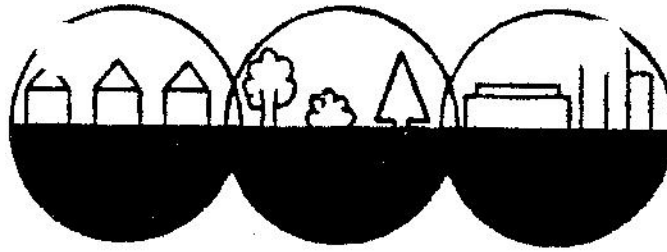


~~MEMBERS:~~

Guy Guzzone,
Chairman
Ken Ulman,
Vice Chairman
Charles C. Feaga
Christopher J. Merdon
David A. Rakes



George Howard Building
3430 Court House Drive
Ellicott City, Md. 21043
410-313-2395

ZONING BOARD OF HOWARD COUNTY

Administrative Assistant
Robin Regner

*① To get this far, character in large programs must exist?
② Brandy does not go to Zoned.*

May 4, 2006

Richard Talkin, Esquire
5100 Dorsey Hall Drive
Ellicott City, MD 21042

Dear Mr. Talkin:

no info on citizen opposition

RE: ZB 1055M, Blue Stream, LLC

The Decision and Order for Zoning Board Case No. 1055M, Blue Stream, LLC, was signed by the Zoning Board on May 3, 2006. In accordance with the fee schedule approved by County Council Resolution, if a zoning map amendment is approved, a fee of \$2.00 per acre (minimum fee of \$45.00/maximum fee of \$240.00) will be assessed to the petitioner. Therefore, since this parcel was rezoned from B-1 and M-1 to CAC-CLI for 75.6684 acres, a fee of \$152.00 is due. Please forward this payment to the Howard County Zoning Board office for processing. The check should be made payable to the "Director of Finance."

Sincerely,

Robin Regner
Administrative Assistant

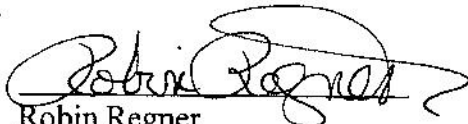
cc: Lynn Robeson, Esq.
Zoning Board Members

FAX NUMBER - 410-313-3297
TTY NUMBER - 410-313-6401


ZB 1055 m

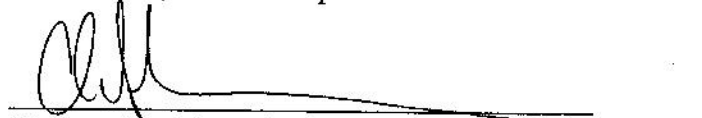
ATTEST:

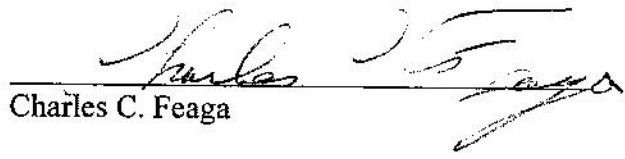
ZONING BOARD OF HOWARD COUNTY


Robin Regner
Administrative Assistant



Guy Guzzone, Chairperson


Ken Ulman, Vice Chairperson


Christopher J. Merdon

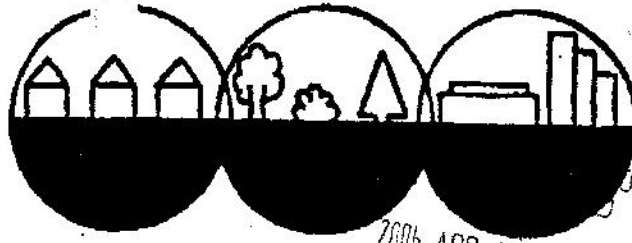

Charles C. Feaga

PREPARED BY THE OFFICE
OF LAW, BARBARA M. COOK,
COUNTY SOLICITOR


Lynn A. Robeson
Senior Assistant County Solicitor

MEMBERS:

Guy Guzzone,
Chairman
Ken Ulman,
Vice Chairman
Charles C. Feaga
Christopher J. Merdon
David A. Rakes



ZONING BOARD OF HOWARD COUNTY

George Howard Building
3430 Court House Drive
Ellicott City, Md. 21043
410-313-2395

Administrative Assistant
Robin Regner

2006 APR 17 P 3: 17

April 7, 2006

David Carney, Esquire
Reese & Carney, LLP
10715 Charter Drive
Columbia, MD 21044

Dear Mr. Carney:

Citizen's appeal

[Handwritten initials and signature]



RE: ZB 1052M, Mum Development, LLC

The Decision and Order for Zoning Board Case No. 1052M, Mum Development, LLC, was signed by the Zoning Board on April 6, 2006. In accordance with the fee schedule approved by County Council Resolution, if a zoning map amendment is approved, a fee of \$2.00 per acre (minimum fee of \$45.00/maximum fee of \$240.00) will be assessed to the petitioner. Therefore, since this parcel was rezoned from R-20 to CCT for 2.98 acres, a fee of \$45.00 is due. Please forward this payment to the Howard County Zoning Board office for processing. The check should be made payable to the "Director of Finance."

Should you have any questions, please contact me at 313-2395.

Sincerely,

Robin Regner

Robin Regner
Administrative Assistant

Enclosure

Paul Johnson, Esq.

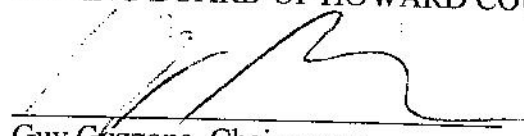
FAX NUMBER - 410-313-3297
TTY NUMBER - 410-313-8401

EB 1052m

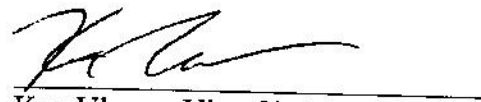
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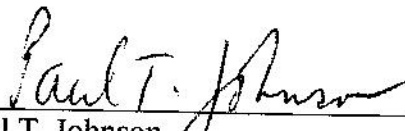
ZONING BOARD OF HOWARD COUNTY

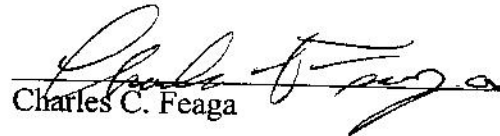

Robin Regner
Administrative Assistant

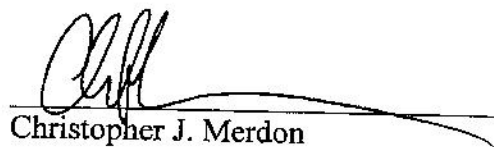

Guy Guzzone, Chairperson

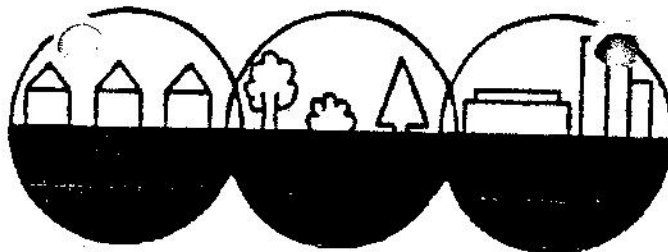
PREPARED BY HOWARD COUNTY
OFFICE OF LAW
BARBARA M. COOK
COUNTY SOLICITOR


Ken Ulman, Vice Chairperson


Paul T. Johnson
Deputy County Solicitor


Charles C. Feaga


Christopher J. Merdon



Zone,
Chairman
Ken Ulman,
Vice Chairman
Calvin Ball
Charles C. Feaga
Christopher J. Merdon

George Howard Building
3430 Court House Drive
Ellicott City, Md. 21043
410-313-2395

ZONING BOARD OF HOWARD COUNTY

Administrative Assistant
Robin Regner

June 15, 2006

Sang Oh, Esquire
5100 Dorsey Hall Drive
Ellicott City, MD 21042

Dear Mr. Oh:

RE: ZB 1051M, Old Frederick
Road Real Estate Holdings

Enclosed please find the Decision and Order for Zoning Board Case No. 1051M, Old Frederick Road Real Estate Holdings, which was signed by the Zoning Board on June 14, 2006. In accordance with the fee schedule approved by County Council Resolution, if a zoning map amendment is approved, a fee of \$2.00 per acre (minimum fee of \$45.00/maximum fee of \$240.00) will be assessed to the petitioner. Therefore, since this parcel was rezoned from CC to R-SC for 1.11 acres, **a fee of \$45.00 is due**. Please forward this payment to the Howard County Zoning Board office for processing. The check should be made payable to the "Director of Finance."

