

**ADJOINING PROPERTY OWNERS FOR 8034 HARRIETT TUBMAN LANE**

Mary Myers  
P.O. Box 146  
Simpsonville, MD 21150-0146  
(35.005)

Harriett Kelly  
P.O. Box 126  
Simpsonville, MD 21150-0126  
(35.005)

W.L. & Rosalind Scott  
8032 Harriett Tubman Lane  
Columbia, MD 21044  
(35.005)

Temple Beth Shalom of Howard County  
8070 Harriett Tubman Lane  
Columbia, MD 21044-4015  
(35.005)

Howard County Recreation & Parks  
County Office Building  
Ellicott City, Maryland 21043  
(35.002) (35.001)  
(35.004)(35.005)

"  
"

## Requested Zoning

**Search Street:**

HARRIET TUBMAN LN

**Property Information:**

Amendment No.: 35.005

Current Zoning: R-20

Requested Zoning: R-SA-8

Tax Account ID.: 1405347203

Map: 35

Grid: 24

Parcel: 153

Lot:

Acres: 3

Address: 8034 HARRIET TUBMAN LN

City/State/Zip: SIMPSONVILLE, MD 21150

**Owner:**

Name: BS LAND ACQUISITION LLC

Email: rtalkin@talkin-oh.com

Phone: 410-964-0300

Mailing Address: 5100 DORSEY HALL DR

City/State/Zip: ELLICOTT CITY, MD 21042

**Representative:**

Name: Talkin & Oh, LLP

Email: rtalkin@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

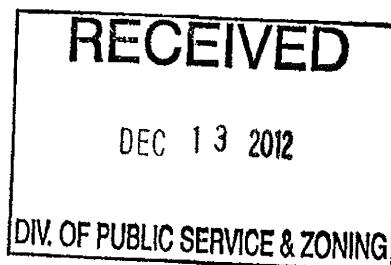
## Howard County Comprehensive Zoning Plan Department of Planning and Zoning

[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) 8034 Harriet<sup>k</sup>Tubman Lane  
2 Tax Map Number 35 / Grid 24 /  
3 Parcel(s) 153 /  
4 Lot(s) N/A  
5 Tax Account Data: District 05 / Account # 347203 /  
6 Size of Property: Acres 3.005 / Square feet

7 The Property is currently zoned: R-20  
I request that the Property be rezoned to: R-SA-8



### B. Owner Information

8 Owner Name BS Land Acquisition, LLC  
9 Mailing street address or Post Office Box 5100 Dorsey Hall Drive  
City, State Ellicott City, Maryland  
ZIP Code 21042  
Telephone (Main)  
Telephone (Secondary)  
Fax 410-964-0300  
10 E-Mail

410-964-0300 (Richard Talkin)

rtalkin@talkin-oh.com

### C. Representative Information

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

410-964-0300 (Richard Talkin)

**C. Representative Information**

Telephone (Secondary)

Fax 410-964-2008

E-Mail

rtalkin@talkin-oh.com

12 Association with Owner Attorneys

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

Name

Telephone

E-Mail

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

13 In BA Case No. 07-008C, upon a petition by BS Land Acquisition, LLC and Temple Beth Shalom, the subject Property was approved for a conditional use to construct 20 age-restricted, adult multi-plex dwellings and a parking lot for Beth Shalom. The Petitioner diligently processed a site development plan (SDP-08-083) for the age-restricted units, receiving technically complete status on March 26, 2009.

Since that time, however, the Petitioner has been unable to develop the Property and initiate construction of either the age-restricted housing or the parking lot.

See attached Continuation Sheet.

**F. List of Attachments/Exhibits**

14 1. Continuation Sheet. 2. Map of the Property from the County's website. 3. Conditional Use Decision and Order. 4. Conditional Use extension approval

**G. Signatures**

15 Owner Richard Talkin Owner (2)

*Richard Talkin*

Date 12/10/12

Date

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

16 Representative Signature *Richard Talkin*

Date 12/10/12

DPZ Use Only	Amendment No. 35.005
Notes	

*QC 2/12/14*

## Continuation Sheet

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

- 13 In BA Case No. 07-008C, upon a petition by BS Land Acquisition, LLC and Temple Beth Shalom, the subject Property was approved for a conditional use to construct 20 age-restricted, adult multi-plex dwellings and a parking lot for Beth Shalom. The Petitioner diligently processed a site development plan (SDP-08-083) for the age-restricted units, receiving technically complete status on March 26, 2009.

