

# 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) 7491 Washington Boulevard  
2 Tax Map Number 43 Grid 4  
3 Parcel(s) 605  
4 Lot(s) N/A  
5 Tax Account Data: District 01 Account # 161083  
6 Size of Property: Acres 2.9606 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 John Calton Jr., Creed Allen Calton, Sr.  
9 Mailing street address or Post Office Box 6412 Harthorn Avenue  
City, State Elkridge, Maryland  
ZIP Code 21075  
Telephone (Main) 443-790-5211  
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)

**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 4, as Parcels 6, 42, 43, and 605 (the "Original Application").

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

16 Representative  
Signature  
Date

*[Handwritten Signature]*  
12.14.12

DPZ Use Only	Amendment No.
Notes	

**Continuation Sheet**

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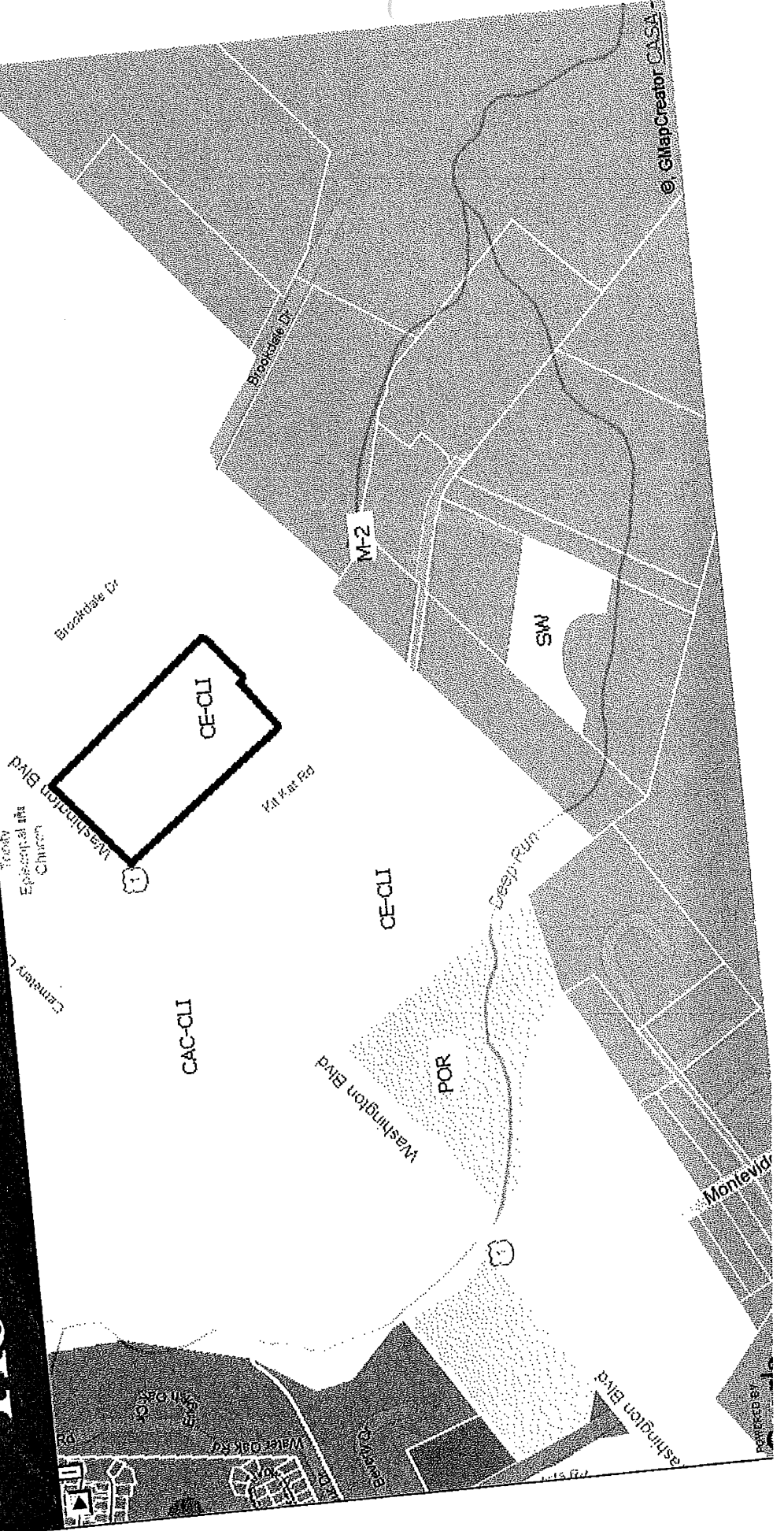
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Street view | Help

Map

Satellite

# Howard County, MARYLAND





# Howard County Council

George Howard Building  
3513 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. John Calton, Jr.  
6412 Harthorn Avenue  
Elkridge, MD 21075

Dear Mr. Calton:

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  
Administrator



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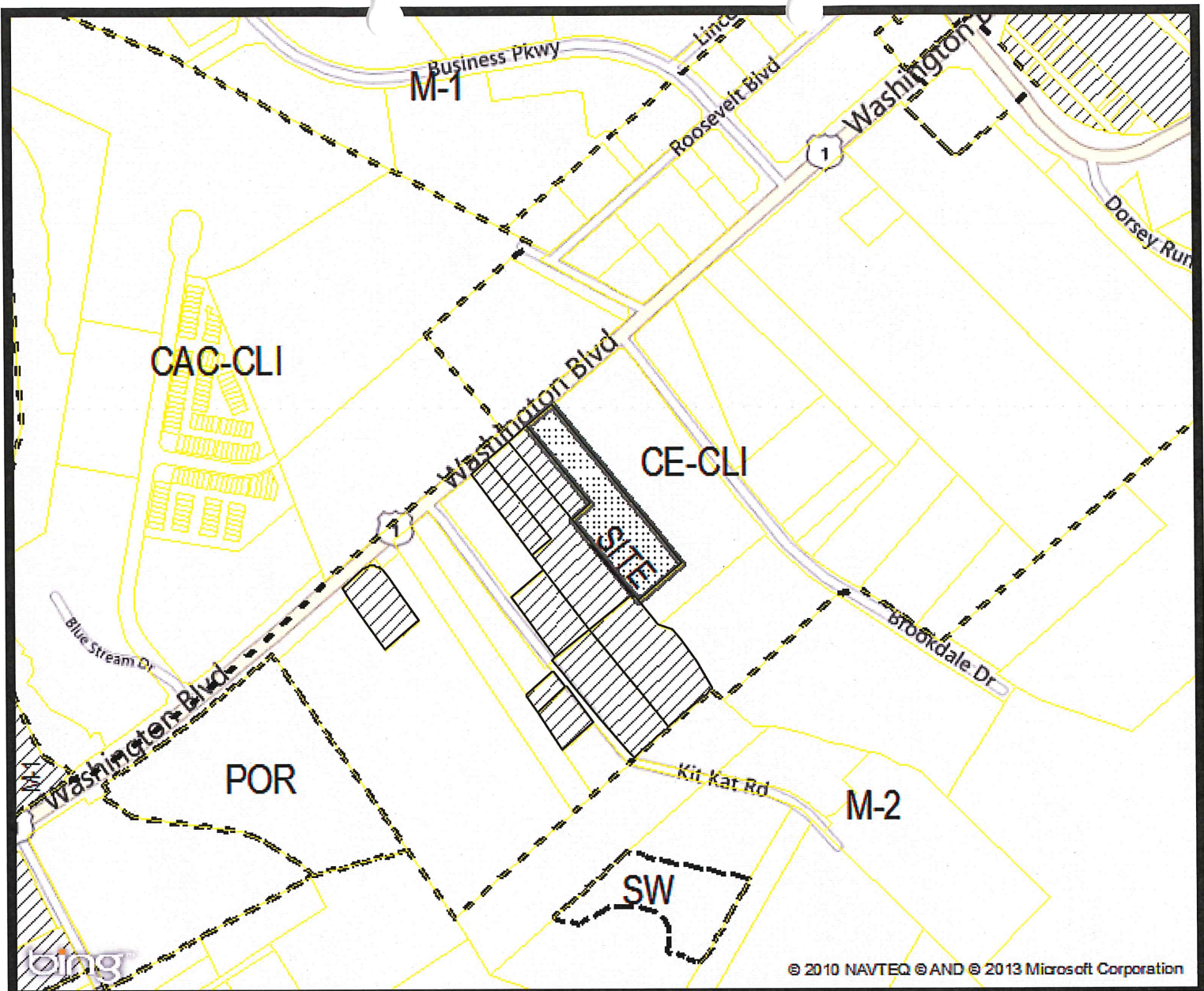
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					50	



Zoning Map General Plan Amendment: 43.007 Tax ID: 1401161075  
 Current Zoning: CE-CLI Council District: 2  
 Tax Map: 43 Grid: 4 Parcel: 6 Lot: N/A  
 Address: 7491 WASHINGTON BLVD

"  
"

## Requested Zoning

**Search Street:**

WASHINGTON BLVD    Next

**Property Information:**

Amendment No.: 43.014  
Current Zoning: CE-CLI  
Requested Zoning: M-2  
Tax Account ID.: 1401161067  
Map: 43  
Grid: 4  
Parcel: 43  
Lot:  
Acres: 0.97  
Address: 7499 WASHINGTON BLVD  
City/State/Zip: ELKRIDGE, MD 21075

**Owner:**

Name: CALTON JOHN R JR  
Email:  
Phone: 443-790-5216  
Mailing Address: 6412 HAWTHORNE AVE  
City/State/Zip: ELKRIDGE, MD 21075

**Representative:**

Name: Talkin & Oh  
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:



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2 Tax Map Number 43 Grid 4

3 Parcel(s) 43

4 Lot(s) N/A

5 Tax Account Data: District 01 Account # 161067

6 Size of Property: Acres Square feet 42,602

7 The Property is currently zoned: CE-CLI

I request that the Property be rezoned to: M-2

### B. Owner Information

8 Owner Name John Calton Jr.

9 Mailing street address 6412 Harthorn Avenue

or Post Office Box

City, State Elkridge, Maryland

ZIP Code 21075 443-790-52.

