

Ben Bauman  
5791 Timberlee Road, Elkridge, MD 21075

I am **opposing** Amendment #38.001, at 7211 Montgomery Road, Elkridge, MD 21075. My property and the Elkridge Elementary and Middle school property adjoin 7211 Montgomery Road which has submitted to be rezoned from R-ED to R-A-15. My family and I are **opposed** to this rezoning. We fought and won against this same zoning change back in 2008 when the property owners were trying to prove that a mistake had been made in the prior comprehensive rezoning. They couldn't prove that a mistake was made. This property and surrounding properties were changed to R-ED during the 1985 CZP and maintained through the 1993 and 2004 CZPs. This reinforces the Department of Planning and Zoning's recognition of the high proportion of sensitive environmental resources associated with this area. These environmental resources have not all of a sudden disappeared?

We have a pond on our land that is about an acre in size. It has natural springs and drains to the Patapsco River which makes it an integral and active part of the watershed. There is a historical relevance to the pond as it was once part of the Belmont property and used as an iron ore quarry from 1750 – 1850. We also have an abundance of wildlife that live here and in the surrounding woods that are also part of the parcel in question. If the zoning was changed to RA-15 (higher density) it would severely change the sensitive environmental aspects of our land and the parcel in question. If this parcel in question were rezoned to RA-15 the natural setting would be greatly affected.

We have seen snapping turtles, bass, crappie, blue gill, geese, mallard ducks, wood ducks, blue herons, deer, fox, raccoons, rabbits, woodpeckers to name just a few on our property.

Please don't rezone this land it would be devastating to the neighborhood and the schools. The schools are over capacity as it is even with new schools being built. This land sits on Montgomery Road **not** on Rt. 1 and should **not be rezoned**.

Thank you,  
Ben Bauman  
5791 Timberlee Road  
Elkridge, MD 21075

OPPOSING: Amendment #38.001, Map 38, Grid 2  
Parcel 655, Acres 4.5

**ADJOINING PROPERTY OWNERS FOR 7211 MONTGOMERY ROAD**

LAWYERS HILL APARTMENT COMPANY  
216 SCHILLING CIR STE 300  
HUNT VALLEY MD 21031-8632

BOARD OF EDUCATION OF HOWARD CTY  
CLARKSVILLE MD 21029

BAUMAN BENJAMIN B  
BAUMAN LAURA L T/E  
5791 TIMBERLEE RD  
ELKRIDGE MD 21075-5228

CAGER LAWRENCE C JR  
PO BOX 1732  
BALTIMORE MD 21203-1732

GWENRIDGE LLC  
7310 ESQUIRE CT STE 14  
ELKRIDGE MD 21075-5440

CAGER EVELYN L/E  
7220 MONTGOMERY RD  
ELKRIDGE MD 21075-5417

"  
"

## Requested Zoning

**Search Street:**

MONTGOMERY RD

**Property Information:**

Amendment No.: 38.001

Current Zoning: R-ED

Requested Zoning: R-A-15

Tax Account ID.: 1401188828

Map: 38

Grid: 2

Parcel: 655

Lot:

Acres: 4.5

Address: 7211 MONTGOMERY RD

City/State/Zip: ELKRIDGE, MD 21075

**Owner:**

Name: MCMULLEN MICHAEL L & WIFE

Email:

Phone:

Mailing Address: 7211 MONTGOMERY RD

City/State/Zip: ELKRIDGE, MD 21075

**Representative:**

Name: Rose Ann Schuler

Email: roseschuler@yahoo.com

Phone: 410-840-9025

Mailing Address: 630 Wilmot Ridge Road

City/State/Zip: Westminster, Maryland 21157

**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)	7211	Montgomery Road
2	Tax Map Number	38	Grid 2
3	Parcel(s)	655	
4	Lot(s)		
5	Tax Account Data:	District 01	Account # 188828
6	Size of Property:	Acres 4.5	Square feet
7	The Property is currently zoned:	R-ED	
	I request that the Property be rezoned to:	R-A-15	

