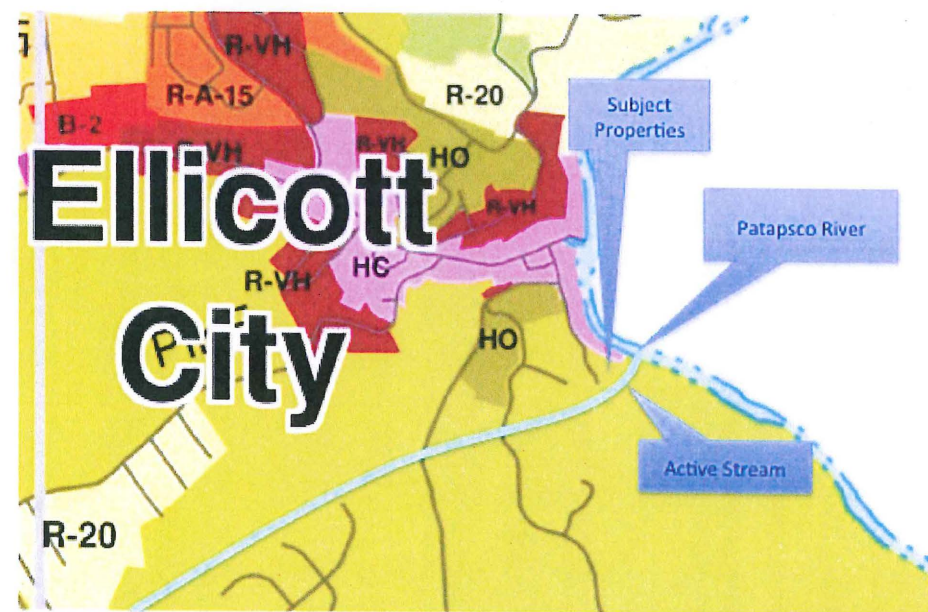
Another legitimate concern is the potential environmental impact a change to HC zoning may allow. The parcels subject to this zoning change directly share a boundary with an active stream, contain very steep slopes and drop offs, and are separated from the Patapsco River by only the railroad tracks. Allowing this zoning change would reduce the setback requirements imposed specifically for sensitive environmental areas by the current R-ED zoning.



**Figure 6:** An active stream bounds the subject properties on one side.



**Figure 7:** The topography of the subject properties is comprised of a small flat area bounded by steep slopes and sharp drop offs.




**Figure 8:** The close proximity of environmentally sensitive areas (streams, rivers, etc.) justify the subject properties' current R-ED zoning.



In summary, Mulligan's Hill Lane, from the county municipal parking lot to the end of the street, is strictly residential single-family homes. Additionally, the homes on Ross Road (all zoned R-ED) directly overlook and are separated from these parcels only by the road itself. We have all spent considerable time and money to build and upgrade our homes in compliance with the county and historic guidelines. It is unrealistic and, frankly, unfair to us all to insert a commercial zone in the middle of these established residential properties. Based on the owner's previous use of this property over the last several years as a dumping ground, and the lack of property maintenance resulting in nothing short of blight, we are suspect of their current intentions.

Sincerely,

  
Christopher Schisler  
Robert Stimmel,  
Linda Schisler,  
Mary-Anne Mulcahy

P.O.C.: Christopher Schisler  
[christopher.schisler@verizon.net](mailto:christopher.schisler@verizon.net)  
410-350-4142

CC:  
Mr. Ken Ulman, County Executive  
Ms. Courtney Watson, Councilwoman, District 1  
Ms. Marsha McLaughlin, Director, Planning and Zoning

Regner, Robin

**From:** Tolliver, Sheila  
**Sent:** Thursday, August 01, 2013 10:56 AM  
**To:** Regner, Robin  
**Subject:** Fwd: Mulligan's Hill  
**Attachments:** Mulligans Hill(Recovery) - Sheet - CP-5 - 3 D Views.pdf; ATT00001.htm; Mulligans Hill(Recovery) - Sheet - CP-4 - Site Plan.pdf; ATT00002.htm; Mulligans Hill(Recovery) - Sheet - CP-3 - Second Floor.pdf; ATT00003.htm; Mulligans Hill(Recovery) - Sheet - CP-2 - Ground Level.pdf; ATT00004.htm; Mulligans Hill(Recovery) - Sheet - CP-1 - Parking Level.pdf; ATT00005.htm

Sent from my iPhone  
Sheila Tolliver

Begin forwarded message:

**From:** "Sigaty, Mary Kay" <mksigaty@howardcountymd.gov>  
**Date:** July 31, 2013, 3:39:59 PM EDT  
**To:** "Tolliver, Sheila" <STolliver@howardcountymd.gov>  
**Subject:** FW: Mulligan's Hill

---

**From:** "M. Bruce Taylor" <btaylor@taylorservice.com>  
**Date:** Tue, 11 Jun 2013 17:40:40 -0400  
**To:** Jen Terrasa <jterrasa@howardcountymd.gov>, Courtney Watson <cwatson@howardcountymd.gov>, Mary Kay Sigaty <mksigaty@howardcountymd.gov>, "cball@howardcountymd.gov" <cball@howardcountymd.gov>  
**Subject:** Mulligan's Hill

There are currently 8 units in four buildings on three parcels with a total footprint of 4,420 sq ft. This does not include outhouses, existing buildings have no baths.

Proposed in plans below are eight units in four buildings totaling 4800 sq ft. All on the top of the hill, with 18 parking spaces. Or a parking ratio of 2.25. Twelve spaces are enclosed and 6 are outside.

Bruce Taylor, M.D.

Begin forwarded message:

**From:** "Don Reuwer" <dreuwer@ldandd.com>  
**To:** "Bruce Taylor" <btaylor@taylorservice.com>  
**Subject:** Fwd: Mulligan's Hill

Sent from my iPad

Begin forwarded message:

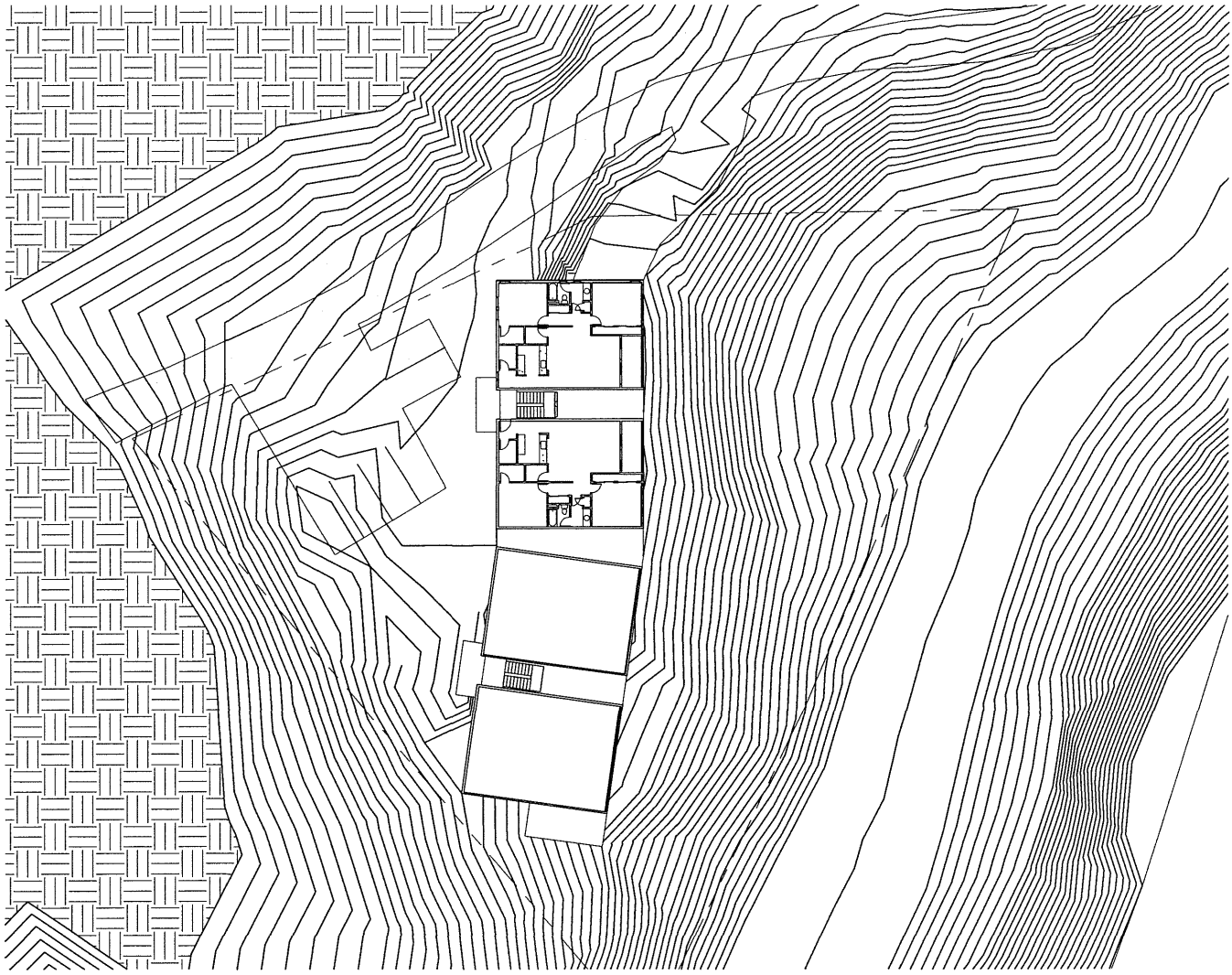
**From:** Charles Alexander <[CAlex@brokenboxes.com](mailto:CAlex@brokenboxes.com)>  
**Date:** June 11, 2013, 3:53:16 PM EDT  
**To:** "Bruce Taylor ([btaylor@taylorservice.com](mailto:btaylor@taylorservice.com))"  
<[btaylor@taylorservice.com](mailto:btaylor@taylorservice.com)>, "Ross Taylor  
([rossitaylor@gmail.com](mailto:rossitaylor@gmail.com))" <[rossitaylor@gmail.com](mailto:rossitaylor@gmail.com)>,  
"dreuwer@ldandd.com" <[dreuwer@ldandd.com](mailto:dreuwer@ldandd.com)>, "'Joe Rutter'  
([jrutter@ldandd.com](mailto:jrutter@ldandd.com))" <[jrutter@ldandd.com](mailto:jrutter@ldandd.com)>  
**Subject: Mulligan's Hill**

Dr. Taylor,  
Attached please find PDF's of the images for your meeting.

