

"
"

Requested Zoning

Search Street:

MEADOWRIDGE RD

Property Information:

Amendment No.: 37.012
Current Zoning: POR
Requested Zoning: R-A-15
Tax Account ID.: 1401291440
Map: 37
Grid: 9
Parcel: 715
Lot:
Acres: 10.35
Address: 5836 MEADOWRIDGE RD
City/State/Zip: ELKRIDGE, MD 21075

Owner:

Name: Caroline Cavey Lowe, Amy Cavey Klarif
Email: amyklair@msn.com
Phone: 410-796-4543
Mailing Address: 5836 MEADOWRIDGE RD
City/State/Zip: ELKRIDGE, MD 21075

Representative:

Name: Security Development Corp
Email: mmoxley@sdcgroup.com
Phone: 410-465-4244
Mailing Address: 8480 Baltimore National Pike, Suite 415
City/State/Zip: Ellicott City, MD 21043

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

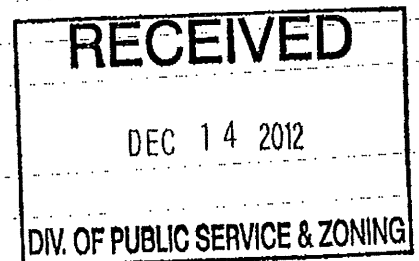
1	Address / Street (Only)	5836 Meadowridge Road		
2	Tax Map Number	0037	Grid	0009
3	Parcel(s)	0714		
4	Lot(s)			
5	Tax Account Data:	District	01	Account # 291432
6	Size of Property:	Acres	27.458 ±	Square feet
7	The Property is currently zoned:	CCT and POR		
	I request that the Property be rezoned to:	Change current CCT to R-A-15. POR to remain.		

B. Owner Information

8	Owner Name	Caroline Cavey Lowe, Amy Cavey Klair
9	Mailing street address or Post Office Box	5836 Meadowridge Road
	City, State	Elkridge, MD
	ZIP Code	21075-5925
	Telephone (Main)	410-796-4543
	Telephone (Secondary)	
	Fax	
10	E-Mail	amyklair@msn.com

C. Representative Information

11	Name	Security Development Corporation
	Mailing street address or Post Office Box	8480 Baltimore National Pike, Suite 415
	City, State	Ellicott City, MD
	ZIP	21043
	Telephone (Main)	410-465-4244



C. Representative Information

Telephone (Secondary)	
Fax	
E-Mail	mmoxley@sdcgrou.com, rmoxley@sdcgrou.com, sbreeden@sdcgrou.com
12 Association with Owner	