Since that time, however, the Petitioner has been unable to develop the Property and initiate construction of either the age-restricted housing or the parking lot. The Petitioner has filed numerous waiver petitions with the Department of Planning and Zoning due to the current economic climate, which have been granted to the present. Additionally, the Petitioner has been granted two extensions by the Howard County Hearing Authority to prevent the Petitioner's conditional use approval from lapsing.

Under the Zoning Regulations, however, the Petitioner is not likely to receive a third extension from the Hearing Authority. The Petitioner has until June 8, 2015 to obtain a building permit and an additional year to complete substantial construction of the multi-plex units. It is highly unlikely that the economy will recover sufficiently by that time to enable the Petitioner to secure senior purchasers or to obtain the financing necessary to construct the age-restricted dwelling units and to prevent its conditional use approval from lapsing.

When the conditional use was approved in 2007, the senior housing market was prosperous due to the strength of the economy, the strong resale market for existing homes, apparently safe returns on retirement investments, and an overall belief that these trends would continue into the foreseeable future. It was anticipated at that time that construction of age-restricted multi-plex dwellings on the Property would be a viable development option for the Property.

By the time of approval of the site development plan, however, the economy had entered into the recession. The market for age-restricted adult housing did not remain strong, as was anticipated, but instead plummeted. Many reasons exist for this fact, but most revolve around the reversal of the factors that led to the senior housing boom. The strength of the economy is still much weaker now than in 2007. Retirement investments that once seemed safe generally lost large percentages of their value. The recession also removed any confidence in the continuation of the positive economic trends that marked the beginning of the 2000's.

Adding to this lack of demand in age-restricted housing is the fact that supply has increased, as age-restricted housing development has continued in the County. There were 234 age-restricted housing units built in 2011. As of December 31, 2011, 669 age-restricted units were in the planning process but not yet constructed, excluding those approved in BA Case No. 07-008. DEVELOPMENT MONITORING SYSTEM REPORT HOWARD COUNTY, MARYLAND, May 2012, p. 4. Given the high number of units currently available and projected, and the effects of the economy on sales, the construction of age-restricted adult housing units on the Property remains unviable. Furthermore, while most age-restricted units are presently unmarketable, multi-plex units are particularly so, as evidenced by the fact that no age-restricted multi-plex developments have occurred in the County.

A rezoning of the Property to the R-SA-8 district would ensure that the Property could be appropriately developed. The Property has an approved site development plan for 20 dwelling units, and a rezoning to the R-SA-8 district would only permit an additional four dwelling units on the

Property. The Property is well located for a townhome development, with numerous community facilities in close proximity. The Property is adjacent to the Beth Shalom Congregation and also adjoins a large, open space New Town parcel, a portion of which is currently used by the Columbia Association for garden planting.

The proposed rezoning would not affect surrounding properties any differently than would development of the approved age-restricted multi-plex units. The Petitioner seeks only to be permitted to best utilize the Property in an appropriate manner and to construct a marketable development. Furthermore, it will facilitate the construction of the much needed parking lot addition for Beth Shalom Congregation, thereby removing some of the on-street parking that now takes place during religious services.

The proposed rezoning is also consistent with PlanHoward 2030, which recognizes the need for the County to provide a diverse mix of housing opportunities. PlanHoward 2030 provides that housing experts believe that over the next 20 years, more than 60 percent of new housing demand will be for multifamily dwelling units. This projected trend is due both to an increasing ratio of smaller households and to the financial inability of many residents to afford single-family housing. PlanHoward 2030, p. 140.

Between 1990 and 2010, the number of residents living alone increased by 75 percent. "[T]he single-family detached house is no longer preferred by many households. Smaller-sized housing will be in greater demand in the future. The data shows a demographic shift that aligns well with the decreasing availability of land for the traditional single-family detached home and the increased emphasis on planning for more compact higher-density residential development. From this perspective . . . townhome developments will be a greater portion of new homes built in the County in the future." PlanHoward 2030, pp. 140-42.

