

"  
"

### Requested Zoning

**Search Street:**

WASHINGTON BLVD

**Select Address:**

6614 WASHINGTON BLVD

**Property Information:**

Amendment No.:	Current Zoning:	Requested Zoning:
38.004	R-12	R-MH
Tax Account ID.:	Map:	Grid:
1401183583	38	7
	Parcel:	Lot:
	78	1.14
Acres:		

**Address:**

6614 WASHINGTON BLVD

City/State/Zip:

ELKRIDGE, MD 21075

**Owner:**

Name:	Email:	Phone:
ELKRIDGE MOBILE HOM		410-792-4636

**Mailing Address:**

PO BOX 1303

City/State/Zip:

LAUREL, MD 20725

**Representative:**

Name:	Email:	Phone:
Talkin & Oh, LLP	soh@talkin-oh.com	410-964-0300

**Mailing Address:**

5100 Dorsey Hall Dr

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

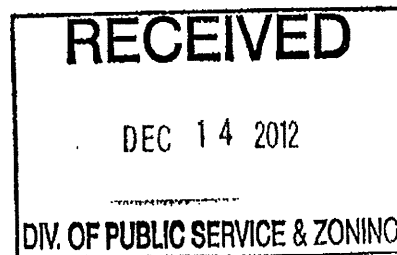
1 Address / Street (Only) 6614 Washington Boulevard  
2 Tax Map Number 38 Grid 7  
3 Parcel(s) 78  
4 Lot(s) N/A  
5 Tax Account Data: District 01 Account # 183583  
  
6 Size of Property: Acres 1.148 Square feet  
  
7 The Property is currently zoned: R-12  
I request that the Property be rezoned to: R-MH

### B. Owner Information

8 Owner Name Elkridge Mobile Home Park, Inc.  
9 Mailing street address or Post Office Box P.O. Box 1303  
City, State Laurel, Maryland  
ZIP Code 20725  
Telephone (Main) 410-792-4636 (Fred Newberger Sr.)  
Telephone (Secondary)  
Fax  
10 E-Mail

### 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 This application is submitted in conjunction with the Comprehensive Rezoning Application for the properties identified on Tax Map 38, Grids 7 and 13, as Parcels 78, 83 (Lot 3), and 667 (the "Original Application").

The subject Property adjoins the ElkrIDGE Mobile Home Park, which has become an established and successful residential community. The Petitioners seek to rezone the Property to the R-MH district in order to accommodate existing mobile home pads on a portion of the Property and to provide the opportunity to expand the park for additional mobile home sites.

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**

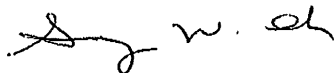
15 Owner Original signature in Original Application Owner (2)

Date

Date

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

16 Representative Signature



Date

12-14-12

DPZ Use Only	Amendment No.	38.004
Notes		

**Continuation Sheet**

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

- 13 The subject Property adjoins the Elkridge Mobile Home Park, which has become an established and successful residential community. The Petitioners seek to rezone the Property to the R-MH district in order to accommodate existing mobile home pads on a portion of the Property and to provide the opportunity to expand the park for additional mobile home sites.

The Property consists of three parcels. Parcel 667 is currently split-zoned, with the majority zoned R-MH and comprising the mobile home park. The northeast corner of Parcel 667 is zoned R-12, although it currently contains mobile homes as well. The proposed rezoning would bring all of Parcel 667 into the R-MH district, allowing the existing mobile homes on the northeast portion to become conforming to the Zoning Regulations.

Given the success of the mobile home park, the Petitioners are also seeking to expand the park to accommodate additional mobile home sites. The Petitioners' other two parcels, Parcel 78 and Lot 3 of Parcel 83, provide the best opportunity for such expansion. These parcels adjoin the mobile home park to the north and east and would be appropriate sites for additional mobile homes. The Property, together with the adjoining Elkridge Mobile Home Park R-MH district, would satisfy the 10 acre minimum district size requirement of Zoning Regulations Section 113.1.D.1. The development of additional mobile homes on these parcels would complement the existing park, and an influx of new homes would increase the vibrancy of the area. Because the R-12 district does not permit mobile homes, a rezoning to the R-MH district is necessary.