D. Alternate Contact [If Any]

Name	Nancy Braun Cavey
Telephone	410-796-4543
E-Mail	amyklair@msn.com

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

13 SEE ATTACHED.

F. List of Attachments/Exhibits

14 Braun Property South – Zoning Exhibit
Real Property Data Search
Justification for the Requested Rezoning

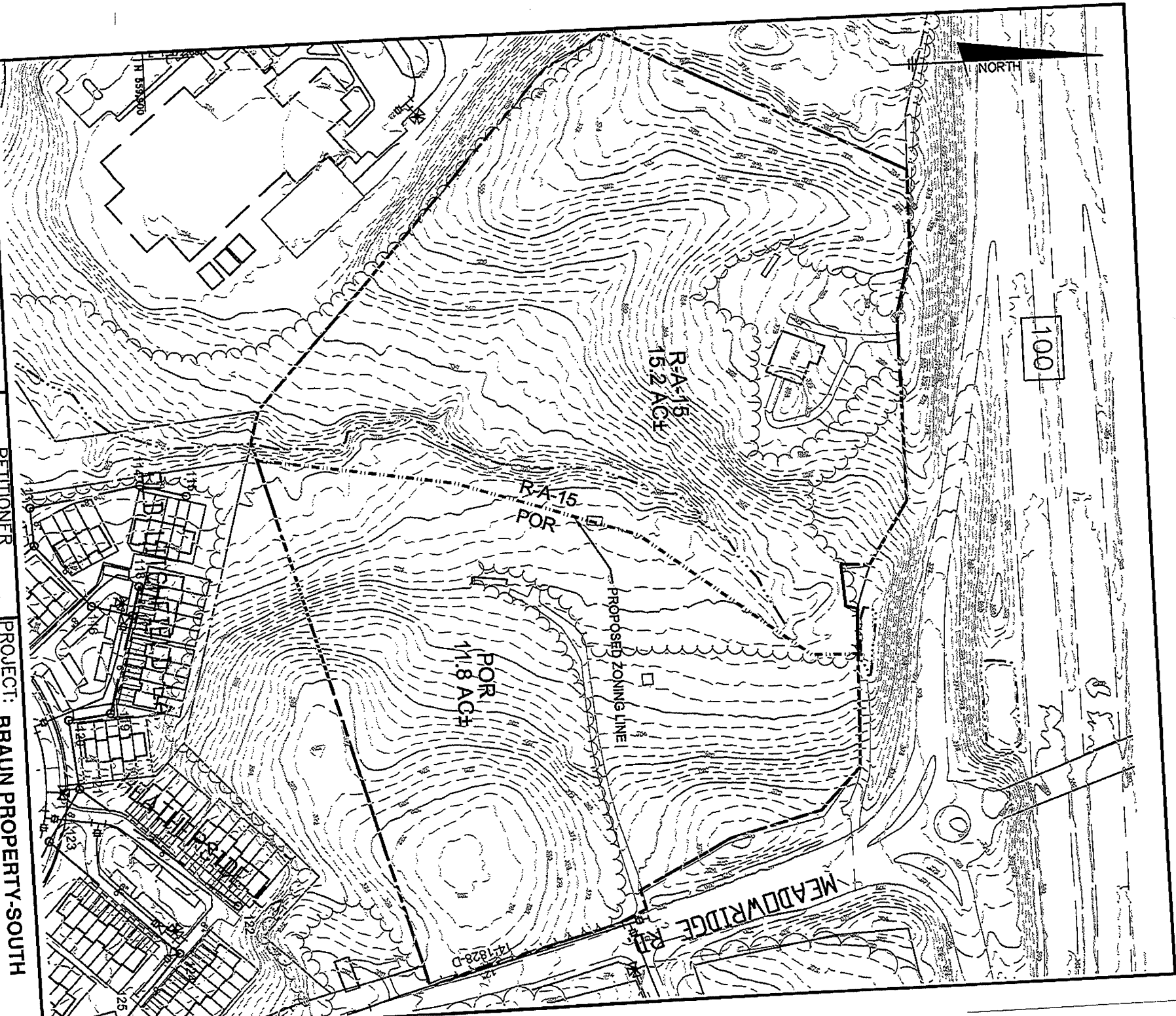
G. Signatures

15 Owner	Caroline Cavey-Lowe CAROLINE CAVEY-LOWE	Owner (2)	Amy Cavey Klair Amy CAVEY KLAIR
Date	12/13/2012	Date	12/13/12

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

16 Representative Signature	Security Development Corporation By: <i>[Signature]</i> James R. Moxley, III	<i>[Signature]</i> STEFEN K BREEDEN	<i>[Signature]</i> Mark G. Moxley
Date	12/13/12		

DPZ Use Only	JRC	Amendment No.	57.012
Notes			



NORTH

100

R-A-15
15.2 AC±

R-A-15
POR

POR
11.8 AC±

PROPOSED ZONING LINE

MEADOWRIDGE RD

BENCHMARK
ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
8480 BALTIMORE NATIONAL PIKE A SUITE 415A ELK RIDGE CITY, MARYLAND 21043
(P) 410-466-8100 (F) 410-466-6944
FAX 410-466-8102

PETITIONER
BRAUN
CAROLINE CAVEY
AMY CAVEY KLAIR
5836 MEADOWRIDGE ROAD
ELK RIDGE, MD 20175
C/O SECURITY DEVELOPMENT
8480 BALTIMORE NATIONAL
PIKE SUITE 415

