

"
"

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

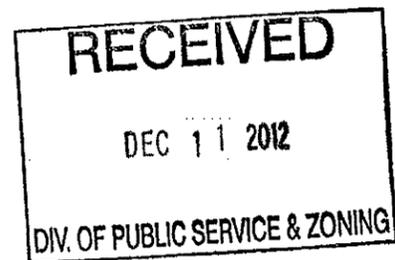
- 1 Address / Street (Only) 3789 Mulligans Hill Lane
~~3793 MULLIGAN HILL LANE~~
- 2 Tax Map Number 25A Grid 24
- 3 Parcel(s) 137
- 4 Lot(s)
- 5 Tax Account Data: District 02 Account # 217260 217236
- 6 Size of Property: Acres Square feet 6,414
- 7 The Property is currently zoned: R-ED
I request that 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)
- 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."

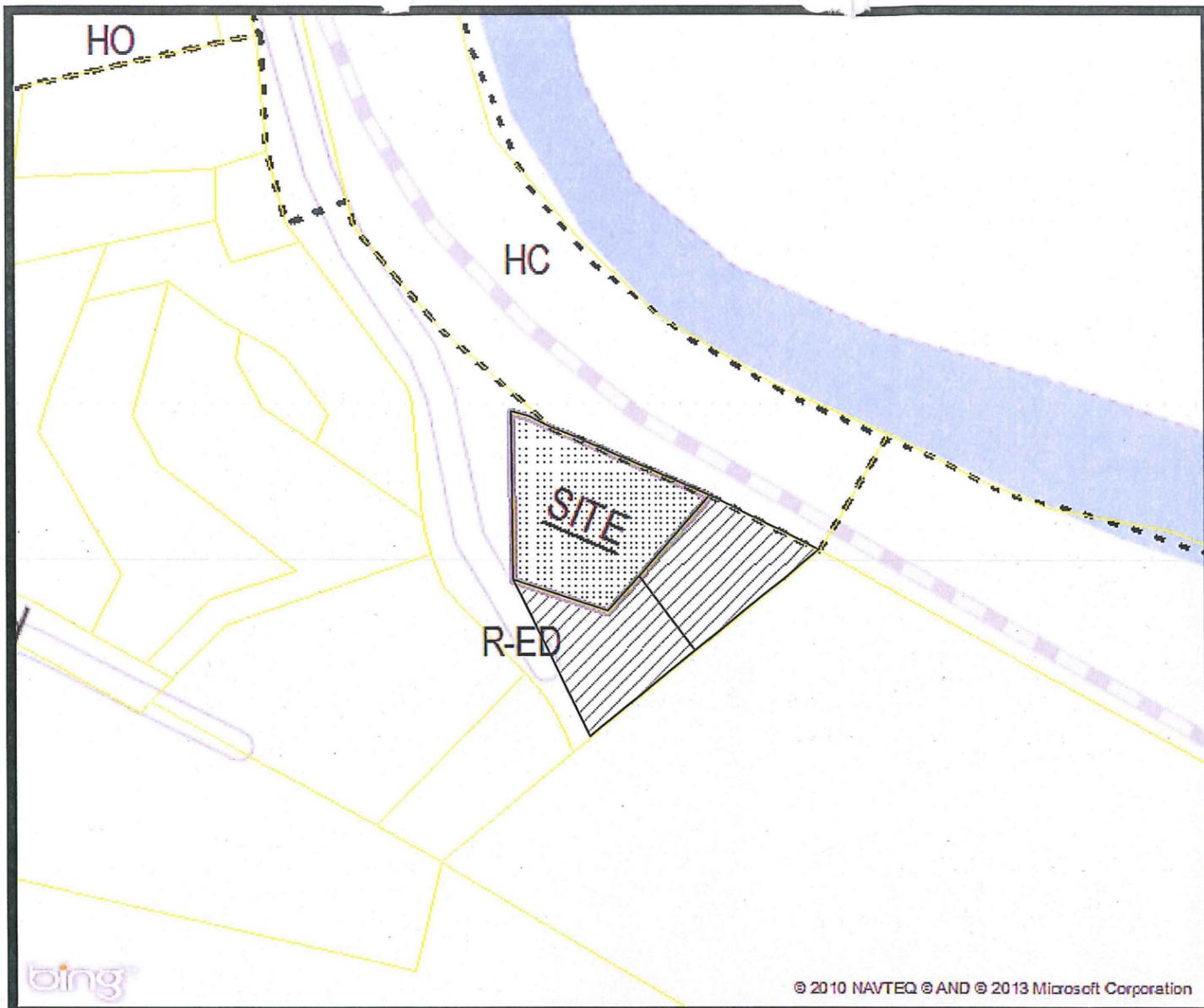
The Commission directed me to notify applicants of their obligation to file the affidavit and disclosure. The obligation is set forth in Md. Code Ann., St. Gov't, Sec. 15-849(b), which provides in part, **"the affidavit or disclosure shall be filed at least 30 calendar days prior to any consideration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

Handwritten signature of Stephen M. LeGendre.

Stephen M. LeGendre
Administrator



bing

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	39	40	41	42	43	44
		45	46	47	48	
				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 13:51



2012/12/10 08:30



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

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

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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			

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:
0025	0020	0073		0000				3	Plat Ref:

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	As Of
			01/01/2012	07/01/2012
Land	4,269,500	4,269,500		07/01/2013
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.	Plat Ref.
0025	0020	0093		0000				3		

Special Tax Areas	Town	Ad Valorem	Tax Class
	NONE	104	

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

Stories	Basement	Type	Exterior

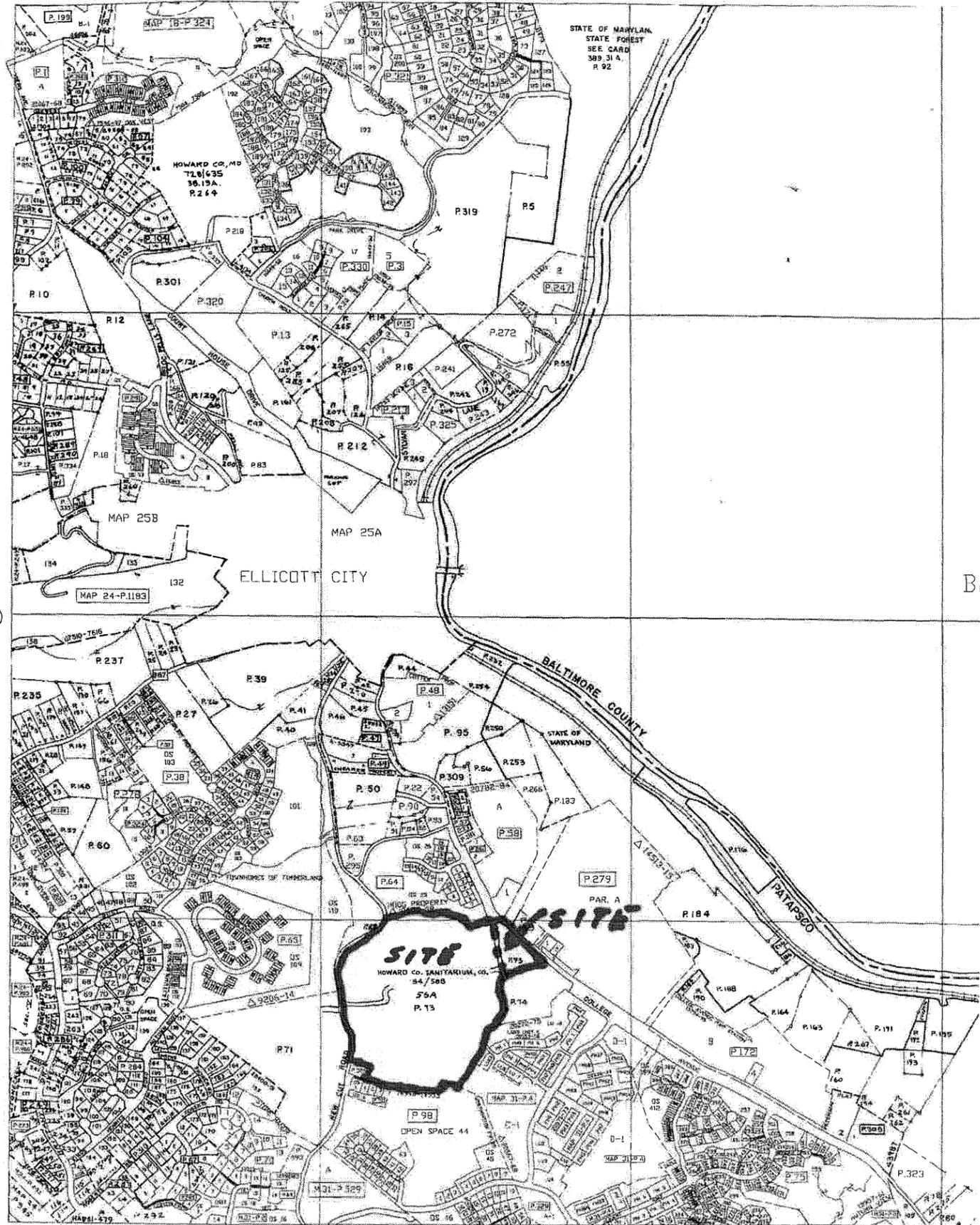
Value Information				
	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2012	07/01/2013
Land	594,500	594,500		
Improvements:	271,400	271,400		
Total:	865,900	865,900	865,900	865,900
Preferential Land:	0			0

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



24

Bf

175793.4mN
416485.1mE

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THESE MAPS ARE PROTECTED BY COPYRIGHT. THEY MAY NOT BE COPIED
OR REPRODUCED IN ANY FORM INCLUDING ELECTRONIC MEANS SUCH AS:
DIGITIZING, SCANNING, VECTORIZING, OR IMAGE PROCESSING, OR BY ANY
SYSTEM NOW KNOWN OR TO BE INVENTED WITHOUT PERMISSION IN
WRITING FROM THE MARYLAND DEPARTMENT OF PLANNING.

SCALE IN FEET



31

854

857

860

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CS
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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.

