## ADJOINING PROPERTY OWNERS FOR 7080 KIT KAT ROAD

Shirley Johnson Schneider Frederick Johnson 5862 Woodvalley Road Elkridge, MD 21075-5736 (43.002)(43.005)(43.001)

Shri Sad Guru Krupa LLC 5174 Britten Lane Ellicott City, MD 21043-7081 (43.002)(43.001)

Allen Smith, JR Gregory J. Smithe 7080 Kit Kat Road Elkridge, MD 21075-6416 (43.002)

J&J Kit Kat Investments, LLC 5580 Landing Road Elkridge, MD 21075 (43.001)

Sang & Rosa Paik 7094 Kit Kat Road Elkridge, MD 21075-6416 (43.001) Ħ

## Requested Zoning

#### Search Street:

KIT KAT RD

Next

## **Property Information:**

Amendment No.: 43.001 Current Zoning: CE-CLI Requested Zoning: M-2

Tax Account ID.: 1401157671

Map: 43 Grid: 4 Parcel: 449 Lot:

Acres: 0.71

Address: 7080 KIT KAT RD City/State/Zip: ELKRIDGE, MD 21075

## Owner:

Name: SMITH J ALLEN JR

Email: jasmithallen@verizon.net

Phone: 410-796-7532 Mailing Address: 7080 KIT KAT RD

City/State/Zip: ELKRIDGE, MD 21075

## Representative:

Name: Talkin&Oh, LLP Email: sol@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:

# Zoning Map Amendment Request Form

# Howard County Comprehensive Zoning Plan Department of Planning and Zoning

Telephone (Main)

. Prejephone (Secondary) [Handwritten/Typed Version]
Before filling out this form, please read the
Instructions section at the end of the form.

DIV. OF PUBLIC SERVICE & ZONING

443.250,4086.

Department of Planning and Zoning  Before filling out this form, please read the Instructions section at the end of the form.						
A. Property Information (F	•	•				
1 Address / Street (Only)	7080	Kit Kat	Ruad			
2 Tax Map Number	0043	- Gud,	0004			
3 Parcel(s)	044	9				
4 Lot(s)	nlA			<del></del>		
5 Fax Account Data,	District	Ol Account	# 157671			
	The second secon		Squaresteet 30, 7	17		
6 Size of Property:	Acres.		Square rear 34, 7			
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= Efection Fine Inches			Come			
B. Owner Information	,					
8. Owner Name			Gregory J. Sr	gith .		
9 Mailing street address or Post Office Box	I	KIL Kat R		RECEIVED		
City, State	Elkri	dge, Ma	ryland.	DEC 1 2 2012		
Zip Code	2/0	75				

410,796,7532

443.250,4085

jasmithallen @ verizon.net

## C. Representative Information

. C'	Representative informa	tion
11	Name 4	Talkin & Oh, LLP
-	Mailing street address on Post Office Box	5100 Darsey Hall Drive
	Giby,, State	Ellicott City, Maryland.
-	ZIP	21042
-	Felephone ((Main)	410-964-0300 (Sang Oh)
	Trelaphone (Secondary)	
-	E Mail	50h@talkin-oh.com
12		
	To Marie 1872	,

## D. Alternate Contact [If Any]

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

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	Clex, and light industrial uses.
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,	See attached Continuation Sheet.

F.	List of Attachments/Exhibits
14	1. Continuation Sheet.
	Z. Map of the Property from the County's website.
	Signatures A
	Signatures  Owner (2)
	Jregory V Suite
	Date 19/5/12 12/5/12
	Additional owner signatures? X the box to the left and attach a separate signature page.
16	Representative Signature S
	Date 12-10-12.
٠ .	

Amendment No.

DPZ Use Only

## **Continuation Sheet**

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

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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. "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.

The Property is already developed and operating with a profitable industrial use that predated the CE zoning of the Property. Given the market figures provided by PlanHoward 2030, 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 located in close proximity to other existing industrial developments which make the Property unsuitable for a CE office development. The subject Property is also too small to support an office redevelopment envisioned by the CE regulations.

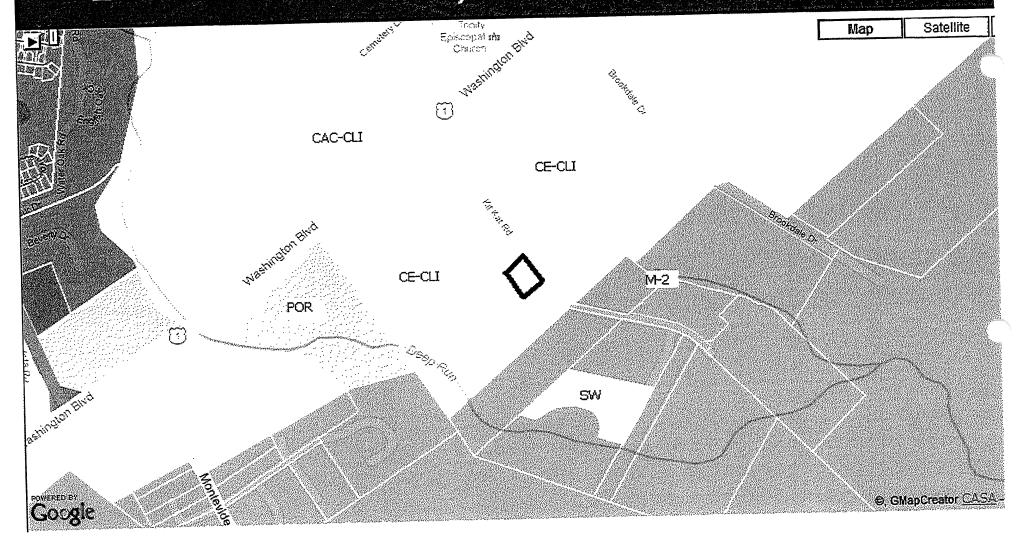
A recent Market Analysis and Strategic Implementation Analysis of the Route 1 Corridor by Robert Charles Lesser & Co. (the RCLCO Study") found that the "CE zoning districts along Route 1 may actually be counterproductive to [Route 1's] future development and positioning. . . . CE zonings do not readily 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. RCLCO Study, p. 16.

