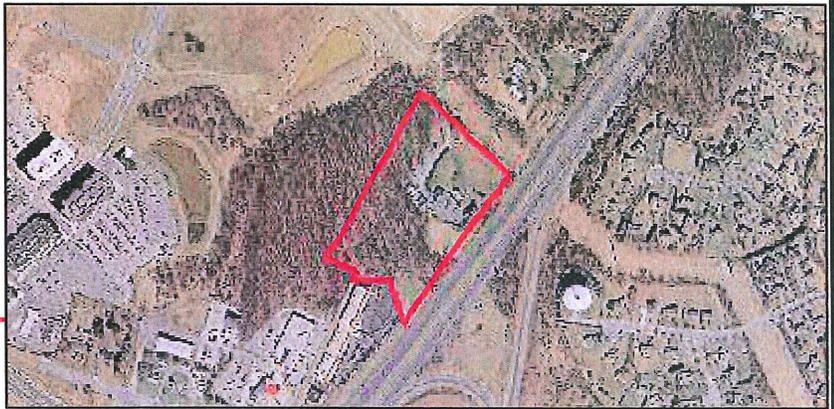


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Zoning Map General Plan Amendment: 46.001 Tax ID: 1405344859
 Current Zoning: B-1 / RR-MXD-3 Council District: 4
 Tax Map: 46 Grid: 4 Parcel: 126 Lot: N/A
 Address: 10945 JOHNS HOPKINS RD

ADJOINING PROPERTY OWNERS FOR 10945 JOHNS HOPKINS ROAD

Howard County Dept. of Public Works
3430 Courthouse Drive
Ellicott City, MD 21043
(24.003)(25.002)
(43.008)(46.001)
(43.006)

Joseph & Suzanne Cline
10935 Johns Hopkins Road
Laurel, MD 20723
(46.001)

G&G Route Twenty nine
7172 Columbia Gateway Dr.
Suite 400
Columbia, MD 21046
(46.001)

"
"

Requested Zoning

Search Street:

JOHNS HOPKINS RD

Property Information:

Amendment No.: 46.001

Current Zoning: B-1

Requested Zoning: R-A-15

Tax Account ID.: 1405344859

Map: 46

Grid: 4

Parcel: 126

Lot:

Acres: 6.08

Address: 10945 JOHNS HOPKINS RD

City/State/Zip: CLARKSVILLE, MD 21029

Owner:

Name: BUCH FAMILY LIMITED PARTNERSHIP

Email: MBUCH@BUCHCONSTRUCTION.COM

Phone: 240-375-6294

Mailing Address: 5085 WAGGONERS GAP RD

City/State/Zip: LANDISBURG, PA 17040

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

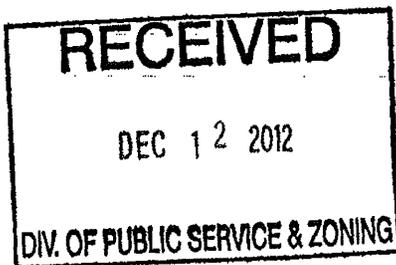
Decision:

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)	10945	Johns Hopkins Road
2	Tax Map Number	46	Grid 4
3	Parcel(s)	126	
4	Lot(s)	N/A	
5	Tax Account Data:	District 05	Account # 344859

6	Size of Property:	Acres 6.08	Square feet
---	-------------------	------------	-------------

7	The Property is currently zoned:	B-1
	I request that the Property be rezoned to:	High Density Residential, R-A-15 or higher

B. Owner Information

8	Owner Name	Buch Family Limited Partnership
9	Mailing street address or Post Office Box	10945 Johns Hopkins Road
	City, State	Laurel, Maryland
	ZIP Code	20723
	Telephone (Main)	240-375-6294 (Michael Buch)
	Telephone (Secondary)	
	Fax	
10	E-Mail	mbuch@buchconstruction.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 (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	Anthony Agliata
Telephone	301-369-3500
E-Mail	aagliata@buchconstruction.com

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

13 The subject Property is currently underdeveloped, containing a residential house and a minor business operation. Given the Property's location near Maple Lawn and its visibility along Route 29, the Property has the potential for a substantial development. Fully developing the Property under its current B-1 zoning, however, would not be the most appropriate use of the Property and would not be in the best interests of the surrounding community.

