

ADJOINING PROPERTY OWNERS FOR 6767 WASHINGTON BOULEVARD

J Edward Roberts
6767 Washington Blvd.
Elkridge, MD 21075-5348
(38.007)(38.005)

James E. Roberts
John Baran
5534 Montgomery Road
Ellicott City, MD 21043-7022
(37.003) (38.005)

"
"

Requested Zoning

Search Street:

WASHINGTON BLVD

Property Information:

Amendment No.: 38.005

Current Zoning: B-1

Requested Zoning: CAC-CLI

Tax Account ID.: 1401166158

Map: 38

Grid: 13

Parcel: 279

Lot:

Acres: 14.5

Address: 6767 WASHINGTON BLVD

City/State/Zip: ELKRIDGE, MD 21075

Owner:

Name: ROBERTS JAMES EDWARD

Email:

Phone: 410-598-8945

Mailing Address: 6767 WASHINGTON BLVD

City/State/Zip: ELKRIDGE, MD 21075

Representative:

Name:

Email:

Phone:

Mailing Address:

City/State/Zip:

Decision:

Planning Board Decision:

Planning Board Vote:

Council Decision:

Council Vote:

Zoning Map Amendment Request Form

Howard County
Comprehensive Zoning Plan
 Department of Planning and Zoning

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

A. Property Information

1	Address / Street (Only)	6767	Washington Boulevard	✓
2	Tax Map Number	0038	Grid	0013 ✓
3	Parcel(s)	0279 ✓		
4	Lot(s)			
5	Tax Account Data:	District	01	Account # 166158 ✓
6	Size of Property:	Acres	14.50	Square feet ✓
7	The Property is currently zoned:	B-1 and CAC-CLI ✓		
	I request that the Property be rezoned to:	CAC-CLI		

B. Owner Information

8	Owner Name	James E. Roberts and Tricia B. Roberts		
9	Mailing street address or Post Office Box	6767 Washington Boulevard		
	City, State	Elkridge, Maryland		
	ZIP Code	21075		
	Telephone (Main)	410-598-8945		
	Telephone (Secondary)	n/a		
	Fax	n/a		
10	E-Mail	n/a		

RECEIVED

DEC 14 2012

DIV. OF PUBLIC SERVICE & ZONING

C. Representative Information

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

D. Alternate Contact [If Any]

Name	Joseph Snodgrass
Telephone	410-796-2003
E-Mail	Joseph.Snodgrass@cpa.com

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

There are three contiguous parcels with common ownership being submitted as individual applications. Currently Parcel 279 is split zoned between B-1 and CAC, Parcel 352 is split zoned between R-12 and CAC and Parcel 847 is zoned B-1. If the original Washington Boulevard ("Dead Man's Curve") right-of-way between Parcels 847 and Parcel 279 has not been abandoned, we anticipate that it will be incorporated into the subject Parcels since it is no longer utilized or maintained and does not serve other properties. The current configuration of the three zoning districts does not provide for a consistent, organized or thoughtful site design. The intent of this request is to propose an appropriate zoning designation for the Parcels which is consistent with the immediate "neighborhood" and will facilitate quality development which will enhance the community. The property owner/petitioner is proposing that zoning designation for the three Parcels be changed to CAC-CLI. A natural buffer will provide a sizeable buffer between the established Harwood Park (R-12) community to the northeast and the subject Parcels. This buffer is created by the stream (a tributary to the Deep Run) which runs along the entire northeast property line. This creates a 150' wide stream buffer in addition to the steep slopes adjacent to the stream and buffer. This wooded environmental area will remain. The CAC zoning is consistent with the Belmont Station apartment project to the southwest and Route 1 since CAC requires a retail/office component. This mix of residential (apartment and townhouses) and non-residential uses are consistent with vicinal development, the Route 1 Manual and the County's vision for the corridor. Development consistent with CAC Regulations and the Route 1 Manual will enhance the character of the Elkridge Community. Access will be provided by the existing signalized Duckett's Lane Intersection which will also serve the new Elkridge Elementary School.

F. List of Attachments/Exhibits

14	Parcel configuration with topography and vicinal area.
----	--

G. Signatures

15	Owner James E. Roberts <i>James E. Roberts</i> Date 12-12-12	Owner (2) Tricia B. Roberts <i>Patricia Tricia B. Robert</i> Date 12-12-12
----	--	--

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

16	Representative Signature
	Date

DPZ Use Only	Amendment No. 38.005
Notes	CoA 12/12/12



Howard County Council

George Howard Building
3493 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

James and Tricia Roberts
6767 Washington Blvd.
Elkridge, MD 21075

Dear Mr. and Mrs. Roberts:

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.

