



**Howard County Maryland**  
**Department of Planning and Zoning**  
3430 Courthouse Drive, Ellicott City, MD 21043

(410) 313-2350  
www.howardcountymd.gov

DPZ Office Use only:

Case No: ZRA-219

Date Filed: 9/5/2025



## Zoning Regulation Amendment Petition

### Petition Request

**Description of Proposed Amendment:**

Add a definition for Activity Centers to the Zoning Regulations and promote diverse housing opportunities within Activity Centers in the TOD and TNC zoning districts to align with the goals of the General Plan, HoCo By Design.

### Petitioner's Representative Information

**Petitioner's Representative Name:** David Moore

**Address:** 3450 Court House Drive, Ellicott City, MD, 21043

**Phone:** 410-313-2100

**Email:** dmoore@howardcountymd.gov

**Profession:** Attorney

### Petitioner Information

**Petitioner Name:** Lynda Eisenberg

**Petitioners Business Name/Trading As:** Howard County Government

**Address:** 3430 Court House Drive, Ellicott City, MD, 21043

**Phone:** 410-313-2350

**Email:** leisenberg@howardcountymd.gov

**Petitioner's Interest in Subject Property:** Other

**If the petitioner is not the property owner, please explain:** Petition submitted on behalf of Howard County Government

### Zoning Regulation Amendment Information

**Please provide a brief statement concerning the reason(s) the requested amendment(s) to the Zoning Regulations is (are) being proposed:**

Howard County's General Plan identifies Activity Centers as areas targeted for growth that promote opportunities for compact mixed-use development, diverse mixed-income for-sale and rental housing choices, small parks or community gathering spaces, employment opportunities, retail uses, and walking, biking, and transit options. The purpose of the ZRA is to allow and require various housing types within the designated Activity Centers in the TNC and TOD zoning districts.

**The Legislative Intent of the Zoning Regulations in Section 100.0.A. expresses that the Zoning Regulations have the purpose of "...preserving and promoting the health, safety and welfare of the community." Please provide a detailed justification statement demonstrating how the proposed amendment(s) will be in harmony with this purpose and the other issues in Section 100.0.A.**

The proposed ZRA is in harmony with preserving and promoting the health, safety and welfare of the County as described in Section 100.A. Specifically, this proposed ZRA is described in enumerated intent number 5 – *To provide for adequate housing choices in suitable living environment within the economic reach of all citizens.*

**Provide the address, Tax Map, and Parcel Number for any parcel(s) of land known to be affected by the amendment(s) that the Petitioner owns or has a legal or equitable interest in.**

The amendment would impact more than eight properties. The amendment has a general impact on lots and parcels zoned TOD and TNC.

## Zoning Regulation Amendment Criteria

**Describe the compatibility, including potential adverse impacts and consequences, of the proposed zoning regulation amendment with the existing and potential land uses of the surrounding areas and within the same zoning district.**

This ZRA would generally have an impact on all lots and parcels zoned TOD and TNC. The proposed ZRA is promoting the General Plan policy goals to expand opportunities for more diverse housing options within targeted Activity Centers. The proposed ZRA would encourage property owners to build a mix of housing types, such as apartments, stacked townhomes, single-family attached, and age-restricted adult housing.

**Provide an overview of the properties to which the zoning regulation amendment could apply and, if feasible, a map of the impacted properties.**

The proposed amendment will impact properties zoned TOD and TNC. A Map has been included with the Petition that highlights these areas.

**Describe any conflicts that would occur in the Howard County Zoning Regulations as a result of the zoning regulation amendment.**

If approved, this amendment would not create any conflicts in the Howard County Zoning Regulations. The purpose of the ZRA is to create opportunities for a variety of housing types and generally require developments over a certain acreage to provide a mix of these housing types.

**Describe the compatibility of the proposed zoning regulation amendment with the policies and objectives, specifically including the environmental policies and objectives, of the Howard County General Plan.**

The General Plan's Dynamic Neighborhood Chapter is supportive of providing attainable and diverse housing options. It emphasizes creating more diverse housing options throughout the County, increasing housing affordability, and ensuring there are housing options for older adults, disabled populations, and those with special needs. Below is a list of the Dynamic Neighborhood Policy Statements and Implementing Actions that support the proposed ZRA amendment.