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	<i>Michael Buch</i>	Owner (2)
		<i>Mike L. Buch</i>	
	Date	12/5/2012	Date

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

16	Representative Signature	<i>Sy W. Oh</i>
	Date	12-10-12

DPZ Use Only	<i>JPC</i>	Amendment No.	46.001
Notes			

Continuation Sheet

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

- 13 The subject Property is currently underdeveloped, containing a residential house and a minor business operation. Given the Property's location near Maple Lawn and its visibility along Route 29, the Property has the potential for a substantial development. Fully developing the Property under its current B-1 zoning, however, would not be the most appropriate use of the Property and would not be in the best interests of the surrounding community.

The B-1 district permits as a matter of right, *inter alia*, professional and business offices. With the Property situated along Route 29, the B-1 zoning was most likely to encourage this type of commercial use with high visibility along a major, arterial highway.

The Property, however, does not enjoy direct access to or from Route 29 or any other major arterial or collector road. The Property is essentially tucked between Maple Lawn and Routes 29 and 216. Requiring the Property to maintain its B-1 zoning classification would force a commercial use to be tucked into the rear of a residential neighborhood. Mixed-use developments are optimally designed when the commercial use is on the outskirts of the residential development and is easily accessible off of major roads, such as the commercial component of Maple Lawn.

The Property, on the other hand, is accessible only via local roads serving established residential communities. Such access to a commercial use on the Property would undoubtedly cause adverse impacts on, and be objectionable to, the already-established residents. These circumstances are atypical conditions for most commercially-zoned properties and cause the Property to be unsuitable for the uses permitted under the current B-1 zoning, rendering it more logical for the Property to be developed in a residential manner.

The proposed rezoning to a high density residential district would instead allow for the most appropriate use of the Property. The property is in the Planned Service Area for water and sewer and could accommodate a well-planned, high density residential development. The Property is also in a highly visible location and provides easy commuter access to both Routes 29 and 216. High density, multifamily apartment dwellings have proven successful in such areas, such as the Gateway Village Apartments near the intersections of Route 32 and 95, and the Avalon at Fairway Hills Apartments on Columbia Road near the intersections of Routes 29 and 175. Furthermore, apartment units on the Property would create a diverse mix of housing in complement with Maple Lawn, which currently has no apartment units.

The proposed rezoning is also consistent with PlanHoward 2030, which recognizes the need for the County to provide a diverse mix of housing opportunities. PlanHoward 2030 provides that housing experts believe that over the next 20 years, more than 60 percent of new housing demand will be for multifamily dwelling units. This projected trend is due both to an increasing ratio of smaller households and to the financial inability of many residents to afford single-family housing. PlanHoward 2030, p. 140.

Between 1990 and 2010, the number of residents living alone increased by 75 percent. "[T]he single-family detached house is no longer preferred by many households. Smaller-sized housing will be in greater demand in the future. The data shows a demographic shift that aligns well with the decreasing availability of land for the traditional single-family detached home and the increased emphasis on planning for more compact higher-density residential development. From this perspective, condominium and rental apartments and townhome developments will be a greater

portion of new homes built in the County in the future." PlanHoward 2030, pp. 140-42.

The County's demographic shift was also noted in a recent Market Analysis and Strategic Implementation Analysis of the Route 1 and Snowden River Corridors by Robert Charles Lesser & Co. commissioned by the County (the "RCLCO Study"). The RCLCO Study found that "the true demand for multifamily units is indeed much higher than historical permitting trends and that there is likely 2X or more demand for multifamily units in the County overall based on the increase in 1- and 2-person households as the primary drivers of housing demand in addition to increased acceptance of and desire for high density housing product types." RCLCO Study, p. 7. The RCLCO Study also recommended that, to reduce residential development pressure on the Route 1 Corridor and to satisfy County demand, "Where feasible, in areas west of I-95, and to further serve the market now being served in the Route 1 corridor, the County should seek opportunities for more housing, especially multi-family housing." RCLCO Study, p. 18.