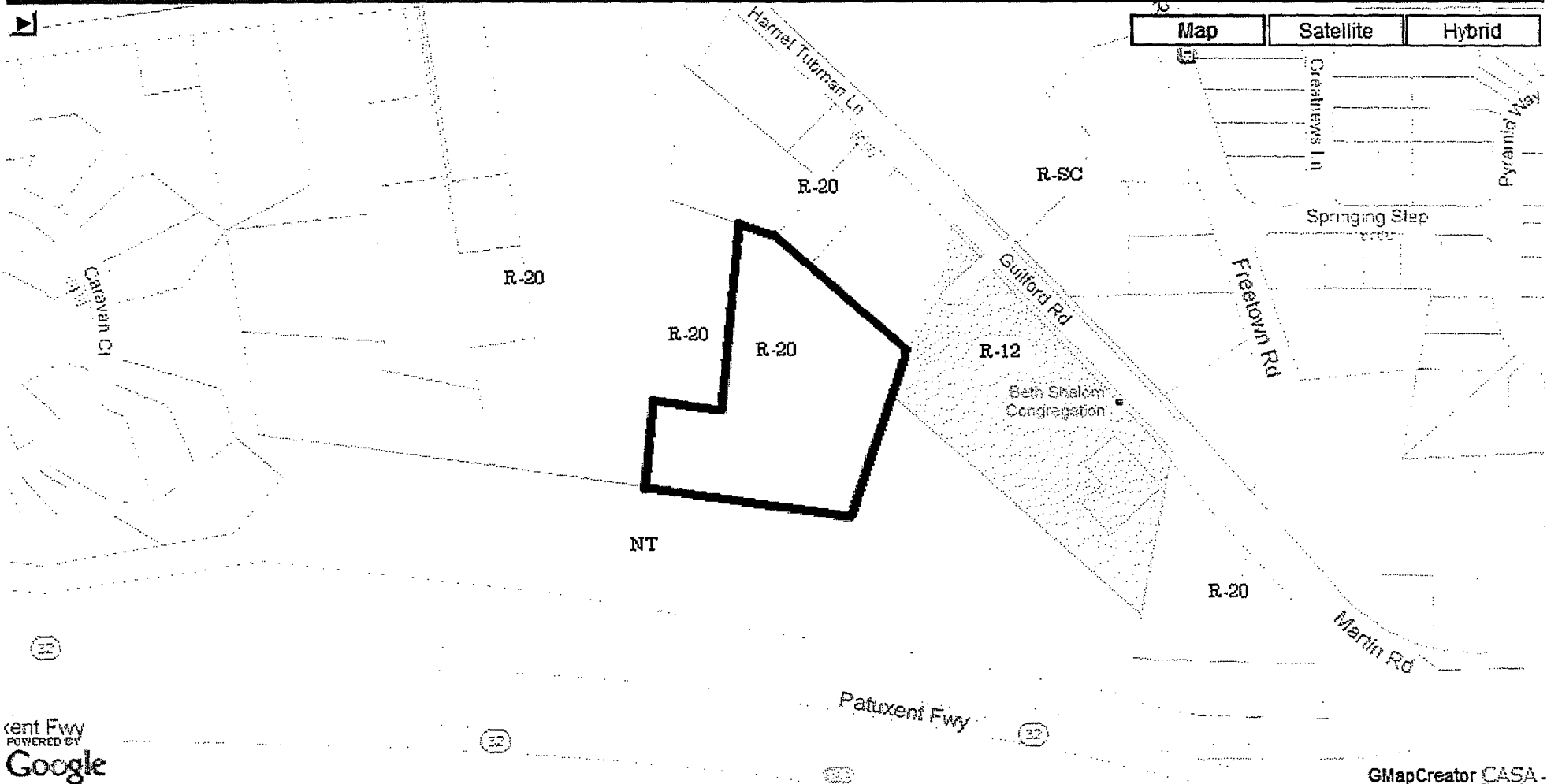
PlanHoward 2030 also calls for the provision of affordable housing opportunities for low and moderate income residents. PlanHoward 2030, pp. 142-44. The Zoning Regulations require that a development in the R-SA-8 district provide at least 10 percent of its dwelling units as moderate income housing units.

