ADJOINING PROPERTY OWNERS FOR 10370 BALTIMORE NATIONAL PIKE

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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)

Howard County Rezonin

11 11

Requested Zoning

Search Street:

BALTIMORE NATIONAL Next

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:

http://data.howardcountymd.gov/GRezoning/GRezoning.asp

12/13/2012

Zoning Map Amendment Request Form

410-964-0300 (Sang Oh)

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	oward County				–		
	omprehensive Z epartment of Plan	-		g			[Word 2007 Version] ling out this form, please read the ons section at the end of the form.
A.	Property Information						
1	Address / Street (Only)	10370	Baltim	ore National	l Pi	ke	
2	Tax Map Number	24		Grid		1	
3	Parcel(s)	695					
4	Lot(s)	N/A					
5	Tax Account Data:	District	02	Account a	#	218	194
6	Size of Property:	Acres	7	7.00	Sc	luare feet	
7	The Property is currently I request that the Propert			CC B-:		в-1 Г	RECEIVED
	I request that the Propert	y be rezoned to	•	U	1		
В,	Owner Information					:	DEC 1 2 2012
8	Owner Name	JFC Holding L	d. Partr	nership			
9	Mailing street address or Post Office Box	1205 York Roa	d			<u>[DI</u>	V. OF PUBLIC SERVICE & ZONING
	City, State	Lutherville, Ma	aryland				
	ZIP Code	21093					
	Telephone (Main)						410-825-8400 (Louis Mangione)
	Telephone (Secondary)						
	Fax	410-825-8407					
10	E-Mail						louism@mfe.bz
C.	Representative Informa	ation					
11	Name	Talkin & Oh, l	LP				
	Mailing street address or Post Office Box	5100 Dorsey H	lall Driv	/e			
	City, State	Ellicott City, M	laryland	I			
	ZIP	21042					

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Telephone (Main)

[:] C.	Representative Information			
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12	Association with Owner Attorneys			·····
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D. Alternate Contact [If Any]

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	Name				
:	Telephone	 			
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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.
: 4	

F. List of Attachments/Exhibits

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

15	Owner I	Louis Mar	ngione	· ·	Owner (2)	
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	Additiona	ovvner si	gnature	s? X the box i	to the left and attach a separate signature page.	

16 Representative	~ w. e
Date	L - iL - iZ

DPZ Use Only	Amendment No. 24.003
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.

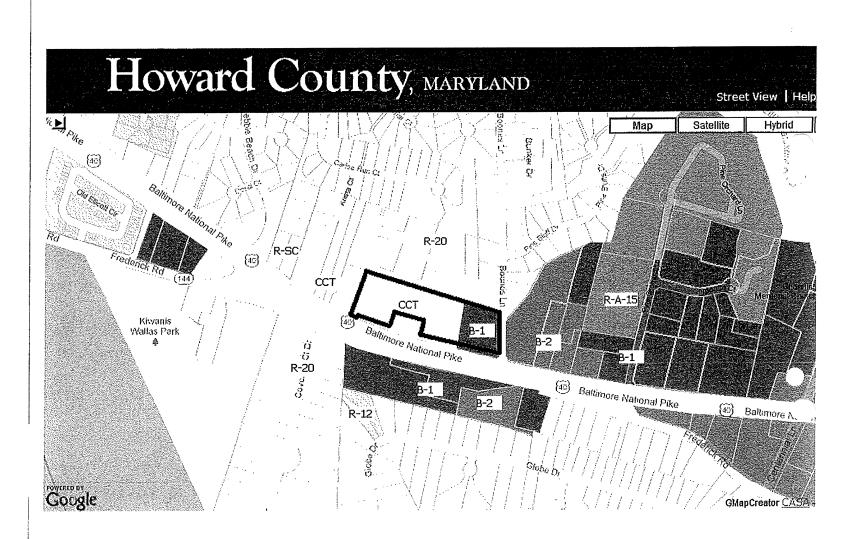
The market for age-restricted adult housing has not remained strong, as anticipated, but has instead plummeted. Many reasons exist for this trend, but most revolve around the reversal of the factors that led to the senior housing boom. The strength of the economy is much weaker now than at the time of 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.