This proposed rezoning is consistent with the goals of PlanHoward 2030. One of the major policy objectives of PlanHoward 2030 is to provide affordable housing opportunities for low and moderate income residents. PlanHoward 2030, pp. 142-44. "While Howard County has innovative affordable housing programs that provide options for some households with incomes below the County median, many people who work in the County commute long distances to obtain more affordable housing elsewhere. Therefore, a focus on diverse and affordable housing will become increasingly more important." PlanHoward 2030, p. 136.

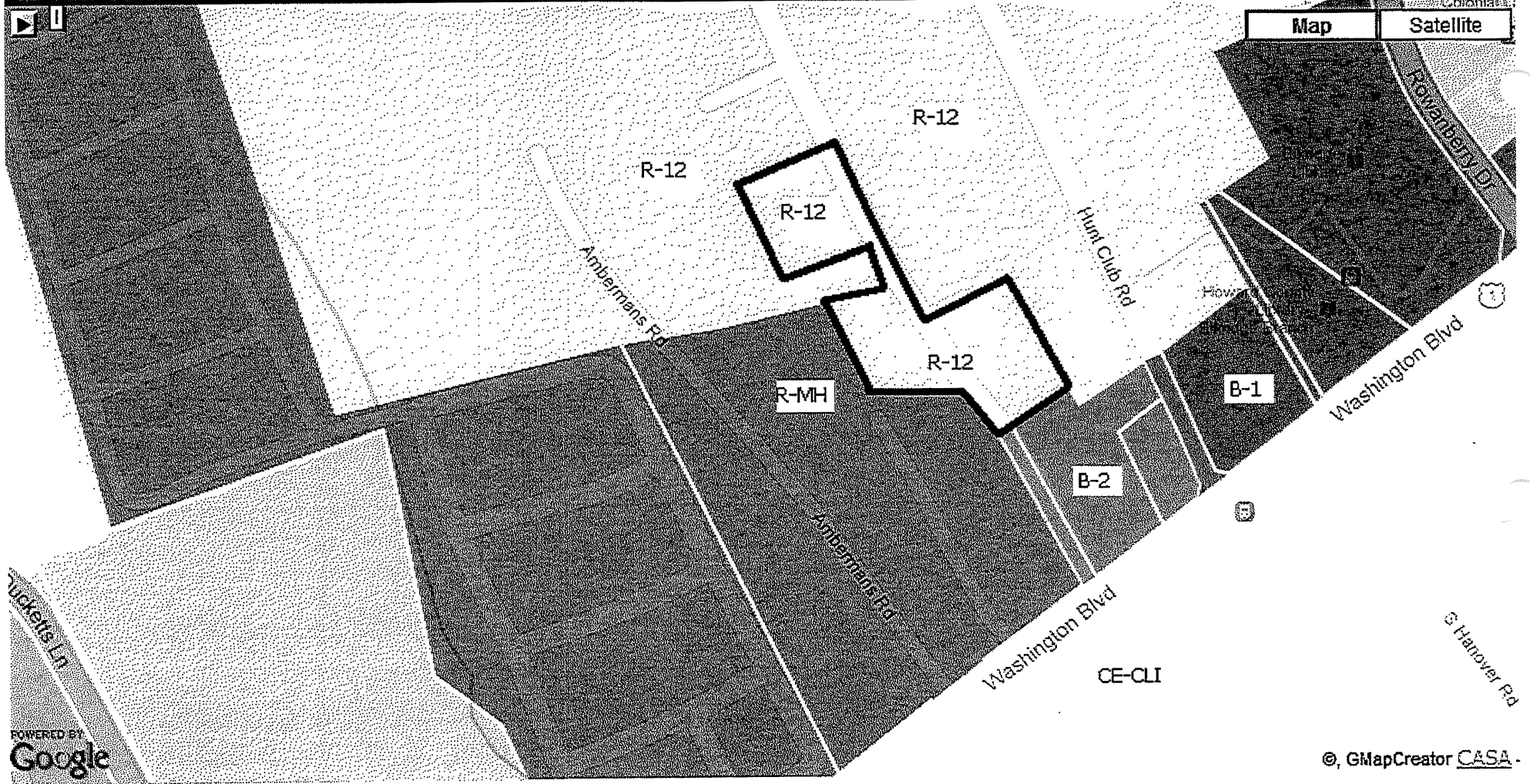
# Howard County, MARYLAND

Street View | Help



Map

Satellite



POWERED BY  
Google

©, GMapCreator [CASA](#)



# Howard County Council

George Howard Building  
3492 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

Elkridge Mobile Home  
P.O. Box 1303  
Laurel, MD 20725

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.

