



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-221

Date Filed: 11/10/2025

Zoning Regulation Amendment Petition

Petition Request

Description of Proposed Amendment:

Amend Section 128.0 of the Howard County Zoning Regulations to add a provision titled Adaptive Reuse and Redevelopment of Existing Motel/Hotel Sites in the Route 1 Corridor.

Petitioner's Representative Information

Petitioner's Representative Name: Mandee Heint

Address: 1001 Fleet Street, Baltimore, MD, 21202

Phone: (443) 797-3076

Email: mandee.heint@saul.com

Profession: Attorney



Petitioner Information

Petitioner Name: Himanshu Amin

Petitioners Business Name/Trading As: Northeast Properties Developers LLC

Address: 8815 Centre Park Drive, Columbia, MD, 21045

Phone: (443) 797-3076

Email: vhamin65@gmail.com

Petitioner's Interest in Subject Property: Sole Owner

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:

The Petitioner seeks to redevelop 7436 Washington Blvd, 7439 Roosevelt Blvd, 6260 Washington Blvd, and 9822 Washington Blvd, all obsolete motels no longer contributing to the Route 1 Corridor. The amendment promotes adaptive reuse of blighted sites, addressing zoning gaps by allowing flexibility across districts and permitting limited new uses where motel structures are removed or reused and sites meet the Route 1 Manual and development standards.

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 amendment advances public health, safety, and welfare by promoting the redevelopment of obsolete motels along Route 1 into functional, safe, and well-designed sites. It encourages economic reinvestment and flexibility across zoning districts, supports mixed-use and employment uses, and reduces blight, aligning with County goals for revitalization, economic vitality, and inclusive housing opportunities.

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.

Property Address: 7436 Washington Boulevard, ElkrIDGE, Maryland 21075 Tax Map: 0043 Grid: 0004 Parcel: 0375

Property Address: 7439 Roosevelt Boulevard, ElkrIDGE, Maryland 21075 Tax Map: 0043 Grid: 0005 Parcel: 0375 Property

Address: 6260 Washington Boulevard, ElkrIDGE, Maryland 21075 Tax Map: 0038 Grid: 0002 Parcel: 0875 Property

Address: 9822 Washington Boulevard N, Laurel, Maryland 20723 Tax Map: 0050 Grid: 0004 Parcel: 0397

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.

The amendment encourages redevelopment and adaptive reuse of hotel and motel sites on Route 1 to create a vibrant, mixed-use corridor that supports economic vitality and community needs. It allows limited new uses consistent with the Route 1 Manual, promotes design quality, mitigates impacts, and ensures compatibility. Overall, it supports reinvestment, high-quality design, and a cohesive, functional corridor aligned with County planning goals.

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

All motel and hotel sites fronting US Route 1, that, on or before December 1, 2025, had a lawfully established hotel or motel as a principal use.

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

The amendment aligns with the structure and intent of the Howard County Zoning Regulations and addresses a gap related to the redevelopment of obsolete motels along Route 1. It establishes clear, limited standards for redevelopment under defined conditions, integrating seamlessly with existing use and design provisions. The amendment strengthens the cohesiveness and consistency of the regulations pertaining to Route 1, ultimately supporting the County's revitalization and planning goals.

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 amendment aligns with HoCo By Design and the Route 1 Corridor Plan, advancing goals for sustainable growth, economic vitality, and community livability. It promotes adaptive reuse and reinvestment in existing properties, supporting compact, well-designed redevelopment that reduces blight and enhances corridor safety. See attached supplemental information.

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.

N/A; this amendment would impact more than eight (8) parcels.