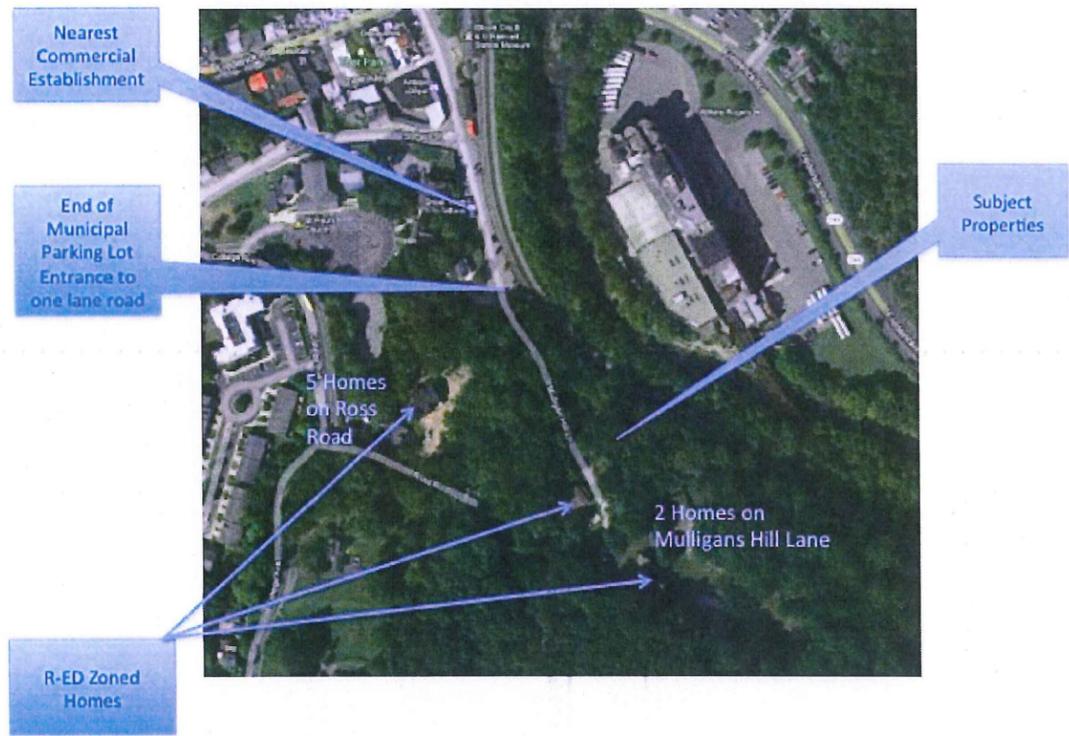


Figure 1: The subject properties are physically removed from Main Street commercial establishments, and sit surrounded by single-family homes with R-ED zoning.

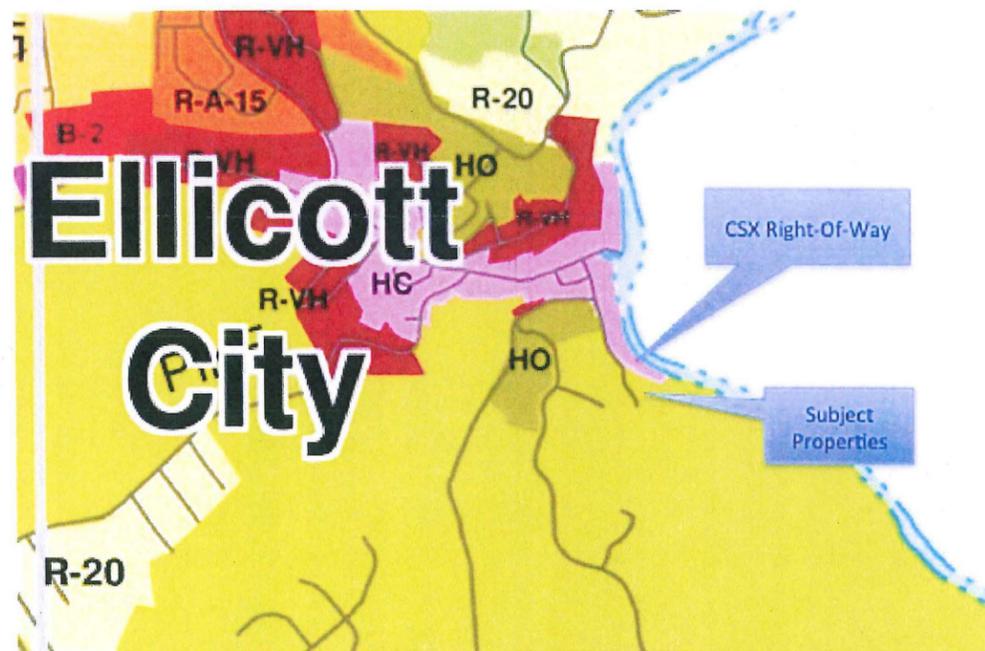


Figure 2: Close up of zoning map showing the subject properties comprise a large area of R-ED zoning.

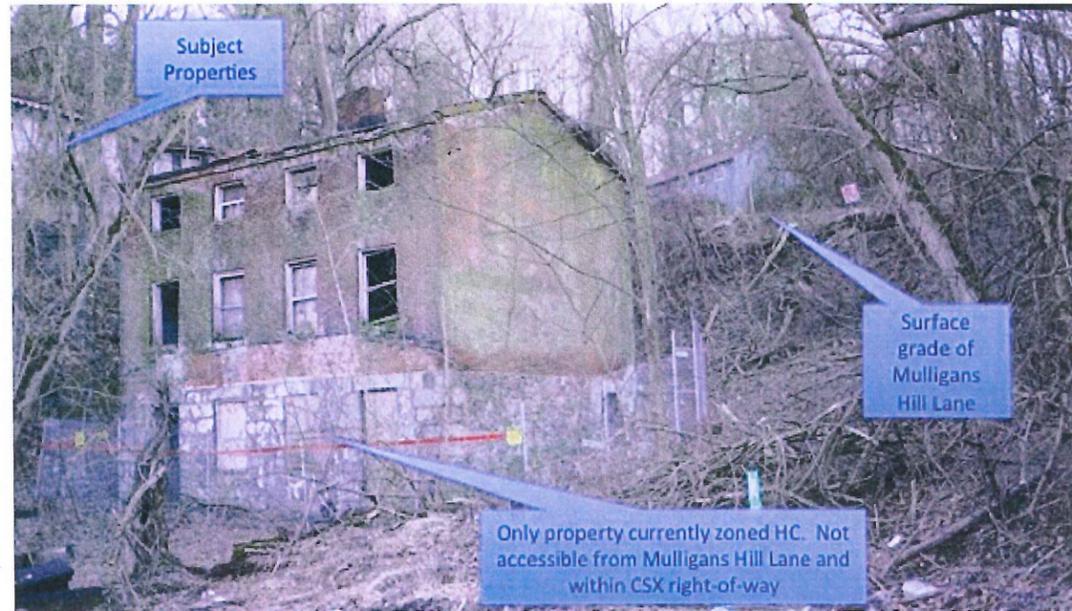
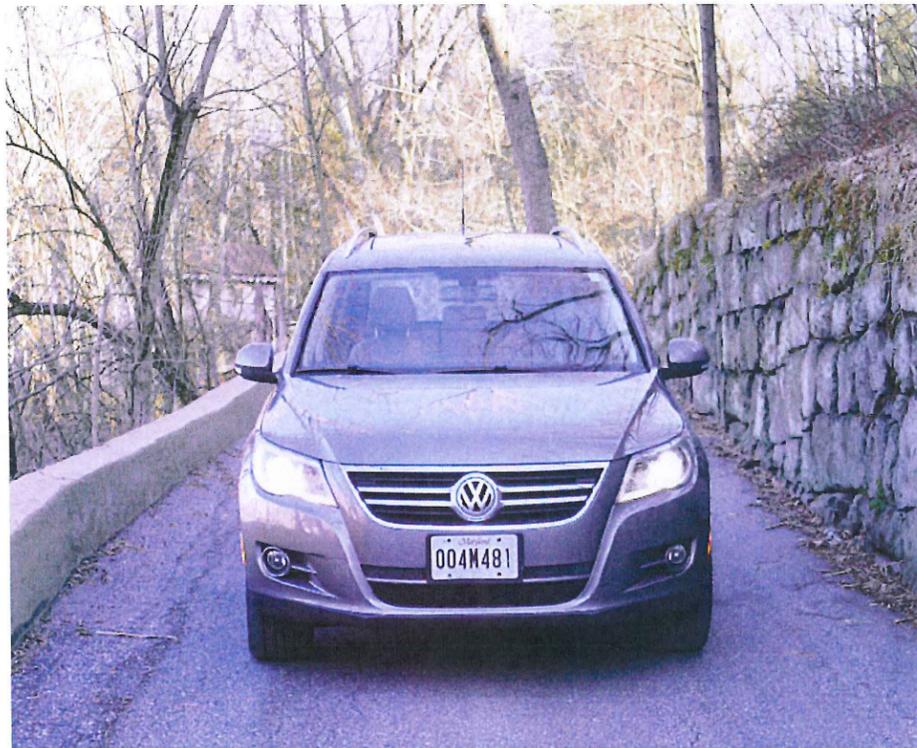


Figure 3: Photo showing the sole property with HC zoning near the subject property. Notice this property is not accessible from Mulligans Hill Lane

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.

