

ADJOINING PROPERTY OWNERS FOR 9375 WASHINGTON BOULEVARD

CFM LLC
Attn: Stanford Management Service
8600 Snowden River Pkwy
Suite 207
Columbia, MD 21045-1985
(47.008)

Merritt 068 LLC
2066 Lord Baltimore Drive
Baltimore, MD 21244-2501
(47.008)

CC Investors Laurel
c/o Circuit City Stores, Inc.
P.O. Box 29965
Richmond, VA. 23242-2304
(47.008)

TCW Realty Fund IV
c/o Transwestern Commercial Service
6700 Alexnader Bell Drive, Suite 350
Columbia, Maryland 21046-2184
(47.008)

"
"

Requested Zoning

Search Street:

WASHINGTON BLVD

Property Information:

Amendment No.: 47.008

Current Zoning: CE-CLI

Requested Zoning: M-1

Tax Account ID.: 1406402445

Map: 47

Grid: 23

Parcel: 199

Lot: PAR A

Acres: 3.05

Address: 9375 WASHINGTON BLVD

City/State/Zip: LAUREL, MD 20723

Owner:

Name: SAVAGE LIMITED LIABILITY CO THE

Email:

Phone:

Mailing Address: 9375 WASHINGTON BLVD N

City/State/Zip: LAUREL, MD 20723

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) 9375 Washington Boulevard
2 Tax Map Number 47 Grid 23
3 Parcel(s) 199
4 Lot(s) Par A
5 Tax Account Data: District 06 Account # 402445

6 Size of Property: Acres 3.051 Square feet

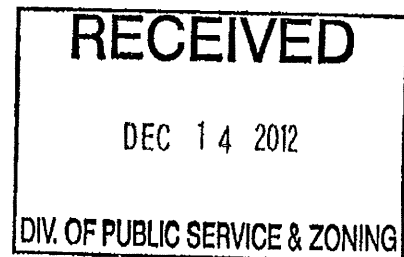
7 The Property is currently zoned: CE-CLI
I request that the Property be rezoned to: M-1

B. Owner Information

- 8 Owner Name The Savage Limited Liability Company
9 Mailing street address or Post Office Box 9375 Washington Boulevard
City, State Laurel, Maryland
ZIP Code 20723
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 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

Andrey
(The Savage Limited Liability Company)

Owner (2)

Date

12-12-12

Date

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

16 Representative Signature

Sy W. Oh

Date

12-13-12

DPZ Use Only	<i>JR</i>	Amendment No.	47.008
Notes			

Continuation Sheet

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The Property is already developed and operating with a profitable M-1 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.