Sincerely,

Robin Regner
Administrative Assistant

cc: Paul Johnson, Esq.
Zoning Board Members

FAX NUMBER - 410-313-3297
TTY NUMBER - 410-313-6401

For the foregoing reasons, the Zoning Board of Howard County, Maryland, on this 14th day of June, 2006, hereby GRANTS the Petitioner's request for rezoning of the subject property as described herein from the CC to the R-SC District.

ATTEST:

ZONING BOARD OF HOWARD COUNTY

Robin Regner
Robin Regner
Administrative Assistant

Guy Guzzone
Guy Guzzone, Chairperson

Ken Ulman
Ken Ulman, Vice Chairperson

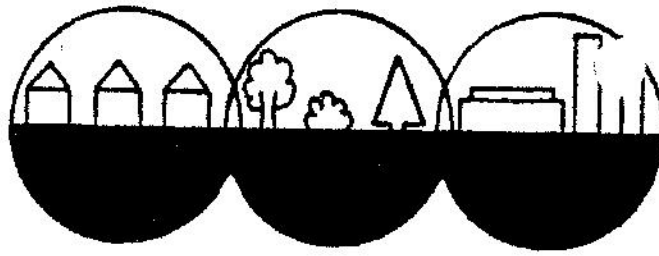
PREPARED BY HOWARD COUNTY
OFFICE OF LAW
BARBARA M. COOK
COUNTY SOLICITOR

Paul T. Johnson
Paul T. Johnson
Deputy County Solicitor

Charles Feaga
Charles Feaga

Christopher J. Merdon
Christopher J. Merdon

Calvin Ball
Calvin Ball



George Howard Building
3430 Court House Drive
Ellicott City, Md. 21043
410-313-2395

...zzone,
...hairman
...Ulman,
Vice Chairman
Charles C. Feaga
Christopher J. Merdon
David A. Rakes

ZONING BOARD OF HOWARD COUNTY

Administrative Assistant
Robin Regner

February 15, 2006

Thomas Meachum, Esquire
Reese & Carney, LLP
10715 Charter Drive
Columbia, MD 21044

Dear Mr. Meachum:

RE: ZB 1050M, Clarksville Roadside, LLC

The Decision and Order for Zoning Board Case No. 1050M, Clarksville Roadside, LLC, was signed by the Zoning Board on February 14, 2006. In accordance with the fee schedule approved by County Council Resolution, if a zoning map amendment is approved, a fee of \$2.00 per acre (minimum fee of \$45.00/maximum fee of \$240.00) will be assessed to the petitioner. Therefore, since this parcel was rezoned from POR to B-2 for 1.55 acres, a fee of \$45.00 is due. Please forward this payment to the Howard County Zoning Board office for processing. The check should be made payable to the "Director of Finance."

Should you have any questions, please contact me at 313-2395.

Sincerely,

A handwritten signature in cursive script that reads "Robin Regner".

Robin Regner
Administrative Assistant

Enclosure

FAX NUMBER - 410-313-3297
TTY NUMBER - 410-313-6401

EB 1050m

ATTEST:

ZONING BOARD OF HOWARD COUNTY

Robin Regner
Robin Regner
Administrative Assistant

Guy Guzzone
Guy Guzzone, Chairperson

PREPARED BY HOWARD COUNTY
OFFICE OF LAW
BARBARA M. COOK
COUNTY SOLICITOR

Ken Ulman
Ken Ulman, Vice Chairperson

Paul T. Johnson
Paul T. Johnson
Deputy County Solicitor

Charles C. Feaga
Charles C. Feaga

Christopher J. Merdon
Christopher J. Merdon

David A. Rakes
David A. Rakes

Mission Road Investors, LLC, * Before The Zoning Board of
Petitioner * Howard County
* Zoning Board Case 1048M

* * * * *

DECISION AND ORDER

On December 6, 2005, the Zoning Board considered the petition of Mission Road Investors, LLC for an amendment to the Zoning Map of Howard County, Maryland to rezone 13.55 acres from the CE-CLI (Corridor Employment-Continuing Light Industrial Overlay) to the CAC (Corridor Activity Center) District. The subject property is located on the northwest corner of the US 1 and Mission Road intersection in the Sixth Election District and is described as Tax Map 43, Grid 14, Parcels 214 and 521.

The notice of the hearing was advertised, the subject property was posted and adjoining property owners were mailed notice of the hearing as evidenced by the certificates of posting, advertising and mailing to adjoining property owners, all of which were made part of the record. Pursuant to the Zoning Board's Rules of Procedure, all of the reports and official documents pertaining to the petition, including the petition, the Technical Staff Report of the Department of Planning and Zoning, and the Planning Board's recommendation, were made part of the record. The Department of Planning and Zoning and the Planning Board recommended approval of the petition.

The Petitioner was represented by David A. Carney, Esq. No one appeared in opposition to the petition. The Zoning counsel appeared pursuant to Section 16.1000 of the Howard County Code to support the comprehensive zoning of the subject property.

25 1048m

For the foregoing reasons, the Zoning Board of Howard County, Maryland on this 1st day of March, 2006 hereby GRANTS the Petitioner's request for rezoning of the subject property as described herein from the CE-CLI to the CAC Zoning District.

ATTEST:

ZONING BOARD OF HOWARD COUNTY

Robin Regner
Robin Regner
Administrative Assistant

Guy Guzzone
Guy Guzzone, Chairperson

PREPARED BY HOWARD COUNTY
OFFICE OF LAW
BARBARA M. COOK
COUNTY SOLICITOR

Absent at time of signing
Ken Ulman, Vice Chairperson

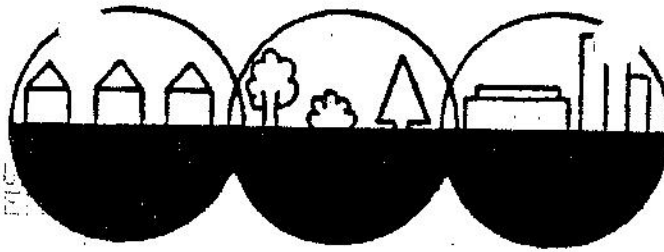
Paul T. Johnson
Paul T. Johnson
Deputy County Solicitor

Absent AT TIME OF SIGNING
Charles C. Feaga

Chiff
Christopher J. Merdon

David A. Rakes
David A. Rakes

MEMBERS:



George Howard Building
3430 Court House Drive
Ellicott City, Md. 21043
410-313-2395

Juy Guzzone,
Chairman
Ken Ulman,
Vice Chairman
Charles C. Feaga
Christopher J. Mardon
David A. Rakes

HOWARD COUNTY
RECEIVED

2006 JAN 18 P 2: 12

ZONING BOARD OF HOWARD COUNTY

Administrative Assistant
Robin Regner

January 13, 2006

David Carney, Esquire
Reese & Carney, LLP
10715 Charter Drive
Columbia, MD 21044

Dear Mr. Carney:

RE: ZB 1047M, Highland Crossing

The Decision and Order for Zoning Board Case No. 1047M, Highland Crossing, was signed by the Zoning Board on January 12, 2006. In accordance with the fee schedule approved by County Council Resolution, if a zoning map amendment is approved, a fee of \$2.00 per acre (minimum fee of \$45.00/maximum fee of \$240.00) will be assessed to the petitioner. Therefore, since this parcel was rezoned from RR-DEO to CCT for 2.11 acres, a fee of \$45.00 is due. Please forward this payment to the Howard County Zoning Board office for processing. The check should be made payable to the "Director of Finance."