Telephone (Main)

Telephone (Secondary)

Fax

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15 Owner Original signature in Original Application Owner (2)

Date  
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16 Representative Signature

*[Handwritten Signature]*  
12-14-12

DPZ Use Only	Amendment No. 43.014
Notes	

## Continuation Sheet

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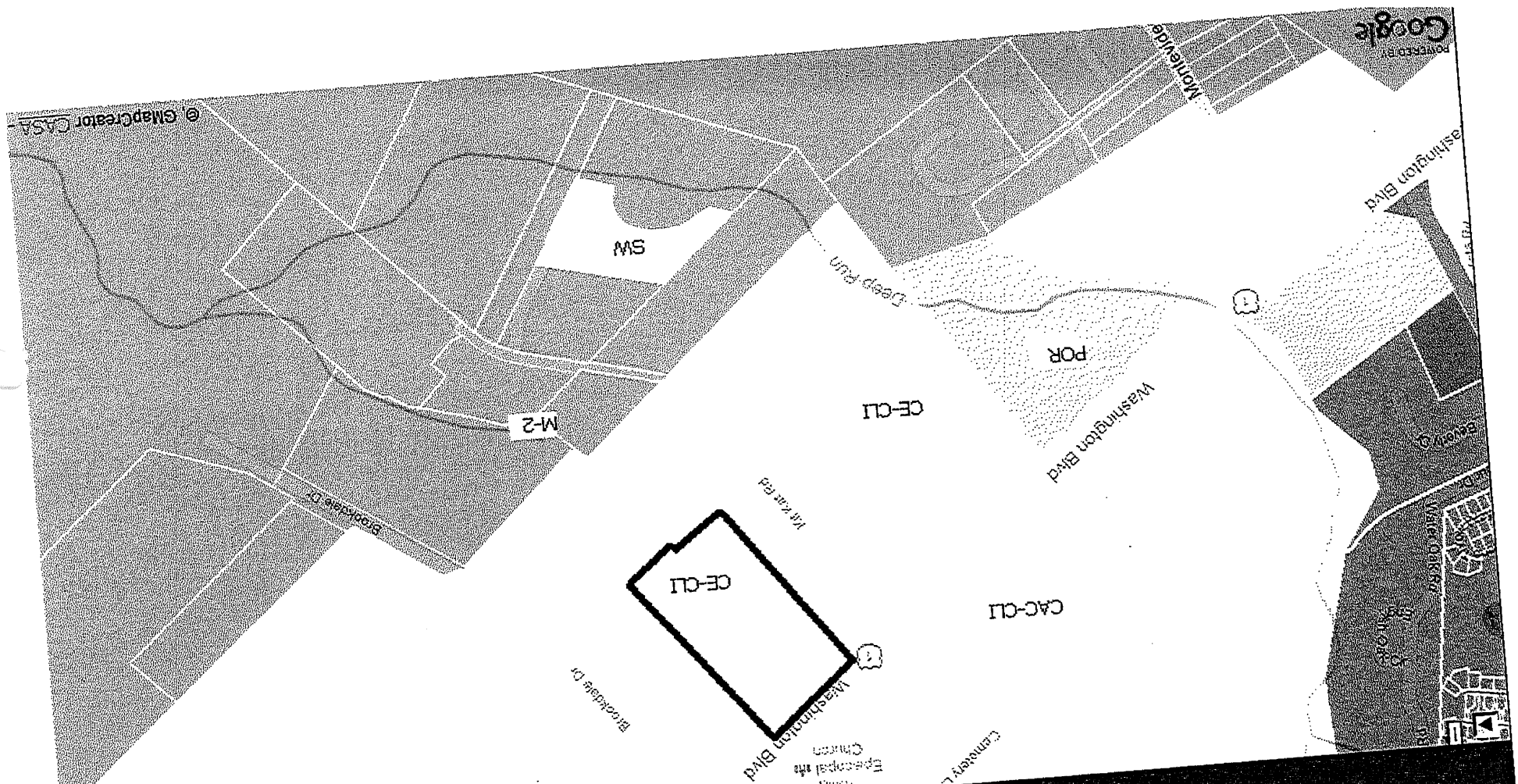
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Google