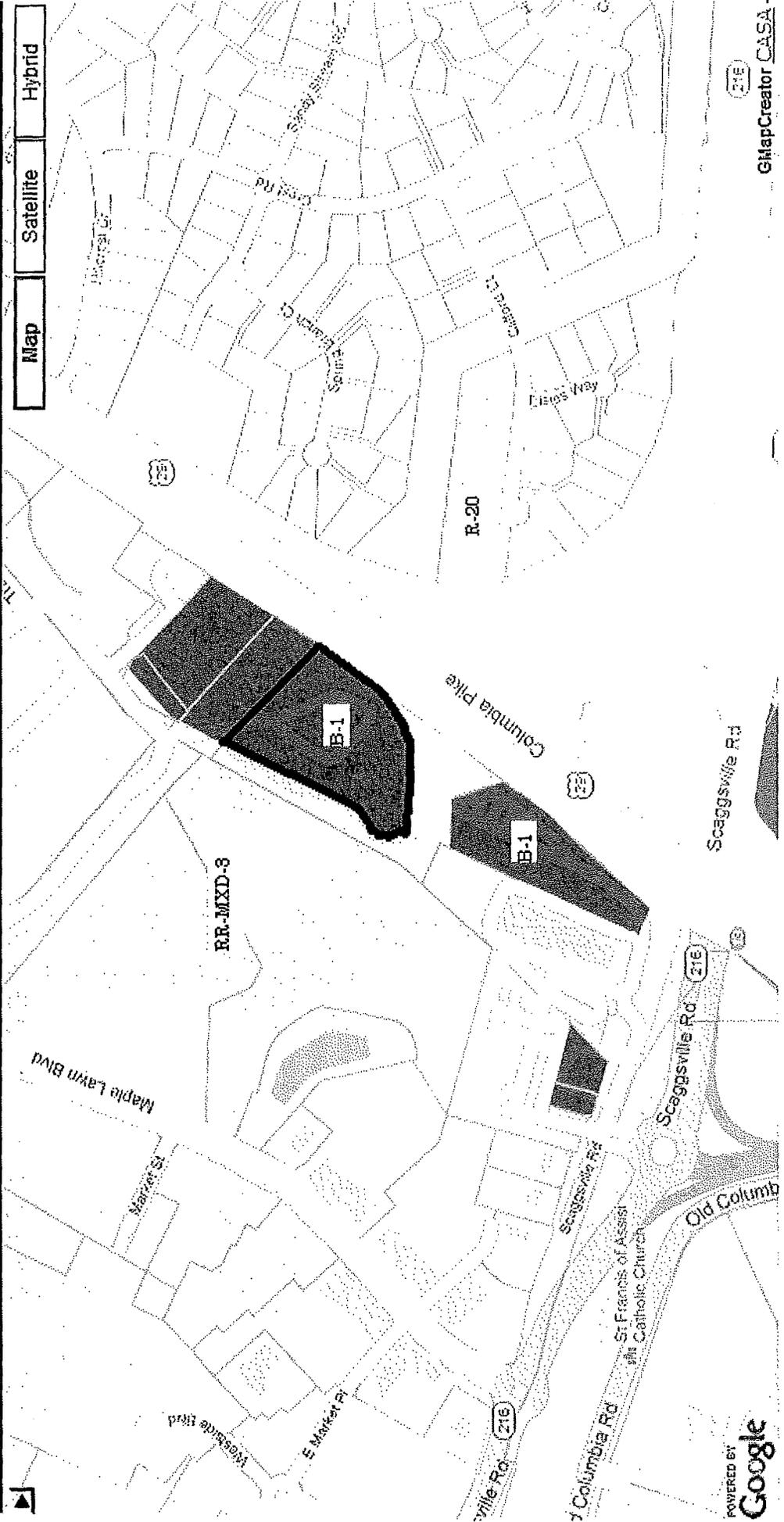
In addition to recognizing the County's need for more multifamily housing, PlanHoward 2030 also calls for the provision of affordable housing opportunities for low and moderate income residents. PlanHoward 2030, pp. 142-44. Current trends in the County are "shifting the focus from past patterns where single-family detached homes dominated to a current mix that includes more townhouses and apartments, a trend that can help increase affordable housing choices." PlanHoward 2030, p. 136. Multi-family housing is inherently more affordable than large single-family residences, and the trend towards an increase in multifamily housing opportunities should help to ensure that an ample supply of affordable housing is available for County residents. Additionally, the Zoning Regulations require that developments in most high density residential districts provide at least 10 percent of their dwelling units as moderate income housing units, which is a policy that would most likely apply to any residential development of the subject Property.