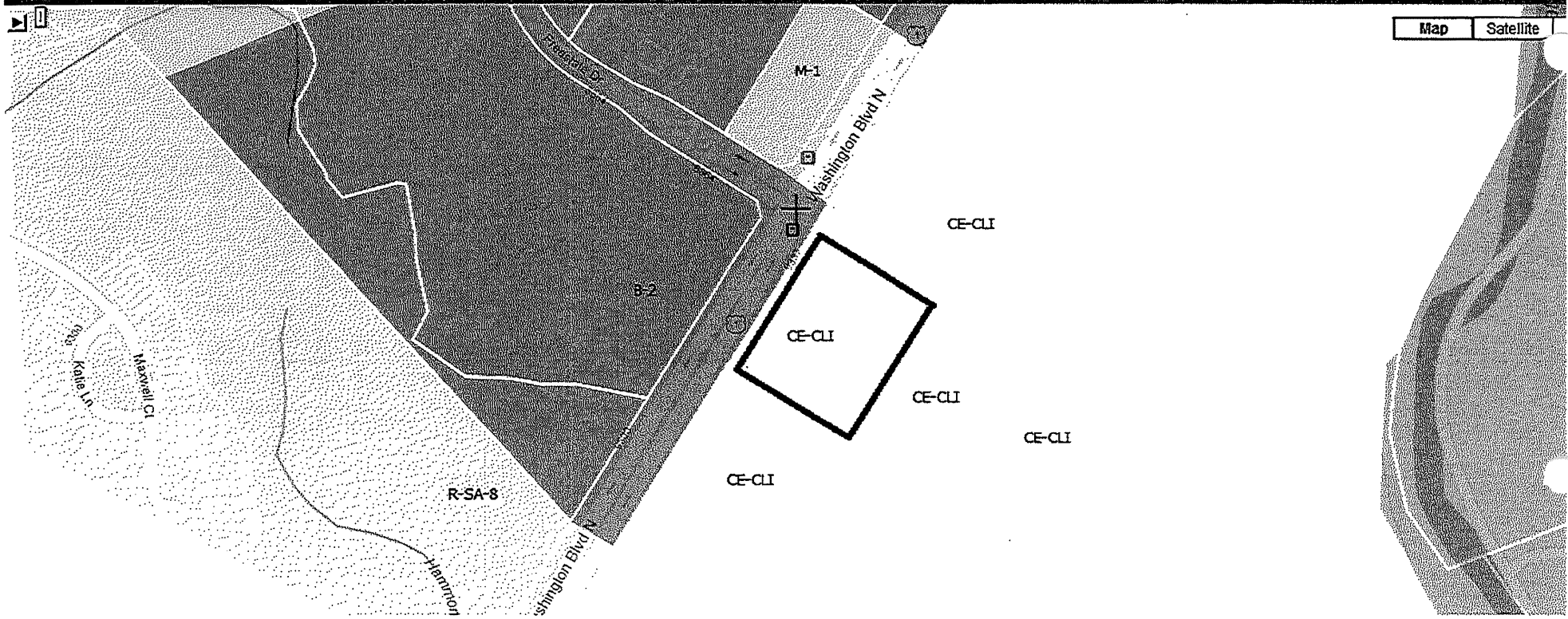
The RCLCO study proposed segmenting the Route 1 corridor into specific residential and industrial areas to allow for improved area planning. The RCLCO Study found that "[s]egmentation of the Route 1 Corridor is necessary, both to understand existing conditions and to plan for future land use opportunities." 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 back to the M-1 district would be consistent with the recommendations of the RCLCO Study. The M-1 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





Howard County Council

George Howard Building
3526 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

Savage Limited Liability Co.
9375 Washington Blvd
Laurel, MD 20723

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.

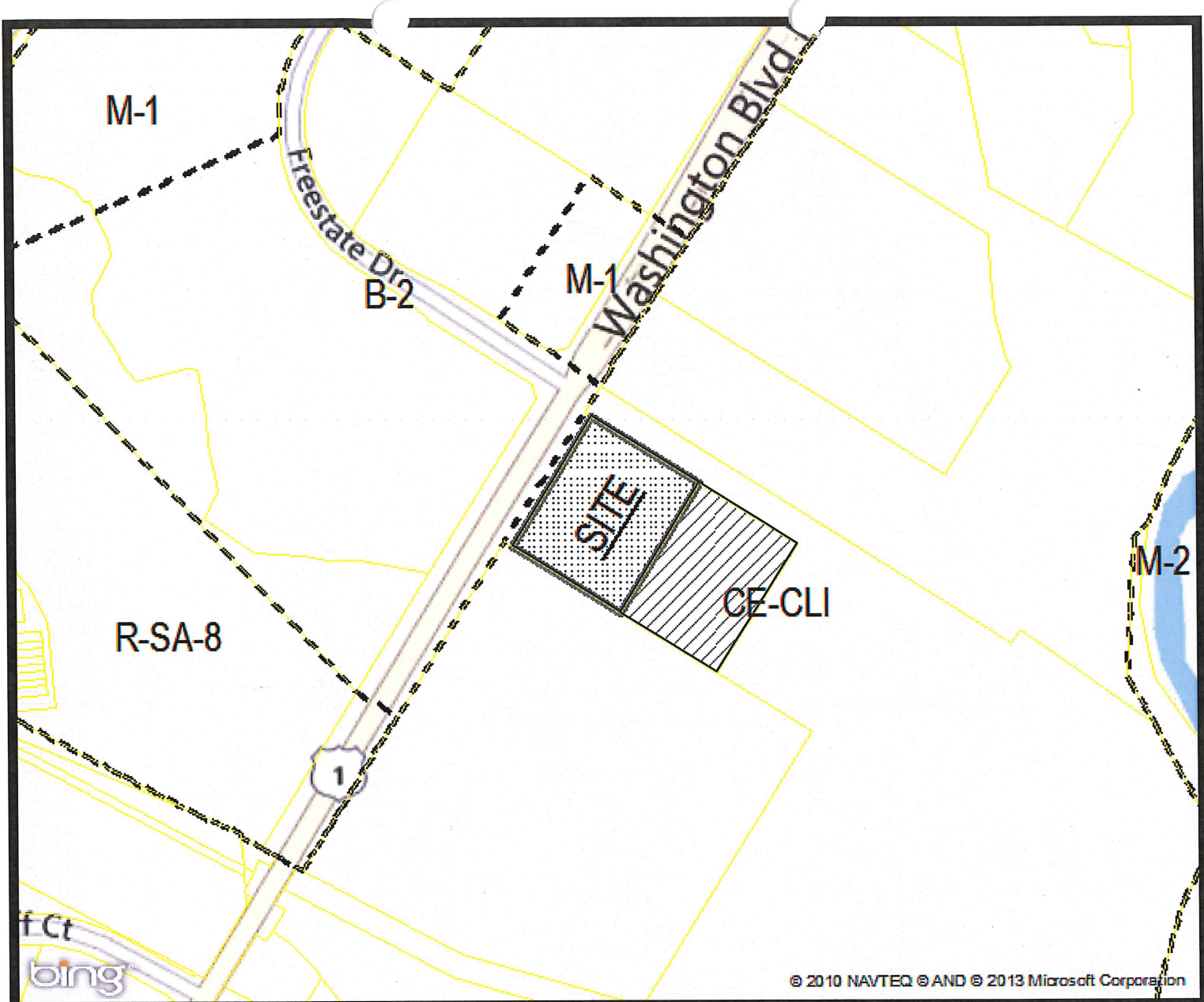
Please be advised that on March 7, 2013, the Howard County Ethics Commission determined that the Zoning Map Request Form needs to be accompanied by certain affidavits and disclosures. The Commission also determined that the Zoning Regulation Amendment Form needs to be accompanied by certain affidavits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