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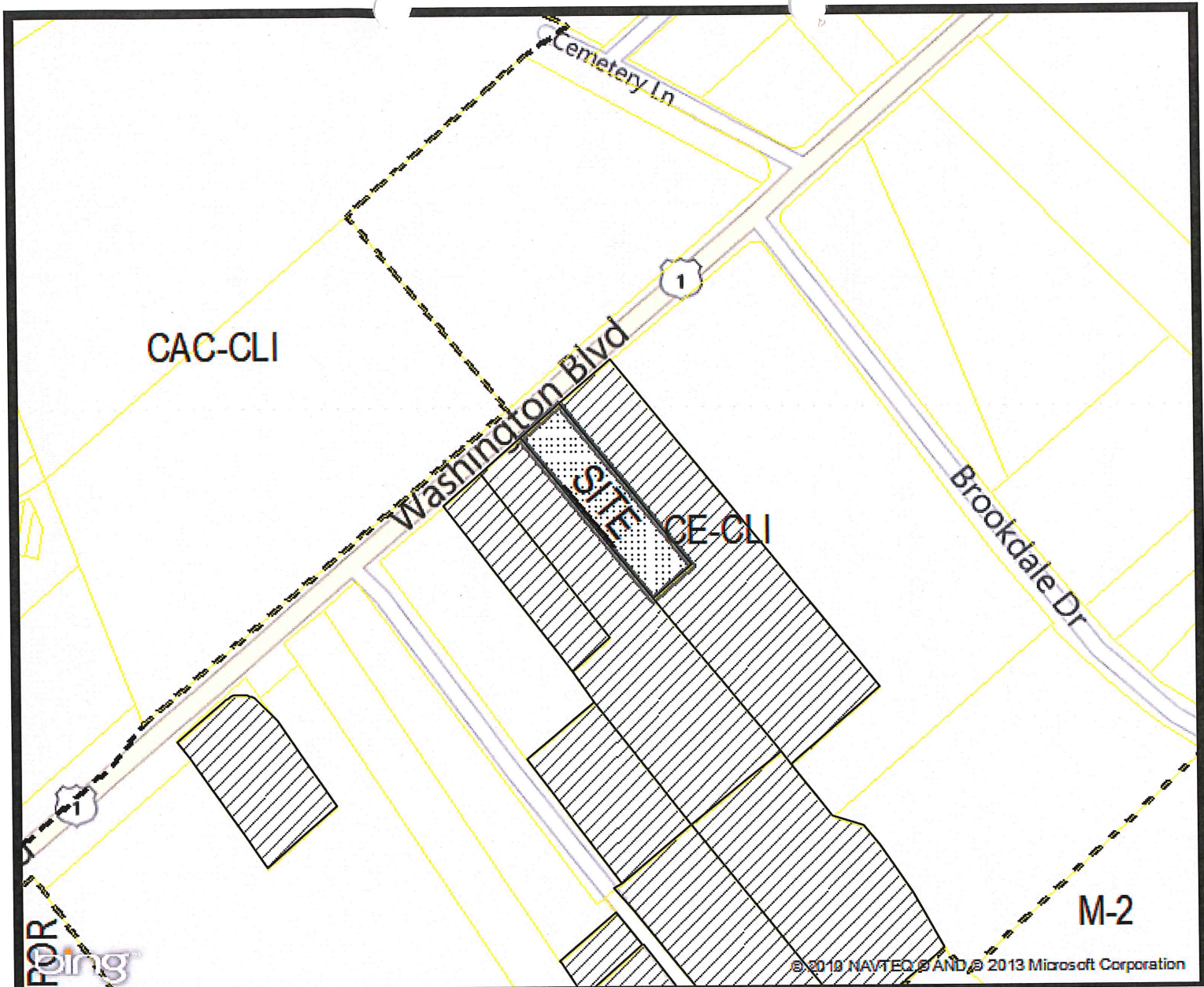
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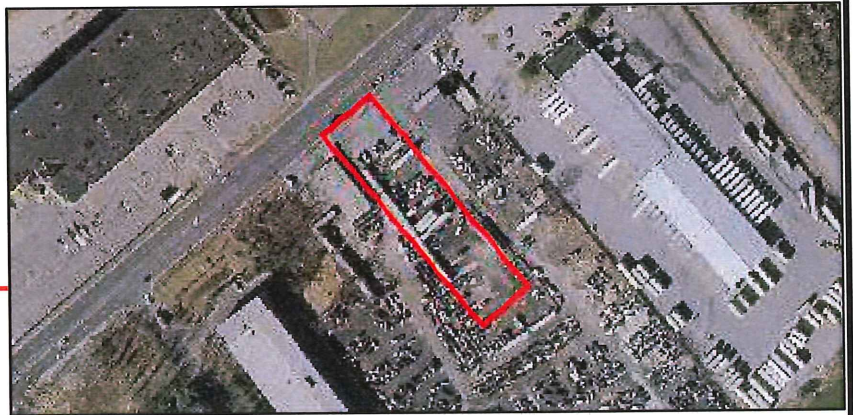
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		45	46	47	48	
				50		



Zoning Map General Plan Amendment: 43.014 Tax ID: 1401161067  
 Current Zoning: CE-CLI Council District: 2  
 Tax Map: 43 Grid: 4 Parcel: 43 Lot: N/A  
 Address: 7499 WASHINGTON BLVD

"  
"

## Requested Zoning

**Search Street:**

WASHINGTON BLVD    Next

**Property Information:**

Amendment No.: 43.015  
Current Zoning: CE-CLI  
Requested Zoning: M-2  
Tax Account ID.: 1401178563  
Map: 43  
Grid: 4  
Parcel: 42  
Lot:  
Acres: 0.91  
Address: 7509 WASHINGTON BLVD  
City/State/Zip: ELKRIDGE, MD 21075