Should you have any questions, please contact me at 313-2395.

Sincerely,

Robin Regner
Administrative Assistant

Enclosure

cc: Paul Johnson, Esq.
Zoning Board Members

RECEIVED

JAN 16 2006

107 CHARTER
REESE AND CARNEY, LLP

FAX NUMBER - 410-313-3297
TTY NUMBER - 410-313-6401

For the foregoing reasons, the Zoning Board of Howard County, Maryland on this 12th day January 2006, hereby GRANTS the Petitioner's request for rezoning of the subject property as described herein from the RR-DEO to the CCT Zoning District.

ATTEST:

ZONING BOARD OF HOWARD COUNTY

Robin Regner
Robin Regner
Administrative Assistant

Guy Guzzone
Guy Guzzone, Chairperson

PREPARED BY HOWARD
COUNTY OFFICE OF LAW
BARBARA M. COOK
COUNTY SOLICITOR

Ken Ulman
Ken Ulman, Vice Chairperson

Paul T. Johnson
Paul T. Johnson
Deputy County Solicitor

Absent
Christopher J. Merdon

David A. Rakes
David A. Rakes

Charles Feaga
Charles Feaga

Ameriwaste, LLC,

* Before The Zoning Board

Petitioner

* of Howard County

* Zoning Board Case No. 1046M

* * * * *

DECISION AND ORDER

On November 2, 2005, the Zoning Board of Howard County considered the petition of Ameriwaste, LLC to amend the Operations Plan for an existing SW (Solid Waste) District to increase the daily processing capacity to an average of up to 1200 tons per day and to revise the hours and days of operation for receiving and processing activities. The 3.09 acre subject property is located on the south side of Kit Kat Road approximately 1100 feet southeast of US 1 and is described as Tax Map 43, Grid 10, part of Parcel 46, 7140 Kit Kat Road.

The notice of the hearing was advertised, the subject property was posted, and the adjoining property owners were mailed notice of the hearing, as evidenced by the certificates of advertising, posting and mailing to adjoining property owners, all of which were made part of the record. Pursuant to the Zoning Board's Rules of Procedure, all of the reports and official documents pertaining to the petition, including the petition, the Technical Staff Report of the Department of Planning and Zoning and the Planning Board's Recommendation, were made part of the record of this case. Both the Department of Planning and Zoning and the Planning Board recommended approval of the petition.

The Petitioner was represented by David Carney, Esq. No one appeared in opposition to the petition.

amendments as proposed will not result in noise that will adversely affect the surrounding area.

ZB 10/6/05

CONCLUSIONS OF LAW

1. The Board may grant an amendment to the Operations Plan of an already existing SW Overlay District based on the applicable criteria of Section 124F.2. of the Howard County Zoning Regulations.

2. The Petitioner has established, through convincing evidence and proffers, based on the above findings of fact, that all of the applicable criteria of Section 124F.2 have been met, so as to permit the Board to grant the proposed Operation Plan amendments.

For the foregoing reasons, the Zoning Board of Howard County, Maryland on this 7th day of November, 2005 hereby GRANTS the proposed amendments to the Operations Plan subject to the condition that Petitioner installs the soundproofing windows as proffered.

ATTEST:

ZONING BOARD OF HOWARD COUNTY

Robin Regner
Robin Regner
Administrative Assistant

Ken Ulman
Ken Ulman, Chairperson

PREPARED BY HOWARD COUNTY
OFFICE OF LAW
BARBARA M. COOK
COUNTY SOLICITOR

Christopher J. Merdon
Christopher J. Merdon, Vice Chairperson

Paul T. Johnson
Paul T. Johnson
Deputy County Solicitor

ABSENT AT TIME OF SIGNING
Guy Guzzone

David A. Rakes
David A. Rakes

Charles Feaga
Charles Feaga

2b 1046m



Land Marketing Consultants
t/a Heritage Realty,

Petitioner

* Before The Zoning Board
* of Howard County
* ZB Case No. 1045M
*

* * * * *

DECISION AND ORDER

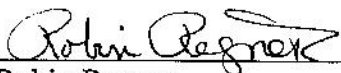
On December 12, 2005, The Zoning Board of Howard County, Maryland considered the petition of Land Marketing Consultants, Inc., t/a Heritage Realty for an amendment to the Zoning Map of Howard County so as to reclassify 2.23 acres of land from the RC-DEO (Rural Conservation: Density Exchange Option) to the B-1 (Business: Local) Zoning District. The subject property is located on the north side of North Avenue approximately 800 feet east of MD 94 in the Fourth Election District of Howard County in the Lisbon area and is described as Tax Map 7, Grid 12, Parcel 103, 15950 North Avenue.

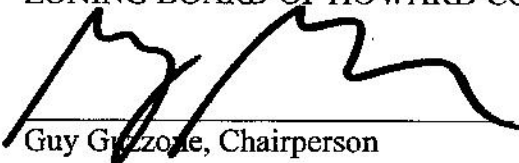
The notice of the hearing was advertised, the subject property was posted, and adjoining property owners were mailed notice of the hearing as evidenced by the certificates of advertising, posting and mailing to adjoining property owners, which were made part of the record. Pursuant to the Zoning Board's Rules of Procedure, all of the reports and official documents pertaining to the petition, including the petition, the Technical Staff Report of the Department of Planning and Zoning, and the Planning Board's Recommendation, were made part of the record. The Department of Planning and Zoning recommended approval of the petition. The Planning Board recommended denial of the petition.

For the foregoing reasons, the Zoning Board of Howard County, Maryland on this 17th day of March, 2006, hereby GRANTS the Petitioner's request for rezoning of the subject property as described herein from the RC-DEO to the B-1 Zoning District.

ATTEST:

ZONING BOARD OF HOWARD COUNTY


Robin Regner
Administrative Assistant


Guy Guzzone, Chairperson

PREPARED BY HOWARD COUNTY
OFFICE OF LAW
BARBARA M. COOK
COUNTY SOLICITOR


Ken Ulman, Vice Chairperson

EB1045m


Paul T. Johnson
Deputy County Solicitor

Absent
Charles C. Feaga

Absent
Christopher J. Merdon


David A. Rakes

Bevard Farm Corporation,

Petitioner

Before The Zoning Board

of Howard County

Zoning Board Case No. 1043M

* * * * *

DECISION AND ORDER

On June 29, 2005, the Zoning Board of Howard County considered the petition of Bevard Farm Corporation to amend the documented site plan approved in Zoning Board Case No. 984M, to change the configuration, height and materials for a fence surrounding a play area and to approve a minor enlargement of this play area. The 9,975 square foot subject property, described as Tax Map 47, Grid 6, Parcel 986, is located on the north side of Guilford Road approximately 800 feet northwest of US 1.

