

CMBS  
RK  
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29.002

February 25, 2013


NOTICE: PUBLIC HEARING FOR COMPREHNSIVE ZONING PLAN

Dear Sir/Madam:

We are in receipt of letter to advise of the upcoming public hearing for Howard County's Comprehensive Zoning Plan. Upon review of our property, **10475 State Route 108**, proposed consideration of NOT RECOMMENDED, we hereby, **respectfully withdraw our application**. We believe the costs to prepare to defend our position for re-zoning will be prohibitive, at this time.

We appreciate your time and consideration of our application for re-zoning our property 10475 State Route 108, Columbia. **Please consider this letter as an official request to withdraw from the Comprehensive Zoning Plan review process.** Thank you.

Respectfully,



Mario & Donna Gorjon

FEB 28 2013

**ADJOINING PROPERTY OWNERS FOR 10475 CLARKSVILLE PIKE**

Martha & Mark Clark  
10380 Route 108  
Ellicott City, MD 21042  
(29.003)(29.002)

Janet Gauntt  
10489 Route 108  
Columbia, MD 21044-1440  
(29.003)(29.002)

Krishna Kumair  
4880 Manor Lane  
Ellicott City, MD 21042-6120  
(29.002)

Stanley Martin  
10483 Route 108  
Columbia, MD 21044-1440  
(29.002)

"  
"

## Requested Zoning

**Search Street:**

CLARKSVILLE PK

**Property Information:**

Amendment No.: 29.002  
Current Zoning: R-20  
Requested Zoning: R-12  
Tax Account ID.: 1405360153  
Map: 29  
Grid: 12  
Parcel: 34  
Lot:  
Acres: 1  
Address: 10475 CLARKSVILLE PK  
City/State/Zip: COLUMBIA, MD 21044

**Owner:**

Name: GORJON MARIO  
Email: gorjondo@att.net  
Phone: 240-417-1046  
Mailing Address: 10475 ROUTE 108  
City/State/Zip: COLUMBIA, MD 21044

**Representative:**

Name:  
Email:  
Phone:  
Mailing Address:  
City/State/Zip:

**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**

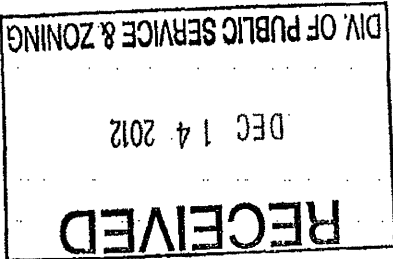
[Word 2007 Version]  
Before filling out this form, please read the  
Instructions section at the end of the form.

**A. Property Information**

1	Address / Street (Only)	10475	Clarksville Pike				✓
2	Tax Map Number	0029	Grid	0012			✓
3	Parcel(s)	0034					✓
4	Lot(s)						✓
5	Tax Account Data:	District	05	Account #	360153		
6	Size of Property:	Acres	1.0	Square feet			
7	The Property is currently zoned:		R-20				✓
	I request that the Property be rezoned to:		R-12				

**B. Owner Information**

8	Owner Name	MARIO AND DONNA GORJON					✓
9	Mailing street address or Post Office Box	10475 STATE ROUTE 108					
	City, State	COLUMBIA, MARYLAND					
	ZIP Code	21044					
	Telephone (Main)	240-417-1046					
	Telephone (Secondary)	240-417-9622					
	Fax						
10	E-Mail	gorjondo@att.net					



*SDAT show Mario Gorjon only*

**C. Representative Information**

11	Name	na					
	Mailing street address or Post Office Box						
	City, State						
	ZIP						
	Telephone (Main)						

**C. Representative Information**

Telephone (Secondary)	na
Fax	
E-Mail	
12 Association with Owner	

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

Name	na
Telephone	
E-Mail	

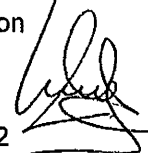
**E. Explanation of the Basis / Justification for the Requested Rezoning**


13 Now that public water will serve our property it appears feasible to rezone to R20. Requested change of zoning will result in additional tax revenue to Howard County. We appreciate your consideration of this zoning change.

