14

Zoning Regulation Amendment Request Form

Howard County Comprehensive Zoning Plan

Department of Planning and Zoning

[Word 2007 Version]
Before filling out this form, please read the Instructions section at the end of the form

A. Applicant Information

1	Applicant Name	Grace Kubofcik
2	Mailing street address or Post Office Box	4801 Carman Drive
	City, State	Ellicott City, MD
	ZIP Code	21043
	Telephone (Main)	410 465-7515
	Telephone (Secondary)	
	Fax	
3	E-Mail	Gracek8@verizon.net

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DEC 14 2012
DIV. OF PUBLIC SERVICE & ZONING

B. Representative Information (If different than above).

4	Name	
	Mailing street address or Post Office Box	
	City, State	
	ZIP	
	Telephone (Main)	
	Telephone (Secondary)	
	Fax	
	E-Mail	
5	Association with Applicant	

C. Brief Description of the Requested Zoning Regulation Amendment

6 Provide private sector redevelopment opportunity for already constructed RA-15 and R-SA-8 apartments pre 1995 to redevelop similar to the Housing Commission redevelopment of Hilltop and Guilford Gardens

Create either a floating zone or Euclidean zones: Redevelopment R-SA-8 District and Redevelopment RA-15 District. The intent is to redevelop developed apartment housing to provide green buildings, residential amenities and attractive site design.

Subdivision regulations regarding parking and open space requirements also need to be address in the application of theses zones.

D. Explanation of the Basis / Justification for the Requested Zoning Regulation Amendment

7 Developed RSA-8 and R-A-15 property that was completed pre 1995 was developed with out current star for stormwater management, green building standards, amenity uses for residents, public transit pull-ins shelters, pedestrian or bicycle connections. Without some incentives this apartment housing continues tc decreases in value and viability. There is potential redevelopment capacity with density increases, reconfiguration of buildings etc. for the County to realize a considerable number of additional units.

E. List of Attachments/Exhibits

8 Proposed Redevelopment R-SA-8 and Redevelopment RA-15

F. Signatures

9	Applicant	Grace Kubofcik	Applicant (2)
	Date	December 14, 2012	Date

☐ **Additional applicant signatures? X the box to the left and attach a separate signature page.**

10	Representative Signature	
	Date	

DPZ Use Only	Amendment No.

R-SA-8 RESIDENTIAL APARTMENT REDEVELOPMENT DISTRICT

A. PURPOSE
THE R-SA-8 APARTMENT REDEVELOPMENT DISTRICT IS TO PROVIDE THE OPPORTUNITY FOR REDEVELOPMENT OF ESTABLISHED APARTMENTS. IT IS THE INTENT IN THE REDEVELOPMENT TO PROVIDE GREEN BUIDINGS, RESIDENTIAL AMENITIES AND SITE DESIGN.

B. USES PERMITTED AS A MATTER OF RIGHT
1. APARTMENT UNITS
2. COMMUNITY FARMING
3. CONSERVATION AREAS
4. PRIVATE RECREACTIONAL FACILITIES RESERVED FOR THE USE OF ON-SITE RESIDENTS AND THEIR GUESTS.
5. SEASONAL SALES OF CHRISTMAS TREES OR OTHER DECORATIVE PLANT MATERIALS, SUBJECT TO THE REQUIREMENTS.
6. PUBLIC UTILITY USES NOT REQUIRING A CONDITIONAL USE
7. ALTERNATIVE ENERGY, SOLAR, WIND OR THERMAL
8. COMMERCIAL COMMUNICATIONS ANTENNAS

C. ACCESSORY USES
1.ANY USE NORMALLY AND CUSTOMARILY INCIDENTAL TO ANY USE PERMITTED AS A MATTER OF RIGHT IN THIS DISTRICT.
2.HOME OCCUPATIONS, SUBJECT TO THE REQUIREMENTS OF SECTION 128.C.1
3. STORAGE OF RECREATIONAL VEHICLES OR BOATS
4.SNOWBALL STANDS SUBJECT TO THE REQUIREMENTS OF SECTION 128.D.5

D.BULK REGULATIONS
1. DENSITY.....12 UNITS PER NET ACRE
2. MAXIMUM BUILDING HEIGHT 40FEET
3. STRUCTURE WITH AN ADDITIONAL 1 FOOT OF A SETBACK FROM A PUBLIC STREET RIGHT-OF WAY FOR THE PORTION OF THE STRUCTURE OVER 40 FEET FOR EVERY 2 FEET OF ADDITIONAL HEIGHT.....60 FEET
4. BUILD LENGTH APARTMENT.....120FEET
THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING MAY APPROVE A GREATER LENGTH UP TO A MAXIMUM OF 300FEET BASED ON THE DESIGN OF THE BUILDING.
5. MINIMUM SETBACK REQUIREMENTS
A. FROM ARTERIAL OR COLLECTOR PUBLIC STREET RIGHT-OF-WAY 30 FEET FRONT OR SIDE AND 50FEET REAR.
B.FROM ANY OTHER PUBLIC STREET RIGHT-OF-WAY FRONT OR SIDE 20 FEET FRONT OR SIDE AND REAR 40 FEET
C.FROM VICINIAL PROPERTIES
1. ALL RESIDENTIAL DISTRICTS 100FEET