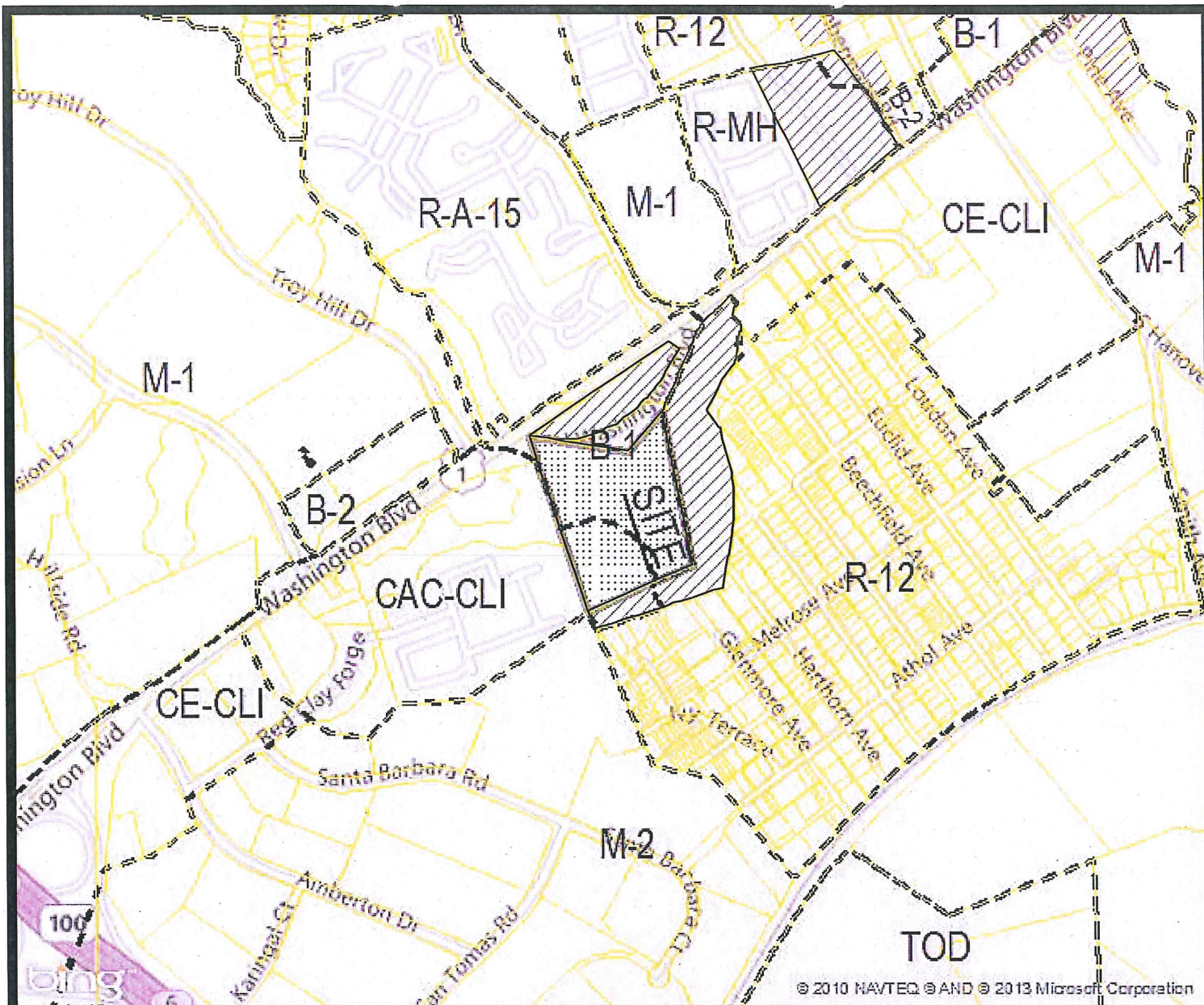
Please be advised that on March 7, 2013, the Howard County Ethics Commission determined that the Zoning Map Request Form needs to be accompanied by certain affidavits and disclosures. The Commission also determined that the Zoning Regulation Amendment Form needs to be accompanied by certain affidavits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