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				50		



Zoning Map General Plan Amendment: 47.008 Tax ID: 1406402445
 Current Zoning: CE-CLI Council District: 3
 Tax Map: 47 Grid: 23 Parcel: 199 Lot: PAR A
 Address: 9375 WASHINGTON BLVD

ADJOINING PROPERTY OWNERS FOR 9385 WASHINGTON BOULEVARD

Merritt 068 LLC
2066 Lord Baltimore Drive
Baltimore, MD 21244-2501
(47.008)(47.009)

TCW Realty Fund IV
c/o Transwestern Commercial Service
6700 Alexnader Bell Drive, Suite 350
Columbia, Maryland 21046-2184
(47.008)(47.009)

Savage Limited Liability Co.
9375 Washington Blvd.
Laurel, MD 20723-1381
(47.009)

"
"

Requested Zoning

Search Street:

WASHINGTON BLVD

Property Information:

Amendment No.: 47.009

Current Zoning: CE-CLI

Requested Zoning: M-1

Tax Account ID.: 1406530826

Map: 47

Grid: 23

Parcel: 199

Lot: PAR B

Acres: 2.78

Address: 9385 WASHINGTON BLVD

City/State/Zip: LAUREL, MD 20723

Owner:

Name: CFM LLC

Email:

Phone: 410-953-0222

Mailing Address: 8600 SNOWDEN RIVER PKWY

City/State/Zip: COLUMBIA, MD 21045

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:

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4 Lot(s) Par B
5 Tax Account Data: District 06 Account # 530826
6 Size of Property: Acres 2.78 Square feet
7 The Property is currently zoned: CE-CLI
I request that the Property be rezoned to: M-1

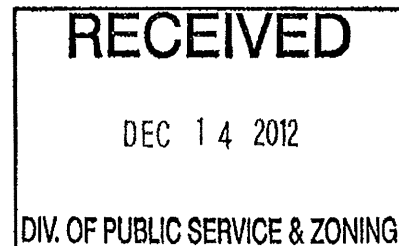
B. Owner Information

8 Owner Name CFM, L.L.C.
9 Mailing street address or Post Office Box 8600 Snowden River Parkway, Suite 207
City, State Columbia, Maryland
ZIP Code 21045
Telephone (Main) 410-953-0222 (Bruce Jaffe)
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	