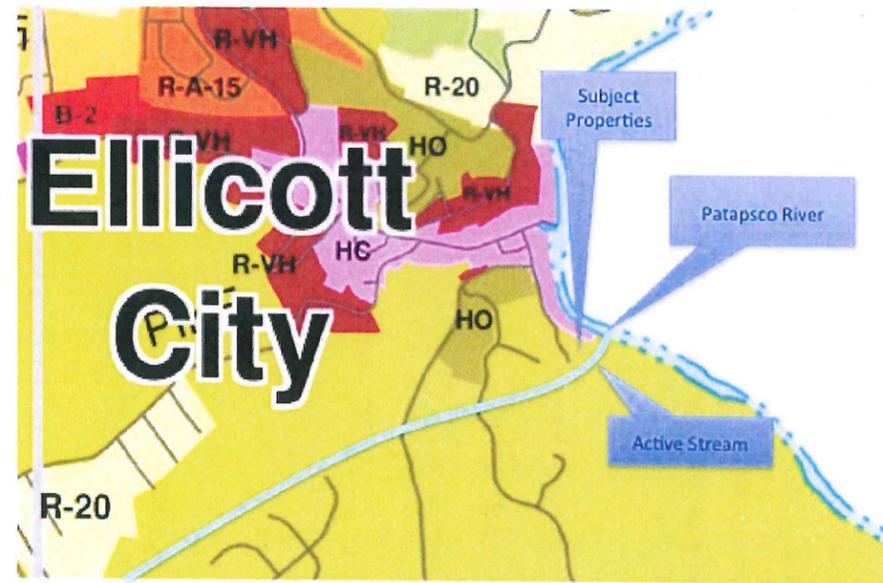


Figure 8: The close proximity of environmentally sensitive areas (streams, rivers, etc.) justify the subject properties' current R-ED zoning.

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
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:

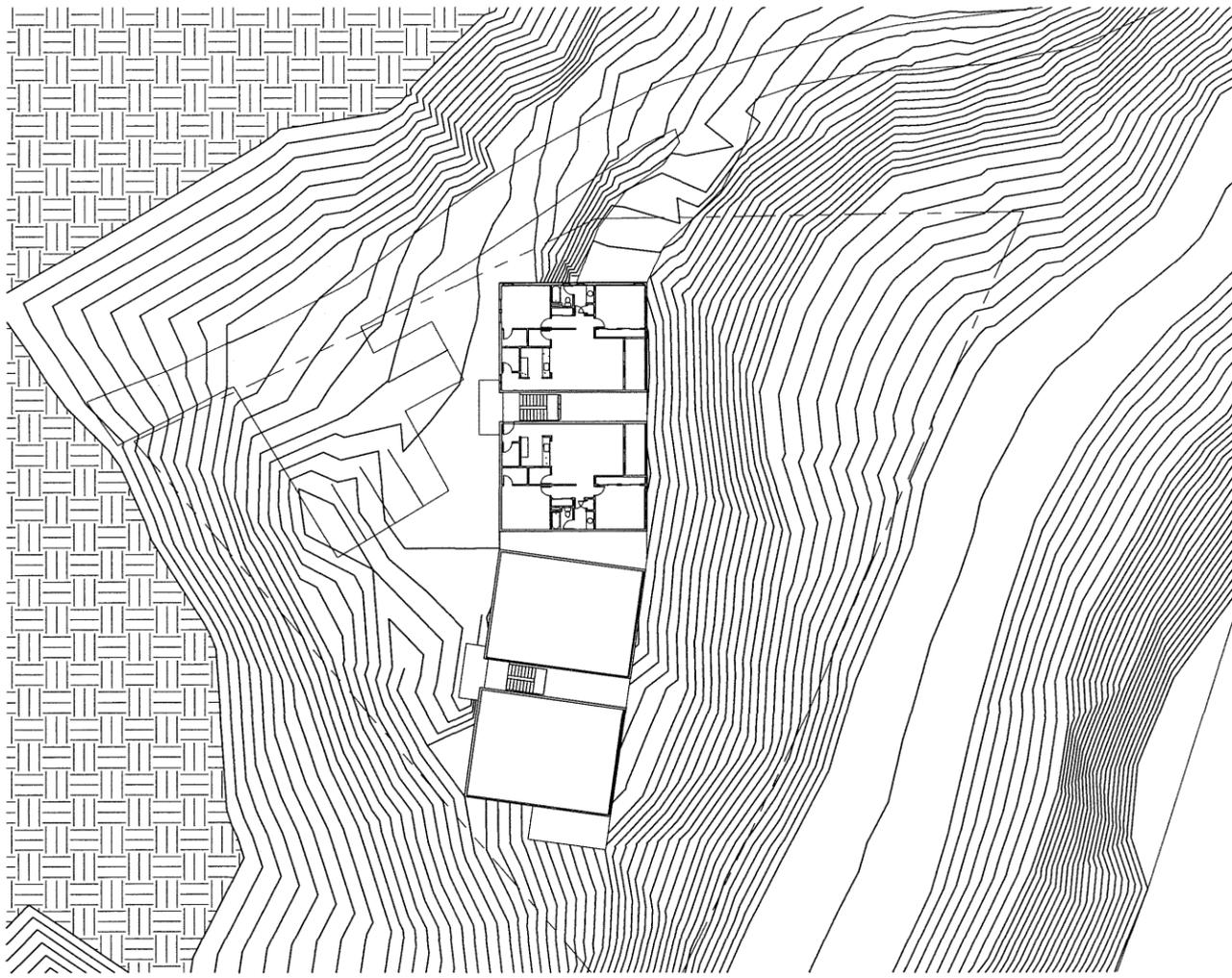
From: Charles Alexander <CAlex@brokenboxes.com>
Date: June 11, 2013, 3:53:16 PM EDT
To: "Bruce Taylor (btaylor@taylorservice.com)"
<btaylor@taylorservice.com>, "Ross Taylor
(rossitaylor@gmail.com)" <rossitaylor@gmail.com>,
"dreuwer@ldandd.com" <dreuwer@ldandd.com>, "'Joe Rutter'
(jrutter@ldandd.com)"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

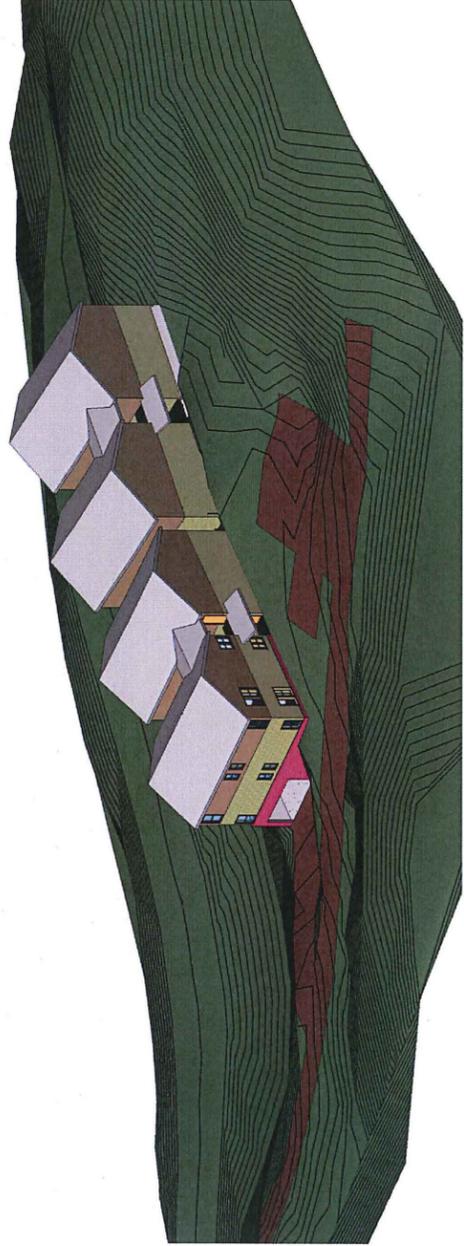


① Second Floor
1" = 30'-0"

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 | 410.466.8207



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

0.003
25.005
25.006

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,

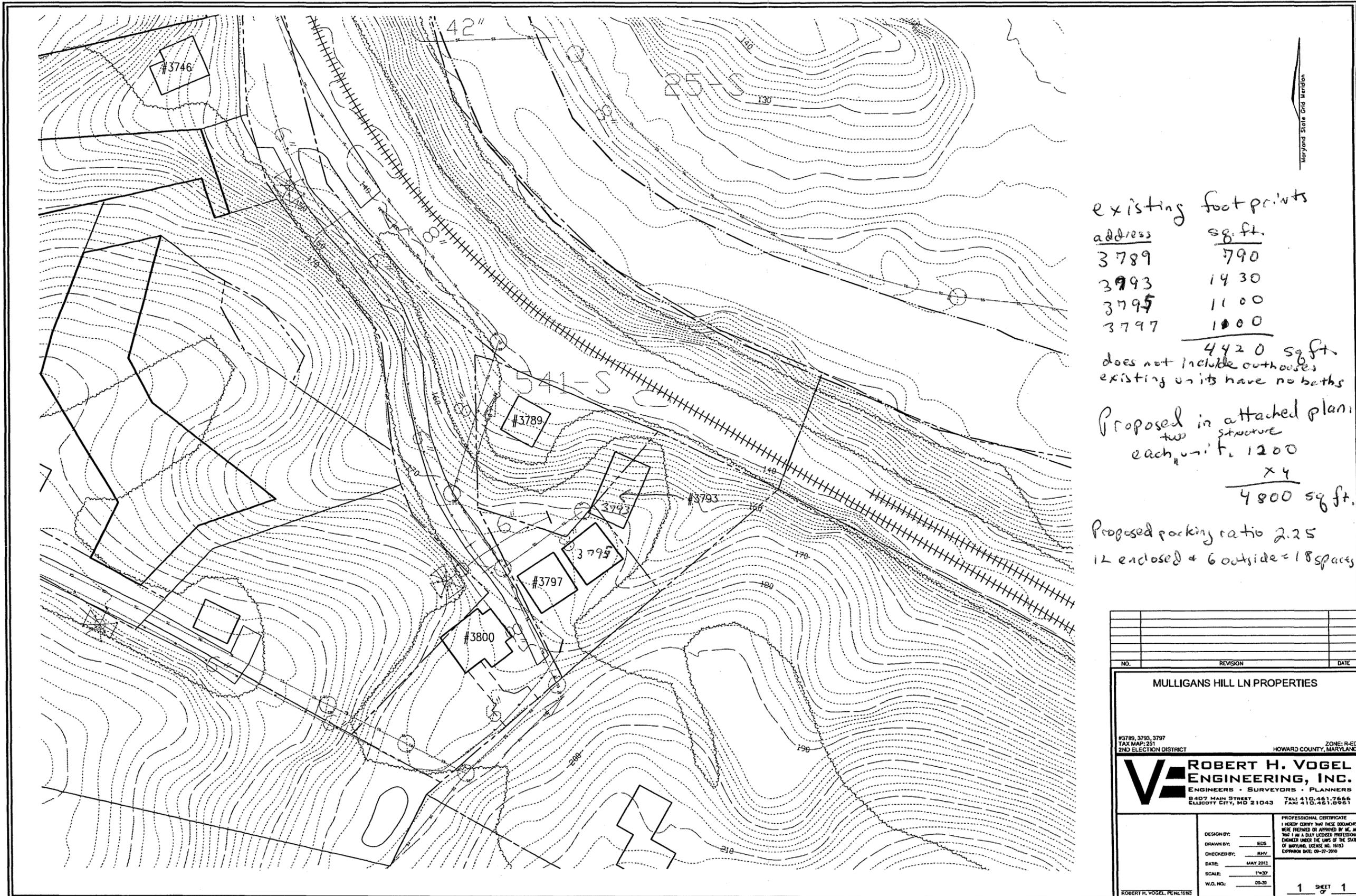
I am writing you regarding proposed zoning changes for parcels of property located on Mulligans Hill Lane in the Ellicott City Historic District. My neighbors and I have serious concerns about this zoning proposal (summarized in the attached letter). I hope you will take them into concern when voting 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	foot prints 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
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: 251
2ND ELECTION DISTRICT