The County's demographic shift was also noted in a recent Market Analysis and Strategic Implementation Analysis of the Route 1 and Snowden River Corridors by Robert Charles Lesser & Co. commissioned by the County (the "RCLCO Study"). The RCLCO Study found that "the true demand for multifamily units is indeed much higher than historical permitting trends and that there is likely 2X or more demand for multifamily units in the County overall based on the increase in 1- and 2-person households as the primary drivers of housing demand in addition to increased acceptance of and desire for high density housing product types." RCLCO Study, p. 7. The RCLCO Study also recommended that, to reduce residential development pressure on the Route 1 Corridor and to satisfy County demand, "Where feasible, in areas west of I-95, and to further serve the market now being served in the Route 1 corridor, the County should seek opportunities for more housing, especially multi-family housing." RCLCO Study, p. 18.

In order to ensure that the housing demands of the County's shifting demographics are met, suitable locations for affordable, multi-family dwellings should not be passed over. The subject Property is one such location. Given its existing conditional use approval, and the fact that the requested rezoning will not substantially increase the permitted density of the Property, these PlanHoward 2030 goals can be met at the Property without adversely affecting vicinal properties.

# Howard County, MARYLAND

Street View | Help



IN THE MATTER OF	:	BEFORE THE
BS LAND ACQUISITION, LLC	:	HOWARD COUNTY
AND	:	
TEMPLE BETH SHALOM OF	:	BOARD OF APPEALS
HOWARD COUNTY, INC.	:	HEARING EXAMINER
	:	
Petitioners	:	BA Case No. 07-008C

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**DECISION AND ORDER**

On May 21, 2007, the undersigned, serving as the Howard County Board of Appeals Hearing Examiner, and in accordance with the Hearing Examiner Rules of Procedure, heard the petition of BS Land Acquisition, LLC and Temple Beth Shalom of Howard County, Inc. ("the Petitioners"), for a conditional use to: (1) construct age-restricted, adult multi-plex dwellings in R-12 and R-20 zoning districts ( Residential: Single), pursuant to Section 131.N.1.b. of the Howard County Zoning Regulations (the "Zoning Regulations"), and (2) expand a previously approved conditional use for a religious facility and private religious school by adding to add 62 additional parking spaces as an accessory use in an R-12 (Residential: Single) zoning district, pursuant to Section 131.N.39.

The Petitioners certified that notice of the hearing was advertised and that the subject property was posted as required by the Howard County Code. I viewed the subject property as required by the Hearing Examiner Rules of Procedure.

Richard Talkin, Esquire, represented the Petitioners. Robert Vogel, Ronald Meliker, Susan Grossman, and Yale Stenzler testified in support of the petition. No one appeared in opposition to the petition.



FINDINGS OF FACT

Based upon the preponderance of evidence presented at the hearing, I find the following facts:

1. The subject properties, 8034 and 8070 Harriet Tubman Lane (the "Site"), are located in the 5th Election District on the south side of Harriet Tubman Lane approximately 200 feet northwest of Freetown Road. The Property is referenced on Tax Map 35, Grid 24, Parcel 153, and part of Parcel 256.
2. The Site is an irregularly shaped, Conditional Use area comprising Parcel 153 and the front, rectangular portion of Parcel 256, including the parking lot. In area, the Site occupies five acres. The two requested conditional uses will be located primarily on a section of Parcel 153, which apparently is a pipe-stem lot. The interior of Parcel 153 is generally open and its perimeter is wooded. It is improved with a one-story, single-family frame detached dwelling in the eastern section. The dwelling is accessed by a driveway running between the adjacent northwestern parcels fronting on Harriet Tubman Lane. The Parcel 256 portion of the Site is improved by a paved parking lot for the adjoining religious facility, the landscape buffer along the parcel's road frontage, and a driveway.
3. Parcel 256 Zoning History: A special exception for a religious facility (BA 91-04E) was granted to Temple Beth Shalom on June 4, 1991, with conditions. A special exception to expand a religious facility and for a private religious school was granted to Temple Beth Shalom (BA 93-40E) on January 25, 1994, with conditions. Finally, a conditional use to expand a structure used primarily for religious activities was granted to Temple Beth Shalom of Howard County

(BA 05-001C) on July 18, 2005, with conditions. (The BA 05-001C approved expansion was not constructed, apparently.)