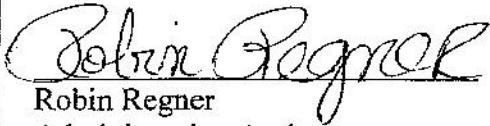
The notice of the hearing was advertised, the subject property was posted, and the adjoining property owners were mailed notice of the hearing, as evidenced by the certificates of advertising, posting and mailing to adjoining property owners, all of which were made part of the record. Pursuant to the Zoning Board's Rules of Procedure, all of the reports and official documents pertaining to the petition, including the petition, the Technical Staff Report of the Department of Planning and Zoning, and the Planning Board's Recommendation, were made part of the record of this case. The Department of Planning and Zoning recommended approval of the petition. The Planning Board recommended approval also on the condition that the wooded buffer to the northwest of the fence shall be retained.

The Petitioner was represented by Richard B. Talkin, Esq. No one appeared in opposition to the petition.

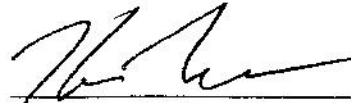
EB 1043m

ATTEST:

ZONING BOARD OF HOWARD COUNTY



Robin Regner
Administrative Assistant

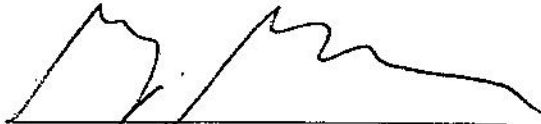


Ken Ulman, Chairperson

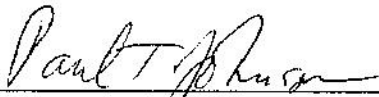


Christopher J. Merdon, Vice Chairperson

PREPARED BY HOWARD COUNTY
OFFICE OF LAW
BARBARA M. COOK
COUNTY SOLICITOR



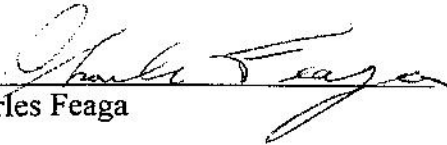
Guy Gazzone



Paul T. Johnson
Deputy County Solicitor



David A. Rakes



Charles Feaga



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

www.co.ho.md.us
FAX 410-313-3467
TDD 410-313-2323

January 27, 2006

Paul M. Revelle
Murray Hill PSC, LLC
6300 Woodside Court, Suite A
Columbia, Maryland 21045

RE: Murray Hill PSC, LLC
Zoning Board Case No. 1041M

Dear Mr. Revelle:

This is a follow-up to your letter dated November 30, 2005, concerning the Zoning Board case referenced above. In your letter, you explained that in its approval of this case for a Planned Senior Community District, the Zoning Board accepted an amendment to the petition in which the actual number of dwelling units within the development could be increased, if the net acreage of the property increased due to more detailed engineering studies of the floodplain area on the property. A floodplain study conducted in September, 2005 concluded that the net acreage of the property did increase, and Site Development Plan, SDP 06-039 (the "SDP") was submitted using this new net acreage amount for calculating the maximum density. The number of dwelling units now proposed is 143 dwelling units, and you ask whether this number of proposed dwelling units is in conformance with ZB 1041M.

In the Zoning Board decision approving ZB 1041M, there is no specific language limiting the Zoning Board's approval to a maximum of eight more units than the originally proposed 132 units. The Board only noted that "the number of dwelling units could be slightly more based on Petitioner's non-substantive amendment 3" in Finding of Fact 3. Absent a maximum dwelling unit imposed by the Zoning Board in its decision, the Department of Planning and Zoning may reasonably interpret the Zoning Board's intent in this case as approving the maximum net density for this development, provided the number of units over the originally proposed 132 units were all located in the condominium building and in the same footprint as proposed on the original Preliminary Development Plan. The proposal for 143 units on the SDP, which meets the above-noted restrictions, does not affect any of the approval criteria for the PSC District in ZB 1041M. I conclude that the SDP may be processed without requiring further action by the Zoning Board. If you have any questions, please contact me.

Sincerely,

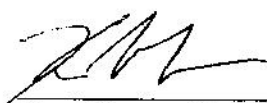
Marsha S. McLaughlin, Director
Department of Planning and Zoning

MM:jrl

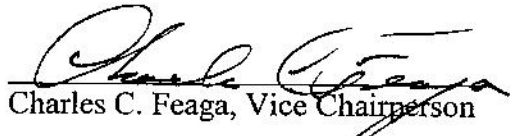
cc: Cindy Hamilton, Chief, Division of Land Development (SDP-06-039)

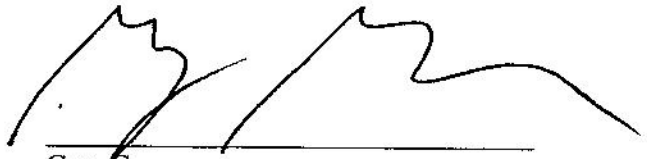
Zoning District based on Petitioner's proposed Preliminary Development Plan and Criteria as submitted to the Board and as amended non-substantively by the Petitioner at the public hearing.

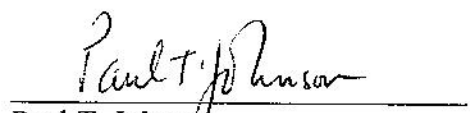

Robin Regner
Administrative Assistant

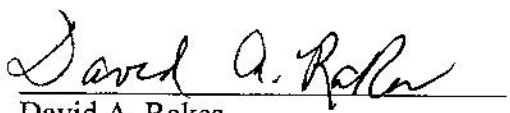

Ken Ulman, Chairperson

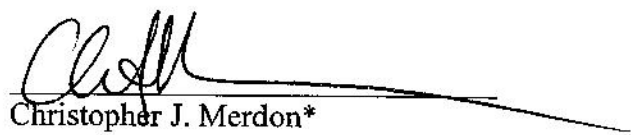
PREPARED BY HOWARD COUNTY
OFFICE OF LAW
BARBARA M. COOK
COUNTY SOLICITOR


Charles C. Feaga, Vice Chairperson


Guy Guzzone


Paul T. Johnson
Deputy County Solicitor


David A. Rakes


Christopher J. Merdon*

*THE ABOVE SIGNED BOARD MEMBER HEREBY CERTIFIES THAT HE HAS LISTENED TO A RECORDING OF THE PORTIONS OF THE HEARING FROM WHICH HE WAS ABSENT AND HAS REVIEWED THE EVIDENCE OF RECORD.

Cherrytree Park, LLC

* Before The Zoning Board of

Petitioner

* Howard County

* Zoning Board Case No. 1042M

* * * * *

DECISION AND ORDER

On November 22, 2005, the Zoning Board of Howard County, Maryland considered the petition of Cherrytree Park LLC for approval of an Amended Preliminary Development Plan and Criteria for an existing approved Mixed-Use Development (MXD-6). The Zoning Board approved the original Preliminary Development Plan ("PDP") in Zoning Board Case 973M. The 41.078 acre subject property is located on the southeast corner of the intersection of MD 216 and US 29.

The notice of the hearing was advertised, the subject property was posted and adjoining property owners were mailed notice of the hearing, as evidenced by the certificates of posting, advertising and mailing to adjoining property owners, all of which were made part of the record. Pursuant to the Zoning Board's Rules of Procedure, all of the reports and official documents pertaining to the petition, including the petition, the Technical Staff Report of the Department of Planning and Zoning, and the Planning Board's Recommendation, were made part of the record. Both the Department of Planning and Zoning and the Planning Board recommended approval of Petitioner's Alternative #1 and denial of Petitioner's Alternative #2.