ZONE: R-ED
HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL
ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS

8407 MAIN STREET
ELLCOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8951

PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A FULLY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE
OF MARYLAND, LICENSE NO. 16193
EXPIRES DATE: 09-27-2010

DESIGN BY: _____
DRAWN BY: EDS
CHECKED BY: RHY
DATE: MAY 2013
SCALE: 1"=30'
W.D. NO.: 00-20

1 SHEET OF 1

Bruce 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)

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)

Bruce Taylor President
Date 12/10/12 Date

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

16 Representative JOSEPH RUTTER
Signature

Date

DPZ Use Only		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.

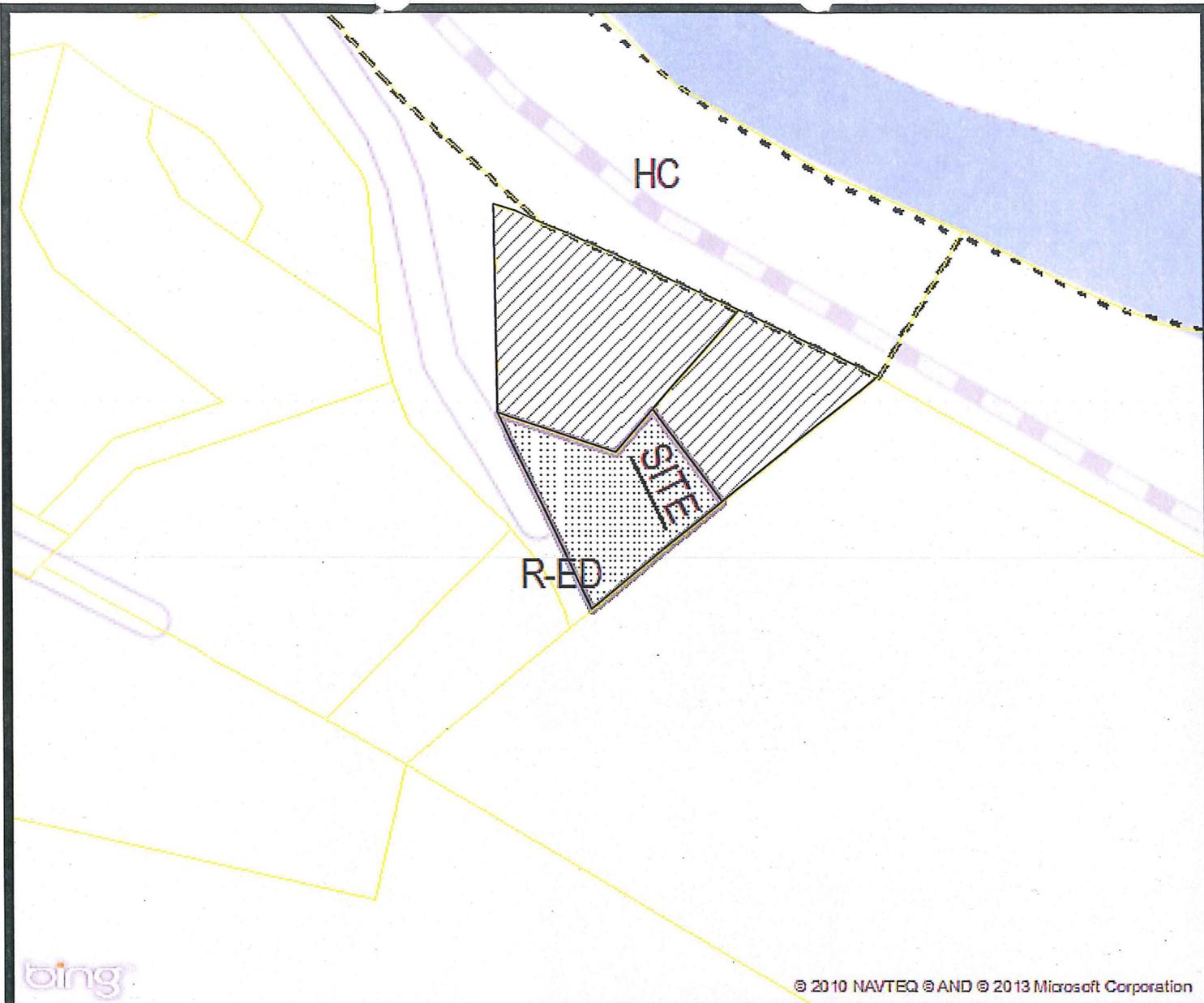
Please be advised that on March 7, 2013, the Howard County Ethics Commission determined that the Zoning Map Request Form needs to be accompanied by certain affidavits and disclosures. The Commission also determined that the Zoning Regulation Amendment Form needs to be accompanied by certain affidavits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

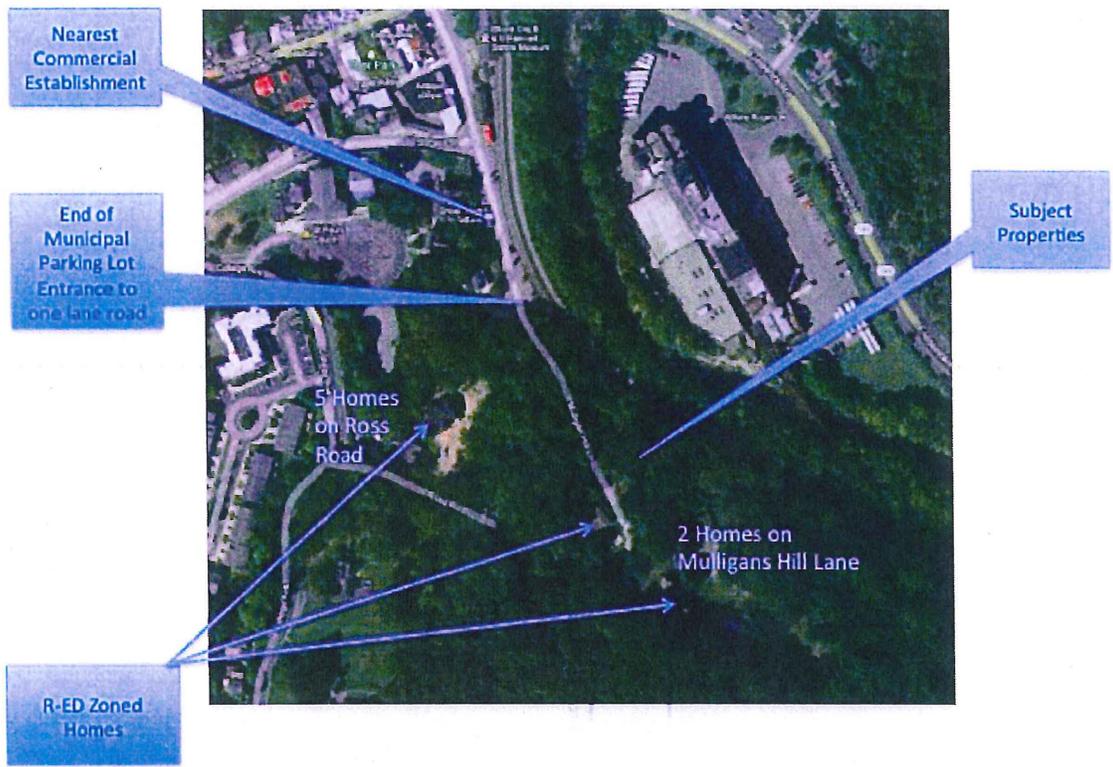


Figure 1: The subject properties are physically removed from Main Street commercial establishments, and sit surrounded by single-family homes with R-ED zoning.

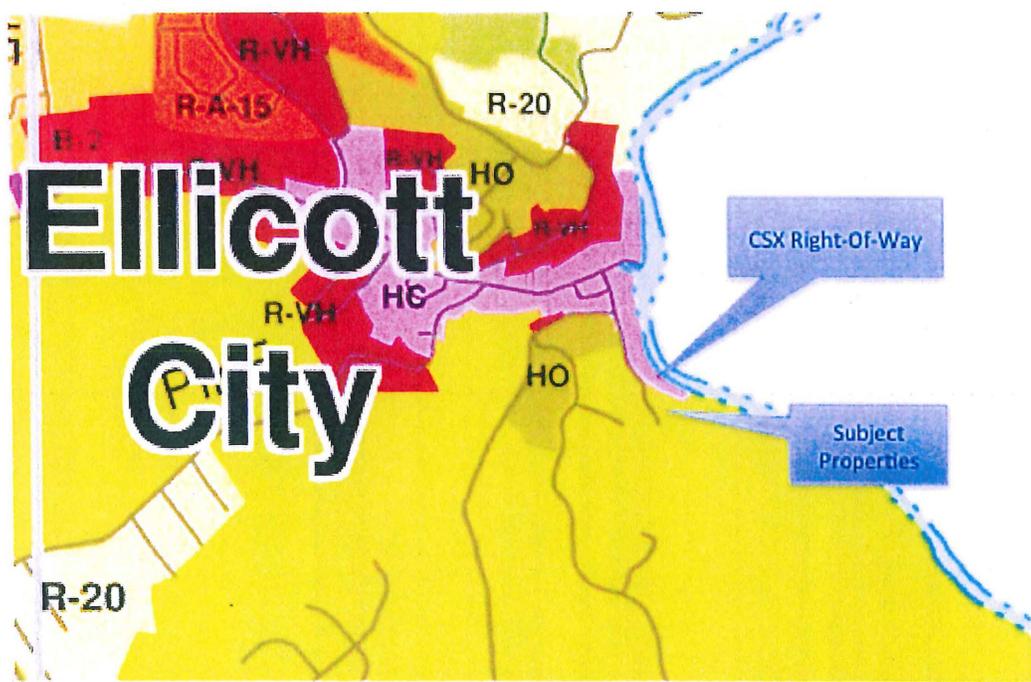


Figure 2: Close up of zoning map showing the subject properties comprise a large area of R-ED zoning.