DN-4 Policy Statement – Future Activity Centers, as identified on the Future Land Use Map (FLUM), should include a unique mix of densities, uses, and building forms that provide diverse, accessible, and affordable housing options.

DN-9 Policy Statement – Create greater opportunities for multi-generational neighborhoods, especially in character areas identified as activity centers.

- *Implementing Action #1 – Design new activity centers to accommodate the needs of various ages, abilities, and life stages. Ensure design of neighborhoods and their amenities provide accessibility using universal design guidelines with sidewalk, wayfinding, and safe connections.*


**If the zoning regulation text amendment would impact eight (8) parcels of land or less, please provide the following:**

- (i) A list of those impacted parcels;
- (ii) The address of each impacted parcel;
- (iii) The ownership of each impacted parcel; and
- (iv) The contact information for the owner, if an individual, or resident agent or owner, if a corporate entity, of each impacted parcel.

The proposed ZRA impacts more than 8 parcels therefore this criterion does not apply.

## Signatures

The undersigned hereby affirms that all of the statements and information contained in, or filed with this petition, are true and correct.

Petitioner's Signature  Date 9/15/2025

If the Property Owner is not the Petitioner, you must submit a signed [Property Owners Authorization](#).

Process information and submittal requirements can be found on the [ProjectDox website](#).

