

ADJOINING PROPERTY OWNERS FOR 10370 BALTIMORE NATIONAL PIKE

Glenn A. Mullinix
Udoff Norman
10226 Baltimore National Pike
Ellicott City, MD 21042-0555
(24.003)

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

Troy & Stephanie Porta
10382 Baltimore National Pike
Ellicott City, MD 21042-2128
(24.003)

TSZ Properties, LLC
10382 Baltimore National Pike
Ellicott City, MD 21042-2128
(24.003)

"
"

Requested Zoning

Search Street:

BALTIMORE NATIONAL |

Property Information:

Amendment No.: 24.003
Current Zoning: CCT
Requested Zoning: B-1
Tax Account ID.: 1402218194
Map: 24
Grid: 1
Parcel: 695
Lot:
Acres: 7
Address: 10370 BALTIMORE NATIONAL PK
City/State/Zip: ELLICOTT CITY, MD 21042

Owner:

Name: J F C HOLDING LTD PARTNERSHIP
Email: louism@mfe.bz
Phone: 410-825-8407
Mailing Address: 1205 YORK ROAD
City/State/Zip: LUTHERVILLE, MD 21093

Representative:

Name: Talkin & Oh
Email: soh@talkin-oh.com
Phone: 410964-0300
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

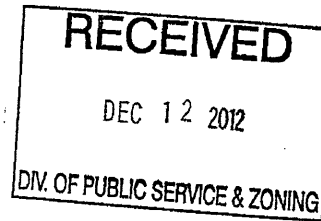
[Word 2007 Version]
Before filling out this form, please read the
Instructions section at the end of the form.

A. Property Information

1 Address / Street (Only) 10370 Baltimore National Pike
2 Tax Map Number 24 Grid 1
3 Parcel(s) 695
4 Lot(s) N/A
5 Tax Account Data: District 02 Account # 218194

6 Size of Property: Acres 7.00 Square feet

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



B. Owner Information

8 Owner Name JFC Holding Ltd. Partnership
9 Mailing street address or Post Office Box 1205 York Road
City, State Lutherville, Maryland
ZIP Code 21093
Telephone (Main) 410-825-8400 (Louis Mangione)
Telephone (Secondary)
Fax 410-825-8407
10 E-Mail louism@mfe.bz

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 purpose of the CCT district is "to permit community serving office, institutional, service and cultural facilities, as well as age-restricted housing. These uses serve the surrounding residential community and provide a transition between residential neighborhoods and retail activity centers." HOWARD COUNTY ZONING REGULATIONS § 117.4.A.

The primary permitted uses in the CCT district are economically unviable for the Property.

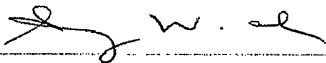
See attached Continuation Sheet.

F. List of Attachments/Exhibits

14 1. Continuation Sheet. 2. Map of the Property from the County's website.

G. Signatures

15	Owner	Louis Mangione	Owner (2)
	Date	12/11/12	Date
<input type="checkbox"/> Additional owner signatures? X the box to the left and attach a separate signature page.			

16	Representative Signature	
	Date	12-12-12

DPZ Use Only	JRC	Amendment No.	24003
Notes			

Continuation Sheet

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

- 13 The purpose of the CCT district is "to permit community serving office, institutional, service and cultural facilities, as well as age-restricted housing. These uses serve the surrounding residential community and provide a transition between residential neighborhoods and retail activity centers." HOWARD COUNTY ZONING REGULATIONS § 117.4.A.

The primary permitted uses in the CCT district are economically unviable for the Property. First, PlanHoward 2030 provides that the demand for office space is significantly lower than supply. "Through 2030, the demand for commercial development and office space is expected to peak at just over three million square feet. This demand is low when compared to the 14.1 million square feet of approved office space in the pipeline in Howard and Anne Arundel Counties." PlanHoward 2030, p. 58. Given these figures, redevelopment of the Property for office uses is not economically possible.

Additionally, an age-restricted development is no more viable for the Property. At the time of the last Comprehensive Zoning, the senior housing market was prosperous due to the strength of the economy, the strong resale market for existing homes, apparently safe returns on retirement investments, and an overall belief that these trends would continue into the foreseeable future.