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G. Signatures

15	Owner	<i>A. Benj Me,</i>	Owner (2)
	Date	12-12-12	Date

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

16	Representative Signature	<i>[Signature]</i>
	Date	12-14-12

DPZ Use Only	<i>[Signature]</i>	Amendment No.	47.009
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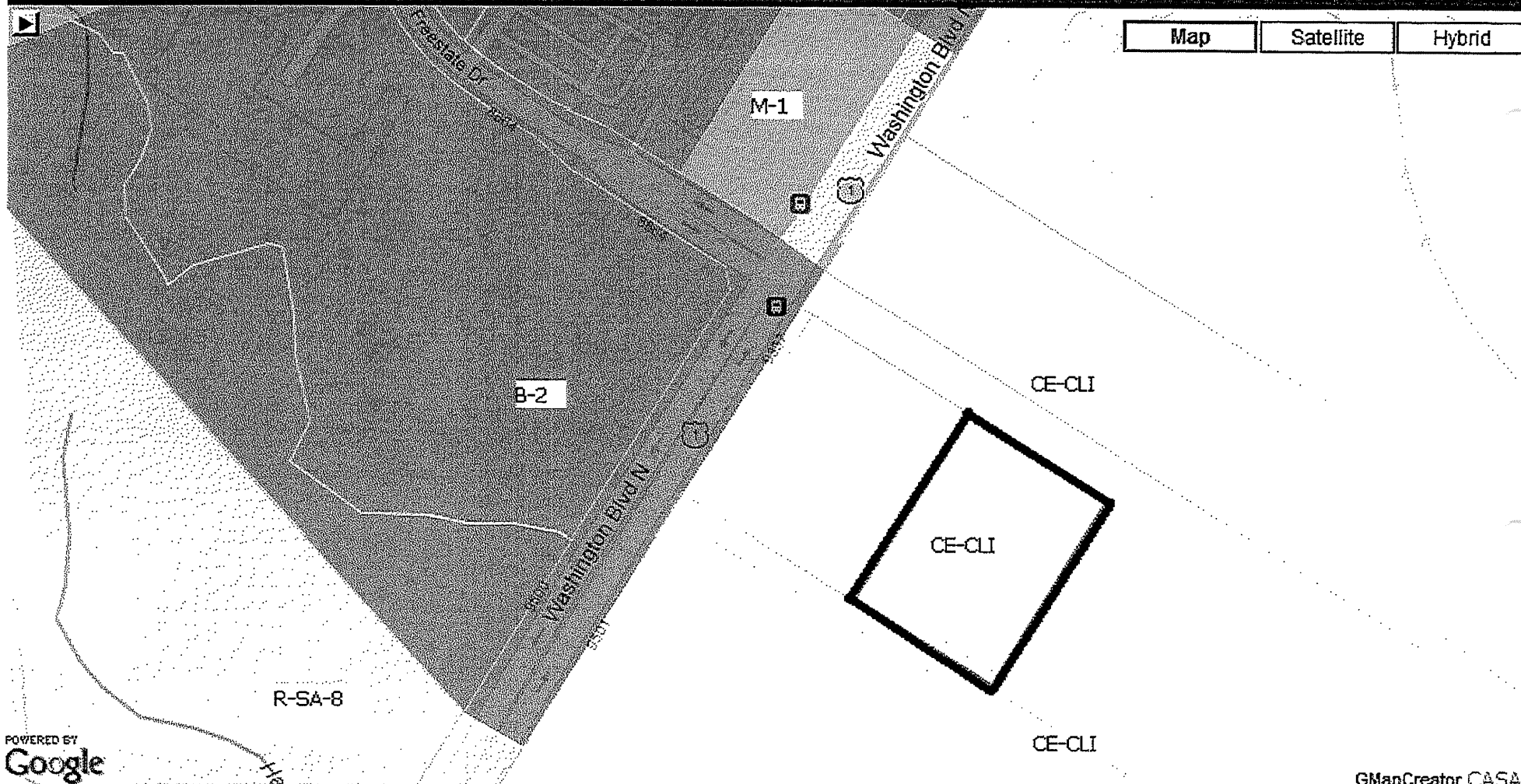
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Howard County, MARYLAND

