

ADJOINING PROPERTY OWNERS FOR 5710 FURNACE AVENUE

John Jarrell
5780 Race Road
Elkridge, MD 21075-5119
(38.010)

State of Maryland
Dept. of Natural Resources
Tawes State Office Bldg.
Annapolis, MD 21401-2397
(38.010)

Leroy Bauman
5876 Bellanca Drive
Elkridge, MD 21075-5901
(38.010)

Rosaetta Yancy
5737 Race Road
Elkridge, MD 21075-5120
(38.010)

Heidi Schulze
5743 Race Road
Elkridge, MD 21075-5120
(38.010)

George & Stefani Balazs
5747 Race Road
Elkridge, MD 21075-5120
(38.010)

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"

Requested Zoning

Search Street:

FURNACE AVE

Next

Property Information:

Amendment No.: 38.010

Current Zoning: CAC-CLI

Requested Zoning: M-1

Tax Account ID.: 1401163027

Map: 38

Grid: 4

Parcel: 429

Lot:

Acres: 5.21

Address: 5710 FURNACE AVE

City/State/Zip: ELKRIDGE, MD 21075

Owner:

Name: H & G PROPERTIES LLC

Email:

Phone:

Mailing Address: 5710 FURNACE AVE STE H

City/State/Zip: ELKRIDGE, MD 21075

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)	5710 Furnace Avenue		
2 Tax Map Number	38	Grid	4
3 Parcel(s)	429		
4 Lot(s)	N/A		
5 Tax Account Data:	District	01	Account # 163027
6 Size of Property:	Acres	5.21	Square feet
7 The Property is currently zoned:		CAC-CLI	
I request that the Property be rezoned to:		M-1	

B. Owner Information

8 Owner Name	H & G Properties, LLC
9 Mailing street address or Post Office Box	5710 Furnace Avenue, Suite H
City, State	Elkridge, Maryland
ZIP Code	21075
Telephone (Main)	
Telephone (Secondary)	
Fax	
10 E-Mail	

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)	

RECEIVED

DEC 14 2012

DIV. OF PUBLIC SERVICE & ZONING

REC# 149503

C. Representative Information

Telephone (Secondary)

Fax 410-964-0300

E-Mail

soh@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 The subject Property was zoned to the CAC district when the CAC regulations were enacted. Presently, the Property contains a successful flex development. The CAC zoning of the Property prevents an expansion of the current use, instead requiring a complete redevelopment of the Property that is not economically viable. As found by a recent Market Analysis and Strategic Implementation Analysis of the Route 1 and Snowden River Corridors by Robert Charles Lesser & Co. (the "RCLCO Study") commissioned by the County, and as suggested by the County in PlanHoward 2030, the CAC zoning district may actually be counterproductive to the future of the Route 1 Corridor. RCLCO Study, p. 4; see also PlanHoward 2030, p. 58.

See attached Continuation Sheet.

F. List of Attachments/Exhibits

14 1. Continuation Sheet. 2. Map of the Property from the County's website.

G. Signatures

15 Owner

PHILIP W. GIBBS MANAGING MEMBER
12/12/12

Owner (2)

Date

Date

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

16 Representative Signature

Date

12-14-12

DPZ Use Only	Amendment No. 38,010
Notes	
GAT 12/18/12	

Continuation Sheet

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

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PlanHoward 2030 provides that developments should be encouraged in the Route 1 Corridor that target key industry market sectors with strong growth potential in the County. PlanHoward 2030, p. 59. "Howard County, and Route 1 in particular, holds competitive advantages in several key sectors (e.g., financial services, information technology, life science industries, and cyber security support) that may present opportunities for targeted development of high-visibility employment areas." PlanHoward 2030, p. 58.

One form of development that should be encouraged in order to target these growth sectors is that which is currently on the Property – flex space. Flex space "is a preferred product by many service industry tenants such as education, social services, and defense-supported industries and is projected to demand a consistent 200,000 – 240,000 SF annually through 2030." RCLCO Study, p. 6. Furthermore, a demand currently exists for flex space. "Howard County is home to 37M SF of industrial space, of which 32M SF is warehouse/bulk and 5.4M SF is flex office. The former exhibits a 16% vacancy rate, while the latter shows a healthy 10.7% vacancy rate." RCLCO Study, p. 9.

