

"
"

Requested Zoning

Search Street:

GRACE DR

Property Information:

Amendment No.: 35.001

Current Zoning: R-ED

Requested Zoning: PEC

Tax Account ID.: 1405385504

Map: 35

Grid: 22

Parcel: 367

Lot: 1

Acres: 5.77

Address: 7400 GRACE DR

City/State/Zip: COLUMBIA, MD 21044

Owner:

Name: W R GRACE & CO-CONN

Email:

Phone:

Mailing Address: 7500 GRACE DR

City/State/Zip: COLUMBIA, MD 21044

Representative:

Name: Timothy F. Madden

Email: tmadden@mragta.com

Phone: 410-792-9792

Mailing Address: 14280 Park Center Drive

City/State/Zip: Laurel, Maryland 20707

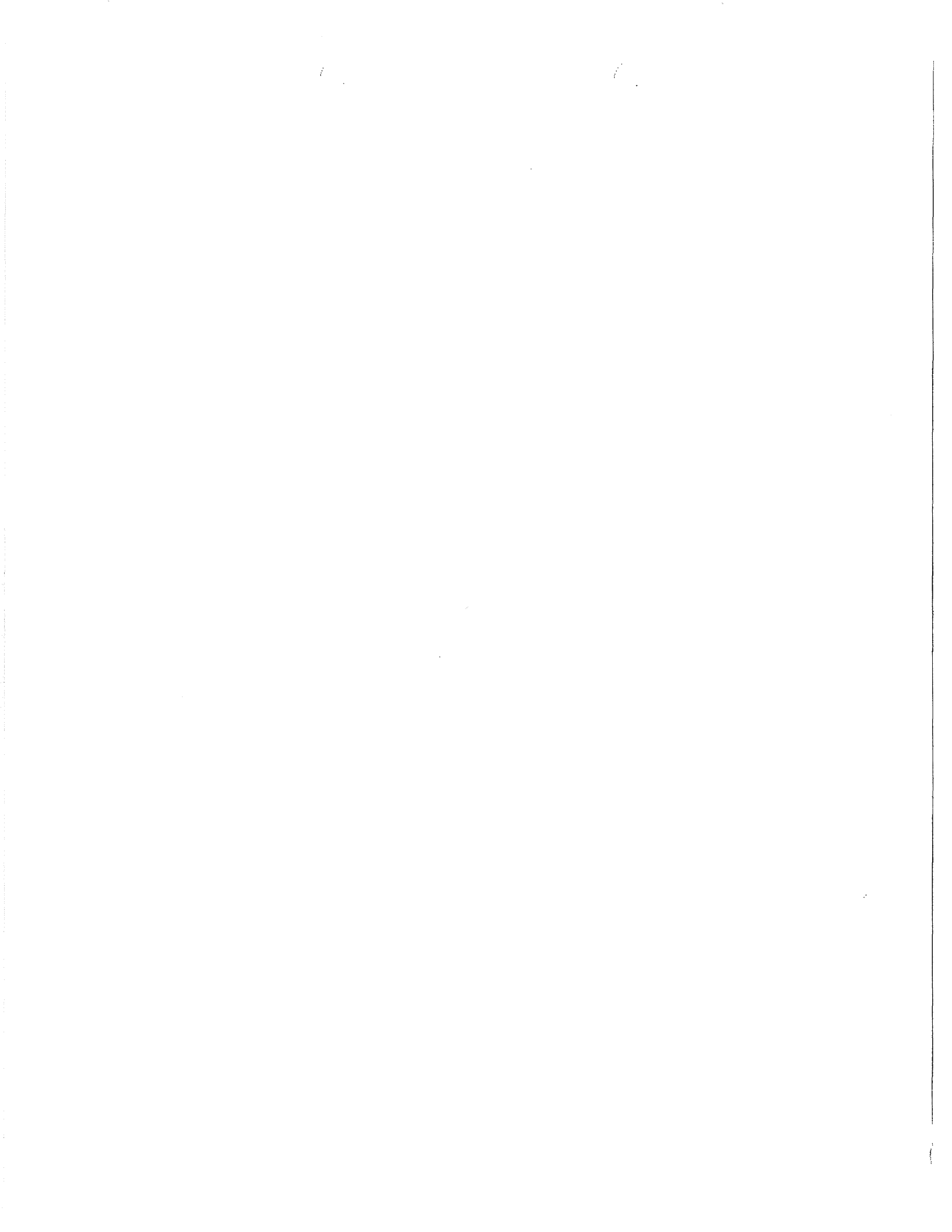
Decision:

Planning Board Decision:

Planning Board Vote:

Council Decision:

Council Vote:



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Zoning Map Amendment Request Form

Howard County
Comprehensive Zoning Plan
 Department of Planning and Zoning

[Handwritten/Typed Version]
 Before filling out this form, please read the
 Instructions section at the end of the form.

A. Property Information (Please print or type)

1	Address -/ Street (Only)	7400	GRACE DRIVE
2	Parcel Map Number	35	Grid - 22
3	Parcel(s)	367	
4	Lot(s)	1	
5	Tax Account Data	District 14	Account 05385504

6	Size of Property	Acres 5.77	Square feet 251,341
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7	The Property is currently zoned:	R-ED
	I request that the Property be rezoned to:	PEC

B. Owner Information

8	Owner Name	W.R. GRACE
9	Mailing street address or Post Office Box	7500 GRACE DRIVE
	City, State	COLUMBIA, MD
	ZIP Code	21044
	Telephone (Main)	410-513-4118
	Telephone (Secondary)	617-799-2145
10	E-Mail	Nizam.Usta@grace.com

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OCT 24 2012

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✓

C. Representative Information

11	Name	TIMOTHY F. MADDEN MORRIS & RITCHIE ASSOICATES, INC.
	Mailing street address or Post Office Box	14280 PARK CENTER DRIVE
	City, State	LAUREL, MD
	ZIP	20707
	Telephone (Main)	410-792-9792
	Telephone (Secondary)	410-598-6467
	E-Mail	tmadden@mragta.com
12	Association with Owner	

D. Alternate Contact [If Any]

	Name	
	Telephone	
	E-Mail	

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

13	<p>These properties were acquired by W.R. Grace in 1998. Formerly used for residential purposes, the residential structures were demolished after the change of ownership and W.R. Grace has held the properties ancillary to its existing campus.</p> <p>The entirety of the W.R. Grace Campus is zoned PEC and the extension of the zoning will allow for future comprehensive planning.</p> <p>The two lots are not used for residential purposes, nor are the immediately adjoining lots.</p> <p>The neighborhood has changed significantly since R-Ed zoning was put in place.</p>

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 OCT 5 2005
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F. List of Attachments/Exhibits

14	ZONING MAP

G. Signatures

15	Owner	<i>Wesley Hunt</i>	Owner (2)	
	Date	10/19/12	Date	

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

16	Representative Signature	
	Date	

DPZ Use Only	Amendment No.	35.001
Notes		

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

General Instructions	<p>This form was designed to be filled out by hand or by typing. There is also a form available for Microsoft Office Word 2007.</p> <p>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, <u>do not include these instruction pages.</u></p>
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↓ 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: http://sdacert3.resiusa.org/rp_rewrite/ , and search for Howard County properties. You can also visit the Zoning Service Counter at DPZ (see business hours below) and we can look up this information for you.
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 Account Identifier: District - 02 Account Number - 218488
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 www.howardcountymd.gov/compzoning), 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. 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. If you have a lot of attachments, to save space, you may want to 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. 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 it off at:

**Zoning Service Counter, 1st Floor
Department of Planning and Zoning
3430 Court House Drive
8:00 a.m. to 5:00 p.m., Monday through Friday**

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**".

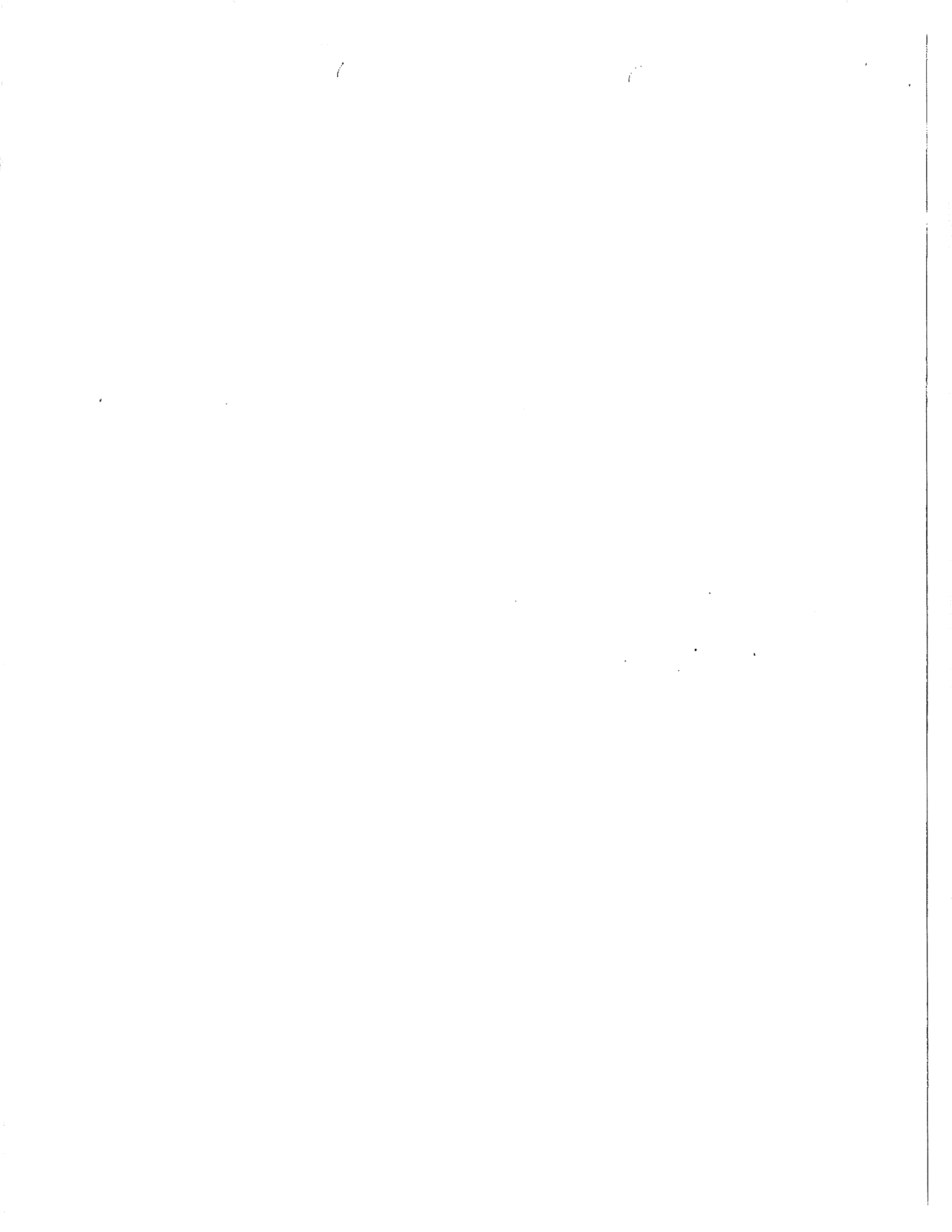
If You Have Any Questions

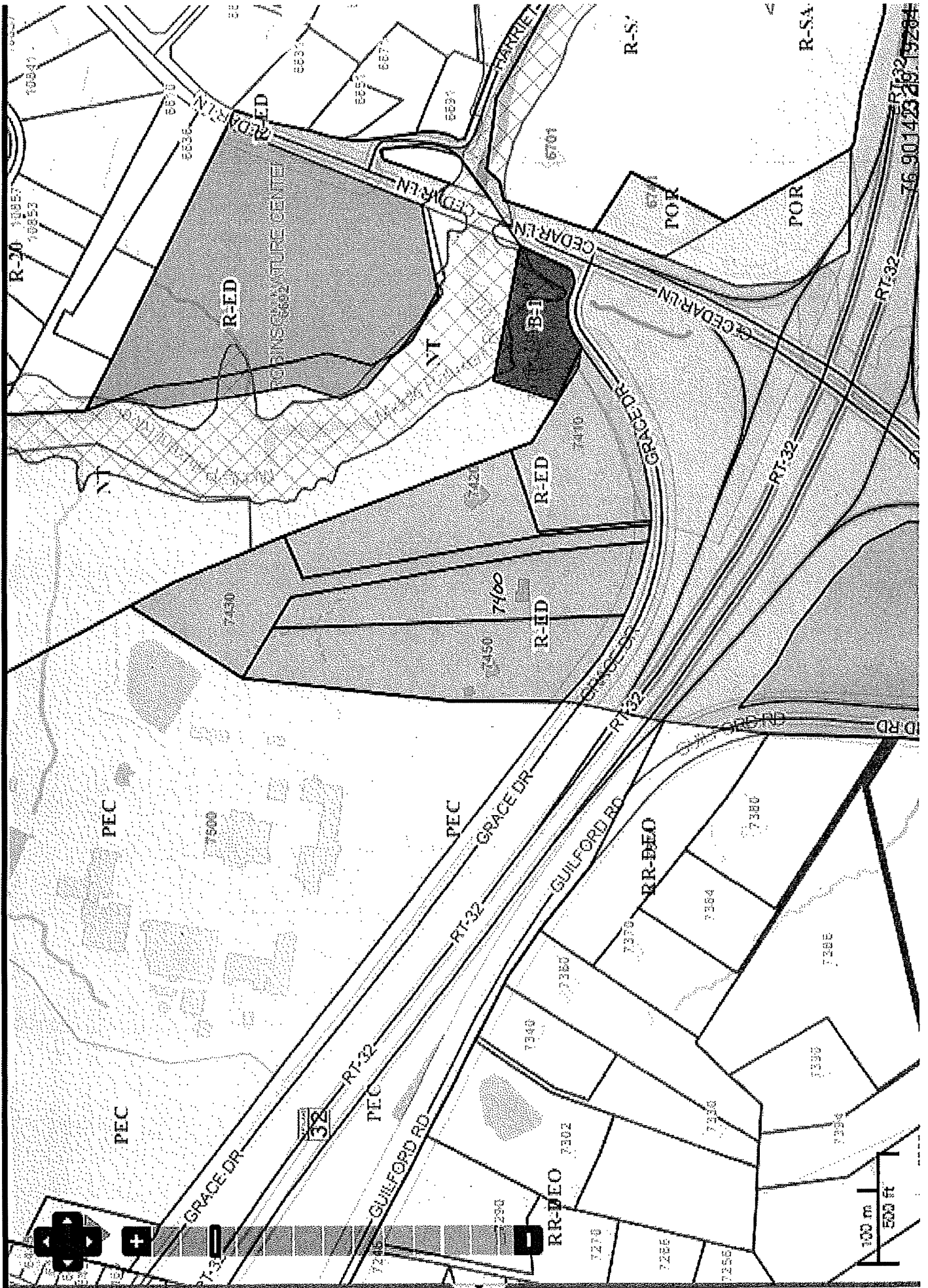
Principal contact in the Division of Public Service and Zoning Administration:

Bob Lalush compzoning@howardcountymd.gov

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.





