

ADJOINING PROPERTY OWNERS FOR 11416 OLD FREDERICK ROAD

LEE DALL YONG & LEE SOO
11424 OLD FREDERICK ROAD
MARRIOTTSVILLE, MD 21104-1521
(10.001)

GARY AND DENISE GOTTFREDSON
11444 OLD FREDERICK ROAD
MARRIOTTSVILLE, MD 21104-1521
(10.001)

WILLIAM HAIRE, JR. & KELLY COBERLY
11436 OLD FREDERICK ROAD
MARRIOTTSVILLE, MD 21104-1521
(10.001)

CHARLES & BARBARA WALKUP
11428 OLD FREDERICK ROAD
MARRIOTTSVILLE, MD 21104-1521
(10.001)

REGINALD & SHARON MCLEOD
11420 OLD FREDERICK ROAD
MARRIOTTSVILLE, MD 21104-1521
(10.001)

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Requested Zoning

Search Street:

OLD FREDERICK RD

Property Information:

Amendment No.: 10.001
Current Zoning: RC-DEO
Requested Zoning: R-20
Tax Account ID.: 1403291294
Map: 10
Grid: 21
Parcel: 285
Lot: 1
Acres: 3.79
Address: 11416 OLD FREDERICK RD
City/State/Zip: MARRIOTTSVILLE, MD 21104

Owner:

Name: DIMARCO ROSARIO & WF
Email:
Phone:
Mailing Address: 11416 OLD FREDERICK RD
City/State/Zip: MARRIOTTSVILLE, MD 21104

Representative:

Name: Rosario DiMarco
Email: dimarcorama@aol.com
Phone: 4104421676
Mailing Address: 11416 Old Frederick Road
City/State/Zip: Marriottsville, Maryland 21104

Decision:

Planning Board Decision:
Planning Board Vote:
Council Decision:
Council Vote:



NOV 26 2012

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) 11416 OLD FREDERICK ROAD

2 Tax Map Number 10 Grid 21

3 Parcel(s) 285

4 Lot(s) 1 (DiMarco Property - plot # 3731)

5 Tax Account Data: District 3 Account # 291 294

6 Size of Property: Acres 3.79 Square feet 165,180 ±

7 The Property is currently zoned: RC-DEO

I request that the Property be rezoned to: ~~R-40~~ R-20C/H

B. Owner Information

8 Owner Name ROSARIO DI MARCO & MARIA R. DI MARCO

9 Mailing street address or Post Office Box 11416 OLD FREDERICK ROAD

City, State MARIOTTVILLE, MD.

ZIP Code 21104

Telephone (Main) (410) 442-1676

Telephone (Secondary) (443) 472-6259

10 E-Mail dimarcoroma@aol.com
aol

1. Name of the person

2. Address

3. Date of birth

4. Sex

5. Religion

6.

7. Signature

8. Date

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

Amendment # 10.001

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

13 The subdivision titled DIMARCO PROPERTY was created in June 1977 as a Family Type subdivision. The area zoning was R40 Permitting one acre lots serviced by well and septic. The original intent was to have 6 lots, however, because the well to septic distance requirement could not be met we had to settle for 5 lots. LOT NO. 1 was assigned an area of 3.792 AC., planning for a future re-subdivision.

ALTHOUGH, THE COUNTY, subsequently brought public water to the area and well to septic distance requirement was no longer an issue, we never pursued the re-subdivision of lot NO. 1 because we had no need for the additional lot.

Now that the family has grown and we need the additional lot, the current RC zoning does not permit the re-sub-

(see back please)

(Continuation)

To Achieve the resubdivision of Lot No. 1 we Request that the current RC zoning be changed to R-40. A great majority of the lots in my area are just H A S serviced by septic and public water.

The requested change will provide an efficient way to properly use the land and at the same time maintain the rural characteristics of the zone.

Furthermore allowing the requested change of zoning and permitting the creation of another lot will result in additional TAX REVENUE TO HOWARD COUNTY without any required expense on the part of the County.

Respectfully :


(ROSARIO D. MARCO)

ROSARIO DI MARCO
11416 Old Frederick Rod
Marriottsville, MD 21104

LOT NO.1 – DIMARCO PROPERTY

JUSTIFICATION FOR THE REQUESTED REZONING

The subdivision, titled DI MARCO PROPERTY was created in June 1977 as a family type subdivision. The area zoning was R-40 permitting one acre lots serviced by well and septic. The original intent was to have 6 lots, however, because the well to septic distances could not be met we had to settle for five lots. One lot, currently known as lot NO. 1 was assigned an area of 3.792 acres, planning for a future re-subdivision.

