

ADJOINING PROPERTY OWNERS FOR 7915 WATERLOO ROAD

HJY Investments, LLC
10326 Snowpine Way
Potomac, MD 20854
(43.010)

Theresa Dew
7851 Old Jessup Road
Jessup, MD 20794-3301
(43.010)

"
"

Requested Zoning

Search Street:

WATERLOO RD

Next

Property Information:

Amendment No.: 43.010

Current Zoning: M-2

Requested Zoning: B-1

Tax Account ID.: 1401257498

Map: 43

Grid: 21

Parcel: 248

Lot:

Acres: 0.58

Address: 7915 WATERLOO RD

City/State/Zip: JESSUP, MD 20794

Owner:

Name: JAGDAMBE LLC

Email:

Phone: 410-903-7898

Mailing Address: 6804 CREEKWOOD CT

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) 7915 Waterloo Road
2 Tax Map Number 43 Grid 21
3 Parcel(s) 248
4 Lot(s) N/A
5 Tax Account Data: District 01 Account # 257498

6 Size of Property: Acres Square feet Approximately 25,361

7 The Property is currently zoned: M-2
I request that the Property be rezoned to: B-1



B. Owner Information

8 Owner Name Jagdambe, LLC
9 Mailing street address or Post Office Box 6804 Creekwood Court
City, State Clarksville, Maryland
ZIP Code 21029
Telephone (Main)
Telephone (Secondary)
Fax
10 E-Mail

410-903-7898 (Naresh Kumar)

C. Representative Information

11 Name Talkin & Oh, LLP
Mailing street address or Post Office Box 5100 Dorsey Hall Drive
City, State Ellicott City, Maryland
ZIP 21042
Telephone (Main)

410-964-0300 (Sang Oh)

C. Representative Information

Telephone (Secondary)

Fax 410-964-2008

E-Mail

soh@talkin-oh.com

12 Association with Owner Attorneys

D. Alternate Contact [If Any]

Name

Telephone

E-Mail

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

13 The subject Property is located on the east side of Route 175, north of Dorsey Run Road. The Property is developed with a longstanding liquor store that is currently a nonconforming use in the M-2 district. This rezoning request seeks to zone the Property to a district in which its existing use is permitted so that the Petitioner may continue and expand its existing business.

See attached Continuation Sheet.

F. List of Attachments/Exhibits

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

G. Signatures

15 Owner NARESH KUMAR Owner (2)

Date

[Signature]
12/11/12

Date

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

16 Representative Signature

[Signature]

Date

12-11-12

DPZ Use Only	JPL	Amendment No.	43.010
Notes			

Continuation Sheet

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

- 13 The subject Property is located on the east side of Route 175, north of Dorsey Run Road. The Property is developed with a longstanding liquor store that is currently a nonconforming use in the M-2 district. This rezoning request seeks to zone the Property to a district in which its existing use is permitted so that the Petitioner may continue and expand its existing business.

The Property is adjoined to the north, south, and east by M-2 zoned parcels. West of the Property, across Route 175, are several B-1 zoned properties with established commercial uses. North of those B-1 parcels is the R-20 Sharewood Acres residential subdivision.

The Property is atypical for an M-2 property. Instead of being located near large industrial parcels, the Property is in area adjacent to many smaller parcels containing less intensive industrial uses. The Property is also directly across from several B-1 parcels with established retail uses, as well as a developed residential neighborhood. Furthermore, the size of the Property is only 0.58 acres, which is too small to support a productive industrial redevelopment that would be economically feasible.

A rezoning of the Property to the B-1 district would be consistent with the County's planning goals. The County recently commissioned a Market Analysis and Strategic Implementation Analysis of the Route 1 and Snowden River Corridors by Robert Charles Lesser & Co. (the "RCLCO Study"). One of the principal recommendations of the RCLCO Study was to redevelop high visibility employment areas in the Route 1 Corridor, citing the importance of major County interchanges. *See* RCLCO Study, p. 14.