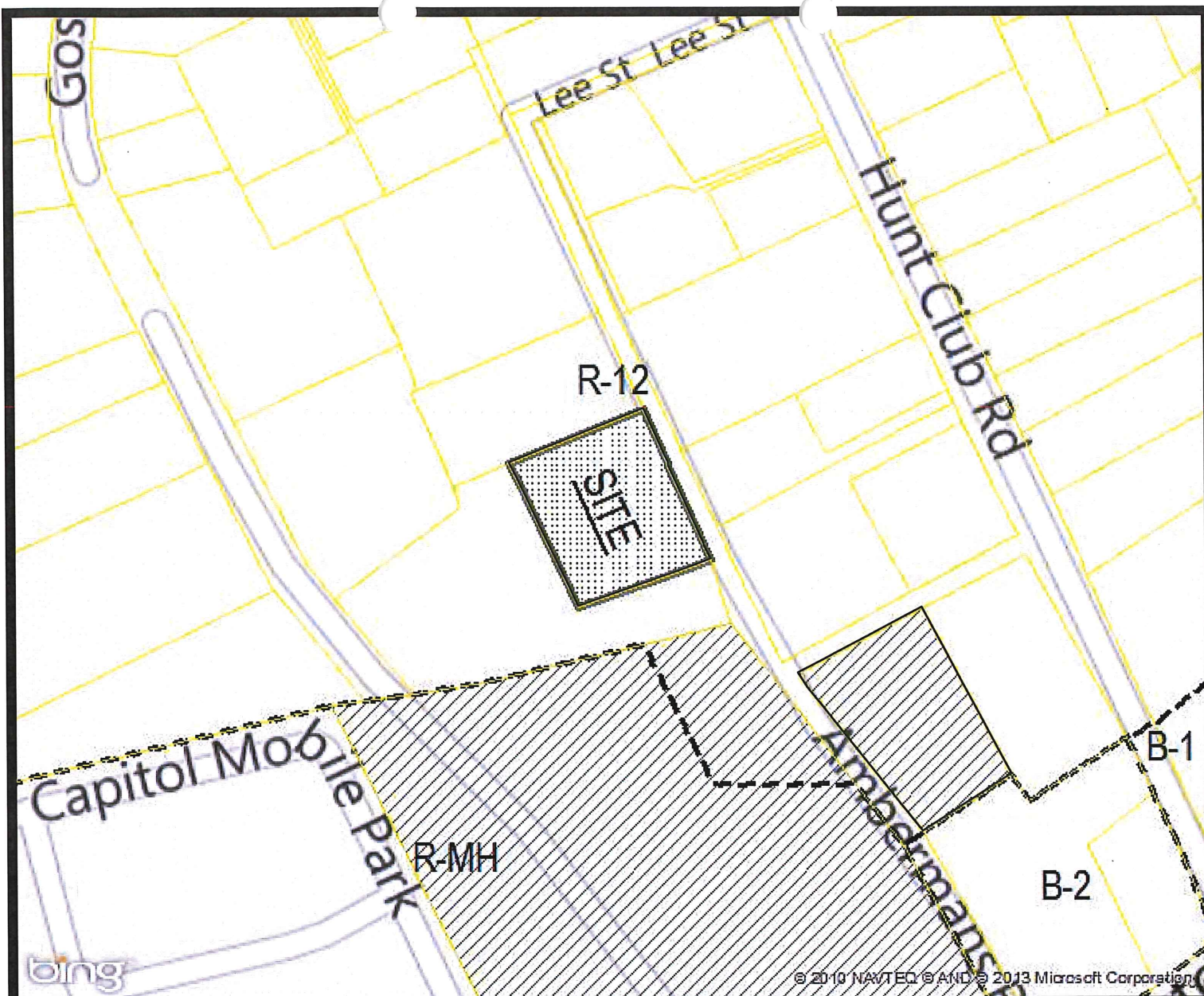
Please be advised that on March 7, 2013, the Howard County Ethics Commission determined that the Zoning Map Request Form needs to be accompanied by certain affidavits and disclosures. The Commission also determined that the Zoning Regulation Amendment Form needs to be accompanied by certain affidavits 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: **38.004** Tax ID: **1401183583**  
 Current Zoning: **R-12** Council District: **1**  
 Tax Map: **38** Grid: **7** Parcel: **78** Lot: **N/A**  
 Address: **6614 WASHINGTON BLVD**