The RCLCO Study found that the Route 1 Corridor has the potential to accommodate "an aesthetically-improved flex/industrial base that can accommodate high-security users as well as traditional flex users" RCLCO Study, p. 2. "The existing aesthetic of Route 1 . . . enhances its desirability as a flex and industrial environment. Flex tenants include many high tech companies that need only a small portion of their space as actual office and require the remainder for research, development, light manufacturing, warehousing, distribution, etc. Given the short supply of industrially zoned land in the Baltimore-Washington region, there are few remaining locations in Howard County outside of Route 1 that accommodate new flex and light industrial tenants." RCLCO Study, p. 9.

The development of flex space in the Route 1 Corridor could also attract government and defense industries. "Flex office is a less visible form of cybersecurity and defense-related demand but arguably has a greater impact. Most major defense contractors have as great a need for flex office as Class A. Route 1 currently exhibits a strong advantage in competing for these tenants, due to its relative anonymity and inconspicuous spaces." RCLCO Study, p. 9.

The Property's current CAC zoning district "do[es] not readily support the type of business support infrastructure . . . that may help Route 1 compete for potential future demand." In fact, the district "increase[s] the overall level of difficulty for flex/industrial development – precisely the type of development which is central to the economic engine of the corridor." RCLCO Study, p. 4. Ultimately, the RCLCO Study recommends replacing the CAC district entirely. RCLCO

Study, p. 16.

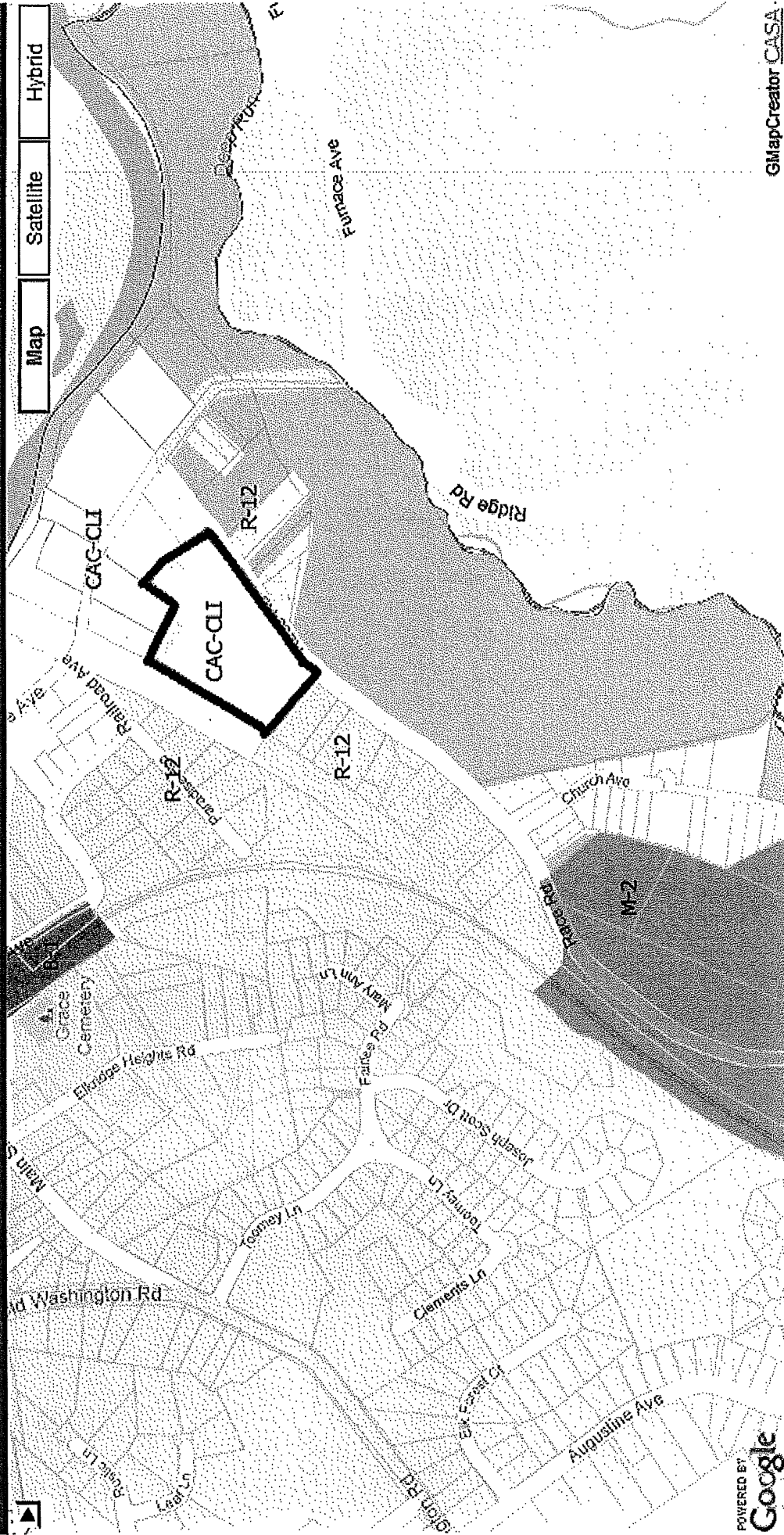
The proposed rezoning of the Property to the M-1 district would allow the Petitioner to continue and expand a viable flex use, targeted to attracting the growth sector industries to the Corridor as called for in PlanHoward 2030.