The Petitioner was represented By Richard B. Talkin, Esq. No one appeared in opposition to the petition.

EB 1042 AT

ATTEST:

ZONING BOARD OF HOWARD COUNTY

Robin Regner

Robin Regner
Administrative Assistant

Guy Guzzone

Guy Guzzone, Chairperson

Ken Ulman

Ken Ulman, Vice Chairperson

PREPARED BY HOWARD COUNTY
OFFICE OF LAW
BARBARA M. COOK
COUNTY SOLICITOR

Charles C. Feaga
Charles C. Feaga

Paul T. Johnson

Paul T. Johnson
Deputy County Solicitor

Christopher J. Merdon
Christopher J. Merdon

Absent
David A. Rakes*

*THE ABOVE SIGNED BOARD MEMBER HEREBY CERTIFIES THAT HE HAS LISTENED TO A RECORDING OF THE PORTIONS OF THE HEARING FROM WHICH HE WAS ABSENT AND HAS REVIEWED THE EVIDENCE OF RECORD.

The Murray Group, LLC, et. al.

* Before the Zoning Board

Petitioners

* of Howard County, Maryland

* Case No. ZB 1035M

* * * * *

DECISION AND ORDER

On July 28, 2004, the Zoning Board of Howard County considered the petition of The Murray Group, LLC, et. al., for an amendment to the Zoning Map of Howard County so as to reclassify three properties totaling approximately 12.712 acres of land from the CE-CLI (Corridor Employment-Continuing Light Industrial) District to the M-2 (Manufacturing-Heavy) District. The subject property, identified as Tax Map 43, Grid 10, Parcels 531, 597 and 615, are located on the east side of Montevideo Road approximately 1,000 feet southeast of U.S. 1.

The notice of the hearing was advertised, the subject property was posted, and the adjoining property owners were mailed notice of the hearing, as evidenced by the certificates of advertising, posting, and mailing to adjoining property owners, which were made part of the record. Pursuant to the Zoning Board's Rules of Procedure, all of the reports and official documents pertaining to the petition, including the petition, the Technical Staff Report of the Department of Planning and Zoning, and the Planning Board's Recommendation, were made part of the record. The Department of Planning and Zoning and the Planning Board recommended approval of the petition.

The Petitioner was represented by David Carney, Esquire and John Scaldara, Esquire.

Summary of Testimony

1. Mr. Ken Murray testified on behalf of The Murray Group, LLC. The Murray Group purchased Parcel 615 on April 8, 2003. The business had relocated from Dorsey Road with the understanding that it would be able to conduct its truck repair activities at that

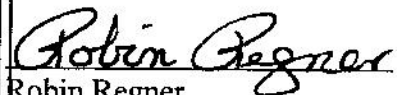
ZB 1035m

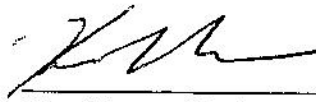
ORDER

For the foregoing reasons, the Zoning Board of Howard County, on this 4th day of October, 2004, hereby GRANTS Petitioners' request to rezone the subject property from the CE/CLI Districts to the M-2 (Manufacturing: Heavy) District.

ATTEST:

HOWARD COUNTY ZONING BOARD

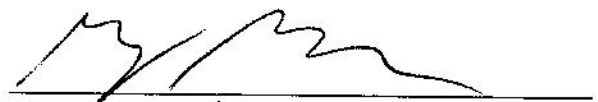

Robin Regner
Administrative Assistant


Ken Ulman, Chairman


(ABSENT)

PREPARED BY:
HOWARD COUNTY
OFFICE OF LAW
BARBARA M. COOK
COUNTY SOLICITOR

Allan Kittleman, Vice Chairperson


Guy Guzzone *


Lynn A. Robeson


Chris Merdon


David Rakes

*THE ABOVE SIGNED BOARD MEMBER HEREBY CERTIFIES THAT HE HAS LISTENED TO A RECORDING OF THE HEARING FROM WHICH HE WAS ABSENT AND HAS REVIEWED THE EVIDENCE OF RECORD.

Ronald G. and Anna Jo Burke,

Petitioners

BEFORE THE

* ZONING BOARD OF

HOWARD COUNTY

* ZB Case 1036M

* * * * *

DECISION AND ORDER

On January 19, 2005, the Zoning Board of Howard County, Maryland considered the petition of Ronald G. and Anna Jo Burke for an amendment to the Zoning Map of Howard County, so as to reclassify from the RC-DEO (Rural Conservation-Density Exchange Option) to the BR (Business-Rural) Zoning District 3.97 acres of land, located on the south side of I-70 and the north side of MD 144, northeast of the terminus of Long Corner Road.


The notice of the hearing was advertised, the subject property was posted, and the adjoining property owners were mailed notice of the hearing, as evidenced by the certificates of posting, advertising and mailing to adjoining property owners, all of which were made part of the record. Pursuant to the Zoning Board's Rules of Procedure, all of the reports and official documents pertaining to the petition, including the petition, the Technical Staff Report of the Department of Planning and Zoning, and the Planning Board's Recommendation, were made part of the record. The Department of Planning and Zoning recommended approval of the petition provided the Petitioner clarified that the house identified on the plan met the criterion of Section 117.1.C.25. of the Howard County Zoning Regulations. The Planning Board recommended approval of the petition with the provision that the Zoning Board consider requiring that the Petitioner increase landscape screening along the east and south sides of the subject property.

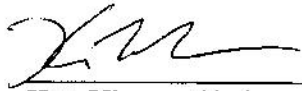
2. The evidence which the Petitioners have presented establishes that they have met the burden of establishing the criteria of Sections 117.1B and 117.1G.3. of the Howard County Zoning Regulations.

For the foregoing reasons, the Zoning Board of Howard County, Maryland, on this 21ST day of March, 2005, hereby GRANTS the Petitioners' request for reclassification of the 3.97 acre subject property from the RC-DEO to the BR Zoning District, based upon and limited to the existing use of the excavating contractor's business as indicated on Petitioners' proposed Preliminary Development Plan, submitted as part of the zoning petition.

ATTEST:

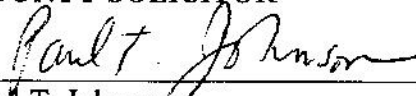
ZONING BOARD OF HOWARD COUNTY



Robin Regner
Administrative Assistant


Ken Ulman, Chairperson

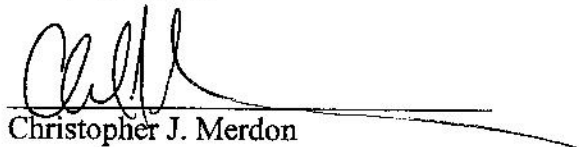
PREPARED BY HOWARD COUNTY
OFFICE OF LAW
BARBARA M. COOK
COUNTY SOLICITOR


Charles Feaga, Vice Chairperson


Paul T. Johnson
Deputy County Solicitor


Guy Guzzone


David A. Rakes


Christopher J. Merdon

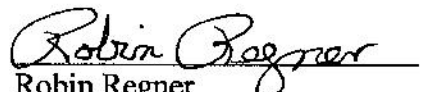
subject property or off-site should be decided pursuant to the approval criteria of Section 13.402(e) of the Howard County Code not by the Zoning Board as a condition in a decision and order.

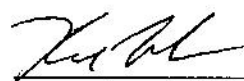
2. Petitioner's request to amend the Decision and Order in ZB Case 1029M to remove condition 3 is not governed by the criteria of Section 127.1G. of the Howard County Zoning Regulations so the Board need not address those criteria in this amendment request.