The market for age-restricted adult housing has not remained strong, as anticipated, but has instead plummeted. Many reasons exist for this trend, but most revolve around the reversal of the factors that led to the senior housing boom. The strength of the economy is much weaker now than at the time of the last Comprehensive Zoning. Retirement investments that once seemed safe have generally lost large percentages of their value. The recession has removed any confidence in the continuation of the positive economic trends that marked the beginning of the 2000's.

Adding to this lack of demand is the fact that age-restricted housing development has continued in the County. There were 234 age-restricted housing units built in 2011. As of December 31, 2011, 689 age-restricted units were in the planning process but not yet constructed. DEVELOPMENT MONITORING SYSTEM REPORT HOWARD COUNTY, MARYLAND, May 2012, p. 4. Given the high number of units currently available and projected, and the effects of the economy on sales, the construction of additional age-restricted adult housing units on the Property would not be viable.

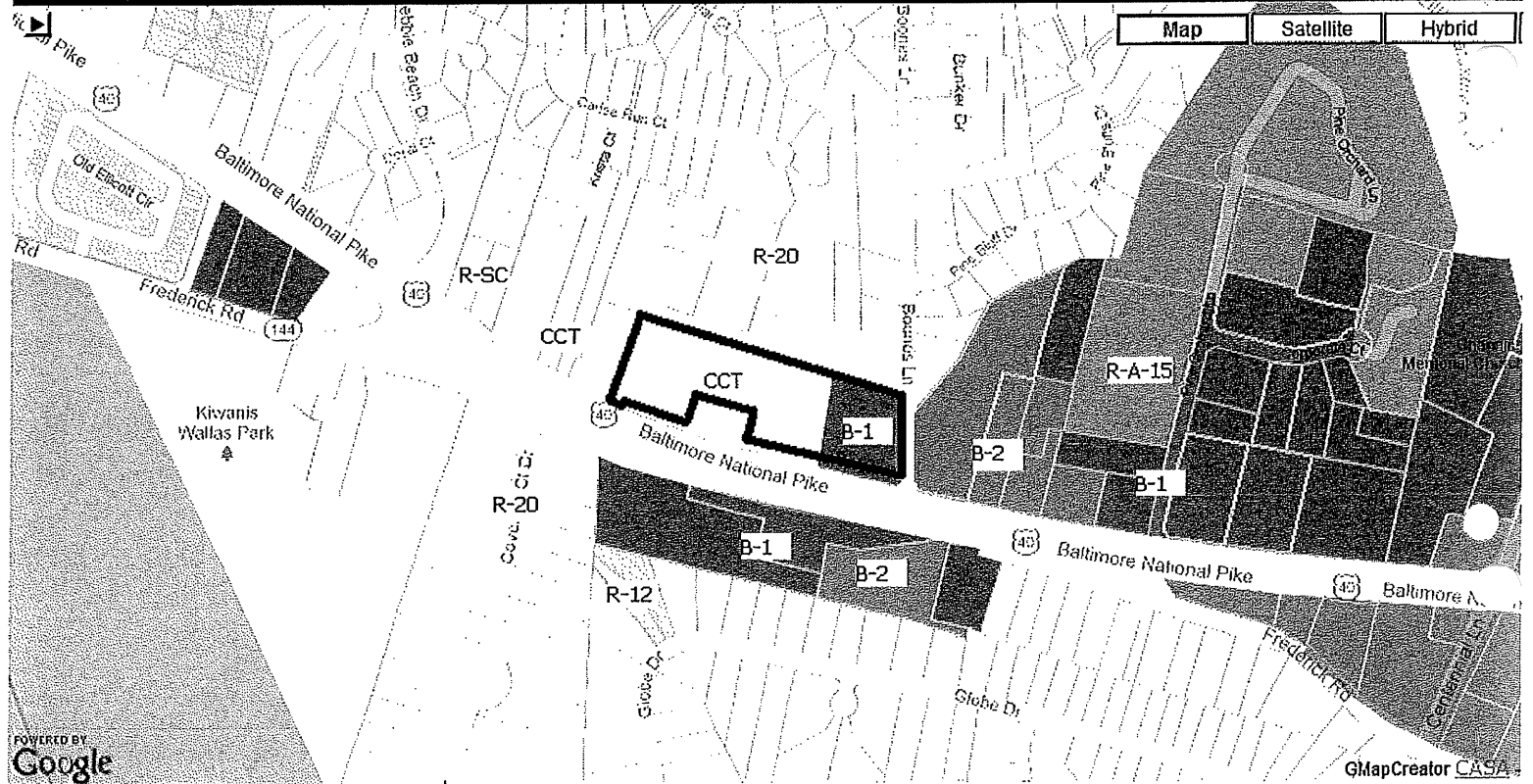
In addition to the economic unviability of a CCT redevelopment of the Property, the Property does not serve the district's stated purposes. The CCT district is intended to provide a transition between residential neighborhoods and retail centers. Immediately adjoining the Property to the west are four other CCT zoned parcels. Those parcels will ensure a sufficient transition between the commercial areas east of the Property and the residential neighborhoods further west.

