

ADJOINING PROPERTY OWNERS FOR 10210 GUILFORD ROAD

Ellinger Properties, LLC
6656 Seneca Drive, Suite 200
Columbia, MD 21046-1041
(47.002)

10210 Guilford Road, LLC
4600 Liberty Heights Avenue
Baltimore, MD 21207-7552
(47.002)

Russell & Margaret Newlen
8207 Glen Court
Jessup, MD 20794-4900
(47.002)

Charles & Denise Singleton
8296 Glen Court
Jessup, MD 20794-4900
(47.002)

Daniel & Kristina Patterson
8292 Glen Court
Jessup, MD 20794-4900
(47.002)

"
"

Requested Zoning

Search Street:

GUILFORD RD

Next

Property Information:

Amendment No.: 47.002

Current Zoning: R-12

Requested Zoning: B-1

Tax Account ID.: 1406430317

Map: 47

Grid: 6

Parcel: 67

Lot:

Acres: 1.43

Address: 10210 GUILFORD RD

City/State/Zip: JESSUP, MD 20794

Owner:

Name: LAW DIXIE LEE

Email:

Phone: 1-863-424-3165

Mailing Address: 10210 GUILFORD RD

City/State/Zip: JESSUP, MD 20794

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

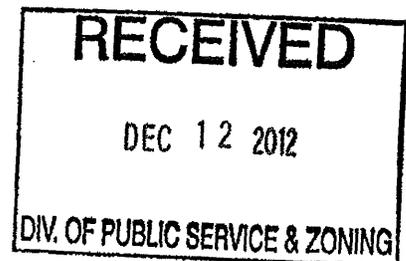
1 Address / Street (Only) 10210 Guilford Road
2 Tax Map Number 47 Grid 6
3 Parcel(s) 67
4 Lot(s) N/A
5 Tax Account Data: District 06 Account # 430317

6 Size of Property: Acres 1.43 Square feet

7 The Property is currently zoned: R-12
I request that the Property be rezoned to: B-1

B. Owner Information

8 Owner Name Dixie Law
9 Mailing street address or Post Office Box 10210 Guilford Road
City, State Jessup, Maryland
ZIP Code 20794
Telephone (Main)
Telephone (Secondary) 1-863-424-3165
Fax
10 E-Mail



301-725-0160

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 west side of Guilford Road, north of Route 1. East of the Property, across Guilford Road, is a developed B-2 commercial center of the Columbia Junction subdivision. Immediately adjoining the Property to the southeast is a B-1 parcel developed and operating as Howell Funeral Home. Given the close proximity of these commercial uses, the Property's R-12 zoning is no longer appropriate. A zoning district that permits minor business uses would provide a beneficial transition between the adjoining commercial uses to the south and east and the R-12 neighborhoods to the north and west.

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 Dixie Law

Owner (2)

Dixie L Law

Date 12/7 - 2012

Date

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

16 Representative Signature

Sy n. oh

Date

12-11-12

DPZ Use Only	<i>JK</i>	Amendment No.	<i>417-002</i>
Notes			

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

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Date 12/7 - 2012

Date

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

16 Representative Signature

S. W. Oh

Date

12-11-12

DPZ Use Only	Amendment No.
Notes	

Continuation Sheet

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The Property, at approximately 1.43 acres, could potentially yield five residential lots if subdivided under the R-12 zoning regulations. With the Property being situated next to a funeral home, however, any such residential subdivision would be unlikely to be marketable or economically viable. Instead, the best use of the Property would be to allow a business use that could serve the local community, such as a restaurant, and that would buffer already developed surrounding neighborhoods from the more intensive commercial uses of the funeral home and Columbia Junction.

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.