**F. List of Attachments/Exhibits**

14

**G. Signatures**

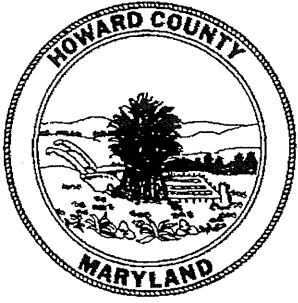
15 Owner	Mario Gorjon	
Date	12/14/2012	

Owner (2)	Donna Gorjon	
Date	12/14/2012	

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

16 Representative Signature	
Date	

DPZ Use Only		Amendment No.	29.002
Notes	Cott 12/19/12		



# Howard County Council

George Howard Building  
3458 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

Mr. Mario Gorjon  
10475 Route 108  
Columbia, MD 21044

Dear Mr. Gorjon:

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."

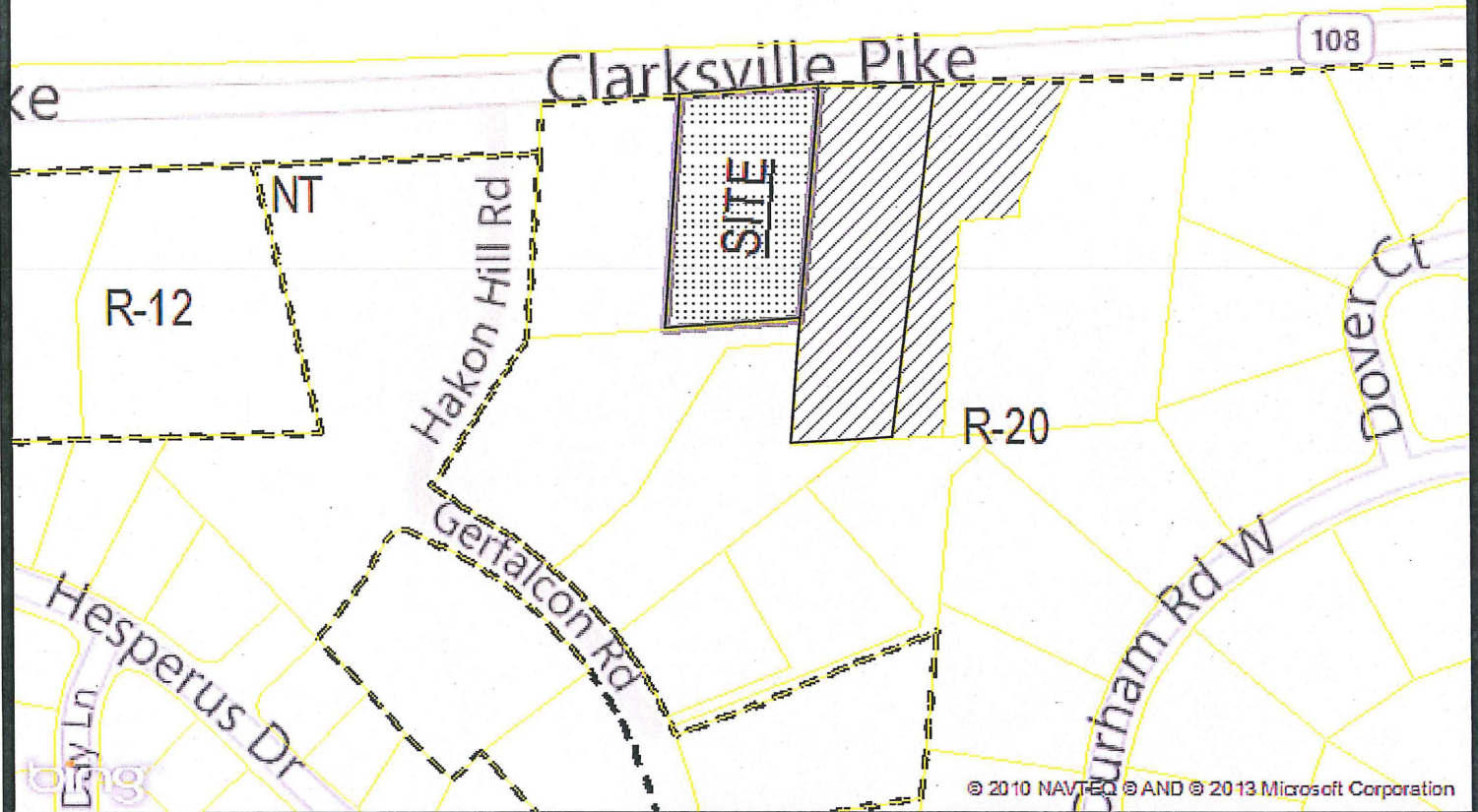
The Commission directed me to notify applicants of their obligation to file the affidavit and disclosure. The obligation is set forth in Md. Code Ann., St. Gov't, Sec. 15-849(b), which provides in part, "**the affidavit or disclosure shall be filed at least 30 calendar days prior to any consideration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