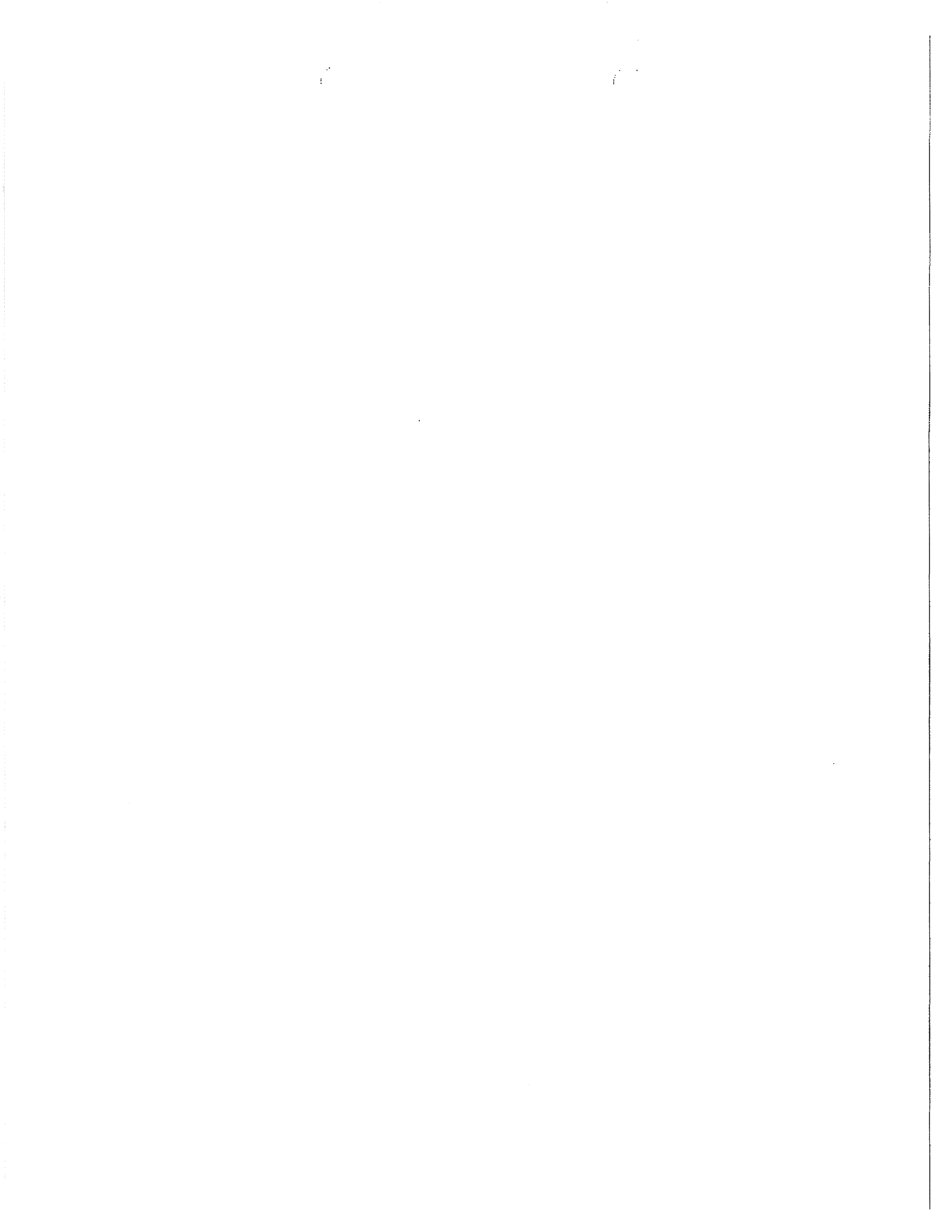
ADJOINING PROPERTY OWNERS FOR 7400 & 7450 GRACE DRIVE

W.R. Grace Company
7500 Grace Drive
Columbia, Maryland 21044-4098
(35.002)
(35.001)

Howard County Recreation & Parks
County Office Building
Ellicott City, Maryland 21043
(35.002)
(35.001)

Jeffrey J. Eng
Holly A. Gildersleeve Eng
7420 Grace Drive
Columbia, Maryland 21044-4004
(35.002)
(35.001)

Chesapeake Conference Association of Seventh Day Adventist
6600 Martin Road
Columbia, Maryland 21044-3928
(35.002)
(35.001)





Howard County Council

George Howard Building
3468 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

W R Grace & Company
7500 Grace Drive
Columbia, MD 21044

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.

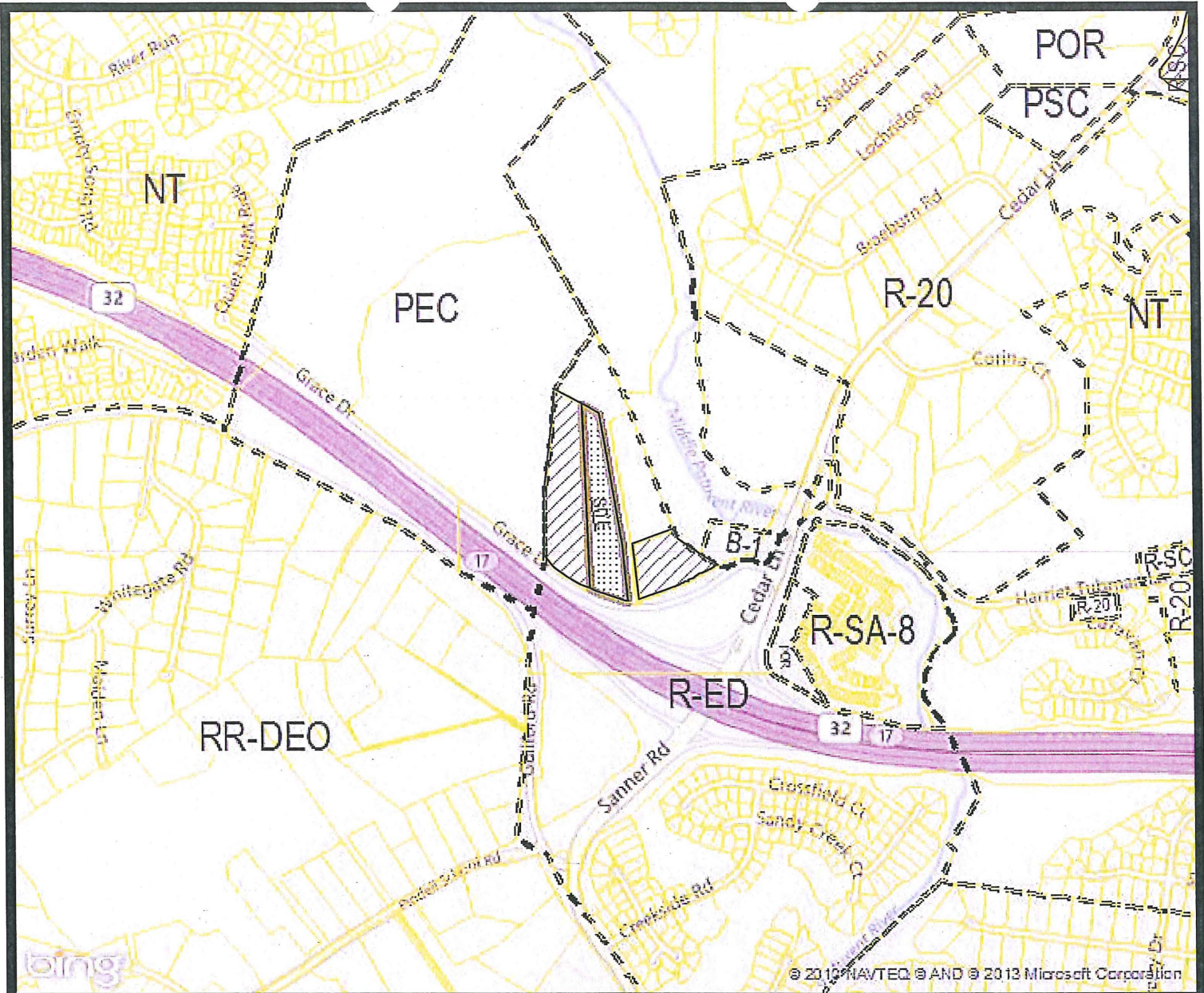
Please be advised that on March 7, 2013, the Howard County Ethics Commission determined that the Zoning Map Request Form needs to be accompanied by certain affidavits and disclosures. The Commission also determined that the Zoning Regulation Amendment Form needs to be accompanied by certain affidavits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

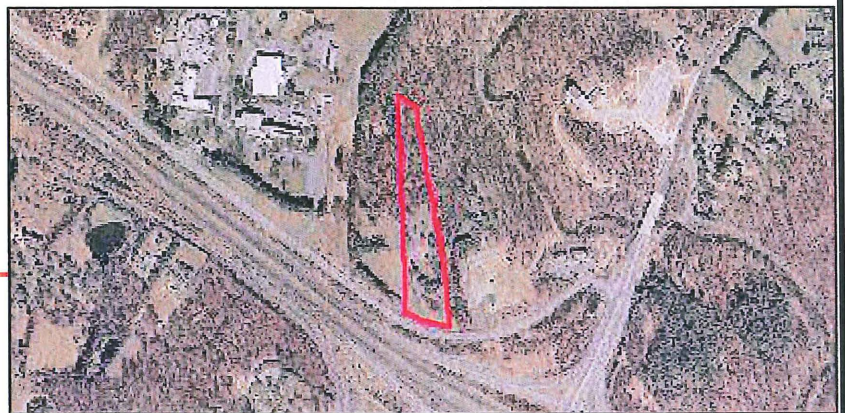
Accordingly, I am enclosing for your use the approved affidavit packet. Completed forms may be mailed to the Administrative Assistant to the Zoning Board at 3430 Court House Drive, Ellicott City, MD 21043.

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: **35.001** Tax ID: **1405385504**
 Current Zoning: **R-ED** Council District: **4**
 Tax Map: **35** Grid: **22** Parcel: **367** Lot: **1**
 Address: **7400 GRACE DR**

Regner, Robin

From: Tolliver, Sheila
Sent: Thursday, August 01, 2013 1:32 PM
To: Regner, Robin
Subject: FW: Grace Drive Additional Document
Attachments: GraceTechPartPropertyRecordedPlat21234_2010.pdf

From: Sigaty, Mary Kay
Sent: Wednesday, July 31, 2013 3:32 PM
To: Tolliver, Sheila
Subject: FW: Grace Drive Additional Document

From: "Susan M. Smith" <manager@villageofriverhill.org<<mailto:manager@villageofriverhill.org>>>
Date: Mon, 8 Jul 2013 14:38:41 -0400
To: Mary Kay Sigaty <mksigaty@howardcountymd.gov<<mailto:mksigaty@howardcountymd.gov>>>, Mary Clay <mclay@howardcountymd.gov<<mailto:mclay@howardcountymd.gov>>>
Subject: FW: Grace Drive Additional Document

Here is the info from Andrea Beri!

From: Andrea Beri [<mailto:andreaberi123@gmail.com>]
Sent: Sunday, July 07, 2013 7:48 PM
To: Susan M. Smith; Kathy Chavers; Andrea & Avinash Beri
Subject: Grace Drive Additional Document

Susan / Kathy

Attached is a scan of the 'Grace Tech Park' subdivision plat for 2010. It has a lot of small print! I have other documents about the Grace property I can bring to Susan for copying, if needed. There are at least 100 sheets so cannot send them by email. Some of them may be of more or less interest. But there may be information in them of interest to us, or that helps to lead us to the right questions.

The documents about sewer issues, for example, may be secondary to us. On the other hand there is information about conservation areas but due to the multiple documents and varying dates, its hard to know what document takes precedence over the other.

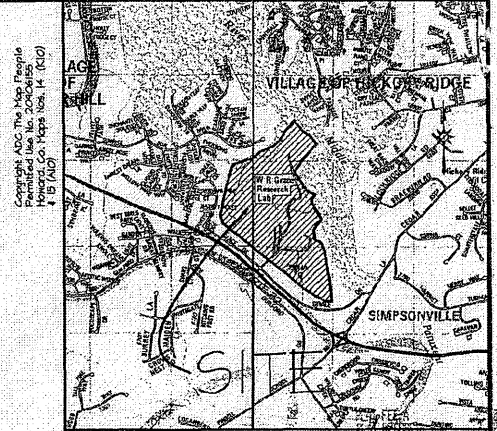
Sorry I cannot make it to the Monday evening meeting due to a birthday at our house. Will be in contact after the meeting to hear about any updates.