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Figures 4 and 5 of the RCLCO Study Identify the subject Property as being within Area 4, Industrial Central, a proposed segment "largely used for light and heavy industry and flexspace [with] several significant institutional uses." RCLCO Study, p. 13. A rezoning of the Property to the M-2 district would be consistent with the recommendations of the RCLCO Study. The M-2 district would also allow for an appropriate and productive permitted use and redevelopment of the Property that is currently not possible under the CE zoning.

# Howard County, MARYLAND

Street View | Help





# **Howard County Council**

George Howard Building 3507 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. J. Allen Smith, Jr. Gregory J. Smith 7080 Kit Kat Road Elkridge, MD 21075

Dear Mr. Smith:

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."

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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

Stylen in Ledender

Administrator

fax: (410) 313-3297 tty: (410)

http://cc.howardcountymd.gov

tty: (410) 313-6401

## ADJOINING PROPERTY OWNERS FOR 7066 KIT KAT ROAD

Shri Sad Guru Krupa LLC 5174 Britten Lane Ellicott City, MD 21043-7081 (43.002)

Allen Smith, JR Gregory J. Smithe 7080 Kit Kat Road Elkridge, MD 21075-6416 (43.002)

Shirley Johnson Schneider Frederick Johnson 5862 Woodvalley Road Elkridge, MD 21075-5736 (43.002)(43.005) #

## Requested Zoning

#### Search Street:

KIT KAT RD

Next

## **Property Information:**

Amendment No.: 43.002 Current Zoning: CE-CLI Requested Zoning: M-2

Tax Account ID.: 1401171844

Map: 43 Grid: 4 Parcel: 36 Lot: Acres: 0.28

Address: 7066 KIT KAT RD

City/State/Zip: ELKRIDGE, MD 21075

#### Owner:

Name: J & J KAT INVESTMENTS LLC

Email: nascar03@comcast.net

Phone: 410-365-5452 Mailing Address: 5580 LANDING RD City/State/Zip: ELKRIDGE, MD 21075

## 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:

DEC 1 2 2012

# ning Map Amendment **Request Form**

Comprehensive Zoning Plan

Department of Planning and Zoning

[Handwritten/Typed Version] Before filling out this form, please read the Instructions section at the end of the form.

A. Property Information (Please print or type)

.н.	bloberth mountains (		
1	Address / Street (Only)	7066	Kit Kat Rd.
2	Tax Map Number	0043	Gild 4
3	Parcel(s)	0036	
4	Liot(s).	N/A	
5	Tax Account Data:	District	01 Account # 171844
<u></u>			

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AGUE AGUE AGUE AGUE AGUE AGUE AGUE AGUE	Carr V		

CE-CLI The Property is currently zoned irequest that the Property be rezoned to:

## B. Owner Information

D,	OMITE! THIOLINGING!	
8	Owner Name	J+J Kit Kat Investments LLC.
9	Mailing street address or Post Office Box	5580 Landing Rd.
	City, State	Elkridge Mo.
	ZIP Code	21075
	Telephone (Main)	410-796-4968 Home (Fred Johnson).
	Telephone (Secondary)	410-365-5452 cell
1	O E Mail	nascar 03 () comeast, net

## C. Representative Information

11 Name +	Talkin & Oh, LLP
Malling street address on Post Office Box	5100 Dorsey Hall Drive
Gity <sub>n</sub> State	Ellicot City, Maryland.
12 12 12 12 12 12 12 12 12 12 12 12 12 1	21042
Telephone (Main)	410-964-0300 (Sang Oh)
Telephone (Secondary)	
a Mail.	50h@talkh-oh.com
12 Association with Owner	Attorneys
	<b>→</b>

## D. Alternate Contact [If Any]

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	See attached Continuition Sheet.

F. I	List of Attachments/Exhibits
14	1. Continuation Sheet.
	Z. Map of the Property from the County's Website.
	·
	1
G.	Signatures
15	Owner Fred Johnson  July  Owner (2)
	Date 11-26-12.
	Additional owner signatures? X the box to the left and attach a separate signature page.
16	Representative Signature
	Date   12-10-12
<b>L</b>	
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	Amendment No. 43,003