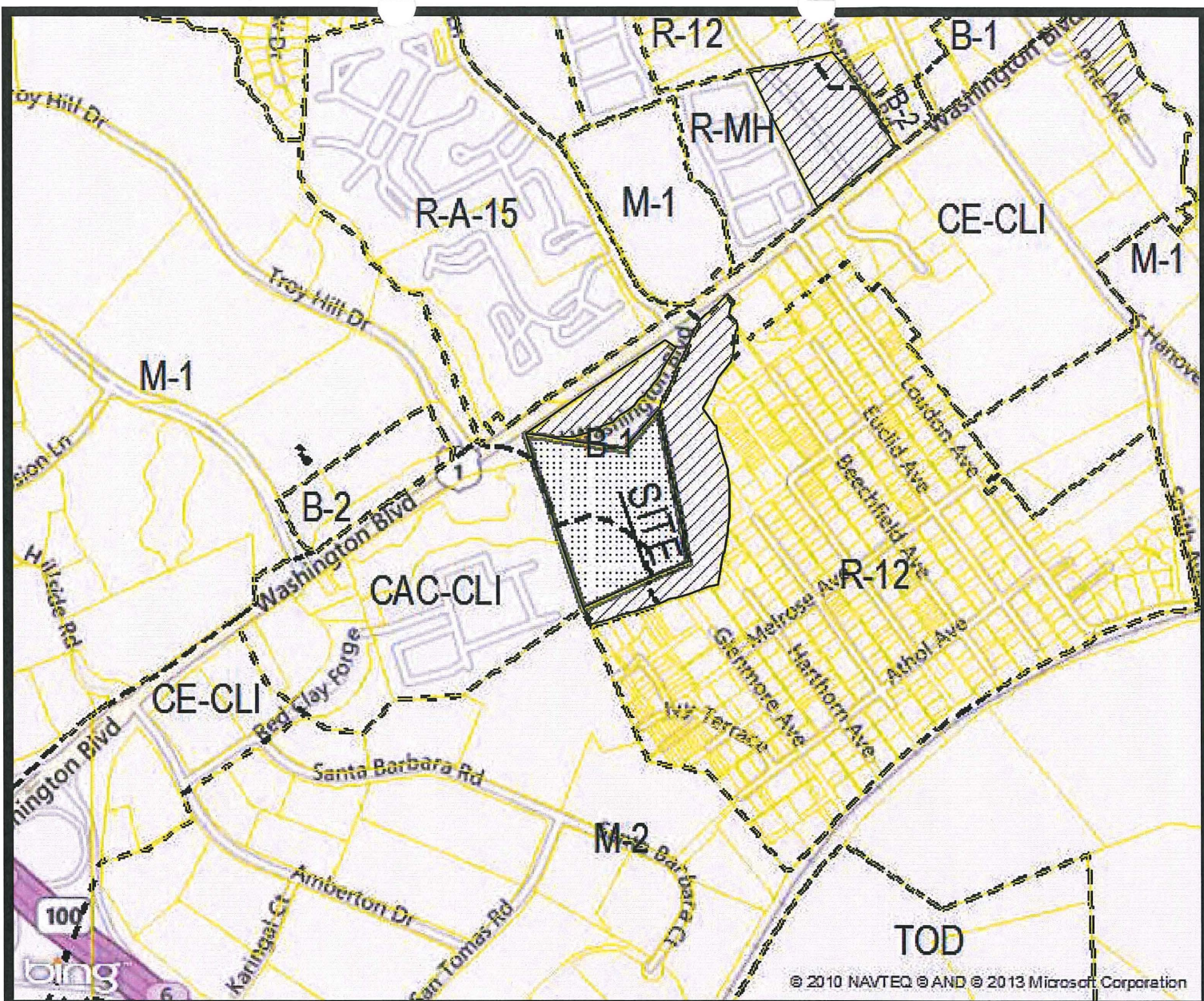
Stephen M. LeGendre
Administrator



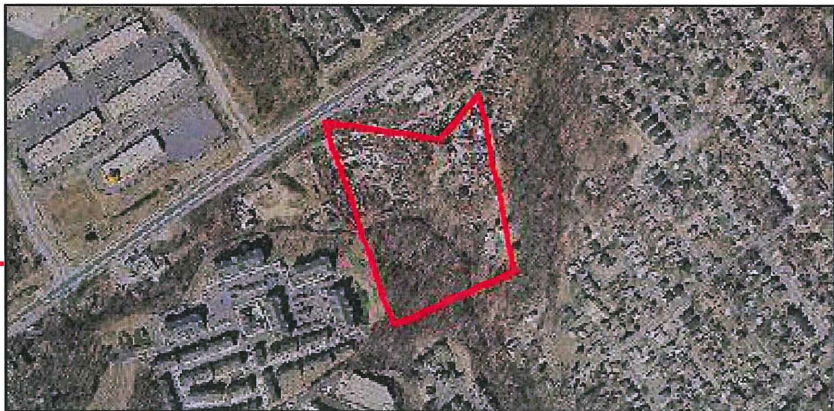
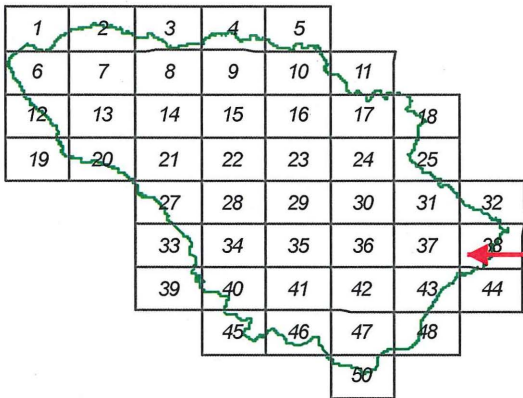
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		45	46	47	48	
			50			



Zoning Map General Plan Amendment: 38.005 Tax ID: 1401166158
 Current Zoning: B-1 / CAC-CLI Council District: 1
 Tax Map: 38 Grid: 13 Parcel: 279 Lot: N/A
 Address: 6767 WASHINGTON BLVD



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Zoning Map General Plan Amendment: 38.005 Tax ID: 1401166158
 Current Zoning: B-1 / CAC-CLI Council District: 1
 Tax Map: 38 Grid: 13 Parcel: 279 Lot: N/A
 Address: 6767 WASHINGTON BLVD

ADJOINING PROPERTY OWNERS FOR 6785 WASHINGTON BOULEVARD

James & Tricia Roberts
6767 Washington Boulevard
Elkridge, MD 21075-6042
(38.006)

James E. Roberts
John Baran
5534 Montgomery Road
Ellicott City, MD 21043-7022
(37.003)

"
"

Requested Zoning

Search Street:

WASHINGTON BLVD

Next

Property Information:

Amendment No.: 38.006

Current Zoning: B-1

Requested Zoning: CAC-CLI

Tax Account ID.: 1401177915

Map: 38

Grid: 13

Parcel: 847

Lot:

Acres: 3.5

Address: 6785 WASHINGTON BLVD