Thank you & Best regards
Andrea

PT#	NORTHINGS	EASTINGS
1	522944.5422	1336520.4934
2	525716.9145	1336624.9576
3	526644.1526	1336650.7321
4	527006.5010	1336820.2021
5	527144.2510	1340211.4072
6	527185.8041	1340341.0380
7	527105.4805	1340341.0380
8	527207.15408	1340485.2451
9	527374.1028	1340918.4671
10	527446.4844	1340414.9025
11	5274021.5465	1340714.4837
12	526408.1845	1340311.0291
13	526494.8693	1340651.2500
14	526530.04407	1340585.0725
15	526419.2360	1340644.1541
16	524216.8706	1340004.6434
17	523046.0045	1340004.6434
18	523773.4504	1340605.7151
19	523964.2297	1340500.2663
20	523914.0416	1340204.0212
21	524088.4244	1340714.5024
22	524722.6158	1340291.9438
23	524444.0423	1339640.1862
24	524630.3926	1339461.2294
25	524949.0222	1339111.9121
26	524412.5695	1339205.0412
27	525230.3022	1339685.2336
28	525234.3660	1339204.2304
29	525244.1932	1338666.1971
30A	525266.0524	1338476.0524
30B	524926.4156	1337220.3261

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1980 RE-CODIFIED VERSION, AS SUPPLEMENTED AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

MORRIS & RITCHIE ASSOCIATES, INC.
Kenneth L. Evans, Jr. 7/14/2010 DATE
 BY: KENNETH L. EVANS, JR., PRINC. & S.
 M. R. GRACE & CO. - CONN.
W. Brian McGowan 7/15/2010 DATE
 BY: M. BRIAN MCGOWAN, SENIOR VICE PRESIDENT

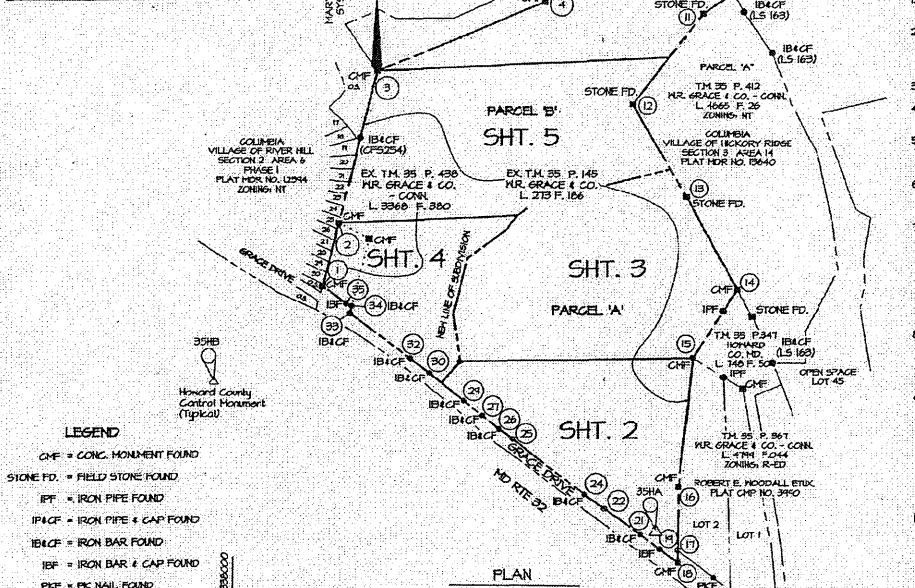


MDR PLAT NO. 21234
 RECORDED
 AUG 12 2010

GENERAL NOTES

- THIS PLAN IS BASED ON A FIELD-BORN BOUNDARY SURVEY PERFORMED BY MORRIS & RITCHIE ASSOCIATES, INC. IN NOVEMBER, 2008.
- COORDINATES AND COURSES SHOWN HEREON ARE REFERRED TO THE MERIDIAN OF THE MARYLAND STATE PLANE COORDINATE SYSTEM (NAD 83/07) PROJECTED FROM THE FOLLOWING HOWARD COUNTY GEODETIC SURVEY CONTROL STATIONS: 3581A & 3584D.
- ALL AREAS ARE MORE OR LESS (M/L).
- THE SUBJECT PROPERTY IS ZONED PFC PER THE MARCH 3, 2005 COMPREHENSIVE ZONING PLAN.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION AREAS.
- THERE ARE EXISTING STRUCTURES ON 'PARCEL A' TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- RESERVATION OF PUBLIC UTILITY EASEMENTS. DEVELOPER RESERVES INTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THE PLAN FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH PARCELS. ANY CONVEYANCES OF THE AFORESAID PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS) CONVEYING SAID PARCELS, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY. THE CONVEYANCE SHALL BE SUBJECT TO THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- IN ACCORDANCE WITH SECTION 16-02-02(b)(3) OF HOWARD COUNTY CODE, THIS PLAN IS EXEMPT FROM COMPLIANCE WITH THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT DOES NOT INVOLVE A CHANGE IN USE OR ANY DEVELOPMENT, AND A DECLARATION OF INTENT FOR SUBDIVISION FOR REAL ESTATE TRANSACTION HAS BEEN SUBMITTED FOR IT. (SEE GENERAL NOTE 10 FOR ADDITIONAL INFORMATION)
- PER MAVER PETITION HP-04-221, DATED 1/5/09, THIS FINAL PLAT IS EXEMPT FROM THE FOLLOWING SUBDIVISION SECTIONS:
 - 16.14(A)(9), REQUIREMENT TO SUBMIT A SKETCH PLAN OR PRELIMINARY EQUIVALENT SKETCH PLAN FOR THE PROPOSED NON-RESIDENTIAL SUBDIVISION; AND
 - 16.15(C), REQUIREMENT TO DELINEATE FLOODPLAIN LIMITS OR A 100 YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT ON A FINAL PLAT; AND
 - 16.14(F), REQUIREMENT TO SHOW THE LOCATIONS OF FLOODPLAINS, WETLANDS, WETLAND BUFFERS, STREAMS, AND STREAM BUFFERS ON A FINAL PLAT; AND
 - 16.14(F)(1), REQUIREMENT TO BE TESTED FOR ADEQUATE ROAD FACILITIES AS A CONDITION OF SUBDIVISION APPROVAL.
- THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL FOR MAVER PETITION HP-04-221, DATED 1/5/09 AS FOLLOWS:
 - A COMPLETED DECLARATION OF INTENT FOR SUBDIVISION FOR REAL ESTATE TRANSACTION HAS BEEN SUBMITTED WITH THIS FINAL SUBDIVISION PLAT; AND
 - ANY RESUBDIVISION PLAT SUBMISSION OR SITE DEVELOPMENT PLAN SUBMISSION FOR PARCEL A OR PARCEL B SHALL BE TESTED FOR ADEQUATE ROAD FACILITIES AND INCLUDE FOREST STAND DELINEATION, FOREST CONSERVATION AND LANDSCAPE PLANS FOR THE ENTIRE PARCEL PER THE REQUIREMENTS OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE FINAL PLAN OR SITE DEVELOPMENT PLAN APPLICATION AND CHECKLIST; AND
 - ANY RESUBDIVISION PLAT SUBMISSION OR SITE DEVELOPMENT PLAN SUBMISSION FOR PARCEL A OR PARCEL B SHALL INDICATE/DELINEATE ANY FLOODPLAIN, 100 YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENTS, WETLANDS, WETLAND BUFFERS AND STREAM BUFFERS PER THE REQUIREMENTS OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE FINAL PLAN OR SITE DEVELOPMENT PLAN APPLICATION AND CHECKLIST; AND
 - ALL REGULATIONS AS REQUIRED BY SECTIONS 16.14(C), 16.14(C)(1) AND 16.15(A) SHALL BE COMPLIED WITH UPON RESUBDIVISION AND/OR ADDITIONAL DEVELOPMENT OF THE SUBJECT PROPERTY.

VICINITY MAP
 SCALE: 1" = 200'



- LEGEND**
- CHF = CONC. MONUMENT FOUND
 - STONE FD. = FIELD STONE FOUND
 - IPF = IRON PIPE FOUND
 - IP4CF = IRON PIPE & CAP FOUND
 - IB4CF = IRON BAR FOUND
 - IBF = IRON BAR & CAP FOUND
 - IPF = PK NAIL FOUND
 - ① = COORDINATE POINT

AREA TABULATION

PARCEL 'A'	2361203 SF. OR 54.002 ACS.
PARCEL 'B'	2410143 SF. OR 66.008 ACS.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	5271346 SF. OR 120.010 ACS.



- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 10.122(B) OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THE GROUNDWATER USE RESTRICTION AREA SHOWN HEREON IS DESCRIBED IN A TITLE NOTICE DATED APRIL 1, 2009 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 11663 FOLIO 568. THE TITLE NOTICE DECLARES THAT THE AREA IS SUBJECT TO A RESOURCE CONSERVATION AND RECOVERY CORRECTIVE ACTION PERMIT AND THE PROHIBITION AGAINST THE DEVELOPMENT OF CSEITE WELLS FOR DRINKING WATER OR OTHER DOMESTIC USES.
- THE APC REALTY AND EQUIPMENT COVENANT LEASE AREA AND ACCESS EASEMENT SHOWN HEREON IS BY VIRTUE OF MEMORANDUM OF PGC SITE AGREEMENTS DATED APRIL 27, 2001 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2541 FOLIO 164 AND LIBER 6000 FOLIO 432. THE AGREEMENTS PERTAIN TO A LEASE AREA FOR THE PURPOSE OF INSTALLING, OPERATING AND MAINTAINING A PERSONAL COMMUNICATIONS SERVICE SYSTEMS FACILITY, WITH GRANT OF EASEMENT FOR ACCESS THERETO.
- APPROVAL OF FINAL PLAT HP-04-028 IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - PROVIDE A SIGNED AFFIDAVIT FROM THE OWNERS THAT THEY UNDERSTAND AND AGREE TO THE CONDITIONS OF APPROVAL. THE OWNER, M. R. GRACE & CO. - CONN., HAS PROVIDED A SIGNED AFFIDAVIT STATING THAT THEY UNDERSTAND AND AGREE TO THE CONDITIONS OF APPROVAL.
 - THE PRIVATE SEWER AND ASSOCIATED EASEMENT SHALL BE CONVEYED BY THE PROPERTY OWNER TO A PUBLIC OWNER AND PUBLIC EASEMENT CONCURRENT WITH ANY DEVELOPMENT PLANS SUBMITTED FOR REVIEW FOR PARCEL 'B'.
 - THE CONVERSION OF THE SEWER LINE AND EASEMENT SHALL INCLUDE VIDEO INSPECTION OF THE LINE, INSPECTION OF MANHOLES BY THE BUREAU OF UTILITIES AND PERFORMANCE OF ANY REPAIRS THAT MAY BE DEEMED NECESSARY AS A RESULT OF SUCH INSPECTIONS; AND
 - IF CAPACITY CONTINGUATIONS AT THE TIME OF SUCH CONVERSION INDICATE THE SIZE OF THE EXISTING SEWER IS INADEQUATE THIS MAY RESULT IN THE NEED FOR A NEW SEWER LINE OF HIGHER CAPACITY.
- PARCEL 'B' IS SUBJECT TO A PRIVATE SEWER AND UTILITY EASEMENT, RECORDED AS PLAT NO. 21071 IN THE LAND RECORDS OF HOWARD COUNTY, M.D.
- A COPY OF THE RECORDED EASEMENT DOCUMENTS HERE PROVIDED TO THE DEPARTMENT OF PLANNING & ZONING, DEVELOPMENT ENGINEERING DIVISION PRIOR TO SIGNATURE APPROVAL OF THE PLAT.

PURPOSE NOTE
 THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TH PARCEL 145 AND 438 TO CREATE NEW PARCELS A AND B, BRACE TECH PARK, AND TO CREATE A VARIABLE WIDTH PRIVATE SEWER AND UTILITY EASEMENT.

RECORDED AS PLAT NO. _____ IN THE LAND RECORDS OF HOWARD COUNTY, MD.

OWNER/DEVELOPER
 M. R. GRACE & CO. - CONN.
 7500 GRACE DRIVE
 COLUMBIA, MARYLAND 21044
 Phone: 410-281-1000

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY

Antonia P. Peter 7/28/2010
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED, HOWARD COUNTY DEPT. OF PLANNING AND ZONING

Kent Slebock 7/30/10
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

APPROVED, HOWARD COUNTY DEPT. OF PLANNING AND ZONING

DIRECTOR DATE

OWNER'S DEDICATION
 I, M. R. GRACE & CO., A BODY CORPORATE OF THE STATE OF CONNECTICUT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- THE RIGHT TO LAY, CONSTRUCT, AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS OF WAY AND THE SPECIFIC EASEMENTS SHOWN HEREON;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES, AND OPEN SPACE, WHERE APPLICABLE; AND
- THE RIGHT TO REQUIRE DEDICATION OF MATERIALS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR, AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS OF WAY.

WITNESS MY/OUR HANDS, THIS 15 DAY OF July, 2010

M. R. GRACE & CO. - CONN.
 BY: *W. Brian McGowan*
 M. BRIAN MCGOWAN, SENIOR VICE PRESIDENT
 ATTEST: *Diane E. Armstrong*

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1980 RE-CODIFIED VERSION, AND IS CONVEYED FROM C. LAWRENCE O'DONNELL AND GENIEVIVE E. O'DONNELL TO M. R. GRACE & CO. BY DEED DATED OCTOBER 20, 2008 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER RHM 210, FOLIO 156, AND ALL OF THE LANDS CONVEYED FROM THE STATE HIGHWAY CONSTRUCTION OF THE DEPARTMENT OF TRANSPORTATION ACTING ON THE BEHALF OF THE STATE OF MARYLAND AND THE BOARD OF PUBLIC WORKS OF MARYLAND TO M. R. GRACE & CO. BY DEED DATED SEPTEMBER 23, 1985 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER-MDR 3360, FOLIO 380, AND THAT ALL EASEMENTS ARE IN FULL FORCE AND EFFECT AND ARE SUBJECT TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Kenneth L. Evans, Jr. 7/14/2010
 KENNETH L. EVANS, JR. DATE
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 21008

MRA
 MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS

14280 Park Center Drive, Suite A
 Laurel, Maryland 20707
 Phone: 410-281-4742
 Fax: 410-281-7345

SUBDIVISION PLAT
GRACE TECH PARK
 PARCELS 'A' & 'B'

8-12-10 ZONING: PFC
 TAX MAP 35 GRID 21 & 22 PARCELS 145 & 438
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SHEET 1 OF 6

SCALE: AS SHOWN DATE: 7/14/2010 DRAWN BY: MP REVIEW BY: KLE JOB NO. 10039104

Regner, Robin

From: Tolliver, Sheila
Sent: Wednesday, July 17, 2013 8:46 AM
To: EM
Cc: Regner, Robin
Subject: RE: Comprehensive Zoning Plan (CB32-2013)

Thank you for your e-mail to Council members concerning comprehensive zoning proposals. The Council appreciates your interest and will consider your point of view.

Sheila Tolliver
 Council Administrator
 Howard County Council
 410 313-2001

P.S.—State law requires certain disclosures be submitted by people who submit testimony on amendments under consideration in comprehensive zoning. You may wish to check the Council's website for additional information.

<http://cc.howardcountymd.gov/displayprimary.aspx?id=6442462308>

From: EM [mailto:em0807@gmail.com]
Sent: Wednesday, July 17, 2013 8:20 AM
To: CouncilMail
Subject: Comprehensive Zoning Plan (CB32-2013)

Council Members,

Good morning. My name is Matthew Brenner. I am a Columbia resident and own a home in the village of River Hill. I am writing to you this morning to express my views in regard to the discussion and subsequent vote on CB32-2013 set to take place on July 25, 2013.