**B. Owner Information**

8	Owner Name	Betty J. McMullen Trustee
9	Mailing street address or Post Office Box	7211 Montgomery Road
	City, State	Elkridge, MD
	ZIP Code	21075
	Telephone (Main)	410 796-2591
	Telephone (Secondary)	
10	E-Mail	roseschuler@yahoo.com

**C. Representative Information**

11	Name	Rose Ann Schuler
	Mailing street address or Post Office Box	630 Wilmot Ridge Road
	City, State	Westminster, MD
	ZIP	21157
	Telephone (Main)	410 840-9025
	Telephone (Secondary)	
	E-Mail	roseschuler@yahoo.com
12	Association with Owner	daughter/designated representative

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

	Name	N/A
	Telephone	
	E-Mail	

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

13 I respectfully request that the current zoning on my property of R-ED be changed to a more appropriate zoning district of R-A-15. As I understand it, R-ED districting typically pertains to areas with "sensitive environmental and/or historic resources." Close examination of my property, I believe, will reveal that it does not meet the R-ED criteria.

Please see attached continuation.

**F. List of Attachments/Exhibits**

14	1. Explanation for request to re-zone

**G. Signatures**

15	Owner <i>Betty Jane Mc Mullon</i>	Owner (2)
	Date <i>10/30/12</i>	Date

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

16	Representative Signature <i>[Signature]</i>
	Date <i>10/30/12</i>

DPZ Use Only		Amendment No.	
Notes			

I respectfully request that the current zoning on my property of R-ED be changed to a more appropriate zoning district of R-A-15. As I understand it, R-ED districting typically pertains to areas with "sensitive environmental and/or historic resources." Close examination of my property, I believe, will reveal that it does not meet the R-ED criteria.

Additionally, R-A-15 zoning on my property would provide an excellent segue between the CAC-CLI zoning of Elkridge Crossing (my neighbors to the East and South), Elkridge Schools (my neighbors to the north), and Benny Bauman (my neighbor to the north and west.) Moreover, properties to the west and southwest across Montgomery Road (Lawyers Hill Apartments) were zoned R-A-15 back in 1993.

Please note that I have no immediate desire to change the current usage of my property and plan to remain living there as long as my health allows. The character of my neighborhood has significantly changed over the years. The addition of the schools and Elkridge Crossings have had both positive and negative effects on my land and my lifestyle. That said, an R-A-15 zoning would allow for the future growth of Elkridge by allowing a more dense housing usage (townhouses) on my property while protecting the expansion of commercial usage up the Montgomery Road corridor.

I thank you for your time and would appreciate your sincere consideration of this zoning change.



# Howard County Council

George Howard Building  
3489 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

Ms. Betty J. McMullen, Trustee  
7211 Montgomery Road  
Elkridge, MD 21075

Dear Ms. McMullen:

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."