City/State/Zip: ELKRIDGE, MD 21075

Owner:

Name: ROBERTS EDWARD J

Email:

Phone: 410-598-8945

Mailing Address: 6767 WASHINGTON BLVD

City/State/Zip: ELKRIDGE, MD 21075

Representative:

Name:

Email:

Phone:

Mailing Address:

City/State/Zip:

Decision:

Planning Board Decision:

Planning Board Vote:

Council Decision:

Council Vote:

Zoning Map Amendment Request Form

Howard County
Comprehensive Zoning Plan
Department of Planning and Zoning

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

A. Property Information

1 Address / Street (Only)	6785	Washington Boulevard	✓
2 Tax Map Number	0038	Grid	0013 ✓
3 Parcel(s)	0847		✓
4 Lot(s)			
5 Tax Account Data:	District	01	Account # 177915 ✓

6 Size of Property:	Acres	3.5	Square feet	✓
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7 The Property is currently zoned:	B-1
I request that the Property be rezoned to:	CAC-CLI

B. Owner Information

8 Owner Name	James E. Roberts ✓
9 Mailing street address or Post Office Box	6767 Washington Boulevard
City, State	Elkridge, Maryland
ZIP Code	21075
Telephone (Main)	410-598-8945
Telephone (Secondary)	n/a
Fax	n/a
10 E-Mail	n/a