RC-DEO



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			45	46	47	48	
				50			



Zoning Map General Plan Amendment: 29.002 Tax ID: 1405360153  
Current Zoning: R-20 Council District: 4  
Tax Map: 29 Grid: 12 Parcel: 34 Lot: N/A  
Address: 10475 CLARKSVILLE PK

ADJOINING PROPERTY OWNERS FOR 10437 CLARKSVILLE PIKE

Anthony & Rose Marie Scarpone  
10493 Clarksville Pike  
Columbia, MD 21044-1440  
(29.001)(29.003)

Martha & Mark Clark  
10380 Route 108  
Ellicott City, MD 21042  
(29.003)

Reuwer Enterprises  
5300 Dorsey Hall Dr. Suite 102  
Ellicott City, MD 21042-7819  
(29.003)

David Lynn  
10605 Clarksville Pike  
Columbia, MD 21044  
(29.003)

Janet Gauntt  
10489 Route 108  
Columbia, MD 21044-1440  
(29.003)

Mario Gorjon  
10475 Route 108  
Columbia, MD 21044-1440  
(29.003)



"  
"

## Requested Zoning

**Search Street:**

CLARKSVILLE PK

**Property Information:**

Amendment No.: 29.003

Current Zoning: R-20

Requested Zoning: R-12

Tax Account ID.: 1405359147

Map: 29

Grid: 12

Parcel: 89

Lot:

Acres: 1.25

Address: 10437 CLARKSVILLE PK

City/State/Zip: CLARKSVILLE, MD 21029

**Owner:**

Name: KUMARI KRISHNA

Email: kortdc@gmail.com

Phone: 301-996-1963

Mailing Address: 4880 MANOR LN

City/State/Zip: ELLICOTT CITY, MD 21042

**Representative:**

Name:

Email:

Phone:

Mailing Address:

City/State/Zip:

**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)	10437	Clarksville Pike, Clarksville, MD 21029	✓
2	Tax Map Number	0029	Grid	0012 ✓
3	Parcel(s)	0089 ✓		
4	Lot(s)			
5	Tax Account Data:	District	05	Account #
				359147 ✓
6	Size of Property:	Acres	1.25	Square feet
7	The Property is currently zoned:			R-20 ✓
	I request that the Property be rezoned to:			R-12

**B. Owner Information**

8	Owner Name	Kumari Krishna ✓		
9	Mailing street address or Post Office Box	4880 Manor Lane		
	City, State	Ellicott City, MD		
	ZIP Code	21042		
	Telephone (Main)	(301) 996-1963		
	Telephone (Secondary)			
	Fax			
10	E-Mail	Kortdc@gmail.com		