4. Vicinal properties. To the north and across Harriet Tubman Lane is Parcel 292, which is zoned R-SC (Residential: Single Cluster) and partially improved by the Board of Education Harriet Tubman Building. To its east are two, one-story single-family detached dwellings.

To the Site's southeast is the remainder of Parcel 256, which includes the masonry religious facility, a playground area, and other open areas. To the east and south of Parcel 153 is the NT-zoned Open Space Lot, a portion of which is used for a Parks and Recreation community gardens site. To the Site's west are wooded lots zoned R-20.

5. Roads. Harriet Tubman Lane has two travel lanes, a sixty-foot right-of-way, and it widens along Parcel 256's frontage to include an acceleration and deceleration lane at the entrance to the religious facility. The posted speed limit is 30 MPH. As of March 2004, the traffic volume on Harriet Tubman Lane was 904 ADT (average daily trips).

6. Parcel 153 is not in the Metropolitan District, but is within the 0 to 5 Year Service Area for water and sewer according to the Howard County Geographic Information System. The religious facility presumably has public water and sewer service. Policies Map 2000-2020 of the 2000 General Plan designates the Property as "Residential." Transportation Map 2000-2020 of the 2000 General Plan shows Harriet Tubman Lane as a major collector.

7. Adequate Public Facilities Ordinance. The petition is subject to the Adequate Public Facilities Ordinance. A site development plan for the proposed development must pass the test for adequate road facilities.

8. The Petitioners propose two conditional uses to be located primarily on Parcel 153. On that parcel's northern section, the Petitioners propose to expand a parking lot by 62 spaces for the existing religious facility's use. A new driveway would connect the new and existing parking areas. South of the proposed parking lot, the Petitioners propose five, two-story, age-restricted adult housing, multi-plex dwelling units ("the Multi-plex Use"), each with two condominium units, pursuant to Section 131.N.1.b. The net floor area of each building is 5,000 square feet. The two-bedroom units will be about 28 feet by 40 feet in size, according to the floor plans submitted with the petition. Seventeen of the twenty required Multi-plex Use parking spaces will be located next to the dwellings; presumably, the remaining three will be provided in the proposed parking lot to the north.

9. The Department of Planning and Zoning technical staff report ("The DPZ Report") states that from the driveway, vegetation at the road frontage to the northwest of Parcel 256 limits visibility. DPZ further states that if corrected, the sight distance would likely be about 500 feet, the same as the sight distance to the southeast.

10. Applicant's Exhibit 1, dated May 21, 2007, amends the original plan included as part of the petition to incorporate amenities and/or recreational uses in the proposed Multi-plex open space. Mr. Vogel testified that these amenities include a walkway/path meandering through the open space, a gazebo, and a seating area. Addressing the two open space areas on Parcel 256, Mr. Vogel explained they would provide landscaping and the religious facility would make use of the open space adjacent to it.

11. Mr. Vogel stated that the proposed Multi-plex Use is well situated, being small in size and character. The proposed Multi-plex-Use will be buffered from vicinal residential uses

because the dwelling will be clustered, located back from the road. He also stated the vicinal properties would also be buffered from the Multi-plex Use by wetlands, a stormwater management facility, and a Type C landscape buffer. He also stated that the proposed use would generate only a minimum increase in traffic. In response to a DPZ Report concern about dumpsters, he confirmed that the Multi-Plex Use would not have a refuse area because refuse would be privately collected.

12. Susan Grossman testified that the Multi-Plex Use would be available for all seniors of the community at a reasonable price and that the parking would provide much needed parking for the Hebrew school.

#### CONCLUSIONS OF LAW

Based upon the foregoing Findings of Fact, I conclude as follows:

##### I. General Criteria for Conditional Uses (Section 131.B)

1. General Plan. The Howard County General Plan designates the area in which the Property is located as a "Residential Area" land use. A parking lot and Multi-plex Use are presumptively considered compatible with residential area land use. The Petitioners' proposed uses, expanded parking space for an existing facility and a Multi-plex Use comply with all setback requirements. The Site is located along a major collector road. Accordingly, the nature and intensity of operation, the size of the Site in relation to the use, and the location of the Site with respect to streets giving access to the Site are such that the uses will be in harmony with the land uses and policies indicated in the General Plan for the district, in accordance with Section 131.B.1.a.