**Owner:**

Name: CALTON JOHN R JR  
Email:  
Phone: 443-790-5216  
Mailing Address: 6412 HARTHORN AVE  
City/State/Zip: ELKRIDGE, MD 21075

**Representative:**

Name: Talkin & Oh  
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2 Tax Map Number 43 Grid 4  
3 Parcel(s) 42  
4 Lot(s) N/A  
5 Tax Account Data: District 01 Account # 178563  
6 Size of Property: Acres Square feet 39,988  
7 The Property is currently zoned: CE-CLI  
I request that the Property be rezoned to: M-2

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8 Owner Name John Calton Jr., Creed Allen Calton, Sr.  
9 Mailing street address or Post Office Box 6412 Harthorn Avenue  
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15 Owner Original signatures in Original Application Owner (2)

Date

Date

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Date

12-14-12

DPZ Use Only	Amendment No.	43.015
Notes		

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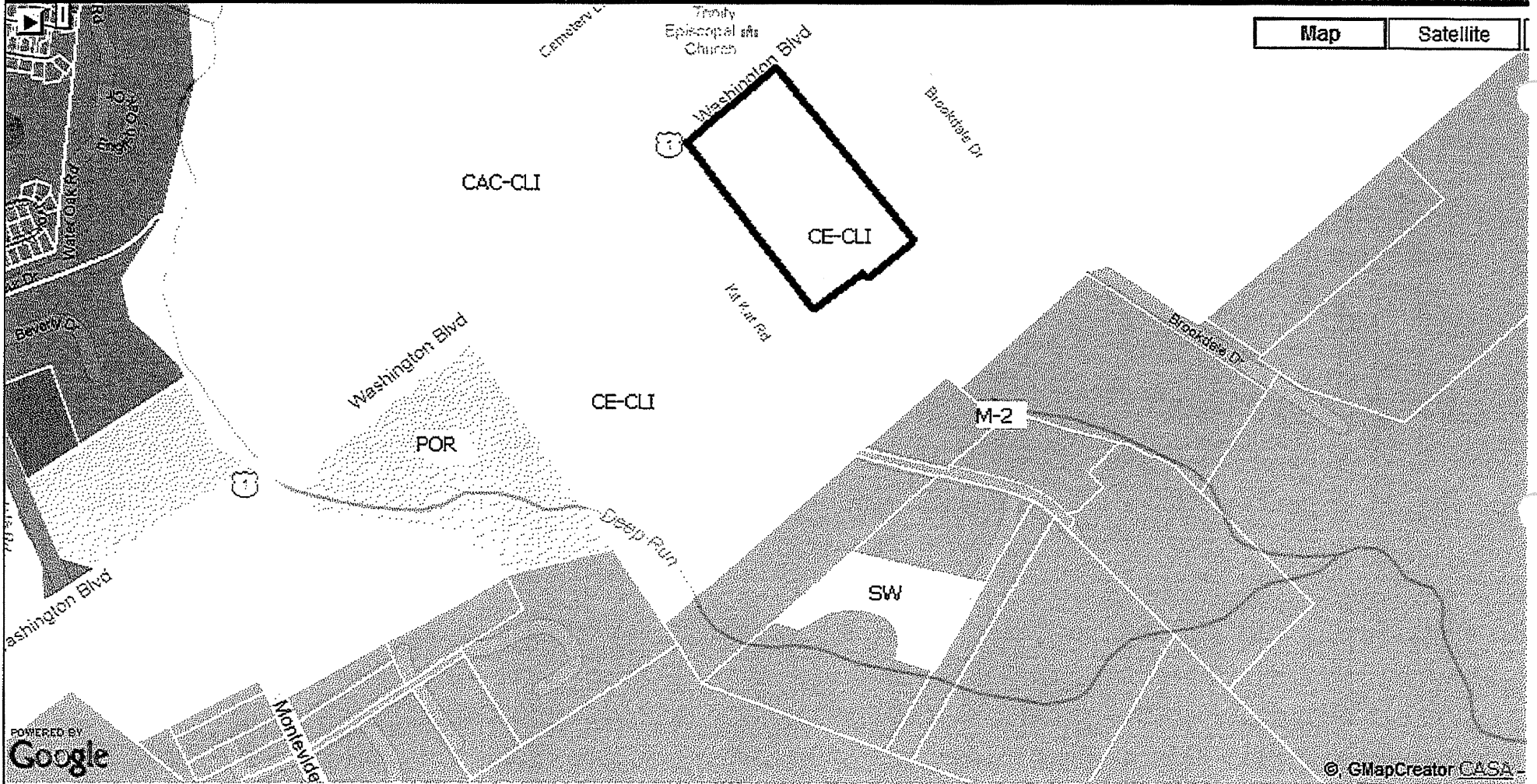
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[Map](#) | [Satellite](#)