PROJECT: BRAUN PROPERTY-SOUTH
TITLE: ZONING EXHIBIT
DATE: DECEMBER 2012
PROJECT NO.: 092
SCALE: 1"=200'

Maryland Department of Assessments and Taxation
 Real Property Data Search (w5.1A)
 HOWARD COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier: District - 01 Account Number - 291432

Owner Information
Owner Name: LOWE CAVEY CAROLINE BRAUN
 KLAIR CAVEY AMY R
Mailing Address: 5836 MEADOWRIDGE RD
 ELKRIDGE MD 21075-5925
Use: AGRICULTURAL
Principal Residence: NO
Deed Reference: 1) /11739/ 00024
 2)

Location & Structure Information
Premises Address: MEADOW RIDGE RD
 ELKRIDGE 21075-5925
Legal Description: 27.458 A
 MEADOW RIDGE RD
 ELKRIDGE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
0037	0009	0714		0000				3	

Special Tax Areas
Town Ad Valorem Tax Class: NONE
 104

Primary Structure Built
Enclosed Area: 27.4500 AC
Property Land Area: 27.4500 AC
County Use: 000000

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

	Value Information			Phase-in Assessments	As Of	As Of	As Of	Price:
	Base Value	Value	Value					
Land	13,700	13,700		As Of	07/01/2012	07/01/2012	07/01/2013	PREFERENTIAL LAND VALUE INCLUDED IN LAND VALUE
Improvements:	0	0		As Of	07/01/2012	07/01/2012	07/01/2013	
Total:	13,700	13,700	13,700					
Preferential Land:	13,700							

Transfer Information
Seller: LOWE CAVEY CAROLINE BRAUN
Type: NON-ARMS LENGTH OTHER
Date: 05/15/2009
Deed1: /11739/ 00024
Price: \$0
Deed2:
Seller: BRAUN CARROLL E
Type: NON-ARMS LENGTH OTHER
Date: 05/13/2008
Deed1: /11213/ 00276
Price: \$0
Deed2:
Seller: CAVEY NANCY B
Type: NON-ARMS LENGTH OTHER
Date: 05/13/2008
Deed1: /04923/ 00670
Price: \$0
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	0.00

Tax Exempt:
Exempt Class: **Special Tax Recapture:**
 AGRICULTURAL TRANSFER TAX

Homestead Application Information
Homestead Application Status: No Application

It is the desire of the Landowner to re-zone the rear portion 15.2± acres of the property from CCT to R-A-15. The property has been zoned CCT on the rear and POR on the front since the last comprehensive zoning cycle. The CCT has not been useable in this particular location and with the depressed office and senior market, the POR has not been used either. R-A-15 zoning on the rear portion of the property would provide flexibility to the landowners. The R-A-15 portion of the property has natural boundaries and buffers a school, a county-owned property, and Rt. 100.

The POR would remain in place on the front portion of approximately 11.8± acres, leaving in place the POR as a transition zone from the adjacent residential properties. Additionally, by keeping the POR portion of the property it preserves the potential for a broader tax base via office development or it could serve to fill a need for senior housing in the future when and if the demand should arise.

We have requested that the zoning line be moved so that the R-A-15 portion will include the entire stream. The environmental feature would then be entirely on one property.



Howard County Council

George Howard Building
3482 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. Caroline Cavey Lowe
Ms. Amy Cavey Klair
5836 Meadowridge Road
Elkridge, MD 21075

Dear Ms. Lowe and Ms. Klair:

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.