**C. Representative Information**

11	Name			
	Mailing street address or Post Office Box			
	City, State			
	ZIP			
	Telephone (Main)			

**RECEIVED**

DEC 14 2012

**DIV. OF PUBLIC SERVICE & ZONING**

**C. Representative Information**

Telephone (Secondary)	
Fax	
E-Mail	
12 Association with Owner	

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

Name	Jacob Hikmat
Telephone	(410) 997-0296
E-Mail	Jacobhikmat@yahoo.com

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

13 The referenced property is bordered on the east by the Iron Bridge Wine bar (Parcel 105, Restaurant use), the west by a home contracting business (Parcel 34, Landscaping), the north by a farm/vegetable stand/Christmas tree sales (Parcel 18, Clark's farm). This property, and four others adjoining it (Parcels 106, 105, 89, 34, and 35), even though zoned R-20, are not part of any of the nearby communities. They all have direct access on Route 108 (Minor Arterial road) and are adjacent to NT and then R-12 zoning to the west.

The de-facto none residential uses surrounding this parcel has greatly reduced its value with the current R-20 zoning. We believe a commercial zoning such as B-1 or B-2 would be more appropriate, however, we are aware of the community's objections to a commercial zoning, therefore we are asking for rezoning to R-12, which is more suitable next to non residential zones and more in line with the adjacent zones to the west.

We will also accept B-1 zoning if the County believes that it is a better zone for the site.

**F. List of Attachments/Exhibits**

14 1. Zoning Map

**G. Signatures**

15 Owner		Owner (2)	
Date	12-13-12	Date	

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

16 Representative Signature	
Date	

DPZ Use Only	Amendment No.	29.003
Notes	DH 12/19/12	


### H. Instructions for the Comprehensive Zoning Plan Zoning Map Amendment Request Form

<p style="text-align: center; margin: 0;"><b>General Instructions</b></p>	<p>This form was designed for use as a Microsoft Office Word 2007 document. It is preferred that these request forms be filled out using this Word version. If you want to fill out a hand-written (or typed) request form instead, there is a different form available for that method.</p> <p>To move between the table entry areas, you can Tab or Right Mouse Click. The table entry areas are formatted; do not alter this formatting.</p> <p><b>You must maintain the integrity of the request form as a two-page form.</b> The table areas within the form are "expandable", but <b>request forms expanded beyond the two-page format will be not be accepted.</b> If you cannot fit the information within the allotted space, mainly in Section E and Section F, include attachments as indicated in the instructions below.</p> <p>Only paper request forms with original signatures will be accepted for processing (i.e., no email or faxed versions). When you submit the request form, please <u>do not include these instruction pages.</u></p>
---	--

↓ **THESE INSTRUCTIONS ARE KEYED TO THE ITEM NUMBERS TO THE LEFT OF THE AREAS TO ENTER INFORMATION.**

8	Owner Name	
1	Enter the street address number and the street name only (not the "City, State, Zip"). Only use the official address number and street name as assigned by Howard County [the addresses given in the State Department of Assessments and Taxation data can often not be the official addresses, and could lead to confusion.]	
2	Enter the one or two digit Tax Map number and Grid number as assigned to the property/properties by the State Department of Assessments and Taxation ("SDAT"). If you do not know, you can determine these online by going to: <a href="http://sdatcert3.resiusa.org/rp_rewrite/">http://sdatcert3.resiusa.org/rp_rewrite/</a> , and search for Howard County properties.	
3 & 4	Enter the Parcel and Lot number(s) as assigned by SDAT. Multiple numbers should be separated commas. If there is no Lot number, enter "N/A". Do not enter any other numbers which may be shown on the SDAT search page under "Sub District", "Subdivision", "Section", "Block", or "Assessment Area".	
5	Enter the two digit District number and the six digit Account number as assigned by SDAT. These appear near the top of the SDAT search page as  <b>Account Identifier:                      District - 02 Account Number - 218488</b>	
6	If the property is one acre or larger, enter the number in "Acres". If the property is smaller than one acre, enter the number in "Square Feet". Leave the other one blank.	
7	For these entries, you must enter the Zoning District "codes" as listed on Page 2 of the Zoning Regulations, (for a link to the Zoning Regulations, go to <a href="http://www.howardcountymd.gov/compzoning">www.howardcountymd.gov/compzoning</a> ), or eventually, the codes for new districts that may be proposed in the Comprehensive Zoning Plan. Enter the code only, (examples; "RC" or "B-2"), not the description (examples; "Rural Conservation" or "Business: General"). You must enter a single specific district request. Do not enter multiple district requests (i.e., "B-1 or B-2 or SC"; "R-SA-8 or R-A-15").	
8	Enter the property owner(s) name according to the SDAT search page for the property, except you do not need to put the last name first like SDAT does. If the property owner is a business entity of some type, enter the business entity name.	
9	Enter the mailing address at which the property owner(s) will directly receive mail, and the telephone number(s) which can be used to directly contact the property owner(s). If the property owner is a business entity, also enter the appropriate contact person's name next to the telephone number(s).	
10	Enter the email address(es) which can be used to contact the property owner(s). Although this entry is optional in consideration of those who may not use email, it is highly recommended that you provide this information if you do use email because email is a quick, effective, and relatively non-intrusive method of contacting applicants. If you are reluctant to provide a personal email address, please consider setting up an alternate email address for this purpose.	

