

1 **JON WEINSTEIN,** * **BEFORE THE**
2 **COUNCILPERSON, PETITIONER** * **PLANNING BOARD OF**
3 **ZRA-181** * **HOWARD COUNTY, MARYLAND**

4 * * * * *

5 **MOTION:** *To recommend approval of the Zoning Regulation Amendment with the text*
6 *in Exhibit B – DPZ’s Recommended Text.*

7 **ACTION:** *Recommended approval; Vote 4 to 0.*

8 * * * * *

9 On June 15, 2017, the Planning Board of Howard County, Maryland, considered the petition of Jon
10 Weinstein for an amendment to the Zoning Regulations to amend Section 131.0.N.17 to allow Country Inns
11 as a Conditional Use in the R-VH District.

12 The Planning Board considered the petition, the Department of Planning and Zoning (DPZ) Technical
13 Staff Report and Recommendation, and the comments of reviewing agencies. DPZ recommended approval of
14 the petition, with minor revisions as noted in Exhibit B. Mr. Weinstein stated that the name of the use
15 category could be changed to Historic Inn. He explained that public restaurants are excluded from the R-VH
16 zoning district, because the character is mostly residential. Additionally, allowing a restaurant would compete
17 with the restaurants on Main Street. Mr. Weinstein said that this proposal would provide another opportunity
18 to preserve historic buildings, but would likely have a limited impact on the neighborhood. There was no
19 testimony in opposition to the petition.

20 Alan Schneider expressed support for preserving historic resources in the County, however; this
21 proposal leaves out certain issues, such as having a definition for “compatibility”.

22 **Board Discussion and Vote**

23 In work session, the Planning Board acknowledged that the deterioration of historic buildings is
24 prevalent and there is a serious need to preserve them. The Board also recognized that many of these historic
25 buildings can no longer be used as homes and the owners need more options to generate income to support
26 building maintenance.

27 Mr. Coleman made the motion to recommend approval of the petition with the text in Exhibit B –
28 DPZ’s Recommended Text. Ms. Adler seconded the motion. The motion passed by a vote of 4 to 0.

29
30 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 15th day of
31 June, 2017, recommends that ZRA-181, as described above, be APPROVED, with the text in Exhibit B –
32 DPZ’s Recommended Text.

HOWARD COUNTY PLANNING BOARD

Phillips Engelke / AG
Phillips Engelke, Chair

Erica Roberts / AG
Erica Roberts, Vice-chair

Delphine Adler / AG
Delphine Adler

Ed Coleman / AG
Ed Coleman

ATTEST:

Valdis Lazdins
Valdis Lazdins, Executive Secretary