While the RCLCO Study found that many landowners in the Route 1 Corridor "have economic incentives to hold out for residential rezoning as opposed to upgrading existing office/flex or developing new office/flex," RCLCO Study, p. 4, the Petitioner recognizes the potential benefits of a flex development. The Property's current CAC zoning deprives both the Petitioner and the County of those benefits. An M-1 zoning would allow for a productive and beneficial use of the Property, and that district is the most appropriate zone for the Property.

Howard County, MARYLAND

Street View | Help

Map Satellite Hybrid



GMapCreator C.A.S.A.

POWERED BY Google

Maryland Department of Assessments and Taxation Real Property Data Search (v1.1A) HOWARD COUNTY	Go Back View Map New Search GroundRent Redemption GroundRent Registration
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Account Identifier: District - 01 Account Number - 163027

Owner Information			
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<u>Owner Name:</u>	H & G PROPERTIES LLC	<u>Use:</u>	INDUSTRIAL
		<u>Principal Residence:</u>	NO
<u>Mailing Address:</u>	5710 FURNACE AVE STE H ELKRIDGE MD 21075-5113	<u>Deed Reference:</u>	1) /06622/ 00134 2)

Location & Structure Information			
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<u>Premises Address</u> 5710 FURNACE AVE ELKRIDGE 21075-0000	<u>Legal Description</u> 5.217 A 5710 FURNACE AVE ELKRIDGE
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Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
0038	0004	0429		0000				3	

<u>Special Tax Areas</u>	<u>Town</u> NONE	<u>Ad Valorem</u> 104
	<u>Tax Class</u>	

<u>Primary Structure Built</u> 1955	<u>Enclosed Area</u> 40844	<u>Property Land Area</u> 5.2100 AC	<u>County Use</u>
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<u>Stories</u>	<u>Basement</u>	<u>Type</u> DISTRIBUTION WAREHOSUE	<u>Exterior</u>
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Value Information				
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	Base Value	Value As Of 01/01/2012	Phase-in Assessments	
			As Of 07/01/2012	As Of 07/01/2013
<u>Land</u>	756,600	756,600		
<u>Improvements:</u>	1,429,000	1,491,500		
<u>Total:</u>	2,185,600	2,248,100	2,206,433	2,227,267
<u>Preferential Land:</u>	0			0

Transfer Information					
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<u>Seller:</u>	DAVIS & HEMPHILL INC	<u>Date:</u>	11/21/2002	<u>Price:</u>	\$1,000,000
<u>Type:</u>	ARMS LENGTH IMPROVED	<u>Deed1:</u>	/06622/ 00134	<u>Deed2:</u>	
<u>Seller:</u>		<u>Date:</u>		<u>Price:</u>	
<u>Type:</u>		<u>Deed1:</u>		<u>Deed2:</u>	
<u>Seller:</u>		<u>Date:</u>		<u>Price:</u>	
<u>Type:</u>		<u>Deed1:</u>		<u>Deed2:</u>	

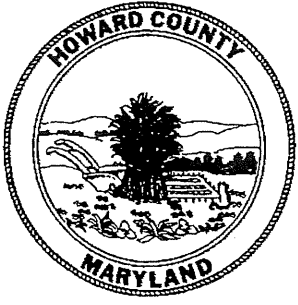
Exemption Information			
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<u>Partial Exempt Assessments</u>	<u>Class</u>	07/01/2012	07/01/2013
<u>County</u>	000	0.00	
<u>State</u>	000	0.00	
<u>Municipal</u>	000	0.00	0.00

<u>Tax Exempt:</u>	<u>Special Tax Recapture:</u>
<u>Exempt Class:</u>	NONE

Homestead Application Information	
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<u>Homestead Application Status:</u>	No Application
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Howard County Council

George Howard Building
3497 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

H & G Properties, LLC
5710 Furnace Avenue, Suite H
Elkridge, MD 21075

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.