RECEIVED

DEC 14 2012

DIV. OF PUBLIC SERVICE & ZONING

C. Representative Information

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

D. Alternate Contact [If Any]

Name	Joseph Snodgrass
Telephone	410-796-2003
E-Mail	Joseph.Snodgrass@cpa.com

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

There are three contiguous parcels with common ownership being submitted as individual applications. Currently Parcel 279 is split zoned between B-1 and CAC, Parcel 352 is split zoned between R-12 and CAC and Parcel 847 is zoned B-1. If the original Washington Boulevard ("Dead Man's Curve") right-of-way between Parcels 847 and Parcel 279 has not been abandoned, we anticipate that it will be incorporated into the subject parcels since it is no longer utilized or maintained and does not serve other properties. The current configuration of the three zoning districts does not provide for a consistent, organized or thoughtful site design. The intent of this request is to propose an appropriate zoning designation for the parcels which is consistent with the immediate "neighborhood" and will facilitate quality development which will enhance the community. The property owner/petitioner is proposing that zoning designation for the three parcels be changed to CAC-CLI. A natural buffer will provide a sizeable buffer between the established Harwood Park (R-12) community to the northeast and the subject parcels. This buffer is created by the stream (a tributary to the Deep Run) which runs along the entire northeast property line. This creates a 150' wide stream buffer in addition to the steep slopes adjacent to the stream and buffer. This wooded environmental area will remain. The CAC zoning is consistent with the Belmont Station apartment project to the southwest and Route 1 since CAC requires a retail/office component. This mix of residential (apartment and townhouses) and non-residential uses are consistent with vicinal development, the Route 1 Manual and the County's vision for the corridor. Development consistent with CAC Regulations and the Route 1 Manual will enhance the character of the Elkridge Community. Access will be provided by the existing signalized Duckett's Lane intersection which will also serve the new Elkridge Elementary School.

F. List of Attachments/Exhibits

14	Parcel configuration with topography and vicinal area.
----	--

G. Signatures

15	Owner James E. Roberts	Owner (2)
		
	Date	Date

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

16	Representative Signature
	Date

DPZ Use Only	Amendment No. 38.006
Notes	244 12/17/12

Maryland Department of Assessments and Taxation
 Real Property Data Search (v05.1.A)
 HOWARD COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent Redemption](#)
[GroundRent Registration](#)

Account Identifier: District - 01 Account Number - 177915

Owner Information

Owner Name: ROBERTS EDWARD J
 ROBERTS JAMES EDWARD L/E
Use: COMMERCIAL
Principal Residence: NO
Mailing Address: 6767 WASHINGTON BLVD
 ELKRIDGE MD 21075-5348
Deed Reference: 1) /04004/ 00489
 2)

Location & Structure Information

Premises Address 6785 WASHINGTON BLVD
 ELKRIDGE 21075-0000
Legal Description 3.50 ACRES
 RIDGE MANOR
 U S RT 1

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0038	0013	0847		0000				3	Plat Ref:

Special Tax Areas
 Town NONE
 Ad Valorem 104
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1979	6500	3,5000 AC	

Stories **Basement** **Type** **Exterior**
 STORAGE GARAGE

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
Land	642,000	642,000	07/01/2012	07/01/2013
Improvements:	207,400	166,500		
Total:	849,400	808,500	808,500	808,500
Preferential Land:	0			0

Transfer Information

Seller: ROBERTS EDWARD J & WF
Type: NON-ARMS LENGTH OTHER
Date: 06/25/1997
Deed 1: /04004/ 00489
Price: \$0
Deed 2:
Seller:
Type:
Date:
Deed 1:
Price:
Deed 2:
Seller:
Type:
Date:
Deed 1:
Price:
Deed 2:

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:
Exempt Class: **Special Tax Recapture:** NONE

Homestead Application Information

Homestead Application Status: No Application



Howard County Council

George Howard Building
3494 Court House Drive
Ellicott City, Maryland 21043-4392

COUNCILMEMBERS

Jennifer Terrasa, Chairperson
District 3
Mary Kay Sigaty, Vice Chairperson
District 4
Courtney Watson
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District 5