Best, Charles

Charles Alexander, AIA, LEED BD+C  
Principal

**Alexander Design Studio**  
8212 Main Street  
Ellicott City, MD 21043  
(410) 465-8207  
[www.brokenboxes.com](http://www.brokenboxes.com)



① Second Floor  
1" = 30'-0"

**Mulligan's Hill Concept**

Alexander Design Studio

8212 Main Street, Ellicott City, Maryland 21043 | 410.465.8207

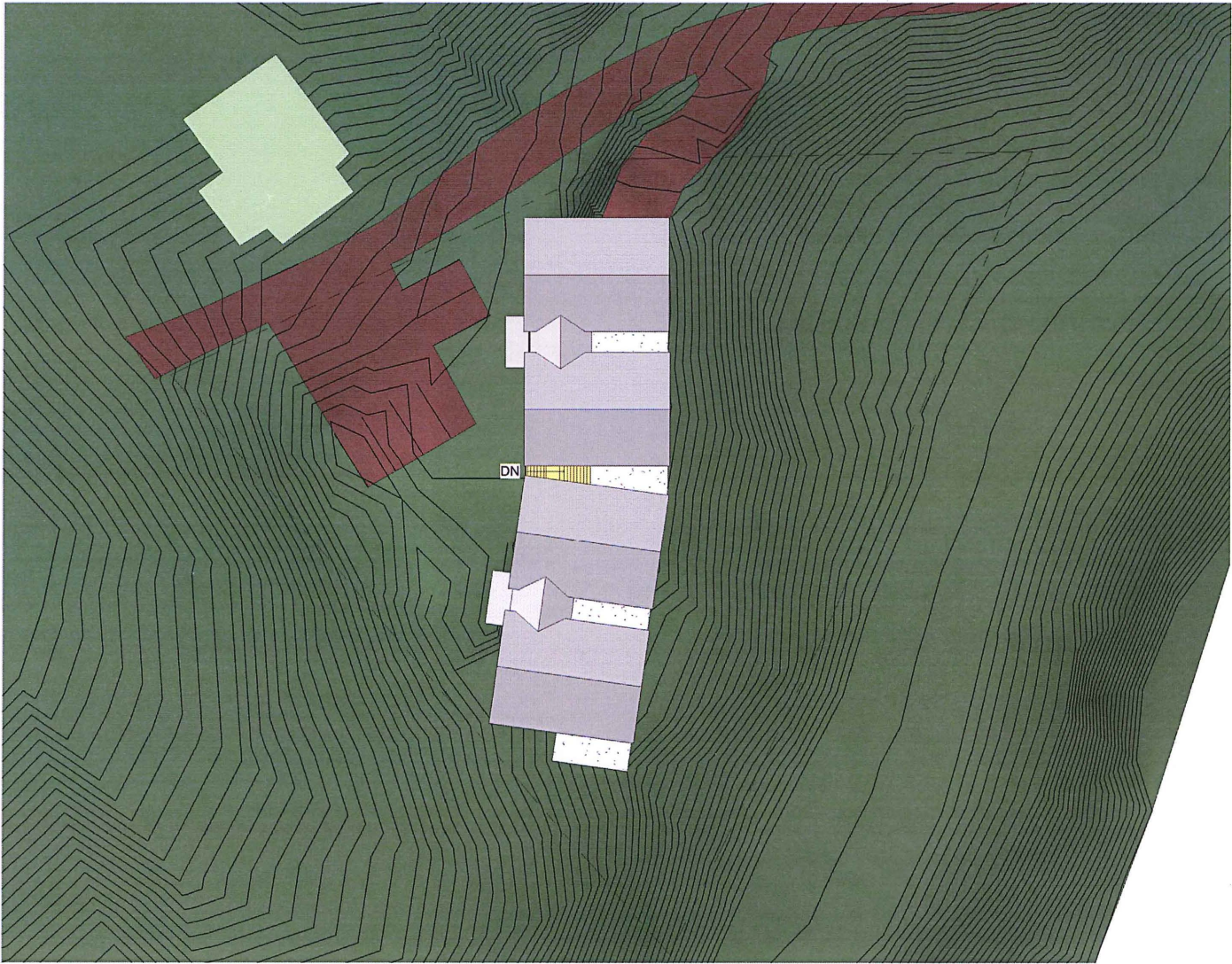


## Mulligan's Hill Concept

Alexander Design Studio

8212 Main Street, Ellicott City, Maryland 21043 | 410.465.8207





① Site Plan  
1" = 30'-0"

# Mulligan's Hill Concept

Alexander Design Studio

8212 Main Street, Ellicott City, Maryland 21043 | 410.465.8207

Regner, Robin

**From:** Tolliver, Sheila  
**Sent:** Thursday, August 01, 2013 1:30 PM  
**To:** Regner, Robin  
**Subject:** FW: Mulligan's Hill Lane Development

---

From: Sigaty, Mary Kay  
Sent: Wednesday, July 31, 2013 3:35 PM  
To: Tolliver, Sheila  
Subject: FW: Mulligan's Hill Lane Development

From: Mary Kay Sigaty <mksigaty@howardcountymd.gov<mailto:mksigaty@howardcountymd.gov>>  
Date: Wed, 24 Jul 2013 12:22:31 -0400  
To: "wfitchett@comcast.net<mailto:wfitchett@comcast.net>"  
<wfitchett@comcast.net<mailto:wfitchett@comcast.net>>  
Subject: RE: Mulligan's Hill Lane Development

Dear Mrs. Fitchett,

Thank you for your testimony. I will consider your views as the Council deliberates the comprehensive zoning legislation.

Sincerely,

Mary Kay Sigaty  
Howard County Council  
District 4  
(410) 313-2001

From: wfitchett@comcast.net<mailto:wfitchett@comcast.net> [mailto:wfitchett@comcast.net]  
Sent: Monday, July 15, 2013 7:49 PM  
To: Sigaty, Mary Kay  
Subject: Mulligan's Hill Lane Development

Dear Ms. Sigaty,

My husband and I recently purchased a home on Mulligan's Hill Lane. Our neighbor, Chris Schisler, has been in communication with us regarding the requested rezoning of the land and possible development of the land into apartments. When we purchased the home, we understood there was a request for rezoning, but we were shocked to learn of the owner's intended development. The lane is old and hardly handles the current traffic with the two properties up here. I can't see how the new lane will support new development without major renovations. Additionally, such development will not preserve the historical nature of this area, which is why we chose to move here. If you have been out to see the site for proposed rezoning, I'm sure you would agree that the area will not support the type of development intended.



My husband and I have lived near Ellicott City for 10 years, however we lived in Oella on the Baltimore County side. When we told people about our move, they said we would love Howard County. I certainly hope that the council will not let us down and that the members will vote in rejection of the proposed rezoning.

Sincerely,

Wendy Fitchett



## Regner, Robin

---

**From:** Tolliver, Sheila  
**Sent:** Thursday, August 01, 2013 10:58 AM  
**To:** Regner, Robin  
**Subject:** Fwd: Mulligans Hill Zoning  
**Attachments:** MulliganHill.pdf; ATT00001.htm

Sent from my iPhone  
Sheila Tolliver

Begin forwarded message:

**From:** "Sigaty, Mary Kay" <mksigaty@howardcountymd.gov>  
**Date:** July 31, 2013, 3:36:06 PM EDT  
**To:** "Tolliver, Sheila" <STolliver@howardcountymd.gov>  
**Subject:** FW: Mulligans Hill Zoning

On 7/20/13 5:04 PM, "Christopher Schisler"  
<christopher.schisler@verizon.net> wrote:

Dear Councilwoman Sigaty:

I am writing you regarding proposed zoning changes for parcels of property located on Mulligans Hill Lane in the Ellicott City Historic District. These proposed amendments are:

25.005 3797 Mulligans Hill Lane (Map 25A, Grid 24, Parcel 137)  
25.006 3793 Mulligans Hill Lane (Map 25A, Grid 24, Parcel 137)  
25.003 3789 Mulligans Hill Lane (Map 25A, Grid 24, Parcel 137)

My neighbors and I are in strong opposition to these amendments because they will allow far too dense of a development to occur on a one lane historic road. The owner is proposing a development with 8 residential units with no parking for vehicles. This road currently only has 2 single family homes. Additionally, the owner claims this change from R-ED to Historic Commercial (HC) is necessary to support a residential development project, the site is currently zoned residential.



Development opportunities within the context of the current zoning are possible and these would be compatible with both the access limitations of our lane and the surrounding properties.

My neighbors and I have been working with Councilwoman Watson on this matter. Ms. Watson was able to visit the site and see firsthand how incompatible such a zoning change would be.

I was able to testify at the County Council's June 10th meeting, where Councilman Fox, after consulting with Ms. McLaughlin of the planning department, noted that approval of this zoning change for such a small amount of buildable land would create one of the densest developments in all of Howard County. Again, this development would occur on a one lane road with no on-street parking. We have a municipal parking lot at the bottom of our lane, with only 17 spaces that are almost always occupied.

I ask that you please take our concerns into consideration when casting your vote on this matter.

Regards,  
Christopher Schisler

p.s. I am attaching a letter I sent to your office back in June that details each concern we have regarding this change.



Regner, Robin

---

**From:** Christopher Schisler <christopher.schisler@verizon.net>  
**Sent:** Wednesday, June 05, 2013 10:22 PM  
**To:** Terrasa, Jen  
**Subject:** Mulligans Hill Zoning  
**Attachments:** MulliganHill.pdf

Dear Councilchair Terrasa,

I am writing you regarding proposed zoning changes for parcels of property located on Mulligans Hill Lane in the Ellicott City Historic District. My neighbors and I have serious concerns about this zoning proposal (summarized in the attached letter). I hope you will take them into concern when voting on these proposals. I am going to try to attend the hearing scheduled for Monday evening.

Thank you for your consideration.

Sincerely,  
Christopher Schisler

mulligan's Hill

25,003, 25,005, 25,006



There are existing units.

There are  
four buildings  
on three parcels.

Currently there are  
eight units.

existing address	footprints sq. ft.
3789	790
3793	1430
3795	1100
3797	1000

4420 sq. ft.  
does not include outhouses  
existing units have no baths

Proposed in attached plan:  
two structure  
each unit 1200  
 $\times 4$   
4800 sq. ft.