Instead of the Property's current B-1 and CCT split-zoning, a B-1 zoning of the entire Property is more appropriate. This proposed rezoning would allow a suitable transition from the B-2 parcels east of the Property across Boones Lane, to the B-1 zoned subject Property, to the CCT parcels immediately west of the Property, to the R-SC and R-20 properties further west.

The B-1 district would provide the Property with economically viable redevelopment options that could ensure an attractive redevelopment of the Property, increasing the overall vitality of the Route 40 area in the vicinity.

Howard County, MARYLAND

Street View | Help





HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 3430 Courthouse Drive • Ellicott City, Maryland 21043
 410-313-2350 • Fax: 410-313-3467 • www.howardcountymd.gov

12:25 PM 12/12/12
 VALIDATION BY FINANCE
 Validation Number: 0001-525400
 100000000-3000-432530-000000000-PWPW00
 000000000
 DPZ Plan/Petition Fees

Date: Dec. 12 12
 File No.: 10300 Balto Nat'l Pike
 Check No.: (212)
 Name: Commercial Center
 Received By: Tom Anglin

	Fund	Business Area and Cost Center	Functional Area	G/L No.	Unit Price	Amount Due
Design Manual Alternative Compliance	1000000000	3000000000	PWPW0000 00000000	432581	\$250 ea.	
Design Manual Waiver	1000000000	3000000000	PWPW0000 00000000	432580	\$500 ea.	
DPW Prelim Engineering Fee (50%)	1000000000	3100000000	PWPW0000 00000000	432220		
DPZ Prelim Engineering Fee (50%)	1000000000	3000000000	PWPW0000 00000000	432220		
Engineering Red-Line Revisions	1000000000	3000000000	PWPW0000 00000000	432285	\$200 ea.	
Forest Conservation Fee-in-Lieu	2060000000	3000000000	PWPW0000 00000000	432521		
Open Space Fee-in-Lieu (account varies)	Varies	1300000000	PWPW0000 00000000	431910		
Storm Drainage Fee-in-Lieu (<input type="checkbox"/> 4040090001 - Patapsco, <input type="checkbox"/> 4040090002 - Main Patuxent, <input type="checkbox"/> 4040100000 - Middle Patuxent, <input type="checkbox"/> 4040090003 - Little Patuxent)	See <input checked="" type="checkbox"/>	1300000000	PWPW0000 00000000	431900		
Stormwater Management Fee-in-Lieu	1000000000	3000000000	PWPW0000 00000000	431900	\$250 ea.	
Forest Conservation Inspection Fees	2060000000	3000000000	PWPW0000 00000000	432160		
GIS Maps	1000000000	3000000000	PWPW0000 00000000	432800		
House Model Revisions	1000000000	3000000000	PWPW0000 00000000	432280		
Landscape Inspection Fees	1000000000	3000000000	PWPW0000 00000000	432105		
Photo Copies/Publications/Mailing	1000000000	3000000000	PWPW0000 00000000	432800		
Plan/Petition Processing Fees: (Land Development Plans/ Engineering Plans/ BA/ZB/AA Petitions; Special Exceptions; Zoning Verification; etc.); SRC Specials	1000000000	3000000000	PWPW0000 00000000	432530		
Sidewalk Fee-in-Lieu Fees: (<input type="checkbox"/> 4010090001 - Ellicott City, <input type="checkbox"/> 4010090002 - Columbia, <input type="checkbox"/> 4010090003 - Elkridge, <input type="checkbox"/> 4010090004 - Southeast Planning Areas) WBS Element - K0015.0.3100	See <input checked="" type="checkbox"/>	3100000000	PWPW0000 00000000	490900		
Topographic/Floodplain Maps	1000000000	3100000000	PWPW0000 00000000	432736		
Water and Sewer Fee: DPW (50% of 3.5% of prelim construction) DPZ (50% of 3.5% of prelim construction)	1000000000 1000000000	3100000000 3000000000	PWPW0000 00000000	432526		
Other:						
TOTAL DUE						7250.00