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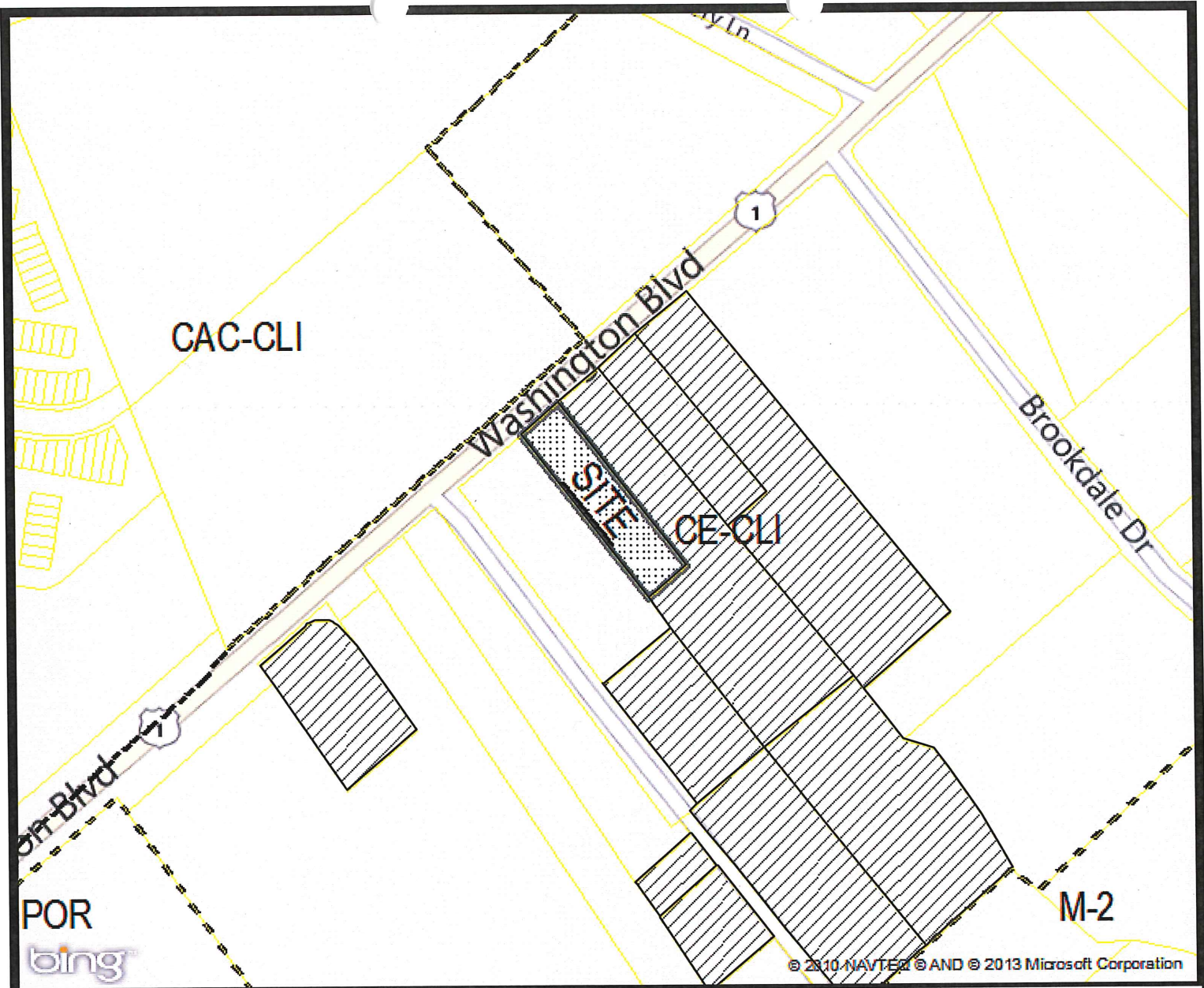
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 Tax Map: **43** Grid: **4** Parcel: **42** Lot: **N/A**  
 Address: **7509 WASHINGTON BLVD**

"  
"

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**Search Street:**

WASHINGTON BLVD    Next

**Property Information:**

Amendment No.: 43.016  
Current Zoning: CE-CLI  
Requested Zoning: M-2  
Tax Account ID.: 1401161083  
Map: 43  
Grid: 4  
Parcel: 605  
Lot:  
Acres: 2.96  
Address: 7503 WASHINGTON BLVD  
City/State/Zip: ELKRIDGE, MD 21075

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- 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 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. 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 See next page for signature.

Owner (2)

Date

Date

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

16 Representative Signature

Date


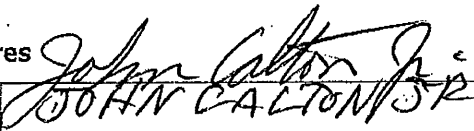



DPZ Use Only		Amendment No. <del>43.007</del> 43.016
Notes		




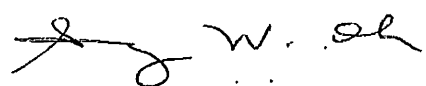
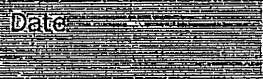
F. List of Attachments/Exhibits



14	

G. Signatures

15		 JOHN DALTON JR.	
		12/11/12	

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

16		 J. W. Sh.
		12-11-12.

<b>DPZ Use Only</b>	
	

## 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.

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.