March 11, 2013

Mr. James E. Roberts
5534 Montgomery Road
Ellicott City, MD 21043

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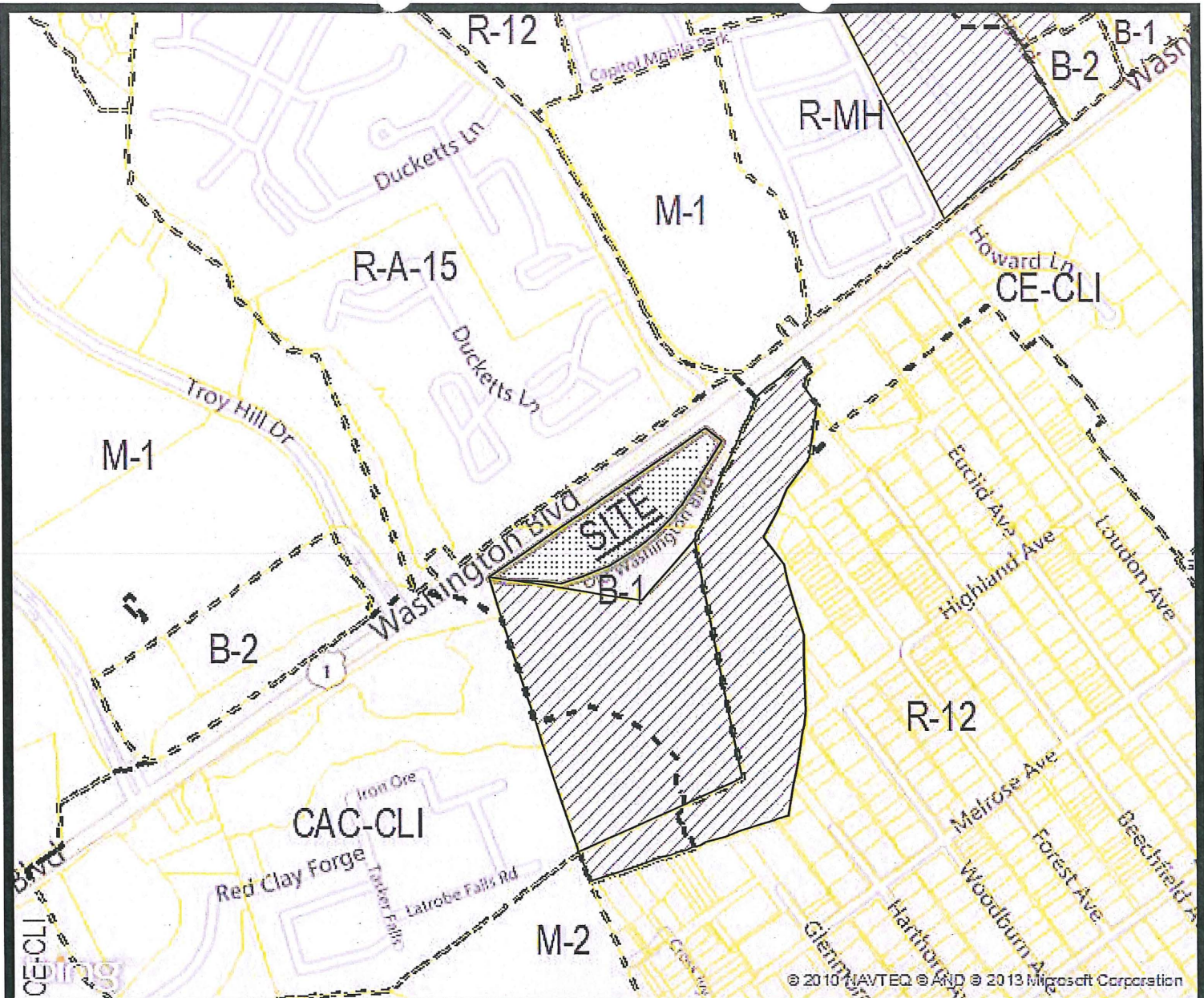
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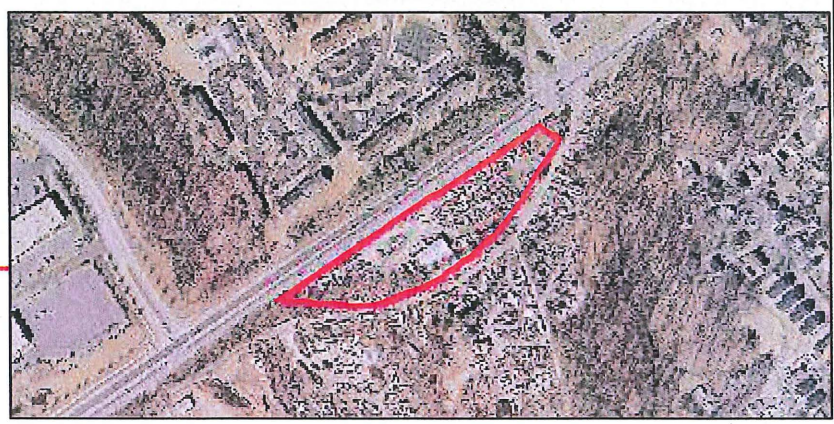
Very truly yours,

Stephen M. LeGendre
Administrator



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			49	50		



Zoning Map General Plan Amendment: 38.006 Tax ID: 1401177915
 Current Zoning: B-1 Council District: 1
 Tax Map: 38 Grid: 13 Parcel: 847 Lot: N/A
 Address: 6785 WASHINGTON BLVD