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Notes

## **Continuation Sheet**

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

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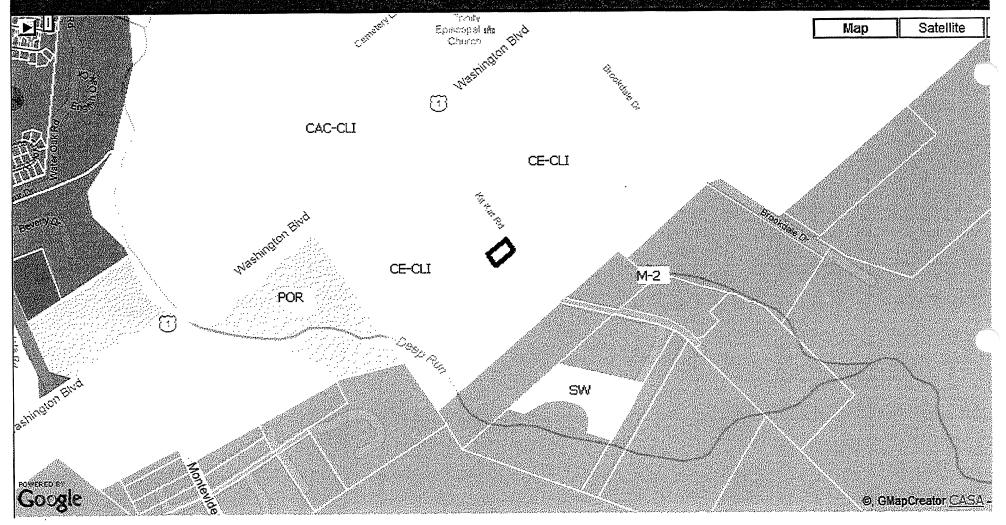
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# Howard County, MARYLAND

Street View | Help





# **Howard County Council**

George Howard Building 3508 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

J & J Kat Investments, LLC 5580 Landing Road Elkridge, MD 21075

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,

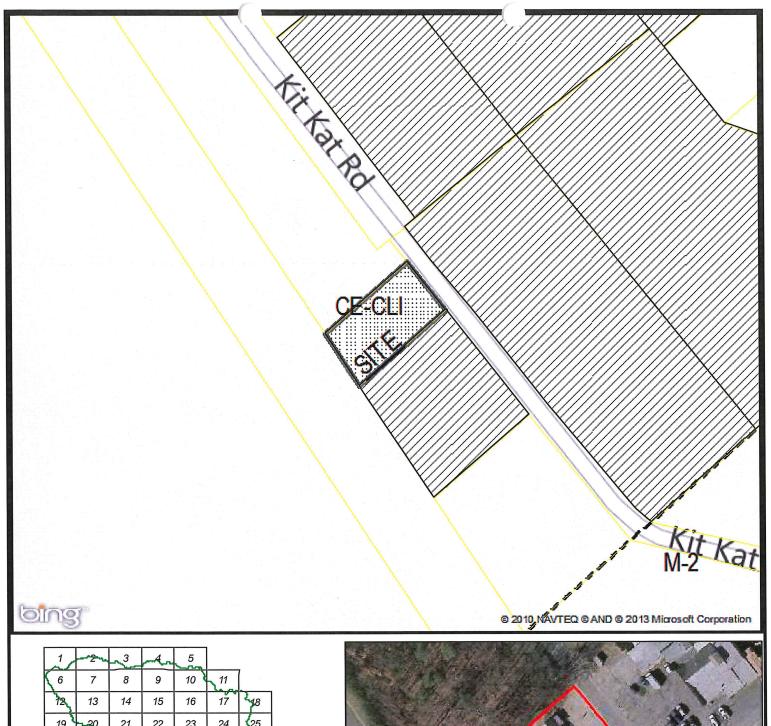
Stephen M. LeGendre

Stephen M Lodendre

Administrator

(410) 313-2001

fax: (410) 313-3297 http://cc.howardcountymd.gov tty: (410) 313-6401





Zoning Map General Plan Amendment: 43.002 Tax ID: 1401171844

Current Zoning: CE-CLI Council District:

Tax Map: 43 Grid: 4 Parcel: 36 Lot: N/A

Address: 7066 KIT KAT RD

## ADJOINING PROPERTY OWNERS FOR 7561 WASHINGTON BOULEVARD

Shri Sad Guru Krupa LLC 5174 Britten Lane Ellicott City, MD 21043-7081 (43.002)(43.001)(43.003)

Merritt-MSI, LLC 2066 Lord Baltimore Drive Baltimore, MD 21244-2501 (43.003) 11

## Requested Zoning

## Search Street:

WASHINGTON BLVD

Next

## **Property Information:**

Amendment No.: 43.003 Current Zoning: CE-CLI

Requested Zoning:

Tax Account ID.: 1401177222

Map: 43 Grid: 4 Parcel: 33 Lot:

Acres: 1.74

Address: 7561 WASHINGTON BLVD City/State/Zip: ELKRIDGE, MD 21075

#### Owner:

Name: SHREE SHRINATHJI KRUPA, LLC

Email: Phone:

Mailing Address: 5128 BRITTEN LANE

City/State/Zip: ELLICOTT CITY, MD 21043

## Representative:

Name: TALKIN & OH, LLP Email: soh@talkini-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:

## **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

Address / Street (Only)

7561 Washington Boulevard

Tax Map Number

43 Grid

Parcel(s)

33

4 Lot(s)

N/A

Tax Account Data:

District

Account # 01

177222

Size of Property:

Acres

1.7495

Square feet

The Property is currently zoned:

CE-CLI

I request that the Property be rezoned to:

## **B.** Owner Information

Owner Name

Shree Shrinathji Krupa LLC

Mailing street address

or Post Office Box

5128 Britten Lane

City, State

Ellicott City, Maryland

ZIP Code

21043

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)

DIV. OF PUBLIC SERVICE & ZONING

410-964-0300 (Sang Oh)

