

1 MARSHA S. MCLAUGHLIN, DIRECTOR, \* BEFORE THE  
2 DEPARTMENT OF PLANNING \* PLANNING BOARD OF  
3 AND ZONING \* HOWARD COUNTY, MARYLAND  
4 ZRA 141 \*

5 \* \* \* \* \*

6 MOTION: *To recommend approval of ZRA 141 in accordance with the Department of*  
7 *Planning and Zoning recommendation.*

8 ACTION: *Recommended approval; Vote 4 to 1.*

9 \* \* \* \* \*

10 On September 9, the Planning Board of Howard County, Maryland, considered the petition of Marsha  
11 S. McLaughlin, Director, Department of Planning and Zoning for an amendment to the Zoning Regulations  
12 to amend Section 103: Definitions to revise the current definition for the term "Land Conservation  
13 Organization" and to establish new definitions for the terms "Neighborhood Preservation Density Exchange  
14 Option", "Neighborhood Preservation Parcel Easement", "Neighborhood Preservation Receiving Parcel", and  
15 "Neighborhood Preservation Sending Parcel"; to amend Section 107: R-ED (Residential: Environmental  
16 Development) District, and Section 128: Supplementary Zoning District Regulations of the Zoning  
17 Regulations in certain ways to augment and to improve the Neighborhood Preservation Density Exchange  
18 Option; and to amend Section 128.A.1.j of the Supplementary Bulk Regulations to correct an omission in the  
19 ZRA 137 amendments.

20 The petition, the Department of Planning and Zoning Technical Staff Report and Recommendation,  
21 and the comments of reviewing agencies, were presented to the Board for its consideration. The Department  
22 of Planning and Zoning recommended approval of the petition based on findings that the proposed  
23 amendments are in harmony with the General Plan policies and the Zoning Regulations intent to facilitate the  
24 preservation of historic County properties.

25 The Petitioner was present. There was no testimony in opposition to the petition. Ms. McLaughlin  
26 explained that this Zoning Regulation Amendment was principally proposed on behalf of the Department of  
27 Recreation and Parks after its recent acquisition of the historic Belmont property. She stated that the intent is  
28 to allow the opportunity for density transfer from historic properties to the extent of a potential full transfer of  
29 all density rights. Ms. McLaughlin noted that this proposal can be of benefit to all historic properties because  
30 it could provide funds to offset the high costs of maintaining a historic property, and could allow historic  
31 properties to retain larger areas of land around the historic building if the property should be subdivided in the  
32 future, and thereby better maintain the overall historic setting.

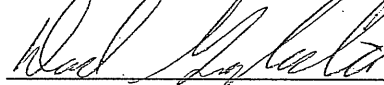
33 In its deliberations on ZRA 141, the Planning Board made several observations about certain aspects

1 of the proposal. It was agreed that one of the most important governing factors is that this is intended for  
2 historic properties, and this causes it to be extremely important to have a solid definition for what the term  
3 "historic property" means. Some concern was expressed about the density-receiving aspect due to a possible  
4 inordinate amount of extra density on a very large qualifying receiving parcel, but it was explained that  
5 neighborhood preservation density receiving sites can only increase density by a maximum of 10% and the  
6 development on the receiving parcel will still have to comply with the R-ED process and requirements for 50  
7 percent open space and the minimization of steep slopes, so not only can the receiving parcel realistically only  
8 receive some finite amount of density on a practical basis, the Planning Board still retains much control over  
9 the design of the receiving parcel project. It was noted that there could be a benefit to knowing the  
10 approximate value of these density credits, but it was acknowledged that this may be difficult at this time  
11 because the current density transfer process has not been used to any great extent.

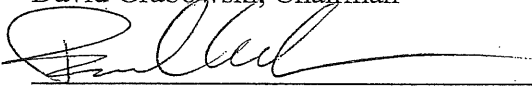
12 Mr. Santos made the motion to recommend approval of the petition. Ms. Easley seconded the motion.  
13 The motion passed by a vote of 4 to 1.

14 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 20th day of  
15 September, 2012, recommends that ZRA 141, as described above, be APPROVED.

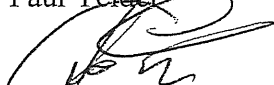
17 HOWARD COUNTY PLANNING BOARD

18 

19 David Grabowski, Chairman

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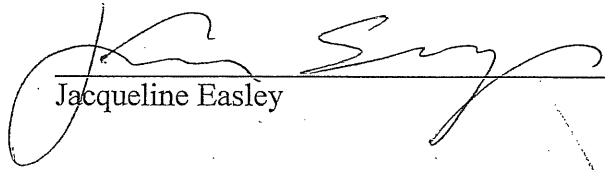
21 Paul Yelder

22 

23 Joshua Tzucker

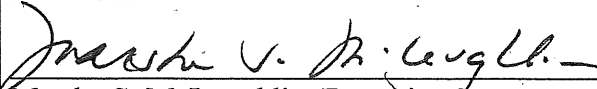
24 OPPOSED

25 Bill Santos

26 

27 Jacqueline Easley

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30 ATTEST:

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32 Marsha S. McLaughlin, Executive Secretary