

ADJOINING PROPERTY OWNERS FOR 13306 CLARKSVILLE PIKE

Tracy Bonsal, T/E Glenn price
13290 Route 108
Highland, MD 20777-9703
(40.001)

Fred & Lizanne Davis
12850 Highland Road
Highland, MD 20777-9713
(40.001)

Fred & Hazel Davis
12856 Highland Road
Highland, MD 20777-9713
(40.001)

Highland Crossing, LLC
14190 Twisting Lane
Dayton, Maryland 21036-1229
(40.001)

Westerlund Family, LLC
6285 Linkythorn Lane
Clarksville, Maryland 21029-1320
(40.001)

Bolduc Jp
13237 Westmeath Lane
Clarksville, MD 21029-1349
(40.001)

"
"

Requested Zoning

Search Street:

CLARKSVILLE PK

Next

Property Information:

Amendment No.: 40.001

Current Zoning: RR-DEO

Requested Zoning:

Tax Account ID.: 1405343569

Map: 40

Grid: 5

Parcel: 66

Lot:

Acres: 1.01

Address: 13306 CLARKSVILLE PK

City/State/Zip: HIGHLAND, MD 20777

Owner:

Name: CHOPRA RAJESH K

Email: rkc1950@yahoo.com

Phone: 4437941750

Mailing Address: 10308 CASTLEFIELD ST

City/State/Zip: ELLICOTT CITY, MD 21042

Representative:

Name: Joseph Rutter

Email: jrutter@ldandd.com

Phone: 4433670420

Mailing Address: 5300 Dorsey Hall Drive

City/State/Zip: Ellicott City, Maryland 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)	13306 ROUTE 108		
2	Tax Map Number	40 ✓	Grid	5 ✓
3	Parcel(s)	66 ✓		
4	Lot(s)			
5	Tax Account Data:	District	05	Account # 343569

6	Size of Property:	Acres	1.15 ✓	Square feet	
---	-------------------	-------	--------	-------------	--

7	The Property is currently zoned:	RR-DEO ✓	
	I request that the Property be rezoned to:	CCT	

B. Owner Information

8	Owner Name	Rajesh Chopra		
9	Mailing street address or Post Office Box	10308 Castlefield St		
	City, State	Ellicott City, MD		
	ZIP Code	21042		
	Telephone (Main)	410-750-9110		
	Telephone (Secondary)	443-794-1750		
10	Fax			
	E-Mail	RKC1950@YAHOO.COM		

DEC 4 - 2012

C. Representative Information

11	Name	Joseph Rutter		
	Mailing street address or Post Office Box	5300 Dorsey Hall Drive, Suite 102		
	City, State	Ellicott City, MD		
	ZIP	21042		
	Telephone (Main)	443-367-0422 ext 287		

C. Representative Information

Telephone (Secondary)	410-977-1327
Fax	443-367-0420
E-Mail	JRUTTER@LDANDD.COM
12 Association with Owner	Designated Representative

D. Alternate Contact [If Any]

Name	Sang Oh
Telephone	410-964-0300
E-Mail	soh@talkin-oh.com

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

13 The property is bordered by CCT zoning to the southwest and fronts on MD 108. The owner processed a Conditional Use petition for Residential Care Facility by filing a petition on June 24, 2009. DPZ supported the petition and recommended approval. The Hearing Officer considered the case in August 2009 and on August 27, 2009 issued a decision approving the use. Appellants filed an appeal with the Board of Appeals on September 23, 2009. The BA held hearings from December 2009 to April 22, 2010 with less than the full complement of board members and voted to deny the petition following the April 22, 2010 hearing. A written decision and order was not prepared by the Law Office for 16 months and the D&O was signed August 23, 2011. The owner appealed that decision to court and the judge remanded the case to the BA on May 21, 2012 for clarification. Since that date, the BA has not acted on the case. The proposed zoning will allow development of the property for the use recommended by DPZ and approved by the hearing Examiner.

F. List of Attachments/Exhibits

14 1. SDAT, 2. Tax Map, 3. Concept plan

G. Signatures

15 Owner	Rajesh Chopra	Owner (2)	<i>Rajesh Chopra</i>
Date	12/4/12	Date	12/4/12

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

16 Representative Signature	Joseph Rutter
Date	12/4/12

DPZ Use Only	Amendment No.	40-001
Notes		

Maryland Department of Assessments and Taxation Real Property Data Search (sw.LIA) HOWARD COUNTY	Go Back View Map New Search GroundRent Redemption GroundRent Registration
--	---

Account Identifier: District - 05 Account Number - 343569

Owner Information

Owner Name:	CHOPRA RAJESH K CHOPRA KIRTI	Use:	RESIDENTIAL
Mailing Address:	10308 CASTLEFIELD ST ELLICOTT CITY MD 21042	Principal Residence:	NO
		Deed Reference:	1) /10409/ 00493 2)

Location & Structure Information

Premises Address	Legal Description
13306 ROUTE 108 HIGHLAND 20777-0000	1.15 A 13306 ROUTE 108 HIGHLAND

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No.
0040	0005	0066		0000				2	Plat Ref:

Special Tax Areas	Town	Ad Valorem	Tax Class
	NONE	100	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1980	2,000 SF	1,010 AC	

Stories	Basement	Type	Exterior
2.000000	NO	STANDARD UNIT FRAME	

Value Information

	Base Value	Value As Of 01/01/2011	Phase-in Assessments	
			As Of 07/01/2012	As Of 07/01/2013
Land	362,600	237,600		
Improvements:	151,310	139,400		
Total:	513,910	377,000	377,000	377,000
Preferential Land:	0		0	

Transfer Information

Seller:	DEGENNARO GEORGE J	Date:	12/12/2006	Price:	\$550,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/10409/ 00493	Deed2:	
Seller:	JAMESON RAYMOND M	Date:	01/31/1989	Price:	\$139,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/01950/ 00010	Deed2:	
Seller:	JAMESON RAYMOND M & WF	Date:	06/28/1988	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/00000/ 00000	Deed2:	

Exemption Information

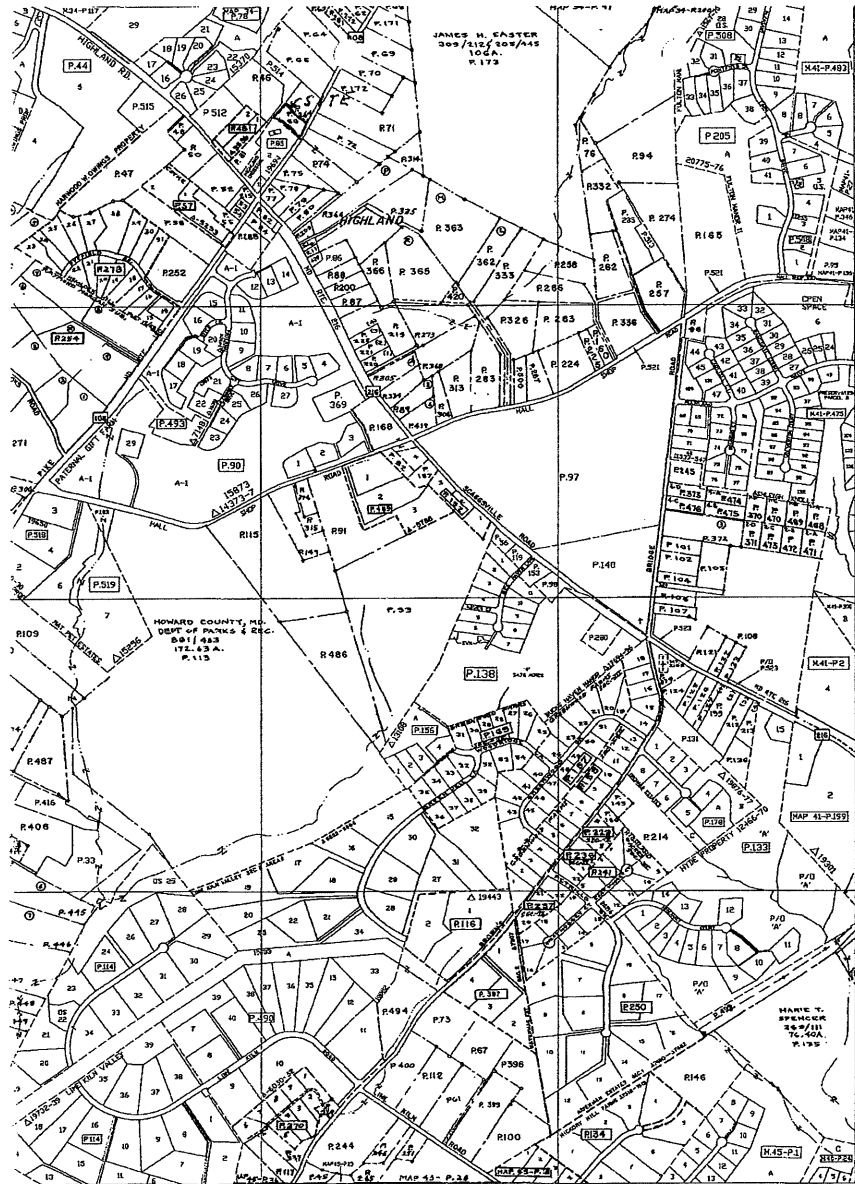
Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

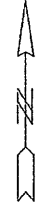
Homestead Application Information

Homestead Application Status:	No Application
--------------------------------------	----------------

BA-09-22C.dv



489



41 486

483

480

HOWARD COUNTY, MARYLAND
 DEPARTMENT OF PLANNING
 RESIDENTIAL MAPS SECTION
 184620.5mN
 40552.4mE
 815



HOWARD COUNTY,
 MARYLAND

818

800-480
 MAP NO.
 40

Maryland Department of Assessments and Taxation Real Property Data Search (v3.1A) HOWARD COUNTY	Go Back View Map New Search GroundRent Redemption GroundRent Registration
---	---

Account Identifier: District - 05 Account Number - 343577

Owner Information			
Owner Name:	BONSAL TRACY L PRICE GLENN T/E	Use:	RESIDENTIAL
Mailing Address:	13290 ROUTE 108 HIGHLAND MD 20777-9703	Principal Residence:	YES
		Deed Reference:	1) /10125/ 00048 2)

Location & Structure Information			
Premises Address	Legal Description		
13290 ROUTE 108 HIGHLAND 20777-0000	1.48 A 13290 ROUTE 108 HIGHLAND		

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0040	0005	0264		0000				2	Plat Ref:

Special Tax Areas	Town	Ad Valorem	Tax Class
	NONE	100	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1974	2,087 SF	1.4800 AC	

Stories	Basement	Type	Exterior
1.000000	YES	STANDARD UNITFRAME	

Value Information				
	Base Value	Phase-in Assessments		
		Value As Of 01/01/2011	Value As Of 07/01/2012	Value As Of 07/01/2013
Land	367,300	242,300		
Improvements:	221,760	209,300		
Total:	589,060	451,600	451,600	
Preferential Land:	0		0	

Transfer Information				
Seller:	BONSAL TRACY L	Date:	07/17/2006	Price: \$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/10125/ 00048	Deed2:
Seller:	BONSAL TRACY L	Date:	06/30/2006	Price: \$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/00000/ 00000	Deed2:
Seller:	BONSAL TRACY L	Date:	04/10/2003	Price: \$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/05931/ 00647	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

Maryland Department of Assessments and Taxation Real Property Data Search (v3.1A) HOWARD COUNTY	Go Back View Map New Search GroundRent Redemption GroundRent Registration
---	---

Account Identifier: District - 05 Account Number - 425298

Owner Information

Owner Name:	DAVIS FRED G DAVIS LIZANNE	Use:	RESIDENTIAL
Mailing Address:	12850 HIGHLAND RD HIGHLAND MD 20777-9713	Principal Residence:	YES
		Deed Reference:	1) /04749/ 00565 2)

Location & Structure Information

Premises Address	Legal Description
12850 HIGHLAND RD HIGHLAND 20777-0000	3.334 A 12850 HIGHLAND RD HIGHLAND

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0040	0004	0512		0000				2	
									Plat Ref:

Special Tax Areas	Town	Ad Valorem	Tax Class
	NONE	100	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1998	4,780 SF	3.3300 AC	000000

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT SIDING	

Value Information

	Base Value	Value		Phase-in Assessments	
		As Of	As Of	As Of	As Of
Land	384,970	01/01/2011	07/01/2012	07/01/2013	
Improvements:	614,720				
Total:	999,690		740,700	740,700	
Preferential Land:	0				0

Transfer Information

Seller:	DAVIS FRED G	Date:	05/24/1999	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/04749/ 00565	Deed2:	
Seller:	DAVIS FRED E	Date:	12/09/1997	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/04131/ 00260	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: Approved 10/03/2008

Maryland Department of Assessments and Taxation Real Property Data Search (v03.1A) HOWARD COUNTY	Go Back View Map New Search GroundRent Redemption GroundRent Registration
--	---

Account Identifier: District - 05 Account Number - 347696

Owner Information

Owner Name:	DAVIS FRED E TRUSTEE DAVIS HAZEL S TRUSTEE	Use:	RESIDENTIAL
Mailing Address:	12856 HIGHLAND RD HIGHLAND MD 20777-9713	Principal Residence:	YES
		Deed Reference:	1) /04940/ 00461 2)

Location & Structure Information

Premises Address	Legal Description
12856 HIGHLAND RD HIGHLAND 20777-0000	3.558 A 12856 HIGHLAND RD HIGHLAND

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0040	0004	0046		0000				2	

Special Tax Areas	Town	Ad Valorem	Tax Class
	NONE	100	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1870	3,888 SF	3.5500 AC	

Stories	Basement	Type	Exterior
2.000000	NO	STANDARD UNIT SIDING	

Value Information

	Base Value	Value As Of 01/01/2011	Phase-in Assessments	
			As Of 07/01/2012	As Of 07/01/2013
Land	386,620	261,600		
Improvements:	237,790	231,800		
Total:	624,410	493,400	493,400	493,400
Preferential Land:	0		0	

Transfer Information

Seller:	DAVIS FRED E	Date:	11/16/1999	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/04940/ 00461	Deed2:	
Seller:	PEDERSON ROGER J	Date:	08/05/1996	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/03784/ 00155	Deed2:	
Seller:	PEDERSON ROGER J	Date:	08/05/1996	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/03784/ 00151	Deed2:	

Exemption Information

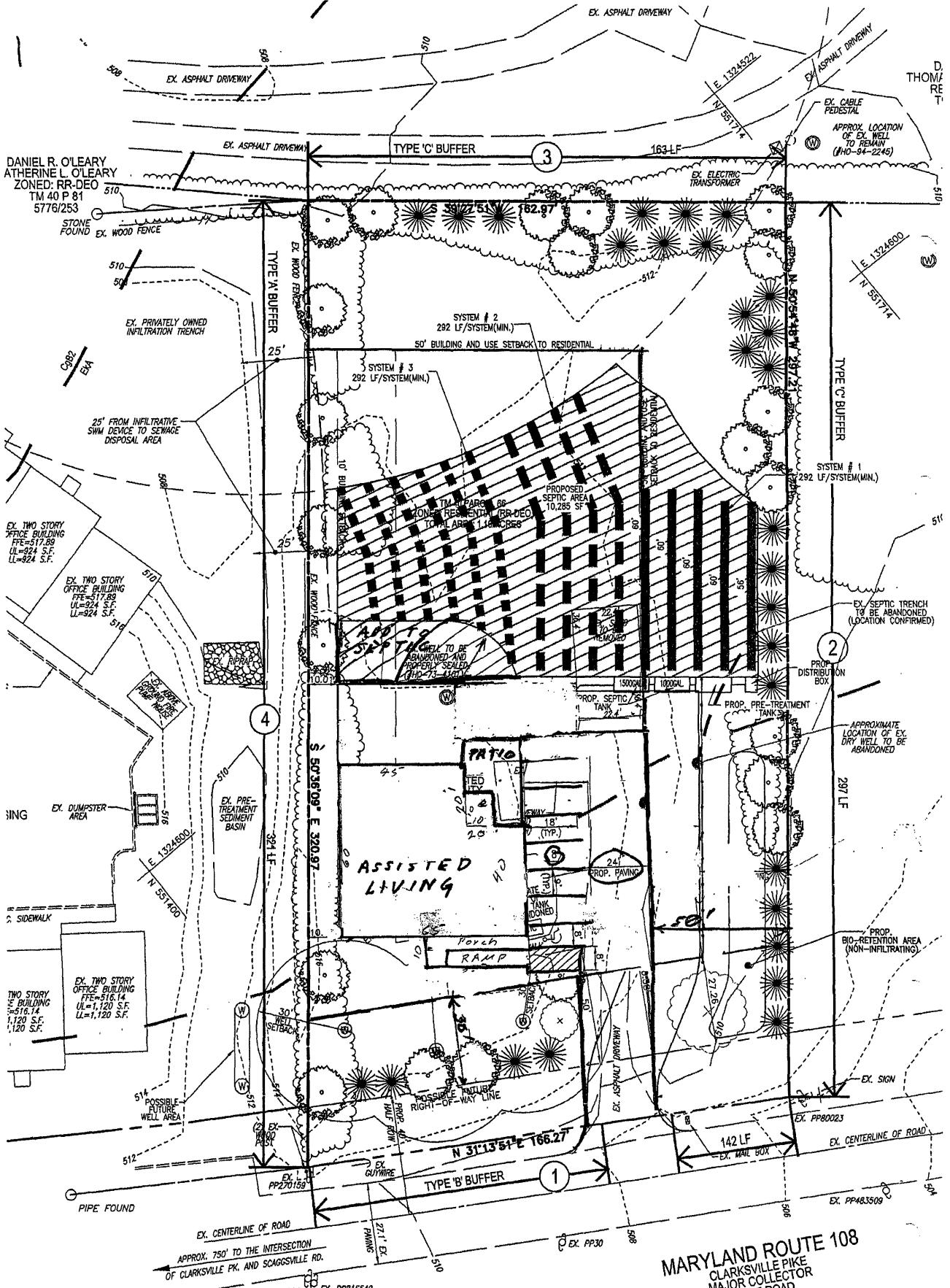
Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

Homestead Application Status: Approved 07/26/2008

DANIEL R. O'LEARY
 AATHERINE L. O'LEARY
 ZONED: RR-DEO
 TM 40 P 81
 5776/253



MARYLAND ROUTE 108
 CLARKSVILLE PIKE
 MAJOR COLLECTOR
 STATE ROAD
 EX. 40' RIGHT-OF-WAY

APPROX. 750' TO THE INTERSECTION
 OF CLARKSVILLE PK. AND SCAGGSVILLE RD.