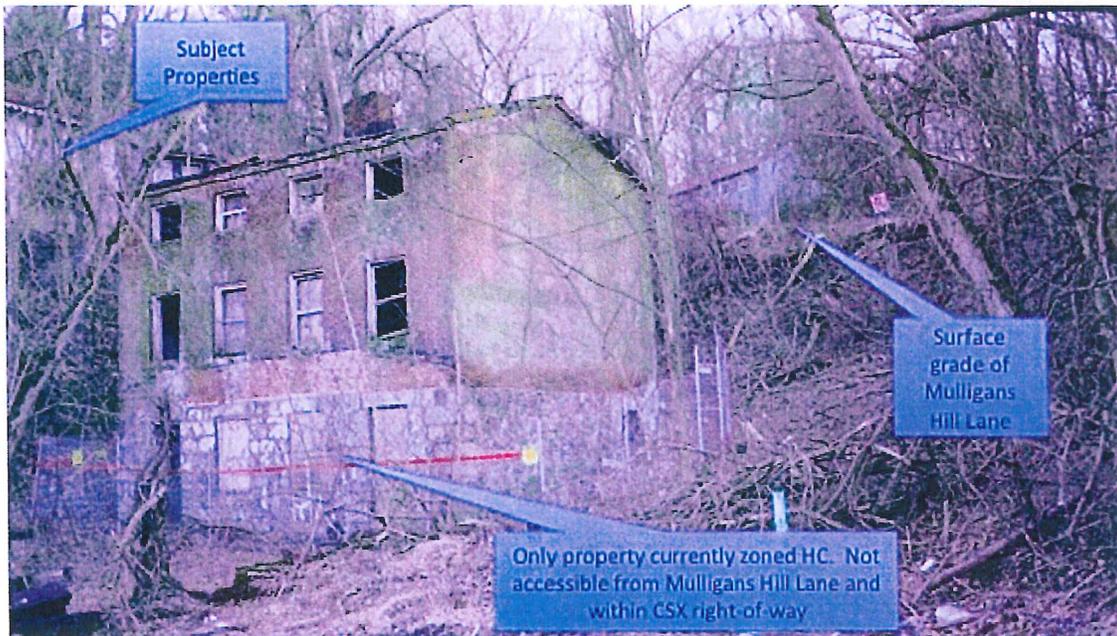
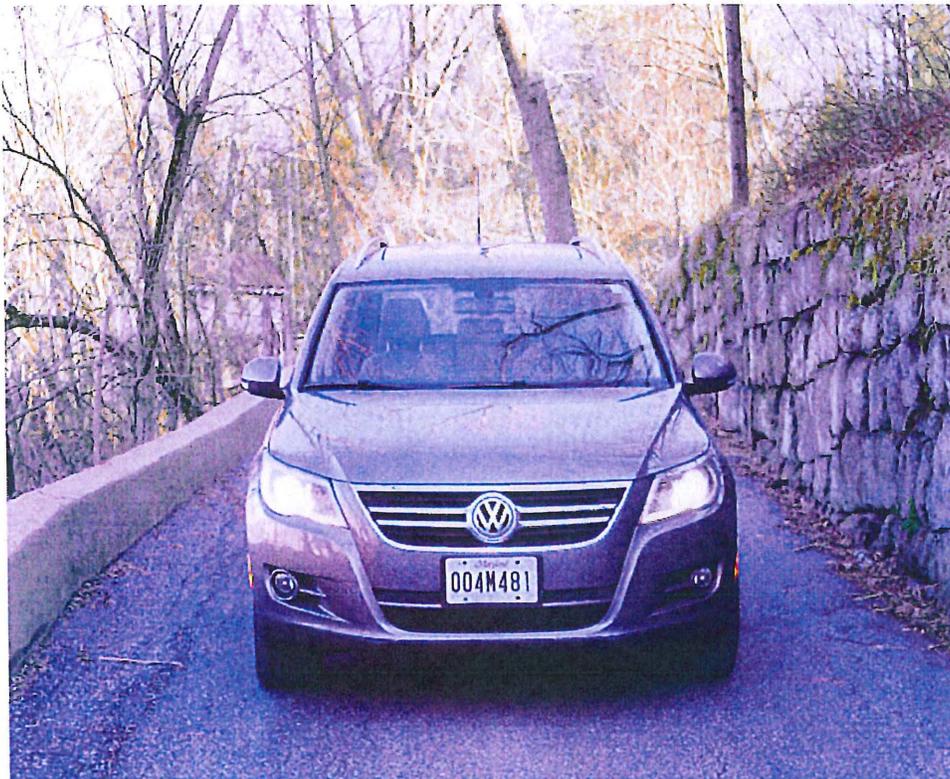


Figure 3: Photo showing the sole property with HC zoning near the subject property. Notice this property is not accessible from Mulligans Hill Lane

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.

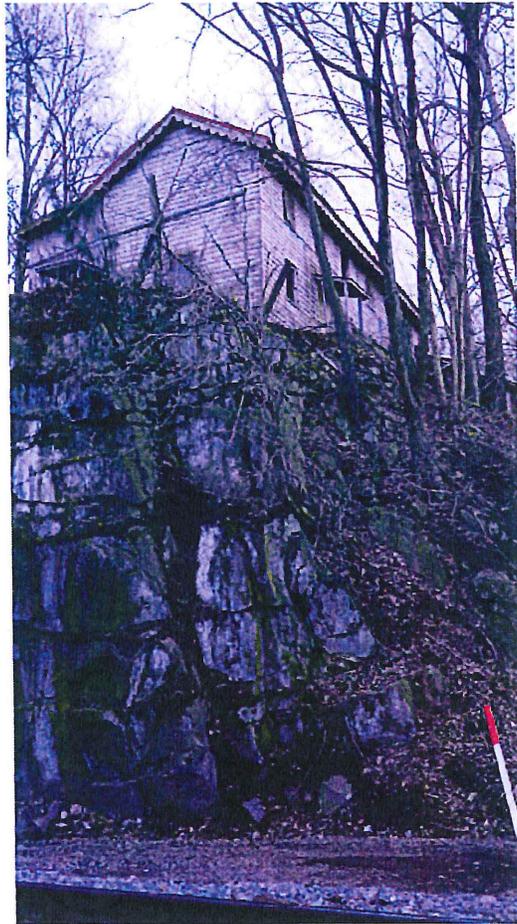


Figure 7: The topography of the subject properties is comprised of a small flat area bounded by steep slopes and sharp drop offs.

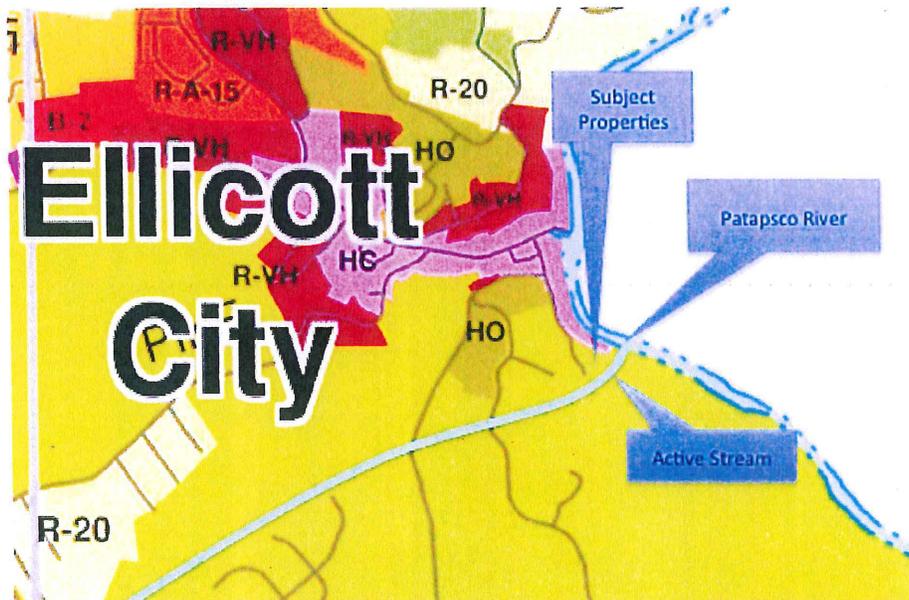


Figure 8: The close proximity of environmentally sensitive areas (streams, rivers, etc.) justify the subject properties' current R-ED zoning.