2. ALL OTHER ZONING DISTRICTS 50FEET

6. MINIMUMDISTANCES BETWEEN APARTMENT BUILDINGS

A. FACE TO FACE .....30 FEET

B. FACE TO SIDE/REAR TO SIDE.....30FEET

C. SIDE TO SIDE .....15 FEET

D. REAR TO REAR .....60 FEET

E. REAR TO FACE.....100 FEET

E. MODERATE INCOME HOUSING UNITS

AT LEAST 10% OF THE DWELLING UNITS SHALL BE MODERATE INCOME HOUSING UNITS OR THIS PROVISION MAY BE REDUCED BY USING THE CARBO SCALE

F. OTHER PROVISIONS

AMENITY FEATUERS SUCH AS PEDESTRIAN AND BIKING PATHWAYS, TOT LOTS, AND OPEN SPACE SHALL BE PROVIDED.

PUBLIC TRANSIT, IF AVAILABLE, SHALL REDUCE THE PARKING SPACE REQUIREMENT TO BE REDUCED ONE SPACE PER UNIT. TRANSIT AMENITY SHOULD INCLUDE PUBLIC PULL IN AREA AND A TRANSIT SHELTER.

G. CONDITIONAL USES

THE FOLLOWING ARE CONDITIONAL USES IN THE RESIDENTIAL APARTMENT REDEVELPOMENT R-A-15 DISTRICT, SUBJECT TO THE DETAILED REQUIREMENTS FOR CONDITIONAL USES GIVEN IN SECTION 131.

1.CHILD DAY CARE CENTERS AND NURSERY SCHOOLS

2. HOME OCCUPATIONS

3. UTILITY USES, PUBLIC

R-A-15 RESIDENTIAL APARTMENT REDEVELOPMENT DISTRICT

A. PURPOSE
THE R-A-15 APARTMENT REDEVELOPMENT DISTRICT IS TO PROVIDE THE OPPORTUNITY FOR REDEVELOPMENT OF ESTABLISHED HIGH DENSITY APARTMENTS. IT IS THE INTENT IN THE REDEVELOPMENT TO PROVIDE GREEN BUIDINGS, RESIDENTIAL AMENITIES AND SITE DESIGN.

B. USES PERMITTED AS A MATTER OF RIGHT
1. APARTMENT UNITS
2. COMMUNITY FARMING
3. CONSERVATION AREAS
4. PRIVATE RECREACTIONAL FACILITIES RESERVED FOR THE USE OF ON-SITE RESIDENTS AND THEIR GUESTS.
5. SEASONAL SALES OF CHRISTMAS TREES OR OTHER DECORATIVE PLANT MATERIALS, SUBJECT TO THE REQUIREMENTS.
6. PUBLIC UTILITY USES NOT REQUIRING A CONDITIONAL USE
7. ALTERNATIVE ENERGY, SOLAR, WIND OR THERMAL
8. COMMERCIAL COMMUNICATIONS ANTENNAS

C. ACCESSORY USES
1.ANY USE NORMALLY AND CUSTOMARILY INCIDENTAL TO ANY USE PERMITTED AS A MATTER OF RIGHT IN THIS DISTRICT.
2.HOME OCCUPATIONS, SUBJECT TO THE REQUIREMENTS OF SECTION 128.C.1
3. STORAGE OF RECREATIONAL VEHICLES OR BOATS
4.SNOWBALL STANDS SUBJECT TO THE REQUIREMENTS OF SECTION 128.D.5

D.BULK REGULATIONS
1. DENSITY.....25 UNITS PER NET ACRE
2. MAXIMUM BUILDING HEIGHT 60FEET
3. STRUCTURE WITH AN ADDITIONAL 1 FOOT OF A SETBACK FROM A PUBLIC STREET RIGHT-OF WAY FOR THE PORTION OF THE STRUCTURE OVER 60 FEET FOR EVERY 2 FEET OF ADDITIONAL HEIGHT.....100FEET
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C. SIDE TO SIDE .....15 FEET

D. REAR TO REAR .....60 FEET

E. REAR TO FACE.....60 FEET

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