In order to ensure that the housing demands of the County's shifting demographics are met, suitable locations for affordable, multifamily dwellings should not be passed over. The subject Property is one such location. Given its access to major roadways, its visibility along Route 29, and the inherent adverse effects that a B-1 development could pose to the surrounding residential community, the Property would be most appropriately developed with high density residential units.

Howard County, MARYLAND

Street View | Help

Map Satellite Hybrid



POWERED BY Google

© 2016 GMapCreator CASA



Howard County Council

George Howard Building
3518 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

Buch Family Limited partnership
10945 Johns Hopkins Road
Laurel, MD 20723

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

46.01

Exhibit 7



DEPARTMENT OF PLANNING AND ZONING

Marsha S. McLaughlin, Director

TECHNICAL STAFF REPORT

September 20, 2012

Planning Board Meeting of October 18, 2012
County Council Hearing to be scheduled

Case No. /Petitioner: Marsha S. McLaughlin, Director, Department of Planning and Zoning

Request: An ACT amending PlanHoward 2030, the general plan for Howard County, by defining Growth Tiers, as required by The Sustainable Growth and Agricultural Preservation Act of 2012 (Maryland Senate Bill 236); specifying additional designated place types to correspond with the Growth Tiers; revising Map 6-2 to reflect the additional designated place types, adding new text to describe Growth Tiers and adding a new Map 6-3; and generally relating to planning, zoning and land use in Howard County, Maryland.

Department of Planning and Zoning recommendation: Approval

I. BACKGROUND

On July 26, 2012, the County Council adopted PlanHoward 2030 as Howard County's new general plan. During the process, the County Council amended PlanHoward 2030 removing the proposed Growth Tiers to allow additional time for review and reflection by both the public and the County Council. As part of the amendment the two rural designated place types were also removed, as they directly relate to the Growth Tiers.