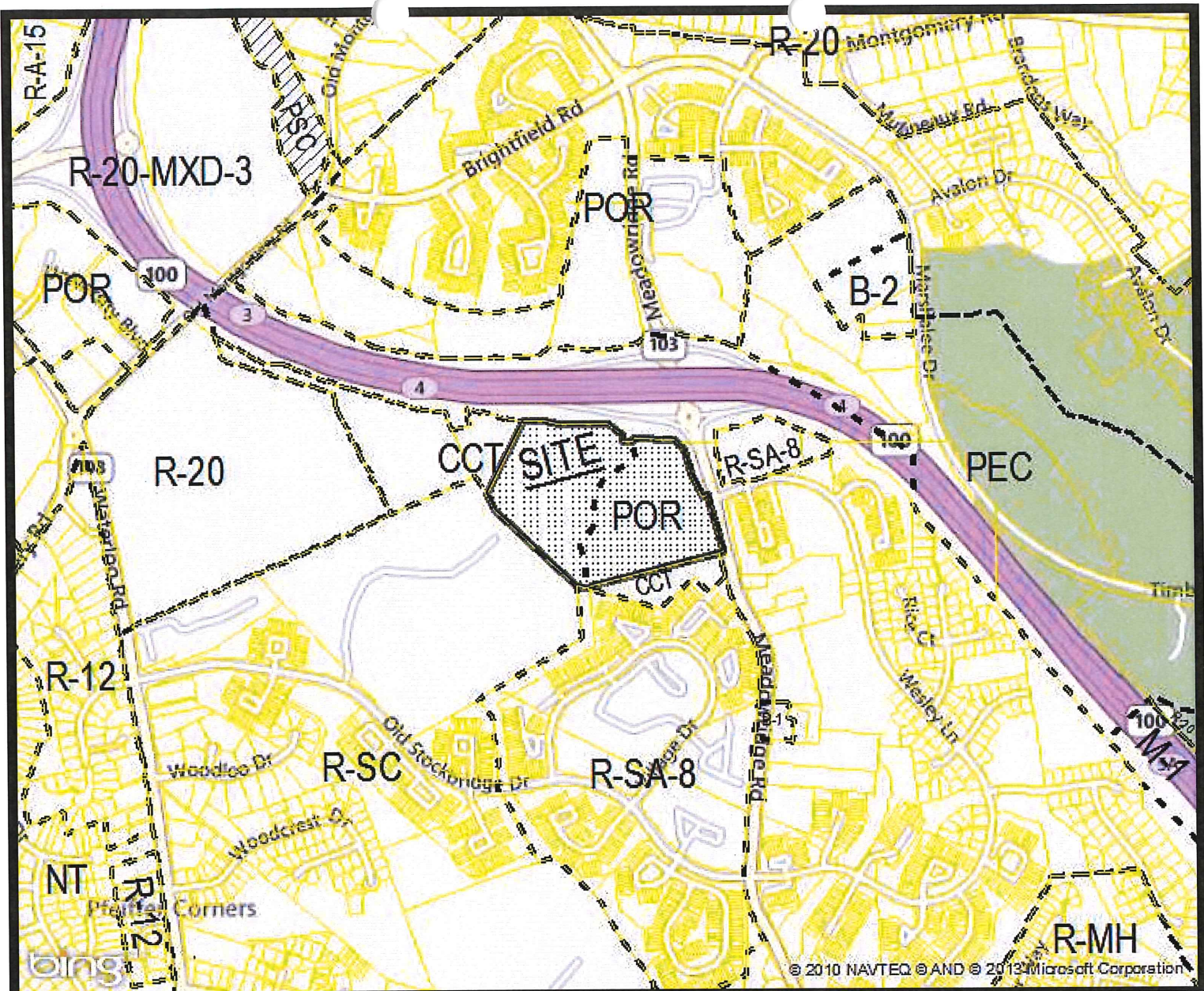
Please be advised that on March 7, 2013, the Howard County Ethics Commission determined that the Zoning Map Request Form needs to be accompanied by certain affidavits and disclosures. The Commission also determined that the Zoning Regulation Amendment Form needs to be accompanied by certain affidavits 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: 37.012 Tax ID: 1401291432
 Current Zoning: CCT Council District: 2
 Tax Map: 37 Grid: 9 Parcel: 714 Lot: N/A
 Address: 5995 MEADOWRIDGE RD