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 11/11/2025
BC85BFA0261B4C7...
Himanshu Amin, as Authorized Signatory of
Northeast Properties Developers LLC

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: Mandee Heintz
Signature Date: 2025-11-10 12:59:35

CONTACT US

Department of Planning and Zoning
Public Service and Zoning Division
3430 Court House Drive, Ellicott City, MD 21043
TEL: 410.313.2350

Zoning Regulation Amendment Petition Supplemental Information

Zoning Regulation Amendment Request

Amend Section 128.0, titled Supplementary Zoning District Regulations, of the Howard County Zoning Regulations to add a new provision titled Adaptive Reuse and Redevelopment of Existing Motel/Hotel Sites in the Route 1 Corridor. This provision shall permit a limited set of additional land uses when a county-approved redevelopment or adaptive reuse project of a Route 1 Corridor hotel/motel site (a) demolishes or reuses the hotel/motel structure and (b) bring the site into confirmation with the Route 1 Manual and current site development requirements. The amendment shall also establish an optional affordability path, under which the project shall require fifteen percent (15%) MIHU. This amendment shall apply only to parcels fronting Route 1 that, on or before December 1, 2025, had a lawfully established hotel or motel as a principal use and that meet the aforementioned conditions of eligibility.

Zoning Regulation Amendment Information

Explain the reason the requested amendment is being proposed.

The Petitioner seeks to redevelop the properties located at 7436 Washington Boulevard, Elkridge, Maryland 21075, 7439 Roosevelt Boulevard, Elkridge, Maryland 21075, 6260 Washington Boulevard, Elkridge, Maryland 21075 and 9822 Washington Boulevard N, Laurel, Maryland 20723 (collectively, the “Properties”), in Howard County (the “County”), consistent with the planning goals and objectives set forth in HoCo By Design and the Route 1 Corridor Plan. This amendment promotes strategic reinvestment, adaptive reuse of underutilized and blighted hotel and motel sites, compact mixed-use activity centers and improved corridor design to support a vibrant, walkable, and economically sustainable environment.

The Properties are currently occupied by obsolete motel uses that no longer contribute to the vitality or vision for the Corridor. In response, the Petitioner proposes a targeted approach to facilitate the retirement of such outdated uses and to encourage their transformation into active, economically productive sites that contribute to the long-term success of the Route 1 Corridor. Specifically, the Petitioner envisions redeveloping the sites with a mix of retail, restaurant, office, and employment-supporting flex space, consistent with the community’s need for services, jobs, and corridor reinvestment.

Additionally, the Petitioner seeks to provide Moderate Income Housing Units, in support of the County’s housing goals while also ensuring financial feasibility for redevelopment projects that serve diverse community needs.

Accordingly, the Petitioner respectfully requests an amendment to Section 128.0 of the Howard County Zoning Regulations, titled Supplementary Zoning District Regulations, to add a new provision titled “Adaptive Reuse and Redevelopment of Existing Hotel/Motel Sites in the Route 1 Corridor.” This new provision would permit a limited set of additional land uses when a county-approved redevelopment or adaptive reuse project of a Route 1 Corridor hotel/motel site (a)

demolishes or reuses the hotel/motel structure and (b) bring the site into conformation with the Route 1 Manual and current site development requirements.

The proposed amendment directly supports the County's efforts to revitalize the Route 1 Corridor by enabling practical, policy-aligned redevelopment of aging motel and hotel properties, increasing housing affordability and accessibility, and attracting reinvestment that enhances the environment and community well-being.

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. Provide a detailed justification statement demonstrating how the proposed amendment will be in harmony with this purpose and the other issues in Section 100.0.A.

The proposed amendment supports the intent of Section 100.A of the Howard County Zoning Regulations by advancing public health, safety, and welfare through targeted redevelopment of obsolete, blighted motel and hotel properties along the Route 1 Corridor.

The amendment facilitates the replacement of legacy motels with redevelopment that enhances site functionality, accessibility, safety, and integration with the County's goals for the Route 1 Corridor. By promoting redevelopment that meets current design, circulation, and façade standards, the proposal fosters a more connected, and visually cohesive corridor.

The amendment further supports economic reinvestment along Route 1 by encouraging the redevelopment of aging hotel and motel sites into active, employment-supporting, and service-oriented uses. The flexibility provided by the amendment applies across all zoning districts that span the Route 1 Corridor—including those that permit commercial, employment, mixed-use, and residential activity—allowing each site to evolve in a way that complements its surrounding context. This approach encourages a diverse mix of uses that strengthen the local economy, expand access to goods and services, and reduce vacancy and blight within one of the County's most visible and strategically significant corridors.