Street View | Help

Map | Satellite | Hybrid



POWERED BY
Google

GMapCreator [CASA](#)



Howard County Council

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COUNCILMEMBERS

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March 11, 2013

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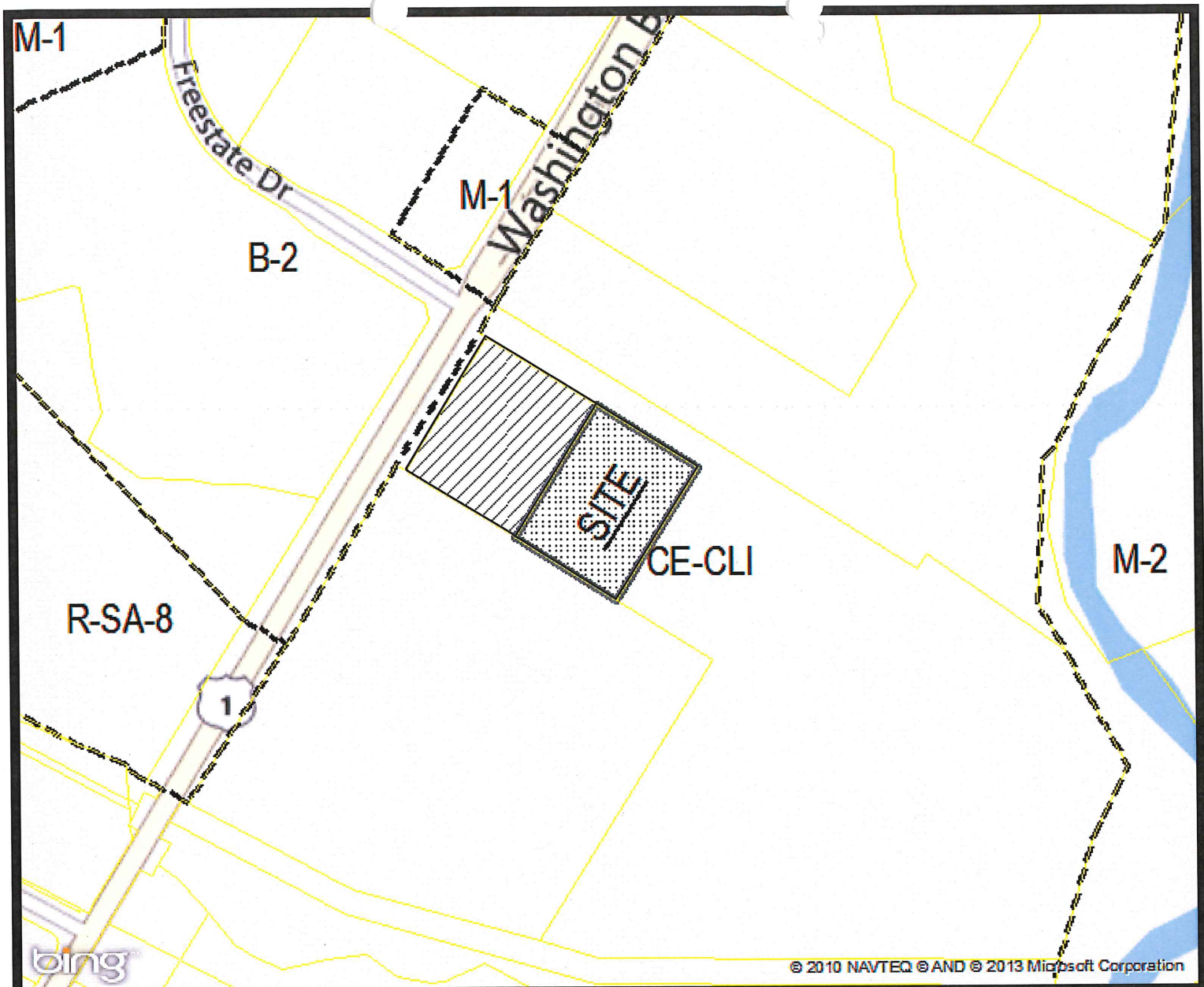
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