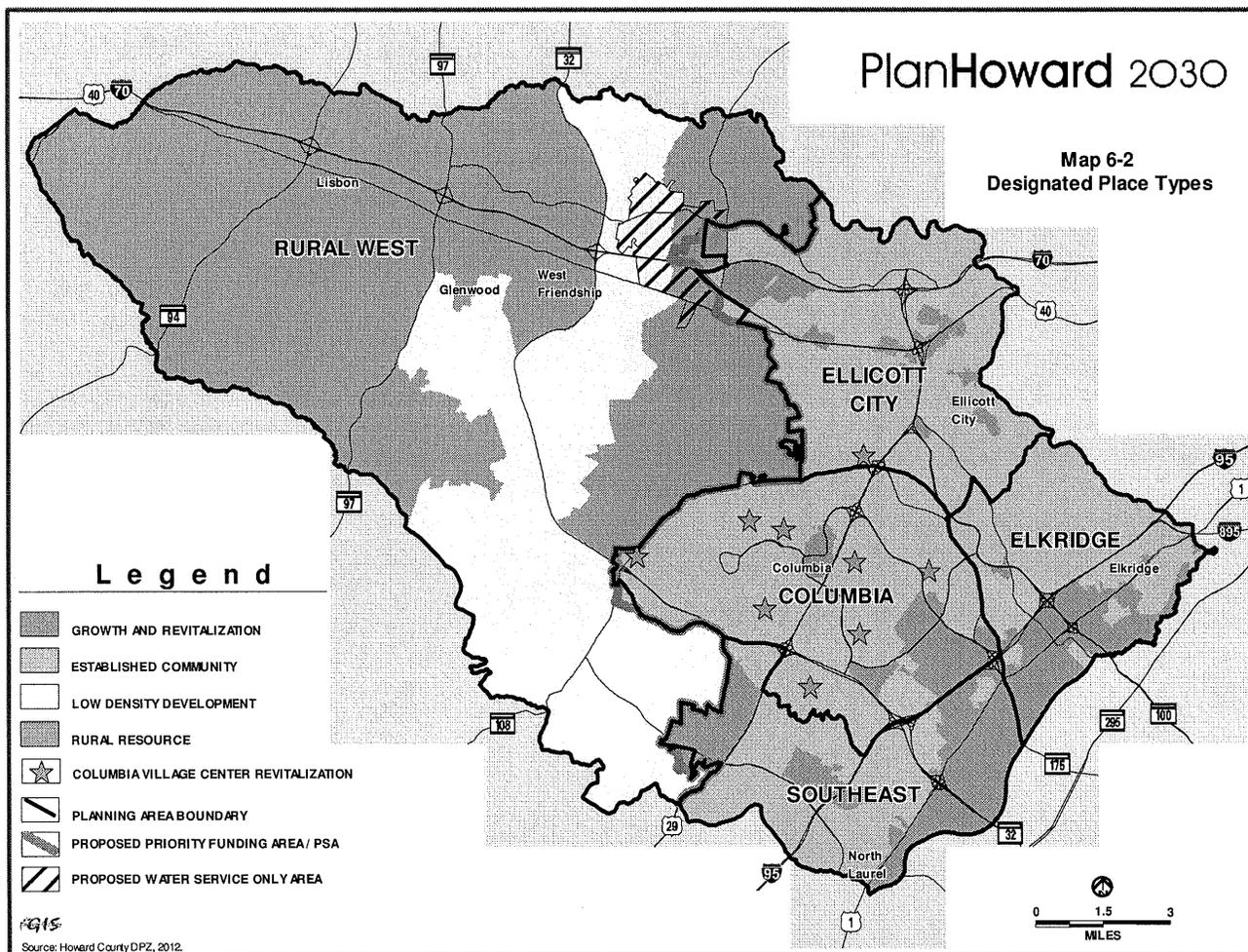
The original text and maps are being re-presented here for inclusion in PlanHoward 2030. There are no changes from the original being proposed by DPZ, and to date the County Council has not requested that the content be changed. Allowing additional time and study are the primary purposes for this amendment.

To prepare for this meeting, DPZ visited with the Agricultural Land Preservation Board, the Farm Bureau and the Home Builders Association of Maryland to present the proposal. The attached information and fact sheet summarizes the content discussed.

The full text of enrolled Council Bill 26-2012, adopting PlanHoward 2030, as amended, and all of the background information related to the PlanHoward 2030 process are available at www.planhoward.org.

As established in *General Plan 2000* and subsequent amendments, institutional or public use expansions of the Planned Service Area boundary are limited to:

- 1) Properties adjoining the existing PSA boundary without including an intervening privately owned parcel;
- 2) The minimum area necessary to serve the proposed use. Subdivision of the parcel consistent with the PSA boundary amendment is required after approval of the General Plan amendment and prior to the inclusion of the parcel into the Metropolitan District; and
- 3) The particular use proposed at the time of expansion, with a deadline for the completion of the improvements for the proposed use and connection to the public water and/or sewerage system. If the proposed public or institutional use is not actually constructed and connected to the public water and/or sewerage system by the deadline specified in the Bill, the Planned Service Area expansion shall be null and void and the Planned Service Area automatically shall revert to its location prior to the Council Bill approving the expansion.