EK82
 Cg82

Maryland Department of Assessments and Taxation Real Property Data Search (v3.1A) HOWARD COUNTY	Go Back View Map New Search GroundRent Redemption GroundRent Registration
---	---

Account Identifier: District - 05 Account Number - 450373

Owner Information

Owner Name: HIGHLAND CROSSING LLC **Use:** COMMERCIAL CONDOMINIUM
Principal Residence: NO

Mailing Address: 14190 TWISTING LN **Deed Reference:** 1) /08797/ 00450
 DAYTON MD 21036-1229 2)

Location & Structure Information

Premises Address: 13390 CLARKSVILLE PIKE **Legal Description:** P/O A P/O 7428 SQ
 HIGHLAND 20777-0000 13390 CLARKSVILLE PIKE
 CONDO UNIT: 102 HIGHLAND CROSSING CONDO

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	20316
0040	0005	0085		0000			102	2		Plat Ref:

Special Tax Areas

Town	Ad Valorem	Tax Class
NONE	100	

Primary Structure Built: 2008 **Enclosed Area:** 2,022 SF **Property Land Area:** 7,461 SF **County Use:** 000000

Stories: **Basement:** **Type:** OFFICE CONDOMINIUM **Exterior:**

Value Information

	Base Value	Value		Phase-in Assessments	
		As Of 01/01/2011	As Of 07/01/2012	As Of 07/01/2012	As Of 07/01/2013
Land	255,900	213,200			
Improvements:	384,000	319,900			
Total:	639,900	533,100	533,100	533,100	
Preferential Land:	0			0	

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	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:** NONE
Exempt Class:

Homestead Application Information

Homestead Application Status: No Application

Maryland Department of Assessments and Taxation Real Property Data Search (v3.1A) HOWARD COUNTY	Go Back View Map New Search GroundRent Redemption GroundRent Registration
---	---

Account Identifier: District - 05 Account Number - 450381

Owner Information

Owner Name:	WESTERLUND FAMILY LLC	Use:	COMMERCIAL CONDOMINIUM
Mailing Address:	6285 LINKYTHORN LN CLARKSVILLE MD 21029-1320	Principal Residence:	NO
		Deed Reference:	1)/11345/00514 2)

Location & Structure Information

Premises Address	Legal Description
13390 CLARKSVILLE PIKE HIGHLAND 20777-0000 CONDO UNIT: 201	P/O A P/O 7461 SQ 13390 CLARKSVILLE PIKE HIGHLAND CROSSING CONDO

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	19694
0040	0005	0085		0000			201	2		Plat Ref

Special Tax Areas	Town	NONE
	Ad Valorem	100
	Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2008	2,168 SF	7,461 SF	000000

Stories	Basement	Type	Exterior
		OFFICE CONDOMINIUM	

Value Information

	Base Value	Phase-In Assessments		
		Value As Of 01/01/2011	Value As Of 07/01/2012	Value As Of 07/01/2013
Land	221,200	176,900		
Improvements:	331,800	265,400		
Total:	553,000	442,300	442,300	
Preferential Land:	0			0

Transfer Information

Seller:	WESTERLUND MICHAEL V	Date:	09/03/2008	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/11345/00514	Deed2:	
Seller:	HIGHLAND CROSSING LLC	Date:	02/25/2008	Price:	\$1,400,000
Type:	NON-ARMS LENGTH OTHER	Deed1:	/11118/00044	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
--------------------------------------	----------------

Maryland Department of Assessments and Taxation Real Property Data Search (rv3.1A) HOWARD COUNTY	Go Back View Map New Search GroundRent Redemption GroundRent Registration
--	---

Account Identifier: District - 05 Account Number - 403251

Owner Information

Owner Name:	BOLDUC JP	Use:	RESIDENTIAL
Mailing Address:	13237 WESTMEATH LN CLARKSVILLE MD 21029-1349	Principal Residence:	NO
		Deed Reference:	1) /14105/ 00147 2)

Location & Structure Information

Premises Address	13237	Legal Description
CLARKSVILLE PIKE		3.200 A
CLARKSVILLE 21029-0000		CLARKSVILLE PIKE
		CLARKSVILLE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No.
0040	0005	0074		0000				2	Plat Ref.

Special Tax Areas	Town	NONE
	Ad Valorem	100
	Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
		3.2000 AC	

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value		Phase-in Assessments	
		As Of	As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2012	07/01/2013
Land	321,500	221,500			
Improvements:	0	0			
Total:	321,500	221,500	221,500	221,500	
Preferential Land:	0			0	

Transfer Information

Seller:	BOLDUC JEAN PAUL	Date:	05/11/2012	Price:	50
Type:	NON-ARMS LENGTH OTHER	Deed1:	/14105/ 00147	Deed2:	
Seller:	BOST ROBERT C	Date:	12/13/1989	Price:	\$325,000
Type:	NON-ARMS LENGTH OTHER	Deed1:	/02097/ 00001	Deed2:	
Seller:	BOST ROBERT C	Date:	01/21/1987	Price:	50
Type:	NON-ARMS LENGTH OTHER	Deed1:	/01590/ 00112	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 DEPARTMENT OF PLANNING AND ZONING
 3430 Courthouse Drive • Ellicott City, Maryland 21043
 410-313-2350 • Fax: 410-313-3467 • www.howardcountymd.gov

7/20/12 11:41 AM Jan 2012 Reg 0000

VALIDATION BY FINANCE

Validation Number: 0003-364691

1000000000-3100-432730-3000000000-PWA000

0000000000

DPZ Plan/Petition Fees

Date: DEC 11 2012
 File No.: 13306 RT-108
 Check No.: 2196
 Name: Yusef Ibrahim
 Received By: Deborah Shipp

	Fund	Business Area and Cost Center	Functional Area	G/L No.	Unit Price	Amount Due
Design Manual Alternative Compliance	1000000000	3000000000	PWPW0000 00000000	432581	\$250 ea.	
Design Manual Waiver	1000000000	3000000000	PWPW0000 00000000	432580	\$500 ea.	
DPW Prelim Engineering Fee (50%)	1000000000	3100000000	PWPW0000 00000000	432220		
DPZ Prelim Engineering Fee (50%)	1000000000	3000000000	PWPW0000 00000000	432220		
Engineering Red-Line Revisions	1000000000	3000000000	PWPW0000 00000000	432285	\$200 ea.	
Forest Conservation Fee-in-Lieu	2060000000	3000000000	PWPW0000 00000000	432521		
Open Space Fee-in-Lieu (account varies)	Varies	1300000000	PWPW0000 00000000	431910		
Storm Drainage Fee-in-Lieu (<input type="checkbox"/> 4040090001 - Patapsco, <input type="checkbox"/> 4040090002 - Main Patuxent, <input type="checkbox"/> 4040100000 - Middle Patuxent, <input type="checkbox"/> 4040090003 - Little Patuxent)	See <input checked="" type="checkbox"/>	1300000000	PWPW0000 00000000	431900		
Stormwater Management Fee-in-Lieu	1000000000	3000000000	PWPW0000 00000000	431900	\$250 ea.	
Forest Conservation Inspection Fees	2060000000	3000000000	PWPW0000 00000000	432160		
GIS Maps	1000000000	3000000000	PWPW0000 00000000	432800		
House Model Revisions	1000000000	3000000000	PWPW0000 00000000	432280		
Landscape Inspection Fees	1000000000	3000000000	PWPW0000 00000000	432105		
Photo Copies/Publications/Mailing	1000000000	3000000000	PWPW0000 00000000	432800		
Plan/Petition Processing Fees: (Land Development Plans/ Engineering Plans/ BA/ZB/AA Petitions; Special Exceptions; Zoning Verification; etc.); SRC Specials	1000000000	3000000000	PWPW0000 00000000	432530		250.00
Sidewalk Fee-in-Lieu Fees: (<input type="checkbox"/> 4010090001 - Ellicott City, <input type="checkbox"/> 4010090002 - Columbia, <input type="checkbox"/> 4010090003 - Elkridge, <input type="checkbox"/> 4010090004 - Southeast Planning Areas) WBS Element - K0015.0.3100	See <input checked="" type="checkbox"/>	3100000000	PWPW0000 00000000	490900		
Topographic/Floodplain Maps	1000000000	3100000000	PWPW0000 00000000	432736		
Water and Sewer Fee: DPW (50% of 3.5% of prelim construction) DPZ (50% of 3.5% of prelim construction)	1000000000 1000000000	3100000000 3000000000	PWPW0000 00000000	432526		
Other:						
TOTAL DUE						250.00

WHITE PRINT

No. of Sets	No. of Originals	Original Title - Plat No. - Plan No.	Size	Material Type
ACCOUNT NO: <input type="checkbox"/> 1000-3000000000-PWPW00000000000000-432800			Total Due	\$ _____

Distribution: WHITE - Payee; YELLOW - DPZ Receipts; PINK - Land Development; GOLD - Engineering
 No. 149363

Revised 04/2012



Howard County Council

George Howard Building
3499 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

Rajesh Chopra
10308 Castlefield Street
Ellicott City, MD 21042

Dear M. Chopra:

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.

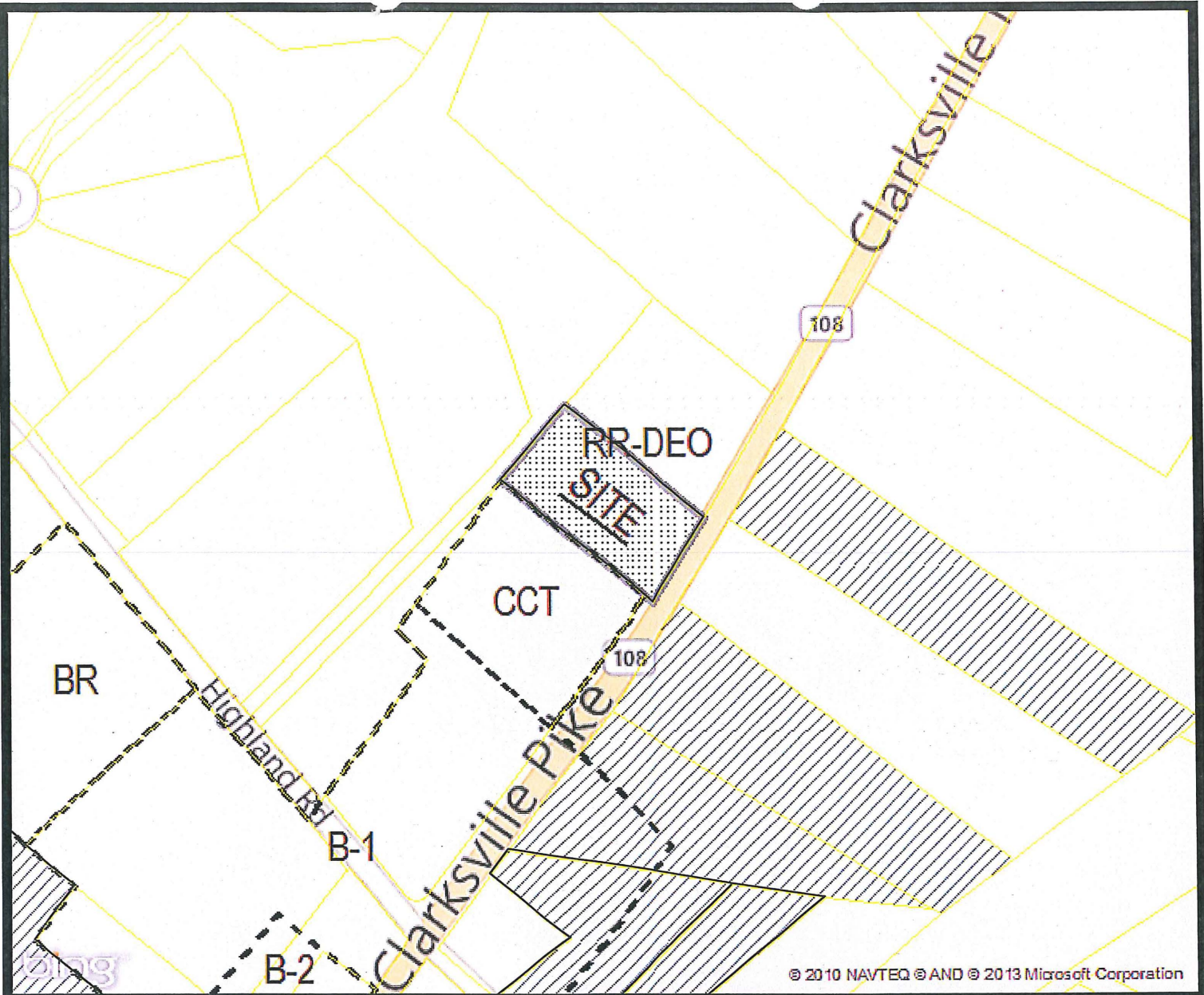
Please be advised that on March 7, 2013, the Howard County Ethics Commission determined that the Zoning Map Request Form needs to be accompanied by certain affidavits and disclosures. The Commission also determined that the Zoning Regulation Amendment Form needs to be accompanied by certain affidavits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

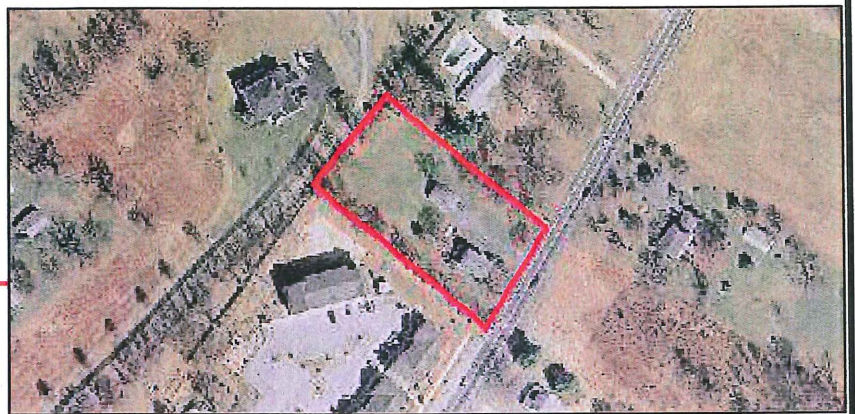
Accordingly, I am enclosing for your use the approved affidavit packet. Completed forms may be mailed to the Administrative Assistant to the Zoning Board at 3430 Court House Drive, Ellicott City, MD 21043.

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: 40.001 Tax ID: 1405343569
 Current Zoning: RR-DEO Council District: 5
 Tax Map: 40 Grid: 5 Parcel: 66 Lot: N/A
 Address: 13306 CLARKSVILLE PK

40.001

June 24, 2013

Regulation Testimony

Joseph Rutter, AICP
Land Design and Development
Representative of Mr. Rajesh Chopra 40.001
13306 Clarksville Pike

TESTIMONY ON CONDITIONAL USE NURSING HOMES AND
RESIDENTIAL CARE FACILITIES AKA ASSISTED LIVING AND BRX
DISTRICT

I am here on behalf of Mr. Chopra owner of property in Highland and map
amendment 40.001

I heard the testimony of Mr. O'Leary the other evening asking that you not
consider the CCT rezoning of 40.001 because there is a conditional use pending
and to rezone would undermine that process.

It is impossible to detail in 3 minutes the process this owner has gone through
trying to establish a small business.

Mr. O'Leary asked that you let the BA process play out.

Please note that section 131 N 38 includes a proposal to remove the assisted living
conditional use from RR and RC District.

While I believe that discriminating against disabled individuals in over 50% of the
county is a clear violation of the fair housing act, it is at least bad land use policy.

The result of the text change will moot the Chopra case that is in appeal.

That case started in 2008 with preparation of the perc plan and architectural
drawings followed by a Conditional Use filing with the Hearing Officer in June of
2009.

The hearing was scheduled, heard and a D&O drafted approving the use all in 2
months.

Mr. O'Leary and his group appealed to the BA. It took the board 7 months to hear and decide the case. The vote by less than a full board was to deny the use.

It then took the Office of Law 16 months to draft a D&O.

We appealed to circuit court where it took 9 months to get a 30 minute hearing. The judge remanded the case to the BA because he could not understand the D&O conclusions.

That was August 2012 and we have not been scheduled for a work session at the Board now coming up on a full year later. Ms. Regner indicated at your work session that the BA was holding off because of the rezoning application, but that was filed 4 months after the court remanded the case.

If this regulation amendment is adopted it makes the entire 5 year effort moot as the use will not be grandfathered.

This regulation change is bigger than just this case. There are dozens of assisted living facilities in the rural area that function well and provide a great non-institutional setting particularly for seniors in need of assistance.

There is no rational reason to restrict the use in the rural area.

With regard to the BRX district Mr. O'Leary said he could support that approach with amendments, but it was not clear to me that he said he would support it on Mr. Chopra's property.

Restarting the process after almost 5 years and ending up with a BRX district that does not even include residential care facilities is not the right way to go.

While I support the proposed CCT for Mr. Chopra's property as a good land use decision that is appropriate for the Zoning Board to make, it is important that the Board consider not removing the assisted living housing option for disabled individuals from RR and RC.

Regner, Robin

40,001

From: Tolliver, Sheila
Sent: Friday, April 12, 2013 11:30 AM
To: Regner, Robin; Wimberly, Theo; Harold, Lisa; Ratliff, Sarah
Subject: FW: Testimony for comprehensive zoning hearing

From: Glover, Trellis
Sent: Friday, April 12, 2013 10:01 AM
To: Tolliver, Sheila
Subject: FW: Testimony for comprehensive zoning hearing

Forwarded from postini.

Thanks,

Trellis

From: Peter & Susan Scheidt [mailto:psscheidt@verizon.net]
Sent: Thursday, April 11, 2013 2:21 PM
To: PlanningBoard
Cc: CouncilMail
Subject: Testimony for comprehensive zoning hearing

Howard County Planning Board
Department of Planning and Zoning
3430 Court House Drive
Ellicott City, MD 21043

Testimony Prepared for the Glenelg High School Hearing April 8, 2013

D. Susan Scheidt
12730 Hall Shop Road
Highland, Maryland 20777

Against: BRX - Business Rural Crossroads District
Against: present 30 foot building set back between commercial and residential lots
Against: expanding the CCT District at the Highland Crossroads

To maintain Highland's rural village character a Highland Crossroads Design Standards Guide was published November 2005. The Guide was prepared by the Greater Highland Crossroads Association's, GHCA's, Historic District Committee following meetings with Highland Crossroads commercial property owners and the Howard County Department of Planning and Zoning. Bill Mackey, DPZ, was present at many of these meeting which were at my home. The Highland Community Design Standards are beyond the requirements of Howard County Zoning Ordinance and Building Codes. (I brought a copy of the Highland Crossroads Design Standards Guide to the public hearing 4/8/13.)

I welcome a Howard County Planning and Zoning Board Architectural Design Advisory Panel that will review, evaluate and approve Preliminary Commercial Development Plans for the Highland Crossroads. This is a great idea. The Highland Community needs Planning and Zoning's support to help us protect the rural character of our Crossroads.

I am against the BRX District Floating Zone:

- The BRX Zone will remove existing moderate income housing units presently along Route 108 and Route 216. These residential home sites define Highland as a Crossroads Community, a community with commercial and residential existing side by side. The Highland 2005 Guide defines a much smaller present and future commercial area. Elevating property value from residential to commercial will remove the moderate income housing from our crossroads.
- Please look at the zoning map of the crossroads. The shape of the residential lots along Route 108 and Route 216 are narrow deep lots. They are best suited for residential not commercial development.
- We can expect a domino effect. The lots are so narrow the present 30' set back for a commercial building from its lot line will not protect the neighboring residential home site. The residential value of the lot will be less and the commercial value of the lot will be greater. The character of our rural crossroads community will significantly change.
- Highland commercial establishments have a difficult time competing with the many new similar nearby stores. Ask George Boarman about his grocery store, check with the Highland Dry Cleaning Store, and check with the Crossroads Florist. They all tell me there is too much competition from nearby community shops and they are having a difficult time. A floating BRX Zone to expand commercial development is just not needed in Highland.
- BRX Zoning is difficult for a community to keep up with. Unlike most zoning changes, it is always open for zoning changes from residential to commercial property.