WHITE PRINT

No. of Sets	No. of Originals	Original Title - Plat No. - Plan No.	Size	Material Type
ACCOUNT NO: <input type="checkbox"/> 1000-3000000000-PWPW00000000000000-432800			Total Due	\$ _____

Maryland Department of Assessments and Taxation Real Property Data Search (vw3.1A) HOWARD COUNTY	Go Back View Map New Search GroundRent Redemption GroundRent Registration
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Account Identifier: District - 02 Account Number - 205726

Owner Information

Owner Name:	MULLINIX GLENN A UDOFF NORMAN	Use:	COMMERCIAL
Mailing Address:	10226 BALTIMORE NATIONAL PIKE ELLCOTT CITY MD 21042-0555	Principal Residence:	NO
		Deed Reference:	1) /08956/ 00223 2)

Location & Structure Information

Premises Address	Legal Description
10390 BALTIMORE NATIONAL PIKE ELLCOTT CITY 21042-0000	.995 A 10390 BALTIMORE NATL PIK ELLCOTT CITY

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No; Plat Ref:
0024	0001	0074		0000				1	

Special Tax Areas	Town	NONE
	Ad Valorem	104
	Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1960	1148	43,342 SF	

Stories	Basement	Type	Exterior
		SERVICE GARAGE	

Value Information

	Base Value	Value As Of	Phase-in Assessments	
			As Of	As Of
Land	476,700	476,700 01/01/2010	476,700 07/01/2012	476,700 07/01/2013
Improvements:	79,100	79,100		
Total:	555,800	555,800	555,800	
Preferential Land:	0			

Transfer Information

Seller:	UDOFF PARIS LLC	Date:	01/25/2006	Price:	\$550,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/08956/ 00223	Deed2:	
Seller:	UDOFF NORMAN	Date:	02/02/2005	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/08956/ 00105	Deed2:	
Seller:	KRAMER JOHN H	Date:	06/19/1986	Price:	\$145,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/01484/ 00656	Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

Homestead Application Status: No Application

Maryland Department of Assessments and Taxation Real Property Data Search (vw3.1A) HOWARD COUNTY	Go Back View Map New Search GroundRent Redemption GroundRent Registration
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Account Identifier: District - 02 Account Number - 258714

Owner Information

Owner Name:	HOWARD COUNTY MARYLAND DEPT PUBLIC WORKS	Use:	EXEMPT
Mailing Address:	COURT HOUSE ELLCOTT CITY MD 21043	Principal Residence:	NO
		Deed Reference:	1) /00733/ 00562 2)

Location & Structure Information

Premises Address	Legal Description
ROUTE 40 ELLCOTT CITY 21043-0000	1.540 AR IMP RT 40 NES ELLCOTT CITY

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref.
0024	0001	0162		0000				1	

Special Tax Areas	Town	NONE
	Ad Valorem	102
	Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
		1.5400 AC	

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2010	Phase-in Assessments	
			As Of 07/01/2012	As Of 07/01/2013
Land	77,000	77,000		
Improvements:	0	0		
Total:	77,000	77,000	77,000	
Preferential Land:	0			

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	500	77,000.00	
State	500	77,000.00	
Municipal	500	0.00	

Tax Exempt:	Special Tax Recapture:
Exempt Class: PUBLIC WORKS PROPERTIES	NONE

Homestead Application Information

Homestead Application Status:	No Application
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Maryland Department of Assessments and Taxation Real Property Data Search (vw3.1A) HOWARD COUNTY	Go Back View Map New Search GroundRent Redemption GroundRent Registration
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Account Identifier: District - 02 Account Number - 193906

Owner Information

Owner Name:	PORTA TROY B PORTA STEPHANIE R	Use:	RESIDENTIAL
Mailing Address:	10382 BALTIMORE NATIONAL PIKE ELLCOTT CITY MD 21042-2128	Principal Residence:	YES
		Deed Reference:	1) /01874/ 00170 2)

