

**ADJOINING PROPERTY OWNERS FOR 8365 WASHINGTON BOULEVARD**

Bre/DP MD LLC  
c/o Property Tax Dept  
P.O. Box A-3879  
Chicago, IL 60690  
(43.012)  
(43.009)

Davoud & Vida Taj  
5839 Trotter Road  
Clarksville, MD 21029-1215  
(43.012)(43.009)

Charles & Injong Choe  
3306 Secretariat Way  
Glenwood, MD 21738  
(43.009)

"  
"

### Requested Zoning

**Search Street:**

WASHINGTON BLVD

**Select Address:**

8365 WASHINGTON BLVD

**Property Information:**

Amendment No.:	Current Zoning:	Requested Zoning:			
43.009	CE-CLI	B-2			
Tax Account ID.:	Map:	Grid:	Parcel:	Lot:	Acres:
1406433340	43	19	522		0.76

**Address:**

8365 WASHINGTON BLVD

**City/State/Zip:**

JESSUP, MD 20794

**Owner:**

Name:	Email:	Phone:
TAJ DAVOUD		41--292-1256

**Mailing Address:**

5835 TROTTER RD

**City/State/Zip:**

CLARKSVILLE, MD 21029

**Representative:**

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

# 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) 8365 Washington Boulevard  
2 Tax Map Number 43 Grid 19  
3 Parcel(s) 522  
4 Lot(s) N/A  
5 Tax Account Data: District 06 Account # 433340  
6 Size of Property: Acres Square feet 33,411  
7 The Property is currently zoned: CE-CLI  
I request that the Property be rezoned to: B-2

### B. Owner Information

- 8 Owner Name Davoud Taj, Vida Taj  
9 Mailing street address or Post Office Box 5839 Trotter Road  
City, State Clarksville, Maryland  
ZIP Code 21029 410-292-1256  
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 410-964-0300 (Sang Oh)  
Telephone (Main)

**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 43, Grid 19, as Parcels 502 and 522 (the "Original Application").

The purpose of the CE district is "to encourage the development and redevelopment of unused or underutilized land near U.S. Route 1." HOWARD COUNTY ZONING REGULATIONS § 127.2.A. Pursuant to the Zoning Regulations, development in the CE district should provide for new office, flex, and light industrial uses.

Several problems arise regarding the CE-CLI zoning of the Property. First, PlanHoward 2030 provides that the demand for office space is significantly lower than supply. 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 signatures 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

*[Handwritten Signature]*

Date

12.14.12

DPZ Use Only	Amendment No.	43.009
Notes		

## Continuation Sheet

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

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Given these figures, redevelopment of the Property for office space or similar commercial uses is not economically feasible. Even if the market for office space was not oversaturated in the area, the subject Property is shallow for a CE-CLI property, which would make an office redevelopment envisioned by the CE district difficult. Additionally, the Property is already developed and operating with a profitable industrial use. Under its current zoning, no incentive exists for a redevelopment requiring an office use that has no market demand. It is not in the best interests of the Petitioners, the surrounding community, or the County to require the Petitioners to redevelop with untenable structures.

A recent Market Analysis and Strategic Implementation Analysis of the Route 1 Corridor by Robert Charles Lesser & Co. (the "RCLCO Study") found that the "CE zoning districts along Route 1 may actually be counterproductive to [Route 1's] future development and positioning. . . . CE zonings do not readily support the type of business support infrastructure – including large format retail – that may help Route 1 compete for potential future demand." RCLCO Study, p. 4. The RCLCO Study ultimately recommends removing the CE and CE-CLI districts but applying alternative measures "to reduce the unsightly image problem along parts of the [Route 1] corridor." RCLCO Study, p. 16.

The current industrial use on the Property is one that would most likely be considered to contribute to the perceived "Image problem" of the Route 1 corridor. A redevelopment of the Property would certainly be in the best interests of the County and surrounding area. In order for any redevelopment of the Property to be viable, however, the Property must have productive zoning that will enable a redevelopment to be economically feasible. As the RCLCO Study provides, the Property's CE zoning may in fact be counterproductive to the future of Route 1.