"  
"

## Requested Zoning

**Search Street:**

WASHINGTON BLVD    Next

**Property Information:**

Amendment No.: 38.012  
Current Zoning: R-12  
Requested Zoning: R-MH  
Tax Account ID.: 1401274546  
Map: 38  
Grid: 7  
Parcel: 83  
Lot: 3  
Acres: 0.793  
Address: 6598 WASHINGTON BLVD  
City/State/Zip: ELKRIDGE, MD 21075

**Owner:**

Name: BROWN CHRISTOPHER L  
Email:  
Phone:  
Mailing Address: 4228 COLUMBIA RD  
City/State/Zip: ELLICOTT CITY, MD 21042

**Representative:**

Name: Talkin & Oh, LLP  
Email: soh@talkin-oh.com  
Phone: 410-964-0300  
Mailing Address: 5100 Dorsey Hall Drive  
City/State/Zip: Ellicott City, MD 21042

**Decision:**

Planning Board Decision:  
Planning Board Vote:  
Council Decision:  
Council Vote:



38.012

# 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) 6598 ~~Amberman Ave~~ *Washington Boulevard*

2 Tax Map Number 38 Grid 7

3 Parcel(s) 83

4 Lot(s) 3

5 Tax Account Data: District 01 Account # 274546

6 Size of Property: Acres Square feet 34,564

7 The Property is currently zoned: R-12  
I request that the Property be rezoned to: R-MH

### B. Owner Information

8 Owner Name Christopher L. Brown

9 Mailing street address or Post Office Box 4228 Columbia Road  
City, State Ellicott City, Maryland  
ZIP Code 21042  
Telephone (Main)  
Telephone (Secondary)  
Fax

10 E-Mail

### 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 This application is submitted in conjunction with the Comprehensive Rezoning Application for the properties identified on Tax Map 38, Grids 7 and 13, as Parcels 78, 83 (Lot 3), and 667 (the "Original Application").

The subject Property adjoins the Elkridge Mobile Home Park, which has become an established and successful residential community. The Petitioners seek to rezone the Property to the R-MH district in order to accommodate existing mobile home pads on a portion of the Property and to provide the opportunity to expand the park for additional mobile home sites.

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**

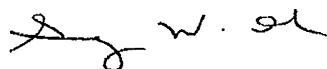
15 Owner Original signature in Original Application Owner (2)

Date

Date

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

16 Representative Signature



Date

11-14-12

DPZ Use Only		Amendment No.	38.012
Notes			

**Continuation Sheet**

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

- 13 The subject Property adjoins the Elkridge Mobile Home Park, which has become an established and successful residential community. The Petitioners seek to rezone the Property to the R-MH district in order to accommodate existing mobile home pads on a portion of the Property and to provide the opportunity to expand the park for additional mobile home sites.