Digitally Signed by: Julia Sauer  
Signature Date: 2025-9-2 12:43:47

## **CONTACT US**

Department of Planning and Zoning

Public Service and Zoning Division

3430 Court House Drive, Ellicott City, MD 21043

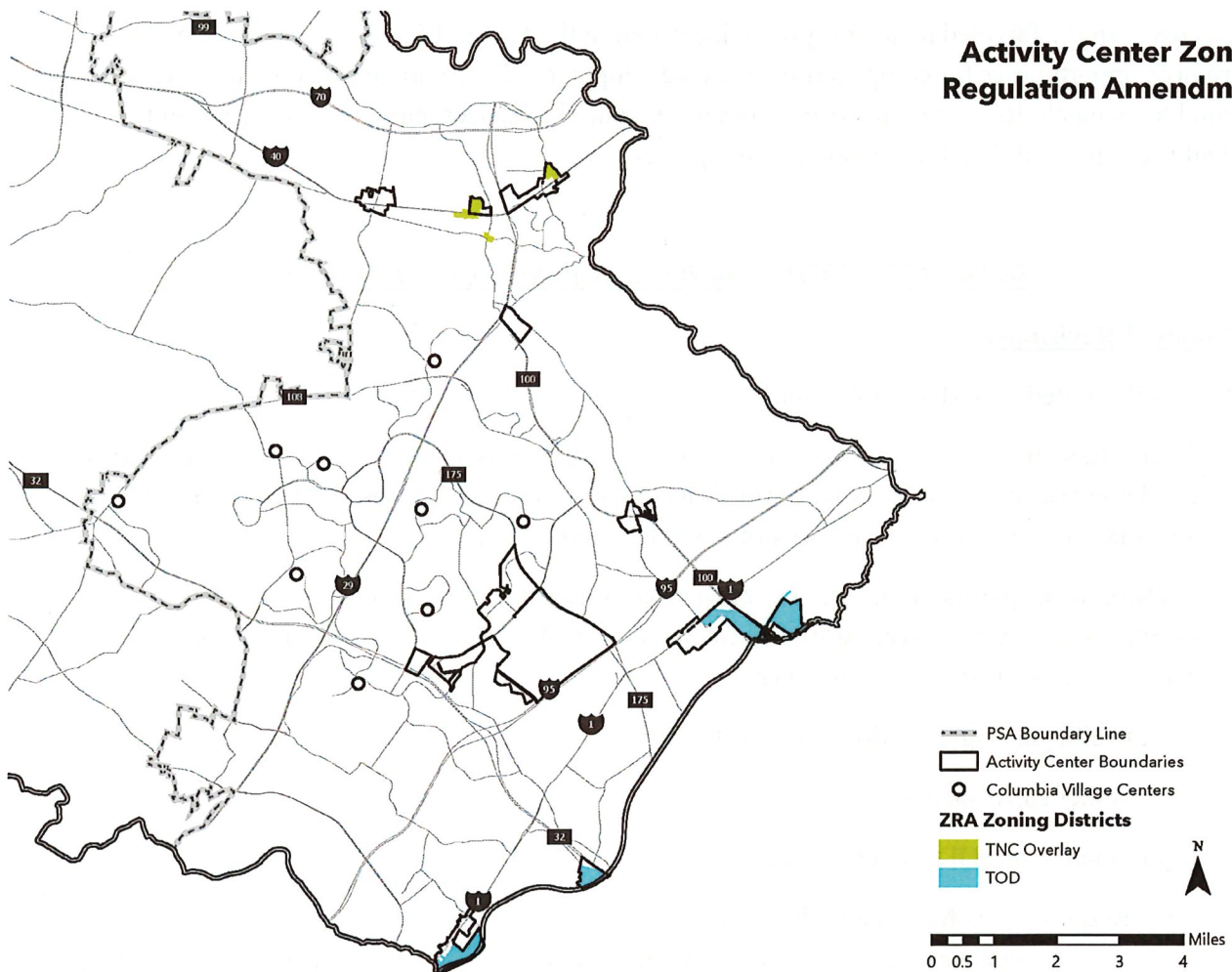
TEL: 410.313.2350





- Add definition of Activity Center.
- Add provision that certain development projects in the TOD or TNC district must provide more than one housing type.
- Add regulations for age-restricted adult housing in the TOD district.

# Activity Center Zoning Regulation Amendment



***Draft Legislation***

**Section 103.0. – Definitions**

**Proposed Revisions:**

ACTIVITY CENTER: TARGETED AREAS FOR GROWTH IDENTIFIED IN THE HOWARD COUNTY GENERAL PLAN, THAT PROMOTE OPPORTUNITIES FOR COMPACT MIXED-USE DEVELOPMENT, DIVERSE MIXED-INCOME FOR-SALE AND RENTAL HOUSING CHOICES, SMALL PARKS OR COMMUNITY GATHERING SPACES, EMPLOYMENT OPPORTUNITIES, RETAIL USES, AND WALKING, BIKING, AND TRANSIT OPTIONS.

**Example of how the proposed text would look in Section 103.0, if adopted:**

Activity Center: Targeted areas for growth identified in the Howard County General Plan, that promote opportunities for compact mixed-use development, diverse mixed-income for-sale and rental housing choices, small parks or community gathering spaces, employment opportunities, retail uses, and walking, biking, and transit options.

**Section 127.4: TOD (Transit Oriented Development) District**

**Proposed Revisions:**

**B. Uses Permitted as a Matter of Right**

1. AGE-RESTRICTED ADULT HOUSING, SUBJECT TO THE REQUIREMENTS OF SUBSECTION F.2 AND F.3. DEVELOPMENT PROJECTS THAT ARE 5 GROSS ACRES OR GREATER OF TOD ZONED LAND MUST INCLUDE MORE THAN ONE RESIDENTIAL HOUSING TYPE.

7. Dwellings, apartment/MULTIFAMILY AND SINGLE-FAMILY ATTACHED. DEVELOPMENT PROJECTS THAT ARE 5 GROSS ACRES OR GREATER OF TOD ZONED LAND MUST INCLUDE MORE THAN ONE RESIDENTIAL HOUSING TYPE.

[[8. Dwellings, single-family attached.]]

\*Renumber subsequent uses

**F. Requirements for TOD Development**

**2. Area Requirements for Residential Uses**

- a. Residences are permitted only within a development project encompassing at least 3 gross acres of TOD-zoned land. If THE PROJECT IS ON MORE THAN 5 GROSS ACRES OF LAND, IT MUST INCLUDE MORE THAN ONE RESIDENTIAL HOUSING TYPE UNLESS IT IS DEMONSTRATED ON A SITE DEVELOPMENT PLAN SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING THAT THE MINIMUM DENSITY REQUIREMENTS OF THE

TOD DISTRICT CANNOT BE MET DUE TO UNIQUE PHYSICAL CONDITIONS, INCLUDING IRREGULARITY, NARROWNESS OR SHALLOWNESS OF LOT OR SHAPE, EXCEPTIONAL TOPOGRAPHY, OR OTHER EXISTING FEATURES PECULIAR TO THE PARTICULAR LOT PRECLUDING STRICT COMPLIANCE WITH THIS PROVISION. ANY RESIDENTIAL HOUSING PROJECT WITH ONE RESIDENTIAL HOUSING TYPE IN EXISTENCE PRIOR TO [[EFFECTIVE DATE OF LEGISLATION]] WILL NOT BE SUBJECT TO SECTION 129.0.