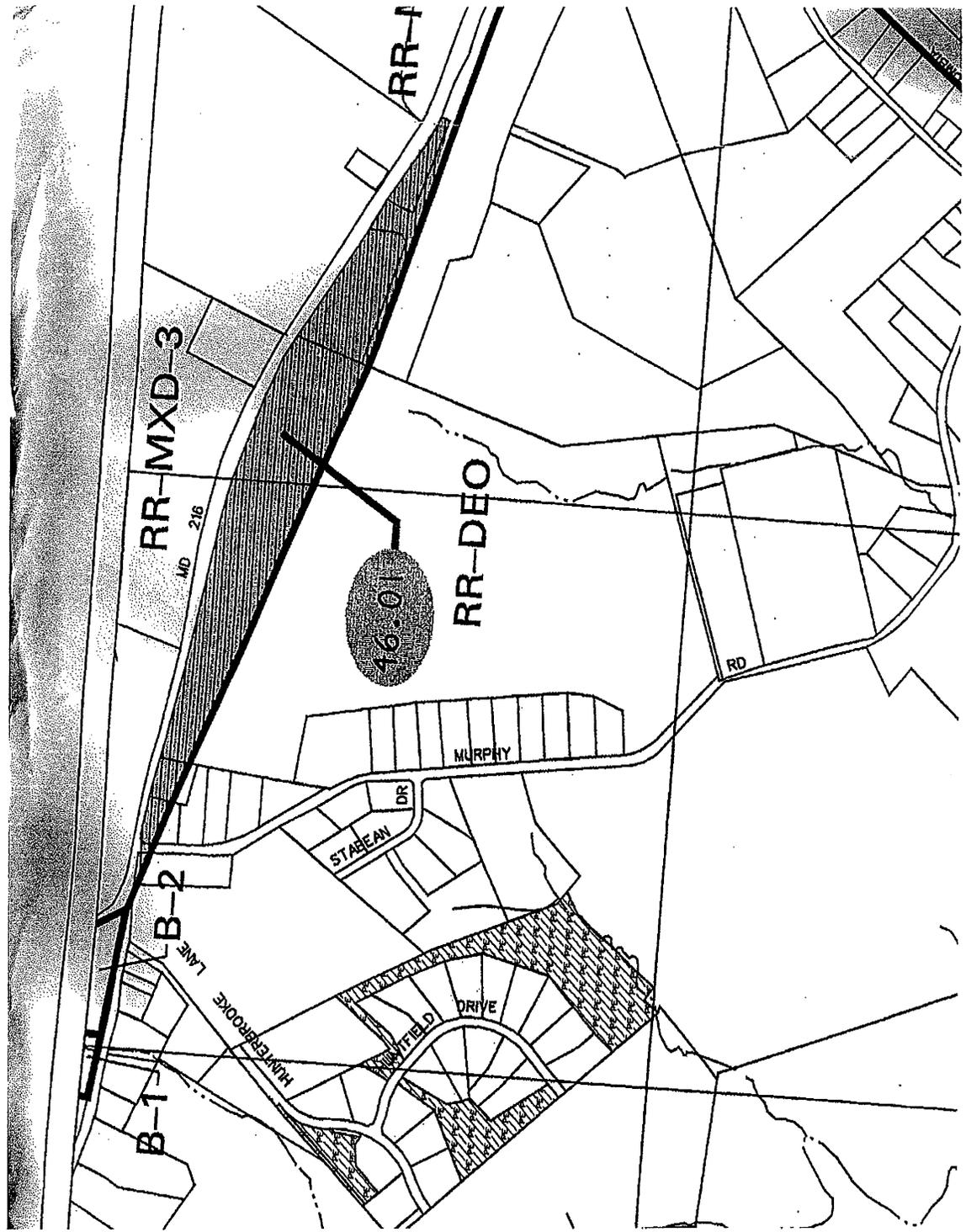


EXHIBIT 8

Property address	Property owner	Acres	Current zone	Owner request	DPZ rec'd	Planning Board rec'd	Work Session	Admin. Bill	Bill 75 -2003 Amendments	Council Decision
OK 43.94 8170 Washington Blvd.			M-1	R-A-15	CE			CE-CL1	88-R-A-15(0-5) COMPLITE OK	CE-CL1
OK 43.95 8142 Washington Blvd.			M-1	R-A-15	CE			CE-CL1	90-R-A-15(0-5) COMPLITE OK	CE-CL1
OK 43.96 8112 Washington Blvd.			R-SC	CAC	CAC			CE-CL1	91-CAC(5-0) COMPLITE OK	CAC-CL1
43.97 8151 & 8205 Washington Blvd.	Jessup Rock, LLC	12.80	M-2	CAC	CE	CE	CE	CE-CL1		CE-CL1
OK 43.98 US 1 at Alladin Village	Walter R. Stone c/o Adalberg, Rudow, Dorf	47.00	R-MH, B-1	CAC	CAC		CAC with resolution	CAC	92-R-MH, B-1(5-0) COMPLITE	R-MH, B-1
43.99 7916 Dorsey Run Road	Dorsey Run Road, LLC	2.20	M-2	B-1	B-1		B-1	B-1		B-1
46.01 MD 216 from US 28 to Lime Kiln	Multiple - 216 boundary fix	28.55	RR-MXD-3		RR-DEO	RR-DEO (4-0)	RR-DEO	RR-DEO		RR-DEO
46.25 10835 Johns Hopkins Road	Joseph M. and Suzanne M. Cline	2.74	RR-MXD-3	B-1	RR-MXD-3	RR-MXD-3 (4-0)	hold	RR-MXD-3	93 - B-1(5-0)	B-1
46.75 8321 Laishear Road	MD & VA Milk Producers Association,	229.00	M-1	B-1	M-1	M-1 (4-0)	R-SC, PEC (MXD-3)	R-20, R-SC, B-1, PEC (MXD-3)	152 - (0-5), 157 - PEC TO B-2 (5-0)	R-SC, B-1, PEC, B-2 (MXD-3)
46.99 11268 and 11274 Scaggsville Road	Patricia A. Wessel	1.00	RR-MXD-3	B-2	B-1		B-1	B-1	94 - B-2 (2-3)	B-1
47.01 8881 Gorman Road	Howard Research and Development Corp.	5.70	PEC	RSC	R-SC	R-SC (4-0)	R-SC	R-SC		R-SC