Regner, Robin

From: Tolliver, Sheila
Sent: Thursday, August 01, 2013 10:56 AM
To: Regner, Robin
Subject: Fwd: Amendment 37.012 - 5995 Meadowridge Road, Elkridge (Tax Map 37, Parcel 714)
Attachments: Community Notice.pdf; ATT00001.htm

Sent from my iPhone
Sheila Tolliver

Begin forwarded message:

From: "Sigaty, Mary Kay" <mksigaty@howardcountymd.gov>
Date: July 31, 2013, 3:41:34 PM EDT
To: "Tolliver, Sheila" <STolliver@howardcountymd.gov>
Subject: FW: Amendment 37.012 - 5995 Meadowridge Road, Elkridge (Tax Map 37, Parcel 714)

From: "King, Lisa" <lking@offitkurman.com>
Date: Mon, 11 Mar 2013 17:53:06 -0400
To: Courtney Watson <cwatson@howardcountymd.gov>, Calvin Ball <cball@howardcountymd.gov>, Jen Terrasa <jterrasa@howardcountymd.gov>, Mary Kay Sigaty <mksigaty@howardcountymd.gov>, Greg Fox <gfox@howardcountymd.gov>, Marsha McLaughlin <MMcLaughlin@howardcountymd.gov>
Cc: William Erskine <werskine@offitkurman.com>, Mark Moxley <mmoxley@sdcgrou.com>, "amyklair@msn.com" <amyklair@msn.com>
Subject: Amendment 37.012 - 5995 Meadowridge Road, Elkridge (Tax Map 37, Parcel 714)

All,

Bill Erskine asked that I forward the attached notice to you. Please do not hesitate to contact him directly if you have any questions.

Sincerely,

Lisa M. King
Paralegal

Offit | Kurman
Attorneys At Law

Celebrating 25 Years | 1987–2012

301.575.0389
301.575.0335 Facsimile
www.offitkurman.com

Baltimore/Washington
8171 Maple Lawn Boulevard | Suite 200 | Maple Lawn, MD 20759



William E. Erskine, Esquire
Tel: 443-738-1563
WErskine@OffitKurman.com

March 11, 2013

NOTICE OF COMMUNITY MEETING

Security Development Corp./Caroline Cavey Lowe and Amy Cavey Klair

Amendment Number: 37.012

5995 Meadowridge Road, Elkridge, Maryland
Tax Map 37, Parcel 714

To Whom It May Concern:

Security Development Corp. hereby gives notice of two community meetings to be held on **Wednesday, March 20, 2013 and Thursday, March 21, 2013 at 6:30 p.m.** The location of the meetings will be the Lyndwood Shopping Center, 6060 Marshalee Drive, Suites 103 and 104, Elkridge, Maryland 21075.

The purpose of these meetings will be to provide information to the community regarding the Zoning Map Amendment Request Form filed for the above-referenced property with Howard County for the Comprehensive Zoning Plan requesting a change in zoning from CCT /POR to R-A-15/POR (Amendment No. 37.012). The Petitioners' representatives will be available at these community meetings to answer and address any questions or concerns the community may have.

In the event that you are not able to attend either of these community meetings, please feel free to direct any inquires directly to me. I may also be contacted after hours by cell phone at 443-864-8844.

Sincerely,

A handwritten signature in black ink that reads "William E. Erskine Esq".

