



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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Ellicott City, Maryland 21043

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Voice/Relay

Valdis Lazdins, Director

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Subject: Planning Board Recommendations

**ZRA-163 & ZRA 166 (Jonathan Weinstein, Councilperson and Binder Rock, LLC)
ZRA-164 (Calvin Ball, Councilperson)**

To: Recipients of Planning Board Recommendations

From: Toni Sieglein 
Division of Public Service and Zoning Administration

Date: May 23, 2016

Attached are the Planning Board Recommendations for ZRA-164, ZRA-163 and ZRA-166. Should you have any questions, please contact this office at 2350.

cc: Diane Wilson, Chief of Staff
Gary Kuc, County Solicitor
Paul Johnson, Deputy County Solicitor
Howard County Council
Robin Regner, Administrative Assistant to Zoning Board
Jennifer Sager, Legislative Coordinator
Theodore Wimberly – Legislative Assistant

:tms
Attachment

1 JONATHAN WEINSTEIN, COUNCILPERSON * BEFORE THE
2 AND BINDER ROCK, LLC * PLANNING BOARD OF
3 ZRA-163 AND ZRA-166 * HOWARD COUNTY, MARYLAND

4 * * * * *

5 MOTION: *To recommend approval for the Petitioners' Zoning Regulation*
6 *Amendments and the additional revisions to the TOD District regulations as*
7 *recommended by the Department of Planning and Zoning.*

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

9 * * * * *

10 On April 28, 2016, the Planning Board of Howard County, Maryland, considered the petition of
11 Jonathan Weinstein, Councilperson to amend Section 127.4.B.8 to delete the requirement that single-family
12 attached dwellings may not occupy more than 40% of the residential development area within a TOD District
13 encompassing at least 50 acres and the petition of Binder Rock, LLC to amend Section 127.4.F.2.b to remove
14 amenity areas from the items that may not take up more than 50% of the developable acreage in the TOD
15 District. Furthermore, DPZ proposed amendments to the TOD District to make the regulations more
16 responsive to market demand and to clarify language that did not achieve the District's purpose.

17 The Planning Board reviewed and considered both ZRA Petitions, the Department of Planning and
18 Zoning ("DPZ") Technical Staff Report, and comments of reviewing agencies as well as members of the
19 public. DPZ recommended approval of the petitions and approval of the additional amendments proposed by
20 DPZ staff.

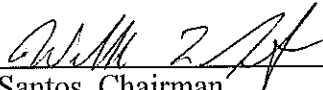
21 Binder Rock, LLC was represented by Sang Oh. Mr. Oh stated that his client supports all the
22 recommendations made by DPZ in the Technical Staff Report. There was no testimony in opposition to the
23 petitions or the additional amendments proposed by DPZ.

24 During the worksession on the proposals, the Planning Board expressed that it found all the
25 amendments to be straightforward and reasonable. The Board was especially supportive of the revision to the
26 building height requirement and the revision to provide an incentive for structured parking. Members of the
27 Board expressed hope that the recommended amendments are sufficiently comprehensive so the TOD District
28 regulations will not need additional changes in the future.

29 Ms. Adler made the motion to recommend approval of the petitions and the DPZ amendments as
30 recommended by DPZ in the Technical Staff Report. Ms. Roberts seconded the motion. The motion passed by
31 a vote of 4 to 0.

1 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this ^{23rd} ~~19th~~ day of
2 May, 2016, recommends that ZRA-163, ZRA-166, and the DPZ recommended amendments to the TOD
3 District, as described above, be APPROVED.
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5 HOWARD COUNTY PLANNING BOARD

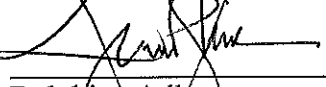
6 
7 Bill Santos, Chairman

8 
9 Jacqueline Easley

10 ABSENT

11 Phillips Engelke

12 
13 Erica Roberts

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15 Delphine Adler
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19 ATTEST:

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21 Valdis Lazdins, Executive Secretary
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