- 11 Enter the name and other contact information of the person officially representing the property owner(s), if applicable.
- 12 Enter the description of how the representative is associated with the property owner(s) (e.g., "Attorney", "Contract Purchaser", "Employee", "Designated Representative")
- 13 Enter a brief explanation of why you believe the requested new zoning for the property is more appropriate than the existing zoning and/or the factors that justify the requested new zoning district or are evidence of why the current zoning district is no longer appropriate. As noted above in the General Instructions, do not expand the table beyond the space given. If you want or need to provide a longer explanation than can fit in the space given, enter the most concise summary explanation as you can, and then state "See the attached continuation". It is required that you provide a true summary statement on the form at a minimum. **Forms will not be accepted** if Section E. only includes a statement like "See attached supplement", "See attached exhibit" or similar. The purpose of this is to give persons an "at-a-glance" basic understanding of the request, without requiring an in-depth review of all the longer explanation details.
- 14 If there are attachments or exhibits, enter a list of the items here in the format: 1. [Description of first attachment]; 2. [Description of second attachment]; etc. To save space, list across left-to-right, not as a table with each item on its own line. The purpose of this section is to have a list to check against the exhibits, in case an exhibit might become lost or misplaced.
- 15 All property owners of record must sign the request. Prior to printing the form and signing it, enter the name of the person signing at the top-left portion of the signature area:

15 Owner 

Please note that if the property owner is a business entity, this entry should be the name of the person authorized to sign on behalf of that entity, not the name of the entity. Then print the form and sign and date it in ink. (Remember, there is no need to print these instructions!) If your printer supports duplex printing (i.e., printing on both sides), print the form that way, otherwise, print as two pages. If there are more than two property owners of record, "X" the box as indicated and provide an attached page with any additional names and signatures.

- 16 If applicable, the person listed as the representative in Section C. signs and dates here.

**Deadline for Submission**

**Forms must be submitted no later than 5:00 p.m. on December 14, 2012.**

**How to Submit the Form**

To submit the form by mail or other delivery service, the address is:

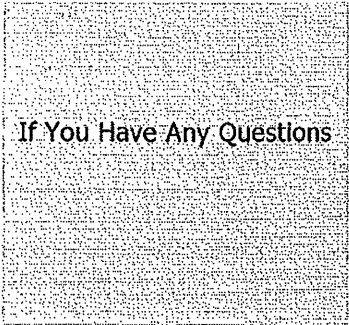
**Ms. Cindy Hamilton, Chief  
Division of Public Service and Zoning Administration  
Department of Planning and Zoning  
3430 Court House Drive  
Ellicott City, Maryland 21043**

To submit the form in person, drop off at: **Zoning Service Counter, 1<sup>st</sup> Floor  
3430 Court House Drive  
8:00 a.m. to 5:00 p.m., M through F**