47.02 9320 Gorman Road	Multiple	6.80	R-MH, R-12	R-SA-8	R-SA-8	R-MH (5-0)	hold	R-SA-8	95-R-MH, R-12(0-5); 96-R-SC(0-5), 159-R-MH(5-0)	R-MH

Information

PremiseAddress1	11795 MD 216 ROAD
PremiseAddress2	FULTONMD 20759
AccountID	1405376211
OccupiedBy	N
OwnerName1	TRUSTEES OF ST PAUL S EVAN
OwnerName2	
OwnerAddress1	LUTHERN CHURCH OF FULTON
OwnerAddress2	FULTON MD 20759
LegalDescript1	IMPS3.275 A
LegalDescript2	11795 ROUTE 216
DeedLiber	02266
DeedFolio	0512
Subdivision	0000
Plat	
Section	
Block	
Lot	
Map	46
Grid	0002
Parcel	178
ExemptionClass	Churches, Synagogues and Parsonages
Acres	1
StructureGrade	no data
ConstructionType	no data
Stories	no data
DwellingType	no data
YearBuilt	1958
BuildingSquareFeet	6869
SalesTransNo	000000
GrantorName	
GrantorLiber	00000
GrantorFolio	0000
TransferDate	
SalePrice	0
LandValue	163700
ImprovementValue	1307500
TotalValue	1471200

46.01

Information

PremiseAddress1	8033 MURPHY RD
PremiseAddress2	FULTONMD 20759
AccountID	1405370809
OccupiedBy	H
OwnerName1	RAMAGE ROBERT E & WF
OwnerName2	
OwnerAddress1	P O BOX 0127
OwnerAddress2	FULTON MD 20759
LegalDescriptor1	IMPSLOT 1
LegalDescriptor2	8033 MURPHY RD ES
DeedLiber	00843
DeedFolio	0126
Subdivision	0000
Plat	
Section	
Block	
Lot	1
Map	46
Grid	0002
Parcel	314
ExemptionClass	Taxable Properties
Acres	1
StructureGrade	average
ConstructionType	frame
Stories	split foyer
DwellingType	split foyer 2 levels of living area
YearBuilt	1976
BuildingSquareFeet	1162
SalesTransNo	000000
GrantorName	
GrantorLiber	00000
GrantorFolio	0000
TransferDate	
SalePrice	0
LandValue	90000
ImprovementValue	100750
TotalValue	190750