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
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

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)

Bruce Taylor Prindler
Date 12/10/12 Date

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

16 Representative JOSEPH RUTTER
Signature
Date

DPZ Use Only	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
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Account Identifier: District - 02 Account Number - 217236

Owner Information

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

Location & Structure Information

Premises Address	Legal Description
3793 MULLICAN HILL LN ELLICOTT CITY 21043-0000	.147 A = 6414 # 3793 MULLICAN HILL LN ELLICOTT CITY

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

Special Tax Areas	Town	NONE
	Ad Valorem	104
	Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
		6,414 SF	

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

Value Information

	Base Value	Value		Phase-In Assessments	
		As Of	As Of	As Of	As Of
Land	208,100	01/01/2012	156,400	07/01/2011	07/01/2012
Improvements:	200		200		
Total:	208,300		156,600	208,300	156,600
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	07/01/2011	07/01/2012
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 (vw5.1A) HOWARD COUNTY	Go Back
	View Map
	New Search
	GroundRent
	Redemption
	GroundRent
	Registration

Account Identifier: District - 02 Account Number - 217244

Owner Information

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

Location & Structure Information

Premises Address	Legal Description
3793 MULLICAN HILL LN ELLICOTT CITY 21043-0000	.260 A = 11,326 sq ft 3793 MULLICAN HILL LN ELLICOTT CITY

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

Special Tax Areas	Town	NONE
	Ad Valorem	104
	Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
		11,325 SF	

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-In Assessments	
			As Of	As Of
			01/01/2012	07/01/2011
Land	213,000	161,300		07/01/2012
Improvements:	100	100		
Total:	213,100	161,400	213,100	161,400
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	07/01/2011	07/01/2012
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 (vw5.1A) HOWARD COUNTY	Go Back View Map New Search GroundRent Redemption GroundRent Registration
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Account Identifier: District - 02 Account Number - 217260

Owner Information

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

Location & Structure Information

Premises Address	Legal Description
3793 MULLICAN HILL LN ELLICOTT CITY 21043-0000	.189 A = 8260 sq ft 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:

Special Tax Areas	Town	NONE
	Ad Valorem	104
	Tax Class	

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

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

Value Information

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

Transfer Information

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

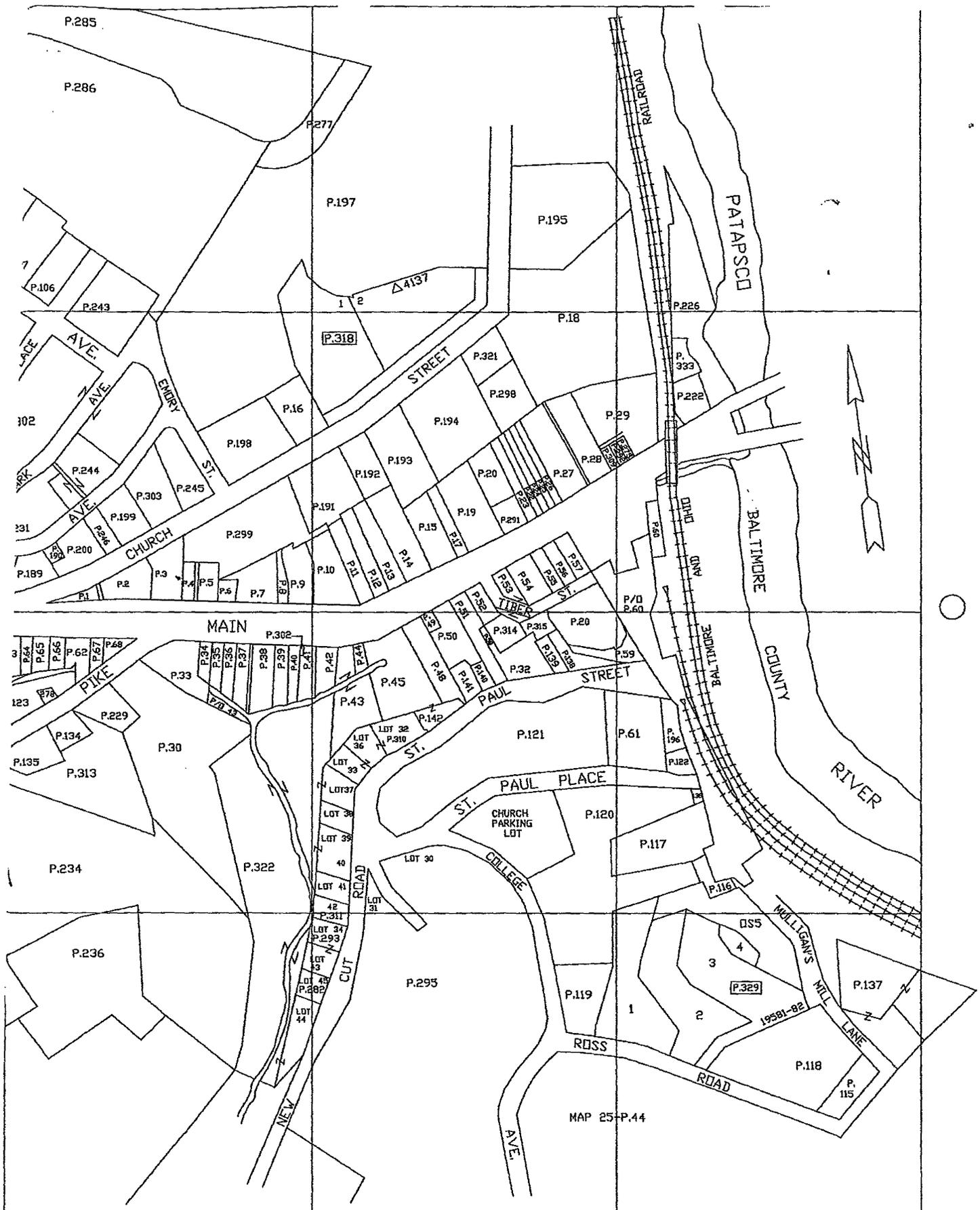
Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
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



COMPILED BY:
MARYLAND DEPARTMENT OF PLANNING
 PROPERTY MAPPING SECTION

The information shown on this map has been derived from deed descriptions and plans and is not an actual survey. It should not be used for legal descriptions. Users relying upon any legal description should refer to the Maryland Department of Planning, Property Mapping Section, Room 5104, 501 W. Preston St., Baltimore, MD 21201-3325.

REVISION TO: DATE JUN '10 BY AB USER

PROPERTY LINE
 SUBDIVISION BOUNDARY
 TOWN BOUNDARY
 PRIVATE ROAD
 STREAM LINE

CONTAINING OWNERSHIP
 PARCELS, NUMBERED, P. NO. (AS SHOWN TO IDENTIFY OWNERSHIP, MUST BE PRECEDED BY A MAP NUMBER)

SCALE 1"=100' (RF 1:1200)

LAST P. NO. QUARTER/GUADRANGLE DATE OF PHOTO SHA GPO



ELLICOTT CITY
HOWARD COUNTY,
MARYLAND

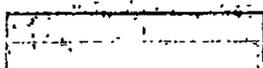
MAP NO.
25-A

37357
THIS DEED, Made this 8th 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.

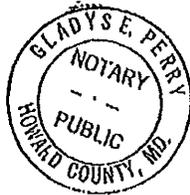


STATE OF MARYLAND,
COUNTY OF HOWARD, to wit:

I HEREBY CERTIFY, That on this *8th* day of December, 1972,
beforeme, 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



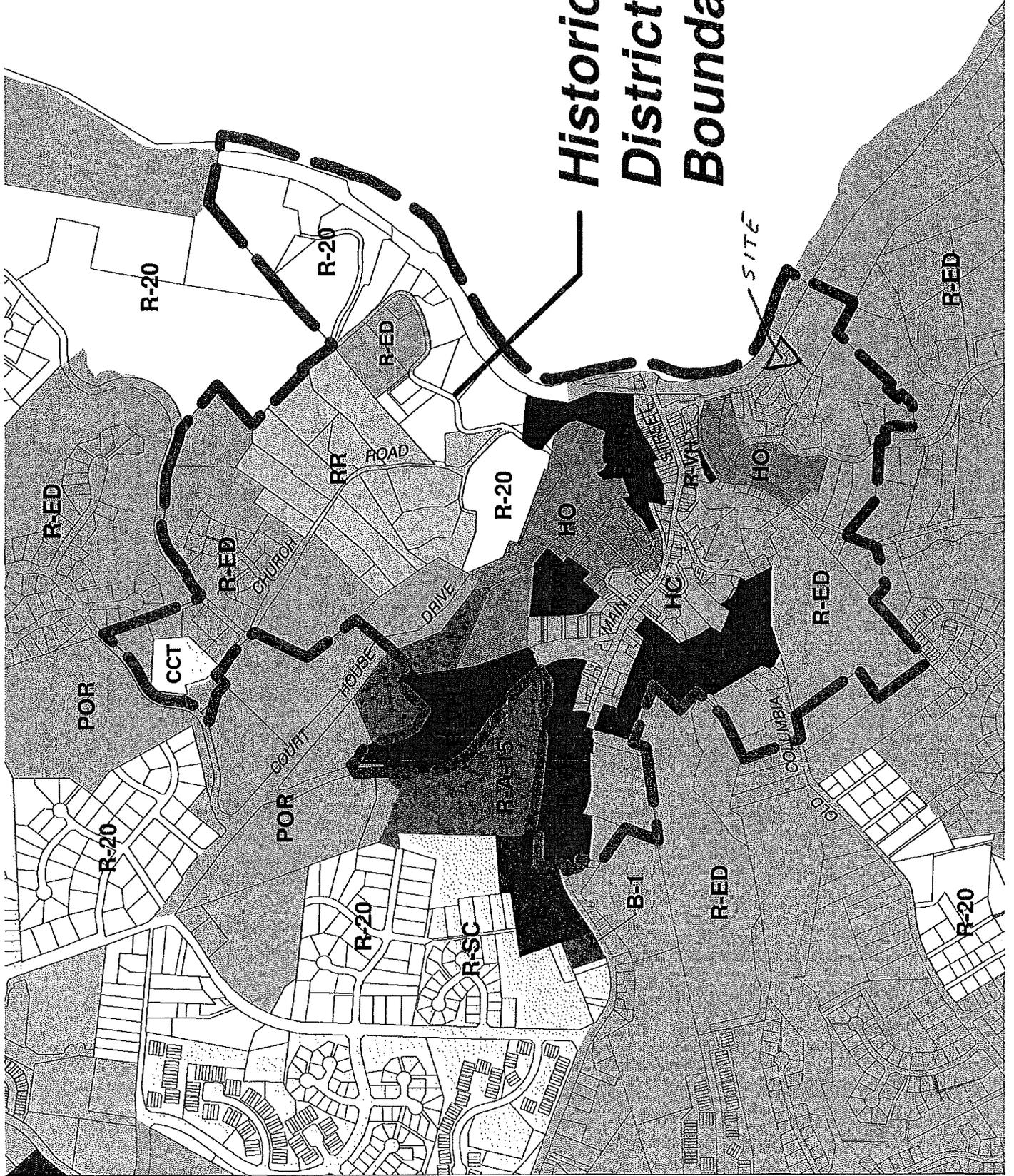
TAX \$ *22.50* REC. # *27757*
STATE PROPERTY TRANSFER

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* AT SAME DAY RECORDED & EX'D PER C. MERRILL FOSTER, CLERK

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.