The B-2 zone requested would allow for an attractive redevelopment of the Property that would contribute to "reduc[ing] the unsightly image problem" identified by the RCLCO Study. While some of the uses permitted in the B-2 district may be inapposite to the planning goals of the Route 1 corridor, the Property's current use, which will continue indefinitely under current zoning, is certainly contrary to the redevelopment goals for the area. A rezoning to the B-2 district would allow the best possibility for redevelopment of the Property, which would contribute to an overall increase in the vitality of the Route 1 corridor in the vicinity.

The subject Property is located at the intersection of an intermediate arterial roadway (Route 1)

and a major collector (Patuxent Range Road). The Property also enjoys approximately 1,000 feet of frontage on Route 1. This location is a high visibility, high traffic area deserving of an attractive redevelopment. The B-2 zone proposed for the Property will allow the Petitioners to accomplish a high-quality development that will undoubtedly improve the image of the Route 1 Corridor.

# Howard County, MARYLAND

Street View | Help

Map

Satellite

Hybrid

M-1-MXD-3

CE-CLI

R-12

CE-CLI

CE-CLI

CE-CLI

R-MH

M-2

R-SA-8

M-1

CE-CLI

CE-CLI

M-2

B-2

Washington Blvd

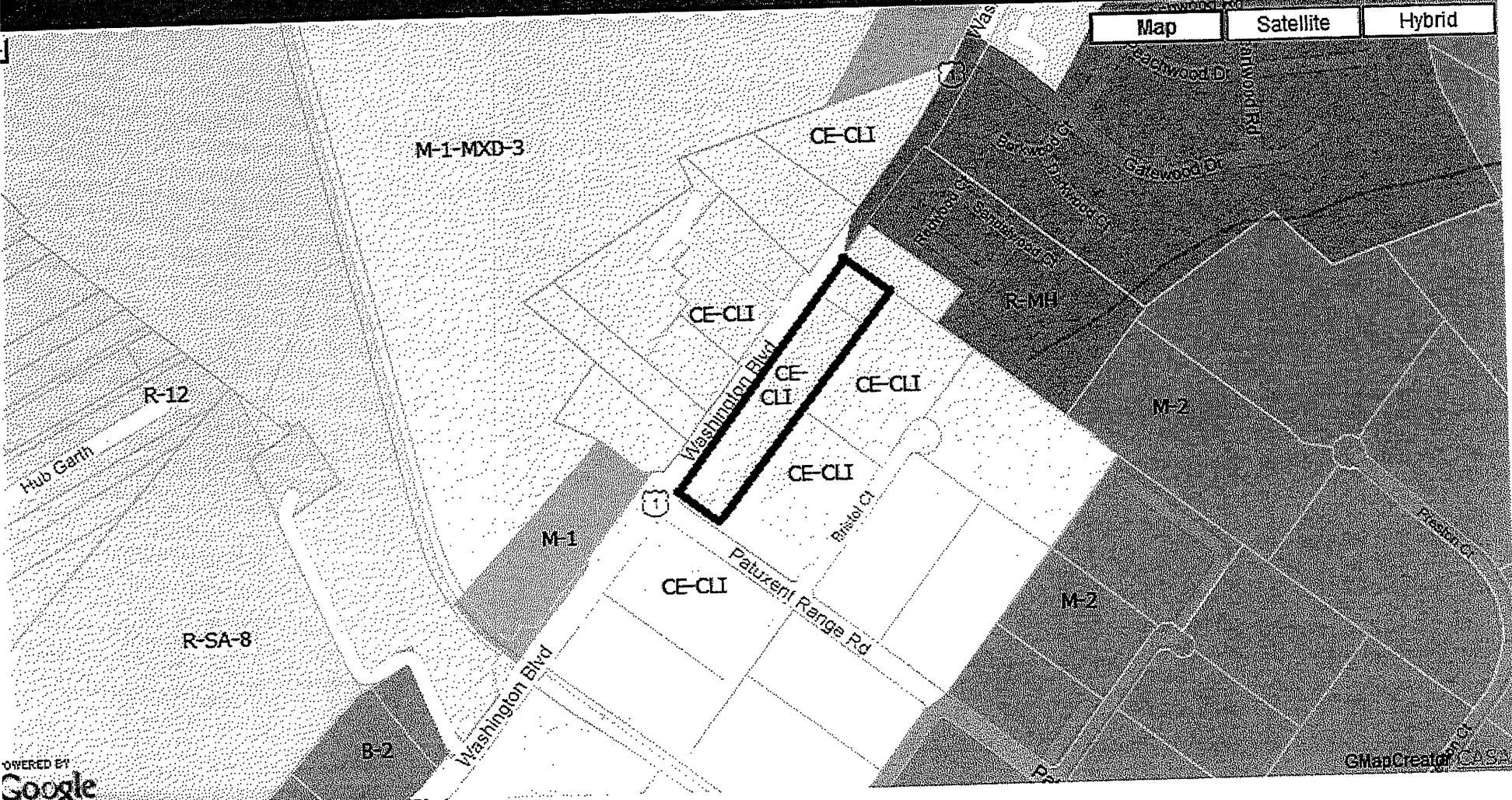
Potomac Range Rd

Bristol Ct

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# Howard County Council

George Howard Building  
3515 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

Davoud and Vida Taj  
5839 Trotter road  
Clarksville, MD 21029

Dear Mr. and Mrs. Taj:

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."**

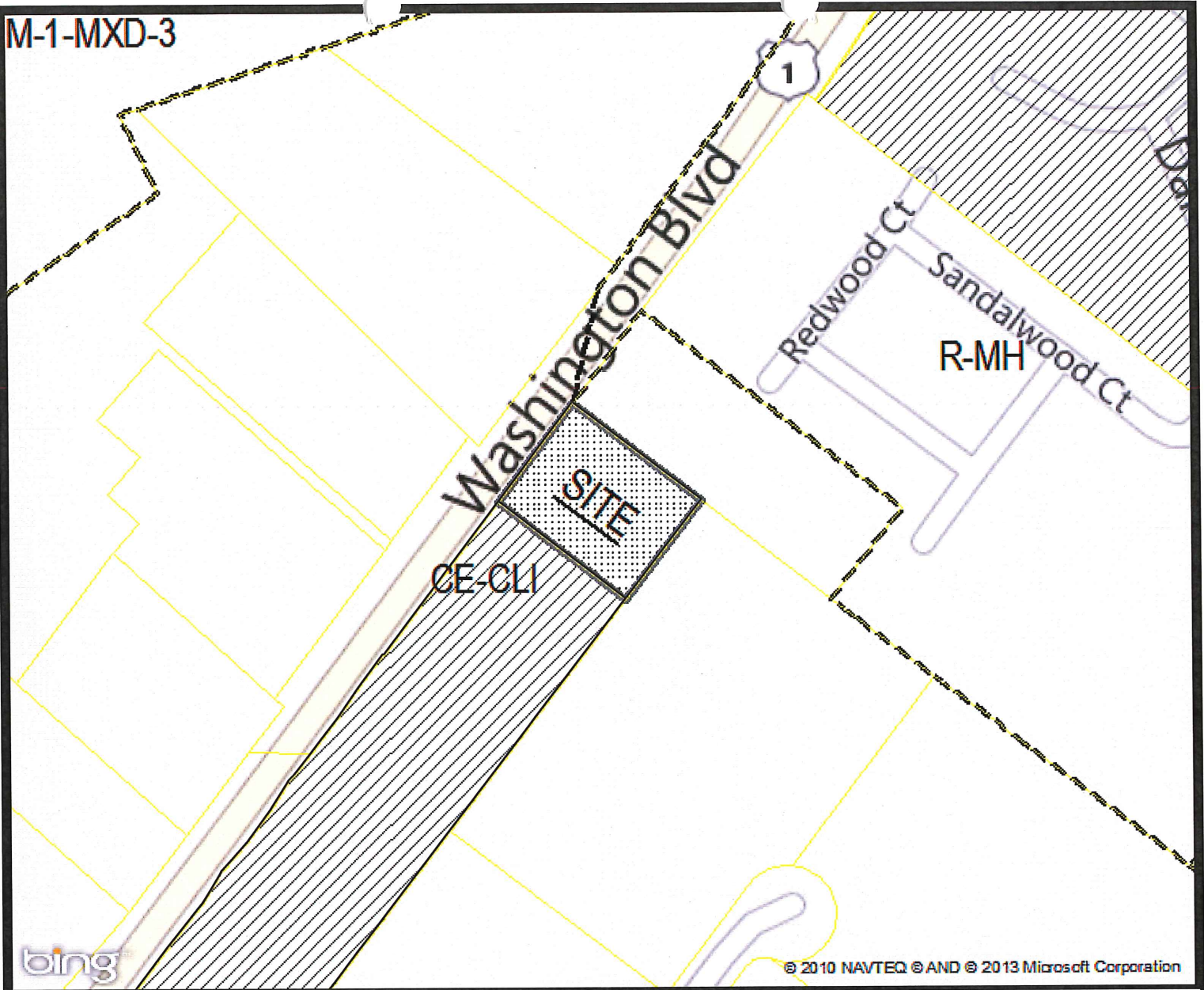
Accordingly, I am enclosing for your use the approved affidavit packet. Completed forms may be mailed to the Administrative Assistant to the Zoning Board at 3430 Court House Drive, Ellicott City, MD 21043.