c. Moderate Income Housing Units

At least 15% of the dwelling units shall be Moderate Income Housing Units [[and shall be developed on the site]]. EXCEPT FOR AGE-RESTRICTED ADULT HOUSING UNITS, the developer shall not provide the moderate income housing units at a different location or pay a fee-in-lieu to the Department for the moderate income housing units required under this subsection.

3. ADDITIONAL REQUIREMENTS FOR AGE-RESTRICTED ADULT HOUSING

A. DESIGN FOR OLDER ADULTS

THE DEVELOPMENT SHALL INCORPORATE UNIVERSAL DESIGN FEATURES FROM THE DEPARTMENT OF PLANNING AND ZONING GUIDELINES WHICH IDENTIFY REQUIRED, RECOMMENDED AND OPTIONAL FEATURES. PLAN SUBMITTALS SHALL INCLUDE DESCRIPTIONS OF THE DESIGN FEATURES OF THE PROPOSED DWELLINGS TO DEMONSTRATE THEIR APPROPRIATENESS FOR THE AGE-RESTRICTED POPULATION. THE MATERIAL SUBMITTED SHALL INDICATE HOW UNIVERSAL DESIGN FEATURES WILL BE USED TO MAKE INDIVIDUAL DWELLINGS ADAPTABLE TO PERSONS WITH MOBILITY OR FUNCTIONAL LIMITATIONS AND HOW THE DESIGN WILL PROVIDE ACCESSIBLE ROUTES BETWEEN PARKING AREAS, SIDEWALKS, DWELLING UNITS AND COMMON AREAS.

B. ENFORCEMENT OF AGE RESTRICTIONS

IF THE DEVELOPMENT WILL NOT BE A RENTAL COMMUNITY UNDER SINGLE OWNERSHIP, IT SHALL BE SUBJECT TO COVENANTS OR OTHER LEGAL RESTRICTIONS ENFORCING THE AGE RESTRICTIONS FOR THIS USE. PLAN SUBMITTALS SHALL INCLUDE THE PROPOSED COVENANTS AND OTHER LEGAL MEANS OF ENFORCING THE AGE RESTRICTIONS. THE LEGAL ENTITY THAT WILL IMPLEMENT AND MAINTAIN THE AGE RESTRICTIONS MUST BE CLEARLY IDENTIFIED AND ABLE TO PROVIDE EFFECTIVE ENFORCEMENT TO SUPPLEMENT COUNTY ENFORCEMENT OF ZONING REGULATIONS.

C. COMMUNITY CENTER

AT LEAST ONE ON-SITE COMMUNITY BUILDING OR INDOOR COMMUNITY SPACE WITHIN A PRINCIPAL STRUCTURE SHALL BE PROVIDED THAT CONTAINS A MINIMUM OF:

- (1) 20 SQUARE FEET OF FLOOR AREA PER DWELLING UNIT, FOR THE FIRST 99 DWELLING UNITS WITH A MINIMUM AREA OF 500 SQUARE FEET, AND

- (2) 10 SQUARE FEET OF FLOOR AREA PER DWELLING UNIT FOR EACH  
ADDITIONAL DWELLING UNIT ABOVE 99.

D. HOUSING TYPES

ONLY SINGLE-FAMILY ATTACHED AND APARTMENTS/MULTIFAMILY UNITS ARE  
PERMITTED IN AGE-RESTRICTED ADULT HOUSING DEVELOPMENTS. AGE-RESTRICTED  
ADULT HOUSING DEVELOPMENTS THAT ARE GREATER THAN 5 ACRES MUST PROVIDE  
MORE THAN ONE HOUSING TYPE.

**Example of how the proposed text would look in Section 127.4, if adopted:**

B. Uses Permitted as a Matter of Right

1. Age-restricted adult housing, subject to the requirements of Subsection F.2 and F.3.  
Development projects that are 5 gross acres or greater of TOD zoned land must include  
more than one residential housing type.
  