**We require forms with original signatures, so we are unable to accept or process forms sent in by email or by fax.**

**Fee**

**\$250 for each map amendment request. Checks payable to "Director of Finance".**



If You Have Any Questions

Principal contact in the Division of Public Service and Zoning Administration:

Bob Lalush

[compzoning@howardcountymd.gov](mailto:compzoning@howardcountymd.gov)

Secondary Contacts at same email address: Cindy Hamilton - Zan Koldewey - JJ Hartner

**Due to staff time constraints in conducting the Comprehensive Zoning process concurrently with the usual case load, email is the preferred method of communication. Phone messages can be left at 410-313-0500, but responses may be delayed at times. We apologize for any inconvenience caused by such a delay.**

29 P 89

# Howard County

Search Development Plans & Public Meetings

Search Set Zoning Off Set Address Labels On

Tip: Single click on map for Property Information

Address

- Number: SDP-12-006  
Name: Dar-Al-Taqwa  
More Information
- Number: ECP-13-003  
Name: Wilde Lake Village Center - Redevelopment  
More Information
- Number: PB 397  
Name: VILLAGE OF WILDE LAKE  
More Information
- Number: SP-13-001  
Name: VILLAGE OF WILDE LAKE REDEVELOPMENT  
More Information





# Howard County Council

George Howard Building  
3459 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

Khrishna Kumari  
4880 Manor Lane  
Ellicott City, MD 21042

Dear M. Kumari:

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."

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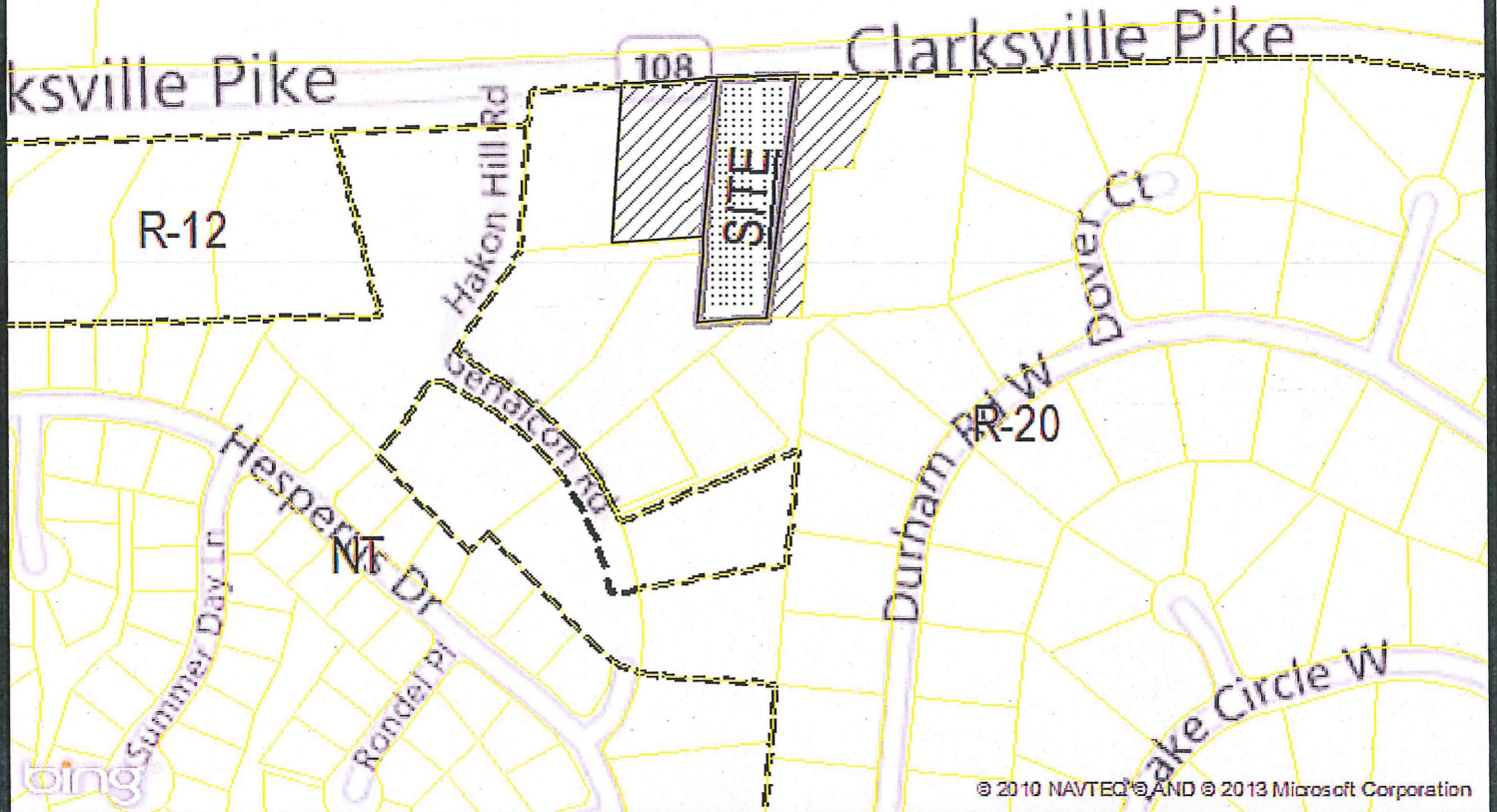
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Very truly yours,