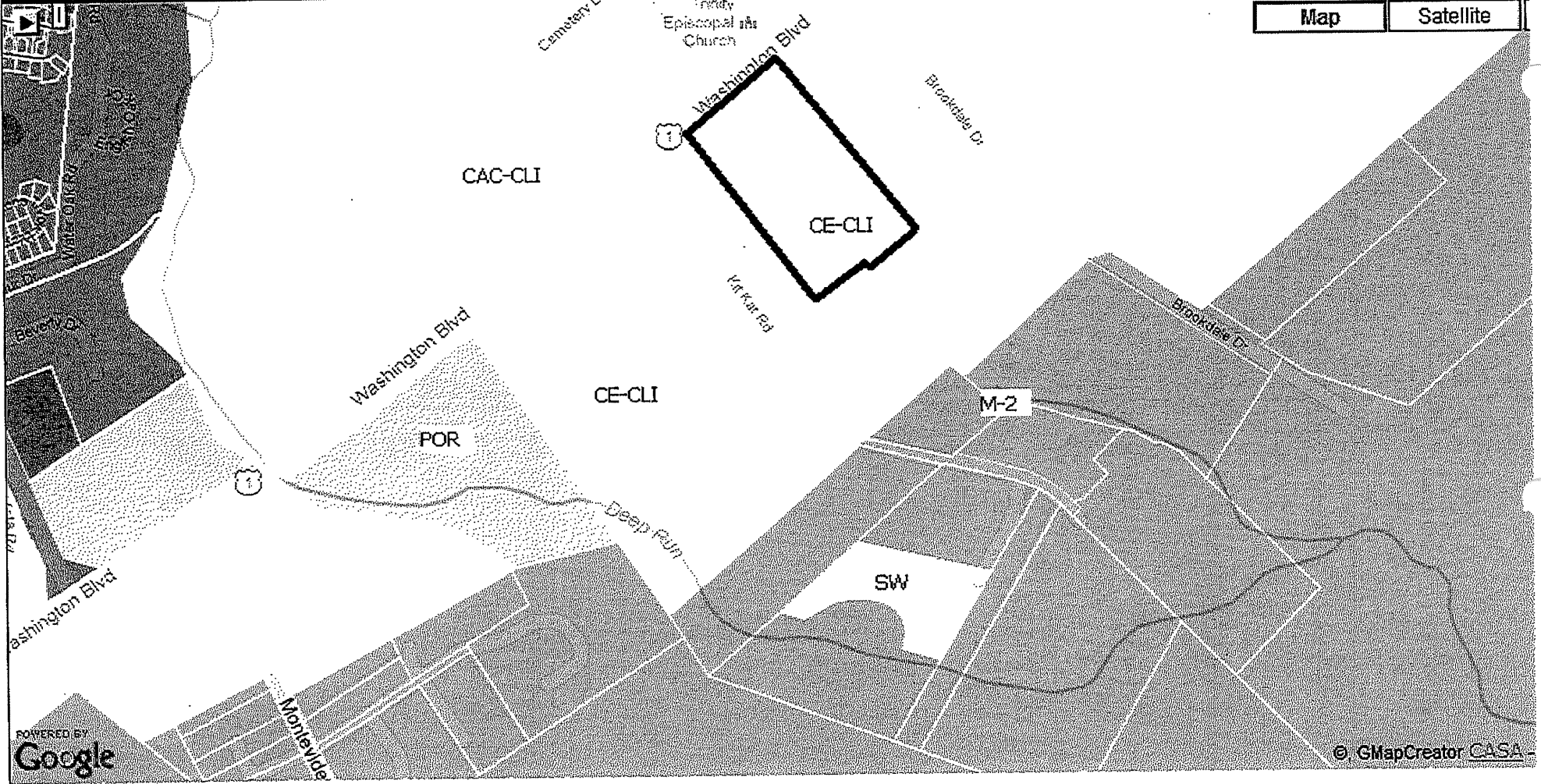
The RCLCO study proposed segmenting the Route 1 corridor into specific residential and industrial areas to allow for improved area planning. The RCLCO Study found that "[s]egmentation of the Route 1 Corridor is necessary, both to understand existing conditions and to plan for future land use opportunities." RCLCO Study, p. 4. "Moving forward, planning for the Route 1 corridor should therefore address its very different segments, both east and west of Route 1 and north and south along its length. Future planning and policy recommendations should be tuned to logical planning areas rather than be applied throughout." RCLCO Study, p. 13.