',			
C. Representative In	formation		
Telephone (Secon			
Fax	410-964-2008		
E-Mail			soh@talkin-oh.com
12 Association with C	Owner Attorneys		
D. Alternate Contact	[If Any]		
Name			
Telephone			
E-Mail		-	
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land noar II C Do	LITE 1 " HOWARD COUNTY ZONING R	e development and redevelopment of EGULATIONS § 127.2.A. Pursuant to new office, flex, and light industrial	the Zonning Regulations,
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F. List of Attachmer	ate/Eyhihite		
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14 1. Continuation S	sheet. 2. Map of the Property fror	if the county's websiter	
G. Signatures	Bhave	is to	
15 Owner	nappomar I, Dravs	Owner (2)	
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		Date	
Date 12/2	5/2012		
Additional owner	signatures? A the box to the left	and attach a separate signature page.	
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Date	12-3-12		
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Notes			
1			

## **Continuation Sheet**

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

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. "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 space or similar commercial uses is not economically possible. Even if the market for office space was not oversaturated in the area, the subject Property, at only 1.7 acres, is too small for an office redevelopment envisioned by the CE district. Additionally, the Property is essentially split-zoned due to its CLI overlay. On a portion of the Property, the CLI overlay allows for the continuation of an existing, profitable granite operation. The remainder of the Property is far too small to support a CE redevelopment.

Additionally, 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 to apply alternative measures "to reduce the unsightly image problem along parts of the [Route 1] corridor." RCLCO Study, p. 16.

The current granite operation on the Property is a use that both PlanHoward 2030 and the RCLCO Study identify as a use ill-suited for 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 CE district may in fact be counterproductive to the future of Route 1.

The B-1 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-1 district may be inapposite to the planning goals of the Route 1 corridor, the Property's current use, which will continue indefinitely under current zonlng, is certainly contrary to those goals. A rezoning to the B-1 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.

# Howard County, MARYLAND

Street View | Help Satellite Hybrid CAC-CLI CE-CLI POR Google GMapCreator CASA -



# **Howard County Council**

George Howard Building 3509 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

Shree Shrinathji Krupa, LLC 5128 Britten Lane Ellicott City, MD 21043

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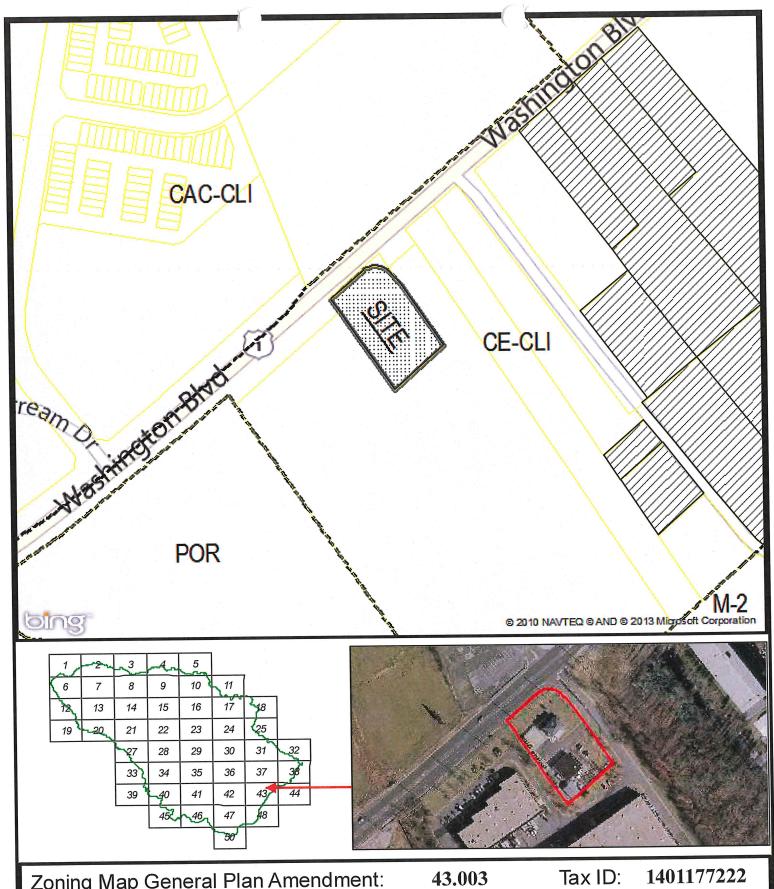
Very truly yours,

Stephen M. LeGendre

Grepher unfobende

Administrator

(410) 313-3297 tty: (410) 313-6401



Zoning Map General Plan Amendment:

Tax ID:

**Council District:** 

Tax Map:

43

Current Zoning: CE-CLI

Grid:

Parcel:

33

Lot: N/A

Address: 7561 WASHINGTON BLVD

## Requested Zoning

## Search Street:

KIT KAT RD

Next

## **Property Information:**

Amendment No.: 43.004 Current Zoning: CÉ-CLI Requested Zoning: M-2

Tax Account ID.: 1401170023

Map: 43 Grid: 4 Parcel: 41 Lot: 45 Acres: 2.29

Address: 7065 KIT KAT RD

City/State/Zip: ELKRIDGE, MD 21075

## Owner:

Name: SCHNEIDER SHIRLEY JOHNSON TRUSTEE

Email:

Phone: 410-627-0854

Mailing Address: 5862 WOODVALLEY RD City/State/Zip: ELKRIDGE, MD 21075

## Représentative:

Name: Talkin & Oh, LLP
Finall: 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:

# 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)

7065 Kit Kat Road

2 Tax Map Number

Grid

4

3 Parcel(s)

41

4 Lot(s)

4, 5

5 Tax Account Data:

District

01 Account #

170023

6 Size of Property:

Acres

43

2,29

Square feet

7 The Property is currently zoned:

CE-CLI

I request that the Property be rezoned to:

M-2

## **B.** Owner Information

8 Owner Name:

Shirley Johnson Schneider, Trustee

9 Mailing street address or Post Office Box

s 7065 Kit Kat Road

City, State

Elkridge, Maryland

ZIP Code

21075

Telephone (Main)

Telephone (Secondary)

Fax

10 E-Mail

RECEIVED

DEC 1 4 2012

DIV. OF PUBLIC SERVICE & ZONING

410-627-0854

momx3s@aol.com

## 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.	C. Representative Information						
	Telephone (Secondary) Fax E-Mail	410-964-2008		soh@talkin-oh.com			
12	Association with Owner	Attorneys					
D.	D. Alternate Contact [If Any]						
	Name Telephone E-Mail			-			
E.		s / Justification for the Reque					
13	This application is submitted in conjunction with the Comprehensive Rezoning Application for the properties identified on Tax Map 43, Grid 4, as Parcels 41 (Lots 4 and 5) and 44 (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/Ex	hibits					
14	14 1. Continuation Sheet. 2. Map of the Property from the County's website.						
	·						
G.	Signatures						
15	-	ture on Original Application	Owner (2)	-			
	Date		Date				
Additional owner signatures? X the box to the left and attach a separate signature page.							
16	Representative Signature	12.14-12		•			
	Date	12.14-12					
Di	PZ Use Only		Amendment No. 43.00	)H			
No	otes						
1							

#### **Continuation Sheet**

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

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The Property is already developed and operating with a profitable industrial use that predated the CE zoning of the Property. Given the market figures provided by PlanHoward 2030, 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 located in close proximity to other existing industrial developments which make the Property unsuitable for a CE office development.

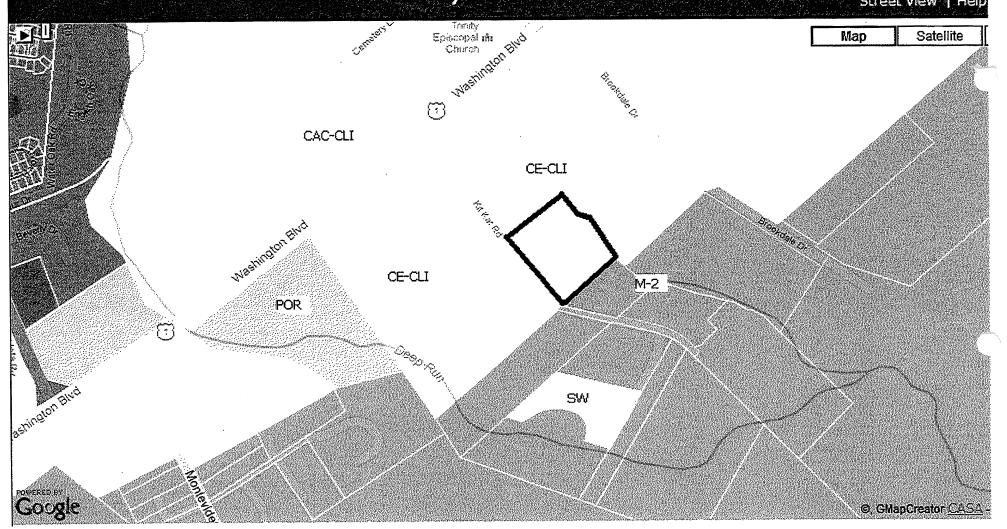
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Figures 4 and 5 of the RCLCO Study identify the subject Property as being within Area 4, Industrial Central, a proposed segment "largely used for light and heavy industry and flexspace [with] several significant institutional uses." RCLCO Study, p. 13. A rezoning of the Property to the M-2 district would be consistent with the recommendations of the RCLCO Study. The M-2 district would also allow for an appropriate and productive permitted use and redevelopment of the Property that is currently not possible under the CE zoning.

# Howard County, MARYLAND

Street View | Help





# **Howard County Council**

George Howard Building 3510 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. Shirley Johnson Schneider, Trustee 5862 Woodvalley road Elkridge, MD 21075

Dear Ms. Schneider:

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."

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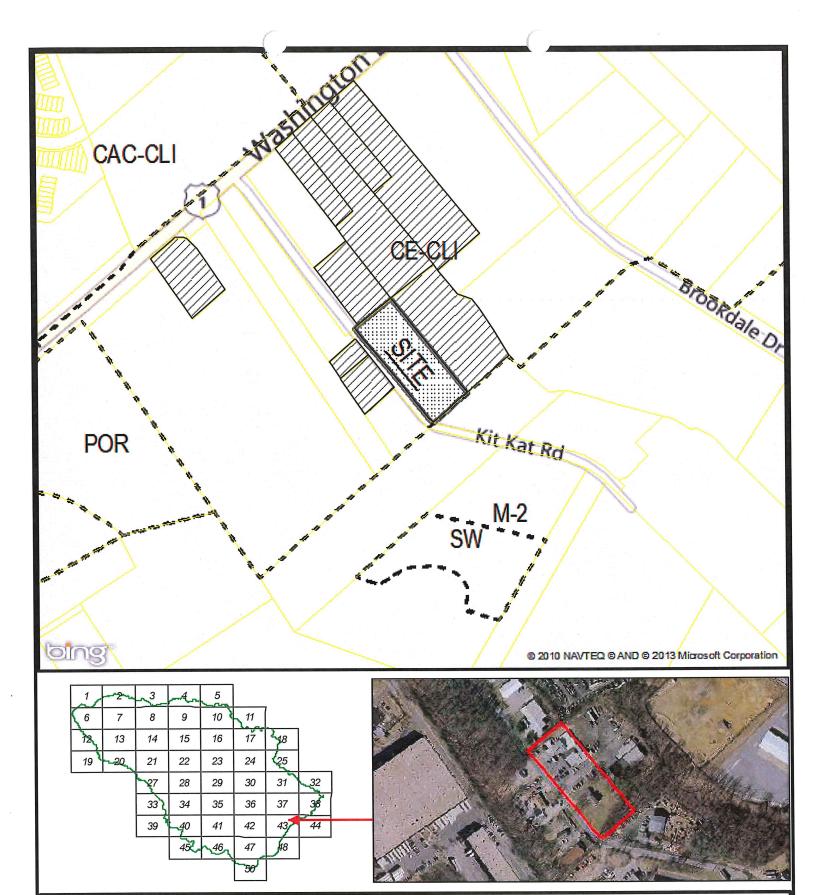
Very truly yours,