Location & Structure Information

Premises Address	Legal Description
10382 BALTIMORE NATIONAL PIKE ELLCOTT CITY 21042-0000	.973 ACRES ± 10382 BALTIMORE NATL PIK ELLCOTT CITY

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
0024	0001	0002		0000				1	

Special Tax Areas	Town	NONE
	Ad Valorem	104
	Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1944	2,001 SF	42,383 SF	

Stories	Basement	Type	Exterior
1.500000	YES	STANDARD UNIT FRAME	

Value Information

	Base Value	Value As Of 01/01/2010	Phase-in Assessments	
			As Of 07/01/2012	As Of 07/01/2013
Land	241,400	241,400		
Improvements:	189,800	189,800		
Total:	431,200	431,200	431,200	
Preferential Land:	0			

Transfer Information

Seller:	CORNELL GLENITA H	Date:	08/23/1988	Price:	\$150,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/01874/ 00170	Deed2:	
Seller:	BARTH DORIS JEAN	Date:	09/15/1981	Price:	\$60,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/01070/ 00315	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

Homestead Application Status:	Approved 10/23/2012
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Maryland Department of Assessments and Taxation Real Property Data Search (vw3.1A) HOWARD COUNTY	Go Back View Map New Search GroundRent Redemption GroundRent Registration
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Account Identifier: District - 02 Account Number - 255464

Owner Information

Owner Name:	TSZ PROPERTIES LLC	Use:	RESIDENTIAL
Mailing Address:	10382 BALTIMORE NATIONAL PIKE ELLICOTT CITY MD 21042-2128	Principal Residence:	NO
		Deed Reference:	1) /08200/ 00625 2)

Location & Structure Information

Premises Address	Legal Description
10380 BALTIMORE NATIONAL PIKE ELLICOTT CITY 21042-0000	2.3646 A. 10380 BALTIMORE NATIONAL

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
0024	0001	0758		0000				1	

Special Tax Areas	Town	NONE
	Ad Valorem	104
	Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
		2.3600 AC	

Stories **Basement** **Type** **Exterior**

Value Information

	Base Value	Value As Of	Phase-in Assessments	
			As Of	As Of
Land	262,800	262,800 01/01/2010	07/01/2012	07/01/2013
Improvements:	267,900	267,900		
Total:	530,700	530,700	530,700	
Preferential Land:	0			

Transfer Information

Seller:	PORTA TROY	Date:	04/06/2004	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/08200/ 00625	Deed2:	
Seller:	MID-ATLANTIC DIST	Date:	02/25/2004	Price:	\$445,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/00000/ 00000	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

Homestead Application Status:	No Application
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Howard County Council

George Howard Building
3446 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

JFC Holding Ltd partnership
1205 York Road
Lutherville, MD 21093

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.