Very truly yours,

Stephen M. LeGendre  
Administrator



M-1-MXD-3



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		45	46	47	48	
				49		



Zoning Map General Plan Amendment: 43.009 Tax ID: 1406433340  
 Current Zoning: CE-CLI Council District: 3  
 Tax Map: 43 Grid: 19 Parcel: 522 Lot: N/A  
 Address: 8365 WASHINGTON BLVD

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Davoud & Vida Taj  
5839 Trotter Road  
Clarksville, MD 21029-1215  
(43.012)

Bre/DP MD LLC  
c/o Property Tax Dept  
P.O. Box A-3879  
Chicago, IL 60690  
(43.012)

ESW Realty LLC  
8331 Bristol Court  
Jessup, MD 20794-9678  
(43.012)

Long Gate LLC  
AMB Property Corporation  
Real Estate Tax  
60 State Street, Suite 1200  
Boston, MA 02109-1884  
(43.012)

"  
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WASHINGTON BLVD

**Select Address:**

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**Property Information:**

Amendment No.:	Current Zoning:	Requested Zoning:
43.012	CE-CLI	B-2
Tax Account ID.:	Map:	Grid:
1406433359	43	19
	Parcel:	Lot:
	502	4.14
Acres:		

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8391 WASHINGTON BLVD

**City/State/Zip:**

JESSUP, MD 20794

**Owner:**

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**Mailing Address:**

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Name:	Email:	Phone:
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2 Tax Map Number 43 Grid 19  
3 Parcel(s) 502  
4 Lot(s) N/A  
5 Tax Account Data: District 06 Account # 433359