2. The parking lot expansion and the construction of a Multi-plex Use are relatively low intensity uses. The Multi-plex Use will be located to the rear of the Site and set back from the road and buffered from adjoining properties. The Site, inclusive of the parking lot and Multi-plex Use, is buffered from adjoining properties by distance, landscaping, and open space. The overall intensity of the proposed uses, in combination with the existing religious facility and a private religious school, are appropriate in light of the proposed buffers and setbacks. Consequently, the proposed uses are appropriate intensifications of use and scale, given the adequacy of the existing and proposed buffers and setbacks, in accordance with Section 131.B.1.b.

3. Adverse Effects. The Petitioners have met their burden of presenting sufficient evidence to establish this proposed use will not have adverse effects on vicinal properties beyond those ordinarily associated with an expanded parking lot in an R-12 zoning district and a Multi-plex Use<sup>1</sup> in R-12 and R-20 zoning districts. The proposed parking lot expansion and Multi-Plex Use will be buffered by landscaping, wetlands, and open space, and set back from vicinal properties and roadways. All parking requirements have been met and the proposed uses will be landscaped to provide any additional screening the Landscape Manual may require.

The Multi-plex Use will generate only a minimal increase in traffic and will utilize the existing religious facility's ingress and egress drive, which will likely provide adequate access with adequate sight distance. Because the parking lot expansion is intended to serve the existing religious facility, except for three spaces allocated to the Multi-plex Use, the additional traffic is anticipated to be minimal. The Multi-Plex Use will not generate inordinate noise or other effects

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<sup>1</sup> Technically, the Multi-plex Use cannot be compared to other such uses, since this is apparently the first application of the Age-Restricted Adult House, Multi-plex conditional use category. However, as the DILP Report states, the use will be similar to any single-family attached or apartment development.

and the parking lot expansion will be buffered. Any noise, odor, or light generated by the uses will be attenuated by distance and will not be greater than those ordinarily associated with such uses. The uses will therefore not generate excessive noise, dust, fumes, odors, lighting, vibrations, hazards or other physical conditions beyond those inherently associated with an expanded parking lot in an R-12 zoning district and a Multi-plex Use in an R-12 or R-20 zoning district, as required by Section 131.B.2.

The Multi-plex Use will be similar to a small-attached single-family or apartment development. It will have no adverse impact on the closest property to the Multi-plex Use, a public park used principally as a community garden during the growing season. The proposed parking lot expansion complies with all setbacks and buffers. The parking area and new driveway are properly located and screened from public roads and residential uses. No refuse area is proposed because refuse will be privately collected. The uses therefore will not hinder or discourage the development and use of adjacent land and structures more at the subject site that it would generally in the zones or applicable other zones.

The Site is served by adequate acceleration and deceleration lanes. Mr. Vogel testified that he viewed the sight distance along Harriet Tubman Lane and determined it was adequate, and that any sight distance issue would be resolved at the site development plan phase.

## II. Specific Criteria for Age-Restricted Adult Housing, Multi-Plex (Section 131.N.1.b.)

1. The Petitioners will provide a Type C buffer around the Multi-plex Use and Parcel 153's wooded perimeter will blend with the adjacent residential development near and along Harriet Tubman Lane. As demonstrated by the architectural elevations submitted with the petition, the project is compatible with this development in scale and size.

2. Because the proposed Multi-plex Use comprises four buildings on a five-acre site, it complies with the one Multi-plex Use dwelling unit building per acre criterion.

3. The net floor area of each Multi-plex Use building is 5,000 square feet.

4. The conditional use plan submitted with the petition indicates that 1.75 acres, 33 percent of the Site is designated open space. The DPZ Report contends that the .33 acres at the road frontage is some distance from the actual age-restricted housing. Applicants' Exhibit 1 is a revised plan intended to respond to these comments and shows walking paths, a gazebo, and seating area near the Multi-plex Use.

5. The proposed uses comply with all bulk regulations.

6. No accessory uses are proposed.

7. The petition includes a copy of a Declaration of Covenants (Harriet's Lane Condominium Declaration) establishing a fifty-five year and older resident age restriction and how the age restriction requirement will be implemented and maintained.