Stephen M. LeGendre

Souther W. Litande

Administrator

fax: (410) 313-3297 http://cc.howardcountymd.gov tty: (410) 313-6401



Zoning Map General Plan Amendment:

43.004 Tax ID: 1401170023

Current Zoning: CE-CLI

Council District:

4

Tax Map:

43 Grid:

4 Parcel:

41

Lot: 45

Address: 7065 KIT KAT RD

## ADJOINING PROPERTY OWNERS FOR 7045 KIT KAT ROAD

Shirley Johnson Schneider Frederick Johnson, Jr. 5862 Wood Valley Road Elkridge, MD 21075-5736 (43.005)

Devon/Elkridge, LLC 2000 Powell Street, Suite 1240 Emeryville, CA. 94608-1850 (43.005)

Creed A. Calton John R Calton 6412 Harthorn Avenue Elkridge, MD 21075 (43.005) 11

Requested Zoning

#### Search Street:

KIT KAT RD

Next

## **Property Information:**

Amendment No.: 43.005 Current Zoning: CE-CLI Requested Zoning: M-2

Tax Account ID.: 1401160966

Map: 43 Grid: 4 Parcel: 39 Lot: Acres: 1,17

Address: 7045 KIT KAT RD City/State/Zip: ELKRIDGE, MD 21075

## Owner:

Name: GAULDIN DONALD

Email:

Phone: 410-627-9300

Mailing Address: 5166 ILCHESTER RD City/State/Zip: ELLICOTT CITY, MD 21043

## 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:

## **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.

RECEIVED

DEC 1 2 2012

DIV. OF PUBLIC SERVICE & ZONING

## A. Property Information

Address / Street (Only)

7045 Kit Kat Road

2 Tax Map Number

43

Grid

3 Parcel(s)

39

4 Lot(s)

N/A

5 Tax Account Data:

District

01 Account # 160966

Size of Property:

Acres

1.17

Square feet

7 The Property is currently zoned:

CE-CLI

I request that the Property be rezoned to:

M-2

## **B.** Owner Information

8 Owner Name **Donald Gauldin** 

Mailing street address

or Post Office Box

5166 Ilchester Road

City, State

Ellicott City, Maryland

ZIP Code

21043

Telephone (Main)

Telephone (Secondary)

Fax

10 E-Mail

410-627-9300

drgauldin@aol.com

## 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)

Ç.	Representative Information						
	Telephone (Secondary)						
	Fax	410-964-2008					
	E-Mail			soh@talkin-oh.com			
12	Association with Owner	Attorneys		•			
D.	Alternate Contact [If Ar	ny]					
	Name						
	Telephone						
	E-Mail						
E.	Explanation of the Basis	/ Justification for the Reques	sted Rezoning				
13	land near U.S. Route 1."	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.					
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F.	List of Attachments/Exh	nibits					
14	1. Continuation Sheet. 2	2. Map of the Property from the	County's website.				
	14 1. Continuation Sheet. 2. Map of the Property from the County's website.						
G.	Signatures						
15	15 Owner Donald R Hatlolm Owner (2)						
	Data 14 1 14		Date				
	Date 12-11-12			va naga			
	Additional owner signatu	res? $\mathbf{X}$ the box to the left and atta	acn a separate signatu	ie hadei			
16	Representative Signature	12-11-12	_				
	Date	12-11-12					
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DP	Z Use Only		Amendment No.	43.005			
No	tes		· · · · · · · · · · · · · · · · · · ·				

Ch bourse			
C. Representative Information			
Telephone (Secondary)			
Fax			
E-Mail	•		
12 Association with Owner			
ma ata a ma a a suma na M			
D. Alternate Contact [If Any]			
Name	<u></u>		
Telephone			
E-Mail: 18 1			
E. Explanation of the Basis / Justification for the	Requested Rezoning		
13			
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	DEC 1 4 2012		
	DEC 1 4 2012		
	DIV OF DUDI IS SEDUCE A FOUND		
	DIV. OF PUBLIC SERVICE & ZONING		
F. List of Attachments/Exhibits			
14	:		
G. Signatures			
15 Owner	Owner (2) hat Ann Gauldin		
	Owner (2) Bac Ann Gauldin		
Date	Date: 12-13-12		
Additional owner signatures? X the box to the left			
Additional owner signatures? A tile box to the left	and attach a separate signature page.		
16 Representative			
Signature			
Date			
3bPZ-use:@mly	Amendment No.		
Notes			
i ·			

#### **Continuation Sheet**

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

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The Property is aiready developed and operating with a profitable industrial use that predated the CE zoning of the Property. Given the market figures provided by PlanHoward 2030, 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 located in close proximity to other existing industrial developments which make the Property unsuitable for a CE office development. The subject Property is also too small to support an office redevelopment envisioned by the CE regulations.