6785 Washington Blvd, Elkrige, MD 21075, USA

© 2013 Google

Google earth

Imagery Date: 8/29/2010 39°11'45.11" N 76°44'37.36" W elev 175 ft eye alt 3456 ft

38.006

ADJOINING PROPERTY OWNERS FOR 6725 WASHINGTON BOULEVARD

J Edward Roberts
6767 Washington Blvd.
Elkridge, MD 21075-5348
(38.007)

James & Tricia Roberts
6767 Washington Boulevard
Elkridge, MD 21075-6042
(38.006)(38.007)

"
"

Requested Zoning

Search Street:

WASHINGTON BLVD

Property Information:

Amendment No.: 38.007

Current Zoning: R-12

Requested Zoning: CAC-CLI

Tax Account ID.: 1401170309

Map: 38

Grid: 13

Parcel: 352

Lot:

Acres: 14.25

Address: 6725 WASHINGTON BLVD

City/State/Zip: ELKRIDGE, MD 21075

Owner:

Name: ROBERTS JAMES E

Email:

Phone: 410-598-8945

Mailing Address: 5534 MONTGOMERY RD

City/State/Zip: ELLICOTT CITY, MD 21043

Representative:

Name:

Email:

Phone:

Mailing Address:

City/State/Zip:

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

[Word 2007 Version]
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A. Property Information

1	Address / Street (Only)	6725	Washington Boulevard	✓
2	Tax Map Number	0038	Grid	0013 ✓
3	Parcel(s)	0352 ✓		
4	Lot(s)			
5	Tax Account Data:	District	01	Account # 170309 ✓
6	Size of Property:	Acres	14.25	Square feet ✓

7	The Property is currently zoned:	R-12 and CAC-CLI
	I request that the Property be rezoned to:	CAC-CLI

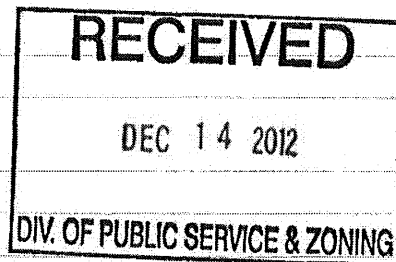
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8	Owner Name	James E. Roberts and John Baran ✓
9	Mailing street address or Post Office Box	6767 Washington Boulevard
	City, State	Elkridge, Maryland
	ZIP Code	21075
	Telephone (Main)	410-598-8945
	Telephone (Secondary)	n/a
	Fax	n/a
10	E-Mail	n/a

SDAT:
 5534 Montgomerney Rd
 EC, MD 21043

C. Representative Information

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



D. Alternate Contact [If Any]

Name	Joseph Snodgrass
Telephone	410-796-2003
E-Mail	Joseph.Snodgrass@cpa.com

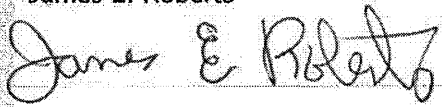
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F. List of Attachments/Exhibits

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G. Signatures

15	Owner James E. Roberts	Owner (2) John Baran
		
	Date	Date

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

16	Representative Signature
	Date

DPZ Use Only	Amendment No. 38.007
Notes	CAH 12/17/12

Maryland Department of Assessments and Taxation Real Property Data Search (v5.1A) HOWARD COUNTY	Go Back View Map New Search GroundRent Redemption GroundRent Registration
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Account Identifier: District - 01 Account Number - 170309

Owner Information

Owner Name:	ROBERTS JAMES E BARAN JOHN T/C	Use:	INDUSTRIAL
Mailing Address:	5534 MONTGOMERY RD ELLCOTT CITY MD 21043-7022	Principal Residence:	NO
		Deed Reference:	1)/04125/ 00315 2)

Location & Structure Information

Premises Address	Legal Description
6725 WASHINGTON BLVD ELKRIDGE 21075-0000	14.25 ACRES 6725 6725 WASHINGTON BLVD

Map	Grid	Parcel	Sub.District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0038	0013	0352		0000				3	Plat Ref:

Special Tax Areas	Town	NONE
	Ad Valorem	104
	Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
		14.2500 AC	

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of	Phase-in Assessments	
			As Of	As Of
Land	224,300	224,200 01/01/2012	224,200 07/01/2012	224,200 07/01/2013
Improvements:	0	0		
Total:	224,300	224,200	224,200	224,200
Preferential Land:	0			0

Transfer Information

Seller:	JULIO CARL T	Date:	12/03/1997	Price:	\$150,000
Type:	ARMS LENGTH VACANT	Deed1:	/04125/ 00315	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