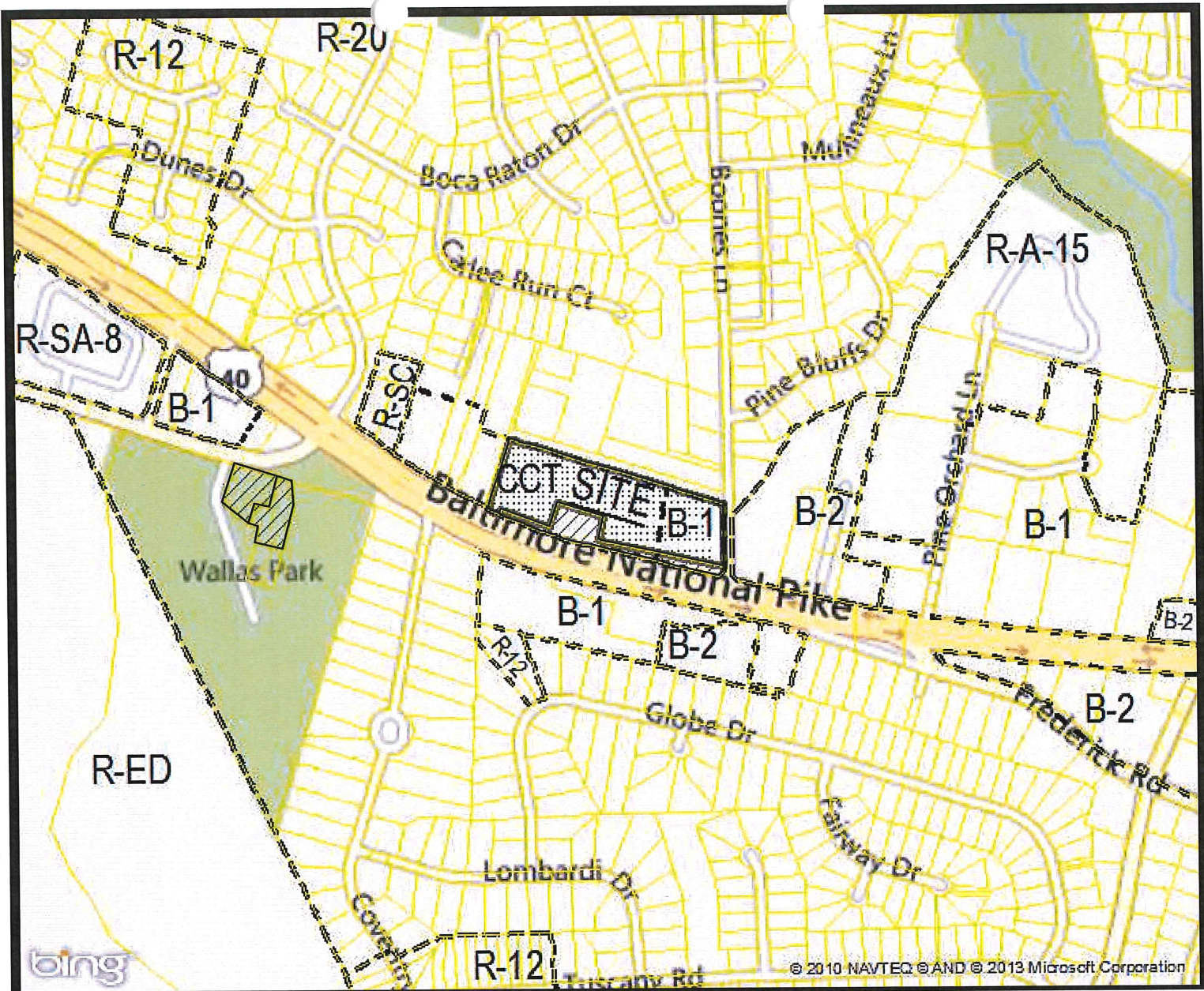
Please be advised that on March 7, 2013, the Howard County Ethics Commission determined that the Zoning Map Request Form needs to be accompanied by certain affidavits and disclosures. The Commission also determined that the Zoning Regulation Amendment Form needs to be accompanied by certain affidavits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