For the foregoing reasons, the Zoning Board of Howard County on this 15th day of December, 2003, hereby GRANTS petitioner's request to amend the September 25, 2003 Decision and Order in ZB Case 1029M to remove condition 3 from that decision, and therefore ORDERS that condition 3 be so removed.

ATTEST:


ZONING BOARD OF HOWARD COUNTY


Robin Regner
Administrative Assistant


Ken Ulman, Chairperson


PREPARED BY HOWARD COUNTY
OFFICE OF LAW
BARBARA M. COOK
COUNTY SOLICITOR

ABSENT
Allan H. Kittleman, Vice Chairperson


Paul T. Johnson
Deputy County Solicitor


Guy Guzzone


David A. Rakes


Christopher J. Merdon

Waverly Gardens, LLC

* Before the Zoning Board

Petitioner

* of Howard County

* Case No. ZB 1037M

* * * * *

DECISION AND ORDER


On August 16, 19, 23 and 31, 2004, the Zoning Board of Howard County considered the petition of Waverly Gardens, LLC to amend an approved documented site plan (ZB Case No. 1003M) for 2.32 acres of land identified as Tax Map 16, Grid 5, Part of Parcel 20 (Future Parcel C) (the "subject property") in order to increase the density of the proposed building from 60 dwelling units to 102 moderate income age-restricted dwelling units on the site. The subject property is located on the north side of Birmingham Way generally to the southeast of the intersection with Warwick Way.

The notice of the hearing was advertised, the subject property was posted, and adjoining property owners were mailed notice of the hearing, as evidenced by the certificates of advertising, posting, and mailing to adjoining property owners, which were made part of the record. Pursuant to the Zoning Board's Rules of Procedure, all of the reports and official documents pertaining to the petition, including the petition, the Technical Staff Report of the Department of Planning and Zoning, the Planning Board's Recommendation, the records of Zoning Board Cases 1018M and 1027M and prior zoning approvals for the subject property, were made part of the record. The Department of Planning and Zoning recommended approval of the petition. The Planning Board recommended denial of the petition.

4. The additional density granted by this approval shall be used solely for the purpose of meeting the requirement from Zoning Board Case Nos. 1018M and 1027M that the Petitioner provide 10% of the total density of those developments as MIHUs.

ATTEST:

ZONING BOARD OF HOWARD COUNTY


Robin Regner
Administrative Assistant

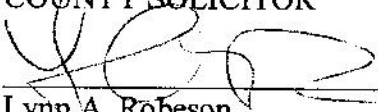

Ken Ulman, Chairperson

DISSENT

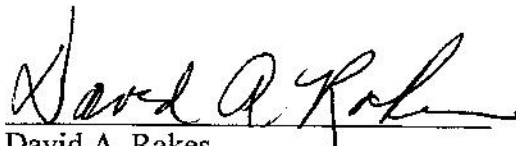
PREPARED BY HOWARD COUNTY
OFFICE OF LAW
BARBARA M. COOK
COUNTY SOLICITOR

Allan H. Kittleman, Vice Chairperson

(ABSENT)


Lynn A. Robeson
Senior Assistant County Solicitor

Guy Guzzone


David A. Rakes


Christopher J. Merdon

Ameriwaste, LLC,

Petitioner

Before The Zoning Board

Of Howard County

Zoning Board Case No. 1033M

Handwritten:
C...
O.P.H.

* * * * *

DECISION AND ORDER

On April 21, 2004 the Zoning Board of Howard County considered the petition of Ameriwaste, LLC to amend the Operations Plan for an existing Solid Waste Overlay (SWO) District to add Municipal Solid Waste ("MSW") processing functions to an existing waste transfer station. The 3.09 acre subject property is located on the south side of Kit Kat Road approximately 1,100 feet southeast of US 1. The subject property is described as Tax Map 43, Grid 10, Part of Parcel 46, 7140 Kit Kat Road.

The notice of the hearing was advertised, the subject property was posted, and the adjoining property owners were mailed notice of the hearing, as evidenced by the certificates of advertising, posting and mailing to adjoining property owners, all of which were made part of the record. Pursuant to the Zoning Board's Rules of Procedure, all of the reports and official documents pertaining to the petition, including the petition, the Technical Staff Report of the Department of Planning and Zoning, and the Planning Board's Recommendation, were made part of the record of this case. Both the Department of Planning and Zoning and the Planning Board recommended approval of the petition.


The Petitioner was represented by David Carney, Esq. Mr. Blaine Sutton and Mr. Barry Polansky, owners of a business adjoining the subject property appeared in opposition to the petition.

2. Petitioner will work with Howard County to install a no left turn sign at the intersection of Kit Kat Road and US 1; and


3. Petitioner will work with Howard County to develop and coordinate a system, through the use of signal flags or other methods, for helping drivers wanting to make a right turn onto US 1 from Kit Kat Road to safely do so.

ATTEST:


ZONING BOARD OF HOWARD COUNTY

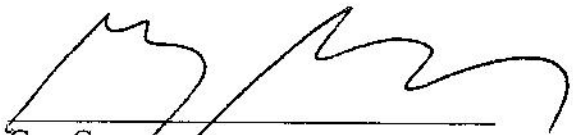

Robin Regner
Administrative Assistant

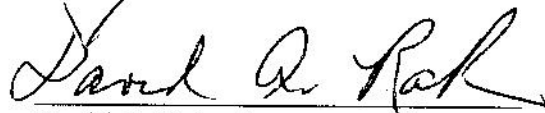

Ken Ulman, Chairperson



Allan H. Kittleman, Vice Chairperson

PREPARED BY HOWARD COUNTY
OFFICE OF LAW
BARBARA M. COOK
COUNTY SOLICITOR


Paul T. Johnson
Deputy County Solicitor


Guy Guzzone


David A. Rakes*


Christopher J. Merdon

*THE ABOVE SIGNED BOARD MEMBER HEREBY CERTIFIES THAT HE HAS LISTENED TO A RECORDING OF THE PORTIONS OF THE HEARING FROM WHICH HE WAS ABSENT AND HAS REVIEWED THE EVIDENCE OF RECORD.

Workplace Essentials, Inc. * Before The Zoning Board
Petitioner * Of Howard County
* Zoning Board Case No. 1032M

* * * * *

DECISION AND ORDER

On April 14, 2004, the Zoning Board of Howard County considered the petition of Workplace Essentials, Inc. for an amendment to the Zoning Map of Howard County to reclassify an approximately 5,760 foot square foot area of a larger parcel from the M-1 (Manufacturing: Light) Zoning District to a M-1 with a Solid Waste Overlay Zoning District (M-1-SWO), in order to allow the use of a subordinate waste transfer station to be conducted in association with one function of Petitioner's business-service operation. The subject property, Suite J of Tax Map 37, Grid 11, Parcel 135, Part of A-24, 7184 Troy Hill Drive, an area of an existing building in the Troy Hill Corporate Center, is located on the north side of Troy Hill Drive 350 feet northwest of its south intersection with US 1.

The notice of the hearing was advertised and the subject property was posted as evidenced by the certificates of advertising and posting, which were made part of the record. The Petitioner indicated that the adjoining property owners were not mailed notice of the hearing. However, in light of the fact that Petitioner indicated that all of the property adjoining the subject property was owned by Petitioner, and that Section 16.204(d)(2) of the Howard County Code provides that noncompliance with the adjoining property mailing requirement is not a basis for appeal or setting aside of any piecemeal

ZB 103212x

124F.2. of the Howard County Zoning Regulations have been met and if it finds that there is a compelling reason to do so.