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. RCLCO Study, p. 16.

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# Howard County, MARYLAND Street View | Help Trinity Episcopal Mil Church Satellite Map CAC-CLI CE-CLI CE-CLI M-2 POR Google ©, GMapCreator CASA



# **Howard County Council**

George Howard Building 3511 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. Donald Gauldin 5166 Ilchester Road Ellicott City, MD 21043

Dear Mr. Gauldin:

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."

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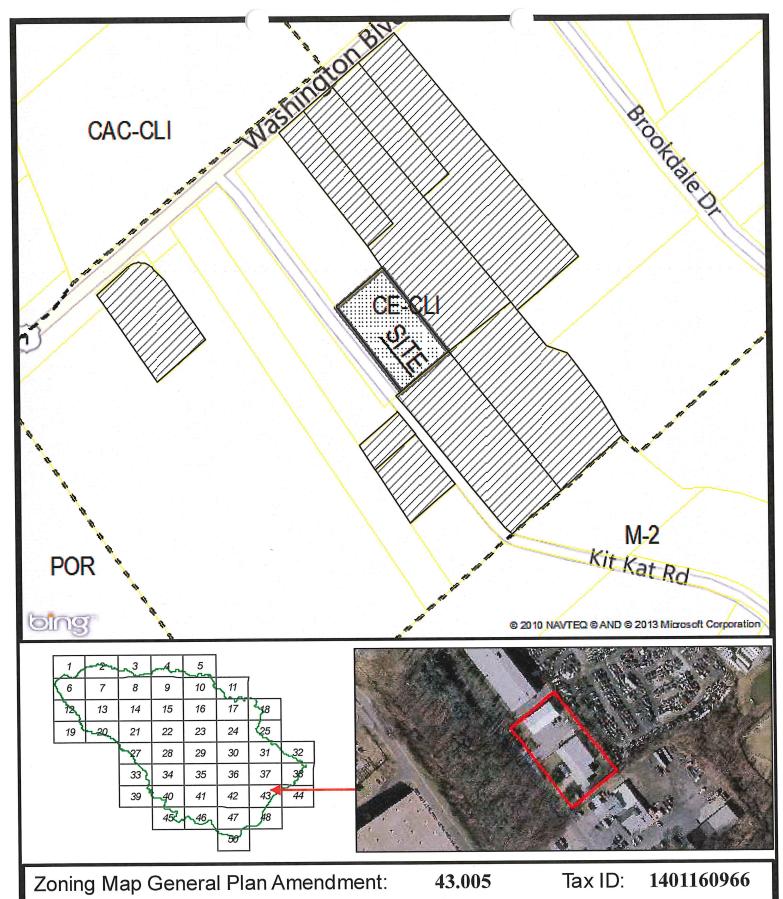
Very truly yours,

Stephen M. LeGendre

Stephen in Sebendu

Administrator

fax: (410) 313-3297 http://cc.howardcountymd.gov tty: (410) 313-6401



Current Zoning: CE-CLI

Council District:

Tax Map:

43 Grid:

4 Parcel:

**39** 

Lot: N/A

Address: 7045 KIT KAT RD

11 11

#### **Requested Zoning**

#### Search Street:

KIT KAT RD

Next

#### **Property Information:**

Amendment No.: 43.013 Current Zoning: CE-CLI Requested Zoning: M-2

Tax Account ID.: 1401170031

Map: 43 Grid: 4 Parcel: 44 Lot: Acres: 2.11

Address: 7059 KIT KAT RD City/State/Zip: ELKRIDGE, MD 21075

#### Owner:

Name: AGJ Properties, LLC

Email:

Phone: 410-627-0854 Mailing Address: 7065 KIT KAT RD City/State/Zip: ELKRIDGE, MD 21075

#### 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:

# **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)

-2065 Kit Kat Road

Tax Map Number

Grid

4

Parcel(s) 3

44

Lot(s) 4

N/A

Tax Account Data:

District

Account # 01

170031

Size of Property:

Acres

2.118

Square feet

7 The Property is curntly zoned:

CE-CLI

I request that the

ty be rezoned to:

M-2

B. Owner Information

Owner Name 8

AGJ Properties LLC

Mailing street address or Post Office Box

7065 Kit Kat Road

Elkridge, Maryland

City, State ZIP Code

21075

410-627-0854

THE & ZONING

Telephone (Main)

Telephone (Secondary)

Fax

10 E-Mail

momx3s@aol.com

C. Representative Information

11 Name

Talkin & Oh, LLP

Mailing street address

5100 Dorsey Hall Drive

or Post Office Box

Ellicott City, Maryland

City, State ZIP

21042

Telephone (Main)

DEC 1 4 2012 · ^ MING DN. OF F.