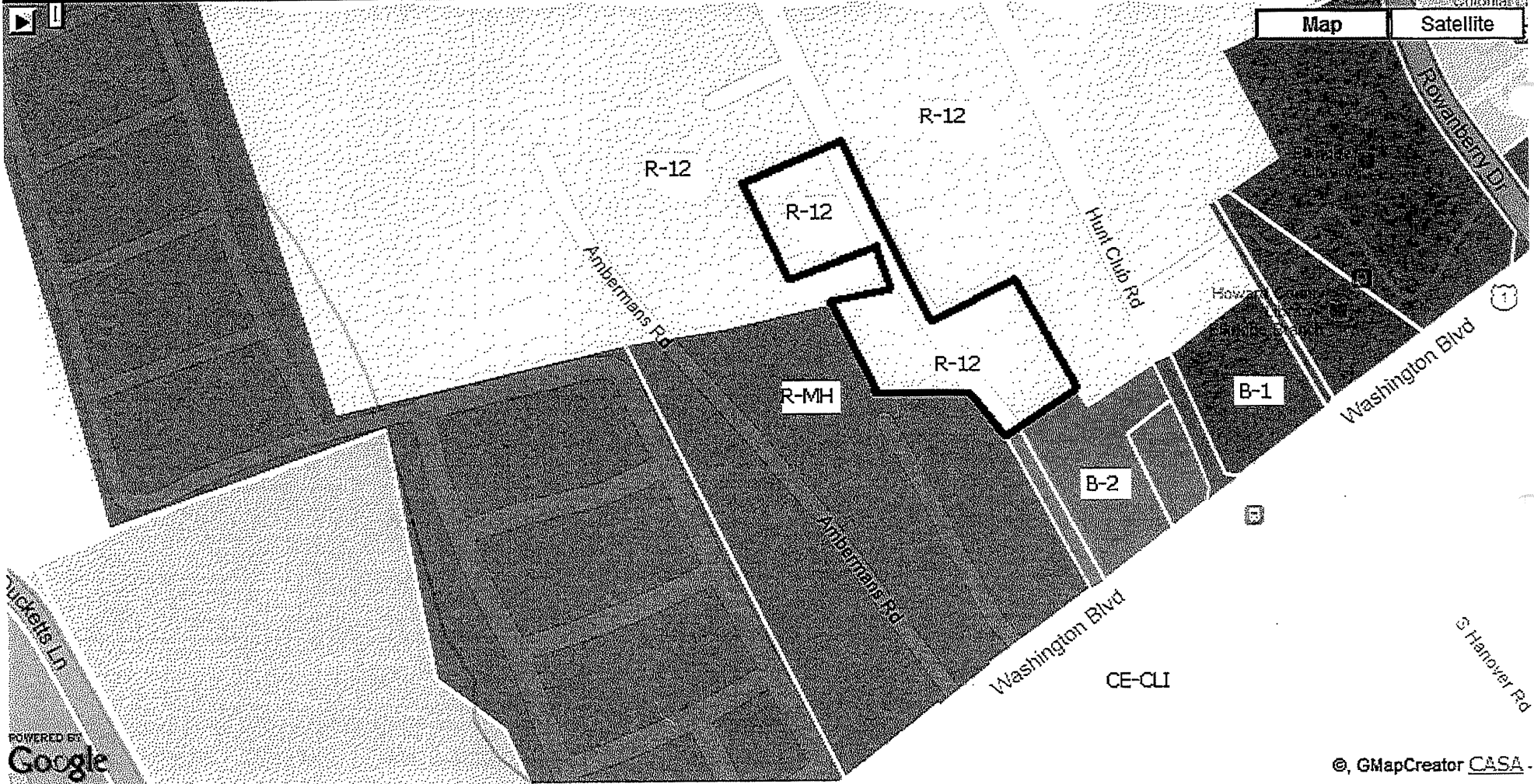
The Property consists of three parcels. Parcel 667 is currently split-zoned, with the majority zoned R-MH and comprising the mobile home park. The northeast corner of Parcel 667 is zoned R-12, although it currently contains mobile homes as well. The proposed rezoning would bring all of Parcel 667 into the R-MH district, allowing the existing mobile homes on the northeast portion to become conforming to the Zoning Regulations.

Given the success of the mobile home park, the Petitioners are also seeking to expand the park to accommodate additional mobile home sites. The Petitioners' other two parcels, Parcel 78 and Lot 3 of Parcel 83, provide the best opportunity for such expansion. These parcels adjoin the mobile home park to the north and east and would be appropriate sites for additional mobile homes. The Property, together with the adjoining Elkridge Mobile Home Park R-MH district, would satisfy the 10 acre minimum district size requirement of Zoning Regulations Section 113.1.D.1. The development of additional mobile homes on these parcels would complement the existing park, and an influx of new homes would increase the vibrancy of the area. Because the R-12 district does not permit mobile homes, a rezoning to the R-MH district is necessary.

This proposed rezoning is consistent with the goals of PlanHoward 2030. One of the major policy objectives of PlanHoward 2030 is to provide affordable housing opportunities for low and moderate income residents. PlanHoward 2030, pp. 142-44. "While Howard County has innovative affordable housing programs that provide options for some households with incomes below the County median, many people who work in the County commute long distances to obtain more affordable housing elsewhere. Therefore, a focus on diverse and affordable housing will become increasingly more important." PlanHoward 2030, p. 136.

# Howard County, MARYLAND

Street View | Help



POWERED BY  
Google

©, GMapCreator CASA -



# Howard County Council

George Howard Building  
3498 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. Christopher Brown  
4228 Columbia Road  
Ellicott City, MD 21042

Dear Mr. Brown:

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.