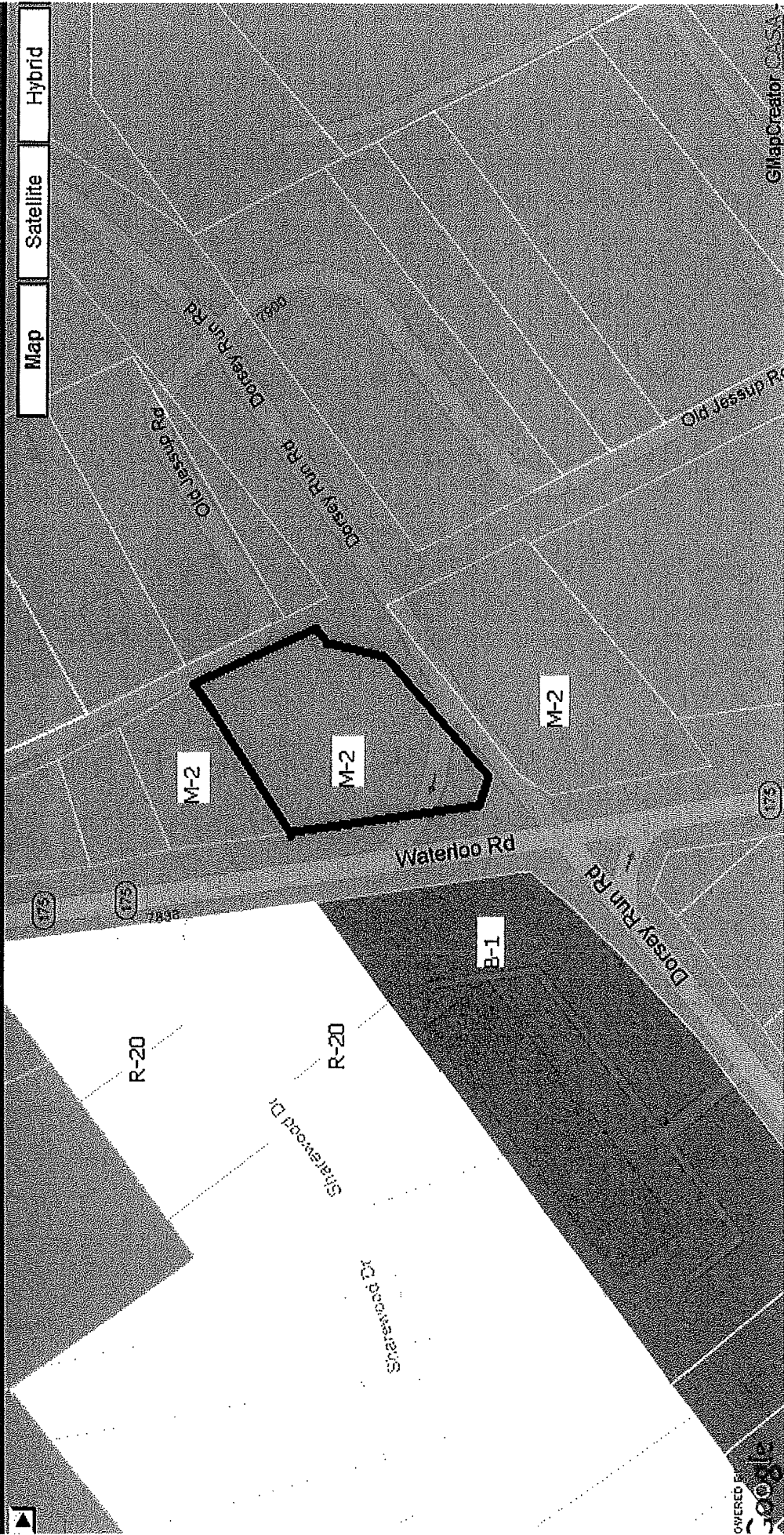
PlanHoward 2030 accepted the RCLCO Study's recommendations regarding redevelopment at major interchanges. Policy 5.4 of PlanHoward 2030 is to "[e]nhance the Route 1 Corridor revitalization strategy to recognize the distinct character and market potential of diverse corridor segments, and the potential at various intersections, crossings, and nodes for additional retail, restaurant, and employment development as identified in the [RCLCO Study]." PlanHoward 2030, p. 58.

The subject Property is located at the intersection of a minor arterial roadway (Route 175) and a major collector (Dorsey Run Road). This recently improved intersection is a high profile area deserving of an attractive redevelopment, as opposed to a contractor's yard or similar M-2 use. With its adjacency to retail and residential uses, the Property is an ideal location for a limited expansion of minor business zoning that will serve the nearby community.

Howard County, MARYLAND

Street View | Help

Map Satellite Hybrid





Howard County Council

George Howard Building
3516 Court House Drive
Ellicott City, Maryland 21043-4392

COUNCILMEMBERS

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District 3
Mary Kay Sigaty, Vice Chairperson
District 4
Courtney Watson
District 1
Calvin Ball
District 2
Greg Fox
District 5

March 11, 2013

Jagdambe, LLC
6804 Creekwood Court
Clarksville, MD 21029

Dear Sir or Madam:

You are receiving this letter because you filed a Zoning Map Amendment Request Form/Howard County Comprehensive Zoning Plan or a Zoning Regulation Amendment Request Form/Howard County Comprehensive Plan.