Although, the County, subsequently brought public water to the area and well to septic distance requirement was no longer an issue, we never pursued the re-subdivision of LOT NO.1, because we had no need have the additional lot.

Now that the family has grown and we need the additional lot, the current RC zoning does not permit the re-subdivision.

To achieve the above we request that the current RC zoning be changed to R-40. A great majority of the lots in the area are just 1 Acre serviced by septic and public water.

The requested change will provide an efficient way to properly use the land and at the same time maintain the rural characteristics of the zone.

Furthermore allowing the requested change of zoning and permitting the creation of another lot will result in additional TAX REVENUE to Howard County without any required expense on the part the County.

Respectfully:



Rosario DiMarco



Howard County Council

George Howard Building
3433 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. Rosario Dimarco
11416 Old Frederick Road
Marriottsville, MD 21104

Dear Ms. Dimarco:

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.

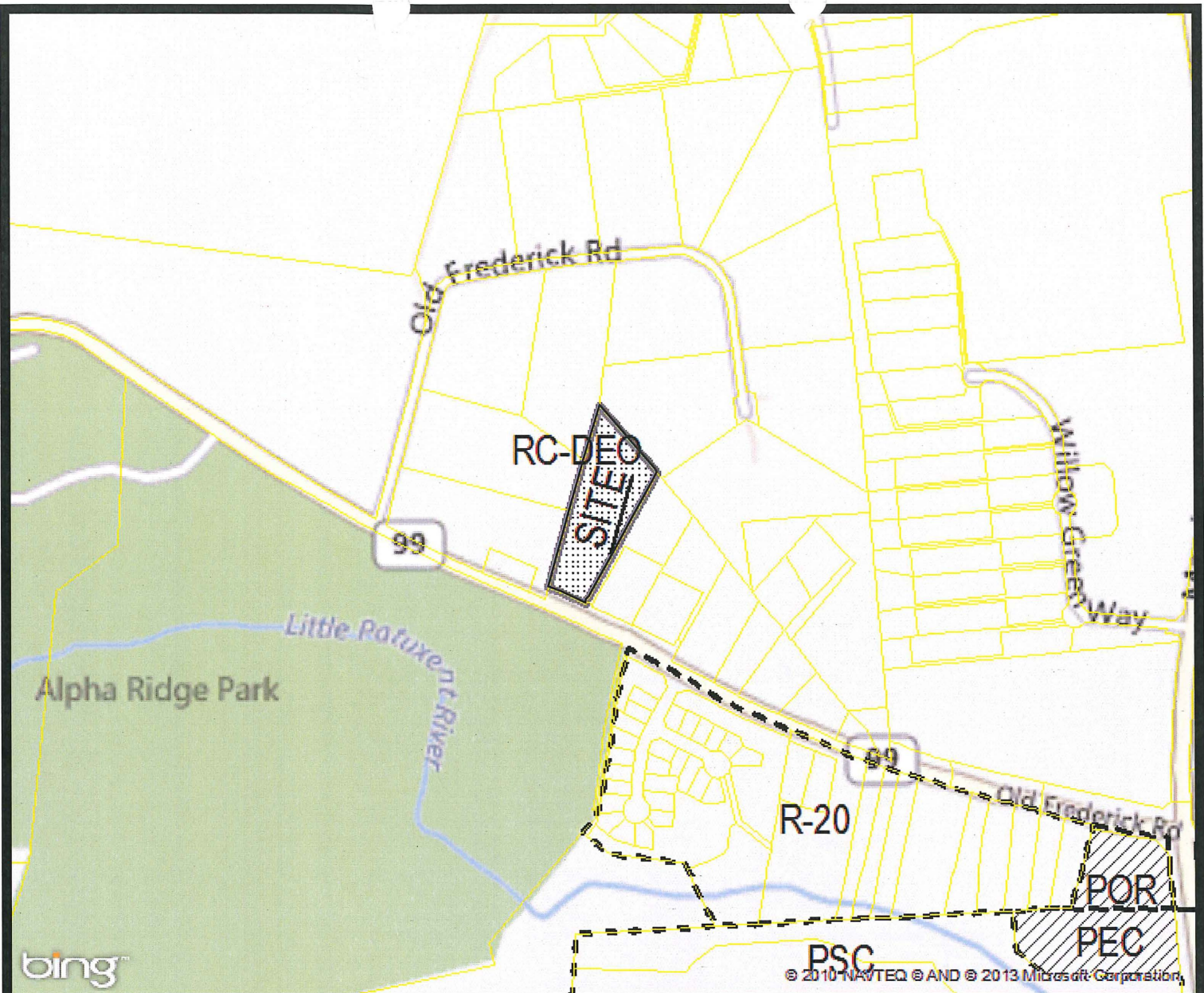
Please be advised that on March 7, 2013, the Howard County Ethics Commission determined that the Zoning Map Request Form needs to be accompanied by certain affidavits and disclosures. The Commission also determined that the Zoning Regulation Amendment Form needs to be accompanied by certain affidavits 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: **10.001** Tax ID: **1403291294**
 Current Zoning: **RC-DEO** Council District: **5**
 Tax Map: **10** Grid: **21** Parcel: **285** Lot: **1**
 Address: **11416 OLD FREDERICK RD**