Proposed parking ratio 2.25  
12 enclosed + 6 outside = 18 spaces

NO.	REVISION	DATE
MULLIGANS HILL LN PROPERTIES		
#3789, 3793, 3797 TAX MAP: 201 2ND ELECTION DISTRICT ZONE: R-ED HOWARD COUNTY, MARYLAND		
<b>ROBERT H. VOGEL</b> <b>ENGINEERING, INC.</b> ENGINEERS • SURVEYORS • PLANNERS 8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961		
DESIGN BY: _____ DRAWN BY: EDS CHECKED BY: RHY DATE: MAY 2013 SCALE: 1"=30' W.O. NO.: 00-20	PROFESSIONAL CERTIFICATE I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 10193 EXPIRATION DATE: 09-27-2010	
ROBERT H. VOGEL, P.E. 10193		1 SHEET OF 1

Brue Taylor, MD  
 office 410-465-3674  
 cell 410-868-9871  
 btaylor@taylor-service.com

6/11/13

6/11/13





① Site Plan  
1" = 30'-0"

# Mulligan's Hill Concept

2S.003, 2S.005, 2S.006

Alexander Design Studio

8212 Main Street, Ellicott City, Maryland 21043 | 410.465.8207

6/11/13



"  
"

## Requested Zoning

### Search Street:

MULLIGANS HILL LN    Next

### Property Information:

Amendment No.: 25.005  
Current Zoning: R-ED  
Requested Zoning: HC  
Tax Account ID.: 1402217260  
Map: 25A  
Grid: 24  
Parcel: 137  
Lot:  
Acres: 0.19  
Address: 3797 MULLIGANS HILL LN  
City/State/Zip: ELLICOTT CITY, MD 21043

### Owner:

Name: HISTORIC ELLICOTT PROPERTIES  
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: 443-367-0422  
Mailing Address: 5300 Dorsey Hall Drive, Suite 102  
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) 3797 Mulligans Hill Lane  
~~3793 MULLIGAN HILL LANE~~
- 2 Tax Map Number 25A Grid 24
- 3 Parcel(s) 137
- 4 Lot(s)
- 5 Tax Account Data: District 02 Account # 217260
- 6 Size of Property: Acres Square feet 8,260
- 7 The Property is currently zoned: R-ED  
I request that the Property be rezoned to: HC

### B. Owner Information

- 8 Owner Name HISTORIC ELLICOTT PROPERTIES
- 9 Mailing street address  
or Post Office Box PO BOX 396
- City, State ELLICOTT CITY, MD
- ZIP Code 21041-396
- 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 PARCEL 137 CONTAINS THREE TAX PARCELS INCLUDED IN ONE DEED. EACH PARCEL IS IMPROVED BY DILAPIDATED BUILDINGS. THE PROPERTY WAS NOT INCLUDED IN THE COMPREHENSIVE ZONING FOR ELLICOTT CITY HISTORIC DISTRICT AND WAS SUBSEQUENTLY ZONED R-ED. THE ACCESS TO THE PROPERTY IS MULLIGAN HILL LANE LEADING DIRECTLY TO MARYLAND AVENUE AND MAIN STREET WHERE PROPERTIES ALONG BOTH ROADS ARE ZONED HC. THE HC ZONING FOR THESE PROPERTIES WILL FACILITATE REDEVELOPMENT OF THE LOTS AS A RESIDENTIAL USE CONSISTENT WITH THE HC PROVISIONS. THE EXISTING R-ED PROVISIONS PROHIBIT REDEVELOPMENT BECAUSE THE PARCELS CANNOT COMPLY WITH R-ED CRITERIA.

**F. List of Attachments/Exhibits**

- 14 SDAT, TAX MAP, DEED, ZONING MAP SHOWING HISTORIC DISTRICT LIMITS AND PROPERTY

**G. Signatures**

15 Owner BRUCE TAYLOR

Owner (2)

Date

*Bruce Taylor President*  
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		Amendment No.	25.005
Notes			





# 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.

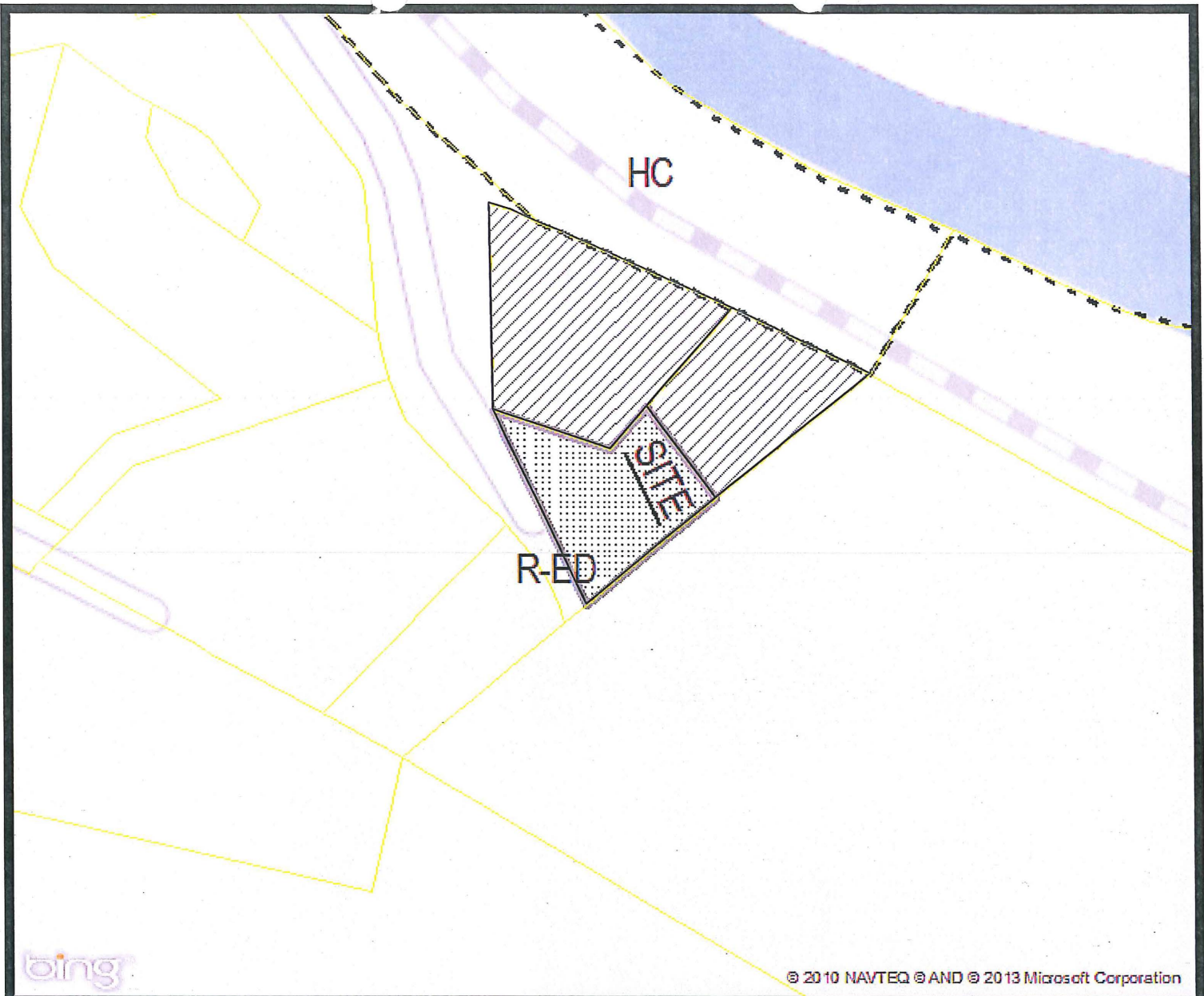
Please be advised that on March 7, 2013, the Howard County Ethics Commission determined that the Zoning Map Request Form needs to be accompanied by certain affidavits and disclosures. The Commission also determined that the Zoning Regulation Amendment Form needs to be accompanied by certain affidavits 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: **25.005** Tax ID: **1402217260**  
 Current Zoning: **R-ED** Council District: **1**  
 Tax Map: **25** Grid: **24** Parcel: **137** Lot: **N/A**  
 Address: **3797 MULLIGANS HILL LN**



CS  
ST

3819 Mulligans Hill Lane  
Ellicott City, MD 21043

April 1, 2013

Howard County Planning Board  
c/o Department of Planning and Zoning  
3430 Court House Drive  
Ellicott City, MD 21043

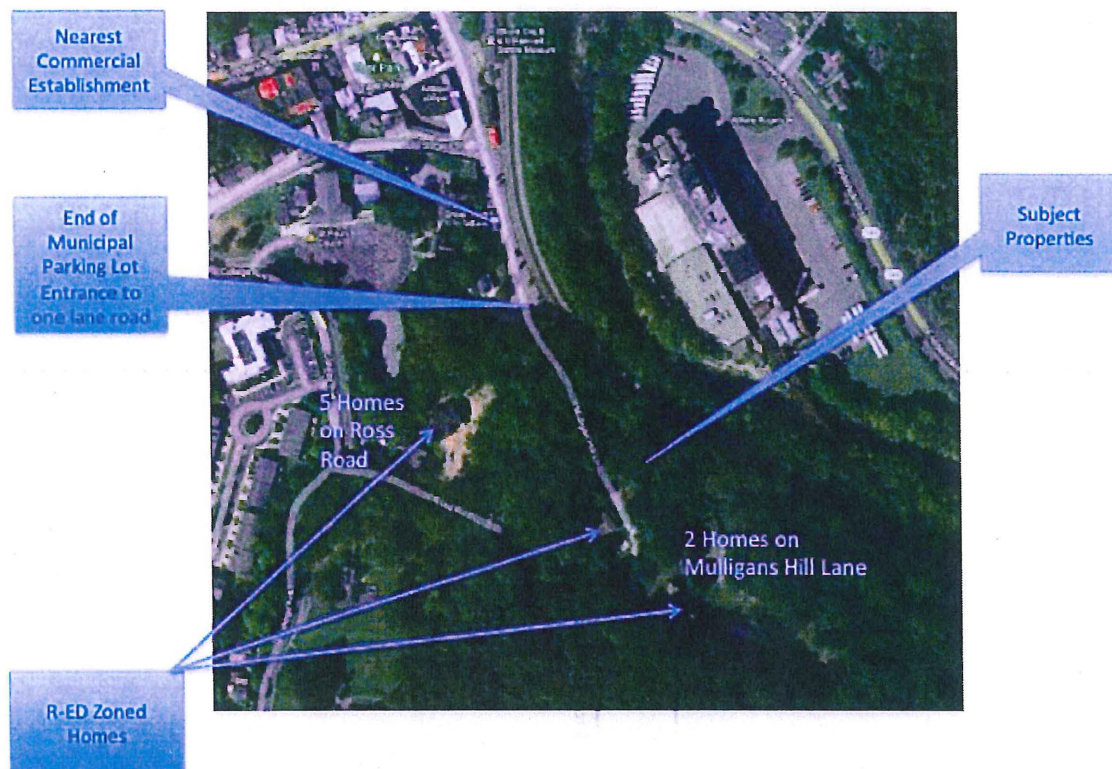
Dear Planning Board Members:

We are writing to express our opposition to proposed zoning map amendments:

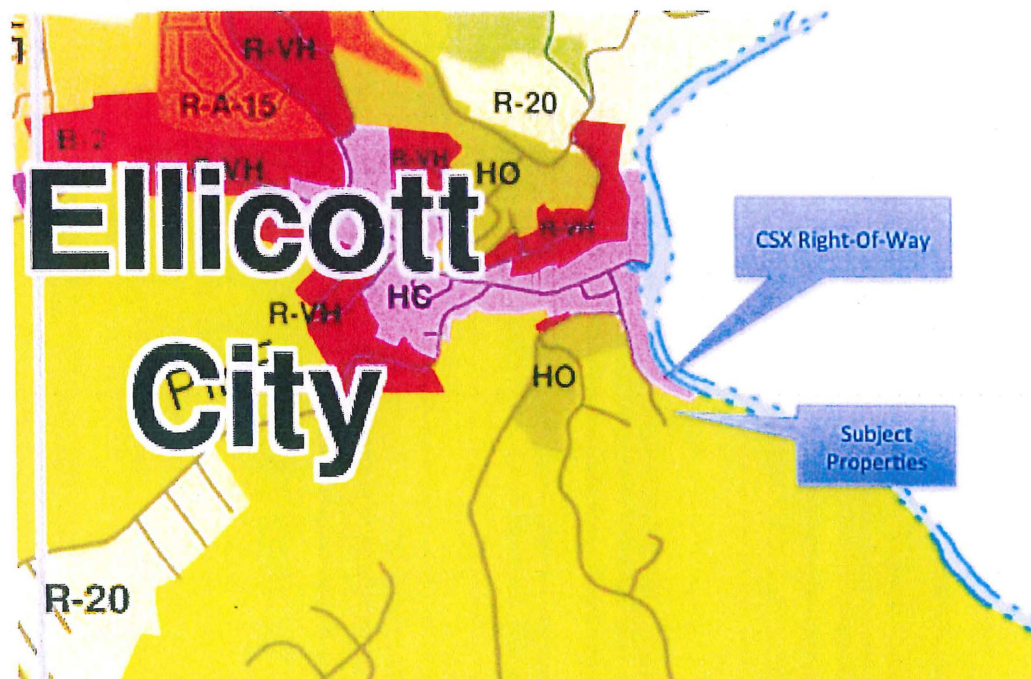
25.003	3789 Mulligans Hill Lane (Map 25A, Grid 24, Parcel 137)
25.005	3797 Mulligans Hill Lane (Map 25A, Grid 24, Parcel 137)
25.006	3793 Mulligans Hill Lane (Map 25A, Grid 24, Parcel 137)

The proposed Historic Commercial (HC) zoning is incompatible with both the physical characteristics of the referenced parcels and the zoning of surrounding properties. Further, it is insensitive to the environmental concerns reflected by the parcels' current R-ED zoning.

These parcels, for which HC zoning is being requested, are physically removed from Ellicott City's other historic Main Street commercial properties. They are surrounded on three sides by properties with R-ED residential zoning. The fourth property (and the sole property currently with HC zoning) is a parcel with a dilapidated building that sits off the railroad tracks, 40 feet below the surface grade of Mulligan's Hill Lane. This property has no access or right-of-way from Mulligan's Hill Lane, and is accessible only via CSX rail right-of-way. This fact essentially renders the proposed parcel completely surrounded by properties with R-ED zoning.



**Figure 1:** The subject properties are physically removed from Main Street commercial establishments, and sit surrounded by single-family homes with R-ED zoning.



**Figure 2:** Close up of zoning map showing the subject properties comprise a large area of R-ED zoning.

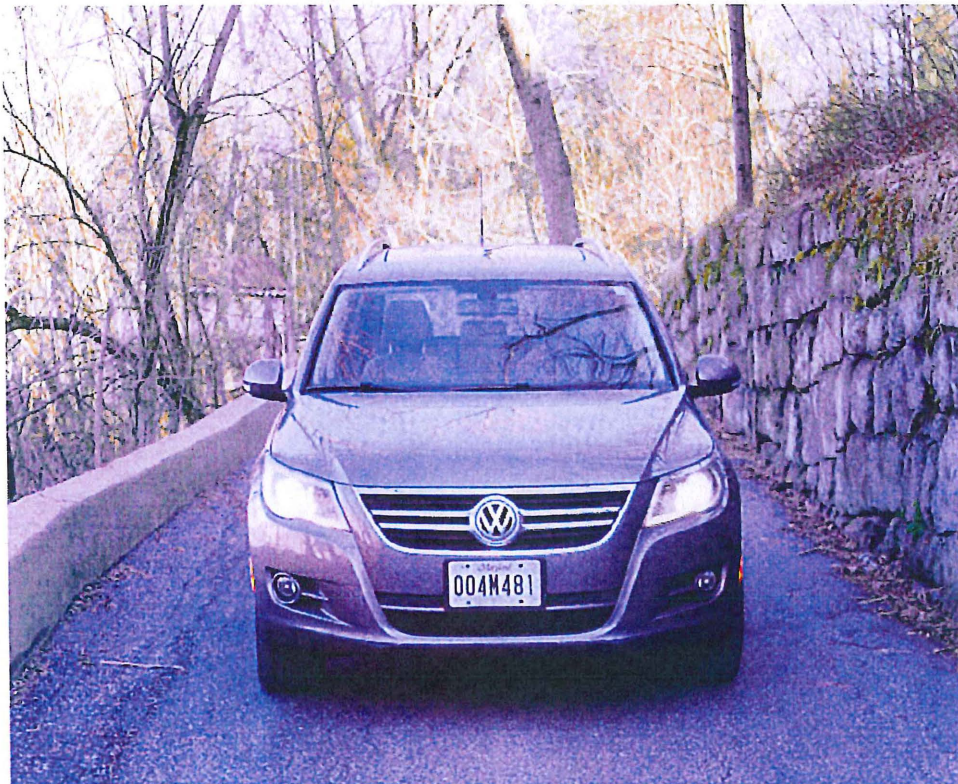




**Figure 3:** Photo showing the sole property with HC zoning near the subject property. Notice this property is not accessible from Mulligans Hill Lane

Located at the top/end of Mulligan's Hill Lane, the parcels are difficult to reach because of the physical characteristics of the lane. It is a narrow, one lane "lane" that dead-ends at our residential property. The road has no shoulder, steep drop offs, no parking, blind curves, and no space for pedestrian access/sidewalks. As there is no area for commercial patrons to turn around once they reach the parcels in question, it is inevitable that the private property would be used as a turn-around zone. Another certainty is illegal parking along Mulligan's Hill Lane, which would further limit the already precarious access for essential emergency vehicles. In other words, the current configuration of the lane is clearly not conducive to conducting business with the public and would result in a clearly **dangerous condition** for the public and for the surrounding homeowners.





**Figures 4 and 5:** Mulligans Hill Lane is a steep one-lane road with blind curves and no pedestrian access.

The applicant/owner of these properties has justified the zoning change by stating a desire to construct residential housing. While we do support residential development (in fact the properties are currently zoned residential), we oppose the



broad commercial and business uses permitted under HC zoning guidelines. HC zoning does permit residential development, but also opens the door for current or future commercial use.

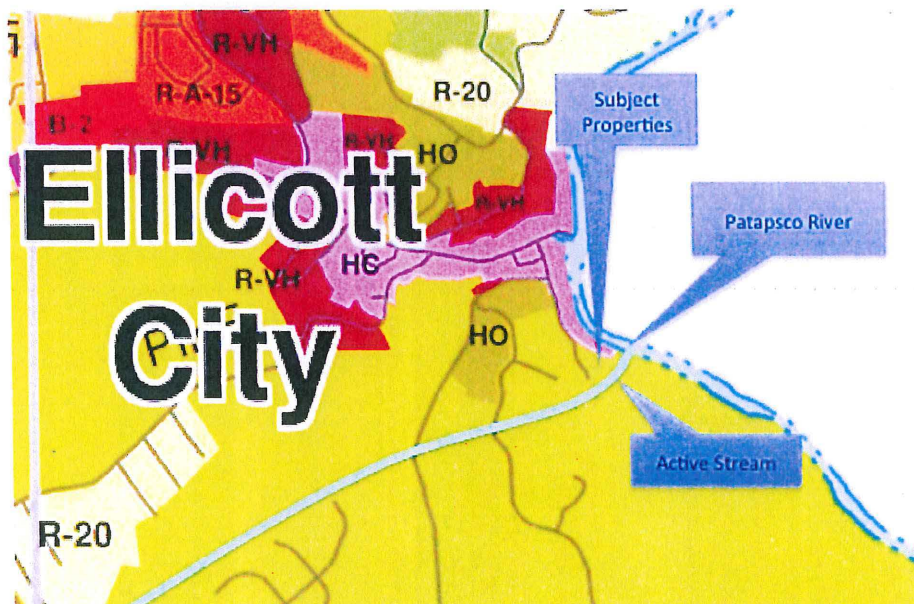
Another legitimate concern is the potential environmental impact a change to HC zoning may allow. The parcels subject to this zoning change directly share a boundary with an active stream, contain very steep slopes and drop offs, and are separated from the Patapsco River by only the railroad tracks. Allowing this zoning change would reduce the setback requirements imposed specifically for sensitive environmental areas by the current R-ED zoning.



**Figure 6:** An active stream bounds the subject properties on one side.



**Figure 7:** The topography of the subject properties is comprised of a small flat area bounded by steep slopes and sharp drop offs.



**Figure 8:** The close proximity of environmentally sensitive areas (streams, rivers, etc.) justify the subject properties' current R-ED zoning.



In summary, Mulligan's Hill Lane, from the county municipal parking lot to the end of the street, is strictly residential single-family homes. Additionally, the homes on Ross Road (all zoned R-ED) directly overlook and are separated from these parcels only by the road itself. We have all spent considerable time and money to build and upgrade our homes in compliance with the county and historic guidelines. It is unrealistic and, frankly, unfair to us all to insert a commercial zone in the middle of these established residential properties. Based on the owner's previous use of this property over the last several years as a dumping ground, and the lack of property maintenance resulting in nothing short of blight, we are suspect of their current intentions.