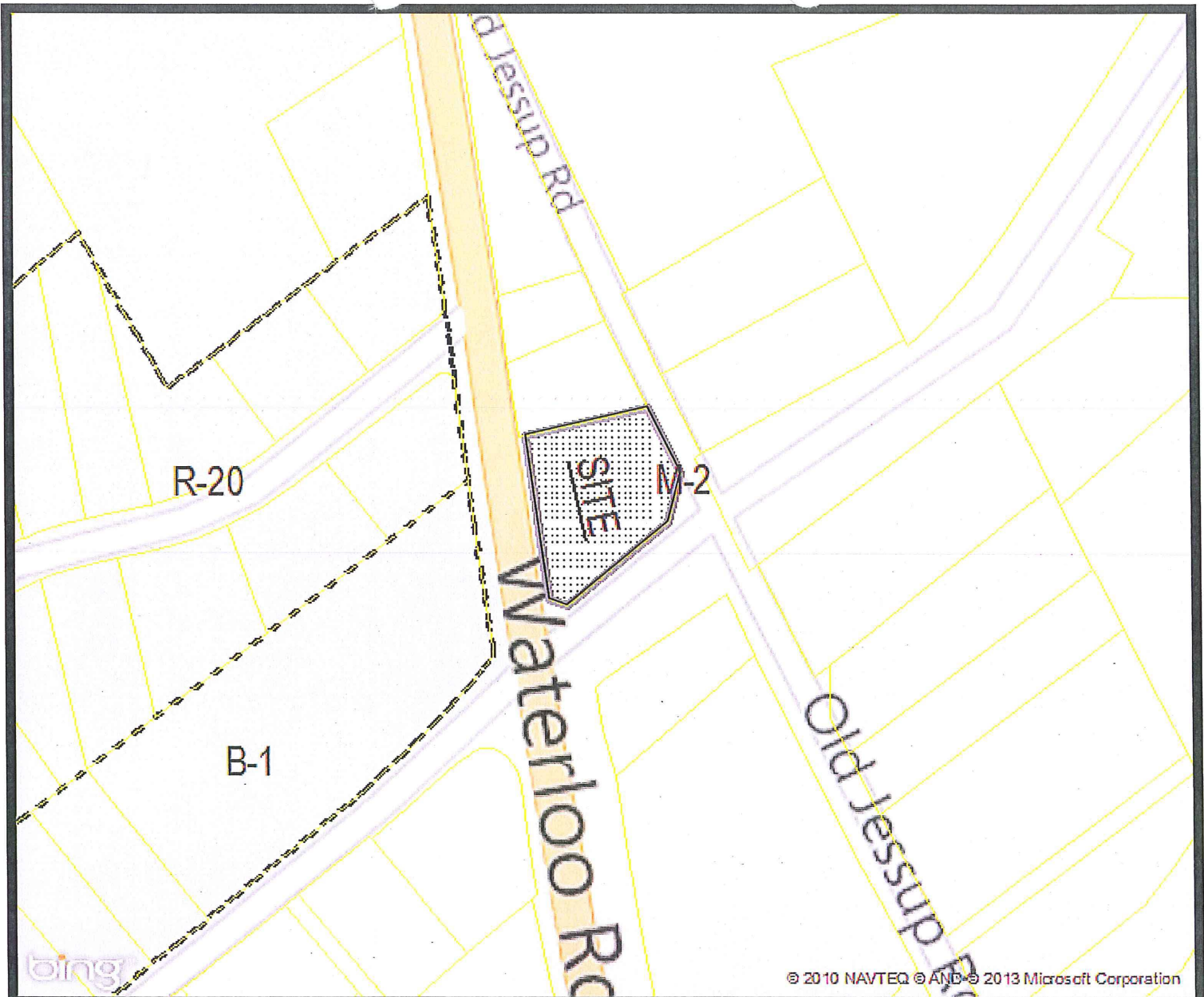
Please be advised that on March 7, 2013, the Howard County Ethics Commission determined that the Zoning Map Request Form needs to be accompanied by certain affidavits and disclosures. The Commission also determined that the Zoning Regulation Amendment Form needs to be accompanied by certain affidavits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

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

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

Very truly yours,

Stephen M. LeGendre
Administrator



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Zoning Map General Plan Amendment: 43.010 Tax ID: 1401257498
 Current Zoning: M-2 Council District: 2
 Tax Map: 43 Grid: 21 Parcel: 248 Lot: N/A
 Address: 7915 WATERLOO RD