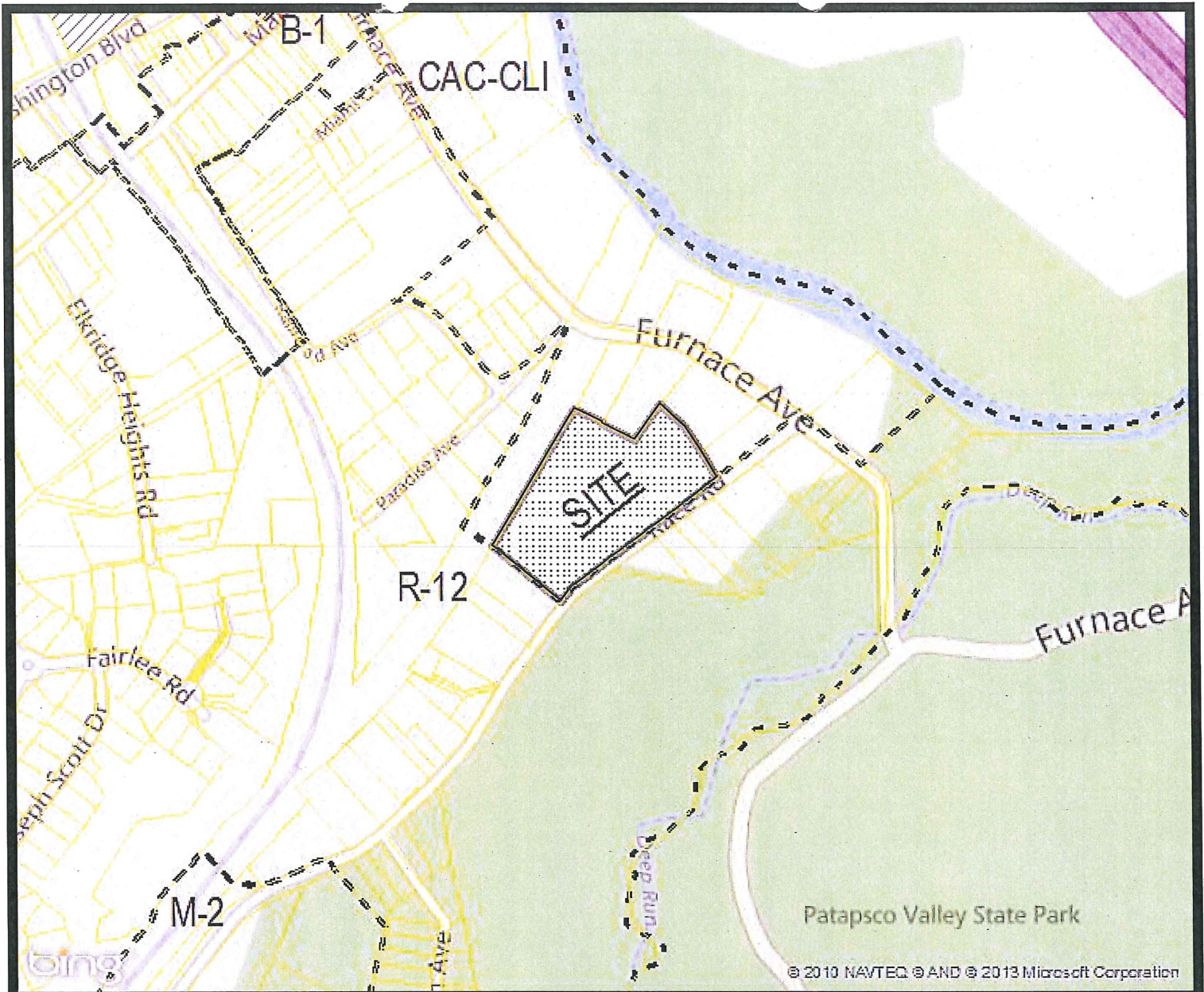
Please be advised that on March 7, 2013, the Howard County Ethics Commission determined that the Zoning Map Request Form needs to be accompanied by certain affidavits and disclosures. The Commission also determined that the Zoning Regulation Amendment Form needs to be accompanied by certain affidavits 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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		45	46	47	48	
				50		



Zoning Map General Plan Amendment: **38.010** Tax ID: **1401163027**
 Current Zoning: **CAC-CLI** Council District: **1**
 Tax Map: **38** Grid: **4** Parcel: **429** Lot: **N/A**
 Address: **5710 FURNACE AVE**