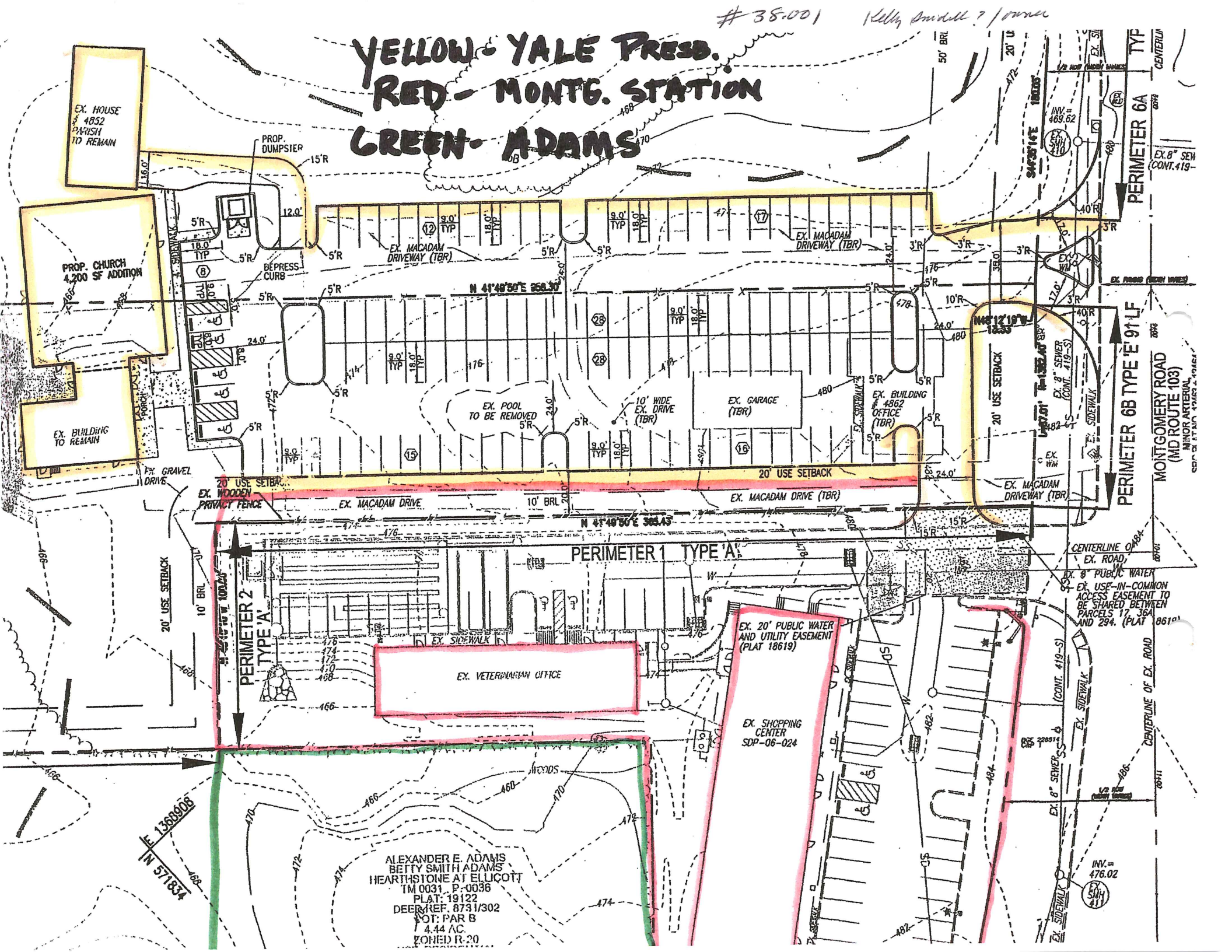
William E. Erskine

WEE/lmk

4851-5454-9008, v. 1

38-001 Kelly Smull ? / owner

YELLOW - YALE PRESS. RED - MONTG. STATION GREEN - ADAMS



EX. HOUSE # 4852 PARTIAL TO REMAIN

PROP. CHURCH 4,200 SF ADDITION

EX. BUILDING TO REMAIN

PROP. DUMPSTER 15'R

DEPRESS CURB

EX. MACADAM DRIVEWAY (TBR)

EX. MACADAM DRIVEWAY (TBR)

EX. POOL TO BE REMOVED

10' WIDE EX. DRIVE (TBR)

EX. GARAGE (TBR)

EX. BUILDING # 4862 OFFICE (TBR)