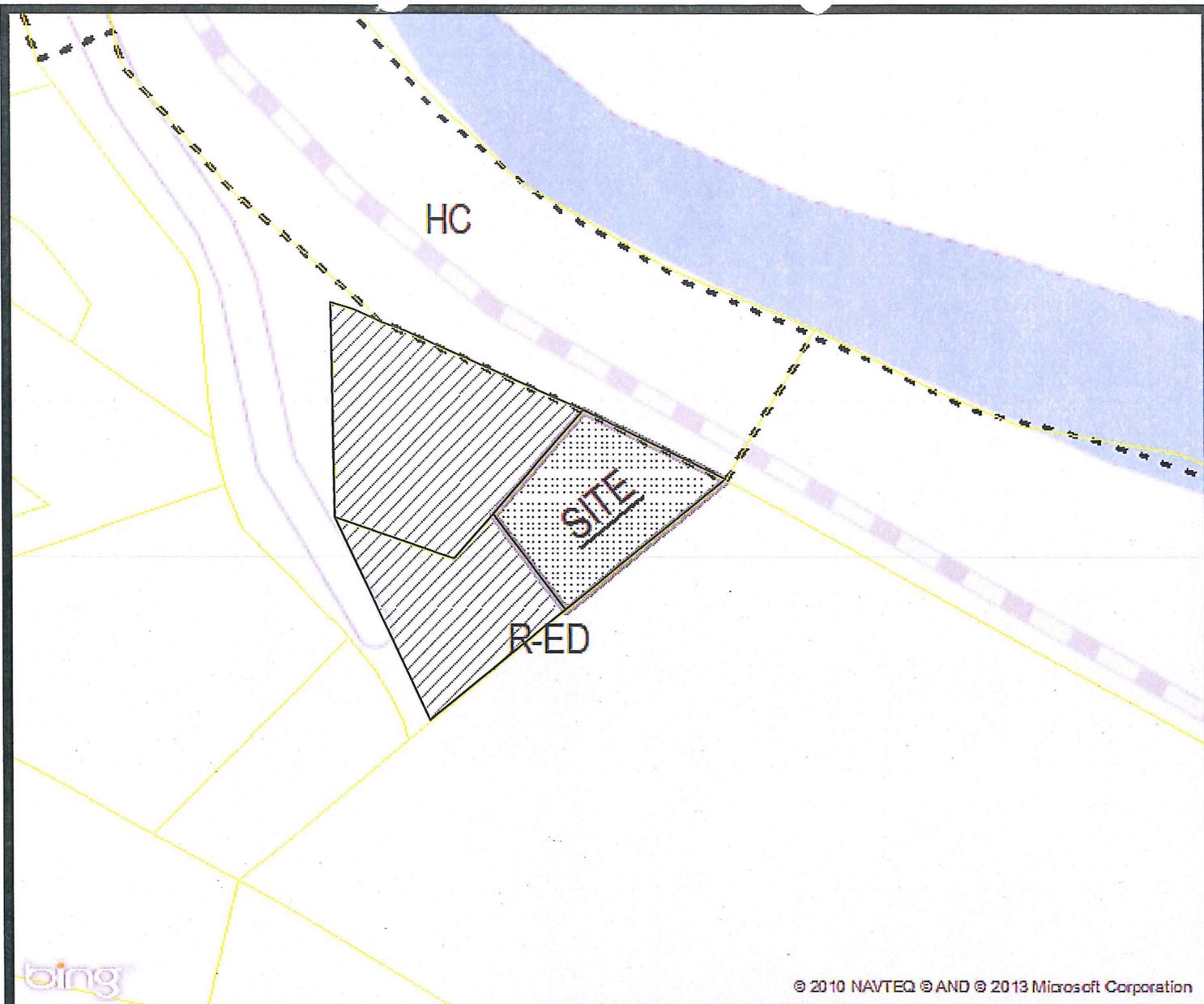
Please be advised that on March 7, 2013, the Howard County Ethics Commission determined that the Zoning Map Request Form needs to be accompanied by certain affidavits and disclosures. The Commission also determined that the Zoning Regulation Amendment Form needs to be accompanied by certain affidavits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



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: 25.006 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

CD
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.

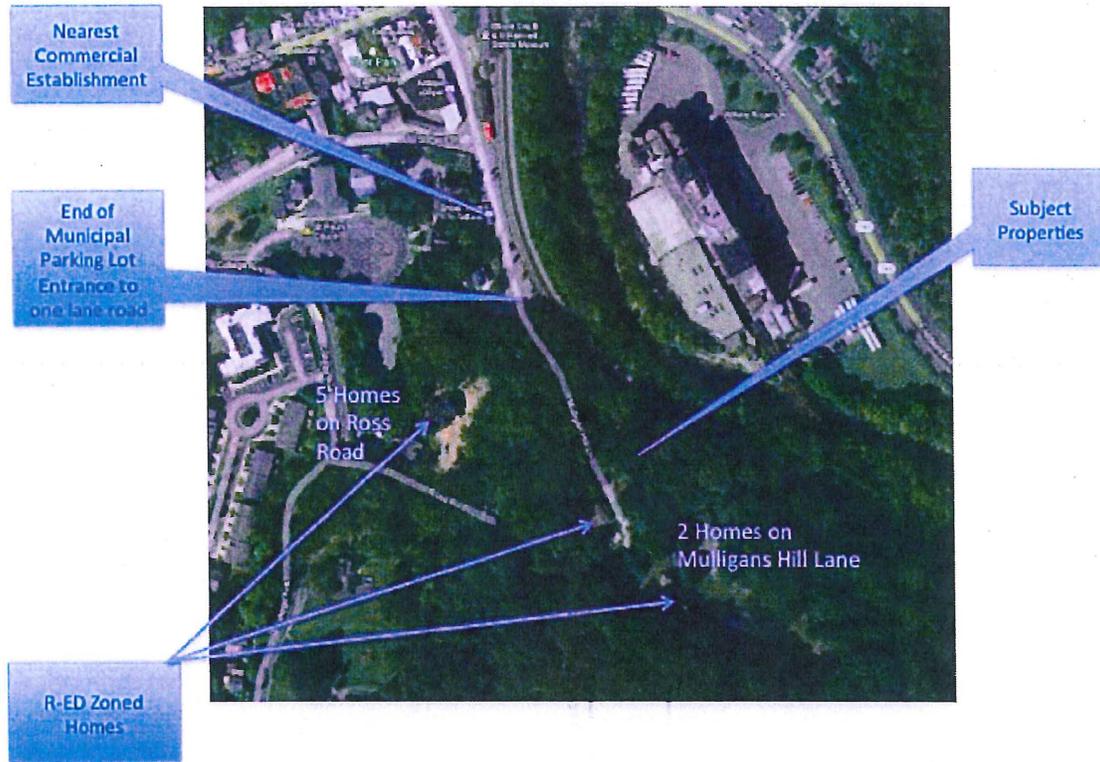


Figure 1: The subject properties are physically removed from Main Street commercial establishments, and sit surrounded by single-family homes with R-ED zoning.

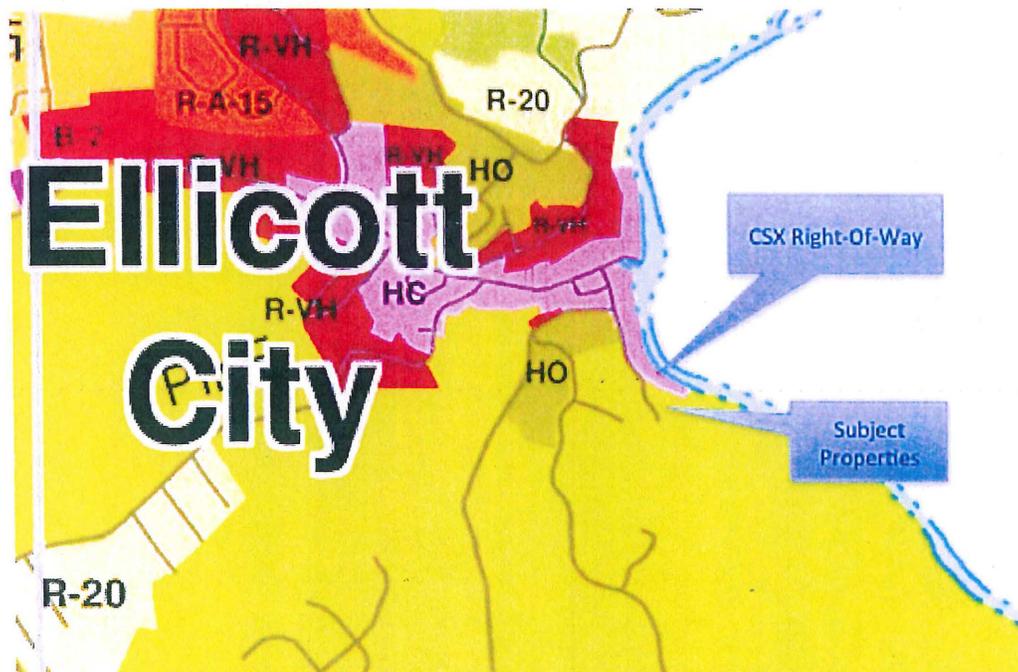


Figure 2: Close up of zoning map showing the subject properties comprise a large area of R-ED zoning.