Highland is infused with numerous new communities with pumped joint septic systems. The Romans taught us how to build gravity septic systems that have worked for hundreds of years. Howard County has a long history of managing gravity fed septic systems. Pumped systems are different; they only work with electric power and backup functioning generators. You can't drain water uphill, from your sink, tub or toilet without electric power. When the power is off, people move out of their home and into hotels and friends homes. This is a serious, growing, unnecessary problem being created by zoning regulations dependent on joint septic systems.

I would like to address the applications for Highland Crossroads requested zoning changes:

1. Chopra Property – The present CCT Highland Crossing Townhouses were added at the end of the Highland Crossing commercial development to be the needed transition from commercial to residential. Why is additional adjacent CCT Zoning needed? The Chopra proposal for a 16 bedroom assisted living facility, apartment, commercial kitchen, and laundry on a one acre well and septic lot has been defeated. This is just stirring the pot.
2. Ashai property - The Highland split zone properties were created to protect the adjacent residential properties. The present P&Z 30 foot setback for commercial buildings is fine for strip commercial development However; it does not provide privacy for adjacent residential lots. Please protect the homes next to these split zoned properties with more than a 30 foot setback.
3. Caswell Property – I vote yes! Jane cares about the appearance of her shop and is an asset to the Highland Community.
4. Baltimore Gas and Electric Property – N/A Request – Planning and Zoning Department

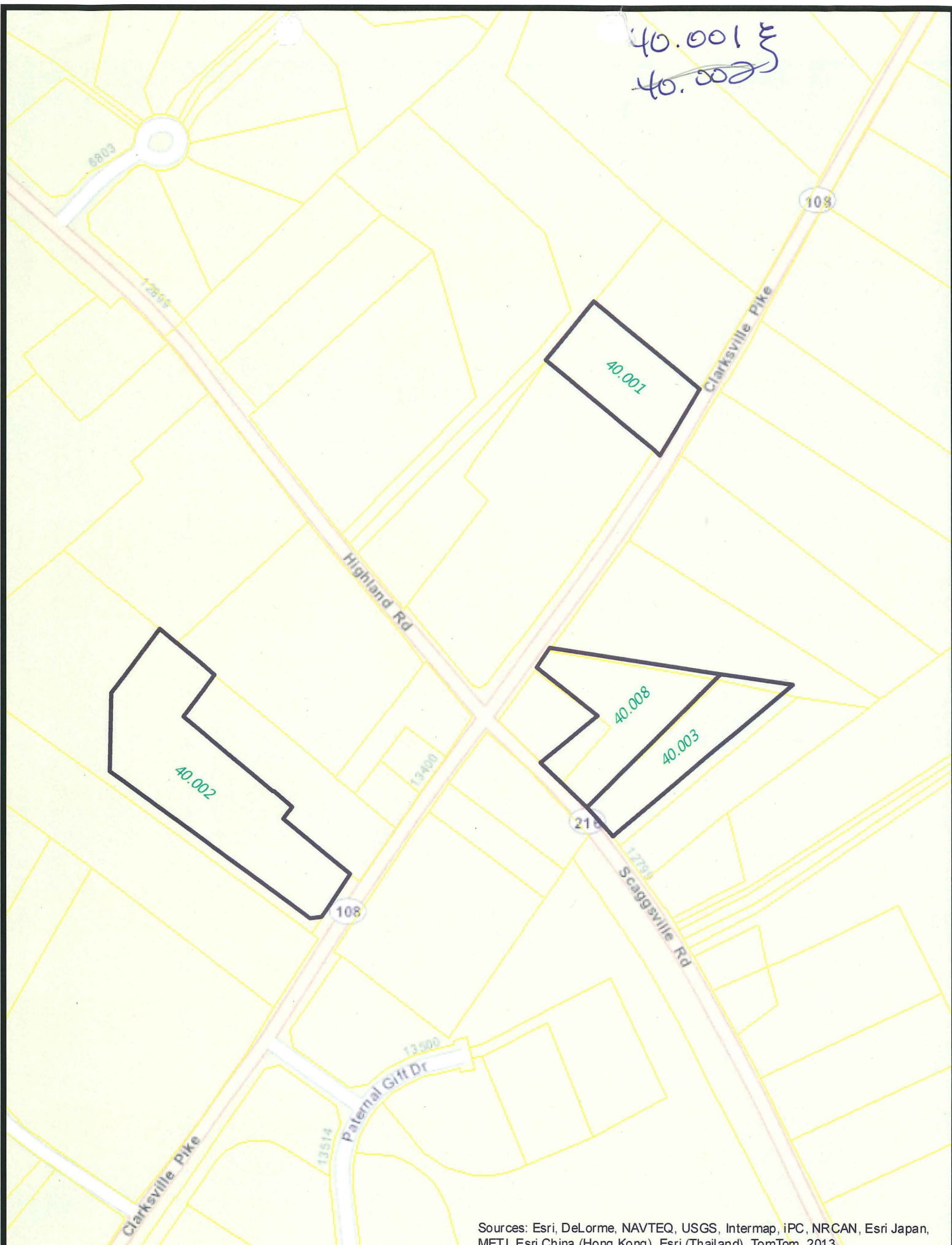
I am a board member and treasurer for Howard County Preservation. At our last meeting we voted on the 2013 Top Ten Endangered Sites. Protecting the Highland Crossroads has been on the HCP's Endangered Site list for several years. Presently, I am sad and discouraged about the lack of respect for rural in the rural residential district of Howard County so when they ask about the Highland Crossroads, I declared it was hopeless remove it from the list. The board unanimously voted against me. The Highland Crossroads will be on the Endangered Sites list again this spring. Highland was established in 1749 with Lydia Well's Inn. John Hopkins's was a bachelor whose extended family lived at Hickory Ridge. The Laurel Race Track was started from Highland. We have an interesting history and value our Community's rural character. This testimony is a result of the PHC Board's decision to include historic Highland Crossroads on their 2013 Endangered Historic Sites List.

Respectfully submitted,

D. Susan Scheidt

Cc Greg Fox
Calvin Ball
Mary Kay Sigaty
Jennifer Terrasa
Courtney Watson

40.001 &
40.002



Regner, Robin

From: Sigaty, Mary Kay
Sent: Monday, July 15, 2013 1:34 PM
To: Tolliver, Sheila
Cc: Regner, Robin
Subject: FW: Highland CCT

From: lizanne.davis@fmc.com [mailto:lizanne.davis@fmc.com]
Sent: Sunday, July 14, 2013 12:27 PM
To: Sigaty, Mary Kay
Subject: Highland CCT

Data from form "Contact Howard County Government" was received on 7/14/2013 12:27:01 PM.

Contact Howard County Government

Field	Value
HCGEmailAddr	mksigaty@howardcountymd.gov
YourEmailAddr	lizanne.davis@fmc.com
Name	Lizanne H Davis
Subject	Highland CCT
MessageBody	<p>Dear Mary Kay, I just sent this note to Greg Fox and thought you would like to see it as well. Thanks for your continuing efforts! Dear Greg, I am a resident of Highland and want to re-enforce with you the testimony of Dan O'Leary representing the Greater Highland Crossroads Association with respect to (1) map amendment 40.001 and (2) pending amendment 43. From my front porch I view the property of Mr. Rajesh Chopra (who is a non-resident of Highland) which is presently zoned residential and located adjacent to the CCT portion of Highland Crossing. Mr. Chopra is attempting, with the DPZ's support, to (1) secure a change in the property zoning to CCT as part of the BRX effort and (2) add nursing homes and residential care facilities as a permit use within the BRX. The residents of Highland are absolutely opposed to these efforts. Highland residents have been engaged over the course of the past 4-5 years with Mr. Chopra's attempt to obtain a conditional use permit and associated variances to allow for the development of a 9,500 square foot nursing home on his approximate one acre property. We successfully defeated this attempt through the Board of Appeals and the effort has now been remanded by the District Court to the BOA for simple administrative clarification. For the Council to support a change in zoning for Mr. Chopra's property, and then grant as a permitted use that which the BOA found wholly unsupportable for this particular property, subverts the legitimate exercise of due process in which Highland residents have successfully engaged. This is nothing less than a blatant attempt to end-run the residents of Highland through the legislative process, making a full mockery of zoning law and process. There is no evidence to support a change in Mr. Chopra's property zoning inasmuch as no demonstration of need has been made that the CCT portion of Highland Crossing be enlarged - in fact, the CCT remains under-utilized. Further, the permitted use embodied in amendment 43 is wholly unsupportable were the facts made known to the Council. Lastly, granting the property CCT</p>

Field	Value
	<p>designation under the BRX will create a domino effect for properties in the immediate area which too could be designated CCT. I confess I do not understand where the Council is in the process of review but I implore you on behalf of the residents of Highland to oppose amendment 43 and map amendment 40:001. Please help us keep Highland the way Highland residents want it to remain and not bend to the singular interests of a non-resident Highland landowner. Please feel free to call me at 202 412 1055 if you have any questions - I have signed up to testify Monday evening. Best Liz H Davis 12850 Highland Road Highland, MD 20777</p>

Email "Highland CCT" originally sent to mksigaty@howardcountymd.gov from lizanne.davis@fmc.com on 7/14/2013 12:27:01 PM.

Regner, Robin

From: Tolliver, Sheila
Sent: Thursday, June 20, 2013 11:17 AM
To: Regner, Robin
Subject: FW: Highland Map Amendments and The Expanded PSA
Attachments: BRX Map GHCA 130326.pdf

From: DanielOL@aol.com [mailto:DanielOL@aol.com]
Sent: Thursday, June 20, 2013 10:26 AM
To: CouncilMail; Knight, Karen
Subject: Highland Map Amendments and The Expanded PSA



June 20, 2013

Dear Council Members:

Thank you for your attention to my remarks last night. I hope you will find the following summary useful in your deliberations.

Actually, GHCA supported a modified BRX with NO map amendments, which option we chose when queried by DPZ. We will address BRX Monday under text amendments in the West.

Map #s 40.001 thru 40.007, Highland Crossroads: We support only one of them in order to allow the adjoining property to be eligible for BRX rather than B-1. (See Exhibit 1 attached)

- 40.004, 005 & 007: All of these lots (actually 4 lots) are on the NE side of 108. We strongly support DPZ's recommendation for denial. There is no demand for commercial space in Highland. There are still vacancies in Highland Crossing across 108, and 40.005 (Grey Pony) would still qualify for BRX.
- 40.001: This is a bald attempt to do an end-run around an existing BOA ruling against a nursing home proposal. The case is under judicial appeal. {According to Mr. Sun's testimony, there is no vested interest in this property because the BOA ruled against. Council is free act as it wishes, but a vote in favor of this amendment would be a vote to over-rule the BOA} Intervention by Council action is inappropriate and undermines a conditional use process that is already under heavy criticism.

- 40.002: This lot on the SW quadrant adjoins a lot by the same owner that was converted to B-1 in the last round. It is roughly 85% RR (see Exhibit 1). Only a tiny sliver of the old B-1 remains and should have been removed in 2004. Please read the letter to the Planning Board by the adjoining owners, the Messiers, about illegal commercial use. We strongly oppose it and recommend RR-DEO for the entire lot to clear up the issue. If expansion is needed it would qualify for BRX
- 40.008: We recommend adoption of B-1 to clear up the split zoning and to allow Ms. Caswell to apply for BRX status in lieu of the last amendment below: 40.003.
- 40.003: We would prefer to support a BRX proposal if 40.008 were granted.

Finally, we oppose map amendments 34.001-004, the Hoddinot property and 46.002, the Maple lawn property, both for the same reason: the PSA was improperly expanded under the General Plan. Even if it was legal, it was terrible public policy and procedure. It was never properly announced, explained or properly debated. We respectfully suggest the Council remove the PSA expansion from the GP, and take it up at a later date such as what was done in COMP LITE in 2004. It is too important an issue to have been passed under questionable procedures, Please correct this mistake.

Dan O'Leary, President
301 854 9424

July 15, 2013

CH → f.l

JUL 16 2013

My name is Lizanne Davis and I reside at 12850 Highland Road, Highland, MD.

I am here to re-enforce with you the testimony of Dan O'Leary representing the Greater Highland Crossroads Association **opposing (1) map amendment 40:001 and (2) amendment 43 – amendments which must be viewed in tandem given their remarkable resemblance to a real-time zoning matter which is administratively and judicially considered.**

From my front porch I view the property of Mr. Rajesh Chopra (who is not a resident of Highland) which is presently zoned residential and located adjacent to the CCT portion of Highland Crossing.

Over the past 4-5 years, Highland residents have been engaged with Mr. Chopra's attempt to obtain a conditional use permit and associated variances to allow for the development of a 9,500 square foot nursing home on approximately one acre of property. We successfully defeated this attempt through the Board of Appeals and the effort has now been remanded by the District Court to the BOA for simple administrative clarification.

Now before the Council are map amendment 40:001 and amendment 43 which would (1) secure a change in the property zoning to CCT as part of the BRX effort (map amendment 40:001) and (2) add nursing homes and residential care facilities as a permitted use within the BRX (amendment 43).

The residents of Highland are absolutely opposed to both amendments.

For the Council to support a change in zoning for Mr. Chopra's property is indefensible, but to then grant as a permitted use that which the BOA found wholly unsupportable for this particular property, subverts the legitimate exercise of due process in which Highland residents have successfully engaged. This is nothing less than a blatant attempt to end-run the residents of Highland through the legislative process, making a full mockery of zoning law and process. There is no evidence to support a change in Mr. Chopra's property zoning. To the contrary, no demonstration of need has been made that the CCT portion of Highland Crossing be enlarged – in fact, the Highland Crossing CCT remains under-utilized. Further, the Highland Crossing CCT is just what it purports to be – it is the transition from retail to residential – it was designed to provide the transition to Mr. Chopra's property.

Further, the permitted use embodied in amendment 43 is wholly unsupportable were the facts made known to the Council – briefly, the size and intensity of the use is wholly unsuited for land which is dependent upon septic and immediately up-gradient of three drinking water wells. Lastly, granting this property CCT designation under the BRX will create a domino effect for properties in the immediate area which too could be designated CCT.

I confess I do not understand where the Council is in the process of review but I implore you on behalf of the residents of Highland to oppose amendment 43 and map amendment 40:001. Please heed the request of Highland residents and not bend to the singular interests of a non-resident Highland landowner whose objectives are not in the best interest of our town.

Thank You.

ADJOINING PROPERTY OWNERS FOR 13454 CLARKSVILLE PIKE

Donald & Jill Messier
13458 Route 108
Highland, MD 20777-9537
(40.002)

Shafqet & Riffat Ashai
13440 Clarksville Pike
Highland, MD 20777-9537
(40.002)

Florentine Borman
12124 Route 216
Fulton, MD 20759-2402
(40.002)

Highland Holding Gourp, LLC
12857 Highland Road
Highland, MD 20777-9714
(40.002)

"
"

Requested Zoning

Search Street:

CLARKSVILLE PK

Property Information:

Amendment No.: 40.002

Current Zoning: RR-DEO

Requested Zoning: B-1

Tax Account ID.: 1405347157

Map: 40

Grid: 4

Parcel: 57

Lot: 1

Acres: 2.8

Address: 13454 CLARKSVILLE PK

City/State/Zip: HIGHLAND, MD 20777

Owner:

Name: ASHAI RIFFAT S

Email: samashai@gmail.com

Phone: 410-531-6385

Mailing Address: 11906 HALL SHOP RD

City/State/Zip: CLARKSVILLE, MD 21029

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

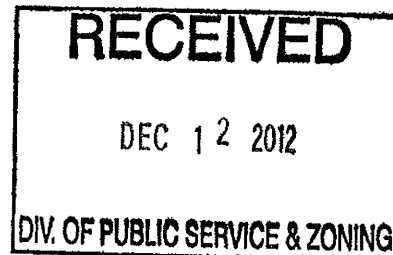
[Word 2007 Version]
Before filling out this form, please read the
Instructions section at the end of the form.

A. Property Information

- 1 Address / Street (Only) 13454 Clarksville Pike
2 Tax Map Number 40 Grid 4
3 Parcel(s) 57
4 Lot(s) 1
5 Tax Account Data: District 05 Account # 347157
6 Size of Property: Acres 2.8 Square feet
7 The Property is currently zoned: B-1, RR-DEO
I request that the Property be rezoned to: B-1

B. Owner Information

- 8 Owner Name Shafqet Ashai, Riffat S. Ashai
9 Mailing street address or Post Office Box 11906 Hall Shop Road
City, State Clarksville, Maryland
ZIP Code 21029
Telephone (Main)
Telephone (Secondary) 443-812-8346
Fax
10 E-Mail



410-531-6385

samashai@gmail.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 The Property is located approximately 500 feet from the intersection of Routes 108 and 216, which is identified as a Secondary Commercial Rural Crossroads in PlanHoward 2030. Page 163 of PlanHoward 2030 provides that "[r]ural residential growth and the changing character of agriculture have impacted how commercial crossroad areas function. There is a need to reassess the role and ability of rural commercial crossroads to serve farmers' and residents' needs. Most commercial crossroads are quite small, which limits business growth and competitiveness." Furthermore, "Rural crossroads should be evaluated to assess the potential and desirability of some additional growth that would be compatible with neighboring uses and rural crossroads design character." PlanHoward 2030, p. 164.

See attached Continuation Sheet.

F. List of Attachments/Exhibits

14 1. Continuation Sheet. 2. Map of the Property from the County's website. 3. Location drawing of the Property. 4. Location drawing of the Petitioners' adjoining parcel 55. 5. Map of the Highland area from the County's website.

G. Signatures

15 Owner Shafqet Ashai

Owner (2) Riffat S. Ashai

Date Dec. 4, 2012

Date Dec 4, 2012

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

16 Representative Signature

Date 12/10/12

DPZ Use Only	JRL	Amendment No.	40.002
Notes			

Continuation Sheet

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

- 13 The Property is located approximately 500 feet from the intersection of Routes 108 and 216, which is identified as a Secondary Commercial Rural Crossroads in PlanHoward 2030. Page 163 of PlanHoward 2030 provides that "[r]ural residential growth and the changing character of agriculture have impacted how commercial crossroad areas function. There is a need to reassess the role and ability of rural commercial crossroads to serve farmers' and residents' needs. Most commercial crossroads are quite small, which limits business growth and competitiveness." Furthermore, "Rural crossroads should be evaluated to assess the potential and desirability of some additional growth that would be compatible with neighboring uses and rural crossroads design character." PlanHoward 2030, p. 164.

As PlanHoward 2030 recognizes, the population of rural areas such as Highland has changed since the last comprehensive zoning, and a need exists for a limited commercial expansion at the Crossroads. As shown on Exhibit 5, aside from a few properties at the Crossroads, the vast majority of the area is zoned residentially. The Highland Crossroads is "quite small, which limits business growth and competitiveness." Residents have few commercial options without driving to Clarksville or Columbia. A limited expansion of commercial zoning at the Crossroads would benefit the Highland community and would satisfy the goals of PlanHoward 2030 regarding this rural commercial crossroad.