EX. WOODEN PRIVACY FENCE

EX. MACADAM DRIVE

EX. MACADAM DRIVE (TBR)

EX. MACADAM DRIVEWAY (TBR)

PERIMETER 1 TYPE 'A'

PERIMETER 2 TYPE 'A'

EX. VETERINARIAN OFFICE

EX. 20' PUBLIC WATER AND UTILITY EASEMENT (PLAT 18619)

EX. SHOPPING CENTER SOP-06-024

EX. 8" PUBLIC WATER EX. USE-IN-COMMON ACCESS EASEMENT TO BE SHARED BETWEEN PARCELS 17, 364 AND 294. (PLAT 18619)

ALEXANDER E. ADAMS
BETTY SMITH ADAMS
HEARTHSTONE AT ELLICOTT
TM 0031, P-0036
PLAT: 19122
DEED REF. 8731/302
NOT: PAR B
4.44 AC.
ZONED R-20

E 1368908 IN 571834

PERIMETER 6B TYPE 'E' 9'11"

PERIMETER 6A TYP

MONTGOMERY ROAD (MD ROUTE 103)

EX. 8" SEW (CONT. 419-S)

EX. 8" SEWER (CONT. 419-S)

INV. # 476.02

INV. # 469.62

MINOR ARTERIAL

CENTERLINE

CENTERLINE OF EX. ROAD

CENTERLINE OF EX. ROAD

EX. SIDEWALK

EX. SIDEWALK

EX. SIDEWALK

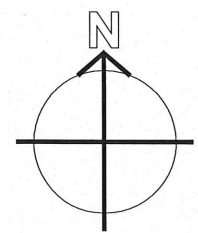
EX. SIDEWALK

EX. SIDEWALK



1 Front Elevation
Scale: 1/8" = 1'-0"

Elevation



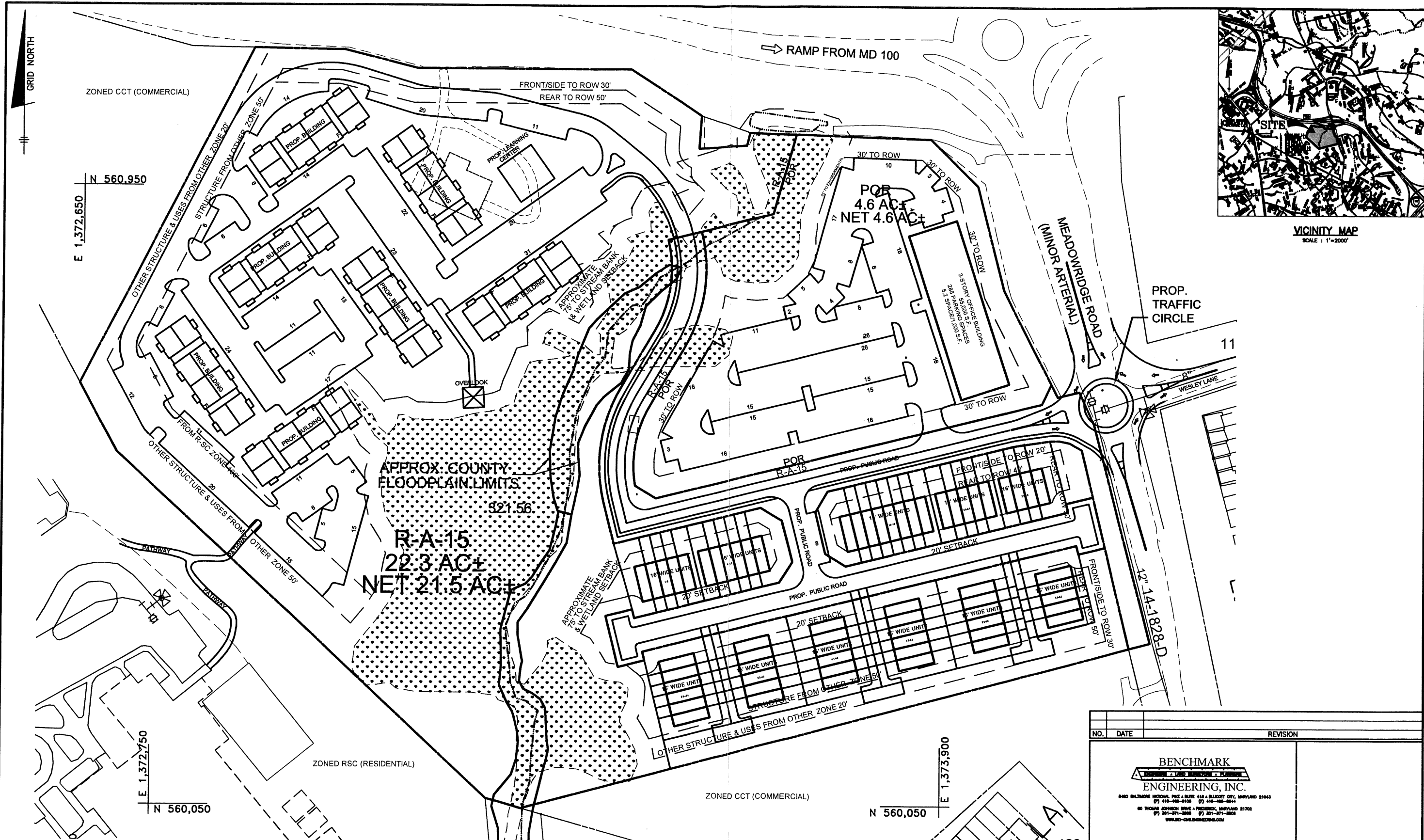
PROJECT DATA	
Garden Style Apartment Project	
Build Type I - 3 Story	24 Units x 2 Bkgs = 48 Units
Build Type II - 3 Story w/ Basement	28 Units x 2 Bkgs = 56 Units
Build Type III - 4 Story	32 Units x 3 Bkgs = 96 Units
Total Units	200 Units @ 950 Avg SF
Leasing & Amenity Center	3,000 SF
Total Parking	383 Spaces
Parking Ratio	1.9