In addition, the amendment incorporates an affordability path designed to deliver long-term Moderate Income Housing Units as part of qualifying redevelopment projects. This provision advances the housing goals of HoCo By Design and the Route 1 Corridor Plan by expanding access to attainable housing opportunities for a range of income levels. By integrating MIHUs into mixed-use redevelopment, the amendment supports inclusive, equitable growth while maintaining the financial feasibility needed to attract reinvestment.

In sum, the proposed amendment reflects a clear alignment with the legislative intent of Section 100.A by improving corridor design, encouraging employment-based redevelopment, and supporting long-term housing affordability. It promotes the health, safety, and welfare of the community while advancing key General Plan and Route 1 Corridor goals.

Zoning Regulation Amendment

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.

The purpose of the proposed amendment is to encourage thoughtful redevelopment and adaptive reuse of existing hotel and motel properties on Route 1, to create a vibrant, mixed-use corridor that balances economic vitality with community needs. The amendment to Section 128.0 is consistent with these objectives by permitting a limited and clearly defined set of additional land uses for existing hotel and motel sites along Route 1, facilitating their transition into productive, high-quality redevelopment consistent with the Route 1 Manual and applicable development standards. The range of uses permitted under this amendment is intentionally limited and aligned with the Route 1 Corridor's established commercial and employment character to prevent potential adverse impacts. These uses serve existing businesses and residents, provide essential services, and create new employment opportunities while maintaining compatibility with the surrounding development pattern.

To further promote compatibility, the amendment incorporates design and operational safeguards intended to mitigate potential adverse impacts. The requirement to bring sites into conformance with the Route 1 Manual ensures that redevelopment contributes to a cohesive and visually unified corridor while minimizing conflicts between new and existing uses.

Taken together, these provisions work to ensure redevelopment under the amendment will enhance the overall function and appearance of the Route 1 Corridor. The amendment promotes sustainable reinvestment that strengthens the local economy, supports high-quality design, and improves compatibility between new development and surrounding land uses, thereby advancing both community and County planning objectives.

Conflicts in the Howard County Zoning Regulations as a result of the zoning regulation amendment.

The proposed amendment has been carefully designed to align with the intent and structure of the existing Regulations. Rather than creating conflicts, this amendment addresses a notable gap in the redevelopment and adaptive reuse of blighted hotel and motel properties by allowing a carefully tailored set of uses, which will improve the appearance, safety, vitality and economic impact of the Corridor. The amendment language is incorporated into Section 128.0 (Supplementary Regulations) and carefully cross-references existing definitions, parking categories and uses allowed under the Corridor Activity Center (CAC) District. It creates a corridor-specific pathway designed to integrate seamlessly within the current zoning framework without generating conflicts or inconsistencies.

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 proposed zoning regulation amendment is consistent with the policies and objectives of the Howard County General Plan, HoCo By Design, and the Route 1 Corridor Plan, particularly those emphasizing sustainable growth, economic vitality, and community livability.

By promoting adaptive reuse and reinvestment in existing commercial properties, the amendment advances the County's vision for a revitalized Route 1 Corridor that supports compact, well-designed, and economically productive redevelopment while reducing blight and improving corridor safety and aesthetics.

The amendment also introduces an affordability path to require the inclusion of Moderate Income Housing Units (MIHUs), advancing equitable and inclusive housing opportunities along the Corridor.

QBD-1 Policy Statement: Prioritize character and design in future development, recognizing variations in Howard County's unique areas.

QBD-1(1) Implementing Action: Identify areas to investigate character-based zoning concepts and consider the use of pattern books, design guidelines and manuals, or a hybrid approach to establish an intended character and design elements for different character areas in Howard County.