7. Dwellings, apartment/multifamily and single-family attached. Development projects that  
are 5 gross acres or greater of TOD zoned land must include more than one residential  
housing type.

\*Renumber uses accordingly following addition of Age-restricted adult housing and listing uses  
alphabetically

F. Requirements for TOD Development

2. Area Requirements for Residential Uses

- a. Residences are permitted only within a development project encompassing at least  
3 gross acres of TOD-zoned land. If the project is on more than 5 gross acres of  
land, it must include more than one residential housing type unless it is  
demonstrated on a site development plan submitted to the Department of Planning  
and Zoning that the minimum density requirements of the TOD district cannot be  
met due to unique physical conditions, including irregularity, narrowness or  
shallowness of lot or shape, exceptional topography, or other existing features  
peculiar to the particular lot precluding strict compliance with this provision. Any  
residential housing project with one residential housing type in existence prior to  
[[effective date of legislation]] will not be subject to Section 129.0.

c. Moderate Income Housing Units

At least 15% of the dwelling units shall be Moderate Income Housing Units.  
Except for any age-restricted adult housing units, the developer shall not provide  
the moderate income housing units at a different location or pay a fee-in-lieu to  
the Department for the moderate income housing units required under this  
subsection.



### 3. Additional Requirements for Age-Restricted Adult Housing

#### A. Design for Older Adults

The development shall incorporate universal design features from the Department of Planning and Zoning guidelines which identify required, recommended and optional features. Plan submittals shall include descriptions of the design features of the proposed dwellings to demonstrate their appropriateness for the age-restricted population. The material submitted shall indicate how universal design features will be used to make individual dwellings adaptable to persons with mobility or functional limitations and how the design will provide accessible routes between parking areas, sidewalks, dwelling units and common areas.

#### b. Enforcement of Age Restrictions

If the development will not be a rental community under single ownership, it shall be subject to covenants or other legal restrictions enforcing the age restrictions for this use. Plan submittals shall include the proposed covenants and other legal means of enforcing the age restrictions. The legal entity that will implement and maintain the age restrictions must be clearly identified and able to provide effective enforcement to supplement county enforcement of zoning regulations.

#### c. Community Center

At least one on-site community building or indoor community space within a principal structure shall be provided that contains a minimum of:

- (1) 20 square feet of floor area per dwelling unit, for the first 99 dwelling units with a minimum area of 500 square feet, and
- (2) 10 square feet of floor area per dwelling unit for each additional dwelling unit above 99.

#### d. Housing Types

Only single-family attached and apartments/multifamily units are permitted in age-restricted adult housing developments. Age-restricted adult housing developments that are greater than 5 acres must provide more than one housing type.

### **Section 127.6: TNC (Traditional Neighborhood Center) Overlay District**

#### **Proposed Revisions:**

#### C. Uses Permitted as a Matter of Right

1. Age-restricted adult housing, SUBJECT TO THE REQUIREMENTS OF SUBSECTION F.3 AND F.4 [[if the additional requirements for age-restricted adult housing set forth in the POR

District are met]]. DEVELOPMENT PROJECTS THAT ARE 5 GROSS ACRES OR GREATER OF TNC ZONED LAND MUST INCLUDE MORE THAN ONE RESIDENTIAL HOUSING TYPE.

18. Dwellings apartment and single-family attached, only within a Route 40 corridor development project with at least 2 gross acres of TNC-zoned land. DEVELOPMENT PROJECTS THAT ARE 5 GROSS ACRES OR GREATER OF TNC ZONED LAND MUST INCLUDE MORE THAN ONE RESIDENTIAL HOUSING TYPE.

