

ADJOINING PROPERTY OWNERS FOR 14290 TRIADELPHIA ROAD

Anwar & Nayyar Khokhar
4054 Hobbs Hill Road
Glenelg, MD 21737-9522
(21.001)

Beatrice Dane
4050 Hobbs Hill road
Glenelg, MD 21737-9522
(21.001)

Jeffrey & Mary Anne Pettis
14254 Triadelphia Road
Glenelg, MD 21737-9524
(21.001)

Toll MD V Limited Partnership
c/o Wallace H. Campbell & Co., Inc.
6212 York Road
Baltimore, MD 21212-2612
(21.001)

"
"

Requested Zoning

Search Street:

TRIADELPHIA RD

Property Information:

Amendment No.: 21.001

Current Zoning: RC-DEO

Requested Zoning: B-1

Tax Account ID.: 1404341376

Map: 21

Grid: 18

Parcel: 135

Lot:

Acres: 0.919

Address: 14290 TRIADELPHIA RD

City/State/Zip: GLENELG, MD 21737

Owner:

Name: MCMAHON JOHN F

Email:

Phone: 301-717-0803

Mailing Address: 14290 TRIADELPHIA RD

City/State/Zip: GLENELG, MD 21737

Representative:

Name:

Email:

Phone:

Mailing Address:

City/State/Zip:

Decision:

Planning Board Decision:

Planning Board Vote:

Council Decision:

Council Vote:

DEC 12 2012 **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)	14290 TRIADELPHIA ROAD
2	Tax Map Number	0021 Grid 0018 ✓
3	Parcel(s)	0135 ✓
4	Lot(s)	n/a
5	Tax Account Data:	District 04 Account # 341376 ✓
6	Size of Property:	Acres 0.92 ✓ Square feet 40,031
7	The Property is currently zoned:	RCDEO ✓
	I request that the Property be rezoned to:	B1

B. Owner Information

8	Owner Name	John McMahon ✓
9	Mailing street address or Post Office Box	5208 Kalmia Drive
	City, State	Dayton, MD
	ZIP Code	21036
	Telephone (Main)	301-717-0803
	Telephone (Secondary)	n/a
	Fax	n/a
10	E-Mail	n/a

address diff'rs from SDAT

C. Representative Information

11	Name	n/a
	Mailing street address or Post Office Box	
	City, State	
	ZIP	
	Telephone (Main)	

RECEIVED
DEC 14 2012
DIV. OF PUBLIC SERVICE & ZONING

C. Representative Information

Telephone (Secondary)

Fax

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 This property is a 100 year old property that is adjacent to a cemetery and has been used over the years as a church, an art studio, a private office and a number of other "permitted commercial uses" in a residential zone.

There is substantial and sufficient road frontage. Substantial and sufficient sight distance. Multiple ingress/egress on two sides and on both Triadelphia Road and Sharp Roads. It is within a mile of the Ten Oaks commercial district. There are other similar business uses in the immediate area, including a veterinary practice.

At this point in time the property needs substantial renovation and the best and highest use is for a true business or commercial enterprise in this area.

F. List of Attachments/Exhibits

14

G. Signatures

15 Owner John McMahon

John McMahon

Owner (2)

Date

12/12/12

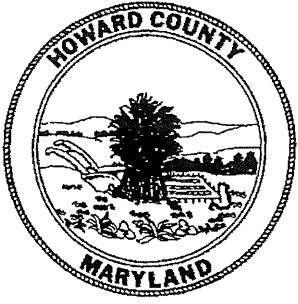
Date

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

16 Representative Signature

Date

DPZ Use Only	Amendment No.	21.001
Notes		



Howard County Council

George Howard Building
3440 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

Mr. John McMahan
14290 Triadelphia Road
Glenelg, MD 21737

Dear Mr. McMahan:

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.