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

Map | Satellite



POWERED BY  
Google

© GMapCreator CASA

**C. Representative Information**

Telephone (Secondary)

Fax

E-Mail

12 Association with Owner

**D. Alternate Contact [If Any]**

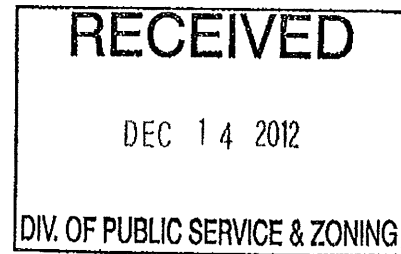
Name

Telephone

E-Mail

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

13



**F. List of Attachments/Exhibits**

14

**G. Signatures**

15 Owner

Owner (2) *Creed A. Callon S*

Date

*Creed A. Callon S.*

Date

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

16 Representative  
Signature

Date

DPZ Use Only		Amendment No.	
Notes			



# Howard County Council

George Howard Building  
3513 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. John Calton, Jr.  
6412 Harthorn Avenue  
Elkridge, MD 21075

Dear Mr. Calton:

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.

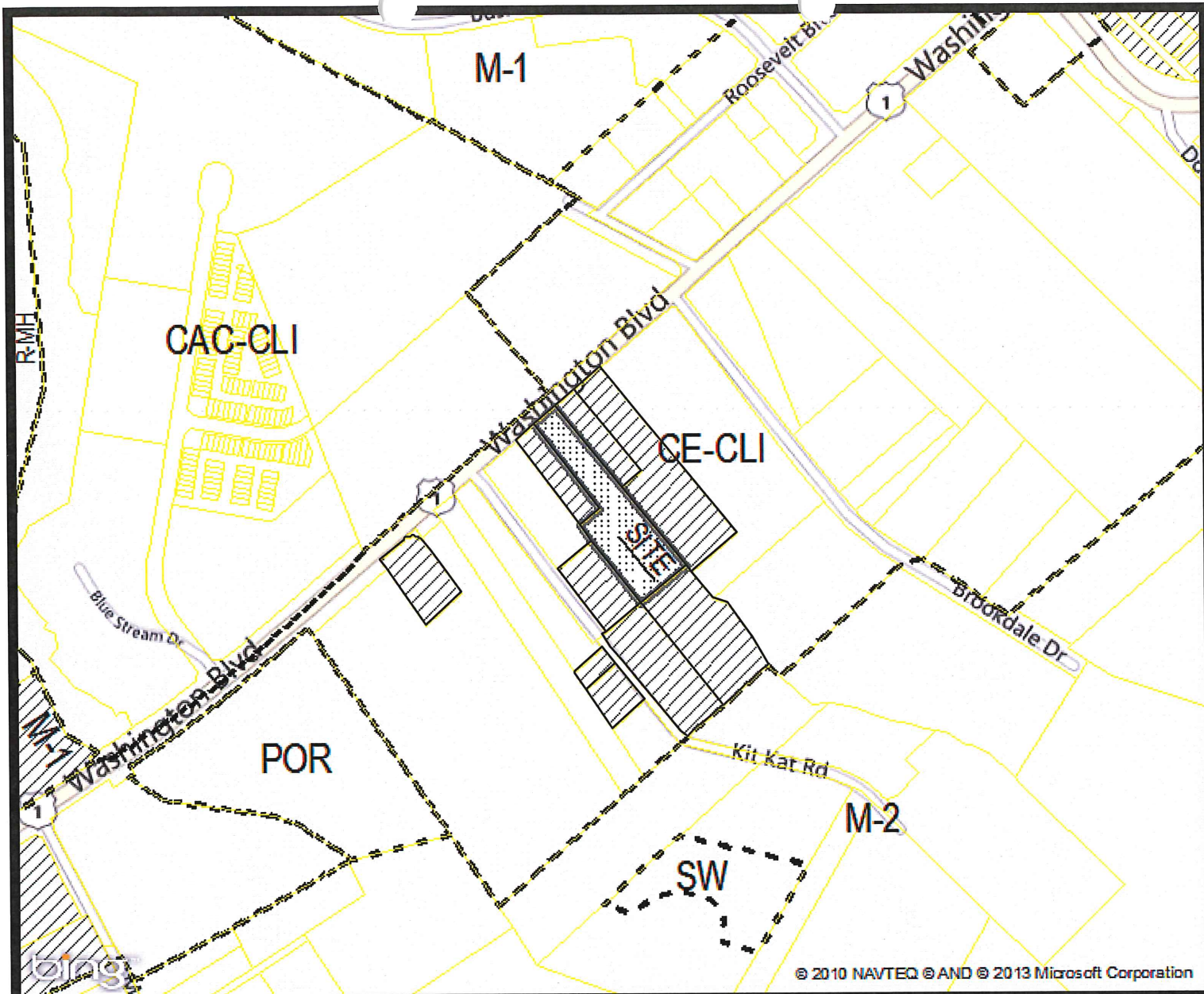
Please be advised that on March 7, 2013, the Howard County Ethics Commission determined that the Zoning Map Request Form needs to be accompanied by certain affidavits and disclosures. The Commission also determined that the Zoning Regulation Amendment Form needs to be accompanied by certain affidavits 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



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				50		



Zoning Map General Plan Amendment: 43.016 Tax ID: 1401161083  
 Current Zoning: CE-CLI Council District: 2  
 Tax Map: 43 Grid: 4 Parcel: 605 Lot: N/A  
 Address: 7503 WASHINGTON BLVD