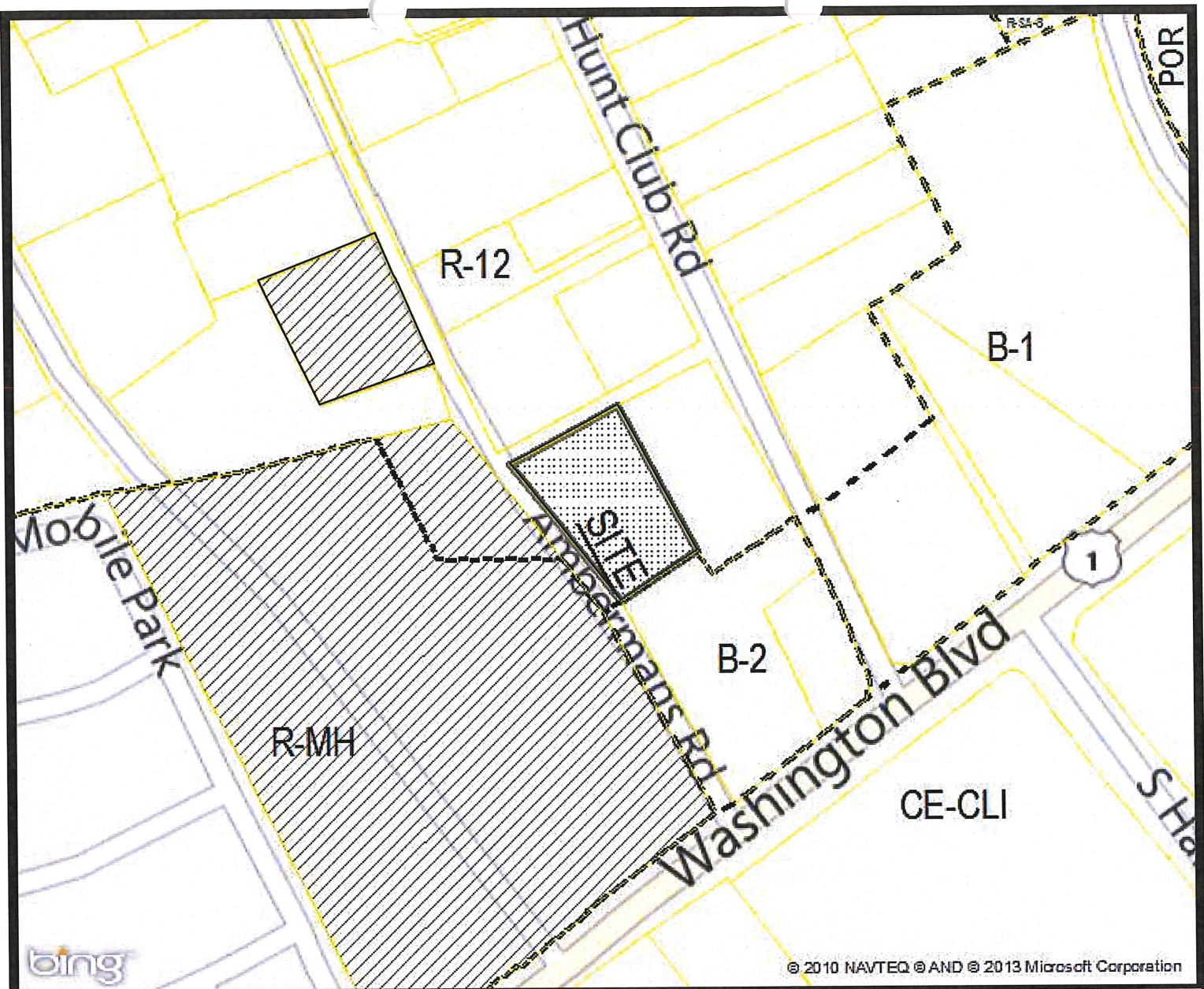
Please be advised that on March 7, 2013, the Howard County Ethics Commission determined that the Zoning Map Request Form needs to be accompanied by certain affidavits and disclosures. The Commission also determined that the Zoning Regulation Amendment Form needs to be accompanied by certain affidavits 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: **38.012** Tax ID: **1401274546**  
 Current Zoning: **R-12** Council District: **1**  
 Tax Map: **38** Grid: **7** Parcel: **83** Lot: **3**  
 Address: **6598 WASHINGTON BLVD**