



**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: 9/4/2025

## Zoning Regulation Amendment Petition

### Petition Request

**Description of Proposed Amendment:**

Add Activity Center and Activity Center Housing to the Zoning Regulations to align with the goals of the General Plan, HoCo By Design, and promote housing opportunities within the CAC, TOD and TNC zoning districts that are mapped as an Activity Center on the Adequate Public Facilities Ordinance (APFO) Allocation Area Map.

### Petitioner's Representative Information

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

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

**Phone:** (410) 313-2100

**Email:** dmoore@howardcountymd.gov

**Profession:** Attorney

### Petitioner Information

**Petitioner Name:** Howard County

**Petitioners Business Name/Trading As:**

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

**Phone:** (410) 313-2350

**Email:** jsauer@howardcountymd.gov

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

**If the petitioner is not the property owner, please explain:**

### 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 supports Activity Centers which target areas for growth and 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 create a new permitted use for Activity Center Housing that allows various housing types within the designated Activity Center Allocation Area.

**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 CAC, TOD and TNC that are mapped as an Activity Center on the APFO Allocation Area Map.

## 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 CAC, TOD and TNC that are mapped as an Activity Center on the APFO Allocation Area Map. The proposed ZRA is promoting the General Plan policy goals to create Activity Centers and expand opportunities for more diverse housing options within the targeted Activity Center APFO Allocation Area.

**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 CAC, TOD and TNC that are located within the Activity Center APFO Allocation Area. 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 allow opportunities for a variety of housing types and 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 through 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.

**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.

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## 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  DocuSigned by: Lynda Eisenberg 9/5/2025  
DE9E18E4B5B1444... Date \_\_\_\_\_

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: 2025-9-4 13:55:50

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## CONTACT US

Department of Planning and Zoning

Public Service and Zoning Division

3430 Court House Drive, Ellicott City, MD 21043

TEL: 410.313.2350



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## ZONING PETITION AFFIDAVIT

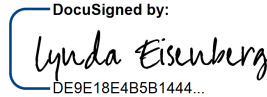
Petitioner Name: Lynda Eisenberg  
 Property Address: \_\_\_\_\_  
 Zoning Petition Type: Zoning Regulation Amendment

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

DocuSigned by:  
  
 DE9E18E4B5B1444...

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.



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## 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 BOLDED 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...

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

9/5/2025

Date

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)

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

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Date

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

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