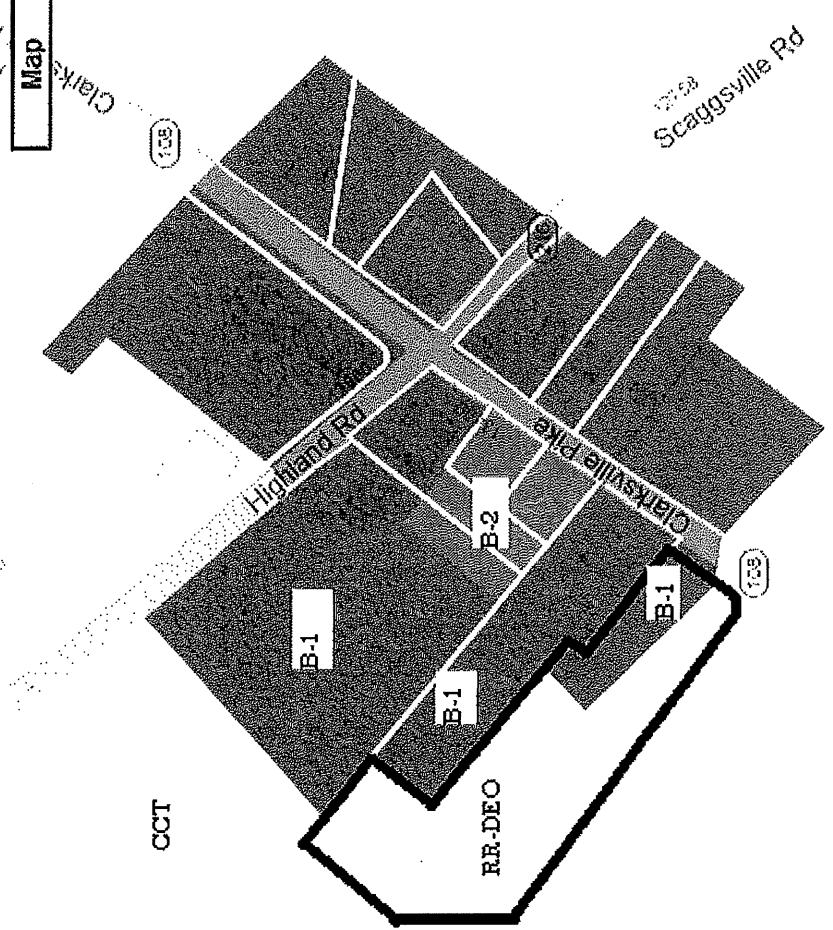
The subject Property would be a suitable property for such expansion. The Property is contiguous to the commercial Crossroads and is presently split zoned RR-DEO and B-1. The Property also adjoins the Petitioners' B-1 zoned Parcel 55 to the northeast. If the portion of the Property currently zoned RR-DEO were rezoned to the B-1 district, the Petitioners could develop the Property in conjunction with the adjoining Parcel 55. Under the Property's current zoning, however, no feasible development/redevelopment options exist either for the Property or for Parcel 55.

Howard County, MARYLAND

Street View | Help

Map

Satellite



Byefield Dr

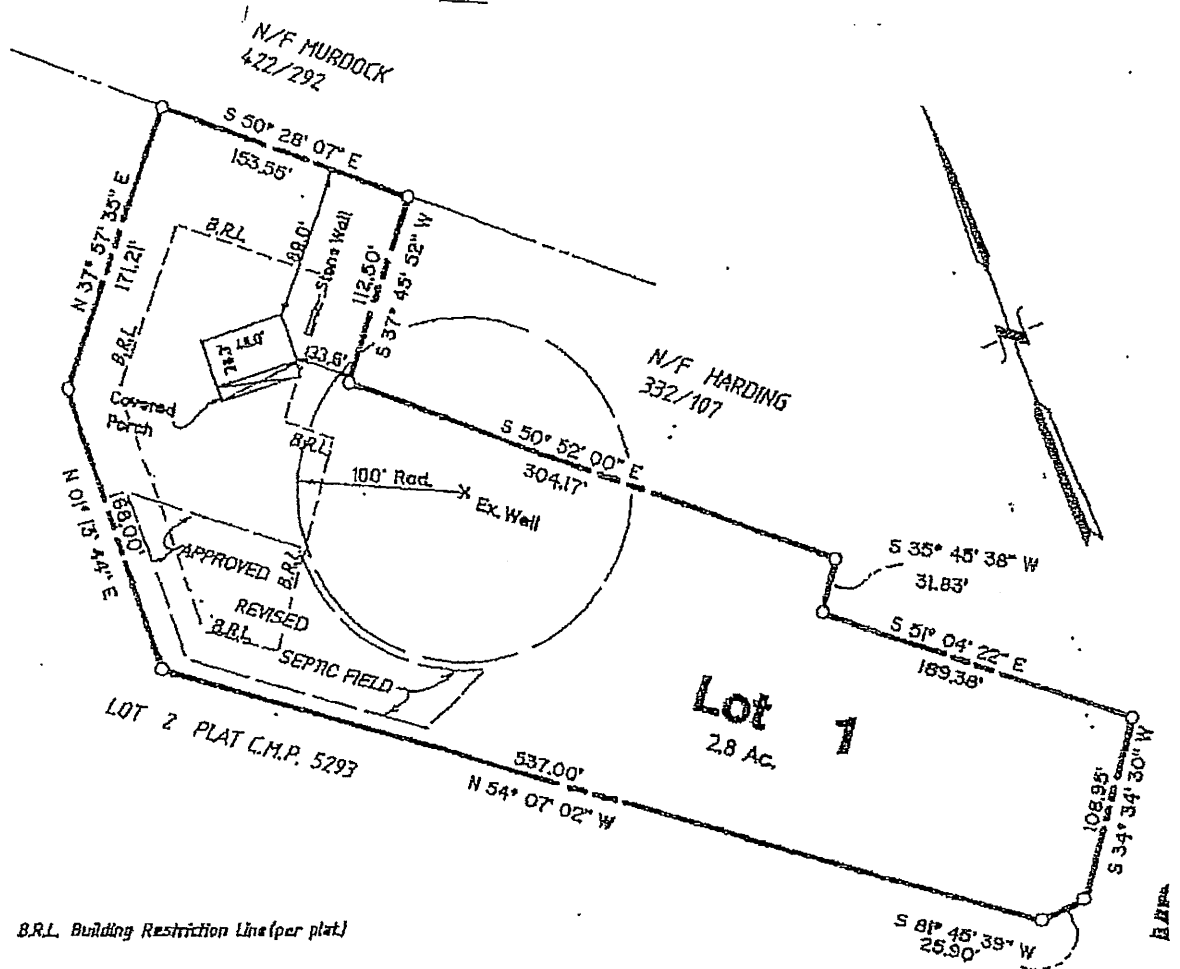
POWERED BY
Google

©, GMapCreator **CASA**

FIELD	10/11	8/18/03
COMP.	10	8/20/03
GRAPHICS	10	8/23/03
CHECKED	12	8/21/03

ADDRESS: 13454 Clarksville Pike

BUILDING PERMIT NUMBER: B 001



B.R.L. Building Restriction Line (per plat)

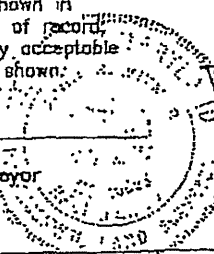
SURVEYOR'S CERTIFICATE

This survey has been completed to satisfy requirements of a transfer, a financing or a refinancing of the subject site; it does not reflect a boundary survey to be relied upon for the accurate location of property lines, construction of fences or other improvements.

I hereby certify that the property indicated hereon is shown in accordance with the Subdivision Plat and/or description of record; that the improvements, as shown, have been located by acceptable survey practices; and that all visible improvements are shown.

8/19/03 (Wall Check)
Date

John R. Witmer
JOHN R. WITMER;
Professional Land Surveyor
MD, No 10658



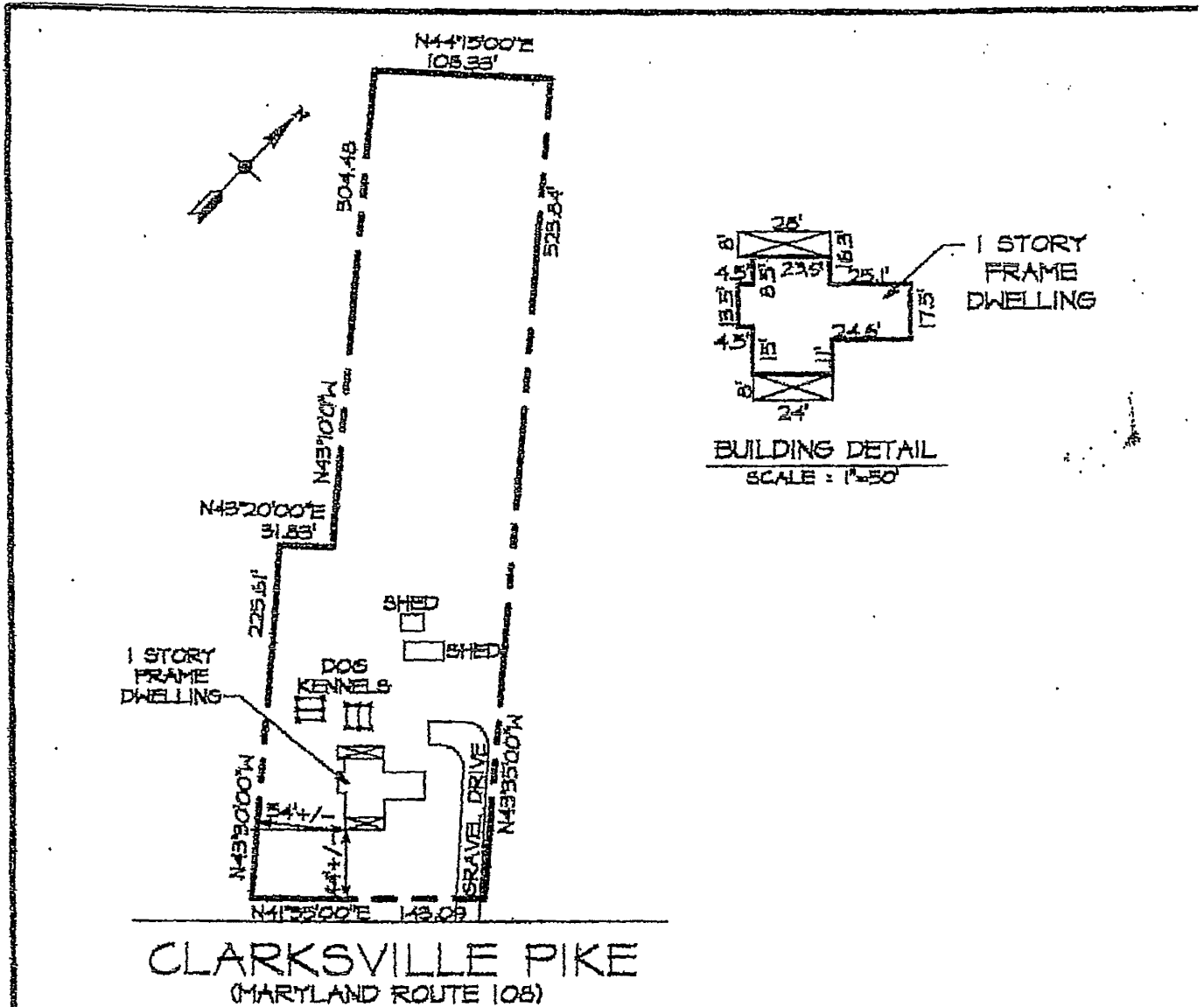
WALL CHECK
FINAL LOCATION PLAT
LOT 1
COYNE PROPEL

PLAT C.M.P. 5293
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' AUGUST, 20

WITMER ASSOCIAT
LAND SURVEYING - LAND PLANN

354-A Hungerford Drive, Rockville,
Tel: (301) 309-8800 Fax (301)

Tolerance for measurements indicated hereon = 0.25' +/-



CLARKSVILLE PIKE
(MARYLAND ROUTE 108)

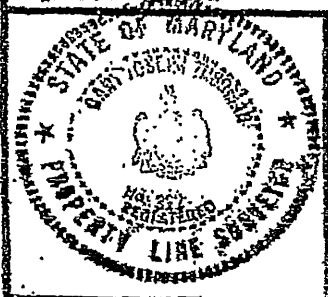
This does not constitute a lot survey, this will certify to Universal Title, Ridgeway, Griffin, Kestner & Cogan that I have located the existing improvements on the above lot(s) as established by methods accepted by the COMAR 05.13.05-Min. Standards of Practice for Location Surveys in accordance with the plat and/or deed of records. This plat was prepared without a title report and does not purport to reflect all easements, encumbrances, or other circumstances affecting the title to the shown lot(s).

TAX MAP NO. : 40; PARCEL : 55

DEED REFERENCE :
LIBER : 1505 FOLIO : 65

Patrick C. Richardson, Jr
Registered Surveyor Data

NOTE :
THIS PROPERTY LIES WITHIN FLOOD ZONE 'C' (AREA I MINOR FLOODING) AS SHOWN FROM COMMUNITY MAP NO.240044 0027 B, DATED DEC. 4, 1986.



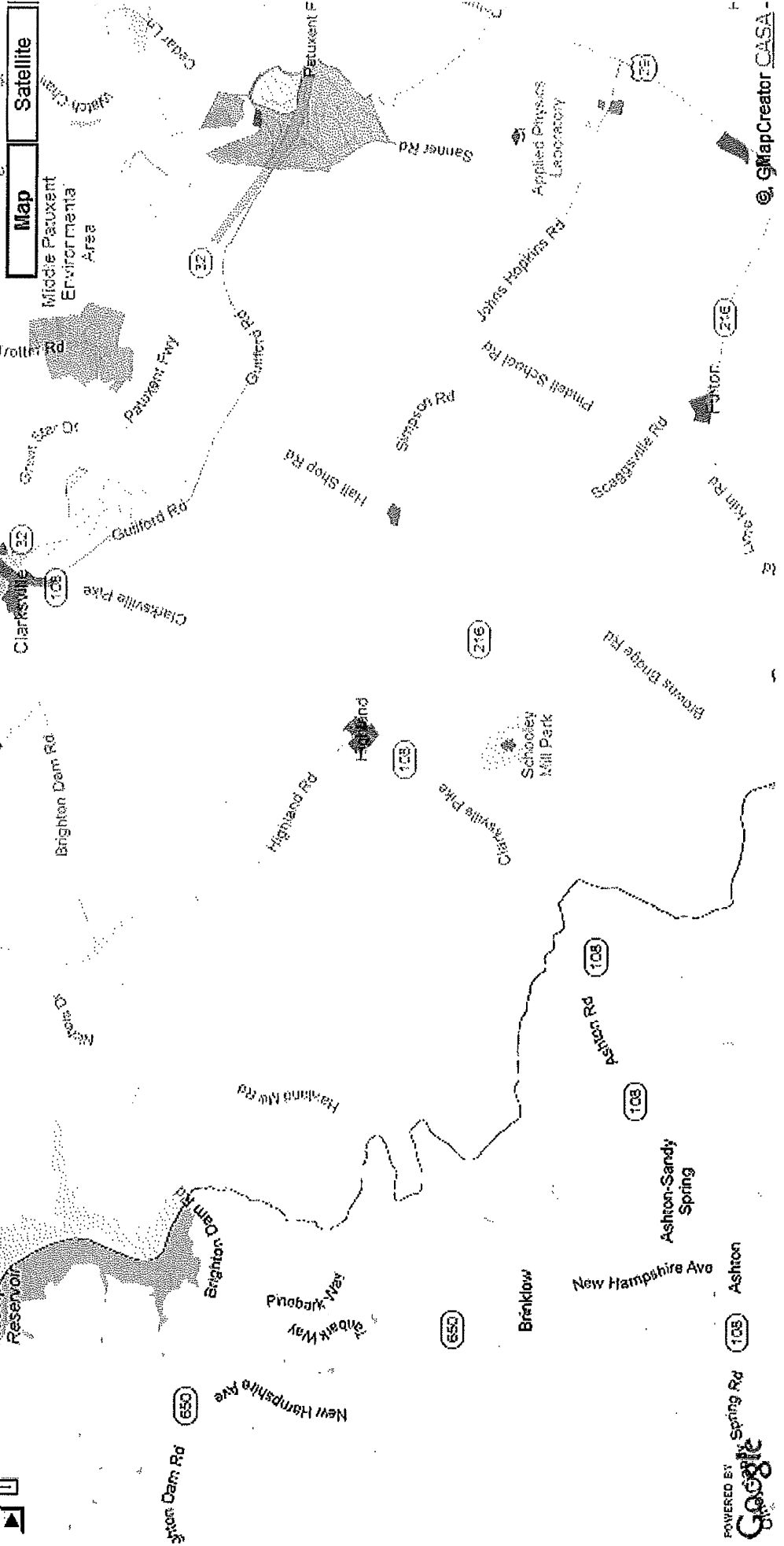
Richardson Engineering, LLC
730 W. Padonia Road, Suite 101
Baltimore, Maryland 21030
Tele.: 410-560-1502
Fax: 410-560-0827

LOCATION DRAWING
OF
13440 CLARKSVILLE PIKE
HOWARD COUNTY, MARYLAND
CASE NO.

DRAWN BY: CADDS	REVIEW BY: SUT	DATE: JUNE 2000	JOB NO. E00107	SCALE: 1" =
-----------------	----------------	-----------------	----------------	-------------

Howard County, MARYLAND

Street View | Help





Howard County Council

George Howard Building
3500 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

Riffat Ashai
11906 Hall Shop road
Clarksville, MD 21029

Dear M. Ashai:

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.

