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Requested Zoning

Search Street:

WASHINGTON BLVD

Property Information:

Amendment No.: 38.011

Current Zoning: R-MH

Requested Zoning: R-MH

Tax Account ID.: 1401164902

Map: 38

Grid: 13

Parcel: 667

Lot:

Acres: 9.18

Address: 6620 WASHINGTON BLVD

City/State/Zip: ELKRIDGE, MD 21075

Owner:

Name: ELKRIDGE MOBILE PARK INC

Email:

Phone: 410-792-4636

Mailing Address: PO BOX 1303

City/State/Zip: LAUREL, MD 20725

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) P/O 6620 Washington Boulevard
2 Tax Map Number 38 Grid 13
3 Parcel(s) P/O 667
4 Lot(s) N/A
5 Tax Account Data: District 01 Account # 164902

6 Size of Property: Acres Square feet \approx 35,000

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

B. Owner Information

8 Owner Name Elkridge Mobile Home Park, Inc.
9 Mailing street address or Post Office Box P.O. Box 1303
City, State Laurel, Maryland
ZIP Code 20725
Telephone (Main) 410-792-4636 (Fred Newberger Sr.)
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)



410-964-0300 (Sang Oh)

Continuation Sheet

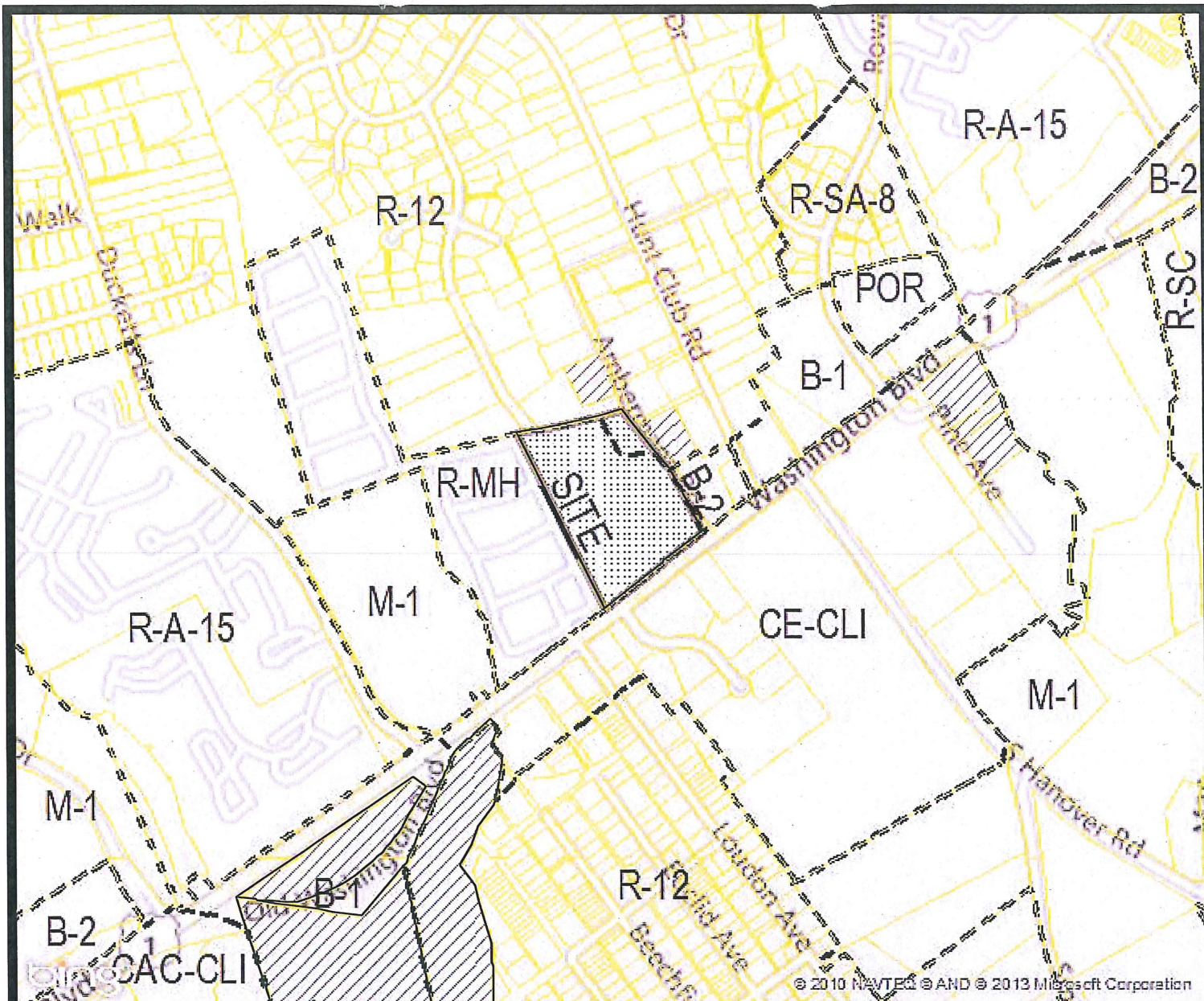
E. Explanation of the Basis / Justification for the Requested Rezoning