In the proposed zoning regulation, Grace Drive property owners are seeking to change the property's zoning permitted uses. Many residents share in my concern in the proposed zoning changes at 7410 Grace Drive (owned by a church group) and 7400 and 7450 Grace Drive (owned by Grace Chemical Co.). However, the major concern is over the parcel that is currently for sale by Grace, 7500 Grace Drive. This property backs up to several homes along Quiet Night Ride. For 20 years, these homes have been surrounded by woods with the potential for commercial development.

Currently, Grace is seeing re-zoning of 7400 and 7450 Grace Drive from residential to PEC. Now is the perfect time to enter into an agreement with Grace. If Grace feels 7400 and 7450 should be amended to allow more commercial use, the council should allow the property at 7500 to be changed to residential use. This protects all parties for three reasons. First, Grace is able to develop the properties and expand its operations in a direction (east) that is away from the Village of River Hill. The village is able to protect its residents from further development allowing a safer and cleaner community (please note that Grace has research and development operations on site). Lastly, the connection of the Middle Patuxent Environmental area is preserved. If the council determines a deal can be reached, making Grace's requested changes along with the community's request would allow for a better agreement.

Please contact me at (301) 919-9331 if you would like to follow-up on this issue. Thank you for your time.

Regards,
Matthew Brenner, J.D.

Regner, Robin

From: Tolliver, Sheila
Sent: Wednesday, July 17, 2013 9:23 AM
To: Mary Catherine COCHRAN
Cc: Regner, Robin
Subject: RE: Comp Zoning Testimony

Thank you for your e-mail to Council members with thoughtful comments concerning comprehensive zoning proposals. The Council appreciates your interest and will consider your point of view.

Sheila Tolliver
Council Administrator
Howard County Council
410 313-2001

P.S.—State law requires certain disclosures be submitted by people who submit testimony on amendments under consideration in comprehensive zoning. You may wish to check the Council's website for additional information.

<http://cc.howardcountymd.gov/displayprimary.aspx?id=6442462308>

From: Mary Catherine COCHRAN [mailto:marycatherinecochran@verizon.net]
Sent: Tuesday, July 16, 2013 6:45 PM
To: Watson, Courtney
Cc: CouncilMail
Subject: Comp Zoning Testimony

Ms. Watson,

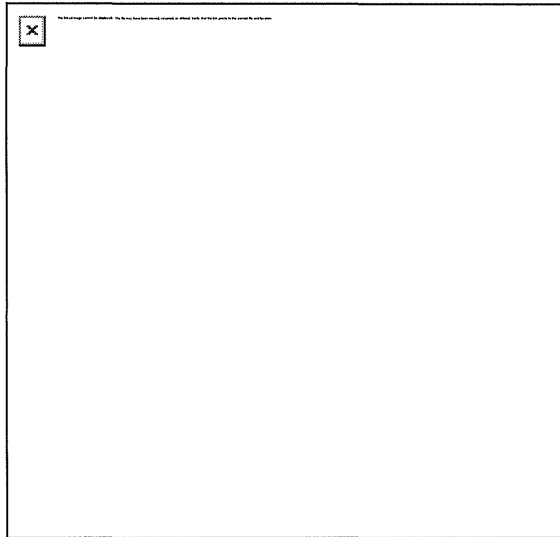
My thoughts on Comp Zoning here and same attached in word doc in case this doesn't come through. Please share my thoughts with your colleagues. Thanks!

Mary Catherine Cochran
10269 Tuscany Road
Ellicott City, MD 21042

Savage: **Amendment 58**. Good attempt to minimize density, and protect environmental and historic surrounds. (I'm as concerned about protecting the river as I am about protecting the historic integrity of the area). What is a "Historic Neighborhood"? Vague. How about "National Historic District"? (There's only one in HoCo). If the goal in including historic language is to ensure a Historic District Commission review of the project- add language to the HDC via CB that requires a non-binding review by the HDC of any subdivision within or adjacent to a local, state or nationally designated historic district. I am very concerned that developing the property B-2 will have a negative impact. I would not be as willing as the residents to play chicken with the developer/owner of this project, but I respect their right to do so. I hope the County buys it!!

Map Amendment: 35.001, 35.002. Grace Drive R-Ed to PEC and 35.004 from R-ED to POR 17-18 acres. PB and DPZ support this amendment. They note its close proximity to B1. (very small row of stone-faced offices near the river). There is no recognition that this backs to the brand new Robinson

Nature Center- a huge County asset that will be dramatically impacted by changing this zoning to PEC and that a driveway and existing home cuts through the center of these three properties. R-ED is a more appropriate buffer between the Middle Patuxent and Grace. Do not use a poor decision from a previous rezoning (The Reuwer B1 property on Grace, the townhomes south of cedar and north of 32) as an accelerator for more bad decisions along this sensitive stretch of the Middle Patuxent. Another piece of land the County should consider acquiring if it had the means?



Map Amendment: **Curtis Farm:37.011** The Curtis Family insists they only want to have an antique store in their barn. The existing RC and new proposed language would allow for that and other speciality uses as a conditional use. To upzone it to POR would essentially lose the historic (National Register) farmstead that was preserved as part of the deal in allowing development on the rest of the farm during the last Comp Zoning. My memory still goes back 10 years. (Come back in 10 more years and maybe I will have forgotten the promises they made)

Text Amendments: **Section 117: BRX:** Dislike this new zone. Specifically rural crossroads allowing 40' high buildings with 10' setbacks from the road, would be Highland all over again. Rural crossroads that are historic could be decimated by this (Dayton, Lisbon, and Daisy. Highland is already lost). (See Fox's amendment 42 to add Lisbon, etc. and amendment 43 to add uses such as Nursing Homes and Residential Care facilities. Nursing and Residential Care facilities are already allowed as conditional uses in most zones). Historic, rural crossroads should be treated as unique, as they are each different animals. Zoning should not encourage the demolition of existing buildings (D.3.) if they are historic. Without more stringent historic protections included in this potential zone, the charm of a historic rural crossroads will be lost forever. If commercial is necessary- and it sounds as if it isn't- I'd rather you build it AWAY from the historic crossroads. Go up the road .5 mile or so.

Text Amendments: **Farming:** Remove line about "adverse effects". We are a right to farm county. Permitting seems like overkill. Ensure viability of small farms- especially in the east. What is "Farm Stay"- added to the regulations but with no definition? Is this overnight, paying public guests? a la B&B's? If so- this is a huge change with not enough detail added to the regs.

Text Amendments: **B1 and B2**. Why are we raising the height requirements to 48' from 40'? I believe with a 30 degree pitch you could make that a 4 story building... pretty big change, I think. Not sure its worth the added bulk if the goal is just to get pitched roofs. Require the pitch to be steeper, or require a limit to number of "stories" so that developers don't try to maximize this goal and we have 4 story buildings anywhere this is B1 or B2.

Map Amendment: 4122 College Avenue **Taylor Manor: 25.002 & 25.004** To rezone a portion of the hospital from POR to R-A-15 is intensive for that land. The underlying zoning is R-ED. As R-ED it provides limited environmental protection, and helps stop the slippery slope of new Taylor development on College Avenue as it winds towards the historic district. If you are considering R-A-15 then at least ensure that it provides moderate housing- Even more than the 20% (?) required. I'd rather see more affordable housing here than in the historic district on Main Street where phase III of Burgess Mills is under consideration.

25.003 3789, 3793 & 3797 Mulligans Hill Lane R-ED to HC .5 acres? These small 3 parcels of land at the end of Maryland Ave (Mulligan's) sit above the Patapsco river. HC has few bulk/density requirements and therefore development in this sensitive location could be injurious to the District and too intensive for this location. I'd rather it remain R-ED, or- if necessary consider Historic Village zoning instead, as there are existing houses adjacent to it.

22.001. 13554 Tridelphia Road RR-DEO to B-1 This Historic Property currently operates as the Westwood antique shop. Changing the zoning to B-1 would likely be the end for the well-maintained historic church. There are a multitude of conditional uses for historic properties that could be utilized to allow it to continue to exist as a business- if they are looking to get out of the antique business.

Map Amendment: **23.001, 23.002 Frederick Road. Fraley/Sullivan Property**. Notes indicate that the Planning Board found that these properties should not be residential because of the ballfields. DPZ disagreed with that finding. My neighborhood adjoins the ballfields. We don't feel that they are intrusive, and in fact, are quiet more than they are utilized. Ballfields for our kiddos is not the same as B1. The potential year round, business hours, etc of B1 WOULD be intrusive to our residential community. We successfully fought this the last time around. Thanks to DPZ for supporting residential here.

Regner, Robin

From: Tolliver, Sheila
Sent: Thursday, August 01, 2013 1:31 PM
To: Regner, Robin
Subject: FW: Grace Drive & 66 Acre Parcel
Attachments: GraceDrive_MemotoNeighbors_June232013.docx; ATT00001.htm

From: Sigaty, Mary Kay
Sent: Wednesday, July 31, 2013 3:32 PM
To: Tolliver, Sheila
Subject: FW: Grace Drive & 66 Acre Parcel

From: Mary Kay Sigaty <mksigaty@howardcountymd.gov<<mailto:mksigaty@howardcountymd.gov>>>
Date: Sun, 30 Jun 2013 20:45:14 -0400
To: "Sang W. Oh" <soh@talkin-oh.com<<mailto:soh@talkin-oh.com>>>
Subject: Fwd: Grace Drive & 66 Acre Parcel

FYI

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

Begin forwarded message:

From: Andrea Beri <andreaberi123@gmail.com<<mailto:andreaberi123@gmail.com>>>
Date: June 29, 2013, 9:56:13 PM EDT
To: "Sigaty, Mary Kay" <mksigaty@howardcountymd.gov<<mailto:mksigaty@howardcountymd.gov>>>, Andrea & Avinash Beri <andreaberi123@gmail.com<<mailto:andreaberi123@gmail.com>>>, "Susan M. Smith" <manager@villageofriverhill.org<<mailto:manager@villageofriverhill.org>>>, Kathy Chavers <kathy.chavers@gmail.com<<mailto:kathy.chavers@gmail.com>>>
Subject: Grace Drive & 66 Acre Parcel

Hi Mary Kay

I am writing as a resident of Pointers Run and the re-zoning requests for Grace Dr. Attached is a letter I'm circulating as a concerned neighbor. I want to specifically ask if your office can look into the sale of the 66-acre parcel on Grace Drive that was sold to the Grace Company by the State of Maryland in 1994 for \$90,000. The state document (from the Real Property Search site) with this information is part of the email (page 5).

I am wondering about the circumstances for this sale, as well as what the terms of the sale were. It seems that some sort of term should have been included in the sale that said if the Grace Company wanted to sell the land, the options for use should be very limited. Also, is part of the 66-acres Middle Patuxent conservation land?

It seems it would be a good idea for there to be additional time beyond July 25 for checking into the conditions of the sale of the 66-acre parcel back in 1994. I believe the land is now assessed at \$2.2 million. Most citizens would be enraged at this sort of situation, and rightly so. I can understand the state basically giving the land to the Grace

Company in 1994 to entice them to stay in Howard County. But no home in this neighborhood could be bought for less than \$200,000 at that time, and then most of the homes would be on a 1/5 or 1/4 of an acre.

Would be interested to discuss this issue, if you have time.

Thank you
Andrea Beri

Dear Pointers Run Neighbors

July 29, 2013

Change is coming to our neighborhood. You may have read the item in the recent River Hill News related to changes on Grace Drive. Three parcels of land are either up for sale, or re-zoning for them is requested. The development that would take place on these properties will impact our neighborhood. If this matters to you, your feedback to the River Hill Village Association and the Howard County Zoning Board is important. Please talk with your neighbors about this information and encourage them to send their feedback to the RH Village Association, or to the county Zoning Board.

Feel free to contact me with questions / andreaberi123@gmail.com, or if you'd like to help in the effort to collect input on the changes outlined. The county is meeting on July 25 to decide about changes, so time is short.

Three parcels of land on Grace Drive are in flux:

- A 66-acre parcel now owned by the WR Grace Company has been for sale for five years, and now has a potential buyer.
 - This piece of property is directly adjacent to the back of the homes on Quiet Night Ride. The wooded area there is not part of the Middle Patuxent Conservation area, but is owned by the Grace Company and is already zoned as PEC (Planned Employment Center – see attachment for details), as is the main WR Grace campus.
 - As seen on the red-bordered map toward the end of this email, it appears part of the 66 acre parcel is in the conservation area, about half is outside of that area. The half outside of the conservation area backs to Quiet Night Ride.
 - Interestingly, this 66 acre parcel of land was sold by the State of Maryland to the WR Grace company in 1994 for \$90,000, when the first part of the Pointers Run neighborhood was under construction. The assessed value of the land is now \$1.2 or \$2.2 million (it's not totally clear to me).
 - QUESTIONS:
 - Why was the land sold by the State of Maryland to WR Grace?
 - What were the terms of the sale?
 - Does this in any way impact how the land can be used going forward?
 - NEXT VILLAGE BOARD MEETING – Monday, July 8
 - ACTION ITEMS
 - Send your input to the River Hill Village Association
 - **Susan M. Smith** manager@villageofriverhill.org
 - Contact Andrea Beri with questions / comments / insights
 - Andreaberi123@gmail.com
- **7400 and 7450 Grace Drive (Requesting PEC)** – These properties are owned by Grace. PEC zoning is being requested to make all the Grace properties consistent. These are the properties with houses purchased by WR Grace some years ago. The rezoning request is to re-zone them from Residential to PEC. Our understanding is Grace plans to keep these properties.
- **7410 Grace Drive (Requesting POR - Planned Office Research – which is a misnomer when the list of possible uses is reviewed).** *The name implies an office park of sorts, the possible uses are much broader. See attachment.*
 - This property is now owned by the Seventh Day Adventist Church.
 - ***There is a buyer interested in this property to build a restaurant and possible other commercial / business space.***

Why these changes matter to us:

- Depending on the uses of the properties there can be a substantial impact on our neighborhood. Most immediately would be what happens on the 66-acre parcel of land adjacent to Quiet Night Ride. There can be increased traffic both on Grace Drive and through the neighborhood, all hours of the day and beyond. There can be potential lighting issues and attractions to draw people from out of the neighborhood to the area. What is now a wooded area may become buildings and pavement. At this point it is not known who the potential buyer

is or their intention for the property. WR Grace has been a great neighbor all these years. The best buyer would be someone who wants to purchase the land for preservation. That is highly unlikely to be the case.