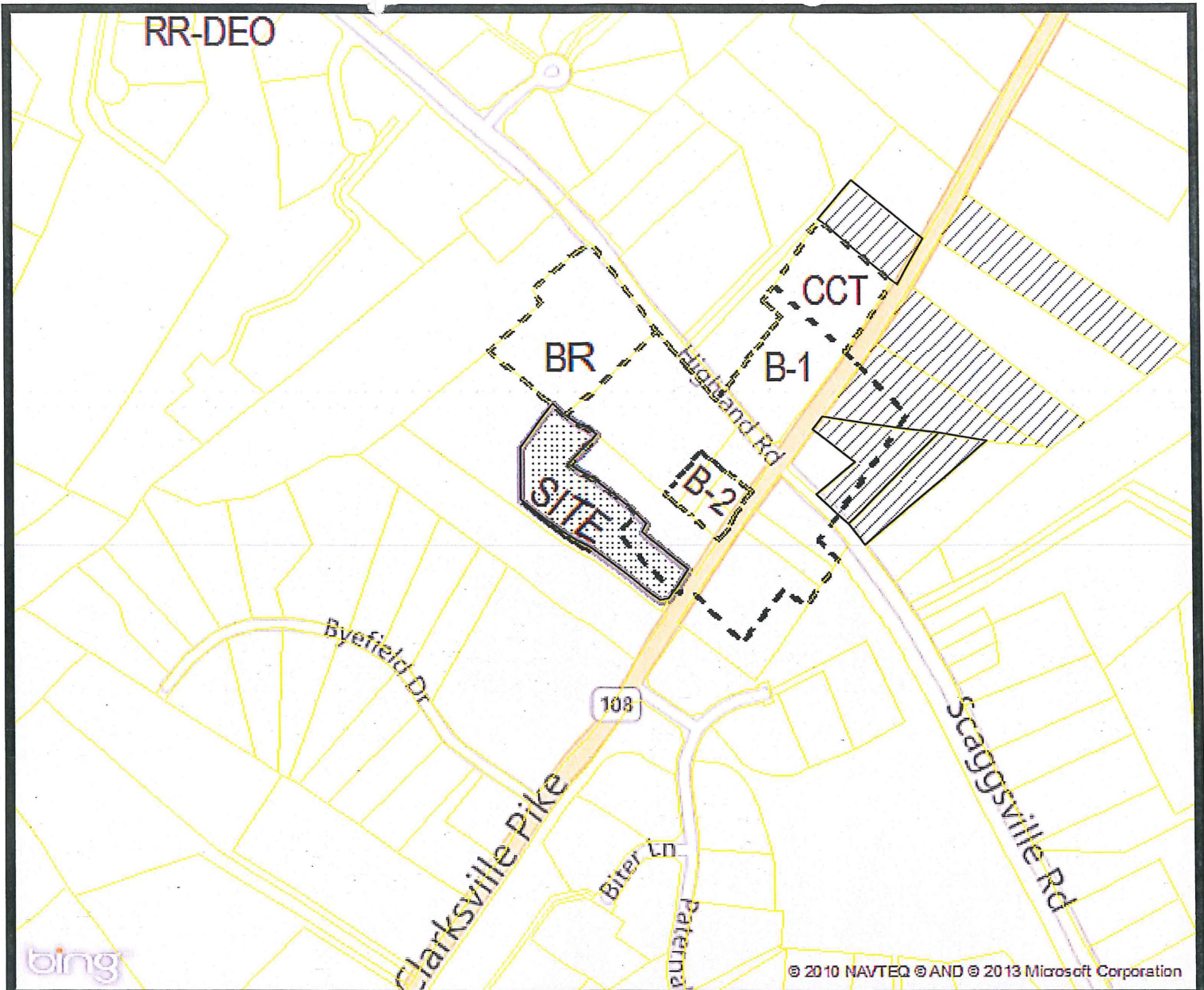
Please be advised that on March 7, 2013, the Howard County Ethics Commission determined that the Zoning Map Request Form needs to be accompanied by certain affidavits and disclosures. The Commission also determined that the Zoning Regulation Amendment Form needs to be accompanied by certain affidavits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

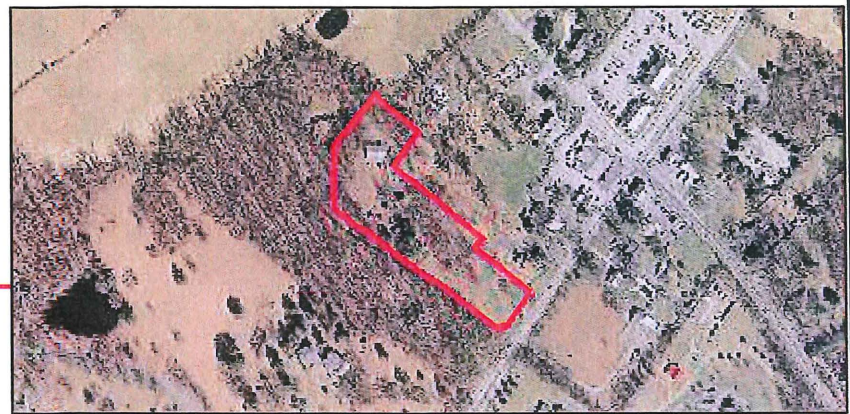
Stephen M. LeGendre
Administrator



bing

© 2010 NAVTEQ © AND © 2013 Microsoft Corporation

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: 40.002 Tax ID: 1405347157
 Current Zoning: RR-DEO / B-1 Council District: 5
 Tax Map: 40 Grid: 4 Parcel: 57 Lot: 1
 Address: 13454 CLARKSVILLE PK

June 17, 2013

The Howard County Council
Howard County, Maryland

Dear Sir/Madam:

Ref: Rezoning of the RR-DEO portion to B-1 of 13454 Clarksville Pike, Highland property; Map Amendment 40.002 approved by The Planning and Zoning Board (5-0)

My name is Irfan Malik, I am a resident of Howard County since 1995. I am here today to support Mr. and Dr. Ashai's efforts to rezone their split zone property to B-1. This property is currently zoned B-1/RR-DEO. I believe when Ashai's develop this property it will add value to the properties in Highland.

My wife and I have known the Ashai's for over 18 years. Dr. Ashai has an office in Highland where she has been seeing patients since 2001. Both Mr. and Dr. Ashai are important members of the community and are actively involved in charitable and volunteer services within Howard County. Their three children grew up in this community and over the years have helped me in collecting food for the Howard Count Food Bank for the hungry in Howard County.

They enjoy broad support in their rezoning effort in the business community in Highland. Their efforts have been endorsed by major business stake holders in Highland. Mr. Ashai is a member of the Highland Business Association, an Association representing most if not all businesses in Highland. Mr. Ashai is the head of their Government Relations Committee. Please note these Highland Businesses provide employment, pay taxes, and help in reducing traffic congestion by providing Highland natives access to local markets.

Mr. and Dr. Ashai also own the adjoining 1 1/2 acre property which is zoned B-1 (13440 Clarksville Pike, Highland). The building on this property is over 75 years old and needs to be rebuilt. Because of a number of burdensome state and county requirements (such as; well, septic, state highway 30 feet easement, and water shed management requirements), **there are no economically viable options to rebuild this property.** Please note the lot next to it has been zoned B-2 (Gas Station) and belongs to George Boarman, who I believe is supporting the Ashai's rezoning efforts.

Once the RR-DEO portion of 13454 Clarksville Pike property is rezoned to B-1, both properties can be rebuilt.

I believe based on the merits of this case, approval of B-1 is warranted.

Respectfully submitted,



Irfan Malik

3886 Whitebrook Ln

Ellicott City, MD 21042

410 750 2739

Mr. and Mrs. Neil Romano

13711 Loria Court
Clarksville, MD 21029

June 17, 2013

Dear Council Members,

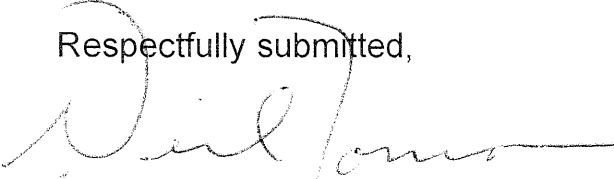

As a longtime resident of Clarksville and Howard County, I write you today in support of Map Amendment 40.002, which enables Riffat and Shafget Ashai to rezone their split zone property to B-1.

Knowing Riffat and Shafget Ashai for almost 20 years, I can tell you their concern for our community and their desire to play an active role in its growth and vitality is of paramount importance to them. I have no doubt that this rezoning will eventually be to the benefit of all the people of Howard County.

Additionally, the very fact that this rezoning will help Dr. Ashai's ability to serve the mental health needs of our community more effectively is extremely important. As a former Assistant Secretary of Labor of the United States in charge of Disability Employment Policy, I know the growing needs of our friends and neighbors with intellectual and psychiatric disabilities both here and across the United States. To have someone as highly qualified as Dr. Ashai in our community, and to give her the opportunity to expand her services can only serve to increase the reputation of Howard County as one of the finest places to live in the United States.

Thank you very much for your consideration of this request.

Respectfully submitted,



Mr. and Mrs. Neil Romano

June 17, 2013

Howard County Council, Howard County, Maryland
George Howard Building
3430 Court House Drive
Ellicott City, MD 21043

Dear Council Members:

We support Map Amendment 40.002 which enables Riffat and Shafqet Ashai to rezone their split zoned property to B-1.

- The address of the property is 13454 Clarksville Pike, Highland, MD 20777.
- Riffat and Shafqet Ashai have lived in Howard County for over 30 years.
- The population in Highland has grown considerably and new residential developments have been built around Highland; such as, Koandah Estates, Windy Knolls, Clarksville Overlook and others that are closer to Highland than the Clarksville Shopping Center.
- This property is only 500 feet from the intersection of Route 108 and Route 216. The Planning and Zoning Division has recognized that the population around Highland has grown considerably and recommended that the Business District be increased to 1,000 feet from the intersection. We feel this District should be expanded in light of the growing population.
- The enhancement in Business District will reduce traffic congestion, provide jobs, and increase tax revenues for the County. And, the rising tide will lift all boats.
- Since 2001, Riffat Ashai, MD has been seeing patients in adjacent building (13440 Clarksville Pike) which is zoned B-1.
- This building is on a small lot of 1 ½ acres and the building is over 75 years old.
- Because they have to give 30 feet to the State for State Highway easement, plus well, septic, set-back requirements, and water shed requirements, it is NOT economically feasible to rebuild this building without the re-zoning of 13454 Clarksville Pike to B-1.
- Riffat S. Ashai, MD needs psychologists, therapists, social workers; and other staff members to serve her patients effectively and they cannot be accommodated in the current building, it is important to rebuild both properties so that the population of Highland is adequately served.
- They enjoy broad support in the business community in Highland in their re-zoning effort.

Respectfully submitted,

PERVEZ KHAWAJA

5375 BROADWATER LANE
CLARKSVILLE, MD 21029

June 17, 2013

Howard County Council, Howard County, Maryland
George Howard Building
3430 Court House Drive
Ellicott City, MD 21043

Dear Council Members:

We support Map Amendment 40.002 which enables Riffat and Shafqet Ashai to rezone their split zoned property to B-1.

- The address of the property is 13454 Clarksville Pike, Highland, MD 20777.
- Riffat and Shafqet Ashai have lived in Howard County for over 30 years.
- The population in Highland has grown considerably and new residential developments have been built around Highland; such as, Koandah Estates, Windy Knolls, Clarksville Overlook and others that are closer to Highland than the Clarksville Shopping Center.
- This property is only 500 feet from the intersection of Route 108 and Route 216. The Planning and Zoning Division has recognized that the population around Highland has grown considerably and recommended that the Business District be increased to 1,000 feet from the intersection. We feel this District should be expanded in light of the growing population.
- The enhancement in Business District will reduce traffic congestion, provide jobs, and increase tax revenues for the County. And, the rising tide will lift all boats.
- Since 2001, Riffat Ashai, MD has been seeing patients in adjacent building (13440 Clarksville Pike) which is zoned B-1.
- This building is on a small lot of 1 ½ acres and the building is over 75 years old.
- Because they have to give 30 feet to the State for State Highway easement, plus well, septic, set-back requirements, and water shed requirements, it is NOT economically feasible to rebuild this building without the re-zoning of 13454 Clarksville Pike to B-1.
- Riffat S. Ashai, MD needs psychologists, therapists, social workers, and other staff members to serve her patients effectively and they cannot be accommodated in the current building, it is important to rebuild both properties so that the population of Highland is adequately served.
- They enjoy broad support in the business community in Highland in their re-zoning effort.

Respectfully submitted,

Ferhat Zia

6523 Wing Flash Ln
Columbia MD 21045

June 17, 2013

Howard County Council, Howard County, Maryland
George Howard Building
3430 Court House Drive
Ellicott City, MD 21043

Dear Council Members:

We support Map Amendment 40.002 which enables Riffat and Shafqet Ashai to rezone their split zoned property to B-1.

- The address of the property is 13454 Clarksville Pike, Highland, MD 20777.
- Riffat and Shafqet Ashai have lived in Howard County for over 30 years.
- The population in Highland has grown considerably and new residential developments have been built around Highland; such as, Koandah Estates, Windy Knolls, Clarksville Overlook and others that are closer to Highland than the Clarksville Shopping Center.
- This property is only 500 feet from the intersection of Route 108 and Route 216. The Planning and Zoning Division has recognized that the population around Highland has grown considerably and recommended that the Business District be increased to 1,000 feet from the intersection. We feel this District should be expanded in light of the growing population.
- The enhancement in Business District will reduce traffic congestion, provide jobs, and increase tax revenues for the County. And, the rising tide will lift all boats.
- Since 2001, Riffat Ashai, MD has been seeing patients in adjacent building (13440 Clarksville Pike) which is zoned B-1.
- This building is on a small lot of 1 ½ acres and the building is over 75 years old.
- Because they have to give 30 feet to the State for State Highway easement, plus well, septic, set-back requirements, and water shed requirements, it is NOT economically feasible to rebuild this building without the re-zoning of 13454 Clarksville Pike to B-1.
- Riffat S. Ashai, MD needs psychologists, therapists, social workers, and other staff members to serve her patients effectively and they cannot be accommodated in the current building, it is important to rebuild both properties so that the population of Highland is adequately served.
- They enjoy broad support in the business community in Highland in their re-zoning effort.

Respectfully submitted,

Nazim Zia

6523 Wing Flash Ln
Columbia MD 21045

June 17, 2013

Howard County Council, Howard County, Maryland
George Howard Building
3430 Court House Drive
Ellicott City, MD 21043

Dear Council Members:

We support Map Amendment 40.002 which enables Riffat and Shafqet Ashai to rezone their split zoned property to B-1.

- The address of the property is 13454 Clarksville Pike, Highland, MD 20777.
- Riffat and Shafqet Ashai have lived in Howard County for over 30 years.
- The population in Highland has grown considerably and new residential developments have been built around Highland; such as, Koandah Estates, Windy Knolls, Clarksville Overlook and others that are closer to Highland than the Clarksville Shopping Center.
- This property is only 500 feet from the intersection of Route 108 and Route 216. The Planning and Zoning Division has recognized that the population around Highland has grown considerably and recommended that the Business District be increased to 1,000 feet from the intersection. We feel this District should be expanded in light of the growing population.
- The enhancement in Business District will reduce traffic congestion, provide jobs, and increase tax revenues for the County. And, the rising tide will lift all boats.
- Since 2001, Riffat Ashai, MD has been seeing patients in adjacent building (13440 Clarksville Pike) which is zoned B-1.
- This building is on a small lot of 1 ½ acres and the building is over 75 years old.
- Because they have to give 30 feet to the State for State Highway easement, plus well, septic, set-back requirements, and water shed requirements, it is NOT economically feasible to rebuild this building without the re-zoning of 13454 Clarksville Pike to B-1.
- Riffat S. Ashai, MD needs psychologists, therapists, social workers, and other staff members to serve her patients effectively and they cannot be accommodated in the current building, it is important to rebuild both properties so that the population of Highland is adequately served.
- They enjoy broad support in the business community in Highland in their re-zoning effort.

Respectfully submitted,

SHOAB KHWAJA

5375 BROADWATER LANE
CLARKSVILLE MD 21029

June 17, 2013

Howard County Council, Howard County, Maryland

George Howard Building

3430 Court House Drive

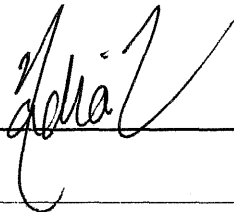
Ellicott City, MD 21043

Dear Council Members:

We support Map Amendment 40.002 which enables Riffat and Shafqet Ashai to rezone their split zoned property to B-1.

- The address of the property is 13454 Clarksville Pike, Highland, MD 20777.
- Riffat and Shafqet Ashai have lived in Howard County for over 30 years.
- The population in Highland has grown considerably and new residential developments have been built around Highland; such as, Koandah Estates, Windy Knolls, Clarksville Overlook and others that are closer to Highland than the Clarksville Shopping Center.
- This property is only 500 feet from the intersection of Route 108 and Route 216. The Planning and Zoning Division has recognized that the population around Highland has grown considerably and recommended that the Business District be increased to 1,000 feet from the intersection. We feel this District should be expanded in light of the growing population.
- The enhancement in Business District will reduce traffic congestion, provide jobs, and increase tax revenues for the County. And, the rising tide will lift all boats.
- Since 2001, Riffat Ashai, MD has been seeing patients in adjacent building (13440 Clarksville Pike) which is zoned B-1.
- This building is on a small lot of 1 ½ acres and the building is over 75 years old.
- Because they have to give 30 feet to the State for State Highway easement, plus well, septic, set-back requirements, and water shed requirements, it is NOT economically feasible to rebuild this building without the re-zoning of 13454 Clarksville Pike to B-1.
- Riffat S. Ashai, MD needs psychologists, therapists, social workers, and other staff members to serve her patients effectively and they cannot be accommodated in the current building, it is important to rebuild both properties so that the population of Highland is adequately served.
- They enjoy broad support in the business community in Highland in their re-zoning effort.

Respectfully submitted,



June 17, 2013

Howard County Council, Howard County, Maryland

George Howard Building

3430 Court House Drive

Ellicott City, MD 21043

Dear Council Members:

We support Map Amendment 40.002 which enables Riffat and Shafqet Ashai to rezone their split zoned property to B-1.

- The address of the property is 13454 Clarksville Pike, Highland, MD 20777.
- Riffat and Shafqet Ashai have lived in Howard County for over 30 years.
- The population in Highland has grown considerably and new residential developments have been built around Highland; such as, Koandah Estates, Windy Knolls, Clarksville Overlook and others that are closer to Highland than the Clarksville Shopping Center.
- This property is only 500 feet from the intersection of Route 108 and Route 216. The Planning and Zoning Division has recognized that the population around Highland has grown considerably and recommended that the Business District be increased to 1,000 feet from the intersection. We feel this District should be expanded in light of the growing population.
- The enhancement in Business District will reduce traffic congestion, provide jobs, and increase tax revenues for the County. And, the rising tide will lift all boats.
- Since 2001, Riffat Ashai, MD has been seeing patients in adjacent building (13440 Clarksville Pike) which is zoned B-1.
- This building is on a small lot of 1 ½ acres and the building is over 75 years old.
- Because they have to give 30 feet to the State for State Highway easement, plus well, septic, set-back requirements, and water shed requirements, it is NOT economically feasible to rebuild this building without the re-zoning of 13454 Clarksville Pike to B-1.
- Riffat S. Ashai, MD needs psychologists, therapists, social workers, and other staff members to serve her patients effectively and they cannot be accommodated in the current building, it is important to rebuild both properties so that the population of Highland is adequately served.
- They enjoy broad support in the business community in Highland in their re-zoning effort.

Respectfully submitted,

June 17, 2013

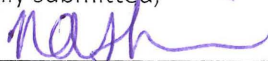
Howard County Council, Howard County, Maryland
George Howard Building
3430 Court House Drive
Ellicott City, MD 21043

Dear Council Members:

We support Map Amendment 40.002 which enables Riffat and Shafqet Ashai to rezone their split zoned property to B-1.

- The address of the property is 13454 Clarksville Pike, Highland, MD 20777.
- Riffat and Shafqet Ashai have lived in Howard County for over 30 years.
- The population in Highland has grown considerably and new residential developments have been built around Highland; such as, Koandah Estates, Windy Knolls, Clarksville Overlook and others that are closer to Highland than the Clarksville Shopping Center.
- This property is only 500 feet from the intersection of Route 108 and Route 216. The Planning and Zoning Division has recognized that the population around Highland has grown considerably and recommended that the Business District be increased to 1,000 feet from the intersection. We feel this District should be expanded in light of the growing population.
- The enhancement in Business District will reduce traffic congestion, provide jobs, and increase tax revenues for the County. And, the rising tide will lift all boats.
- Since 2001, Riffat Ashai, MD has been seeing patients in adjacent building (13440 Clarksville Pike) which is zoned B-1.
- This building is on a small lot of 1 ½ acres and the building is over 75 years old.
- Because they have to give 30 feet to the State for State Highway easement, plus well, septic, set-back requirements, and water shed requirements, it is NOT economically feasible to rebuild this building without the re-zoning of 13454 Clarksville Pike to B-1.
- Riffat S. Ashai, MD needs psychologists, therapists, social workers, and other staff members to serve her patients effectively and they cannot be accommodated in the current building, it is important to rebuild both properties so that the population of Highland is adequately served.
- They enjoy broad support in the business community in Highland in their re-zoning effort.