Brad Wolf
3317 Roscommon Drive
Glenelg, MD, 21737
410-489-9612
bradandchrissy@mac.com

10.001

GF
SL
CMBES
per KK
RR
TW
CS

3/22/13

County Councilmember Greg Fox
3430 Court House Drive
Ellicott City, MD 21043

Mr. Fox,

My name is Brad Wolf and I live in Glenelg.

Following 12 years of active duty service in the United States Navy as a submarine officer my wife, two kids and I settled in Western Howard County. We initially chose Western Howard County because of the good school system and convenience for work. Over the last 4 years we have absolutely fallen in love with Howard County and all it has offer. From the wide open spaces, quite back roads and numerous farming and agricultural facilities the rural aspects of western Howard County are wonderful. However, I feel now that there is a potential for a precedent to be set that may alter this unique rural setting.

For this reason I strongly oppose the application to rezone the property at 14196 Frederick Rd in Cooksville that is currently owned by Woodmont Education Foundation, Inc. by either adding an Institutional Overlay or changing the zoning district to Community Center Transition. The size, scope and re-zoning seem to be contrary to the priorities established in the Plan Howard 2030, the current Tier Map and the original intent of the Woodmont establishment.

I urge you to vote against the rezoning of this property so we can continue to promote the County's priorities of preserving land and promoting agriculture in the rural west.

Very Respectfully,

Brad Wolf

The subdivision, titled **DI MARCO PROPERTY** was created in June 1977 as a family type subdivision. The original parcel had an area of 10 acre. Back then, the zoning was R-40, permitting one acre lots serviced by well and septic. The original intent was to have 6 lots, however, because the well to septic distances could not be met we settled for five lots, although it would have been arguable that the well water table had nothing to do with the septic discharge area.

One lot, currently known as lot NO. 1 was assigned an area of 3.792 acres, planning for a future re-subdivision if conditions would change.

Although, conditions changed, as result of having public water servicing the area which nullified the "well to septic distance requirement", we did not pursue the re-subdivision of LOT NO.1, because we had no need for the additional lot.

Now that the family has grown and we need the additional lot, we approached the office of Planning and Zoning to inquiry about the re-subdivision.

During a meeting with the Director of Planning and Zoning we requested that administrative authority be used to make a simple amendment to the zoning plan. Basically, since most of the lots adjacent to our lot consist of one acre serviced by public water and septic, we were asking that our lot be designated as "Existing R40". To make the exception for the area, would have been in agreement with exceptions made for other sections of Howard County. We gave some examples, where zoning B2 is found in the midst of RC zoning because the existing condition so dictated.

Despite our best effort we were told that the director of Planning and Zoning had no authority to make the administrative decision that we were seeking. Also we were told that "They did away with R40 zoning". When we asked "Who are They? Are you not the authorities for planning and zoning matters for Howard County?", we received no answer and were advised to bring our case to the full Council.

When we submit our application for Zoning Change, we requested what we always wanted, that is Change the current RC to "Existing R40", however our application was returned because "They did away with R40". We were advised to ask for a change to R20. Now although we only need to have one lot, we respectfully request, you the members of Howard County Council, to approve our request for Zoning Change to R20. If necessary, we will offer any guarantee that you require to assure that we will subdivide to have only one lot.

In Making your decision please consider the fairness of the following:

The requested change will provide an efficient way to properly use the land and at the same time maintain the rural characteristics of the zone.

Furthermore allowing the requested change of zoning and permitting the creation of another lot will result in additional TAX REVENUE to Howard County without any required expense on the part the County.

Marsha S. McLaughlin, Director
Cynthia Hamilton, Chief
Division of Land Development