- An open question is what were the terms of sale, and the reason for the sale of these 66 acres to WR Grace back in 1994 when some of us were moving into the neighborhood. Did the terms of the sale in any way state what the uses of the land might be if WR Grace sold the land?

In light of the change, the River Hill Community Association Board is interested in pursuing covenants and restrictions with the property owners to ensure that future development along Grace Drive does not negatively impact the River Hill community, residential development under construction on Cedar Lane, and the Robinson Nature Center. The Board sent input to the Zoning Board in time for their June 17 work session letting them know that the community does have concerns and is working with the property owners to obtain covenants and restrictions. To date, the uses that RHCA staff has recommended be excluded are:

7410 Grace Drive (Requesting POR)- At the May 6 meeting RHCA staff recommended that, at a minimum, the following uses be excluded in the POR zone:

- B1 – Adult Live entertainment establishments
- B3 – Ambulatory health care facilities
- B12 – Commercial communication antennas
- B13 – Commercial communication towers
- B14 – Concert halls
- B18 – Day treatment or care facilities
- B37a – Adult book or video stores, and
- C2 – Communication towers and antennas

Additional uses that RHCA staff recommended limiting are (June 10 meeting):

- B25 – Hotels, motels, conference centers and country inns
- B37c – Retail stores, limited to food stores, drug and cosmetic stores, convenience stores and specialty stores
- B37d – Restaurants, carryout, including incidental delivery services
- F2 – Communications Towers (Commercial)
- F4 – Utility Uses, Public

7400 and 7450 Grace Drive (Requesting PEC) – These properties are owned by Grace the PEC zoning is being requested to make all the Grace properties consistent. **RHCA staff (June 10 meeting) has recommended the Board consider limiting the following uses:**

- B1 - Ambulatory health care facilities
- B9 – Commercial communication antennas
- B10 – Commercial communication towers
- B13 – Day treatment or care facilities
- B20 – Hotels, motels, country inns and conference centers
- B21 – Housing Commission Housing Developments
- B35a – Adult book or video stores
- B35c – Convenience stores
- B35d - Drug and cosmetic stores
- B35e – Laundry and dry cleaning establishments
- B35f – Liquor stores
- B35h – Restaurants, carryout, including incidental delivery services
- B25i – Specialty stores
- F1 – Communication Towers (Commercial)
- F2 – Gasoline Service Stations
- F3 – Utility Uses, Public

The Village Board is interested in hearing from River Hill residents prior to finalizing its requests. The Board will meet next to discuss this matter on July 8. Therefore, feedback from neighbors is appreciated. Certainly, as residents, you are also able to participate independently in the re-zoning process and make your concerns known.

The information from here down, is about the 66 acre parcel now owned by WR Grace and up for sale, was captured from the SDAT 'Real Property Search ' website and the Howard County government / Dept of Planning & Zoning website.

http://sdatcert3.resiusa.org/rp_rewrite/

<http://www.howardcountymd.gov/Departments.aspx?id=163>

Property Information

Schools Districts:

- ☑ Elementary School: Pointers Run ES
- ☑ Middle School: Clarksville MS
- ☑ High School: Atholton HS

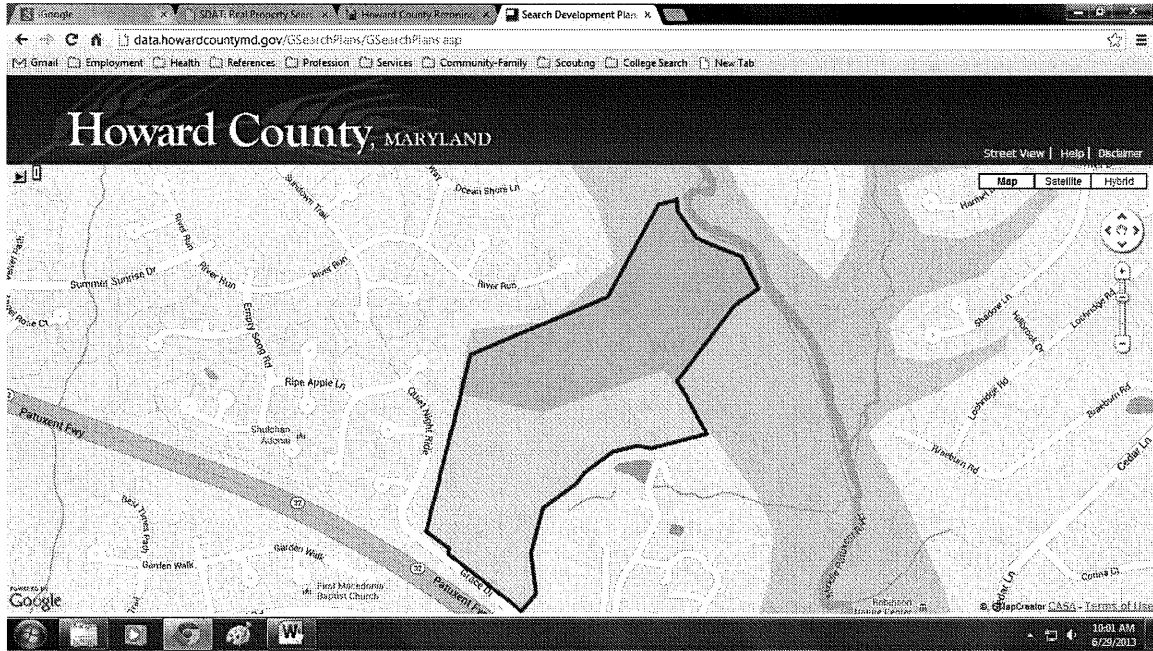
Zone: PEC - Office/Commercial

Parcel Assessment Information:

- ☑ Account ID: 1405418984
- ☑ Legal Description: PAR B 66.808 A.
- ☑ Deed Liber: 03368
- ☑ Deed Folio: 0380
- ☑ Subdivision: GRACE TECH PARK
- ☑ Plat: 21239
- ☑ Section:
- ☑ Tax Map: 0035
- ☑ Tax Map Grid: 0021
- ☑ Tax Map Block:
- ☑ Parcel: 0145
- ☑ Lot: PAR B
- ☑ Exemption Class:
- ☑ Acres: 66.8
- ☑ Structure Grade:
- ☑ Construction Type:
- ☑ Stories: no data
- ☑ Dwelling Type: rental dwelling
- ☑ Year Built:
- ☑ Building Square Feet: 0
- ☑ Sales Trans No: 947600
- ☑ Transfer Date: 19941021
- ☑ Sale Price: 90000
- ☑ Assessed Land Value: 2236800
- ☑ Assessed Improvement Value: 0
- ☑ Assessed Total Value: 2236800

<http://data.howardcountymd.gov/GSearchPlans/GSearchPlans.asp>

This is the best publicly available outline of the boundaries of the 66-acre parcel to be found thus far.



<p>and Department of Assessments and Taxation Property Data Search (v2.1A) HARD COUNTY</p>	<p>Go Back View Map New Search GroundRent Redempt GroundRent Registrat</p>
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Account Identifier: District - 05 Account Number - 418984

Owner Information

Owner Name:	GRACE AND CO W R	Use:	COMMERCIAL
		Principal Residence:	NO
Mailing Address:	7500 GRACE DR COLUMBIA MD 21044-4009	Deed Reference:	1) /03368/ 00380 2)

Location & Structure Information

Premises Address	Legal Description
7600 GRACE DR COLUMBIA 21045-0000	PAR B 66.808 A. 7600 GRACE DR GRACE TECH PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	2:
0035	0021	0145		0000			PAR B	2	Plat Ref:	

Special Tax Areas	Town	NONE
	Ad Valorem	101
	Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
		66.8000 AC	000000

Stories	Basement	Type	Exterior
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Value Information

	Base Value	Phase-in Assessments		
		Value	As Of	As Of
		As Of	01/01/2011	07/01/2012
		As Of		07/01/2013
and	2,236,800	2,236,800		
Improvements:	0	0		
Total:	2,236,800	2,236,800	2,236,800	2,236,800
Referential Land:	0		0	

Transfer Information

Seller:	STATE OF MD	Date:	10/21/1994	Price:	\$90,000
Type:	ARMS LENGTH VACANT	Deed1:	/03368/ 00380	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

Regner, Robin

From: Tolliver, Sheila
Sent: Friday, July 26, 2013 2:01 PM
To: Regner, Robin
Subject: FW: Rezoning of WR Grace property

From: Susan M. Smith [<mailto:manager@villageofriverhill.org>]
Sent: Friday, July 26, 2013 12:55 PM
To: 'Todd & Carrie Thompson'; Sigaty, Mary Kay; CouncilMail; andreaberi123@gmail.com
Subject: RE: Rezoning of WR Grace property

Dear Mr. and Mrs. Thompson,

Thank you for making the Association aware of your concerns. I will share your input with the Village Board.

Sincerely,

Susan M. Smith
Village Manager

From: Todd & Carrie Thompson [<mailto:tct@ix.netcom.com>]
Sent: Thursday, July 25, 2013 11:49 PM
To: mksigaty@howardcountymd.gov; manager@villageofriverhill.org; councilmail@howardcountymd.gov; andreaberi123@gmail.com
Subject: Rezoning of WR Grace property

Susan, Mary Kay, Andrea, and other council members;

The discussions for rezoning Grace Drive areas for potential development, outside existing planned use has us very concerned. To be more blunt, we do not think it is right. We watched as it was re-zoned to accommodate a church, which has never been developed, we have now watched as a new office building has been erected on WR Grace property, far to close to the road, and now we see the new request for further development of WR Grace property.

The reasons for our concerns are;

- Traffic
- Change in offset of commercial to residential land
- Impact on current residential areas
- Significant changes from originally approved use
- Property values of adjacent spaces
- Quality of life in adjacent spaces
- Potential impact on adjacent protected (wildlife) areas
- Safety (children playing)

We do not believe this development has the best interest of those in River Hill or Pointer's Run at its heart, rather it is motivated strictly by profit. While I have no problem with corporations seeking profit and Howard County seeking development, this is clearly outside the intent of this properties originally planned use. This development is also too close to the existing residential properties in Pointers Run for consideration.

We have been disappointed at both the changes in zoning that have occurred so far on Grace Drive and Cedar Ln, and the results of those changes. This has the potential even more significant, and is really the final straw.

Thank you for taking the time to understand our concerns.

Todd & Carrie Thompson
6516 Early Lily Row
Columbia, MD 21044
410-531-5566

Regner, Robin

From: Tolliver, Sheila
Sent: Wednesday, July 17, 2013 1:51 PM
To: Regner, Robin
Subject: FW: River Hill Community Association - Comprehensive Zoning Input (Grace Drive)
Attachments: 7400 & 7450 Grace Drive - 7-16-13.pdf; 7410 Grace Drive - 7-16-13.pdf

From: Susan M. Smith [<mailto:manager@villageofriverhill.org>]
Sent: Wednesday, July 17, 2013 1:16 PM
To: CouncilMail
Cc: Ken S. Ulman; McLaughlin, Marsha; DipperWettstein; andreaberi123@gmail.com; Michael Cornell; 'Jacqueline Easley'; Jim Burnett; 'Livi Vaught'; 'Robert Runser'; trevordentist@gmail.com; jennyzchu@yahoo.com; Kathy Chavers; KENNY KAN; liudf@jhu.edu; melbytoast@hotmail.com; zhang_liyan@yahoo.com
Subject: River Hill Community Association - Comprehensive Zoning Input (Grace Drive)

Dear Members of the County Council,

The owners of the properties located at 7400 Grace Drive, 7450 Grace Drive, and 7410 Grace Drive have requested changes during the Comprehensive Zoning process. The River Hill Village Board and residents are very concerned about the impact that some of the uses permitted in the requested PEC and POR zones will have on the community if approved. Therefore, the Board of Directors has requested that the owners enter into covenants and restrictions for these properties and has identified the uses the community would like restricted. Copies of the letters sent to the representatives are attached for your review. Without covenants and restrictions in place, the Village Board does not support the zoning changes.

Sincerely,

Susan M. Smith
River Hill Village Manager
410-531-1749
manager@villageofriverhill.org



July 16, 2013

W. Brian McGowan, Consultant
W.R. Grace & Company
7500 Grace Drive
Columbia, MD 21044

Dear Mr. McGowan,

The River Hill Board of Directors (RHCABOD) along with residents of the Village of River Hill are interested in pursuing covenants and restrictions with W.R. Grace to ensure that future development along Grace Drive does not negatively impact the River Hill community. We are requesting that restrictions and covenants be placed on the following properties currently being considered under the County's Comprehensive Zoning process: 7400 Grace Drive and 7450 Grace Drive. In addition, we would like to work with W. R. Grace to incorporate covenants and restrictions on the parcel containing the Grace campus and the adjacent 66 acre parcel that is currently undeveloped.

While W.R. Grace has been a good neighbor, we need to consider the long-term impacts that future development can have on our community, the Middle Patuxent Environmental Area, and the Middle Patuxent River watershed. Grace Drive is used as a vehicular ingress and egress point for River Hill residents living in the Pointers Run neighborhood. It is also a popular jogging and biking route and with the construction of the Robinson Nature Center and the Simpson Mill residential community, more residents are using Grace Drive for recreational purposes. Other concerns include the potential for increased traffic on the narrow residential streets in the Pointers Run neighborhood; the visual impacts of lightning, advertising, and large structures; noise; and the loss of wooded areas to hardscape that can detract from the overall tranquility of the suburban neighborhood.

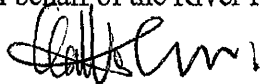
While understanding and believing in the rights to uses permitted as a Matter of Right under the Zoning regulations, the RHBOD and residents have reservations about some of the uses permitted within the Planned Employment Center Zone (PEC) zone. Some of the allowable uses are not consistent with residential development. We hope to work with you to ensure that an appropriate transition is maintained from the B-1 zoning at the corner of Grace Drive and Cedar Lane to the housing in our community.