Respectfully submitted,



Nadia Ashai
11906 Hall Shop Rd
Clarksville MD 21029

40.002

make copies for all

June 17, 2013

The Howard County Council
Howard County, Maryland
George Howard Building
3430 Court House Drive
Ellicott City, MD 21043

Dear Council Members:

Ref: Rezoning of the RR-DEO portion to B-1 of 13454 Clarksville Pike, Highland property;

Map Amendment 40.002 approved by The Planning and Zoning Board (5-0)

I have lived in Howard County for about 38 years. I am a CPA by profession and am requesting rezoning of our split zoned property located at 13454 Clarksville Pike, Highland to B-1 (Map Amendment 40.002). This property is currently split zoned B-1/RR-DEO.

Since 2001, my wife, who is a physician, has been seeing patients in our adjoining 1 ½ acre property zoned B-1. A rezoning of the 13454 Clarksville Pike will enable us to rebuild both properties. No other viable options exist for both properties.

Our rezoning efforts have been endorsed by Neil Romano, who during the Bush Administration was according to The Wall Street Journal the 7th most powerful man in the White House. He was also President Ronald Reagan's White House Staff Director. A copy of that letter is being submitted for review by the Council persons.

We enjoy broad support in our rezoning effort in the business community in Highland. Our efforts have been endorsed by most major business stake holders in Highland. These include but are not limited to the following businesses:

Kevin Bell (Highland Crossing)

Donald Souder (Highland Crossing)

Terri Westerlund (Westerlund Real Estate Group)

George Boarman (Boarman Market)

Dr. John Cunningham (Veterinarian)

Jeanne Gelber (Gray Pony) --Has Applied for Map Amendment 40.005 which I support. Address: 13355 Clarksville Pike. I believe the rising tide will lift all boats in Highland.

Mark Brew (Brew Plumbing)

Smita Patel (Smita's Integrative Wellness Pharmacy)

Lynda McKay (Feed Shop)

Wanda Mayhew (Highland Groomery)

Jane Caswell (Living Dolls, who we support for rezoning)

Nelson Tree Specialist

FBT Contractors

And, many others.

I am a member of the Highland Business Association, an Association representing almost all businesses in Highland. I am also the head of their Government Relations Committee. Please note these Highland Businesses provide employment, pay taxes, and help in reducing traffic congestion by providing Highland natives access to local markets. Please note, most if not all, have endorsed our rezoning effort.

Please note that the lot next to our 13440 Clarksville Pike property has been zoned B-2 (Gas Station) and belongs to George Boarman, who is supporting our rezoning efforts.

Once the RR-DEO portion of the 13454 Clarksville Pike property is rezoned to B-1, our both properties can be rebuilt. This will enable my wife, Dr. Ashai, her relatives, and my children to provide much needed physicians services to the population of Highland that has grown considerably in the last 10 years.

I believe based on the merits of this case, approval of B-1 is warranted.

I want to thank you for giving me the time to speak directly to you. I am also submitting over 70 signatures that are endorsing our effort for rezoning.

Respectfully submitted,



Shafqet ("Sam ") A. Ashai

Phone: 443-812-8346

Address: 11906 Hall Shop Road, Clarksville MD 21029

Regner, Robin

From: Tolliver, Sheila
Sent: Monday, June 17, 2013 4:36 PM
To: A. Nayab Siddiqui
Cc: Regner, Robin
Subject: RE: Testimony - Agenda Item: 40.001-3, 40.008 - 40.001, 40.002 Clarksville Pike - 40.003 Scaggsville Road - 40.008 Clarksville Pike

Thank you for your e-mail to Council members concerning comprehensive zoning proposals. The Council appreciates your interest and will consider your point of view.

Sheila Tolliver
Council Administrator
Howard County Council
410 313-2001

P.S.—State law requires certain disclosures be submitted by people who submit testimony on amendments under consideration in comprehensive zoning. You may wish to check the Council's website for additional information.

<http://cc.howardcountymd.gov/displayprimary.aspx?id=6442462308>

From: A. Nayab Siddiqui [<mailto:nayab@sssi.net>]
Sent: Monday, June 17, 2013 4:14 PM
To: CouncilMail
Cc: nayab@sssi.net; Shafqet Ashai
Subject: Testimony - Agenda Item: 40.001-3, 40.008 - 40.001, 40.002 Clarksville Pike - 40.003 Scaggsville Road - 40.008 Clarksville Pike

June 17, 2013

Howard County Council

3500 Court House Drive

Ellicott City

Howard County, Maryland

Dear Sir/Madam:

Ref: Rezoning of the RR-DEO portion to B-1 of 13454 Clarksville Pike, Highland property

Map Amendment 40.002 (Supported by the Planning and Zoning Board 5-0)

I am supporting Zoning change to B-1 of this split-zoned property in Highland, which is currently split-zoned as B-1/RR-DEO. The property address is **13454 Clarksville Pike, Highland, MD 20777**.

The property adjoins Mr. and Dr. Ashai's other 1 1/2 acre property in Highland, which is currently zoned B-1. Dr. Ashai is a physician (psychiatrist) by profession and has been seeing patients in this building since 2001. Mr. Ashai is a CPA.

Because they have to give 30 feet of land to the State Highway and because of other restrictions such as well water, water shed management and setback requirements; it is not economically feasible to rebuild the building on their 13440 Clarksville Pike property. This building is over 75 years old and needs to be rebuilt. This property adjoins this split-zoned property for which I am supporting a B-1 zoning.

A rezoning of the RR-DEO portion of our 13454 Clarksville Pike property will enable them to rebuild both properties and enable Mr. Ashai to set up a CPA office in Highland.

In Highland and the surrounding areas, the population has grown considerably. There is a real need for a Physician's office and other professional services. They enjoy a wide support in the business community in Highland in their rezoning efforts.

I believe that their application for rezoning of their split-zoned property be evaluated based on its merits.

I believe based on merits, approval of their application for the split-zoned property for B-1 zoning is warranted.

Respectfully submitted,

Nayab Siddiqui

Address:
7005 Woodscape Drive,
Clarksville MD 21029



A. Nayab Siddiqui, PMP, PMI-RMP
President
5950 Symphony Woods Rd, Suite 608
Columbia, Maryland 21044

phone: 410.715.2482
mobile: 410.707.6941
fax: 410.715.4369
Nayab@sssi.net

LEGAL DISCLAIMER: The information in this email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful.

June 17, 2013

Howard County Council, Howard County, Maryland
George Howard Building
3430 Court House Drive
Ellicott City, MD 21043

Dear Council Members:

We support Map Amendment 40.002 which enables Riffat and Shafqet Ashai to rezone their split zoned property to B-1.

- The address of the property is 13454 Clarksville Pike, Highland, MD 20777.
- Riffat and Shafqet Ashai have lived in Howard County for over 30 years.
- The population in Highland has grown considerably and new residential developments have been built around Highland; such as, Koandah Estates, Windy Knolls, Clarksville Overlook and others that are closer to Highland than the Clarksville Shopping Center.
- This property is only 500 feet from the intersection of Route 108 and Route 216. The Planning and Zoning Division has recognized that the population around Highland has grown considerably and recommended that the Business District be increased to 1,000 feet from the intersection. We feel this District should be expanded in light of the growing population.
- The enhancement in Business District will reduce traffic congestion, provide jobs, and increase tax revenues for the County. And, the rising tide will lift all boats.
- Since 2001, Riffat Ashai, MD has been seeing patients in adjacent building (13440 Clarksville Pike) which is zoned B-1.
- This building is on a small lot of 1 ½ acres and the building is over 75 years old.
- Because they have to give 30 feet to the State for State Highway easement, plus well, septic, set-back requirements, and water shed requirements, it is NOT economically feasible to rebuild this building without the re-zoning of 13454 Clarksville Pike to B-1.
- Riffat S. Ashai, MD needs psychologists, therapists, social workers, and other staff members to serve her patients effectively and they cannot be accommodated in the current building, it is important to rebuild both properties so that the population of Highland is adequately served.
- They enjoy broad support in the business community in Highland in their re-zoning effort.

Respectfully submitted,

Dr. John A. Campbell
13485 CLARKSVILLE PIKE
HIGHLAND, MD 20777

June 17, 2013

Howard County Council, Howard County, Maryland
George Howard Building
3430 Court House Drive
Ellicott City, MD 21043

Dear Council Members:

We support Map Amendment 40.002 which enables Riffat and Shafqet Ashai to rezone their split zoned property to B-1.

- The address of the property is 13454 Clarksville Pike, Highland, MD 20777.
- Riffat and Shafqet Ashai have lived in Howard County for over 30 years.
- The population in Highland has grown considerably and new residential developments have been built around Highland; such as, Koandah Estates, Windy Knolls, Clarksville Overlook and others that are closer to Highland than the Clarksville Shopping Center.
- This property is only 500 feet from the intersection of Route 108 and Route 216. The Planning and Zoning Division has recognized that the population around Highland has grown considerably and recommended that the Business District be increased to 1,000 feet from the intersection. We feel this District should be expanded in light of the growing population.
- The enhancement in Business District will reduce traffic congestion, provide jobs, and increase tax revenues for the County. And, the rising tide will lift all boats.
- Since 2001, Riffat Ashai, MD has been seeing patients in adjacent building (13440 Clarksville Pike) which is zoned B-1.
- This building is on a small lot of 1 ½ acres and the building is over 75 years old.
- Because they have to give 30 feet to the State for State Highway easement, plus well, septic, set-back requirements, and water shed requirements, it is NOT economically feasible to rebuild this building without the re-zoning of 13454 Clarksville Pike to B-1.
- Riffat S. Ashai, MD needs psychologists, therapists, social workers, and other staff members to serve her patients effectively and they cannot be accommodated in the current building, it is important to rebuild both properties so that the population of Highland is adequately served.
- They enjoy broad support in the business community in Highland in their re-zoning effort.

Respectfully submitted,

NOAZAM DAY
[Signature]

11906 - HALL SHOP RD
CLARKSVILLE, MD 21029

June 17, 2013

Howard County Council, Howard County, Maryland
George Howard Building
3430 Court House Drive
Ellicott City, MD 21043

Dear Council Members:

We support Map Amendment 40.002 which enables Riffat and Shafqet Ashai to rezone their split zoned property to B-1.

- The address of the property is 13454 Clarksville Pike, Highland, MD 20777.
- Riffat and Shafqet Ashai have lived in Howard County for over 30 years.
- The population in Highland has grown considerably and new residential developments have been built around Highland; such as, Koandah Estates, Windy Knolls, Clarksville Overlook and others that are closer to Highland than the Clarksville Shopping Center.
- This property is only 500 feet from the intersection of Route 108 and Route 216. The Planning and Zoning Division has recognized that the population around Highland has grown considerably and recommended that the Business District be increased to 1,000 feet from the intersection. We feel this District should be expanded in light of the growing population.
- The enhancement in Business District will reduce traffic congestion, provide jobs, and increase tax revenues for the County. And, the rising tide will lift all boats.
- Since 2001, Riffat Ashai, MD has been seeing patients in adjacent building (13440 Clarksville Pike) which is zoned B-1.
- This building is on a small lot of 1 ½ acres and the building is over 75 years old.
- Because they have to give 30 feet to the State for State Highway easement, plus well, septic, set-back requirements, and water shed requirements, it is NOT economically feasible to rebuild this building without the re-zoning of 13454 Clarksville Pike to B-1.
- Riffat S. Ashai, MD needs psychologists, therapists, social workers, and other staff members to serve her patients effectively and they cannot be accommodated in the current building, it is important to rebuild both properties so that the population of Highland is adequately served.
- They enjoy broad support in the business community in Highland in their re-zoning effort.

Respectfully submitted,

Ais Ashai



11906 Hall Shop Road

Clarksville MD

June 17, 2013

Howard County Council, Howard County, Maryland
George Howard Building
3430 Court House Drive
Ellicott City, MD 21043

Dear Council Members:

We support Map Amendment 40.002 which enables Riffat and Shafqet Ashai to rezone their split zoned property to B-1.

- The address of the property is 13454 Clarksville Pike, Highland, MD 20777.
- Riffat and Shafqet Ashai have lived in Howard County for over 30 years.
- The population in Highland has grown considerably and new residential developments have been built around Highland; such as, Koandah Estates, Windy Knolls, Clarksville Overlook and others that are closer to Highland than the Clarksville Shopping Center.
- This property is only 500 feet from the intersection of Route 108 and Route 216. The Planning and Zoning Division has recognized that the population around Highland has grown considerably and recommended that the Business District be increased to 1,000 feet from the intersection. We feel this District should be expanded in light of the growing population.
- The enhancement in Business District will reduce traffic congestion, provide jobs, and increase tax revenues for the County. And, the rising tide will lift all boats.
- Since 2001, Riffat Ashai, MD has been seeing patients in adjacent building (13440 Clarksville Pike) which is zoned B-1.
- This building is on a small lot of 1 ½ acres and the building is over 75 years old.
- Because they have to give 30 feet to the State for State Highway easement, plus well, septic, set-back requirements, and water shed requirements, it is NOT economically feasible to rebuild this building without the re-zoning of 13454 Clarksville Pike to B-1.
- Riffat S. Ashai, MD needs psychologists, therapists, social workers, and other staff members to serve her patients effectively and they cannot be accommodated in the current building, it is important to rebuild both properties so that the population of Highland is adequately served.
- They enjoy broad support in the business community in Highland in their re-zoning effort.

Respectfully submitted,

Ahmed Ashai 11906 Hall Shop Rd
Councilman 21029 Clarksville Md

June 17, 2013

Howard County Council, Howard County, Maryland
George Howard Building
3430 Court House Drive
Ellicott City, MD 21043

Dear Council Members:

We support Map Amendment 40.002 which enables Riffat and Shafqet Ashai to rezone their split zoned property to B-1.

- The address of the property is 13454 Clarksville Pike, Highland, MD 20777.
- Riffat and Shafqet Ashai have lived in Howard County for over 30 years.
- The population in Highland has grown considerably and new residential developments have been built around Highland; such as, Koandah Estates, Windy Knolls, Clarksville Overlook and others that are closer to Highland than the Clarksville Shopping Center.
- This property is only 500 feet from the intersection of Route 108 and Route 216. The Planning and Zoning Division has recognized that the population around Highland has grown considerably and recommended that the Business District be increased to 1,000 feet from the intersection. We feel this District should be expanded in light of the growing population.
- The enhancement in Business District will reduce traffic congestion, provide jobs, and increase tax revenues for the County. And, the rising tide will lift all boats.
- Since 2001, Riffat Ashai, MD has been seeing patients in adjacent building (13440 Clarksville Pike) which is zoned B-1.
- This building is on a small lot of 1 ½ acres and the building is over 75 years old.
- Because they have to give 30 feet to the State for State Highway easement, plus well, septic, set-back requirements, and water shed requirements, it is NOT economically feasible to rebuild this building without the re-zoning of 13454 Clarksville Pike to B-1.
- Riffat S. Ashai, MD needs psychologists, therapists, social workers, and other staff members to serve her patients effectively and they cannot be accommodated in the current building, it is important to rebuild both properties so that the population of Highland is adequately served.
- They enjoy broad support in the business community in Highland in their re-zoning effort.

Respectfully submitted,

Rafar A. Handi

5585 Broadwater Ln

Clarksville, MD 21029

Regner, Robin

From: Tolliver, Sheila
Sent: Friday, April 12, 2013 11:30 AM
To: Regner, Robin; Wimberly, Theo; Harold, Lisa; Ratliff, Sarah
Subject: FW: Testimony for comprehensive zoning hearing

From: Glover, Trellis
Sent: Friday, April 12, 2013 10:01 AM
To: Tolliver, Sheila
Subject: FW: Testimony for comprehensive zoning hearing

Forwarded from postini.

Thanks,

Trellis

From: Peter & Susan Scheidt [mailto:psscheidt@verizon.net]
Sent: Thursday, April 11, 2013 2:21 PM
To: PlanningBoard
Cc: CouncilMail
Subject: Testimony for comprehensive zoning hearing

Howard County Planning Board
Department of Planning and Zoning
3430 Court House Drive
Ellicott City, MD 21043

Testimony Prepared for the Glenelg High School Hearing April 8, 2013

D. Susan Scheidt
12730 Hall Shop Road
Highland, Maryland 20777

Against: BRX - Business Rural Crossroads District
Against: present 30 foot building set back between commercial and residential lots
Against: expanding the CCT District at the Highland Crossroads

To maintain Highland's rural village character a Highland Crossroads Design Standards Guide was published November 2005. The Guide was prepared by the Greater Highland Crossroads Association's, GHCA's, Historic District Committee following meetings with Highland Crossroads commercial property owners and the Howard County Department of Planning and Zoning. Bill Mackey, DPZ, was present at many of these meeting which were at my home. The Highland Community Design Standards are beyond the requirements of Howard County Zoning Ordinance and Building Codes. (I brought a copy of the Highland Crossroads Design Standards Guide to the public hearing 4/8/13.)

I welcome a Howard County Planning and Zoning Board Architectural Design Advisory Panel that will review, evaluate and approve Preliminary Commercial Development Plans for the Highland Crossroads. This is a great idea. The Highland Community needs Planning and Zoning's support to help us protect the rural character of our Crossroads.

I am against the BRX District Floating Zone:

- The BRX Zone will remove existing moderate income housing units presently along Route 108 and Route 216. These residential home sites define Highland as a Crossroads Community, a community with commercial and residential existing side by side. The Highland 2005 Guide defines a much smaller present and future commercial area. Elevating property value from residential to commercial will remove the moderate income housing from our crossroads.
- Please look at the zoning map of the crossroads. The shape of the residential lots along Route 108 and Route 216 are narrow deep lots. They are best suited for residential not commercial development.
- We can expect a domino effect. The lots are so narrow the present 30' set back for a commercial building from its lot line will not protect the neighboring residential home site. The residential value of the lot will be less and the commercial value of the lot will be greater. The character of our rural crossroads community will significantly change.
- Highland commercial establishments have a difficult time competing with the many new similar nearby stores. Ask George Boarman about his grocery store, check with the Highland Dry Cleaning Store, and check with the Crossroads Florist. They all tell me there is too much competition from nearby community shops and they are having a difficult time. A floating BRX Zone to expand commercial development is just not needed in Highland.
- BRX Zoning is difficult for a community to keep up with. Unlike most zoning changes, it is always open for zoning changes from residential to commercial property.

Highland is infused with numerous new communities with pumped joint septic systems. The Romans taught us how to build gravity septic systems that have worked for hundreds of years. Howard County has a long history of managing gravity fed septic systems. Pumped systems are different; they only work with electric power and backup functioning generators. You can't drain water uphill, from your sink, tub or toilet without electric power. When the power is off, people move out of their home and into hotels and friends homes. This is a serious, growing, unnecessary problem being created by zoning regulations dependent on joint septic systems.