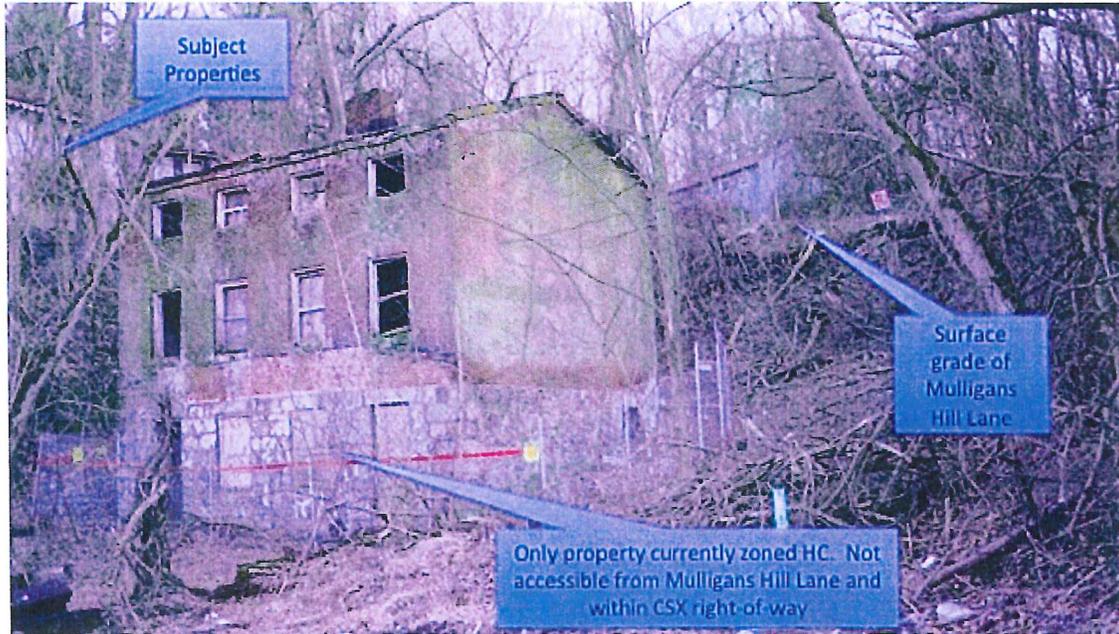
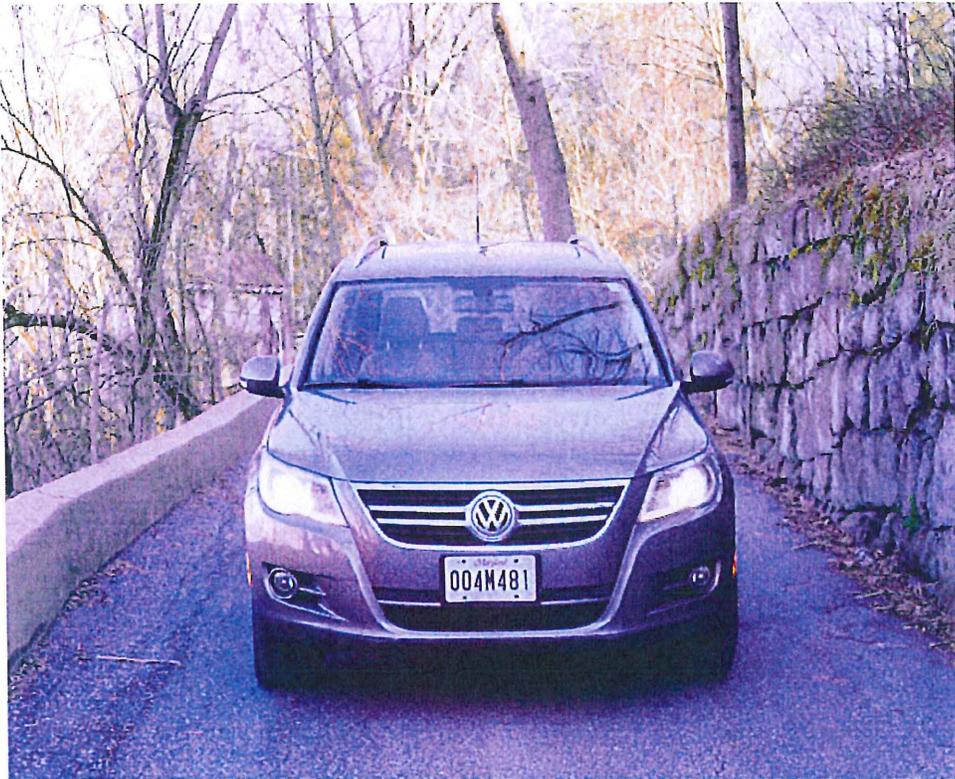
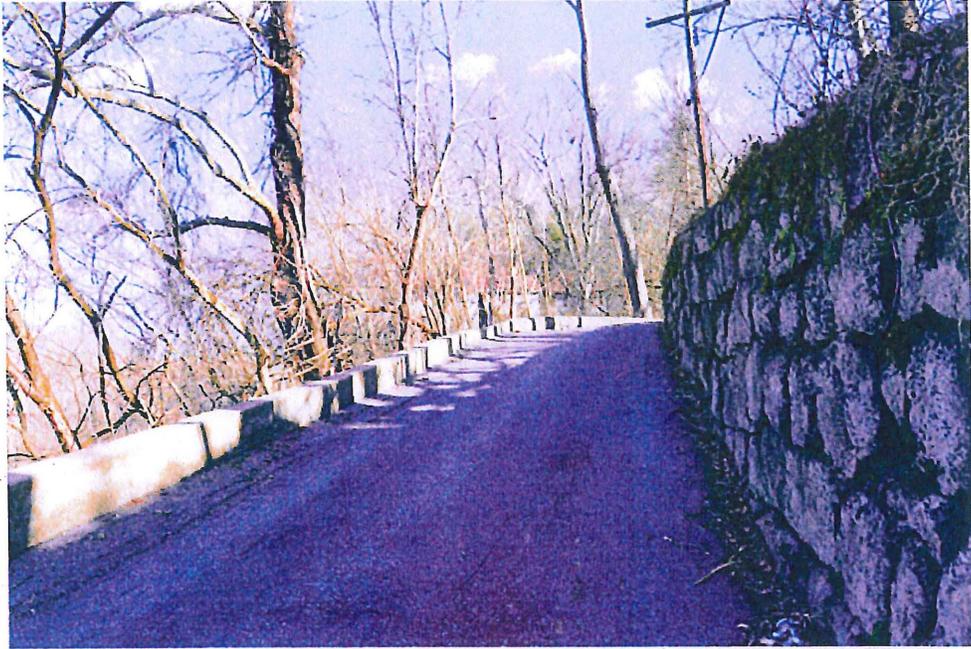


Figure 3: Photo showing the sole property with HC zoning near the subject property. Notice this property is not accessible from Mulligans Hill Lane

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.

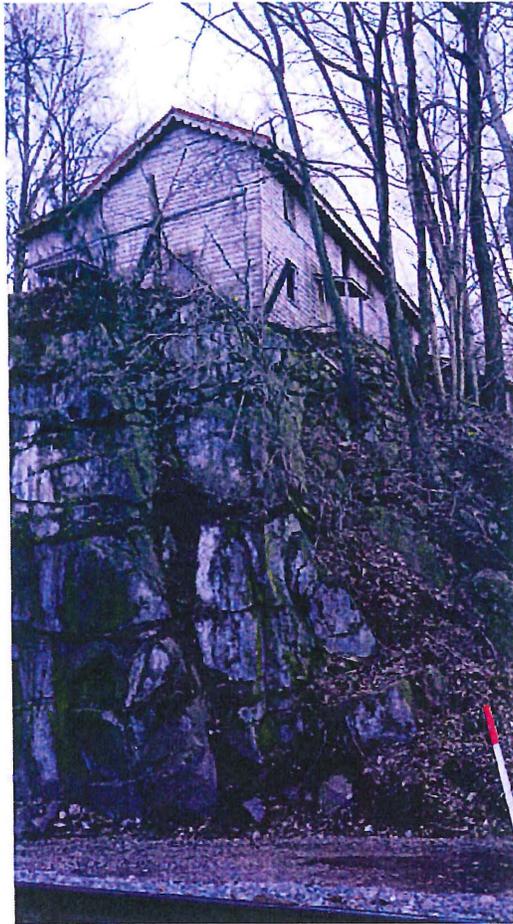


Figure 7: The topography of the subject properties is comprised of a small flat area bounded by steep slopes and sharp drop offs.

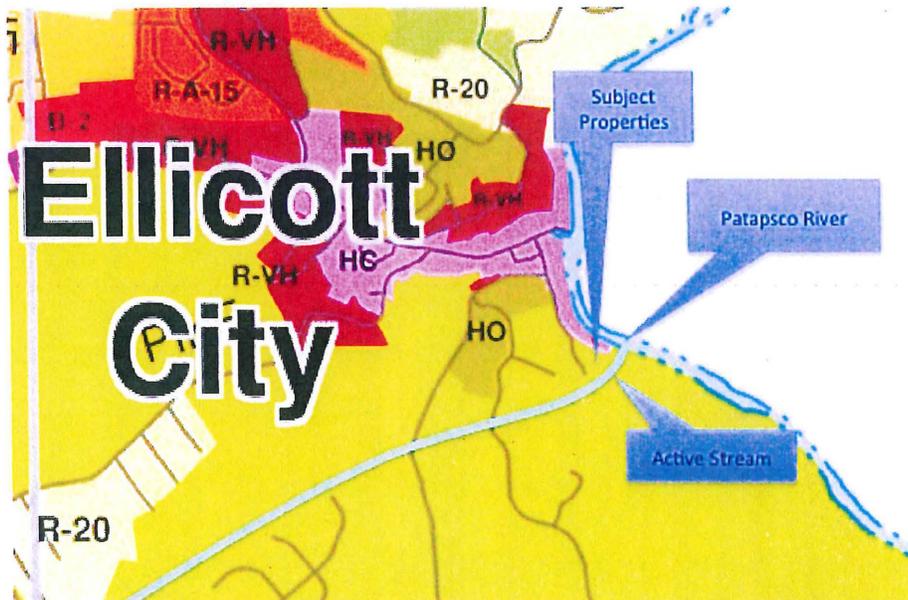


Figure 8: The close proximity of environmentally sensitive areas (streams, rivers, etc.) justify the subject properties' current R-ED zoning.

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
410-350-4142

CC:

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