Stephen M. LeGenre  
Administrator



RC-DEO



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Zoning Map General Plan Amendment: 29.003 Tax ID: 1405359147  
Current Zoning: R-20 Council District: 4  
Tax Map: 29 Grid: 12 Parcel: 89 Lot: N/A  
Address: 10437 CLARKSVILLE PK

Amendment Number 29.003, Krishna

Zoning requested, R-12 or B-1. B-1 is the more logical zone.

Reasons for request:

1. Even though residentially zoned, all of the adjoining properties are nonresidential in their use:
  - a. To the east (Parcel 105), the Iron Bridge Wine Company, A bar and restaurant.
  - b. Further to the east (Parcel 106), a proposed Masonic Lodge)
  - c. To the west (Parcel 34), a Landscaping business.
  - d. To the north (Parcel 18, Clarks Farm), even though a preserved farm, the area immediately across the street from my property is a farm stand selling vegetables in the summer time and Christmas trees in the winter. A petting farm is also to the west that is active year around.
2. This property is not part of any residential community. It and the other three have direct access and frontage on Route 108 (Minor Arterial Road). Its zone will not impact any other residential properties.
3. The traffic situation and proximity to the non residential uses, makes it extremely undesirable for Single Family dwellings (R-20).
4. The existing parking lot at the Iron bridge bar is about 8' from the property line and uses on the west side are at the same distance. If these properties were correctly zoned, the distance would have been 30'. As is, their impact on my property is more severe than a B-1 or POR zoning.
5. The reason cited by DPZ for not recommending approval is "Additional residential traffic accessing Route 108 not desirable". A B-1 zone will not generate residential traffic.
6. The traffic situation in this area is not desirable. A B-1 zoning development could be accessed from the Iron Bridge and a deceleration lane could be added making the traffic situation much safer. A residential development of the property could not utilize the Iron Bridge access due to the nature of the use.
7. It is my intention, if you grant my request to B-1, is to build a professional office building. This is the least intense commercial use possible.

For all these reasons, I believe that this property could not be zoned residential and that B-1 is the best zone at this location. I hope you agree with me.

PARCEL 18  
EXISTING FARM PRODUCE  
STAND/PETTING FARM

MARYLAND ROUTE 108 (CLARKSVILLE PIKE)  
MINOR ARTERIAL

EXISTING  
RESTAURANT/BAR/  
IRON BRIDGE

PARCEL 105

PARCEL 106

EXISTING  
LANDSCAPE  
BUSINESS

PARCEL 34

"PROPERTY"  
PARCEL 89  
29.003

8' ±  
PARKING LOT

PROPOSED  
MASONIC LODGE

450

452

454

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460

452

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