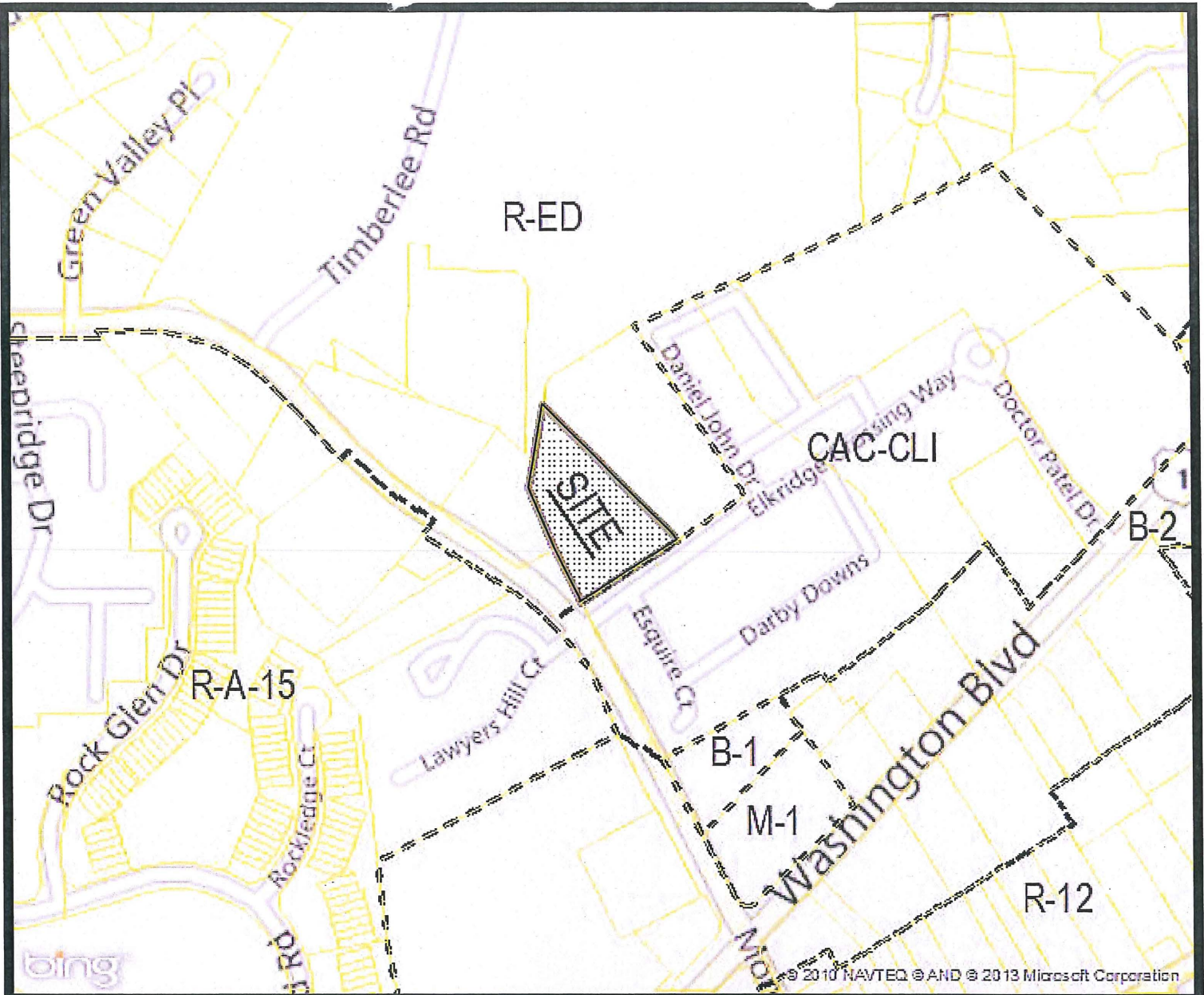
The Commission directed me to notify applicants of their obligation to file the affidavit and disclosure. The obligation is set forth in Md. Code Ann., St. Gov't, Sec. 15-849(b), which provides in part, "**the affidavit or disclosure shall be filed at least 30 calendar days prior to any consideration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

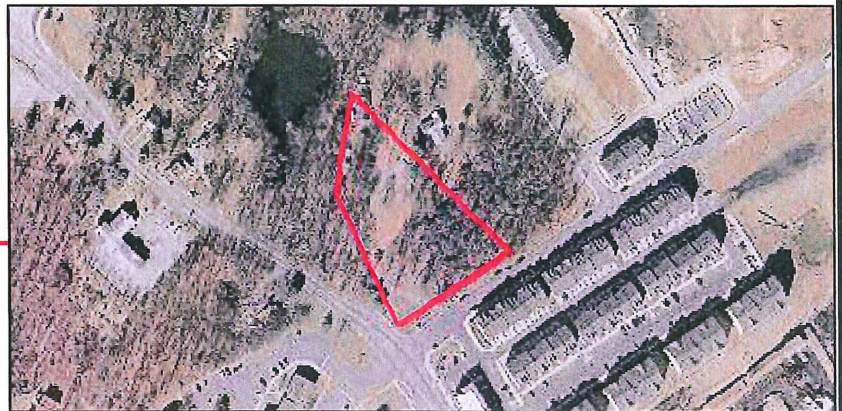
Very truly yours,

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: **38.001** Tax ID: **1401188828**  
 Current Zoning: **R-ED** Council District: **1**  
 Tax Map: **38** Grid: **2** Parcel: **655** Lot: **N/A**  
 Address: **7211 MONTGOMERY RD**