QBD-4 Policy Statement: Develop context-sensitive design standards appropriate for various scales of infill development to effectively transition between larger developments and established uses, and to encourage compatibility of small-scale infill within established neighborhoods.

QBD-4 Implementing Action: Explore the implementation of form-based or character-based districts and neighborhood compatibility standards that emphasize massing and form over use type.

RTE 1-1 Policy Statement: Support, retain, and grow the Route 1 Corridor's employment base.

RTE 1-1(8) Implementing Action: Target new retail development in the mixed-use activity centers to support the needs of new and existing residents in the Corridor.

RTE 1-2 Policy Statement: Attract public investment in the Route 1 Corridor.

RTE 1-2(7) Implementing Action: Provide incentives for development that generates economic activity in locations that offer amenities and public transportation access.

RTE 1-3 Policy Statement: Foster revitalization in the Route 1 Corridor.

RTE 1-3 Implementing Actions:

(2) Implement zoning changes to achieve the vision of the Corridor:

...
(b) Consider more flexibility.

(3) Improve access to neighborhood services by connecting neighborhoods to retail in the Corridor.

(4) Encourage land assembly to prevent piecemeal redevelopment and facilitate projects that are integral to the County's long-term development strategy.

(5) Encourage property maintenance and the reduction of blight.

RTE 1-4 Policy Statement: Increase opportunities for reinvestment of commercial and industrial properties in the Route 1 Corridor to address blight through new and existing zoning tools and tax credits.

RTE 1-5 Policy Statement: Adopt new tools to enhance the Route 1 Corridor's competitiveness and attract new industries while working to retain existing businesses.

RTE 1-9 Policy Statement: Revise the Route 1 Manual and County regulations to implement the HoCo By Design and Route 1 Corridor Plan development and redevelopment recommendations.

RTE 1-9(1) Implementing Action: Revise the Zoning Regulations and Subdivision and Land Development Regulations to support corridor wide new development and redevelopment.

RTE 1-17 Policy Statement: Catalyze the redevelopment of activity centers in the Route 1 Corridor and ensure they allow a mix of uses.

RTE 1-17 Implementing Actions:

...
(2) Develop a new industrial mixed-use zone (or combination of zones) that allows desired uses, including residential, commercial, and light industrial, in the Industrial Mixed-Use Activity Center character area.

...
(7) Evaluate and revise the Corridor Activity Center (CAC), Corridor Employment (CE), and Continuing Light Industrial (CLI) Overlay Zoning Districts to ensure the zones are appropriately located within activity centers and the districts allow for a mix of uses that support the vision of each character area.

(8) Encourage a mix of housing types available at different price points in activity centers to create more missing middle and affordable housing opportunities in the County.

Petitioner's Proposed Text

Amendment to Section 128.0 (Supplementary Zoning Regulations) Adding Section 128.0.P: "Adaptive Reuse and Redevelopment of Existing Hotel/Motel Sites in the Route 1 Corridor"

Amend Section 128.0 as follows:

SECTION 128.0: SUPPLEMENTARY ZONING DISTRICT REGULATIONS.

