

1 DEMIREL PLAZA, LLC, * BEFORE THE
2 PETITIONER, * PLANNING BOARD OF
3 ZRA 157 * HOWARD COUNTY, MARYLAND

4 * * * * *

5 MOTION: To recommend approval of the Zoning Regulation
6 Amendment petition request to amend Section 117.3.C. of the Zoning
7 Regulations, adding personal service establishments to the list of uses
8 permitted as a matter of right.
9

10 ACTION: Recommended Approval; Vote 4 to 0.

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12 RECOMMENDATION

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14 On May 7, 2015, the Planning Board of Howard County, Maryland, considered the petition of
15 Demirel Plaza, LLC, for an amendment to the Zoning Regulations to amend Section 117.3.C. of the Zoning
16 Regulations, adding personal service establishments to the list of uses permitted as a matter of right in the OT
17 zoning district.

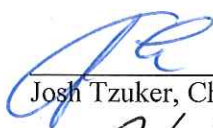
18 The petition, the Department of Planning and Zoning Technical Staff Report and Recommendation,
19 and the comments of reviewing agencies, were presented to the Board for its consideration. The Department
20 of Planning and Zoning recommended approval of the petition based on findings that the proposed
21 amendments met the evaluation criteria of being in harmony with section 5.1 of the current General Plan for
22 Howard County by encouraging entrepreneurship and affording entrepreneurs the opportunity to grow their
23 businesses. Additionally, the proposed amendment would help to aid in the transition between residentially
24 zoned areas and nearby retail and employment areas.

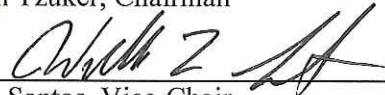
25 Mr. Sang Oh spoke on behalf of the Petitioner and testified that there is only one property in the
26 county that is zoned OT. Mr. Oh stated that the Property will consist of five 5,000 square foot buildings, each
27 with 2 business units and 2 apartment units in each building, and that he feels that personal service uses would
28 be a really good fit in the OT zoning district. A Planning Board member asked if the Petitioner anticipated
29 more of a mix of retail and professional offices if this amendment was approved, and Mr. Oh stated that he
30 thought the OT zoning district would still be primarily professional offices, but that "soft retail" stores such as
31 tailors, cobblers, and antiques stores may locate there as well. Mr. Oh also stated that he believes these retail
32 uses fit the character of the OT district.
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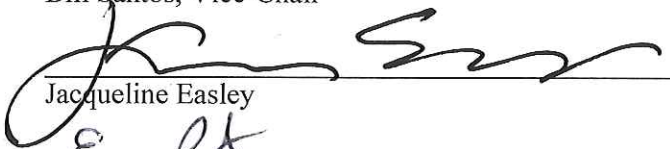
1 Bill Santos made a motion to amend Section 117.3.C. of the Zoning Regulations, adding personal
2 service establishments to the list of uses permitted as a matter of right in the OT zoning district, as designated
3 in the General Plan in accordance with the Department of Planning and Zoning recommendation. Ms. Easley
4 seconded the motion. The motion passed by a vote of 4 to 0.

5 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 6th day of
6 ~~May~~ ^{June}, 2015, recommends that ZRA 157, as described above, be **APPROVED**, as noted.

9 HOWARD COUNTY PLANNING BOARD

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11 
12 _____
13 Josh Tzucker, Chairman

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15 _____
16 Bill Santos, Vice-Chair

17 
18 _____
19 Jacqueline Easley

20 
21 _____
22 Erica Roberts

23 Absent

24 _____
25 Phil Engelke

26 ATTEST:



Marsha S. McLaughlin, Executive Secretary