Sincerely,

Christopher Schisler  
Robert Stimmel,  
Linda Schisler,  
Mary-Anne Mulcahy



P.O.C.: Christopher Schisler  
[christopher.schisler@verizon.net](mailto:christopher.schisler@verizon.net)  
410-350-4142

CC:

Mr. Ken Ulman, County Executive  
Ms. Courtney Watson, Councilwoman, District 1  
Ms. Marsha McLaughlin, Director, Planning and Zoning

"  
"

## Requested Zoning

### Search Street:

MULLIGANS HILL LN

Next

### Property Information:

Amendment No.: 25.006

Current Zoning: R-ED

Requested Zoning: HC

Tax Account ID.: 1402217244

Map: 251

Grid: 0

Parcel: 137

Lot:

Acres: 0.26

Address: 3793 MULLIGANS HILL LN

City/State/Zip: ELLICOTT CITY, MD 21043

### Owner:

Name: HISTORIC ELLICOTT PROP 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

1 Address / Street (Only) : 3793 MULLIGAN HILL LANE  
2 Tax Map Number 25A Grid 24  
3 Parcel(s) 137  
4 Lot(s)  
5 Tax Account Data: District 02 Account # 217244  
  
6 Size of Property: Acres Square feet 11,326  
  
7 The Property is currently zoned: R-ED  
I request that the Property be rezoned to: HC

### B. Owner Information

8 Owner Name HISTORIC ELLICOTT PROPERTIES  
9 Mailing street address or Post Office Box PO BOX 396  
City, State ELLICOTT CITY, MD  
ZIP Code 21041-396  
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 PARCEL 137 CONTAINS THREE TAX PARCELS INCLUDED IN ONE DEED. EACH PARCEL IS IMPROVED BY DILAPIDATED BUILDINGS. THE PROPERTY WAS NOT INCLUDED IN THE COMPREHENSIVE ZONING FOR ELLICOTT CITY HISTORIC DISTRICT AND WAS SUBSEQUENTLY ZONED R-ED. THE ACCESS TO THE PROPERTY IS MULLIGAN HILL LANE LEADING DIRECTLY TO MARYLAND AVENUE AND MAIN STREET WHERE PROPERTIES ALONG BOTH ROADS ARE ZONED HC. THE HC ZONING FOR THESE PROPERTIES WILL FACILITATE REDEVELOPMENT OF THE LOTS AS A RESIDENTIAL USE CONSISTENT WITH THE HC PROVISIONS. THE EXISTING R-ED PROVISIONS PROHIBIT REDEVELOPMENT BECAUSE THE PARCELS CANNOT COMPLY WITH R-ED CRITERIA.

**F. List of Attachments/Exhibits**

- 14 SDAT, TAX MAP, DEED, ZONING MAP SHOWING HISTORIC DISTRICT LIMITS AND PROPERTY

**G. Signatures**

15 Owner BRUCE TAYLOR Owner (2)

Date

*Bruce Taylor President*  
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		Amendment No.	25,006
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 - 217236

Owner Information

<b>Owner Name:</b>	HISTORIC ELLICOTT PROP INC	<b>Use:</b>	RESIDENTIAL
<b>Mailing Address:</b>	PO BOX 396 ELLICOTT CITY MD 21041-0396	<b>Principal Residence:</b>	NO
		<b>Deed Reference:</b>	1) /00617/ 00481 2)

Location & Structure Information

<b>Premises Address</b>	<b>Legal Description</b>
3793 MULLICAN HILL LN	.147 A = 6414 <del>7</del>
ELLICOTT CITY 21043-0000	3793 MULLICAN HILL LN ELLICOTT CITY

<b>Map</b>	<b>Grid</b>	<b>Parcel</b>	<b>Sub District</b>	<b>Subdivision</b>	<b>Section</b>	<b>Block</b>	<b>Lot</b>	<b>Assessment Area</b>	<b>Plat No:</b>
0251	0000	0137		0000				3	<b>Plat Ref:</b>

<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>
		6,414 SF	

<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>
----------------	-----------------	-------------	-----------------

Value Information

	<b>Base Value</b>	<b>Value</b>	<b>Phase-In Assessments</b>	
		As Of	As Of	As Of
		01/01/2012	07/01/2011	07/01/2012
<b>Land</b>	208,100	156,400		
<b>Improvements:</b>	200	200		
<b>Total:</b>	208,300	156,600	208,300	156,600
<b>Preferential Land:</b>	0			0

Transfer Information

<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<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>	07/01/2011	07/01/2012
<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

<b>Homestead Application Status:</b>	No Application
--------------------------------------	----------------

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 - 217244

Owner Information

<b>Owner Name:</b>	HISTORIC ELLICOTT PROP INC	<b>Use:</b>	RESIDENTIAL
<b>Mailing Address:</b>	PO BOX 398 ELLICOTT CITY MD 21041-0398	<b>Principal Residence:</b>	NO
		<b>Deed Reference:</b>	1) /00617/ 00481 2)

Location & Structure Information

<b>Premises Address</b>	<b>Legal Description</b>
3793 MULLICAN HILL LN	.260 A = 11,326 <sup>48</sup>
ELLICOTT CITY 21043-0000	3793 MULLICAN HILL LN
	ELLICOTT CITY

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0251	0000	0137		0000				3	Plat Ref:

<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>
		11,325 SF	

<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>
----------------	-----------------	-------------	-----------------

Value Information

	Base Value	Value	Phase-In Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2011	07/01/2012
<b>Land</b>	213,000	161,300		
<b>Improvements:</b>	100	100		
<b>Total:</b>	213,100	161,400	213,100	161,400
<b>Preferential Land:</b>	0			0

Transfer Information

<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<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>	07/01/2011	07/01/2012
<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

<b>Homestead Application Status:</b>	No Application
--------------------------------------	----------------



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 - 217260

Owner Information			
<u>Owner Name:</u>	HISTORIC ELLICOTT PROPERTIES	<u>Use:</u>	RESIDENTIAL
<u>Mailing Address:</u>	PO BOX 396 ELLICOTT CITY MD 21041-0396	<u>Principal Residence:</u>	NO
		<u>Deed Reference:</u>	1) /00617/ 00481 2)

Location & Structure Information	
<u>Premises Address</u>	<u>Legal Description</u>
3793 MULLICAN HILL LN ELLICOTT CITY 21043-0000	.189 A = 8260 ft <sup>2</sup> 3793 MULLICAN HILL LN ELLICOTT CITY

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0251	0000	0137		0000				3	Plat Ref:

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
		8,260 SF	

Stories	Basement	Type	Exterior
---------	----------	------	----------

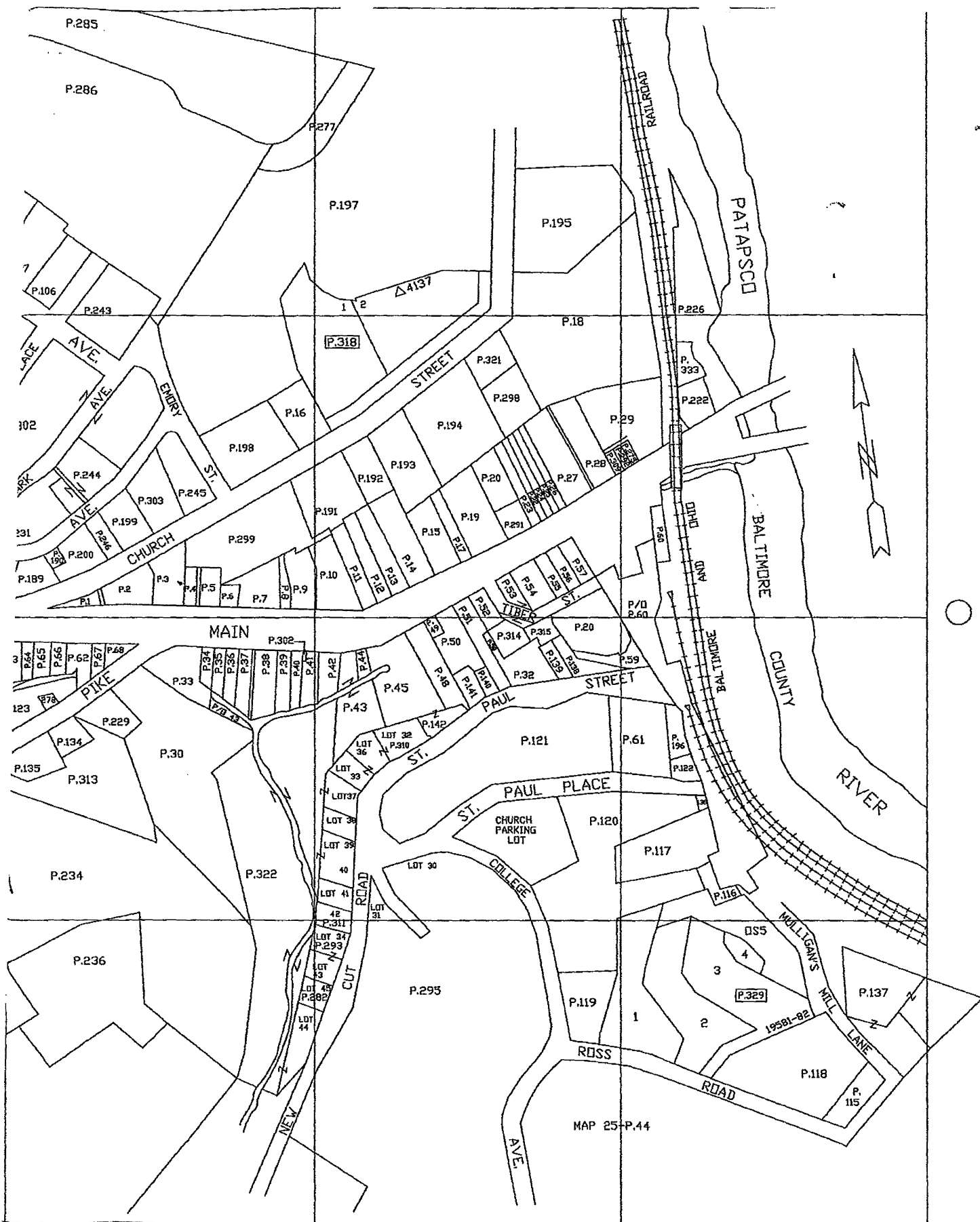
Value Information				
	Base Value	Value	Phase-In Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2011	07/01/2012
<u>Land</u>	209,900	158,200		
<u>Improvements:</u>	200	200		
<u>Total:</u>	210,100	158,400	210,200	158,400
<u>Preferential Land:</u>	0			0