ADD NEW §128.0.P ADAPTIVE REUSE AND REDEVELOPMENT OF EXISTING HOTEL/MOTEL SITES IN THE ROUTE 1 CORRIDOR

1. **PURPOSE AND APPLICABILITY.** THE PURPOSE OF THIS SUBSECTION IS TO FACILITATE THE REDEVELOPMENT OR ADAPTIVE REUSE OF LEGACY HOTEL OR MOTEL SITES ALONG U.S. ROUTE 1 CONSISTENT WITHIN THE ROUTE 1 CORRIDOR PLAN, AND THE ROUTE 1 MANUAL. THIS SUBSECTION APPLIES ONLY TO PARCELS FRONTING US ROUTE 1 THAT, ON OR BEFORE DECEMBER 1, 2025, HAD A LAWFULLY ESTABLISHED HOTEL OR MOTEL AS A PRINCIPAL USE AND THAT MEET THE CONDITIONS SET FORTH IN §128.0.P.2 BELOW.
2. **CONDITIONS OF ELIGIBILITY.** THE ADDITIONAL USES PRESCRIBED HEREIN ARE PERMITTED ONLY WHEN A REDEVELOPMENT OR ADAPTIVE REUSE PROJECT (A) DEMOLISHES OR REUSES THE HOTEL/MOTEL STRUCTURE; AND (B) BRINGS THE SITE INTO CONFORMANCE WITH THE ROUTE 1 MANUAL AND CURRENT SITE DEVELOPMENT REQUIREMENTS.
3. **ADDITIONAL USES PERMITTED BY RIGHT IN AN ELIGIBLE REDEVELOPMENT:** NOTWITHSTANDING THE PERMITTED USES OF THE UNDERLYING ZONING DISTRICT, THE FOLLOWING SHALL BE ADDITIONAL USES PERMITTED BY RIGHT IN AN ELIGIBLE REDEVELOPMENT:
 - A. DWELLINGS, MULTI-FAMILY OR MULTI-PLEX, OR IN A MIXED-USE BUILDING PROVIDING GROUND-FLOOR NONRESIDENTIAL FRONTAGE ON ROUTE 1 SUBJECT TO THE RESIDENTIAL DENSITY PERMITTED UNDER §127.5.D.1.
 - B. ALL COMMERCIAL, INDUSTRIAL AND RETAIL USES PERMITTED AS A MATTER OF RIGHT UNDER §127.5.B, THE CORRIDOR ACTIVITY CENTER (CAC) DISTRICT.
4. **MODERATE INCOME HOUSING UNITS.** AT LEAST FIFTEEN PERCENT (15%) OF THE DWELLINGS PROVIDED FOR IN THIS SECTION SHALL BE MODERATE INCOME HOUSING UNITS SUBJECT TO THE MIXED-INCOME OPTION IN §13.402B.

Example of How Text of Section 128.0.P Would Appear if Adopted:

§128.0.P Adaptive Reuse and Redevelopment of Existing Hotel/Motel Sites in the Route 1 Corridor

1. **Purpose and Applicability.** The purpose of this subsection is to facilitate the redevelopment or adaptive reuse of legacy hotel or motel sites along U.S. Route 1 consistent within the Route 1 Corridor Plan, and the Route 1 Manual. This subsection applies only to parcels fronting US Route 1 that, on or before December 1, 2025, had a lawfully established hotel or motel as a principal use and that meet the conditions set forth in §128.0.P.2 below.

2. **Conditions of Eligibility.** The additional uses prescribed herein are permitted only when a redevelopment or adaptive reuse project: (a) Demolishes or reuses the hotel/motel structure; and (b) Brings the site into conformance with the Route 1 Manual and current site development requirements.
3. **Additional Uses Permitted by Right in an Eligible Redevelopment:**
Notwithstanding the permitted uses of the underlying zoning district, the following shall be additional uses permitted by right in an eligible redevelopment:
 - A. Dwellings, multi-family or multiplex or in a mixed-use building providing ground-floor nonresidential frontage on Route 1 subject to the residential density permitted under §127.5.D.1.
 - B. All commercial, industrial, and retail uses permitted as a matter of right under §127.5.B, the Corridor Activity Center (CAC) District.
4. **Moderate Income Housing Units.** At least fifteen percent (15%) of the dwellings provided for in this Section shall be moderate income housing units subject to the mixed-income option in §13.402B.



AFFIDAVIT AND DISCLOSURE OF CONTRIBUTION

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

Zoning Matter: Amendment to Section 128.0 to add §128.0.P, "Adaptive Reuse and
Redevelopment of Existing Motel/Hotel Sites in the Route 1 Corridor"

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, Northeast Properties Developers LLC 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.

Himanshu Amin
(Print Full Name)

Himanshu Amin, as Authorized Signatory of
Northeast Properties Developers LLC

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

Himanshu Amin, as Authorized Signatory
of Northeast Properties Developers LLC

Nov 7th 2025
Date