

1 COUNCIL MEMBER JON WEINSTEIN \* BEFORE THE  
2 PETITIONER, \* PLANNING BOARD OF  
3 ZRA 158 \* HOWARD COUNTY, MARYLAND  
4 \*

5 \* \* \* \* \*

6 **MOTION:** *To recommend approval of the Zoning Regulation Amendment petition*  
7 *request to amend Section 128.0.K of the Supplementary Zoning District Regulations*  
8 *of the Zoning Regulations to permit density from potential infill lots in the R-20, R-12,*  
9 *R-ED, and R-SC zoning districts to be sent to a receiving parcel in any planning*  
10 *district, under certain circumstances. Also, to recommend amendments to Sections*  
11 *103.0 and 128.0 to correct several minor existing errors in the Zoning Regulations.*  
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13 **ACTION:** *Recommended Approval; Vote 4 to 0.*

14 \* \* \* \* \*

15 **RECOMMENDATION**

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17 On May 19, 2016, the Planning Board of Howard County, Maryland, considered the petition of Jon  
18 Weinstein, to amend Sec. 128.0.K of the Zoning Regulations to allow density from infill lots to be sent to a  
19 receiving parcel in any planning district, under certain circumstances. The Department of Planning and  
20 Zoning (DPZ) recommended additional amendments to correct minor existing errors in Sec. 103.0 and 128.0.  
21

22 The Planning Board considered the petition, the DPZ Technical Staff Report and Recommendation,  
23 comments of reviewing agencies, and testimony from the public. Council Member Jon Weinstein presented  
24 testimony in support of his petition. Mr. John Carney also testified in support of the petition.  
25

26 DPZ recommended approval of the petition because it is consistent with General Plan goals related to  
27 compatible infill and growth. The proposed DPZ amendments correct several minor existing errors in the  
28 Zoning Regulations. The Planning Board's work session followed the meeting. During the work session, all  
29 citizen and DPZ testimony was evaluated to develop the Board's recommendations.  
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31 **Board Discussion and Recommendation**

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33 The Board's work session focused on the effects of removing the geographic limitation on density

1 sending. The Board recognized that the proposal encourages density transfer from established communities to  
2 designated growth areas and provides options for property owners that have additional density. The Board  
3 also noted that the proposal is in harmony with the General Plan. Erica Roberts made a motion to recommend  
4 approval of ZRA 158. Phil Engelke seconded the motion. The motion passed by a vote of 4 to 0.  
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6 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 15<sup>th</sup> day of  
7 June, 2016, recommends that ZRA 158, as described above, be **APPROVED**.  
8

11 HOWARD COUNTY PLANNING BOARD

12 Bill Santos /SB  
13 Bill Santos, Chairman

14 Phil Engelke /SB  
15 Phil Engelke, Vice-Chair

16 Tudy Adler /SP  
17 Tudy Adler

18 Absent

19 Jacqueline Easley

20 Erica Roberts /SB  
21 Erica Roberts

22  
23  
24 ATTEST:

25 Valdis Lazdins  
26 Valdis Lazdins, Executive Secretary