#### F. Requirements for TNC Development

##### 3. Requirements for residential uses

- a. Residences are permitted only within Route 40 corridor development projects encompassing at least 2 gross acres of TNC-zoned land. DEVELOPMENT PROJECTS THAT ARE 5 GROSS ACRES OR GREATER OF TNC ZONED LAND MUST INCLUDE MORE THAN ONE RESIDENTIAL HOUSING TYPE UNLESS IT IS DEMONSTRATED ON A SITE DEVELOPMENT PLAN SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING THAT THERE ARE UNIQUE PHYSICAL CONDITIONS, INCLUDING IRREGULARITY, NARROWNESS OR SHALLOWNESS OF LOT OR SHAPE, EXCEPTIONAL TOPOGRAPHY, OR OTHER EXISTING FEATURES PECULIAR TO THE PARTICULAR LOT PRECLUDING STRICT COMPLIANCE WITH THIS PROVISION. ANY RESIDENTIAL HOUSING PROJECT WITH ONE RESIDENTIAL HOUSING TYPE IN EXISTENCE PRIOR TO [[EFFECTIVE DATE OF LEGISLATION]] WILL NOT BE SUBJECT TO SECTION 129.0.

##### 4. ADDITIONAL REQUIREMENTS FOR AGE-RESTRICTED ADULT HOUSING

###### a. DESIGN FOR OLDER ADULTS

THE DEVELOPMENT SHALL INCORPORATE UNIVERSAL DESIGN FEATURES FROM THE DEPARTMENT OF PLANNING AND ZONING GUIDELINES WHICH IDENTIFY REQUIRED, RECOMMENDED AND OPTIONAL FEATURES. PLAN SUBMITTALS SHALL INCLUDE DESCRIPTIONS OF THE DESIGN FEATURES OF THE PROPOSED DWELLINGS TO DEMONSTRATE THEIR APPROPRIATENESS FOR THE AGE-RESTRICTED POPULATION. THE MATERIAL SUBMITTED SHALL INDICATE HOW UNIVERSAL DESIGN FEATURES WILL BE USED TO MAKE INDIVIDUAL DWELLINGS ADAPTABLE TO PERSONS WITH MOBILITY OR FUNCTIONAL LIMITATIONS AND HOW THE DESIGN WILL PROVIDE ACCESSIBLE ROUTES BETWEEN PARKING AREAS, SIDEWALKS, DWELLING UNITS AND COMMON AREAS.

###### b. ENFORCEMENT OF AGE RESTRICTIONS

IF THE DEVELOPMENT WILL NOT BE A RENTAL COMMUNITY UNDER SINGLE OWNERSHIP, IT SHALL BE SUBJECT TO COVENANTS OR OTHER LEGAL RESTRICTIONS ENFORCING THE AGE RESTRICTIONS FOR THIS USE. PLAN SUBMITTALS SHALL INCLUDE THE PROPOSED COVENANTS AND OTHER LEGAL MEANS OF ENFORCING THE AGE RESTRICTIONS. THE LEGAL ENTITY THAT WILL

IMPLEMENT AND MAINTAIN THE AGE RESTRICTIONS MUST BE CLEARLY IDENTIFIED AND ABLE TO PROVIDE EFFECTIVE ENFORCEMENT TO SUPPLEMENT COUNTY ENFORCEMENT OF ZONING REGULATIONS.

c. COMMUNITY CENTER

AT LEAST ONE ON-SITE COMMUNITY BUILDING OR INDOOR COMMUNITY SPACE WITHIN A PRINCIPAL STRUCTURE SHALL BE PROVIDED THAT CONTAINS A MINIMUM OF:

- (1) 20 SQUARE FEET OF FLOOR AREA PER DWELLING UNIT, FOR THE FIRST 99 DWELLING UNITS WITH A MINIMUM AREA OF 500 SQUARE FEET, AND
- (2) 10 SQUARE FEET OF FLOOR AREA PER DWELLING UNIT FOR EACH ADDITIONAL DWELLING UNIT ABOVE 99.

d. HOUSING TYPES

ONLY SINGLE-FAMILY ATTACHED AND APARTMENTS/MULTI-FAMILY UNITS ARE PERMITTED IN AGE-RESTRICTED ADULT HOUSING DEVELOPMENTS IN DEVELOPMENT PROJECTS THAT ARE 5 GROSS ACRES OR GREATER OF TNC ZONED LAND AND MUST PROVIDE MORE THAN ONE HOUSING TYPE.

**Example of how the proposed text would look in Section 127.6, if adopted:**

C. Uses Permitted as a Matter of Right

1. Age-restricted adult housing, subject to the requirements of Subsection F.3 and F.4. Development projects that are 5 gross acres or greater of TNC zoned land must include more than one residential housing type.