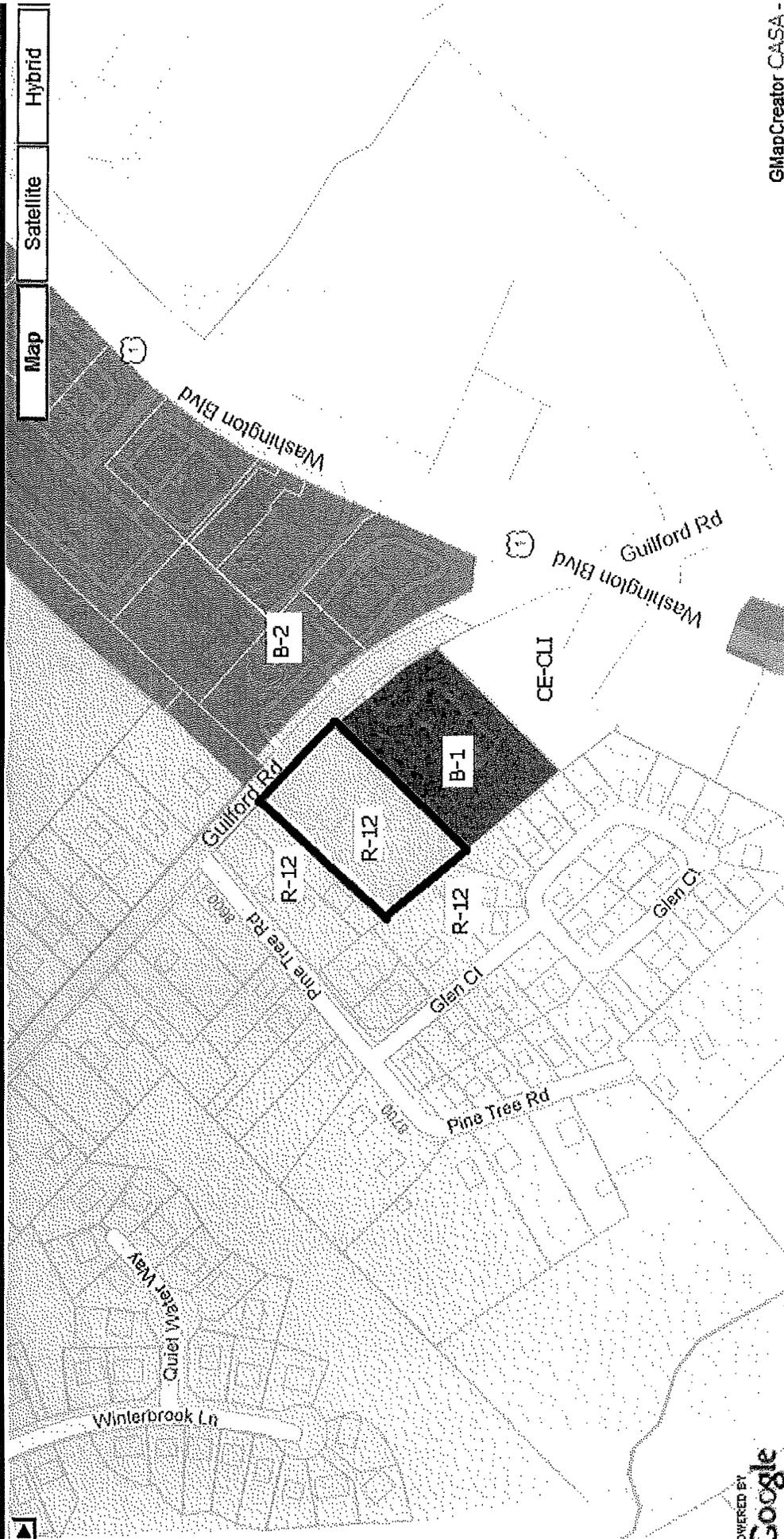
The subject Property is located near the intersection of an intermediate arterial roadway (Route 1) and a major collector (Guilford Road). This intersection is a high profile area deserving of an attractive development. With direct access to Guilford Road, any commercial development of the Property would not burden small local roads of the nearby residential communities and would not adversely affect surrounding properties.

Given its adjacency to established commercial uses and its proximity to a major County intersection, 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



POWERED BY Google

GMapCreator CASA -



Howard County Council

George Howard Building
3521 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

Dixie Lee Law
10210 Guilford Road
Jessup, MD 20794

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.