Transfer Information		
<u>Seller:</u>	<u>Date:</u>	<u>Price:</u>
<u>Type:</u>	<u>Deed1:</u>	<u>Deed2:</u>
<u>Seller:</u>	<u>Date:</u>	<u>Price:</u>
<u>Type:</u>	<u>Deed1:</u>	<u>Deed2:</u>
<u>Seller:</u>	<u>Date:</u>	<u>Price:</u>
<u>Type:</u>	<u>Deed1:</u>	<u>Deed2:</u>

Exemption Information			
<u>Partial Exempt Assessments</u>	<u>Class</u>	07/01/2011	07/01/2012
<u>County</u>	000	0.00	
<u>State</u>	000	0.00	
<u>Municipal</u>	000	0.00	0.00

<u>Tax Exempt:</u>	<u>Special Tax Recapture:</u>
<u>Exempt Class:</u>	NONE

Homestead Application Information	
<u>Homestead Application Status:</u>	No Application



<b>MARYLAND DEPARTMENT OF PLANNING</b> <b>PROPERTY MAPPING SECTION</b> <small>The information shown on this map has been compiled from deed descriptions and plans and is not an actual survey. It should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning, Property Mapping Section, Room 5104, 501 W. Preston St., Baltimore, MD 21201-3305.</small>				<b>PROPERTY LINE</b> <b>SUBDIVISION BOUNDARY</b> <b>TOWN BOUNDARY</b> <b>PRIVATE ROAD</b> <b>STREET LINE</b> <b>CONTINUING OWNERSHIP</b> <small>PLANS, VOLUMES, PAGES (AS SHOWN TO IDENTIFY OWNERSHIP, MUST BE PRECEDED BY A MAP NUMBER)</small>			
<b>REVISION TO:</b>				<b>DATE:</b> JUN '10			
<b>BY:</b> AB				<b>USER:</b>			
<b>LAST P. NO.:</b>				<b>QUARTER QUADRANGLE:</b>			
<b>DATE OF PHOTO:</b>				<b>SURVEY:</b>			



ELLICOTT CITY  
HOWARD COUNTY,  
MARYLAND

MAP NO.  
25-A



37354 THIS DEED, Made this 8<sup>th</sup> day of December, 1972, by  
and between JOHN D. BAKER and EMELINE T. BAKER, his wife, Grantors,  
and HISTORIC ELLICOTT PROPERTIES, INC., a Maryland corporation,  
Grantee.

WITNESSETH That in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the said JOHN D. BAKER and EMELINE T. BAKER, his wife, do hereby grant and convey unto the said HISTORIC ELLICOTT PROPERTIES, INC., its successors and assigns, in fee simple, all those lots or parcels of ground situate and lying in the Town of Ellicott City, Second Election District, Howard County, Maryland, and described as follows:

FOR THE FIRST THEREOF, beginning at the angle formed by the intersection of the south face of a retaining wall and the east face of a culvert; said point being at or near the beginning of a parcel of land conveyed to John U. O'Brien by Martin F. Burke, Executor of Dennis Mulligan, by deed dated April 30th, 1898, and recorded in Liber J.H.O. No. 68, folio 504, among the Land Records of Howard County; and running thence, bounding on the first, second, third and a part of the fourth line of the aforesaid deed, as now surveyed, as follows: (1) North 27 degrees 50 minutes West 87 feet; (2) North 28 degrees 33 minutes West 50 feet; (3) South 60 degrees 32 minutes 40 seconds East 69.5 feet; (4) North 50 degrees 40 minutes 30 seconds East 31.93 feet; thence leaving said fourth line and running to, through, and beyond the party wall of the middle block of double frame houses situated on the aforesaid tract, (5) South 28 degrees 3 minutes East 81.01 feet to intersect the sixth line of said tract; thence with said sixth line as now surveyed, (6) South 58 degrees 55 minutes West 68.66 feet to the place of beginning. Containing 6414 square feet of land, more or less.

FOR THE SECOND THEREOF, beginning at a point South 34 degrees 52 minutes, West 5.31 feet from an iron pin driven in a rock; said point being at or near the end of the fifth line of a parcel of land conveyed to John U. O'Brien by Martin F. Burke, Executor to Dennis Mulligan, by deed dated April 30th, 1898 and recorded in Liber J.H.O. No. 68, folio 504 among the Land Records of Howard County; being 33 feet southwest of the centerline of the Baltimore and Ohio Railroad tracks. And running thence reversely with said fifth line, and along the right of way of the Baltimore and Ohio Railroad, (1) North 55 degrees 4 minutes West 100 feet to the end of the fourth line of said deed; thence with a part of said fourth line reversed, (2) South 50 degrees 40 minutes 30 seconds West 73.07 feet; thence leaving said fourth line and running to and through and beyond the party wall of the middle block of double frame houses situated on the aforesaid tract, (3) South 28 degrees 3 minutes East 81.01 feet to intersect the sixth line of said tract, thence with said sixth line reversely as now surveyed, (4) North 58 degrees 55 minutes East 117.24 feet to the place of beginning. Containing 8260 square feet of land, more or less.

- 2 -

THE ABOVE DESCRIBED lot of ground being three contiguous parcels of land, known as "Mulligan's Hill" and being intended to convey all the three lots of ground referred to in the second parcel which by deed dated February 16, 1965 and recorded among the Land Records of Howard County in Liber S.H.H. No. 431, folio 447, was granted and conveyed by Benjamin Mellor, Jr. and Wife, to the Grantors herein.

FOR THE THIRD THEREOF, beginning for the same at the end of the third line of the above partly recited lease, referred to in a deed dated August 14, 1953 from Frank R. Addison to John D. Baker and wife, recorded in Liber M.W.B. 247, folio 336 of the aforesaid Land Records, where a stone is planted on the east edge of a road laid out 20 feet wide for the use of all the ground adjoining; and running thence (1) South 63 1/2 degrees East 150 feet to an iron pin made fast in the solid rock; at the distance of about 33 feet from the center line of the Baltimore and Ohio Railroad as now laid in double tracks; thence (2) South 44 1/2 degrees West 105 feet to a stone now planted; thence (3) North 68 1/2 degrees West 69 1/2 feet to a stone planted on the east edge of the road heretofore laid out 20 feet wide and at the beginning of the third line of the lot of which the lot herein being described is a part; and running thence and bounding along the east edge of said road North 2 1/2 degrees East 116 feet to the place of the first beginning. Containing .26 of an acre of land, more or less.

BEING the same lot of ground which by deed dated August 14, 1953 and recorded among the Land Records aforesaid, in Liber M.W.B. No. 247, folio 336 from Frank R. Addison to the Grantors herein.

TOGETHER WITH the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging or any wise appertaining.

TO HAVE AND TO HOLD the above described lots of ground and premises, unto and to the proper use and benefit of the said HISTORIC ELLICOTT PROPERTIES, INC., a Maryland corporation, its successors and assigns, in fee simple.

AND the said JOHN D. BAKER and EMELINE T. BAKER, his wife, hereby covenant that they will warrant specially the property granted and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of the said Grantors,

John D. Baker (SEAL)  
John D. Baker  
Emeline T. Baker (SEAL)  
Emeline T. Baker



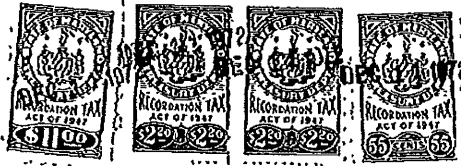
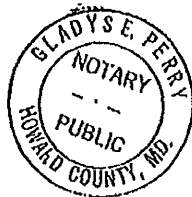
STATE OF MARYLAND,

COUNTY OF HOWARD, to wit:

I HEREBY CERTIFY, That on this *8th* day of December, 1972, before me, the subscriber, a Notary Public of the State of Maryland, in and for Howard County aforesaid, personally appeared JOHN D. BAKER and EMELINE T. BAKER, his wife, the above named grantors, and they acknowledged the foregoing Deed to be their act.