6 Size of Property: Acres 4.142 Square feet

7 The Property is currently zoned: CE-CLI  
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8 Owner Name Davoud Taj, Vida Taj  
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DPZ Use Only	Amendment No. 43.012
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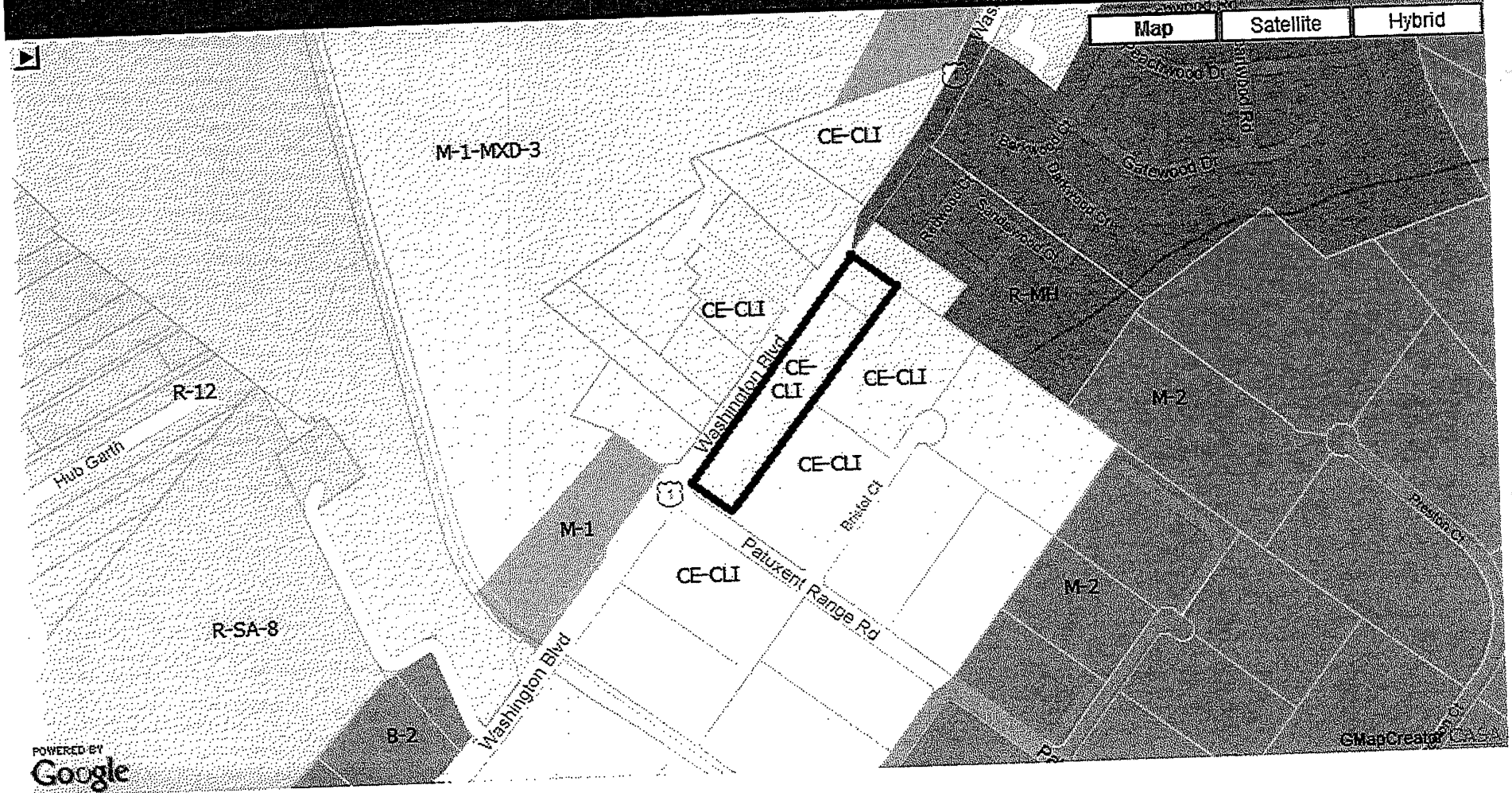
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# Howard County, MARYLAND

Street View | Help

Map Satellite Hybrid



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# Howard County Council

George Howard Building  
3515 Court House Drive  
Ellicott City, Maryland 21043-4392