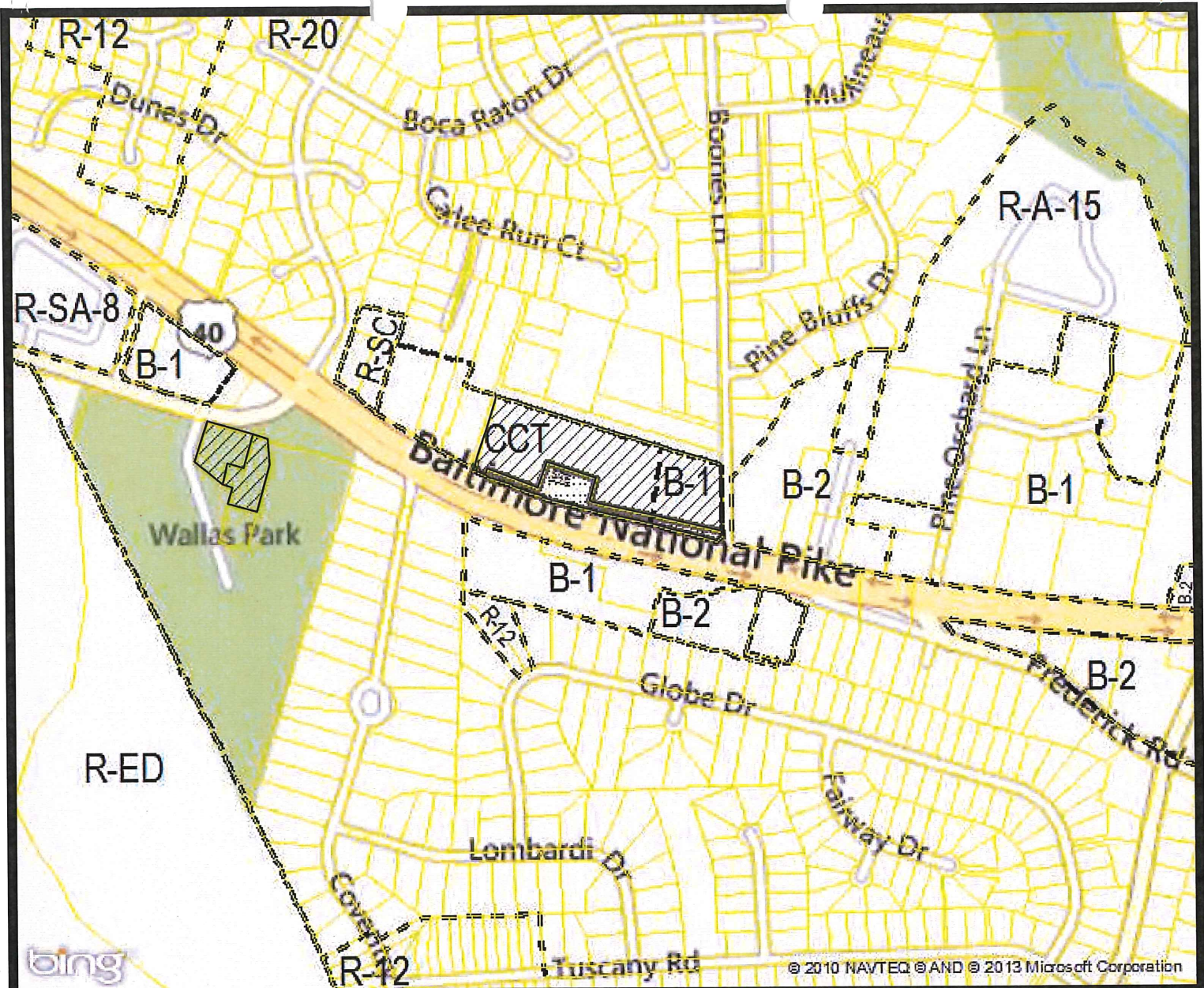
Stephen M. LeGendre
Administrator



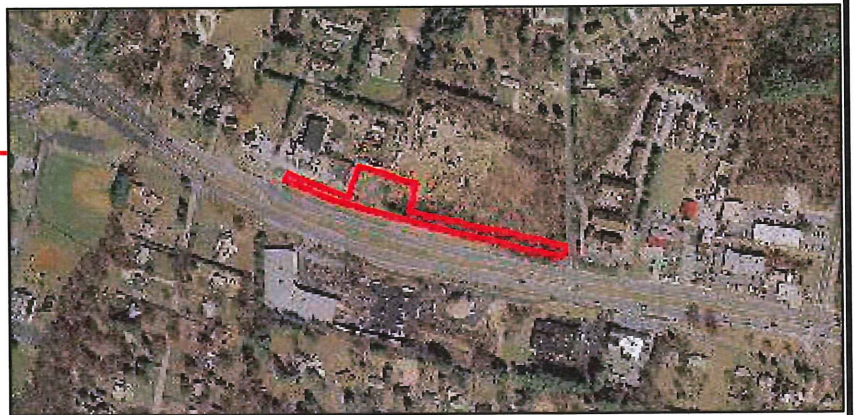
1	2	3	4	5		
6	7	8	9	10	11	
12	13	14	15	16	17	18
19	20	21	22	23	24	25
	27	28	29	30	31	32
	33	34	35	36	37	38
	39	40	41	42	43	44
		45	46	47	48	
				50		



Zoning Map General Plan Amendment: 24.003 Tax ID: 1402218194
 Current Zoning: CCT / B-1 Council District: 5
 Tax Map: 24 Grid: 1 Parcel: 695 Lot: N/A
 Address: 10370 BALTIMORE NATIONAL PK



1	2	3	4	5			
6	7	8	9	10	11		
12	13	14	15	16	17	18	
19	20	21	22	23	24	25	
		27	28	29	30	31	32
		33	34	35	36	37	38
		39	40	41	42	43	44
			45	46	47	48	
				50			



Zoning Map General Plan Amendment: 24.013 Tax ID: 1402258714
 Current Zoning: CCT / B-1 Council District: 5
 Tax Map: 24 Grid: 1 Parcel: 162 Lot: N/A
 Address: 10360 Baltimore National Pike