1 Site Plan
Scale: 1" = 40'

Plan



37.012
6/19
New
map



E 1,372,650
N 560,950

E 1,372,750
N 560,050

E 1,373,900
N 560,050

SITE DATA:

PROPOSED RESIDENTIAL:
204 APARTMENTS
64 TOWNHOMES

PROPOSED COMMERCIAL:
55,000 SF POR
PARKING @ 5 SPACES/1,000 SF

COMMERCIAL TO RESIDENTIAL COMPARISON:
205 SF COMMERCIAL/UNIT

NO.		DATE		REVISION	
BENCHMARK <small>ENGINEERING & ARCHITECTURE, INC.</small> ENGINEERING, INC. <small>8400 BALTIMORE NATIONAL PIKE - SUITE 415 - ELLCOTT CITY, MARYLAND 21043 (P) 410-282-8108 (F) 410-282-8644 80 THOMAS JOHNSON DRIVE - FREDERICK, MARYLAND 21702 (P) 301-571-3888 (F) 301-571-3889 WWW.BM-ONLINE.COM</small>					
OWNER:			PROJECT:		
CAROLINE CAVEY BRAUN AMY CAVEY KLAIR 5836 MEADOWRIDGE ROAD ELKRIDGE, MD 20175 C/O SECURITY DEVELOPMENT 8480 BALTIMORE NATIONAL PIKE, SUITE 415 ELLCOTT CITY, MD 20143			THE PARK AT LOCUST THICKET		
LOCATION:			TITLE:		
TAX MAP 37, GRID 9, PARCEL 714 1st ELECTION DISTRICT HOBBS COUNTY, MARYLAND			CONCEPT B		
DATE:		PROJECT NO.:		DRAWING NO.:	
MAY 2013		0925		1 OF 1	
DESIGN: JCO/BFC		DRAFT: JCO/BFC		SCALE: 1" = 80'	