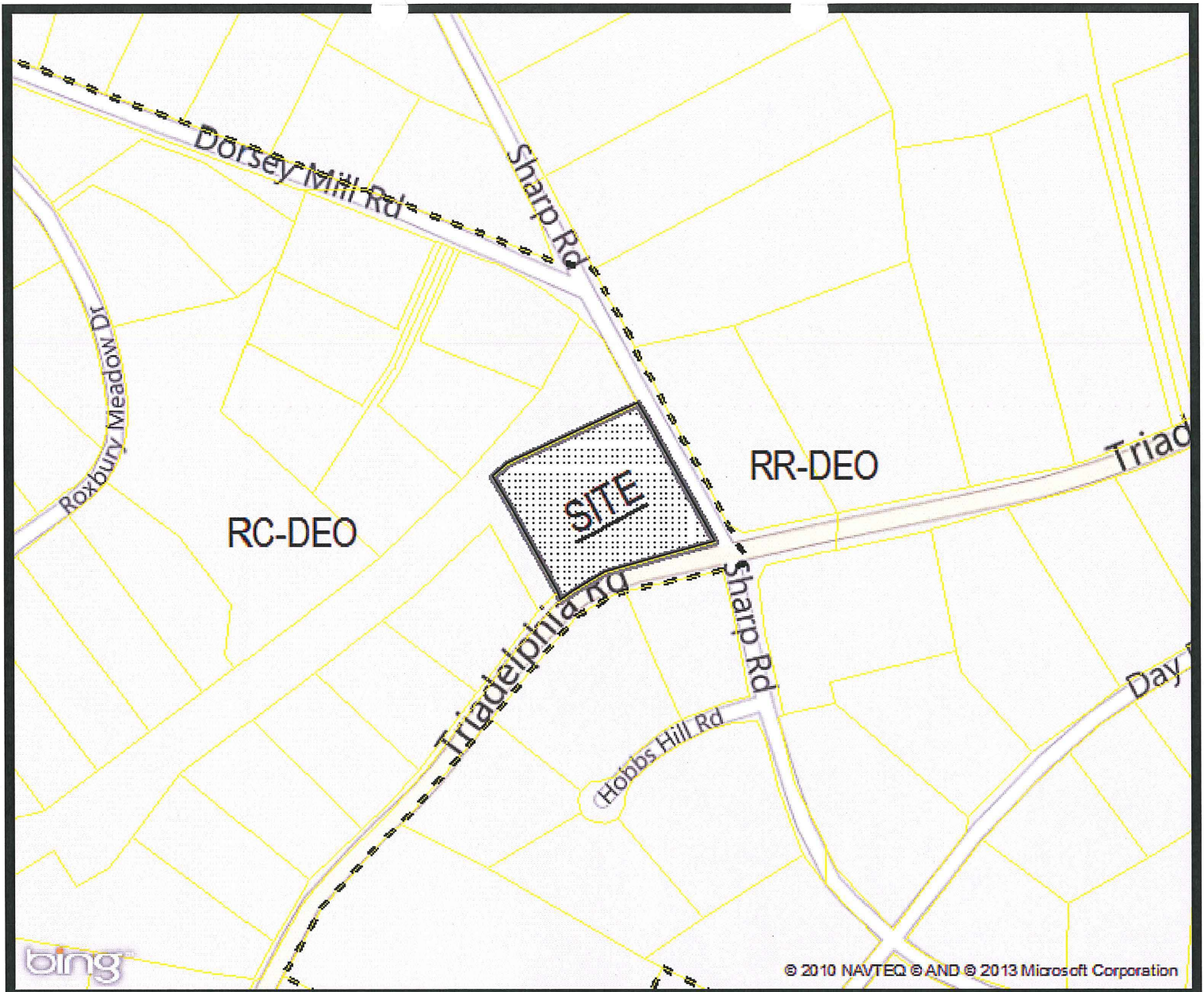
Please be advised that on March 7, 2013, the Howard County Ethics Commission determined that the Zoning Map Request Form needs to be accompanied by certain affidavits and disclosures. The Commission also determined that the Zoning Regulation Amendment Form needs to be accompanied by certain affidavits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



Zoning Map General Plan Amendment: **21.001** Tax ID: **1404341376**
 Current Zoning: **RC-DEO** Council District: **5**
 Tax Map: **21** Grid: **18** Parcel: **135** Lot: **N/A**
 Address: **14290 TRIADELPHIA RD**

21.001

Regner, Robin

From: Tolliver, Sheila
Sent: Wednesday, May 29, 2013 11:24 AM
To: Walter_Cawley@troweprice.com
Cc: Respass, Charity; Wimberly, Theo; Regner, Robin; Ball, Calvin B; Fox, Greg; Greg Fox (Greg.Fox@Constellation.com); Sigaty, Mary Kay; Terrasa, Jen; Watson, Courtney
Subject: RE: question about 21.001 (14290 TRIADELPHIA RD)

Thank you for your e-mail concerning the proposed zoning changes in the Administration's recommended legislation. The County Council will be considering this legislative proposal over the next couple of months. The Council will hear testimony on the Administration's proposal during a series of public hearings. They have the authority to make changes in the plan, in accordance with their judgment. It would not be accurate to assume that the proposal before them will be adopted as presented, although I am not able to predict what changes, if any, they may wish to make.

If you wish to testify, you may send written comments or attend one of the hearings, the dates of which are posted on the Council's website. The members appreciate our interest in the comprehensive zoning process.

Sheila Tolliver
Administrator
Howard County Council
410 313-2001

-----Original Message-----

From: Respass, Charity
Sent: Wednesday, May 29, 2013 9:02 AM
To: Tolliver, Sheila
Cc: Wimberly, Theo
Subject: FW: question about 21.001 (14290 TRIADELPHIA RD)

-----Original Message-----

From: Cawley, Walter [mailto:Walter_Cawley@troweprice.com]
Sent: Monday, May 27, 2013 2:42 PM
To: Compzoning
Subject: question about 21.001 (14290 TRIADELPHIA RD)

Hi, I noted that the request for b-1 designation was turned down. may I ask if the decision by the zoning board is final or if there will be any further decision making at this time? I live around the corner so was curious when I saw the public information sign out front.

Thank you

Walt Cawley
Global Business Solutions - Investments
T. Rowe Price
100 E. Pratt St, BA-0770

Baltimore, MD 21202

* Office: (410) 345-2398

* E-mail: walter_cawley@troweprice.com<mailto:walter_cawley@troweprice.com>

* Cell: (201) 838-4430

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