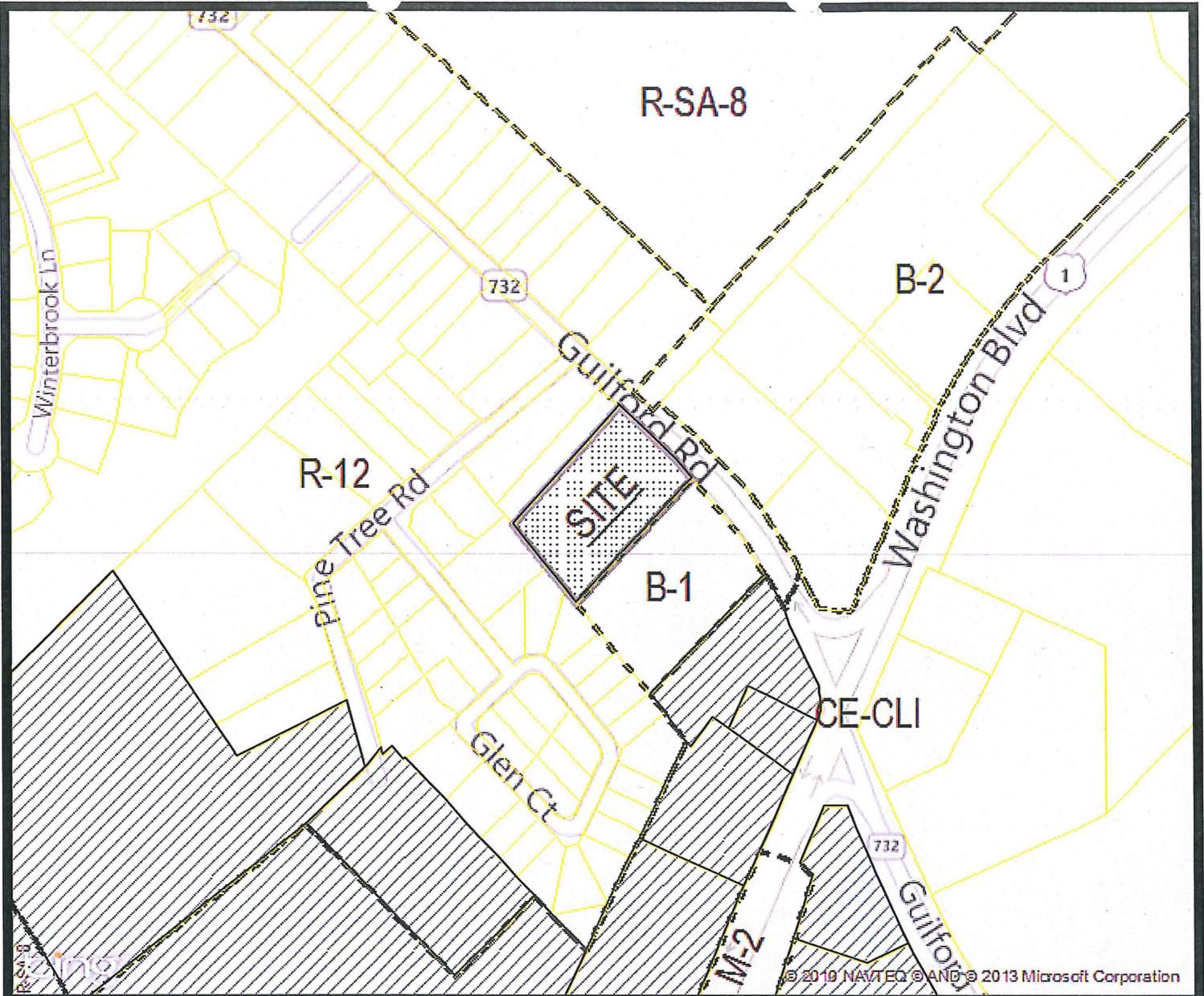
Please be advised that on March 7, 2013, the Howard County Ethics Commission determined that the Zoning Map Request Form needs to be accompanied by certain affidavits and disclosures. The Commission also determined that the Zoning Regulation Amendment Form needs to be accompanied by certain affidavits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



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 Current Zoning: R-12 Council District: 3
 Tax Map: 47 Grid: 6 Parcel: 67 Lot: N/A
 Address: 10210 GUILFORD RD