18. Dwellings apartment and single-family attached, only within a Route 40 corridor development project with at least 2 gross acres of TNC-zoned land. Development projects that are 5 gross acres or greater of TNC zoned land must include more than one residential housing type.

F. Requirements for TNC Development

3. Requirements for residential uses

- a. Residences are permitted only within Route 40 corridor development projects encompassing at least 2 gross acres of TNC-zoned land. Development projects that are 5 gross acres or greater of TNC zoned land must include more than one residential housing type unless it is demonstrated on a site development plan submitted to the department of planning and zoning that there are unique physical conditions, including irregularity, narrowness or shallowness of lot or shape, exceptional topography, or other existing features peculiar to the particular lot precluding strict compliance with this provision. Any residential housing project

with one residential housing type in existence prior to [[effective date of legislation]] will not be subject to Section 129.0.

#### 4. Additional Requirements for Age-Restricted Adult Housing

##### a. Design for Older Adults

The development shall incorporate universal design features from the Department of Planning and Zoning guidelines which identify required, recommended and optional features. Plan submittals shall include descriptions of the design features of the proposed dwellings to demonstrate their appropriateness for the age-restricted population. The material submitted shall indicate how universal design features will be used to make individual dwellings adaptable to persons with mobility or functional limitations and how the design will provide accessible routes between parking areas, sidewalks, dwelling units and common areas.

##### b. Enforcement of Age Restrictions

If the development will not be a rental community under single ownership, it shall be subject to covenants or other legal restrictions enforcing the age restrictions for this use. Plan submittals shall include the proposed covenants and other legal means of enforcing the age restrictions. The legal entity that will implement and maintain the age restrictions must be clearly identified and able to provide effective enforcement to supplement county enforcement of zoning regulations.

##### c. Community Center

At least one on-site community building or indoor community space within a principal structure shall be provided that contains a minimum of:

- (1) 20 square feet of floor area per dwelling unit, for the first 99 dwelling units with a minimum area of 500 square feet, and
- (2) 10 square feet of floor area per dwelling unit for each additional dwelling unit above 99.

##### d. Housing Types

Only single-family attached and apartments/multi-family units are permitted in age-restricted adult-housing developments in development projects that are 5 gross acres or greater of TNC zoned land and must provide more than one housing type.



**Howard County Maryland**  
**Department of Planning and Zoning**  
 3430 Courthouse Drive, Ellicott City, MD 21043

dpzzoning@howardcountymd.gov (410) 313-2350

## ZONING PETITION AFFIDAVIT

Petitioner Name: Lynda Eisenberg  
 Property Address: \_\_\_\_\_  
 Zoning Petition Type: Zoning Regulation Amendment

Affidavit made pursuant to the pertinent provisions of Title 22 of the Howard County Code as amended.

The undersigned does hereby declare that no officer or employee of Howard County, whether elected or appointed, has received prior hereto or will receive subsequent hereto, any monetary or material consideration, any service or thing of value, directly or indirectly, upon more favorable terms than those granted to the public generally in connection with the submission, processing, issuance, grant or award of the attached application for a zoning petition as requested for the property referenced above.

I we, do solemnly declare and affirm under the penalties of perjury that the contents of the foregoing affidavit are true and correct to the best of my, our, knowledge, information and belief.

Lynda Eisenberg _____ Petitioner Name	<div style="border: 1px solid black; padding: 2px; display: inline-block;">                     DocuSigned by:    <small>DE9E18E4B5B1444...</small> </div> _____ Signature	9/5/2025 _____ Date
---	---	---------------------------

_____ Witness Name	_____ Signature	_____ Date
-----------------------	--------------------	---------------

_____ Witness Name	_____ Signature	_____ Date
-----------------------	--------------------	---------------

This Affidavit must be signed, scanned and uploaded through the ProjectDox Zoning Petition Application process at <https://howard-md-us.avovecloud.com/ProjectDox/>

For more information or questions, contact DPZ at (410) 313-2350.