The RHCABOD and the residents of the Village of River Hill Pointers Run neighborhood respectfully request that the following uses be **excluded** from the aforementioned properties through the establishment of covenants and restrictions:

- Funeral homes
- Cemeteries and mausoleums
- B1- Ambulatory health care facilities
- B9 - Commercial communication antennas
- B10- Commercial communication towers
- B13 - Day treatment and care facilities
- B20 - Hotels, motels, country inns and conference centers
- B21 - Housing Commission, Housing Developments
- B35a- Adult Book Stores
- B35c - Convenience stores
- B35d - Drug Cosmetics Stores
- B35e- Laundry and dry cleaning establishments
- B35f - Liquor stores
- B35h - Restaurants: Carryout, including incidental delivery services
- B25i -Specialty stores
- F1 - Communication Towers (Commercial)
- F2 - Gasoline Service Stations
- F3- Utility Uses, Public

Currently, we do not support the petitions to amend the zoning of the two properties on Grace Drive without the appropriate covenants and restrictions in place. We look forward to working with you to address the community's concerns.

On behalf of the River Hill Village Board,



Kenny Kan, Chairperson
River Hill Village Board

Cc: County Executive Ulman
Zoning Board
Marsha McLaughlin, Director DPZ
Sang Oh, Talkin & Oh
River Hill Village Board
Council Representative

Regner, Robin

From: Tolliver, Sheila
Sent: Thursday, August 01, 2013 1:31 PM
To: Regner, Robin
Subject: FW: Grace Drive Re-zoning Requests
Attachments: PEC District.pdf; POR District.pdf; R-ED District Info.pdf

From: Sigaty, Mary Kay
Sent: Wednesday, July 31, 2013 3:33 PM
To: Tolliver, Sheila
Subject: FW: Grace Drive Re-zoning Requests

From: Mary Clay <mclay@howardcountymd.gov<<mailto:mclay@howardcountymd.gov>>>
Date: Wed, 12 Jun 2013 10:42:36 -0400
To: Mary Kay Sigaty <mksigaty@howardcountymd.gov<<mailto:mksigaty@howardcountymd.gov>>>
Subject: FW: Grace Drive Re-zoning Requests

From: Susan M. Smith [<mailto:manager@villageofriverhill.org>]
Sent: Wednesday, June 12, 2013 10:30 AM
To: andreaberi123@gmail.com<<mailto:andreaberi123@gmail.com>>
Cc: Tiffany Kan; Evamarie Lambright; melbytoast@hotmail.com<<mailto:melbytoast@hotmail.com>>; Michael Cornell; dipperw@gmail.com<<mailto:dipperw@gmail.com>>; jennyzchu@yahoo.com<<mailto:jennyzchu@yahoo.com>>; Kathy Chavers; KENNY KAN; liudf@jhu.edu<<mailto:liudf@jhu.edu>>; zhang_liyan@yahoo.com<mailto:zhang_liyan@yahoo.com>
Subject: Grace Drive Re-zoning Requests

Andrea,

Here is the link to the County's website and the information about the comprehensive re-zoning process:
http://cc.howardcountymd.gov/displayprimary.aspx?id=6442462308#Supporting_Documents

The Grace Drive requests the Board has been discussing are Amendment #'s: 35.01, 35.02, and 35.03. These properties are currently zoned R-ED. The Zoning Board (County Council) will hold a work session on these amendments (and others) on June 17 at 5 p.m. Directions for providing input are included on the website. The Zoning Board plans to vote on the legislation on July 25.

I have attached for your use the definitions of the allowable uses on properties zoned R-ED, POR, and PEC.

The 66 acre parcel owned by WRGrace that is immediately adjacent to River Hill residential properties on Quiet Night Ride is currently zoned PEC (as is the main Grace campus). We have learned that Grace has had this parcel for sale for approximately 5 years and has a potential buyer. This property is not part of the comprehensive re-zoning process.

As was discussed at the Village Board meeting on Monday evening, the Board is interested in pursuing covenants and restrictions with the property owners to ensure that future development along Grace Drive does not negatively impact the River Hill community, residential development under construction on Cedar Lane, and the Robinson Nature Center. The Board will be sending input to the Zoning Board in time for their June 17 work session letting them know that the

community does have concerns and is working with the property owners to obtain covenants and restrictions. To date, the uses that RHCA staff has recommended be excluded are:

7410 Grace Drive (Requesting POR)- At the May 6 meeting RHCA staff recommended that, at a minimum, the following uses be excluded in the POR zone:

- B1 – Adult Live entertainment establishments
- B3 – Ambulatory health care facilities
- B12 – Commercial communication antennas
- B13 – Commercial communication towers
- B14 – Concert halls
- B18 – Day treatment or care facilities
- B37a – Adult book or video stores, and
- C2 – Communication towers and antennas

Additional uses that RHCA staff recommended limiting are (June 10 meeting):

- B25 – Hotels, motels, conference centers and country inns B37c – Retail stores, limited to food stores, drug and cosmetic stores, convenience stores and specialty stores B37d – Restaurants, carryout, including incidental delivery services
- F2 – Communications Towers (Commercial)
- F4 – Utility Uses, Public

7400 and 7450 Grace Drive (Requesting PEC) – These properties are owned by Grace the PEC zoning is being requested to make all the Grace properties consistent. RHCA staff (June 10 meeting) has recommended the Board consider limiting the following uses:

- B1 - Ambulatory health care facilities
- B9 – Commercial communication antennas
- B10 – Commercial communication towers
- B13 – Day treatment or care facilities
- B20 – Hotels, motels, country inns and conference centers
- B21 – Housing Commission Housing Developments B35a – Adult book or video stores B35c – Convenience stores B35d - Drug and cosmetic stores B35e – Laundry and dry cleaning establishments B35f – Liquor stores B35h – Restaurants, carryout, including incidental delivery services B25i – Specialty stores
- F1 – Communication Towers (Commercial)
- F2 – Gasoline Service Stations
- F3 – Utility Uses, Public

The Village Board is interested in hearing from River Hill residents prior to finalizing its requests. The Board will meet next to discuss this matter on July 8. Therefore, your efforts to obtain feedback from your neighbors is appreciated. Certainly, as residents, you are also able to participate independently in the re-zoning process and make your concerns known.

I hope this is the information that you were looking for. Feel free to give me a call to discuss further.

Sincerely,

Susan M. Smith
River Hill Village Manager
410-531-1749
manager@villageofriverhill.org<mailto:manager@villageofriverhill.org>

"
"

Requested Zoning

Search Street:

GRACE DR

Property Information:

Amendment No.: 35.002

Current Zoning: R-ED

Requested Zoning: PEC

Tax Account ID.: 1405373093

Map: 35

Grid: 22

Parcel: 367

Lot: 2

Acres: 7.12

Address: 7450 GRACE DR

City/State/Zip: COLUMBIA, MD 21044

Owner:

Name: W R GRACE & CO-CONN

Email:

Phone:

Mailing Address: 7500 GRACE DR

City/State/Zip: COLUMBIA, MD 21044

Representative:

Name: Timothy F. Madden

Email: tmadden@mragta.com

Phone: 410-792-9792

Mailing Address: 14280 Park Center Drive

City/State/Zip: Laurel, Maryland 20707

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

[Handwritten/Typed Version]
Before filling out this form, please read the
Instructions section at the end of the form.

A. Property Information (Please print or type)

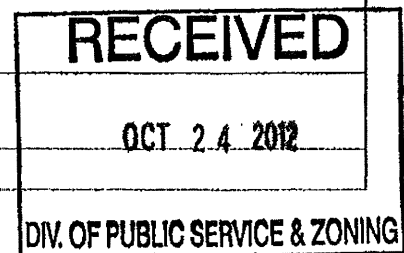
1	Address / Street (Only)	7450	GRACE DRIVE	
2	Tax Map Number	35	Grid: 22	
3	Parcel(s)	367		
4	Lot(s)	2		
5	Tax Account Data:	District	14	Account # 05373093

6	Size of Property:	Acres	7.12	Square feet	310,539
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7	The Property is currently zoned as:	R-ED
	I request that the Property be rezoned to:	PEC

B. Owner Information

8	Owner Name	W.R. GRACE
9	Mailing Street address or Post Office Box	7500 GRACE DRIVE
	City/State	COLUMBIA, MD
	ZIP code	21044
	Telephone (Main)	410-513-4118
	Telephone (Secondary)	617-799-2145
10	E-Mail	Nizam.Usta@grace.com



✓

C. Representative Information

11	Name	TIMOTHY F. MADDEN MORRIS & RITCHIE ASSOICATES, INC.
	Mailing street address or Post Office Box	14280 PARK CENTER DRIVE
	City, State	LAUREL, MD
	ZIP	20707
	Telephone (Main)	410-792-9792
	Telephone (Secondary)	410-598-6467
	E-Mail	tmadden@mragta.com
12	Association with owner	

D. Alternate Contact [If Any]

	Name	
	Telephone	
	E-Mail	

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

13	These properties were acquired by W.R. Grace in 1998. Formerly used for residential purposes, the residential structures were demolished after the change of ownership and W.R. Grace has held the properties ancillary to its existing campus.
	The entirety of the W.R. Grace Campus is zoned PEC and the extension of the zoning will allow for future comprehensive planning.
	The two lots are not used for residential purposes, nor are the immediately adjoining lots.
	The neighborhood has changed significantly since R-Ed zoning was put in place.

RECEIVED
 OCT 5 2015
 DIV. OF PLANNING & ZONING

F. List of Attachments/Exhibits

14	ZONING MAP

G. Signatures

15	Owner <i>William Hunt</i>	Owner (2)
	Date <i>10/19/12</i>	Date

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

16	Representative Signature
	Date

DPZ Use Only	Amendment No. <i>35.002</i>
Notes	

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

General Instructions	<p>This form was designed to be filled out by hand or by typing. There is also a form available for Microsoft Office Word 2007.</p> <p>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, do not include these instruction pages.</p>
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↓ 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: http://sdatcert3.resiusa.org/rp_rewrite/ , and search for Howard County properties. You can also visit the Zoning Service Counter at DPZ (see business hours below) and we can look up this information for you.
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 Account Identifier District - 02 Account Number - 218488
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 www.howardcountymd.gov/compzoning), 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. 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. If you have a lot of attachments, to save space, you may want to 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. If there are more than two property owners of record, "X" the box as

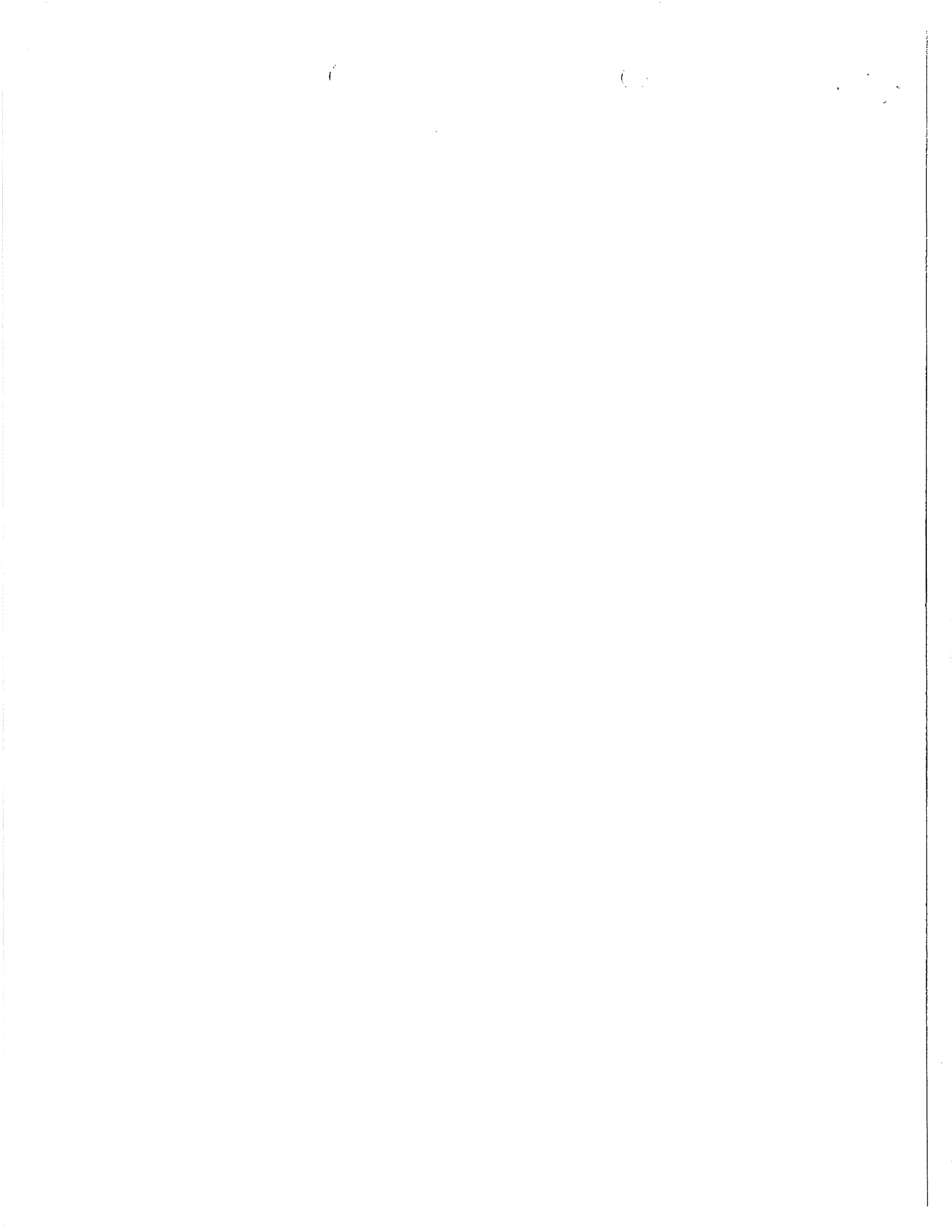
	indicated and provide an attached page with any additional names and signatures.
16	If applicable, the person listed as the representative in Section C. signs and dates here.