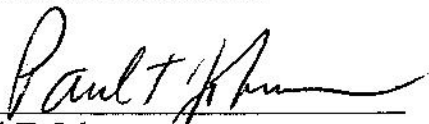
2. The Petitioner has established through its presentation and DPZ's Technical Staff Report, based on the above found facts, that all of the criteria of Section 124F.2. of the Howard County Zoning Regulations have been met, and the Board so concludes.

For the foregoing reasons, the Zoning Board of Howard County, Maryland, on this 6th day of MAY, 2004, hereby GRANTS the rezoning of the Solid Waste Overlay District covering the underlying M-1 Zoning District for the subject property described herein, for the operation of the small-scale waste transfer station as indicated in the Petition's Operations Plan and PDP presented in this case, on the condition that the waste stored on-site shall be strictly limited to the types of waste specified in the Petition.

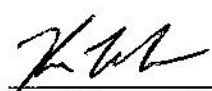
ATTEST:
COUNTY


Robin Regner
Administrative Assistant

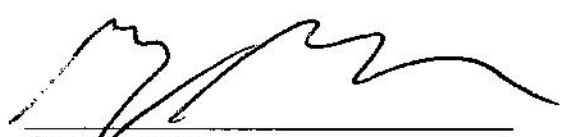
PREPARED BY HOWARD COUNTY
OFFICE OF LAW
BARBARA M. COOK
COUNTY SOLICITOR


Paul T. Johnson
Deputy County Solicitor

ZONING BOARD OF HOWARD


Ken Ulman, Chairperson


Allan H. Kittleman, Vice Chairperson


Guy Guzzone


David A. Rakes


Christopher J. Merdon

Redmiles Services, Inc.,

Petitioner

* Before The Zoning Board

of Howard County

*

Zoning Board Case 1034M

* * * * *

DECISION AND ORDER

On July 7, 2004, the Zoning Board of Howard County, Maryland, considered the petition of Redmiles Services, Inc. for an amended Preliminary Development Plan ("PDP") in an existing Business-Rural (BR) District for a landscape storage yard. The subject property, a 4.63 acre parcel, is located on the south side of Old Frederick Road approximately 200 feet west of West Watersville Road and is described as Tax Map 2, Grid 13, Parcel 111. The address of the subject property is 17501 Old Frederick Road.

The notice of the hearing was advertised, the subject property was posted, and adjoining property owners were notified by mail of the date, place and time of the hearing as required by Howard County law as evidenced by the certificates of advertising, posting and mailing to adjoining property owners, which were made part of the record of the hearing. Pursuant to the Zoning Board's Rules of Procedure, all of the official documents pertaining to this case, including the petition, the Department of Planning and Zoning's Technical Staff Report, the Planning Board's Recommendation, and the reports of the responding reviewing agencies, were made a part of the record of the case. The Department of Planning and Zoning recommended denial of the petition. The Planning Board recommended granting the petition, subject to the Zoning Board's addressing a number of enumerated concerns contained in the Planning Board's Recommendation.

2. The evidence in the record establishes that the Petitioner, with the conditions provided in Finding of Fact 12 being met, has met the criteria of Section 117.1.G.3.c. through e. and 117.1.H. of the HCZR.

For the foregoing reasons, the Zoning Board of Howard County, Maryland, on this 23rd day of September, 2004, hereby GRANTS the Petitioner's request for approval of its proposed amended Preliminary Development Plan for the BR-zoned subject property subject to the Petitioner's compliance with the conditions outlined in Finding of Fact 12 of this decision.

ATTEST:

ZONING BOARD OF HOWARD COUNTY

Robin Regner
Robin Regner
Administrative Assistant

Ken Ulman
Ken Ulman, Chairperson

PREPARED BY HOWARD COUNTY
OFFICE OF LAW
BARBARA M. COOK
COUNTY SOLICITOR

DID NOT PARTICIPATE
Allan H. Kittleman, Vice Chairperson

Paul T. Johnson
Paul T. Johnson
Deputy County Solicitor

Guy Grizzone
Guy Grizzone

David A. Rakes
David A. Rakes

Christopher J. Merdon
Christopher J. Merdon

Port Capital Center of Maryland, LLC

Petitioner

Before The Zoning Board of

Howard County

ZB Case No. 1028M

* * * * *

DECISION AND ORDER

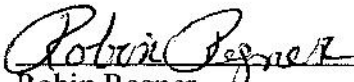
On June 18, 2003, the Zoning Board of Howard County considered the petition of Port Capital Center of Maryland, LLC for an amendment to the Zoning Map of Howard County so as to reclassify 6.97 acres of land from the M-1 (Manufacturing-Light) to the R-MH (Residential Mobile Home) Zoning District, and 1.80 acres of land from the M-1 to the B-1 (Business- Local) Zoning District. The 8.77 acre subject property is located on the east side of Port Capital Drive approximately 400 feet north of US 1.

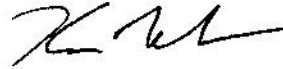
The notice of the hearing was advertised, the subject property was posted, and adjoining property owners were mailed notice of the hearing, as evidenced by the certificates of advertising, posting and mailing to adjoining property owners, which were made part of the record. Pursuant to the Zoning Board's Rules of Procedure, all of the reports and official documents pertaining to the petition, including the petition, the Technical Staff Report of the Department of Planning and Zoning, and the Planning Board's Recommendation, were made part of the record. The Department of Planning and Zoning recommended approval of the R-MH rezoning and denial of the B-1 rezoning, while the Planning Board recommended granting of the entire petition as requested.

The Petitioner was represented by Richard Talkin, Esq. Eileen Powers, Esq, the Zoning Counsel, appeared to support the existing zoning of the subject property which was designated on the subject property at the 1993 Comprehensive Zoning.


ATTEST:

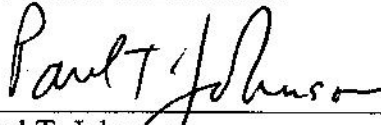
ZONING BOARD OF HOWARD COUNTY

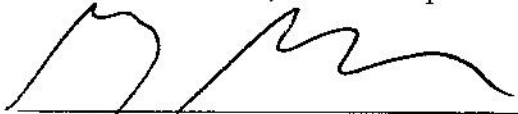

Robin Regner
Administrative Assistant

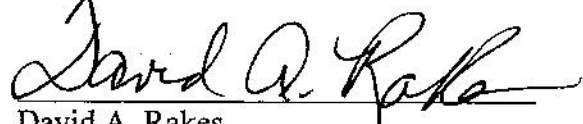

Ken Ulman, Chairperson

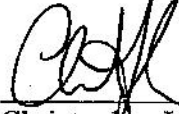
PREPARED BY HOWARD COUNTY
BARBARA M. COOK
COUNTY SOLICITOR


Allan H. Kittleman, Vice Chairperson


Paul T. Johnson
Deputy County Solicitor


Guy Guzzone


David A. Rakes


Christopher J. Merdon

Harmel PSC, LLC,

Petitioner

*

Before The Zoning Board

of Howard County

*

Zoning Board Case 1029M

* * * * *

DECISION AND ORDER

On December 15, 2003, the Zoning Board of Howard County, Maryland, considered the request of Harmel PSC, LLC to amend the Decision and Order for ZB Case 1029M to remove condition 3, that "the 8 moderate income housing units shall be provided on site". The subject property, which is now zoned PSC, is located and identified as described in the original September 25, 2003 Decision and Order of the Zoning Board. On September 25, 2003, the Zoning Board granted the Petitioner's request to rezone the subject property to the PSC Zoning District subject to four conditions, including condition 3, which is the subject of this request to amend the decision.