410-964-0300 (Sang Ol

C. I	Representative Informa	tion				
	Telephone (Secondary)					
	Fax	410-964-2008		soh@talkin-oh.com		
	E-Mail					
12	Association with Owner	Attorneys				
D.	D. Alternate Contact [If Any]					
	Name					
	Telephone	÷				
	E-Mail					
F.	E. Explanation of the Basis / Justification for the Requested Rezoning					
13	the submitted in conjunction with the Comprehensive Rezoning Application for the properties					
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			Date			
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1	6 Representative	9 W. oh	·			
	Signature	0				
	Date	((()))				
			1.0	. 12		
	DPZ Use Only		Amendment No. 43.	015		
<b>P</b>	Notes					
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#### **Continuation Sheet**

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

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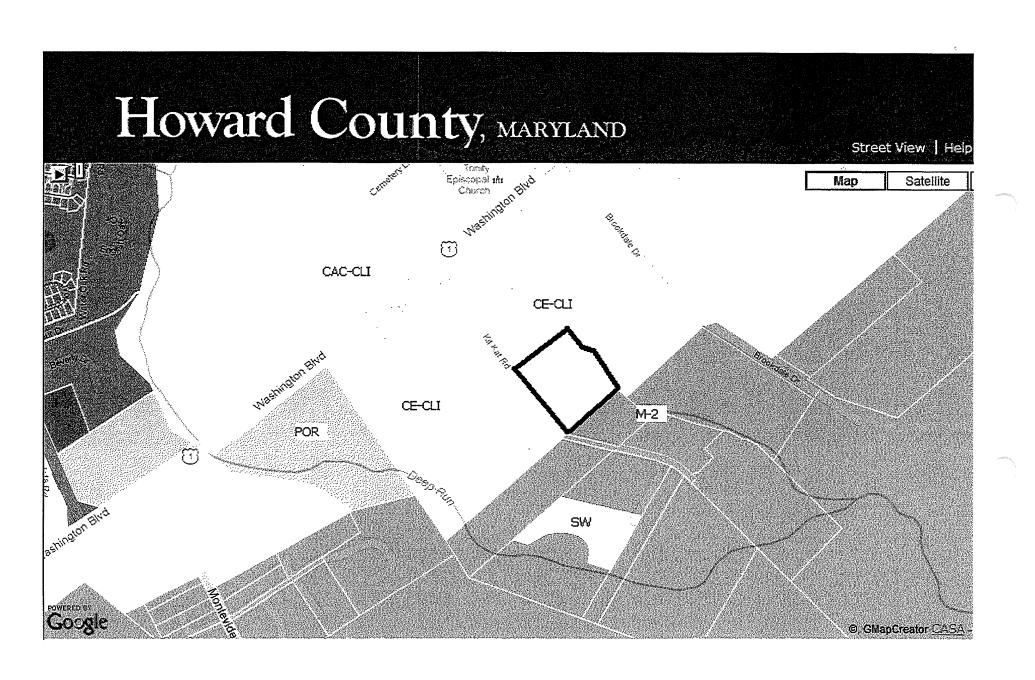
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# **Howard County Council**

George Howard Building 3517 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

AGJ Properties, LLC 7065 Kit Kat Road Elkridge, MD 21075

Dear Sir or Madam:

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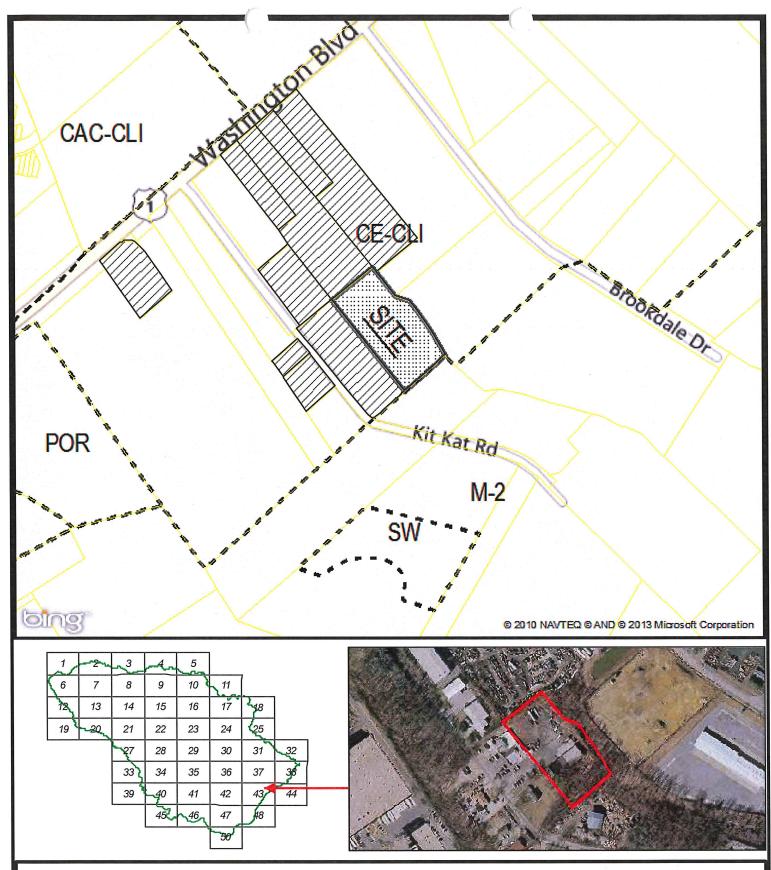
Accordingly, I am enclosing for your use the approved affidavit packet. Completed forms may be mailed to the Administrative Assistant to the Zoning Board at 3430 Court House Drive, Ellicott City, MD 21043.

Very truly yours,

Stephen M. LeGendre

Stephen on Jedenhe

Administrator



Zoning Map General Plan Amendment: 43.013 Tax ID: 1401170031

Current Zoning: CE-CLI Council District: 2

Tax Map: 43 Grid: 4 Parcel: 44 Lot: N/A

Address: 7059 KIT KAT RD