**Howard County Maryland**  
**Department of Planning and Zoning**  
3430 Courthouse Drive, Ellicott City, MD 21043

dpzzoning@howardcountymd.gov (410) 313-2350

## AFFIDAVIT AND DISCLOSURE OF CONTRIBUTION

### For Petitions to Amend the Zoning Regulations, Zoning Maps and Preliminary Develop Plans of Howard County

Zoning Matter: Zoning Regulation Amendment

#### AFFIDAVIT AS TO CONTRIBUTIONS TO CANDIDATES AND BUSINESS ENGAGEMENTS WITH ELECTED OFFICIALS

**As required by the Maryland Public Ethics Law Annotated Code of Maryland, General  
Provisions Article Sections 5-852 through 5-854**

ALL BOLDDED TERMS ARE DEFINED BY SECTION 5-852 MARK EACH PARAGRAPH AS  
APPLICABLE

1. I, Lynda Eisenberg, the **Applicant** filing an **Application** in the above zoning matter, to the best of my information, knowledge, and belief ☐ HAVE / ☒ HAVE NOT made a **Contribution** or contributions having a cumulative value of \$500 or more to the treasurer of a **Candidate** or the treasurer of a **Political Committee** during the 48-month period before the **Application** was filed; and I ☐ AM / ☒ AM NOT currently **Engaging in Business** with an **Elected Official**.
2. I, the ☒ **Applicant** or a ☐ **Party of Record** in the above referenced zoning matter, acknowledge and affirm that, if I or my **Family Member** has made a **Contribution** or contributions having a cumulative total of \$500 or more during the 48-month period before the **Application** was filed or during the pendency of the **Application**, I will file a disclosure providing the name of the **Candidate** or **Elected Official** to whose treasurer or **Political Committee** the **Contribution** was made, the amount, and the date of the **Contribution**; and that a **Contribution** made between the filing and the disposition of the **Application** will be disclosed within 5 business days after the **Contribution**.

3. I, the ☒ **Applicant**, acknowledge and affirm that, if I begin **Engaging in Business** with an **Elected Official** between the filing and the disposition of the **Application**, I will file this Affidavit at the time of **Engaging in Business** with the **Elected Official**.

I SOLEMNLY AFFIRM UNDER THE PENALTIES OF PERJURY and upon personal knowledge that the contents of this Affidavit are true.

Lynda Eisenberg  
\_\_\_\_\_  
(Print Full Name)

DocuSigned by:  
  
DE9E18E4B5B1444...

9/5/2025  
\_\_\_\_\_  
Date

\_\_\_\_\_  
(Sign full name & indicate legal capacity, if applicable)

Zoning Matter: \_\_\_\_\_

**DISCLOSURE OF CONTRIBUTION**

**As required by the Maryland Public Ethics Law Annotated Code of Maryland, General Provisions Article Sections 5-852 through 5-854**

**ALL BOLDED TERMS ARE DEFINED BY SECTION 5-852**

If the **Applicant** or a **Party of Record** or their **Family Member** has made a **Contribution** or contributions having a cumulative value of \$500 or more during the 48-month period before the **Application** is filed or during the pendency of the **Application**, the **Applicant** or the **Party of Record** must file this disclosure providing the name of the **Candidate** or **Elected Official** to whose treasurer or **Political Committee** the **Contribution** was made, the amount, and the date of the **Contribution**.

For a **Contribution** made during the 48-month period before the **Application** is filed, the **Applicant** must file this disclosure when they file their **Application**, and a **Party of Record** must file this disclosure within 2 weeks after entering the above zoning matter.

A **Contribution** made between the filing and the disposition of the **Application** must be disclosed within 5 business days after the **Contribution**.

Any person who knowingly and willfully violates Sections 5-852 through 5-854 of the General Provisions Article of the Annotated Code of Maryland is subject to a fine of not more than \$5,000. If the person is not an individual, each officer and partner who knowingly authorized or participated in the violation is subject to the same penalty.

**Applicant or Party of Record:** \_\_\_\_\_  
(Print Full Name)

**RECIPIENTS OF CONTRIBUTIONS:**

NAME	DATE	AMOUNT

I acknowledge and affirm that any **Contribution** I make between the filing of this disclosure and the disposition of the **Application** must be disclosed within 5 business days of the **Contribution**.

---

(Print Full Name)

---

(Sign full name & indicate legal  
capacity, if applicable)

---

Date

This Affidavit must be signed, scanned and uploaded through the ProjectDox Zoning Petition Application process at <https://howard-md-us.avovecloud.com/ProjectDox/>

For more information or questions, contact DPZ at (410) 313-2350.