I would like to address the applications for Highland Crossroads requested zoning changes:

1. Chopra Property – The present CCT Highland Crossing Townhouses were added at the end of the Highland Crossing commercial development to be the needed transition from commercial to residential. Why is additional adjacent CCT Zoning needed? The Chopra proposal for a 16 bedroom assisted living facility, apartment, commercial kitchen, and laundry on a one acre well and septic lot has been defeated. This is just stirring the pot.
2. Ashai property - The Highland split zone properties were created to protect the adjacent residential properties. The present P&Z 30 foot setback for commercial buildings is fine for strip commercial development However; it does not provide privacy for adjacent residential lots. Please protect the homes next to these split zoned properties with more than a 30 foot setback.
3. Caswell Property – I vote yes! Jane cares about the appearance of her shop and is an asset to the Highland Community.
4. Baltimore Gas and Electric Property – N/A Request – Planning and Zoning Department

I am a board member and treasurer for Howard County Preservation. At our last meeting we voted on the 2013 Top Ten Endangered Sites. Protecting the Highland Crossroads has been on the HCP's Endangered Site list for several years. Presently, I am sad and discouraged about the lack of respect for rural in the rural residential district of Howard County so when they ask about the Highland Crossroads, I declared it was hopeless remove it from the list. The board unanimously voted against me. The Highland Crossroads will be on the Endangered Sites list again this spring. Highland was established in 1749 with Lydia Well's Inn. John Hopkins's was a bachelor whose extended family lived at Hickory Ridge. The Laurel Race Track was started from Highland. We have an interesting history and value our Community's rural character. This testimony is a result of the PHC Board's decision to include historic Highland Crossroads on their 2013 Endangered Historic Sites List.

Respectfully submitted,

D. Susan Scheidt

Cc Greg Fox
Calvin Ball
Mary Kay Sigaty
Jennifer Terrasa
Courtney Watson

Regner, Robin

40.002

From: Tolliver, Sheila
Sent: Thursday, August 01, 2013 10:57 AM
To: Regner, Robin
Subject: Fwd: Rezoning of the RR-DEO portion to B-1 of 13454 Clarksville Pike, Highland property

Sent from my iPhone
Sheila Tolliver

Begin forwarded message:

From: "Sigaty, Mary Kay" <mksigaty@howardcountymd.gov>
Date: July 31, 2013, 3:39:27 PM EDT
To: "Tolliver, Sheila" <STolliver@howardcountymd.gov>
Subject: FW: Rezoning of the RR-DEO portion to B-1 of 13454 Clarksville Pike, Highland property

From: "Rashid A. Chotani" <rchotani@gmail.com>
Date: Tue, 11 Jun 2013 17:42:09 -0400
To: Jen Terrasa <jterrasa@howardcountymd.gov>, Mary Kay Sigaty <mksigaty@howardcountymd.gov>, Courtney Watson <cwatson@howardcountymd.gov>, Calvin Ball <cball@howardcountymd.gov>, Greg Fox <gfox@howardcountymd.gov>
Subject: Rezoning of the RR-DEO portion to B-1 of 13454 Clarksville Pike, Highland property

Howard County Council

Jennifer Terrasa Chairperson, Mary Kay Sigaty Vice Chairman, Courtney Watson, CalvinBall, Greg Fox (R)

3430 Court House Drive

Ellicott City

Howard County, Maryland

Dear Madam/Sir:

Ref: Rezoning of the RR-DEO portion to B-1 of 13454 Clarksville Pike, Highland property

Map Amendment 40.002 (Supported by The Planning and Zoning Board 5-0)

I am supporting Zoning change to B-1 of this split-zoned 2.8 acres property in Highland, which is currently split-zoned as B-1/RR-DEO. The property address is **13454 Clarksville Pike, Highland, MD 20777.**

The property adjoins Mr. and Dr. Ashai's other 1 1/2 acre property in Highland, which is currently zoned B-1. And this property is next to Boarman's B-2 lot approved for a gas station. Dr. Ashai is a physician (psychiatrist) by profession and has been seeing patients in this building since 2001. Mr. Ashai is a CPA.

Because they have to give 30 feet of land to the State Highway and because of other restrictions such as well water, septic area, water shed management and setback requirements; it is not economically feasible to reconstruct the building on their 13440 Clarksville Pike property. This building is over 75 years old and needs to be rebuilt. This property adjoins this split-zoned property for which I am supporting a B-1 zoning.

A rezoning of the RR-DEO portion of their 13454 Clarksville Pike property will enable them to rebuild both properties and enable Mr. Ashai to set up a CPA office in Highland.

In Highland and the surrounding areas, the population has grown considerably. There is a real need for a Physician's office and other professional services. They enjoy a wide support in the business community in Highland in their rezoning efforts.

I believe that their application for rezoning of their split-zoned property be evaluated based on its merits.

I believe based on merits, approval of their application for the split-zoned property for B-1 zoning is warranted.

Respectfully submitted,

Rashid A. Chotani, MD, MPH, DTM
Ellicott City, MD

Regner, Robin

From: Tolliver, Sheila
Sent: Thursday, June 20, 2013 11:17 AM
To: Regner, Robin
Subject: FW: Highland Map Amendments and The Expanded PSA
Attachments: BRX Map GHCA 130326.pdf

From: DanielOL@aol.com [mailto:DanielOL@aol.com]
Sent: Thursday, June 20, 2013 10:26 AM
To: CouncilMail; Knight, Karen
Subject: Highland Map Amendments and The Expanded PSA



June 20, 2013

Dear Council Members:

Thank you for your attention to my remarks last night. I hope you will find the following summary useful in your deliberations.

Actually, GHCA supported a modified BRX with NO map amendments, which option we chose when queried by DPZ. We will address BRX Monday under text amendments in the West.

Map #s 40.001 thru 40.007, Highland Crossroads: We support only one of them in order to allow the adjoining property to be eligible for BRX rather than B-1. (See Exhibit 1 attached)

- 40.004, 005 & 007: All of these lots (actually 4 lots) are on the NE side of 108. We strongly support DPZ's recommendation for denial. There is no demand for commercial space in Highland. There are still vacancies in Highland Crossing across 108, and 40.005 (Grey Pony) would still qualify for BRX.
- 40.001: This is a bald attempt to do an end-run around an existing BOA ruling against a nursing home proposal. The case is under judicial appeal. {According to Mr. Sun's testimony, there is no vested interest in this property because the BOA ruled against. Council is free act as it wishes, but a vote in favor of this amendment would be a vote to over-rule the BOA} Intervention by Council action is inappropriate and undermines a conditional use process that is already under heavy criticism.

- 40.002: This lot on the SW quadrant adjoins a lot by the same owner that was converted to B-1 in the last round. It is roughly 85% RR (see Exhibit 1). Only a tiny sliver of the old B-1 remains and should have been removed in 2004. Please read the letter to the Planning Board by the adjoining owners, the Messiers, about illegal commercial use. We strongly oppose it and recommend RR-DEO for the entire lot to clear up the issue. If expansion is needed it would qualify for BRX
- 40.008: We recommend adoption of B-1 to clear up the split zoning and to allow Ms. Caswell to apply for BRX status in lieu of the last amendment below: 40.003.
- 40.003: We would prefer to support a BRX proposal if 40.008 were granted.

Finally, we oppose map amendments 34.001-004, the Hoddinot property and 46.002, the Maple lawn property, both for the same reason: the PSA was improperly expanded under the General Plan. Even if it was legal, it was terrible public policy and procedure. It was never properly announced, explained or properly debated. We respectfully suggest the Council remove the PSA expansion from the GP, and take it up at a later date such as what was done in COMP LITE in 2004. It is too important an issue to have been passed under questionable procedures, Please correct this mistake.

Dan O'Leary, President
301 854 9424

ADJOINING PROPERTY OWNERS FOR 12772 SCAGGSVILLE ROAD

Baltimore Gas & Electric Co.
P.O. box 1475
Baltimore, MD 21203-1475
(40.003) (40.005)

Richard & Eileen Listrani
23200 Howard Chapel Road
Brookeville, MD 20833-1318
(40.003)
(40.004)

Robert Elder
Roberta Courtney
12768 Rt. 216
Highland, MD 20777
(43.003)

"
"

Requested Zoning

Search Street:

SCAGGSVILLE RD

Property Information:

Amendment No.: 40.003

Current Zoning: RR-DEO

Requested Zoning: B-1

Tax Account ID.: 1405371279

Map: 40

Grid: 5

Parcel: 79

Lot:

Acres: 1.14

Address: 12772 SCAGGSVILLE RD

City/State/Zip: HIGHLAND, MD 20777

Owner:

Name: CASWELL JANE K

Email: JaneKcaswell@gmail.com

Phone: 410-300-3694

Mailing Address: 12772 SCAGGSVILLE RD

City/State/Zip: HIGHLAND, MD 20777

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

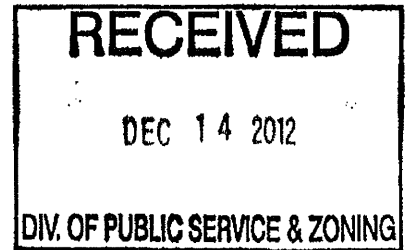
[Handwritten/Typed Version]
Before filling out this form, please read the
Instructions section at the end of the form.

A. Property Information (Please print or type)

- 1 Address / Street (Only) 12772 Scaggsville RD ✓
2 Tax Map Number 0040 Grid 0005 ✓
3 Parcel(s) 0079
4 Lot(s)
5 Tax Account Data: District 5 Account # 371279 ✓
6 Size of Property: Acres 1.14 Square feet ✓
7 The Property is currently zoned: RR with special Exception ✓
I request that the Property be rezoned to: B1

B. Owner Information

- 8 Owner Name Jane Caswell ✓
9 Mailing street address or Post Office Box 12772 Scaggsville RD
City, State Highland, MD
ZIP Code 20777
Telephone (Main) 410 300 3694
Telephone (Secondary) 301 854 3785
10 E-Mail JaneKCaswell@gmail.com



C. Representative Information

11

Name

Mailing street address
or Post Office Box

City, State

ZIP

Telephone (Main)

Telephone (Secondary)

E-Mail

12

Association with Owner

D. Alternate Contact [If Any]

Name

Telephone

E-Mail

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

13 The property has existed as a Special Exception since 1997 + has been operating as a beauty shop for 16 yrs. The expansion of the community + continued growth of the area has enabled me to 'outgrow' my existing zoning. Commercial property exist directly across the street. The NW property is occupied by BGE + operates as a sub-station. The SE property is a residence + is screened by 6' tall fencing + shrubbery. I have maintained type E Buffer landscape surrounding the entire property. The business does not generate noise, odors, or excessive traffic + does not affect vicinal properties. Routine business is solely practiced within the building. Because of the nature of the business, the location, the growing need for my services in the area + the fact the community has 'outgrown' my current zoning, it seems to make logical sense to rezone this property to B-1 so I may keep up with the needs of the community and appropriately grow my business, maintain + become a better part of the crossroads which I have been an active part of for the past 16 years. To allow me to contribute more to my county + community with increased business. With increased business + higher revenue this will allow me to become a more substantial taxpayer

F. List of Attachments/Exhibits

14

G. Signatures

15 Owner *Jan K. Caswell* Owner (2)

Date *12/14/2012* 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.	<i>40.003</i>
Notes	<i>Continued 12/17/12</i>		

H. Instructions for the Comprehensive Zoning Plan Zoning Map Amendment Request Form

This form was designed to be filled out by hand or by typing. There is also a form available for Microsoft Office Word 2007.

General Instructions

If you cannot fit the information within the allotted space, mainly in Section E and Section F, include attachments as indicated in the instructions below.

Only paper request forms with original signatures will be accepted for processing (i.e., no email or faxed versions). When you submit the request form, do not include these instruction pages.



These instructions are keyed to the item numbers to the left of the areas to enter information.

- 8 Owner Name
- 1 Enter the street address number and the street name only (not the "City, State, Zip"). Only use the official address number and street name as assigned by Howard County [the addresses given in the State Department of Assessments and Taxation data can often not be the official addresses, and could lead to confusion.]
 - 2 Enter the one or two digit Tax Map number and Grid number as assigned to the property/properties by the State Department of Assessments and Taxation ("SDAT"). If you do not know, you can determine these online by going to [www.howardcountymd.gov](#), and search for Howard County properties. You can also visit the Zoning Service Counter at DPZ (see business hours below) and we can look up this information for you.
 - 3 & 4 Enter the Parcel and Lot number(s) as assigned by SDAT. Multiple numbers should be separated commas. If there is no Lot number, enter "N/A". Do not enter any other numbers which may be shown on the SDAT search page under "Sub District", "Subdivision", "Section", "Block", or "Assessment Area".
 - 5 Enter the two digit District number and the six digit Account number as assigned by SDAT. These appear near the top of the SDAT search page as
Account Identifier: District - 02 Account Number - 218488
 - 6 If the property is one acre or larger, enter the number in "Acres". If the property is smaller than one acre, enter the number in "Square Feet". Leave the other one blank.
 - 7 For these entries, you must enter the Zoning District "codes" as listed on Page 2 of the Zoning Regulations (for a link to the Zoning Regulations, go to [www.howardcountymd.gov](#)), or eventually, the codes for new districts that may be proposed in the Comprehensive Zoning Plan. Enter the code only, (examples; "RC" or "B-2"), not the description (examples; "Rural Conservation" or "Business: General"). You must enter a single specific district request. Do not enter multiple district requests (i.e., "B-1 or B-2 or SC"; "R-SA-8 or R-A-15").
 - 8 Enter the property owner(s) name according to the SDAT search page for the property, except you do not need to put the last name first like SDAT does. If the property owner is a business entity of some type, enter the business entity name.
 - 9 Enter the mailing address at which the property owner(s) will directly receive mail, and the telephone number(s) which can be used to directly contact the property owner(s). If the property owner is a business entity, also enter the appropriate contact person's name next to the telephone number(s).
 - 10 Enter the email address(es) which can be used to contact the property owner(s). Although this entry is optional in consideration of those who may not use email, it is highly recommended that you provide this information if you do use email because email is a quick, effective, and relatively non-intrusive method of contacting applicants. If you are reluctant to provide a personal email address, please consider setting up an alternate email address for this purpose.
 - 11 Enter the name and other contact information of the person officially representing the property owner(s), if applicable.
 - 12 Enter the description of how the representative is associated with the property owner(s) (e.g., "Attorney", "Contract Purchaser", "Employee", "Designated Representative")
 - 13 Enter a brief explanation of why you believe the requested new zoning for the property is more appropriate than the existing zoning and/or the factors that justify the requested new zoning district or are evidence of why the current zoning district is no longer appropriate. If you want or need to provide a longer explanation than can fit in the space given, enter the most concise summary explanation as you can, and then state "See the attached continuation". It is required that you provide a true summary statement on the form at a minimum. **Forms will not be accepted** if Section E. only includes a statement like "See attached supplement", "See attached exhibit" or similar. The purpose of this is to give persons an "at-a-glance" basic understanding of the request, without requiring an in-depth review of all the longer explanation details.
 - 14 If there are attachments or exhibits, enter a list of the items here in the format: 1. [Description of first attachment]; 2. [Description of second attachment]; etc. If you have a lot of attachments, to save space, you may want to list across left-to-right, not as a table with each item on its own line. The purpose of this section is to have a list to check against the

Maryland Department of Assessments and Taxation Real Property Data Search (v5.1A) HOWARD COUNTY	Go Back View Map New Search GroundRent Redemption GroundRent Registration
---	---

Account Identifier: District - 05 Account Number - 371279			
Owner Information			
Owner Name:	CASWELL JANE K	Use:	RESIDENTIAL
Mailing Address:	12772 SCAGGSVILLE RD HIGHLAND MD 20777-9733	Principal Residence:	YES
		Deed Reference:	1) /05796/ 00378 2)

Location & Structure Information	
Premises Address 12772 SCAGGSVILLE RD HIGHLAND 20777-0000	Legal Description 1.14 A 12772 SCAGGSVILLE RD HIGHLAND

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0040	0005	0079		0000				2	Plat Ref:

Special Tax Areas	<u>Town</u> Ad Valorem	NONE
	<u>Tax Class</u>	100

Primary Structure Built 1940	Enclosed Area 1,106 SF	Property Land Area 1.1400 AC	County Use
--	----------------------------------	--	-------------------

Stories 1.000000	Basement YES	Type STANDARD UNIT SIDING	Exterior
----------------------------	------------------------	-------------------------------------	-----------------

Value Information				
	<u>Base Value</u>	<u>Value</u>	<u>Phase-in Assessments</u>	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
Land	326,400	226,400		
Improvements:	101,160	80,500		
Total:	427,560	306,900	306,900	
Preferential Land:	0		0	

Transfer Information					
Seller:	CASWELL CAROLYN E	Date:	11/20/2001	Price:	50
Type:	NON-ARMS LENGTH OTHER	Deed1:	/05796/ 00378	Deed2:	
Seller:	STOEHR SCOTT G	Date:	10/16/1996	Price:	\$157,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/03841/ 00571	Deed2:	
Seller:	WEHLAND NORMAN W & WF	Date:	12/06/1993	Price:	\$150,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/03078/ 00034	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:	Approved 01/03/2011



Howard County Council

George Howard Building
3501 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. Jane Caswell
12772 Scaggsville Road
Highland, MD 20777

Dear Ms. Caswell:

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.