AS WITNESS my hand and Notarial Seal,

*Gladys E. Perry*  
Notary Public



TAX \$ *22.50* REC. # *22757*  
STATE PROPERTY TRANSFER

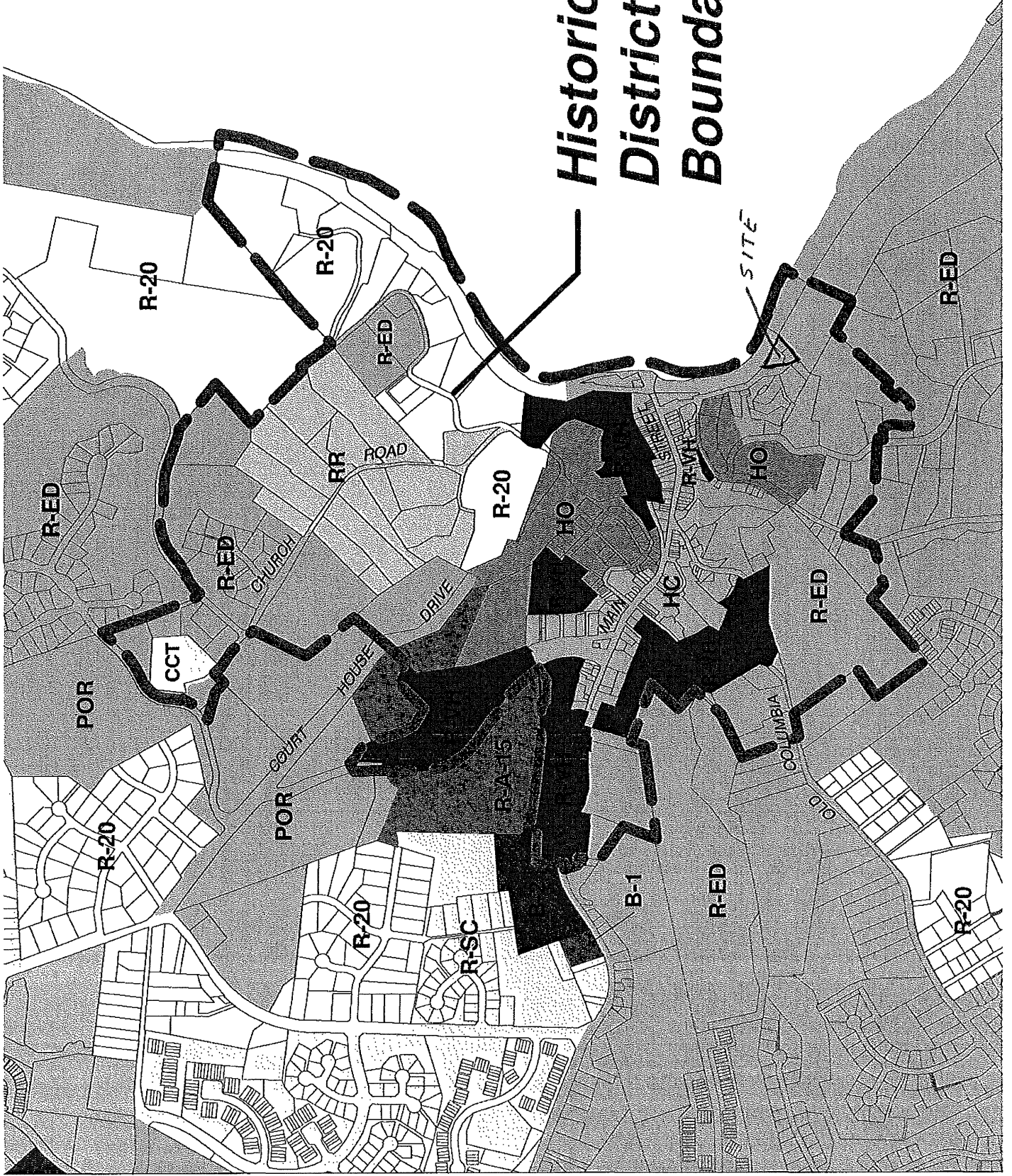
DEC 11 '72

DATE: DEC 11 1972  
TRANSFER TAX PAID  
*145.00*

*Yield to Charles L. Holland, Esq.*

REC'D. FOR RECORD DEC-11 1972 19 *1972* IN SAME DAY RECORDED & EX'D PER C. MERRILL FOSTER, JR.

# Historic District Boundary







# 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.

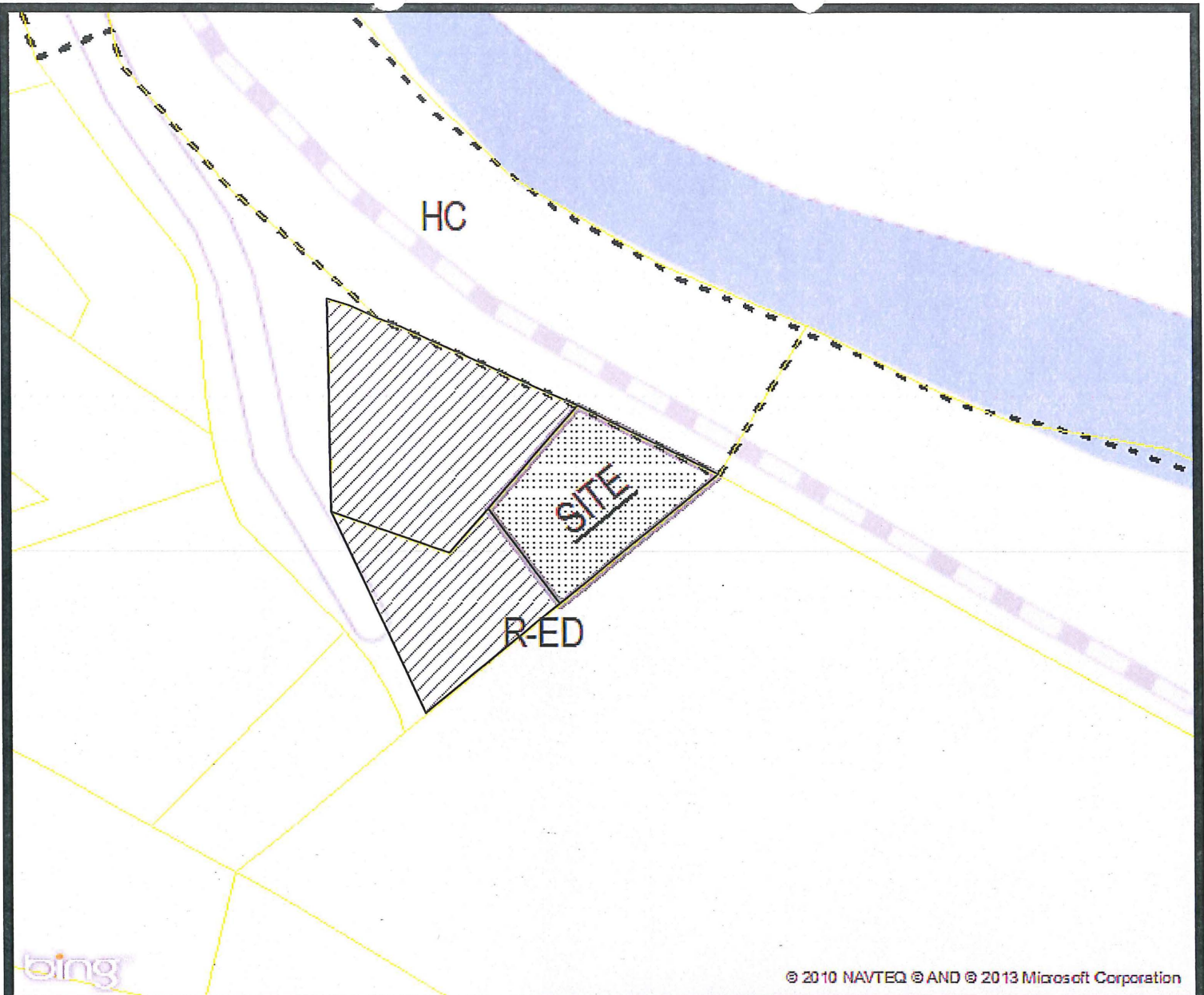
Please be advised that on March 7, 2013, the Howard County Ethics Commission determined that the Zoning Map Request Form needs to be accompanied by certain affidavits and disclosures. The Commission also determined that the Zoning Regulation Amendment Form needs to be accompanied by certain affidavits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

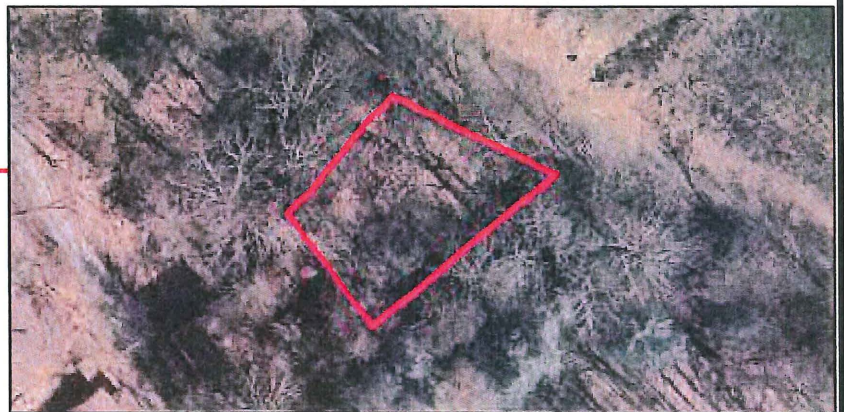
Very truly yours,

Stephen M. LeGendre  
Administrator



© 2010 NAVTEQ © AND © 2013 Microsoft Corporation

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	26	27	28	29
30	31	32	33	34	35
36	37	38	39	40	41
42	43	44	45	46	47
48	49	50			



Zoning Map General Plan Amendment: 25.006 Tax ID: 1402217244  
 Current Zoning: R-ED Council District: 1  
 Tax Map: 25 Grid: 24 Parcel: 137 Lot: N/A  
 Address: 3793 MULLIGANS HILL LN



3819 Mulligans Hill Lane  
Ellicott City, MD 21043

April 1, 2013

Howard County Planning Board  
c/o Department of Planning and Zoning  
3430 Court House Drive  
Ellicott City, MD 21043

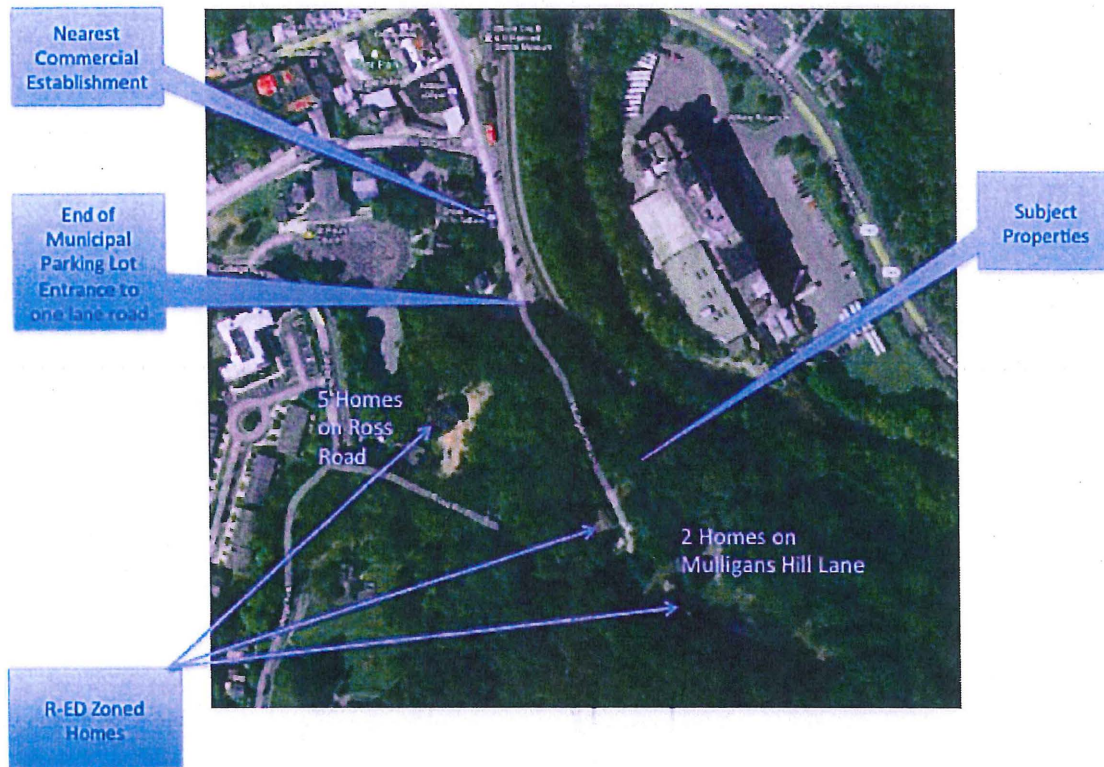
Dear Planning Board Members:

We are writing to express our opposition to proposed zoning map amendments:

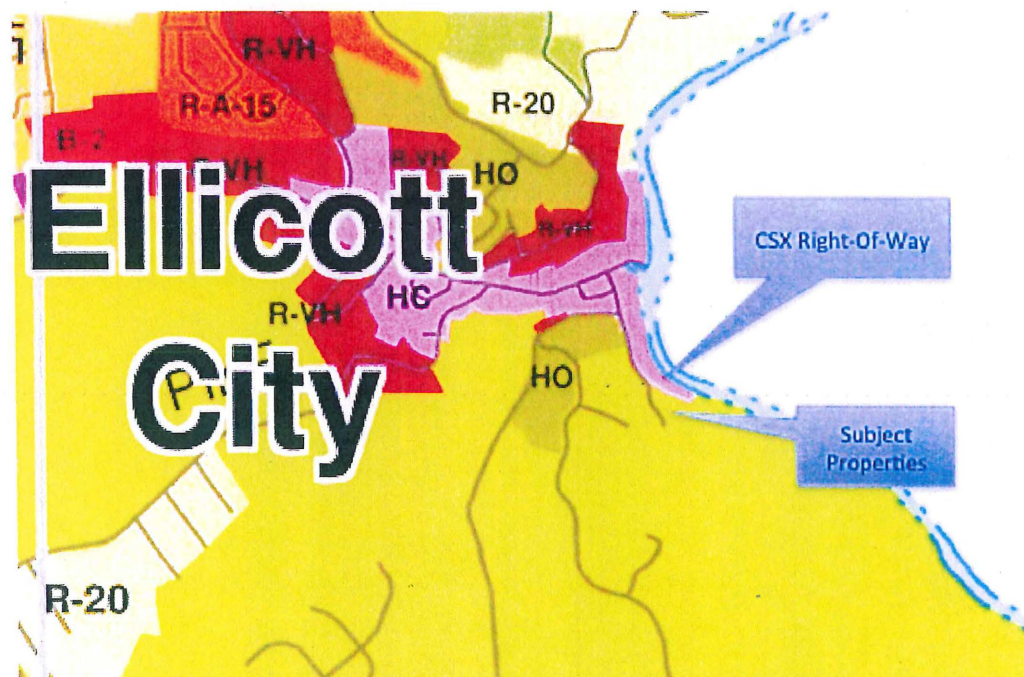
25.003	3789 Mulligans Hill Lane (Map 25A, Grid 24, Parcel 137)
25.005	3797 Mulligans Hill Lane (Map 25A, Grid 24, Parcel 137)
25.006	3793 Mulligans Hill Lane (Map 25A, Grid 24, Parcel 137)

The proposed Historic Commercial (HC) zoning is incompatible with both the physical characteristics of the referenced parcels and the zoning of surrounding properties. Further, it is insensitive to the environmental concerns reflected by the parcels' current R-ED zoning.

These parcels, for which HC zoning is being requested, are physically removed from Ellicott City's other historic Main Street commercial properties. They are surrounded on three sides by properties with R-ED residential zoning. The fourth property (and the sole property currently with HC zoning) is a parcel with a dilapidated building that sits off the railroad tracks, 40 feet below the surface grade of Mulligan's Hill Lane. This property has no access or right-of-way from Mulligan's Hill Lane, and is accessible only via CSX rail right-of-way. This fact essentially renders the proposed parcel completely surrounded by properties with R-ED zoning.

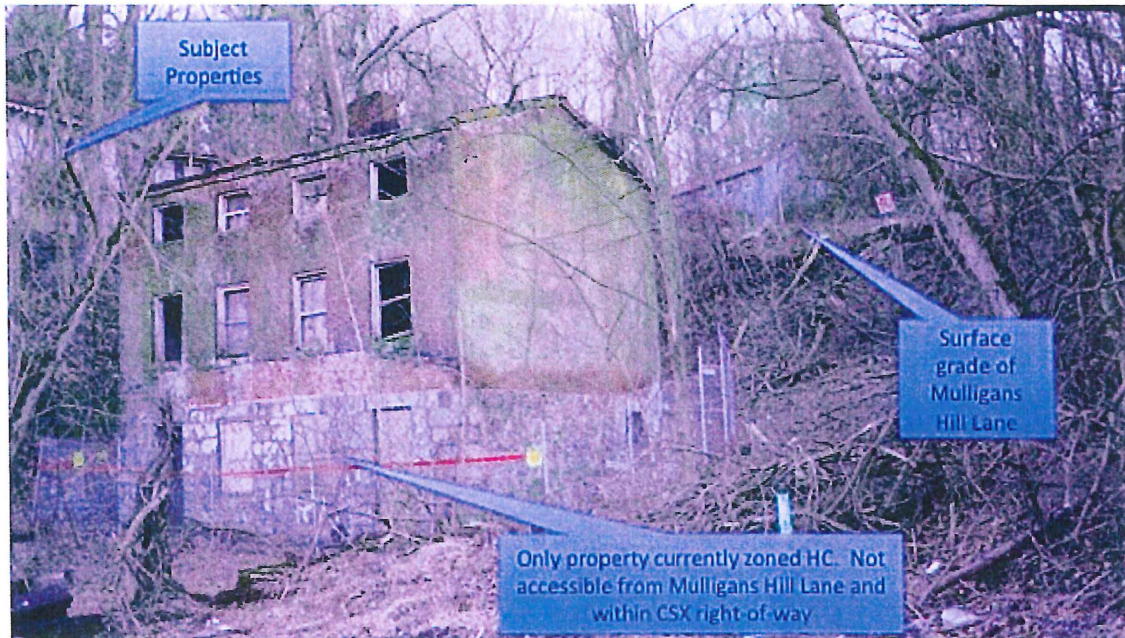


**Figure 1:** The subject properties are physically removed from Main Street commercial establishments, and sit surrounded by single-family homes with R-ED zoning.



**Figure 2:** Close up of zoning map showing the subject properties comprise a large area of R-ED zoning.





**Figure 3:** Photo showing the sole property with HC zoning near the subject property. Notice this property is not accessible from Mulligans Hill Lane

Located at the top/end of Mulligan's Hill Lane, the parcels are difficult to reach because of the physical characteristics of the lane. It is a narrow, one lane "lane" that dead-ends at our residential property. The road has no shoulder, steep drop offs, no parking, blind curves, and no space for pedestrian access/sidewalks. As there is no area for commercial patrons to turn around once they reach the parcels in question, it is inevitable that the private property would be used as a turn-around zone. Another certainty is illegal parking along Mulligan's Hill Lane, which would further limit the already precarious access for essential emergency vehicles. In other words, the current configuration of the lane is clearly not conducive to conducting business with the public and would result in a clearly **dangerous condition** for the public and for the surrounding homeowners.





**Figures 4 and 5:** Mulligans Hill Lane is a steep one-lane road with blind curves and no pedestrian access.

The applicant/owner of these properties has justified the zoning change by stating a desire to construct residential housing. While we do support residential development (in fact the properties are currently zoned residential), we oppose the



broad commercial and business uses permitted under HC zoning guidelines. HC zoning does permit residential development, but also opens the door for current or future commercial use.

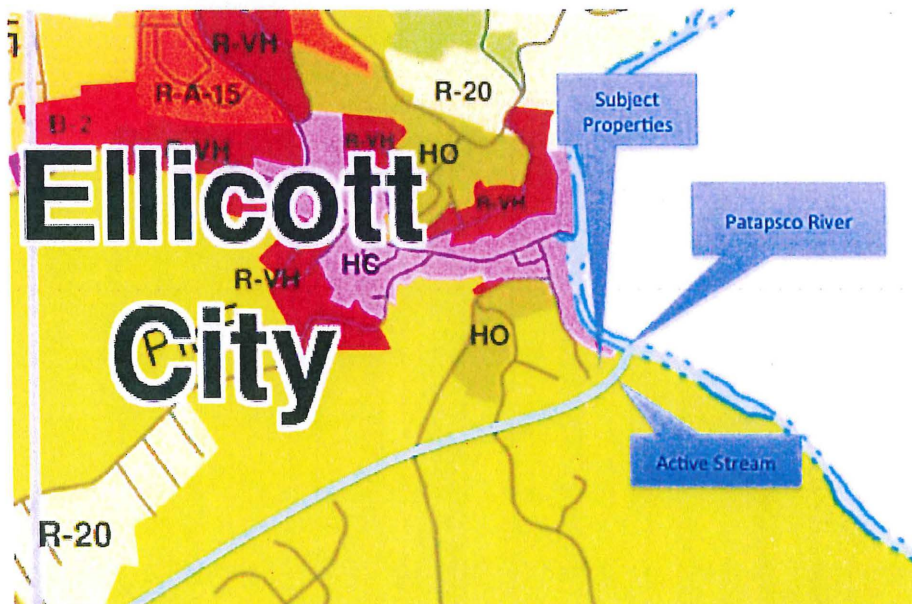
Another legitimate concern is the potential environmental impact a change to HC zoning may allow. The parcels subject to this zoning change directly share a boundary with an active stream, contain very steep slopes and drop offs, and are separated from the Patapsco River by only the railroad tracks. Allowing this zoning change would reduce the setback requirements imposed specifically for sensitive environmental areas by the current R-ED zoning.



**Figure 6:** An active stream bounds the subject properties on one side.



**Figure 7:** The topography of the subject properties is comprised of a small flat area bounded by steep slopes and sharp drop offs.



**Figure 8:** The close proximity of environmentally sensitive areas (streams, rivers, etc.) justify the subject properties' current R-ED zoning.



In summary, Mulligan's Hill Lane, from the county municipal parking lot to the end of the street, is strictly residential single-family homes. Additionally, the homes on Ross Road (all zoned R-ED) directly overlook and are separated from these parcels only by the road itself. We have all spent considerable time and money to build and upgrade our homes in compliance with the county and historic guidelines. It is unrealistic and, frankly, unfair to us all to insert a commercial zone in the middle of these established residential properties. Based on the owner's previous use of this property over the last several years as a dumping ground, and the lack of property maintenance resulting in nothing short of blight, we are suspect of their current intentions.

Sincerely,

Christopher Schisler  
Robert Stimmel,  
Linda Schisler,  
Mary-Anne Mulcahy



P.O.C.: Christopher Schisler  
[christopher.schisler@verizon.net](mailto:christopher.schisler@verizon.net)  
410-350-4142

CC:

Mr. Ken Ulman, County Executive  
Ms. Courtney Watson, Councilwoman, District 1  
Ms. Marsha McLaughlin, Director, Planning and Zoning