The notice of the hearing for this request was sent by mail to all parties in the original case.

After careful evaluation of the Petitioner's request, the Zoning Board makes the following findings of fact and conclusions of law:

FINDINGS OF FACT

1. Mr. Paul Revelle spoke on behalf of the Petitioner. Mr. Revelle indicated that the Petitioner was requesting that condition 3 be removed from the decision because there was a good possibility that a plan could be approved by the Department of Housing and Community Development to provide the required eight moderate income housing units associated with the rezoning of the subject property at an off-site location pursuant to

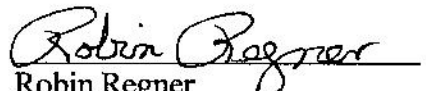
subject property or off-site should be decided pursuant to the approval criteria of Section 13.402(e) of the Howard County Code not by the Zoning Board as a condition in a decision and order.

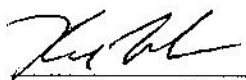
2. Petitioner's request to amend the Decision and Order in ZB Case 1029M to remove condition 3 is not governed by the criteria of Section 127.1G. of the Howard County Zoning Regulations so the Board need not address those criteria in this amendment request.

For the foregoing reasons, the Zoning Board of Howard County on this 15th day of December, 2003, hereby GRANTS petitioner's request to amend the September 25, 2003 Decision and Order in ZB Case 1029M to remove condition 3 from that decision, and therefore ORDERS that condition 3 be so removed.

ATTEST:


ZONING BOARD OF HOWARD COUNTY


Robin Regner
Administrative Assistant


Ken Ulman, Chairperson


PREPARED BY HOWARD COUNTY
OFFICE OF LAW
BARBARA M. COOK
COUNTY SOLICITOR

ABSENT
Allan H. Kittleman, Vice Chairperson


Paul T. Johnson
Deputy County Solicitor


Guy Guzzone


David A. Rakes


Christopher J. Merdon

FREETOWN, L.L.C. : BEFORE THE
Petitioner : ZONING BOARD OF
Zoning Board Case No. 1030M : HOWARD COUNTY, MARYLAND
.....

DECISION AND ORDER

On July 30, 2003, the Zoning Board of Howard County, Maryland, considered the petition of Freetown, L.L.C. for an amendment to the Zoning Map of Howard County so as to reclassify from an R-20 (Residential: Single) District to a PSC (Planned Senior Community) District a property located on the west side of Cedar Lane, south of the intersection with Freetown Road, and identified as Parcels 224 and 326 on Howard County Tax Map 35 (the "subject property").

The notice of the hearing was advertised, the subject property was posted, and adjoining property owners were notified by mail of the hearing date in accordance with Howard County law, as evidenced by the certificates of posting, advertising, and mailing to adjoining property owners, all of which were incorporated into the record. Pursuant to the Zoning Board's Rules of Procedure, all of the reports and official documents pertaining to the Petition, including the petition, the Technical Staff Report of the Department of Planning and Zoning and the Planning Board's recommendation were incorporated into the record. The Department of Planning and Zoning recommended approval of the petition. The Planning Board recommended denial of the petition.

The Petitioner was represented by David Carney, Esquire. Mr. David Southall acted as spokesperson for the Protestants. After careful evaluation of all the information presented, the Zoning Board of Howard County makes the following findings of fact and conclusions of law:

27103079

CONCLUSIONS OF LAW

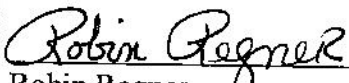
1. The Petitioner, as one seeking a reclassification to the PSC District, has the burden of demonstrating that the petition meets the criteria for approval set forth in the PSC District.

2. The evidence that the Petitioner presented in support of the petition is sufficient to meet that burden.

For the foregoing reasons, the Zoning Board of Howard County, Maryland, on this 24th day of September, 2003, hereby GRANTS the Petitioner's request for reclassification of the 6.88 acre subject property described herein from the R-20 to the PSC Zoning District.

ATTEST:

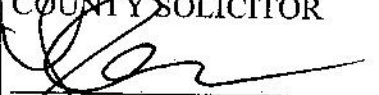
ZONING BOARD OF HOWARD
COUNTY

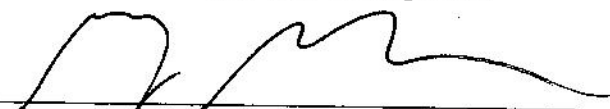

Robin Regner
Administrative Assistant


Ken Ulman, Chairperson


PREPARED BY HOWARD
COUNTY OFFICE OF LAW
BARBARA M. COOK,
COUNTY SOLICITOR


Allan H. Kittleman, Vice-Chairperson


Lynn A. Robeson
Senior Assistant County
Solicitor


Guy Guzzone

(ABSENT)
David A. Rakes


Christopher J. Merdon

Howard Research and
Development Corporation,

Petitioner

*

Before The Zoning Board

of Howard County

*

Zoning Board Case 1031M

* * * * *

DECISION AND ORDER

On July 23 and 24, September 10, 11 and 24, October 15 and 20, and November 3 and 4, 2003, the Zoning Board of Howard County, Maryland considered the petition of the Howard Research and Development Corporation to amend the Preliminary Development Plan for the New Town District of Columbia to increase the overall maximum density from 2.35 to 2.5 dwelling units per gross acre.


The Zoning Board made a partial decision in this case on February 5, 2004 when it amended the Preliminary Development Plan of the Columbia New Town District so as to increase the overall residential density as provided in the PDP from 2.35 to 2.3571 dwelling units per gross acre on the condition that this density increase may be used only for the 96 age-restricted, moderate-income housing units proposed to be used on the old Exxon site in the Village of Oakland Mills. In this decision and order, the Zoning Board will decide the balance of the petition.

The notice of the hearing was advertised as required by law as evidenced by the certificate of advertising, which was made part of the record. Pursuant to the Zoning Board's Rules of Procedure, all of the reports and official documents pertaining to the petition, including the petition, the Technical Staff Report of the Department of Planning and Zoning and the Planning Board's Recommendation, were made part of the record of the case. Both

Z-1031


ATTEST:

ZONING BOARD OF HOWARD COUNTY

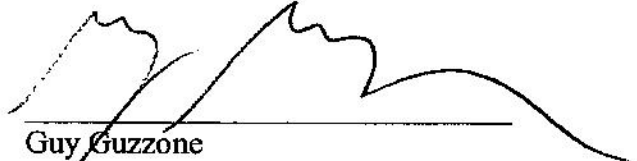

Robin Regner
Administrative Assistant

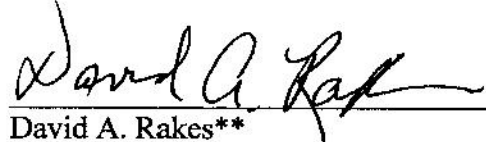

Ken Ulman, Chairperson

PREPARED BY HOWARD COUNTY
OFFICE OF LAW
BARBARA M. COOK
COUNTY SOLICITOR


Allan H. Kittleman, Vice Chairperson


Paul T. Johnson
Deputy County Solicitor


Guy Guzzone


David A. Rakes**


Christopher J. Merdon**

**THE ABOVE SIGNED BOARD MEMBERS HEREBY CERTIFY THAT THEY HAVE LISTENED TO A RECORDING OF THE PORTIONS OF THE HEARING FROM WHICH THEY WERE ABSENT AND HAS REVIEWED THE EVIDENCE OF RECORD.