46.01

Information	
PremiseAddress1	11787 MD 216
PremiseAddress2	FULTONMD 20759
AccountID	1405381363
OccupiedBy	H
OwnerName1	NARR ORTWIN A
OwnerName2	NARR CINDY ANN
OwnerAddress1	11787 ROUTE 216
OwnerAddress2	FULTON MD 20759
LegalDescript1	IMPSLOT 6 .988AR
LegalDescript2	11787 MD RTE 216 SS
DeedLiber	01185
DeedFolio	0569
Subdivision	0000
Plat	
Section	
Block	
Lot	6
Map	46
Grid	0002
Parcel	325
ExemptionClass	Taxable Properties
Acres	0.988
StructureGrade	average
ConstructionType	brick
Stories	1 story with basement
DwellingType	standard single family unit 1, 2 or 3 story
YearBuilt	1979
BuildingSquareFeet	2508
SalesTransNo	001129
GrantorName	DAWSON JR ROBERT K
GrantorLiber	00879
GrantorFolio	0333
TransferDate	19830901
SalePrice	170000
LandValue	89500
ImprovementValue	163420
TotalValue	252920

46.01

Information

PremiseAddress1	11595 MD 216 RD
PremiseAddress2	MD
AccountID	1405358906
OccupiedBy	N
OwnerName1	MAPLE LAWN FARMS INC
OwnerName2	
OwnerAddress1	PO BOX 562
OwnerAddress2	FULTON MD 20759
LegalDescript1	IMPS97.939 AR
LegalDescript2	8281 MURPHY RD
DeedLiber	00683
DeedFolio	0747
Subdivision	0000
Plat	
Section	
Block	
Lot	
Map	46
Grid	0002
Parcel	113
ExemptionClass	Taxable Properties
Acres	97.93
StructureGrade	good
ConstructionType	brick
Stories	2 story with basement
DwellingType	standard single family unit 1, 2 or 3 story
YearBuilt	1998
BuildingSquareFeet	2564
SalesTransNo	000000
GrantorName	
GrantorLiber	00000
GrantorFolio	0000
TransferDate	
SalePrice	0
LandValue	168570
ImprovementValue	294560
TotalValue	463130

46.01

Information

PremiseAddress1	11475 S MD 216
PremiseAddress2	FULTONMD 20759
AccountID	1405342260
OccupiedBy	H
OwnerName1	BOSLEY MARVIN R
OwnerName2	BOSLEY MARJORIE M
OwnerAddress1	11475 ROUTE 216
OwnerAddress2	FULTON MD 20759
LegalDescript1	IMPS3.718 A
LegalDescript2	11475 ROUTE 216 SS
DeedLiber	01241
DeedFolio	0138
Subdivision	0000
Plat	
Section	
Block	
Lot	
Map	46
Grid	0003
Parcel	282
ExemptionClass	Taxable Properties
Acres	3.71
StructureGrade	average
ConstructionType	brick
Stories	1 story with basement
DwellingType	standard single family unit 1, 2 or 3 story
YearBuilt	1952
BuildingSquareFeet	1414
SalesTransNo	005407
GrantorName	ALMQUIST LORETTA ETAL
GrantorLiber	01029
GrantorFolio	0632
TransferDate	19840410
SalePrice	132000
LandValue	115320
ImprovementValue	120680
TotalValue	236000

46.01

Information

PremiseAddress1	11445 W MD 216
PremiseAddress2	FULTONMD 20759
AccountID	1405378281
OccupiedBy	N
OwnerName1	STATE OF MARYLAND
OwnerName2	STATE HIGHWAY ADMINIST DEPART TRAN
OwnerAddress1	PO BOX 717
OwnerAddress2	BALTIMORE MD 21203
LegalDescript1	IMPS1.147 AR
LegalDescript2	11445 ROUTE 216 W S
DeedLiber	00000
DeedFolio	0000
Subdivision	0000
Plat	
Section	
Block	
Lot	
Map	46
Grid	0003
Parcel	209
ExemptionClass	State Roads Commission (Mass Transit Administration)
Acres	1.14
StructureGrade	average
ConstructionType	frame
Stories	split foyer
DwellingType	split foyer 2 levels of living area
YearBuilt	1977
BuildingSquareFeet	1220
SalesTransNo	942313
GrantorName	JACKSON WILLIAM J & WF
GrantorLiber	00787
GrantorFolio	0187
TransferDate	19940331
SalePrice	0
LandValue	91400
ImprovementValue	79640
TotalValue	171040

46.01