8. The petition includes a copy of the universal design guidelines for age-restricted adult housing.

**III. Specific Criteria for Accessory Parking to Structures Used Primarily for Religious Activities (Section 131.N.39.c)**

1. An arterial highway does not separate the proposed parking expansion.

2. A driveway will connect the expanded parking area on Parcel 153 to the principal use lot on Parcel 256 and a sidewalk bordering the parking and the Multi-plex Use runs along the driveway.





ORDER

Based upon the foregoing, it is this 8<sup>th</sup> day of June 2007, by the Howard County Board of Appeals Hearing Examiner, ORDERED:

That the petition of BS Land Acquisition, LLC and Temple Beth Shalom of Howard County, Inc. for a conditional use to construct age-restricted, adult multi-plex housing dwellings in an R-12 and R-20 district and to revise a previously approved conditional use for a religious facility and private religious school to add 62 additional parking spaces as an accessory use in an R-12 zoning district is hereby GRANTED;

Provided, however, that:

- (1). The conditional uses shall be conducted in conformance with and shall apply only to the uses described in the petition and depicted on the conditional use plan submitted on March 5, 2007, as amended May 21, 2007, and not to any other activities, uses, or structures on the Site.
- (2). The Petitioners shall comply with all applicable federal, state, and county laws and regulations.
- (3). The gazebo and seating area shall be at-grade and the walking path shall comply with federal, state, and local accessibility regulations or guidelines.
- (4). A clearly demarcated, safe and accessible, paved, no-step pedestrian path shall be provided from the end of the connecting driveway sidewalk to the religious facility.
- (5). The maximum height of the Multi-plex Use shall be 34 feet.

HOWARD COUNTY BOARD OF APPEALS  
HEARING EXAMINER

MICHELE L. LEFAIVRE  
Michele L. LeFavre

Date Mailed: 6/12/07

Notice: A person aggrieved by this decision may appeal it to the Howard County Board of Appeals within 30 days of the issuance of the decision. An appeal must be submitted to the Department of Planning and Zoning on a form provided by the Department. At the time the appeal petition is filed, the person filing the appeal must pay the appeal fees in accordance with the current schedule of fees. The appeal will be heard *de novo* by the Board. The person filing the appeal will bear the expense of providing notice and advertising the hearing.

IN THE MATTER OF \* BEFORE THE  
BS LAND ACQUISITION, LLC. and \* HOWARD COUNTY  
TEMPLE BETH SHALOM OF \*  
HOWARD COUNTY, Petitioners \* HEARING EXAMINER  
CASE NO. BA 07-008C \*

\*\*\*\*\*

ORDER

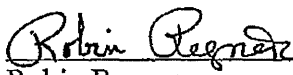
The Howard County Hearing Examiner considered a request received on March 21, 2012, from Richard B. Talkin, counsel for Temple Beth Shalom of Howard County, Petitioner in Board of Appeals Case No. 07-008C, for a second extension of the time period to obtain a building permit for the conditional use approval to construct age-restricted adult multi-plex dwellings and expand a previously approved conditional use for a religious facility and private religious school by adding 62 additional parking spaces, which conditional use was granted by the Board of Appeals in a Decision and Order dated June 8, 2007.

Prior to June 8, 2012, and in accordance with Section 131.I.3. of the Howard County Zoning Regulations, the Petitioner requested an extension of the time allowed to obtain a building permit and substantially complete all required improvements, which were approved as part of the conditional use approval.


Having read and considered the Petitioner's request, it is this 16<sup>th</sup> day of April, 2012, by the Howard County Hearing Examiner, ORDERED:

That the two (2) year time period for obtaining a building permit and the three (3) year time period for the completion of substantial construction of the conditional use, as required by Section 131.I.3. of the Howard County Zoning Regulations be, and the same is hereby EXTENDED until June 8, 2015 and June, 2016, respectively.

ATTEST:

  
Robin Regner  
Administrative Assistant

HOWARD COUNTY HEARING EXAMINER

  
Michele L. LeFaivre



# Howard County Council

George Howard Building  
3471 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

BS Land Acquisition, LLC  
5100 Dorsey Hall Drive  
Ellicott City, MD 21042

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.