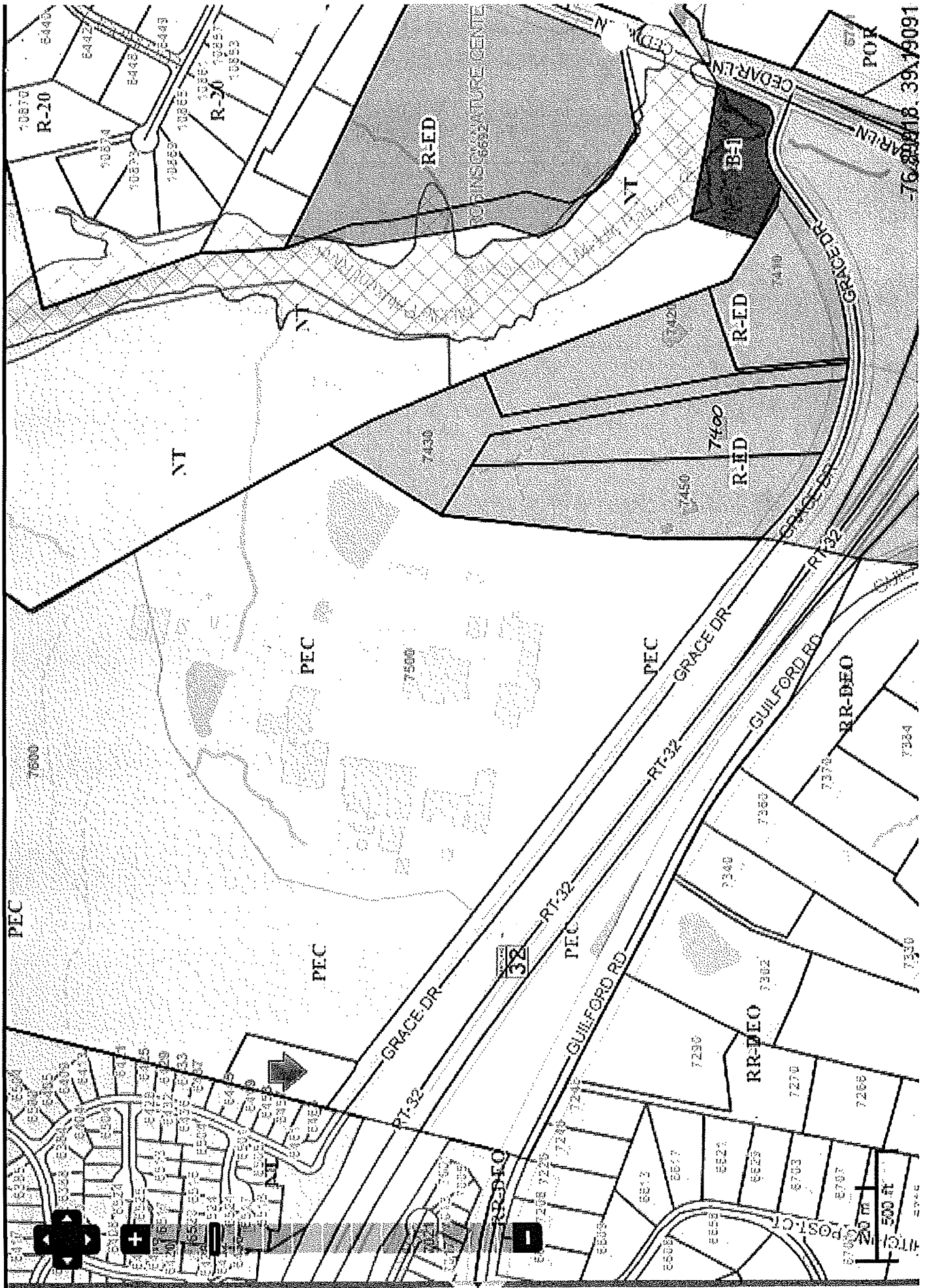
Deadline for Submission:	Forms must be submitted no later than 5:00 p.m. on December 14, 2012.
---------------------------------	--

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 it off at: Zoning Service Counter, 1st Floor Department of Planning and Zoning 3430 Court House Drive 8:00 a.m. to 5:00 p.m., Monday through Friday
	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".
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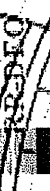
If You Have Any Questions	Principal contact in the Division of Public Service and Zoning Administration: Bob Lalush compzoning@howardcountymd.gov
	Secondary Contacts at same email address: Cindy Hamilton - Zan Koldewey - JJ Hartner
	Due to staff time constraints in conducting the Comprehensive Zoning process concurrently with the usual case load, <u>email is the preferred method of communication</u>. 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.





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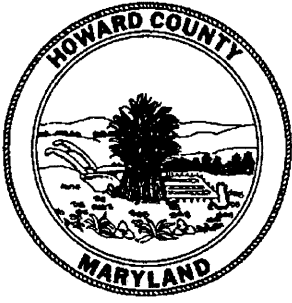
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Howard County Council

George Howard Building
3468 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

W R Grace & Company
7500 Grace Drive
Columbia, MD 21044

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.

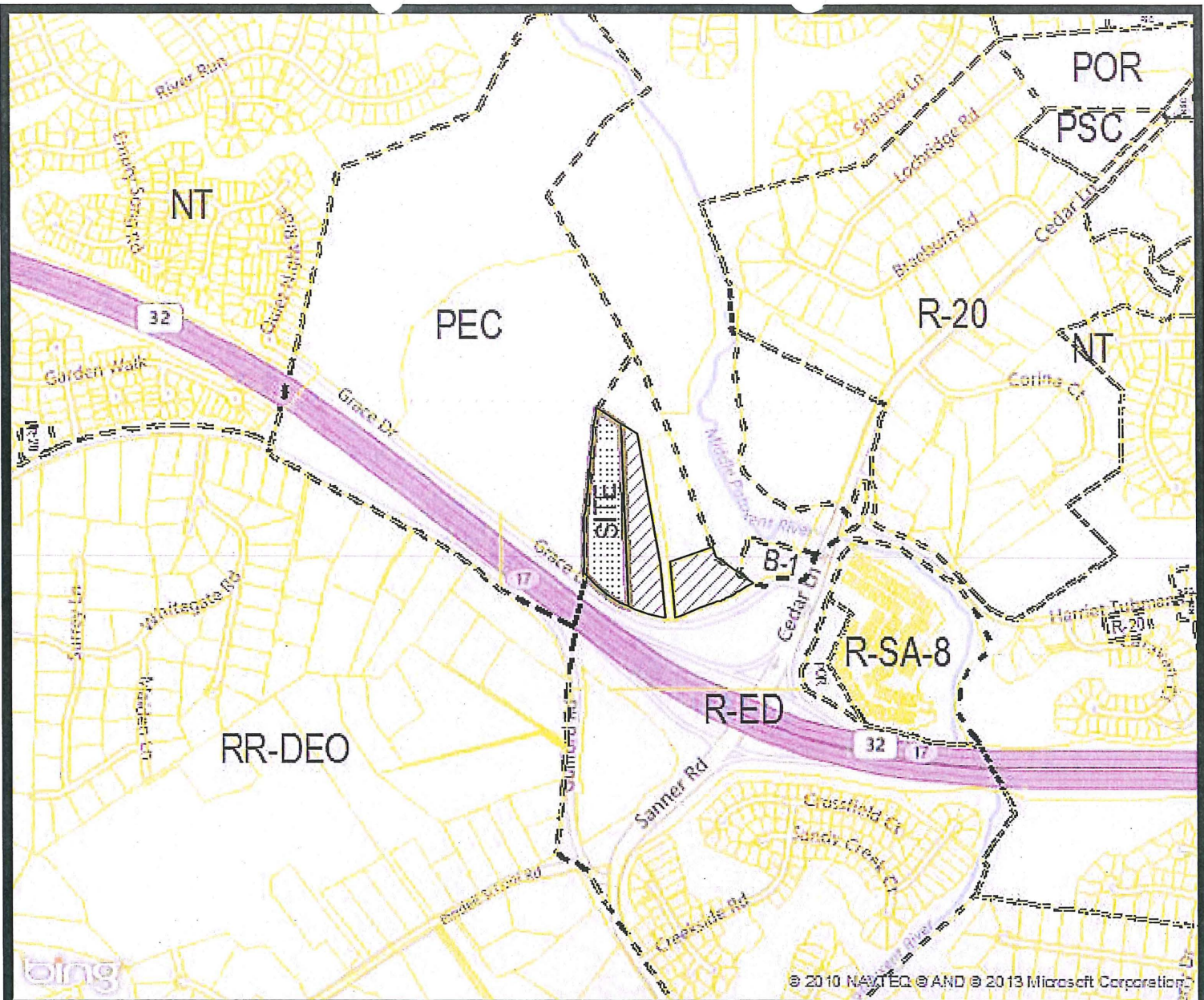
Very truly yours,

Stephen M. LeGendre
Administrator

(410) 313-2001

fax: (410) 313-3297
<http://cc.howardcountymd.gov>

tty: (410) 313-6401



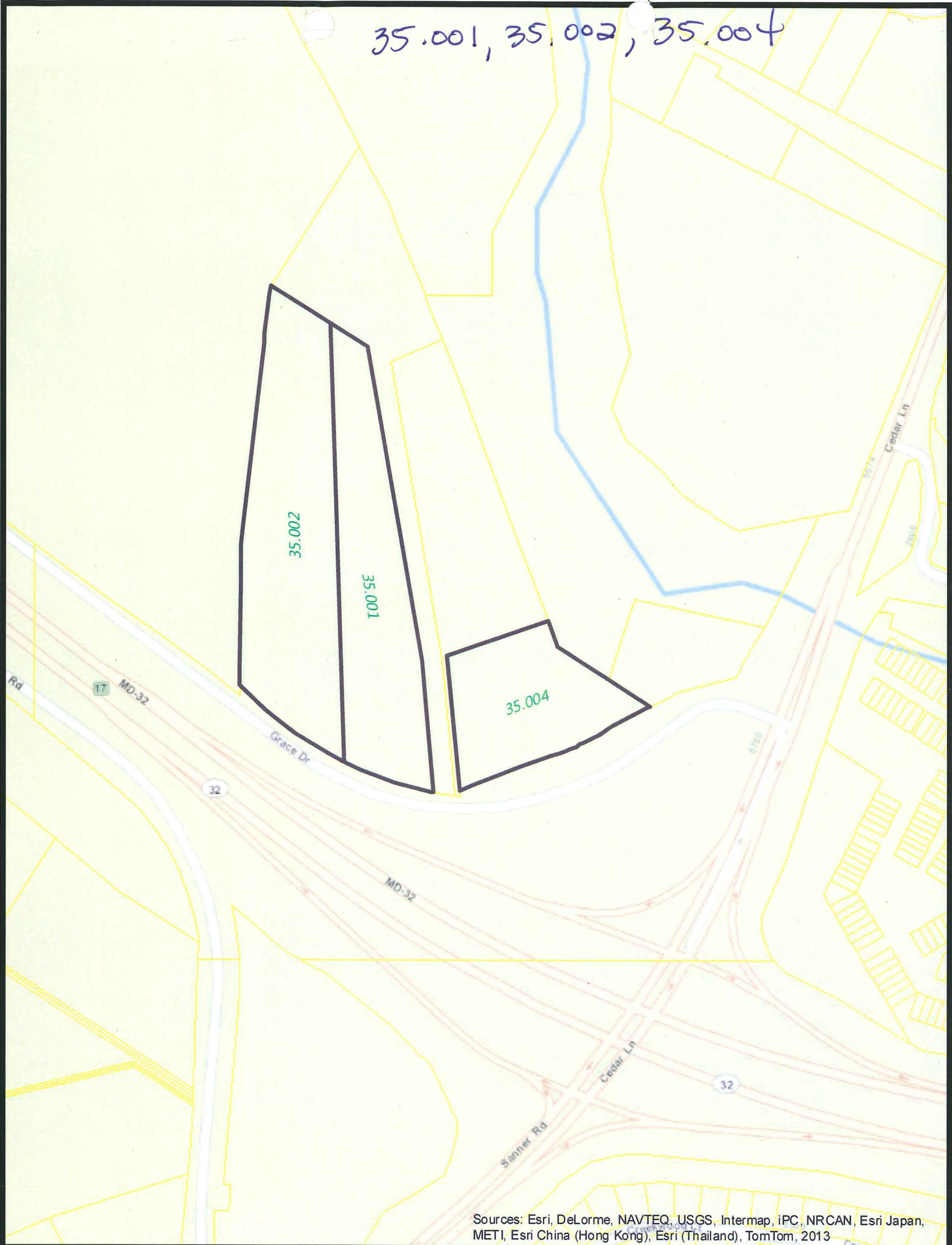
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	39	40	41	42	43	44
		45	46	47	48	
				50		



Zoning Map General Plan Amendment: 35.002 Tax ID: 1405373093
 Current Zoning: R-ED Council District: 4
 Tax Map: 35 Grid: 22 Parcel: 367 Lot: 2
 Address: 7450 GRACE DR

35.001, 35.002, 35.004



Regner, Robin

From: Watson, Courtney
Sent: Friday, June 14, 2013 10:26 AM
To: Susan M. Smith
Cc: Evamarie Lambright; Michael Cornell; dipperw@gmail.com; jennyzchu@yahoo.com; Kathy Chavers; Regner, Robin; KENNY KAN; liudf@jhu.edu; zhang_liyan@yahoo.com
Subject: RE: River Hill Community Association - Testimony on proposed zoning map amendments

Dear Ms. Smith,

Thank you for sharing the comments of the River Hill Village Board regarding comprehensive zoning proposals 35.001, 35.002, and 35.004. I appreciate hearing the perspective of the Board and will keep it in mind as we review the comprehensive zoning proposals before us.

For your information, here is the link to the Council's website with dates of hearings, work sessions and other details about comprehensive zoning: <http://cc.howardcountymd.gov/displayprimary.aspx?id=6442462308>

If you have any additional comments or need further information, please let me know.

Thank you.

Sincerely,
Courtney

Courtney Watson
Council Member
Howard County Council
410-313-3110
cwatson@howardcountymd.gov

From: Susan M. Smith [<mailto:manager@villageofriverhill.org>]
Sent: Thursday, June 13, 2013 3:56 PM
To: CouncilMail
Cc: Evamarie Lambright; Michael Cornell; dipperw@gmail.com; jennyzchu@yahoo.com; Kathy Chavers; KENNY KAN; liudf@jhu.edu; zhang_liyan@yahoo.com
Subject: River Hill Community Association - Testimony on proposed zoning map amendments

Dear Members of the County Council,

Please find attached the River Hill Village Board's testimony regarding the following map amendments: 35.001, 35.002, and 35.004.

We appreciate your consideration of this input.

Sincerely,

Susan M. Smith

Regner, Robin

From: Tolliver, Sheila
Sent: Monday, June 17, 2013 11:52 AM
To: Susan M. Smith
Cc: Regner, Robin
Subject: RE: River Hill Community Association - Testimony on proposed zoning map amendments

Thank you for your e-mail to Council members concerning comprehensive zoning proposals. The Council appreciates your interest and will consider your point of view.

Sheila Tolliver
Council Administrator
Howard County Council
410 313-2001

P.S.—State law requires certain disclosures be submitted by people who submit testimony on amendments under consideration in comprehensive zoning. You may wish to check the Council's website for additional information.