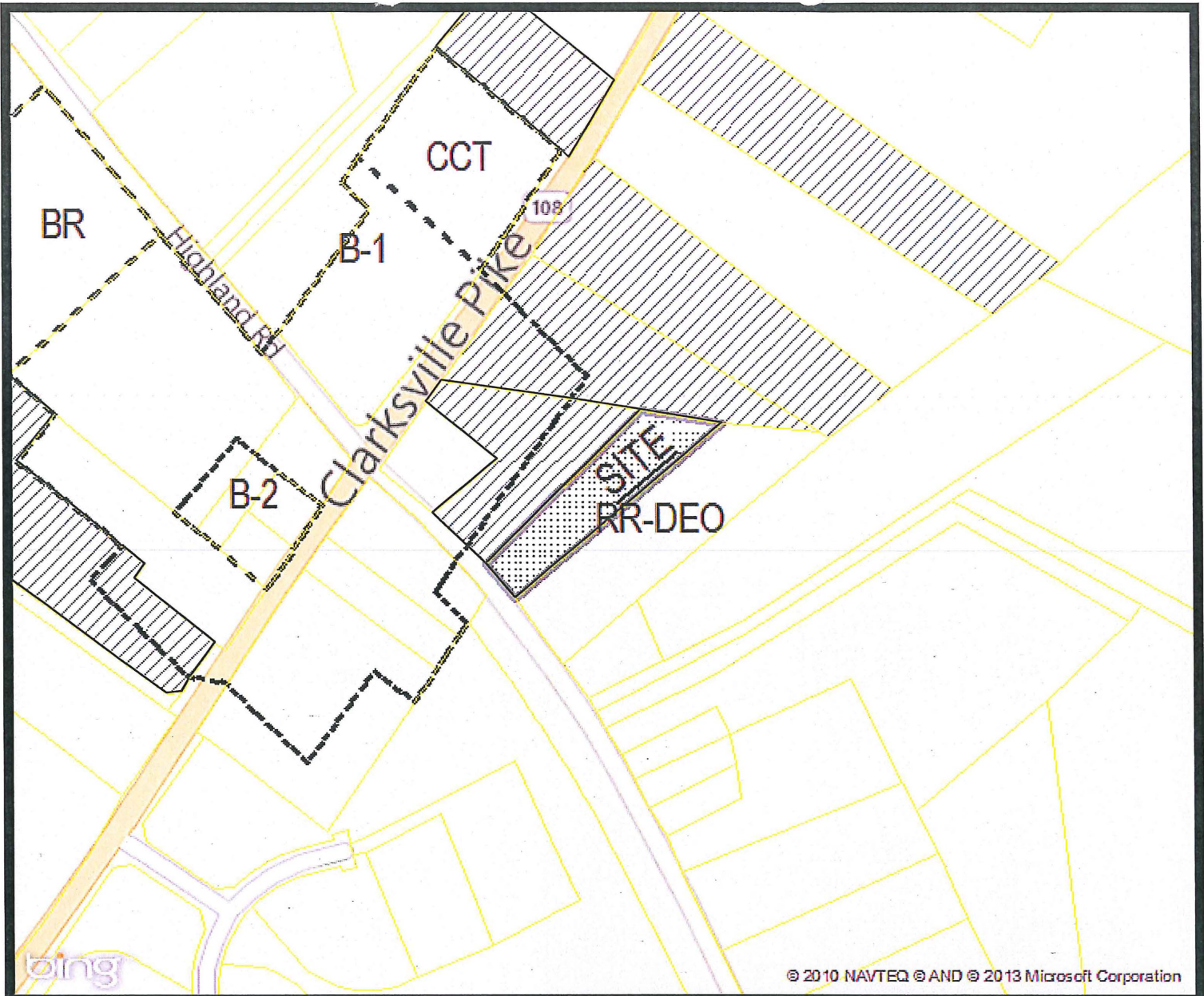
Please be advised that on March 7, 2013, the Howard County Ethics Commission determined that the Zoning Map Request Form needs to be accompanied by certain affidavits and disclosures. The Commission also determined that the Zoning Regulation Amendment Form needs to be accompanied by certain affidavits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

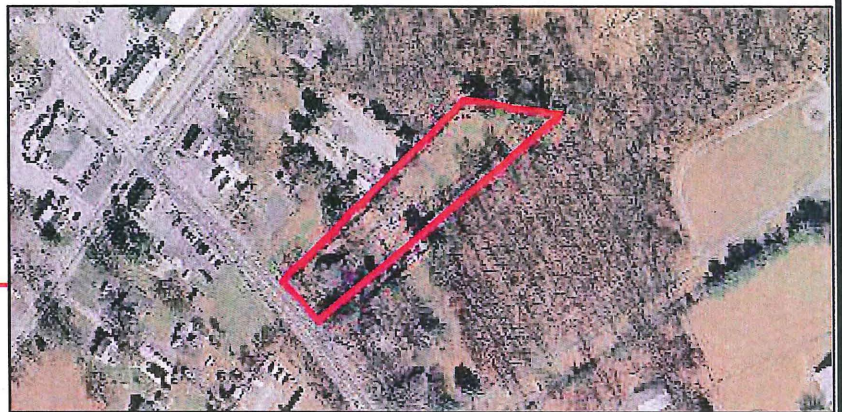
Accordingly, I am enclosing for your use the approved affidavit packet. Completed forms may be mailed to the Administrative Assistant to the Zoning Board at 3430 Court House Drive, Ellicott City, MD 21043.

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: 40.003 Tax ID: 1405371279
 Current Zoning: RR-DEO Council District: 4
 Tax Map: 40 Grid: 5 Parcel: 79 Lot: N/A
 Address: 12772 SCAGGSVILLE RD

Regner, Robin

From: Tolliver, Sheila
Sent: Thursday, June 20, 2013 11:17 AM
To: Regner, Robin
Subject: FW: Highland Map Amendments and The Expanded PSA
Attachments: BRX Map GHCA 130326.pdf

From: DanielOL@aol.com [mailto:DanielOL@aol.com]
Sent: Thursday, June 20, 2013 10:26 AM
To: CouncilMail; Knight, Karen
Subject: Highland Map Amendments and The Expanded PSA



June 20, 2013

Dear Council Members:

Thank you for your attention to my remarks last night. I hope you will find the following summary useful in your deliberations.

Actually, GHCA supported a modified BRX with NO map amendments, which option we chose when queried by DPZ. We will address BRX Monday under text amendments in the West.

Map #s 40.001 thru 40.007, Highland Crossroads: We support only one of them in order to allow the adjoining property to be eligible for BRX rather than B-1. (See Exhibit 1 attached)

- 40.004, 005 & 007: All of these lots (actually 4 lots) are on the NE side of 108. We strongly support DPZ's recommendation for denial. There is no demand for commercial space in Highland. There are still vacancies in Highland Crossing across 108, and 40.005 (Grey Pony) would still qualify for BRX.
- 40.001: This is a bald attempt to do an end-run around an existing BOA ruling against a nursing home proposal. The case is under judicial appeal. {According to Mr. Sun's testimony, there is no vested interest in this property because the BOA ruled against. Council is free act as it wishes, but a vote in favor of this amendment would be a vote to over-rule the BOA} Intervention by Council action is inappropriate and undermines a conditional use process that is already under heavy criticism.

- 40.002: This lot on the SW quadrant adjoins a lot by the same owner that was converted to B-1 in the last round. It is roughly 85% RR (see Exhibit 1). Only a tiny sliver of the old B-1 remains and should have been removed in 2004. Please read the letter to the Planning Board by the adjoining owners, the Messiers, about illegal commercial use. We strongly oppose it and recommend RR-DEO for the entire lot to clear up the issue. If expansion is needed it would qualify for BRX
- 40.008: We recommend adoption of B-1 to clear up the split zoning and to allow Ms. Caswell to apply for BRX status in lieu of the last amendment below: 40.003.
- 40.003: We would prefer to support a BRX proposal if 40.008 were granted.

Finally, we oppose map amendments 34.001-004, the Hoddinot property and 46.002, the Maple lawn property, both for the same reason: the PSA was improperly expanded under the General Plan. Even if it was legal, it was terrible public policy and procedure. It was never properly announced, explained or properly debated. We respectfully suggest the Council remove the PSA expansion from the GP, and take it up at a later date such as what was done in COMP LITE in 2004. It is too important an issue to have been passed under questionable procedures, Please correct this mistake.

Dan O'Leary, President
301 854 9424

Regner, Robin

From: Tolliver, Sheila
Sent: Friday, April 12, 2013 11:30 AM
To: Regner, Robin; Wimberly, Theo; Harold, Lisa; Ratliff, Sarah
Subject: FW: Testimony for comprehensive zoning hearing

From: Glover, Trellis
Sent: Friday, April 12, 2013 10:01 AM
To: Tolliver, Sheila
Subject: FW: Testimony for comprehensive zoning hearing

Forwarded from postini.

Thanks,

Trellis

From: Peter & Susan Scheidt [mailto:psscheidt@verizon.net]
Sent: Thursday, April 11, 2013 2:21 PM
To: PlanningBoard
Cc: CouncilMail
Subject: Testimony for comprehensive zoning hearing

Howard County Planning Board
Department of Planning and Zoning
3430 Court House Drive
Ellicott City, MD 21043

Testimony Prepared for the Glenelg High School Hearing April 8, 2013

D. Susan Scheidt
12730 Hall Shop Road
Highland, Maryland 20777

Against: BRX - Business Rural Crossroads District
Against: present 30 foot building set back between commercial and residential lots
Against: expanding the CCT District at the Highland Crossroads

To maintain Highland's rural village character a Highland Crossroads Design Standards Guide was published November 2005. The Guide was prepared by the Greater Highland Crossroads Association's, GHCA's, Historic District Committee following meetings with Highland Crossroads commercial property owners and the Howard County Department of Planning and Zoning. Bill Mackey, DPZ, was present at many of these meeting which were at my home. The Highland Community Design Standards are beyond the requirements of Howard County Zoning Ordinance and Building Codes. (I brought a copy of the Highland Crossroads Design Standards Guide to the public hearing 4/8/13.)

I welcome a Howard County Planning and Zoning Board Architectural Design Advisory Panel that will review, evaluate and approve Preliminary Commercial Development Plans for the Highland Crossroads. This is a great idea. The Highland Community needs Planning and Zoning's support to help us protect the rural character of our Crossroads.

I am against the BRX District Floating Zone:

- The BRX Zone will remove existing moderate income housing units presently along Route 108 and Route 216. These residential home sites define Highland as a Crossroads Community, a community with commercial and residential existing side by side. The Highland 2005 Guide defines a much smaller present and future commercial area. Elevating property value from residential to commercial will remove the moderate income housing from our crossroads.
- Please look at the zoning map of the crossroads. The shape of the residential lots along Route 108 and Route 216 are narrow deep lots. They are best suited for residential not commercial development.
- We can expect a domino effect. The lots are so narrow the present 30' set back for a commercial building from its lot line will not protect the neighboring residential home site. The residential value of the lot will be less and the commercial value of the lot will be greater. The character of our rural crossroads community will significantly change.
- Highland commercial establishments have a difficult time competing with the many new similar nearby stores. Ask George Boarman about his grocery store, check with the Highland Dry Cleaning Store, and check with the Crossroads Florist. They all tell me there is too much competition from nearby community shops and they are having a difficult time. A floating BRX Zone to expand commercial development is just not needed in Highland.
- BRX Zoning is difficult for a community to keep up with. Unlike most zoning changes, it is always open for zoning changes from residential to commercial property.

Highland is infused with numerous new communities with pumped joint septic systems. The Romans taught us how to build gravity septic systems that have worked for hundreds of years. Howard County has a long history of managing gravity fed septic systems. Pumped systems are different; they only work with electric power and backup functioning generators. You can't drain water uphill, from your sink, tub or toilet without electric power. When the power is off, people move out of their home and into hotels and friends homes. This is a serious, growing, unnecessary problem being created by zoning regulations dependent on joint septic systems.

I would like to address the applications for Highland Crossroads requested zoning changes:

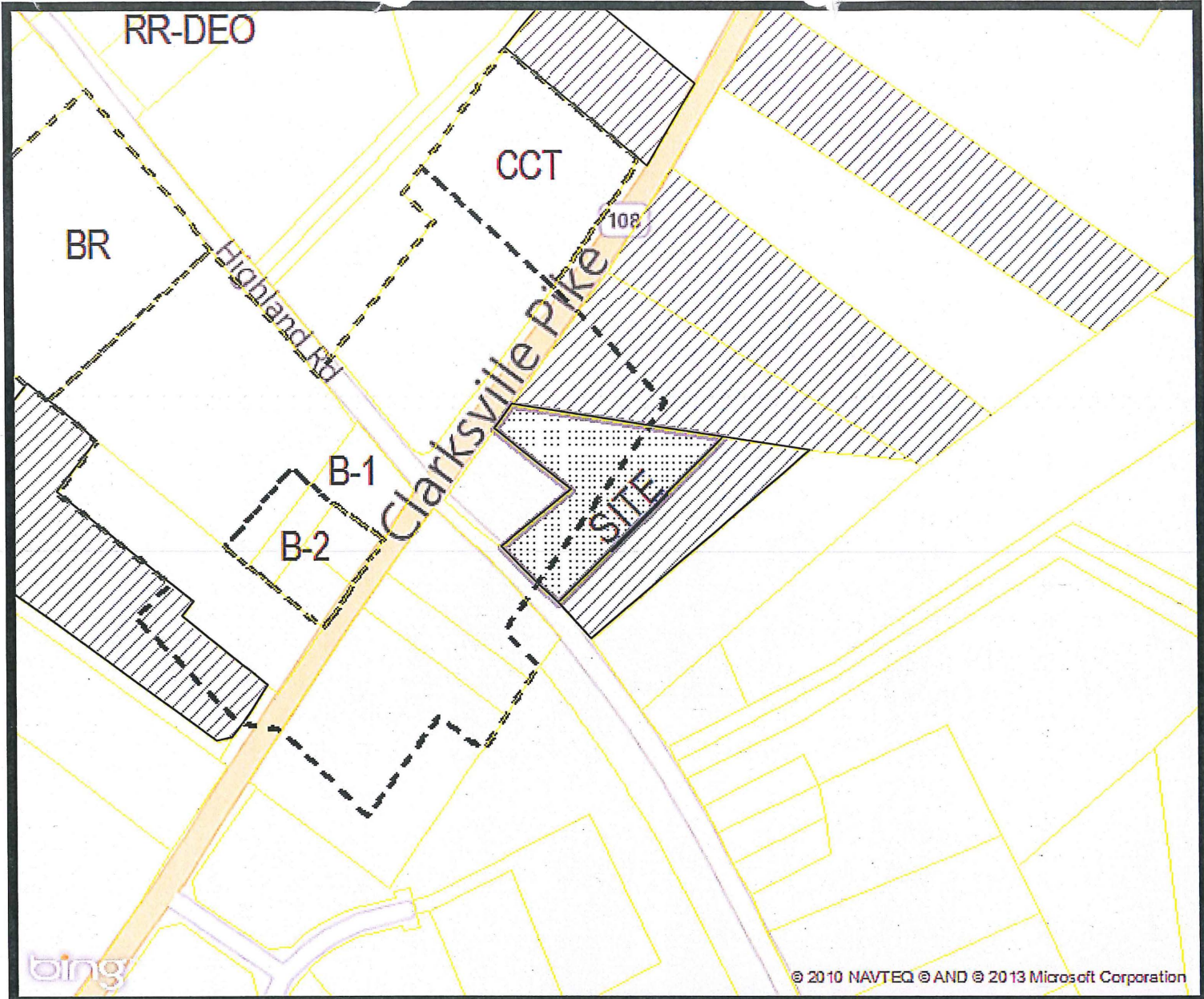
1. Chopra Property – The present CCT Highland Crossing Townhouses were added at the end of the Highland Crossing commercial development to be the needed transition from commercial to residential. Why is additional adjacent CCT Zoning needed? The Chopra proposal for a 16 bedroom assisted living facility, apartment, commercial kitchen, and laundry on a one acre well and septic lot has been defeated. This is just stirring the pot.
2. Ashai property - The Highland split zone properties were created to protect the adjacent residential properties. The present P&Z 30 foot setback for commercial buildings is fine for strip commercial development However; it does not provide privacy for adjacent residential lots. Please protect the homes next to these split zoned properties with more than a 30 foot setback.
3. Caswell Property – I vote yes! Jane cares about the appearance of her shop and is an asset to the Highland Community.
4. Baltimore Gas and Electric Property – N/A Request – Planning and Zoning Department

I am a board member and treasurer for Howard County Preservation. At our last meeting we voted on the 2013 Top Ten Endangered Sites. Protecting the Highland Crossroads has been on the HCP's Endangered Site list for several years. Presently, I am sad and discouraged about the lack of respect for rural in the rural residential district of Howard County so when they ask about the Highland Crossroads, I declared it was hopeless remove it from the list. The board unanimously voted against me. The Highland Crossroads will be on the Endangered Sites list again this spring. Highland was established in 1749 with Lydia Well's Inn. John Hopkins's was a bachelor whose extended family lived at Hickory Ridge. The Laurel Race Track was started from Highland. We have an interesting history and value our Community's rural character. This testimony is a result of the PHC Board's decision to include historic Highland Crossroads on their 2013 Endangered Historic Sites List.

Respectfully submitted,

D. Susan Scheidt

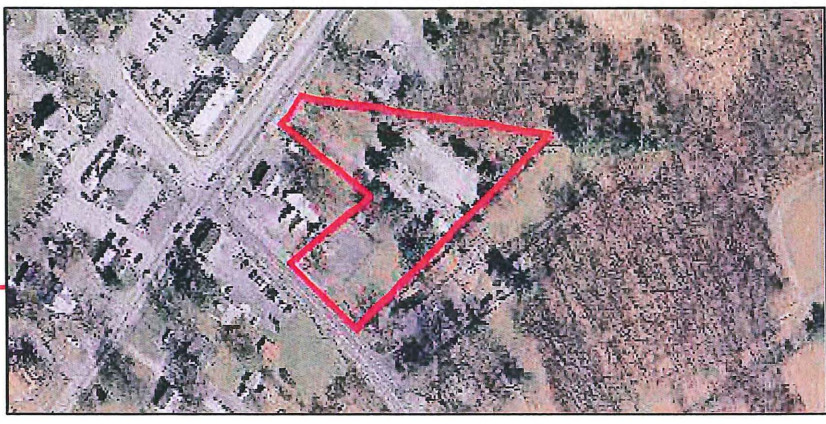
Cc Greg Fox
Calvin Ball
Mary Kay Sigaty
Jennifer Terrasa
Courtney Watson



bing

© 2010 NAVTEQ © AND © 2013 Microsoft Corporation

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: 40.008 Tax ID: 1405342147
 Current Zoning: B-1 / RR Council District: 4
 Tax Map: 40 Grid: 5 Parcel: 78 Lot: N/A
 Address: 13365 Clarksville Pike

Regner, Robin

From: Tolliver, Sheila
Sent: Thursday, June 20, 2013 11:17 AM
To: Regner, Robin
Subject: FW: Highland Map Amendments and The Expanded PSA
Attachments: BRX Map GHCA 130326.pdf

From: DanielOL@aol.com [mailto:DanielOL@aol.com]
Sent: Thursday, June 20, 2013 10:26 AM
To: CouncilMail; Knight, Karen
Subject: Highland Map Amendments and The Expanded PSA



June 20, 2013

Dear Council Members:

Thank you for your attention to my remarks last night. I hope you will find the following summary useful in your deliberations.

Actually, GHCA supported a modified BRX with NO map amendments, which option we chose when queried by DPZ. We will address BRX Monday under text amendments in the West.

Map #s 40.001 thru 40.007, Highland Crossroads: We support only one of them in order to allow the adjoining property to be eligible for BRX rather than B-1. (See Exhibit 1 attached)

- 40.004, 005 & 007: All of these lots (actually 4 lots) are on the NE side of 108. We strongly support DPZ's recommendation for denial. There is no demand for commercial space in Highland. There are still vacancies in Highland Crossing across 108, and 40.005 (Grey Pony) would still qualify for BRX.
- 40.001: This is a bald attempt to do an end-run around an existing BOA ruling against a nursing home proposal. The case is under judicial appeal. {According to Mr. Sun's testimony, there is no vested interest in this property because the BOA ruled against. Council is free act as it wishes, but a vote in favor of this amendment would be a vote to over-rule the BOA} Intervention by Council action is inappropriate and undermines a conditional use process that is already under heavy criticism.

- 40.002: This lot on the SW quadrant adjoins a lot by the same owner that was converted to B-1 in the last round. It is roughly 85% RR (see Exhibit 1). Only a tiny sliver of the old B-1 remains and should have been removed in 2004. Please read the letter to the Planning Board by the adjoining owners, the Messiers, about illegal commercial use. We strongly oppose it and recommend RR-DEO for the entire lot to clear up the issue. If expansion is needed it would qualify for BRX
- 40.008: We recommend adoption of B-1 to clear up the split zoning and to allow Ms. Caswell to apply for BRX status in lieu of the last amendment below: 40.003.
- 40.003: We would prefer to support a BRX proposal if 40.008 were granted.

Finally, we oppose map amendments 34.001-004, the Hoddinot property and 46.002, the Maple lawn property, both for the same reason: the PSA was improperly expanded under the General Plan. Even if it was legal, it was terrible public policy and procedure. It was never properly announced, explained or properly debated. We respectfully suggest the Council remove the PSA expansion from the GP, and take it up at a later date such as what was done in COMP LITE in 2004. It is too important an issue to have been passed under questionable procedures, Please correct this mistake.

Dan O'Leary, President
301 854 9424