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Revised 04/2012



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Tax Exempt: Special Tax Recapture:								•		
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		PUBLIC WORKS	PROPERTIES				-			-
Homestead Application Information			He	mestead Appl	ication Info	rmation				

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Maryland Department of Assessments and Taxation Real Property Data Search (vw3.1A) HOWARD COUNTY								<u>Go Back</u> <u>View Map</u> <u>New Search</u> <u>GroundRent</u> <u>Redemption</u> <u>GroundRent</u> <u>Registration</u>				
Account I	dentifier:		District - 02 A	ccount Number	- 193906							
				Owner Infor					RESIDENTIAL			
<u> Owner Name:</u>		PORTA T PORTA S	ROY B TEPHANIE R		<u>se:</u> rincipal Res	idence:	YES					
Mailing Address: 10382 BA ELLICO			LTIMORE NATION T CITY MD 21042-		eed Referen		1) /01874/ 00170 2)					
			Loc	ation & Structur	e Informatio	n						
	<u>Address</u> TIMORE NATIC CITY 21042-000			.973 / 10382	al Descript ACRES I BALTIMOF COTT CITY	RE NATL PIK						
	Grid Par 0001 0002		trict <u>Subdiv</u> 0000	<u>vision Sec</u>	tion <u>B</u>	<u>lock Lo</u>	<u>t Ass</u> 1	essment Area	a <u>Plat No:</u> <u>Plat Ref:</u>			
Special Ta	ax Areas		<u>Town</u> <u>Ad Valorem</u> <u>Tax Class</u>	NONE 104	;							
Primary Structure Built Enclosed Area 1944 2,001 SF					<u>Proper</u> 42,383 S	tv Land Are F	<u>a</u>	<u>County Use</u>				
<u>Stories</u> 1.500000	<u>Basement</u> YES	<u>Tvpe</u> standard u	<u>Exterior</u> NIT FRAME									
				Value Inform								
¥ 3		Base Value	<u>Value</u> As Of 01/01/2010 241,400	<u>Phase-in As</u> As Of 07/01/2012	As Of 07/01/2	013						
<u>Land</u> Improven	nents:	189,800	189,800									
<u>Total:</u>		431,200 0	431,200	431,200								
<u>r reterent</u>	tial Land:	v		Transfer Info	rmation							
Seller: Type:	CORNELL G	lenita h Th improved			Date: Deed1:	08/23/1988	70	Price: Deed2:	\$150,000			
Seller: Type:	BARTH DOR				Date: Deed1:	09/15/1981 /01070/ 003	15	Price: Deed2:	\$60,000			
Seller:					Date: Deed1:			Price: Deed2:				
Type:				Exemption In								
Partial V	Exempt Assess	ments		axemption In	Class		07/01/2	012	07/01/2013			
<u>County</u> <u>State</u> Municipa					000 000 000		0.00 0.00 . 0.00					
							Specia	l Tax Recaptu	ire:			
Tax Exen								110110				
Tax Exen Exempt (Class:							NONE				

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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				
Account I	dentifie	<u>.</u>		District	- 02 Account N	lumber - 2:	55464							
					Owne	r Informatio	n							
Owner Name: TSZ PROPERTI Mailing Address: 10382 BALTIMO				RTIES LLC IMORE NATIONAL PIKE			<u>Use:</u> Principal Residence: Deed Reference:			RESIDENTIAL NO 1) /08200/ 00625				
	aur entre			OTT CITY MD	21042-2128							2)		
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Premises 10380 BALI ELLICOTT	IMORE	ATION				2.3646 A. 10380 BA			ONAL					
	<u>Grid</u> 2001	<u>Parc</u> 0758	el <u>Sub D</u>		Subdivision 1000	Section	B	<u>ock</u>	<u>Lot</u>	<u>Asse</u> 1	ssment Ar	ea	<u>Plat No:</u> <u>Plat Ref:</u>	
Special Ta	<u>ax Areas</u>			<u>Town</u> <u>Ad Valore</u> <u>Tax Class</u>		NONE 104								
Primary Structure Built Enclosed Area							Property Land Area 2.3600 AC				<u>County Use</u>			
Stories	<u>Basen</u>	<u>ient</u>	<u>Tvpe Ex</u>	<u>terior</u>										
					Valu	e Informatio	n.							
<u>Land</u> Improven Total:	nents:		Base Value 262,800 267,900 530,700	<u>Value</u> As Of 01/01/201 262,800 267,900 530,700	As Of	2012	<u>ments</u> As Of 07/01/20	913						
Preferent	ial Land	<u>l:</u>	0											
					Trans	fer Informa	ion							
<u>Seller:</u> Tvpe:		TROY	ENGTH OTHEI	L			ate: ed1:	04/06/2 /08200	2004 / 00625		<u>Price:</u> <u>Deed2:</u>	\$0		
<u>Seller:</u> Type:			IC DIST H IMPROVED				<u>ed1:</u>	02/25/2 /00000	2004 / 00000		<u>Price:</u> Deed2:	\$44	5,000	
<u>Seller:</u> Type:							ate: ecd1:				<u>Price:</u> Deed2:			
					Exem	ption Inform	ation							
Partial Exempt Assessments County State						000			07/01/2012 0.00 0.00		07/01/2013			
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					Homestand	Application	Informa	tion						
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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,

Hepten M federale

Stephen M. LeGendre Administrator

tty: (410) 313-6401