- 13 The subject Property adjoins the Elkridge Mobile Home Park, which has become an established and successful residential community. The Petitioners seek to rezone the Property to the R-MH district in order to accommodate existing mobile home pads on a portion of the Property and to provide the opportunity to expand the park for additional mobile home sites.

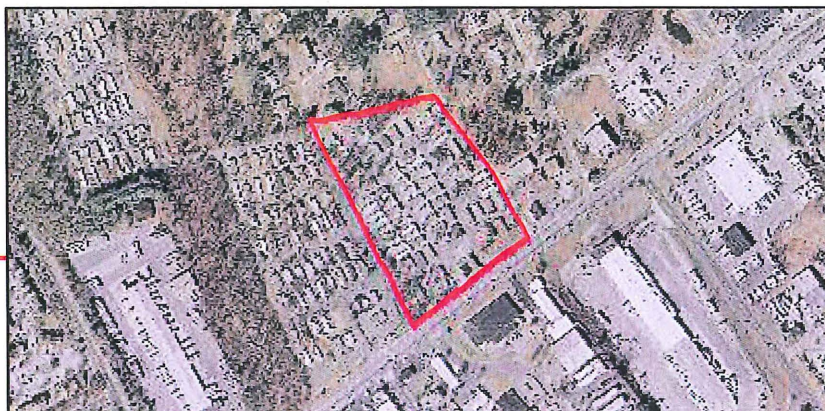
The Property consists of three parcels. Parcel 667 is currently split-zoned, with the majority zoned R-MH and comprising the mobile home park. The northeast corner of Parcel 667 is zoned R-12, although it currently contains mobile homes as well. The proposed rezoning would bring all of Parcel 667 into the R-MH district, allowing the existing mobile homes on the northeast portion to become conforming to the Zoning Regulations.

Given the success of the mobile home park, the Petitioners are also seeking to expand the park to accommodate additional mobile home sites. The Petitioners' other two parcels, Parcel 78 and Lot 3 of Parcel 83, provide the best opportunity for such expansion. These parcels adjoin the mobile home park to the north and east and would be appropriate sites for additional mobile homes. The Property, together with the adjoining Elkridge Mobile Home Park R-MH district, would satisfy the 10 acre minimum district size requirement of Zoning Regulations Section 113.1.D.1. The development of additional mobile homes on these parcels would complement the existing park, and an influx of new homes would increase the vibrancy of the area. Because the R-12 district does not permit mobile homes, a rezoning to the R-MH district is necessary.

This proposed rezoning is consistent with the goals of PlanHoward 2030. One of the major policy objectives of PlanHoward 2030 is to provide affordable housing opportunities for low and moderate income residents. PlanHoward 2030, pp. 142-44. "While Howard County has innovative affordable housing programs that provide options for some households with incomes below the County median, many people who work in the County commute long distances to obtain more affordable housing elsewhere. Therefore, a focus on diverse and affordable housing will become increasingly more important." PlanHoward 2030, p. 136.



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Zoning Map General Plan Amendment: 38.011 Tax ID: 1401164902
 Current Zoning: R-12 Council District: 1
 Tax Map: 38 Grid: 13 Parcel: 667 Lot: N/A
 Address: 6620 WASHINGTON BLVD