<http://cc.howardcountymd.gov/displayprimary.aspx?id=6442462308>

From: Susan M. Smith [<mailto:manager@villageofriverhill.org>]
Sent: Thursday, June 13, 2013 3:56 PM
To: CouncilMail
Cc: Evamarie Lambricht; Michael Cornell; dipperw@gmail.com; jennyzchu@yahoo.com; Kathy Chavers; KENNY KAN; liudf@jhu.edu; zhang_liyan@yahoo.com
Subject: River Hill Community Association - Testimony on proposed zoning map amendments

Dear Members of the County Council,

Please find attached the River Hill Village Board's testimony regarding the following map amendments: 35.001, 35.002, and 35.004.

We appreciate your consideration of this input.

Sincerely,

Susan M. Smith
River Hill Village Manager
6020 Daybreak Circle
Clarksville, MD 21029
410-531-1749

River Hill Village Manager
6020 Daybreak Circle
Clarksville, MD 21029
410-531-1749

ADJOINING PROPERTY OWNERS FOR 7410 GRACE DRIVE

W.R. Grace Company
7500 Grace Drive
Columbia, Maryland 21044-4098
(35.002)
(35.001)
(35.004)

Howard County Recreation & Parks
County Office Building
Ellicott City, Maryland 21043
(35.002)
(35.001)
(35.004)

Jeffrey J. Eng
Holly A. Gildersleeve Eng
7420 Grace Drive
Columbia, Maryland 21044-4004
(35.002)
(35.001)
(35.004)

Simpsonvill Mill, LLC
5100 Dorsey Hall Drive
Ellicott City, MD 21042-7870
(35.004)

"
"

Requested Zoning

Search Street:

GRACE DR

Property Information:

Amendment No.: 35.004

Current Zoning: R-ED

Requested Zoning: POR

Tax Account ID.: 1405355494

Map: 35

Grid: 22

Parcel: 86

Lot:

Acres: 3.83

Address: 7410 GRACE DR

City/State/Zip: COLUMBIA, MD 21045

Owner:

Name: CHESAPEAKE CONFERENCE ASSOCIATION

Email:

Phone:

Mailing Address: 6600 MARTIN RD

City/State/Zip: COLUMBIA, MD 21044

Representative:

Name: Talkin & Oh, LLP

Email: soh@talkin-oh.com

Phone: 410-964-0300

Mailing Address: 5100 Dorsey Hall Drive

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) 7410 Grace Drive
2 Tax Map Number 35 Grid 22
3 Parcel(s) 86
4 Lot(s) N/A
5 Tax Account Data: District 05 Account # 355494

6 Size of Property: Acres 3.8387 Square feet

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

B. Owner Information

8 Owner Name Chesapeake Conference Association of Seventh Day Adventists
9 Mailing street address 6600 Martin Road
or Post Office Box
City, State Columbia, Maryland
ZIP Code 21044
Telephone (Main)
Telephone (Secondary)
Fax
10 E-Mail

RECEIVED

DEC 12 2012

DIV. OF PUBLIC SERVICE & ZONING

C. Representative Information

11 Name Talkin & Oh, LLP
Mailing street address 5100 Dorsey Hall Drive
or Post Office Box
City, State Ellicott City, Maryland
ZIP 21042
Telephone (Main)

410-964-0300 (Sang Oh)

Water and Sewer Fee:	1000000000	3100000000	PWPW0000	432526		
DPW (50% of 3.5% of prelim construction)	1000000000	3000000000	00000000			
DPZ (50% of 3.5% of prelim construction)						
Other:						
TOTAL DUE				\$ 250.00		
WHITE PRINT						
No. of Sets	No. of Originals	Original Title – Plat No. – Plan No.		Size	Material Type	
ACCOUNT NO: <input type="checkbox"/> 1000-3000000000-PWPW000000000000-432800				Total Due	\$ _____	

Maryland Department of Assessments and Taxation Real Property Data Search (v3.1A) HOWARD COUNTY	Go Back View Map New Search GroundRent Redemption GroundRent Registration
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Account Identifier: District - 05 Account Number - 385504

Owner Information

Owner Name:	W R GRACE & CO-CONN	Use:	RESIDENTIAL
Mailing Address:	7500 GRACE DR COLUMBIA MD 21044-4009	Principal Residence:	NO
		Deed Reference:	1) /04799/ 00044 2)

Location & Structure Information

Premises Address	Legal Description
7440 GRACE DR COLUMBIA 21044-0000	P/O LOT 1 5.772 A 7440 GRACE DR ROBERT E WOODALL

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0035	0022	0367		0000			1	2	Plat Ref:

Special Tax Areas	Town	NONE
	Ad Valorem	104
	Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
		5.7700 AC	

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2011	Phase-in Assessments	
			As Of 07/01/2012	As Of 07/01/2013
Land	721,200	577,000		
Improvements:	0	0		
Total:	721,200	577,000	577,000	577,000
Preferential Land:	0			0

Transfer Information

Seller:	DAVIS JOHN C	Date:	06/29/1999	Price:	\$1,800,000
Type:	ARMS LENGTH MULTIPLE	Deed1:	/04799/ 00044	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
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Maryland Department of Assessments and Taxation Real Property Data Search (v3.1A) HOWARD COUNTY	Go Back
	View Map
	New Search
	GroundRent
	Redemption
	GroundRent Registration

Account Identifier: District - 05 Account Number - 347173

Owner Information

Owner Name:	ENG JEFFREY J ENG HOLLY A GILDERSLEEVE	Use:	RESIDENTIAL
Mailing Address:	7420 GRACE DR COLUMBIA MD 21044-4004	Principal Residence:	YES
		Deed Reference:	1) /02318/ 00032 2)

Location & Structure Information

Premises Address	Legal Description
7420 GRACE DR COLUMBIA 21044-0000	5,181 A 7420 GRACE DR SIMPSONVILLE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
0035	0022	0085		0000				2	

Special Tax Areas	Town	NONE
	Ad Valorem	100
	Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1993	3,817 SF	5,2100 AC	

Stories	Basement	Type	Exterior
1.300000	YES	STANDARD UNIT FRAME	

Value Information

	Base Value	Value		Phase-in Assessments	
		As Of	As Of	As Of	As Of
Land	488,430	01/01/2011	390,700	07/01/2012	07/01/2013
Improvements:	509,830		352,200		
Total:	998,260		742,900	742,900	742,900
Preferential Land:	0				0

Transfer Information

Seller:	FURNESS ROBYN C	Date:	05/02/1991	Price:	\$135,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/02318/ 00032	Deed2:	
Seller:	CRAWFORD LOUISE	Date:	02/25/1986	Price:	\$55,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/01571/ 00005	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:	NONE
Exempt Class:			

Homestead Application Information

Homestead Application Status: Approved 04/22/2008

Maryland Department of Assessments and Taxation Real Property Data Search (v3.1A) HOWARD COUNTY	Go Back View Map New Search GroundRent Redemption GroundRent Registration
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Account Identifier: District - 15 Account Number - 129735

Owner Information

Owner Name:	HOWARD COUNTY MARYLAND	Use:	EXEMPT
Mailing Address:	3430 COURT HOUSE DR ELLCOTT CITY MD 21043-4300	Principal Residence:	NO
		Deed Reference:	1) /04718/ 00076 2)

Location & Structure Information

Premises Address	Legal Description
NW CEDAR LN COLUMBIA 21044-0000	LOT 45 67.2682 A OPS CEDAR LN VHR S3 AR 14 RSB LT 44

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	19714
0035	0016	0412		0000			45	I		

Special Tax Areas	Town	NONE
	Ad Valorem	102
	Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
		67.2600 AC	000000

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value		Phase-in Assessments	
		As Of	As Of	As Of	As Of
Land	235,400	01/01/2010	235,400	07/01/2012	07/01/2013
Improvements:	0		0		
Total:	235,400		235,400	235,400	
Preferential Land:	0				

Transfer Information

Seller:	HOWARD RESEARCH & DEV CORP	Date:	04/29/1999	Price:	\$0
Type:	ARMS LENGTH MULTIPLE	Deed1:	/04718/ 00076	Deed2:	
Seller:	HOWARD RESEARCH DEVELOP CORP THE	Date:	03/18/1999	Price:	\$235,000
Type:	NON-ARMS LENGTH OTHER	Deed1:	/04118/ 00016	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	420	235,400.00	
State	420	235,400.00	
Municipal	420	0.00	

Tax Exempt:		Special Tax Recapture:	NONE
Exempt Class:	PARKS AND RECREATION		

Homestead Application Information

Homestead Application Status: No Application

Maryland Department of Assessments and Taxation Real Property Data Search (v3.1A) HOWARD COUNTY	Go Back View Map New Search GroundRent Redemption GroundRent Registration
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Account Identifier: District - 05 Account Number - 359899

Owner Information

Owner Name:	SIMPSONVILL MILL LLC	Use:	COMMERCIAL
Mailing Address:	5100 DORSEY HALL DR ELLICOTT CITY MD 21042-7870	Principal Residence:	NO
		Deed Reference:	1) /10421/ 00264 2)

Location & Structure Information

Premises Address	Legal Description
7300 GRACE DR COLUMBIA 21044-0000	2.115 A 7300 GRACE DR COLUMBIA

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
0035	0022	0081		0000				2	

Special Tax Areas	Town	NONE
	Ad Valorem	104
	Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1999	16000	2.1100 AC	

Stories	Basement	Type	Exterior
		OFFICE BUILDING	

Value Information

	Base Value	Value		Phase-in Assessments	
		As Of	As Of	As Of	As Of
Land	459,500	01/01/2011	459,500	07/01/2012	07/01/2013
Improvements:	1,974,600		1,460,500		
Total:	2,434,100		1,920,000	1,920,000	1,920,000
Preferential Land:	0				0

Transfer Information

Seller:	GRACE PROPERTY LLC	Date:	12/18/2006	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/10421/ 00264	Deed2:	
Seller:	POPP RAYMOND H	Date:	07/29/1996	Price:	\$150,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/03778/ 00584	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

Exemption Information

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

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

Homestead Application Status:	No Application
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Howard County Council

George Howard Building
3470 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

Chesapeake Conference Association
6600 Martin Road
Columbia, MD 21044

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.

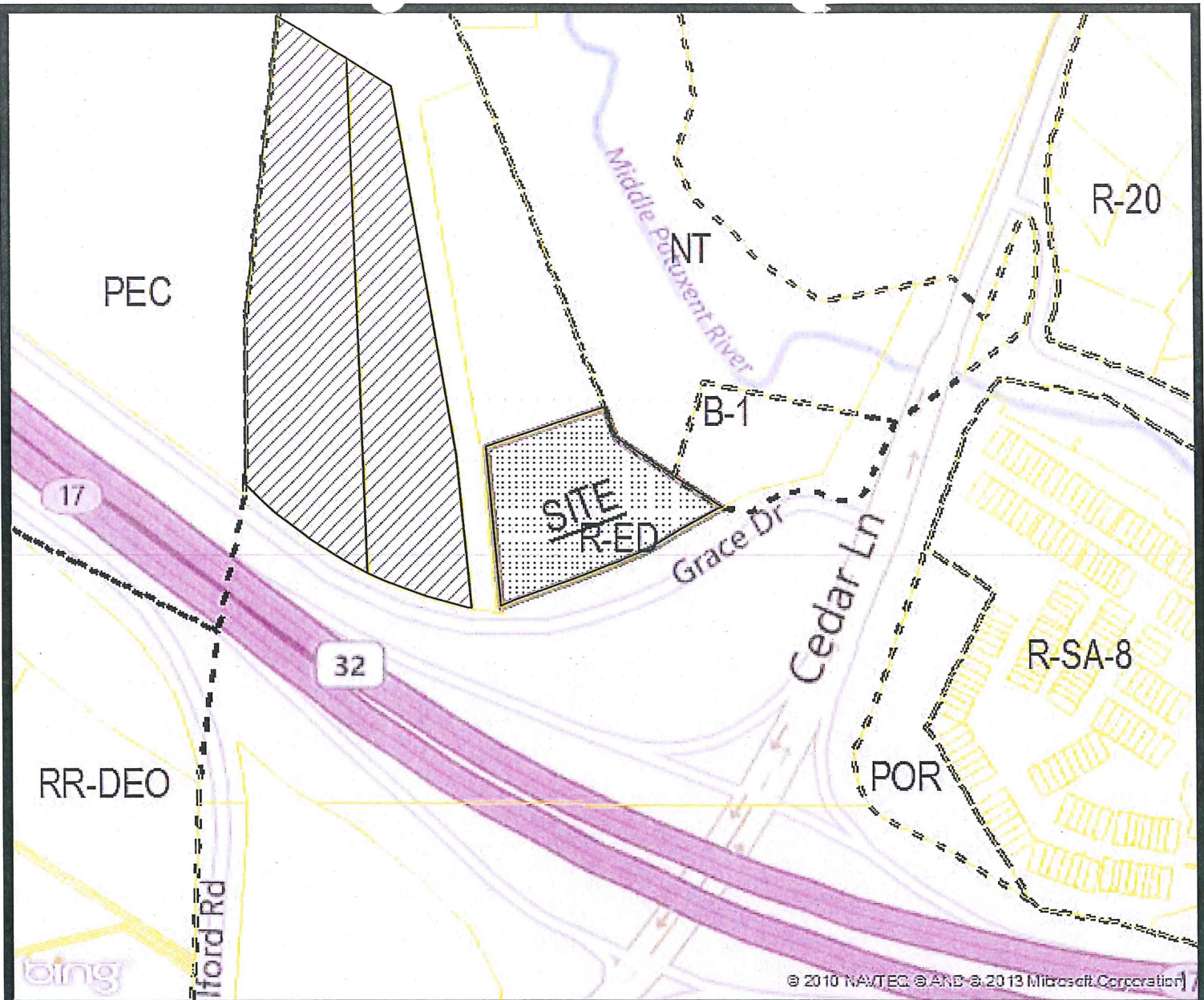
Please be advised that on March 7, 2013, the Howard County Ethics Commission determined that the Zoning Map Request Form needs to be accompanied by certain affidavits and disclosures. The Commission also determined that the Zoning Regulation Amendment Form needs to be accompanied by certain affidavits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



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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: **35.004** Tax ID: **1405355494**
 Current Zoning: **R-ED** Council District: **4**
 Tax Map: **35** Grid: **22** Parcel: **86** Lot: **N/A**
 Address: **7410 GRACE DR**