## COUNCILMEMBERS

Jennifer Terrasa, Chairperson  
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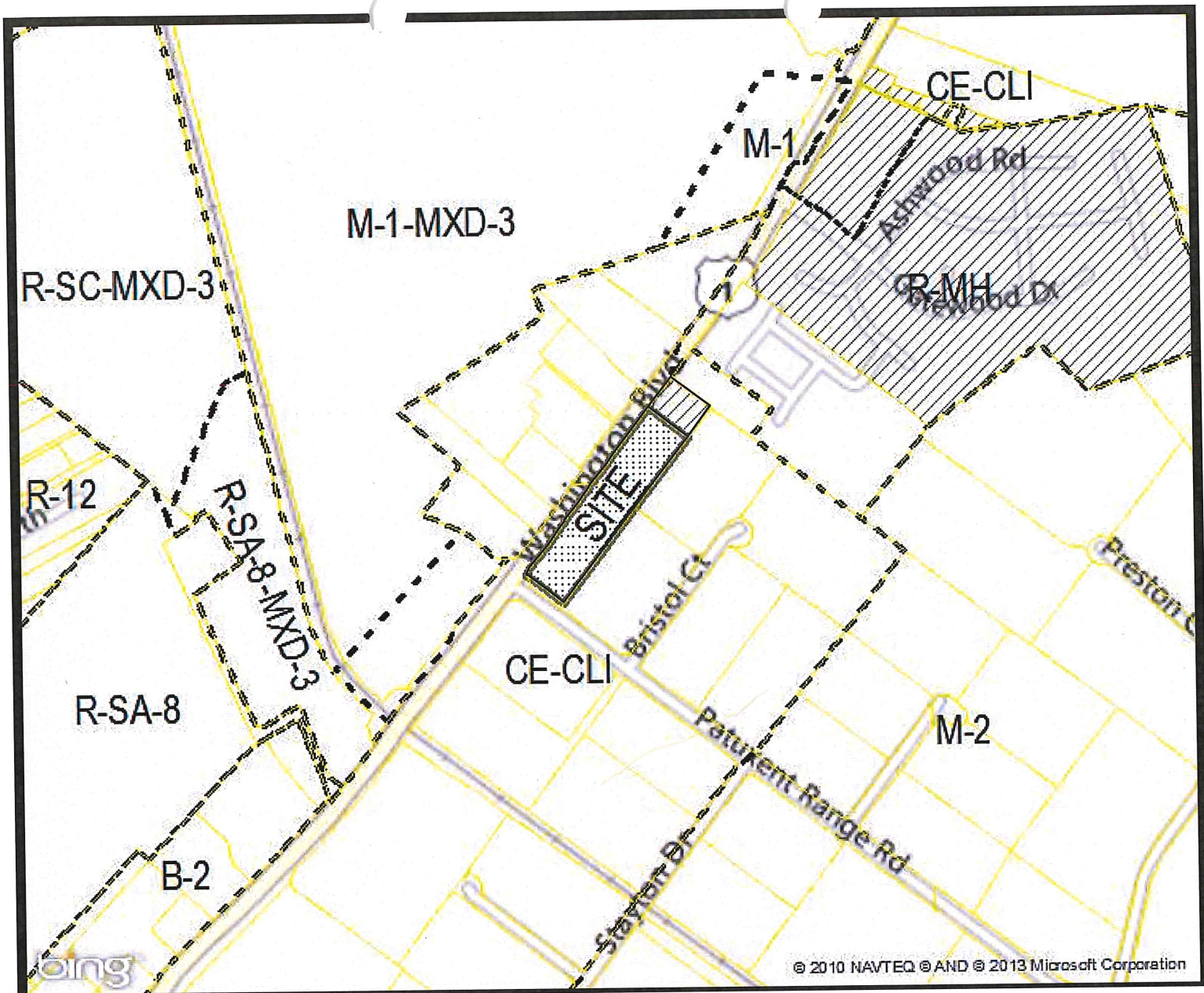
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