Howard County Council

George Howard Building
3494 Court House Drive
Ellicott City, Maryland 21043-4392

COUNCILMEMBERS

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District 3
Mary Kay Sigaty, Vice Chairperson
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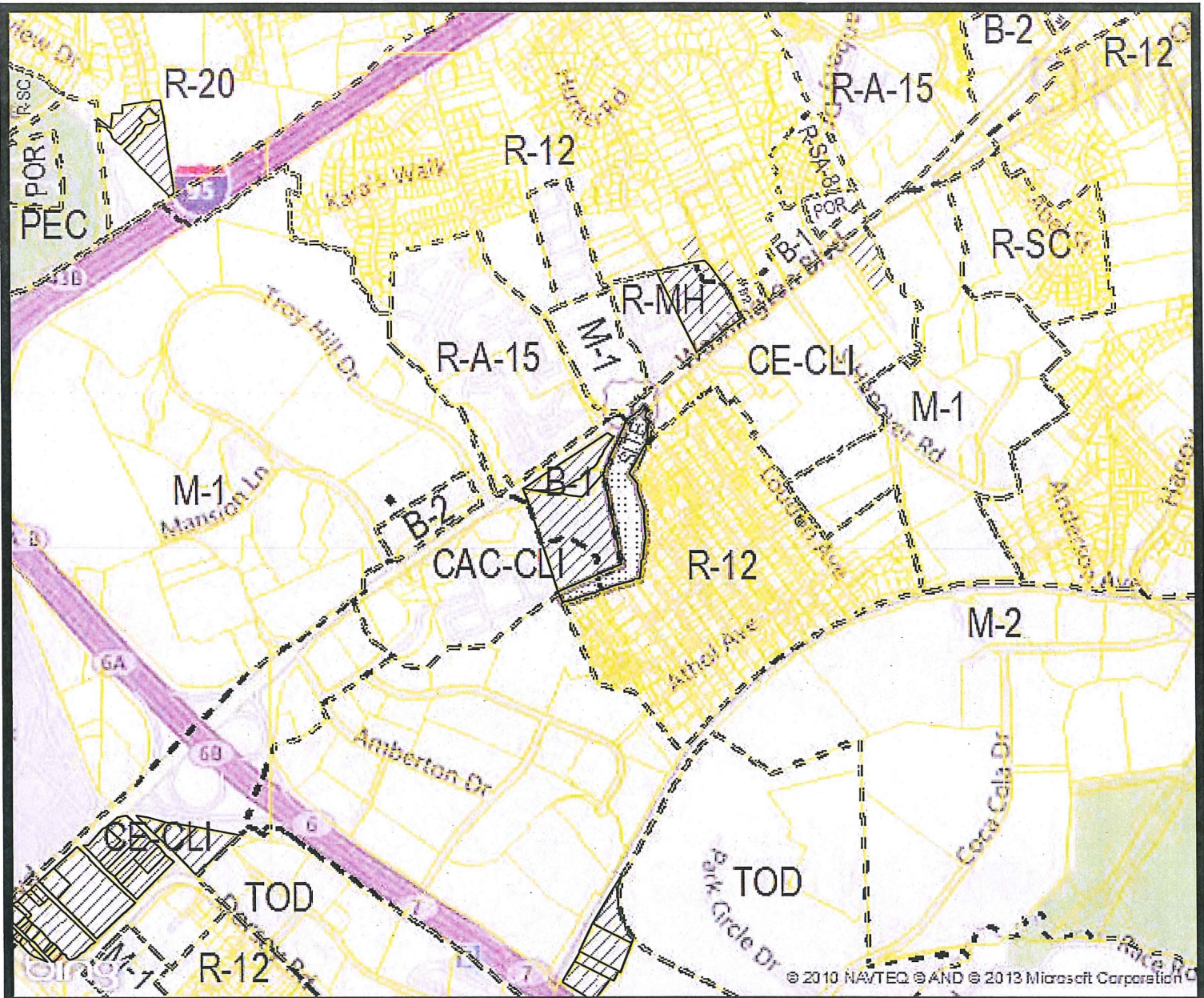
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			45	46	47	48	
				50			



Zoning Map General Plan Amendment: **38.007** Tax ID: **1401170309**
 Current Zoning: **R-12 / CAC-CLI** Council District: **1**
 Tax Map: **38** Grid: **13** Parcel: **352** Lot: **N/A**
 Address: **6725 WASHINGTON BLVD**