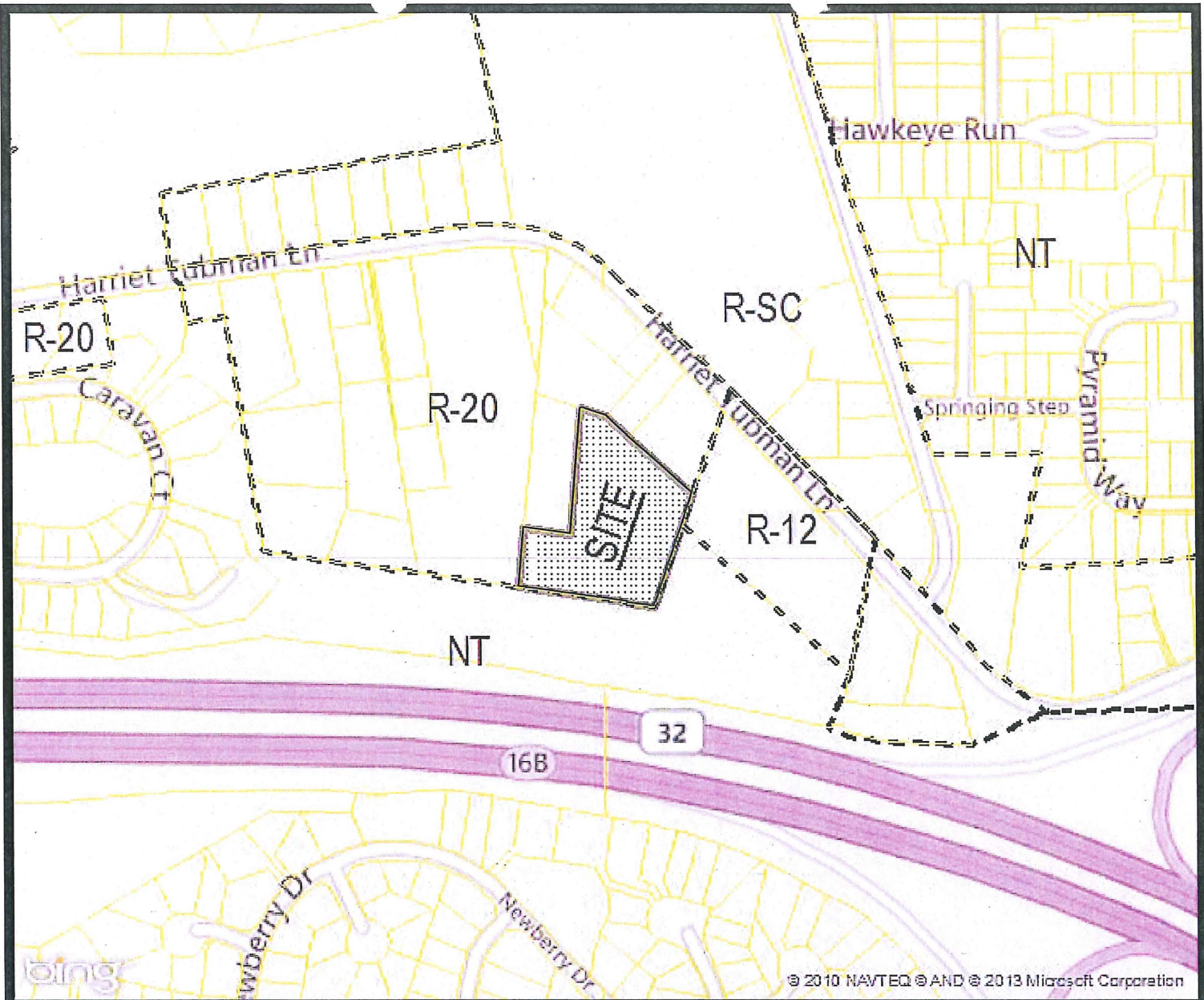
Please be advised that on March 7, 2013, the Howard County Ethics Commission determined that the Zoning Map Request Form needs to be accompanied by certain affidavits and disclosures. The Commission also determined that the Zoning Regulation Amendment Form needs to be accompanied by certain affidavits 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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				50		



Zoning Map General Plan Amendment: 35.005 Tax ID: 1405347203  
 Current Zoning: R-20 Council District: 4  
 Tax Map: 35 Grid: 24 Parcel: 153 Lot: N/A  
 Address: 8034 HARRIET TUBMAN LN