



PETITION TO AMEND THE ZONING MAP OF HOWARD COUNTY

RECEIVED
JAN 28 2020
By _____

DPZ Office Use Only:
Case No. ZB-124m
Date Filed: 1/28/20

1. Zoning Request

I (we), the undersigned, hereby petition the Zoning Board of Howard County to amend the Zoning Map of Howard County as follows: To change the current zoning of the subject Property from the R-ED (Residential: Environmental Development) zoning district to the M-2 (Manufacturing-Heavy) zoning district to permit office use in accordance with the Documented Site Plan submitted herewith.

2. Petitioner's Name A.R. Levering, LLC

Address P.O. Box 8386, Elkridge, Maryland 21075
Phone No. (W) (443) 324-7795 (H) _____
Email Address payne7600@gmail.com

3. Owner's Name A.R. Levering, LLC

Address P.O. Box 8386, Elkridge, Maryland 21075
Phone No. (W) (443) 324-7795 (H) _____

4. Counsel for Petitioner Sang W. Oh, Talkin & Oh, LLP

Address 5100 Dorsey Hall Drive, Ellicott City, Maryland 21042
Phone No. (410) 964-0300
Email soh@talkin-oh.com

5. Property Identification

Address of Subject Property 5481 Levering Avenue, Elkridge, Maryland 21075
Location of Subject Property _____
Election District 1st Tax Map # 32 Block # 22 Parcel # 50
Total Acreage of Property 0.4 acres

6. Petitioner's Interest in Subject Property Owner

(e.g. owner/joint owner/contract purchaser)

7. Reason for the requested amendment to the Zoning Map The Property's principal structure is located

within a federal Special Flood Hazard Area. Given the history of flooding at the Property, which has increased substantially in recent years, the Property is more suitable for non-residential use similar to adjoining M-2 zoned properties.

8. Statement as to the present use or uses of the subject property The Property is presently developed

with a residential structure.

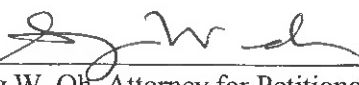
9. Statement as to whether or not there is an allegation of mistake in the current zoning, and, if so, the nature of the mistake and the facts to support the allegation See the attached Narrative Supplement.
10. Statement as to whether or not there is an allegation of a substantial change in the character of the neighborhood subsequent to the most recent comprehensive rezoning. If change(s) is alleged, the nature of the change(s) and the facts to support the allegation and a statement as to why the petitioner concludes that the reclassification sought is the proper one There is no allegation of substantial change in the character of the neighborhood.
11. Statement as to whether or not the petitioner can use the subject property in its present zoning classification and, if not, the reasons why Given the history of flooding at the Property, Petitioner asserts that the Property is not suitable for residential use.
12. Statement as to whether or not such amendment will be in harmony with the General Plan for Howard County and whether such amendment will adversely affect the surrounding and vicinal properties The amendment will be in harmony with the General Plan and will not adversely affect surrounding and vicinal properties. See the attached Narrative Supplement.
13. State whether or not the subject property is currently served by public water, sewerage, and public roads The subject Property is currently served by public water, sewerage, and public roads.
14. Any other factors which the petitioner desires the Board to consider including copies of any written reports intended to be introduced at the hearing and a written summary of verbal evidence of any expert which will be proffered at the hearing See the attached Narrative Supplement.

15. DRAWINGS (PLEASE TAKE NOTE)

Original Petition plus **24 copies** (if on a county road), with equal amount of required drawings, folded to approximately 8 ½" x 14" (**27 copies if a state road is involved**). Plats of the subject property, plus other such scale drawings as may be required by the Department of Planning and Zoning, must show the following:

- a. Courses and distances of the boundary lines of the subject property and the acreage
 - b. North arrow
 - c. Existing zoning of subject property and adjoining properties
 - d. Location, boundary lines, and area of any proposed reclassification of zoning
 - e. Existing structures, uses, natural features and landscaping on the subject and adjacent properties which may be relevant to the petition
 - f. Location of subject property in relation, by approximate dimension, to the nearest intersection of two public roads
 - g. Ownership of affected roads
 - h. Election district in which subject property is located
 - i. Tax map/zoning map number on which subject property is shown
 - j. Name of local community or neighborhood in which subject property is located or is near
 - k. Name and mailing address of property owner
 - l. Name and mailing address of the petitioner
 - m. Name and mailing address of petitioner's attorney, if any
 - n. Any other information as may be necessary for full and proper consideration of the petition
16. If the petition includes site plan documentation, the petition shall include all information as required by Section 100.G.2. of the Zoning Regulations.
17. The Petitioner agrees to furnish such additional plats, plans or other data as may be required by the Zoning Board and/or the Department of Planning and Zoning.
18. The Petitioner further agrees to install and maintain Zoning Hearing Poster(s) as required in the Affidavit of Posting provided by the Department of Planning and Zoning. The Poster(s) must be posted for at least 30 days immediately prior to the Zoning Board hearing and remain posted until 15 days after the final hearing.
19. The Petitioner agrees to insert and pay for the newspaper advertising costs as required by the Zoning Board Rules of Procedure. Said advertisement shall be in a format deemed adequate by the Chairperson of the Zoning Board and must be published once in at least two newspapers of general circulation in Howard County at least 30 days prior to the Zoning Board hearing. The Petitioner also agrees to submit certification of the text and publication dates of the approved advertisement prior to the Zoning Board hearing to the Administrative Assistant to the Zoning Board.
20. The Petitioner certifies that no petition for the same or substantially the same proposal as herein contained for the subject property has been denied in whole or in part by the Zoning Board or has been withdrawn after the taking of evidence at a public hearing of the Zoning Board within twenty-four (24) months of the Zoning Board hearing unless so stated herein.

21. The undersigned hereby affirms that all of the statements and information contained in, or filed with this petition, are true and correct. The undersigned has read the instructions on this form, filing herewith all of the required accompanying information.

 1/27/20
Sang W. Oh, Attorney for Petitioner Date

 1/27/20
A.R. Levering, LLC, Petitioner Date

22. **FEES**

The Petitioner agrees to pay all fees as follows:

- a. Filing fee including first hearing\$695.00*
Each additional hearing night\$510.00*
- b. Public Notice Poster(s):\$25.00

* The Zoning Board may refund or waive all or part of the filing fee where the petitioner demonstrates to the satisfaction of the Zoning Board that the payment of the fee would work an extraordinary hardship on the petitioner. The Zoning Board may refund part of the filing fee for withdrawn petitions. The Zoning Board shall waive all fees for petitions filed in the performance of governmental duties by an official, board or agency of the Howard County Government.

For DPZ office use only:

Hearing Fee \$ _____
 Poster Fee \$ _____
 Total \$ _____

Receipt No. _____

PLEASE CALL 410-313-2350 FOR AN APPOINTMENT TO SUBMIT YOUR APPLICATION

County Website: www.howardcountymd.gov

INSTRUCTIONS TO THE APPLICANT/PARTY OF RECORD

- As required by State Law, applicants are required to complete the **AFFIDAVIT AS TO CONTRIBUTION** that is attached, and if you have made a contribution as described in the Affidavit, please complete the **DISCLOSURE OF CONTRIBUTION** that is attached.
- If you are an applicant, Party of Record (i.e., supporter/protestant) or a family member and have made a contribution as described in the Affidavit, you must complete the **DISCLOSURE OF CONTRIBUTION** that is attached.
- Filed affidavits and disclosures will be available for review by the public in the office of the Administrative assistant to the Zoning Board during normal business hours.
- Additional forms may be obtained from the Administrative Assistant to the Zoning Board at (410-313-2395) or from the Department of Planning and Zoning.
- Completed form may be mailed to the Administrative Assistant to the Zoning Board at 3430 Courthouse Drive, Ellicott City, MD 21043.
- Pursuant to State Law, violations shall be reported to the Howard County Ethics Commission.

ZONING MATTER: A.R. Levering, LLC

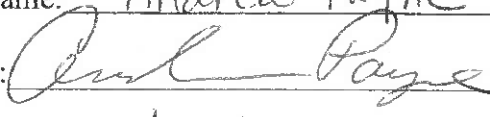
AFFIDAVIT AS TO CONTRIBUTION

**As required by the Annotated Code of Maryland
State Government Article, Sections 15-848-15-850**

I, A.R. Levering, LLC, the applicant in the above zoning matter HAVE HAVE NOT made any 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 application in or during the pendency of the above referenced zoning matter.

I understand that any contribution made after the filing of this Affidavit and before final disposition of the application by the County Council shall be disclosed within five (5) business days of the contribution.

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.

Printed Name: Andrew Payne
Signature: 
Date: 1/27/20

ZONING MATTER: A.R. Levering, LLC

DISCLOSURE OF CONTRIBUTION

**As required by the Annotated Code of Maryland
State Government Article, Sections 15-848-15-850**

This Disclosure shall be filed by an Applicant upon application or by a Party of Record within 2 weeks after entering a proceeding, if the Applicant or Party of Record or a family member, as defined in Section 15-849 of the State Government Article, has made any contribution or contributions having a cumulative value of \$500 or more to the treasurer of a candidate of the treasurer of a political committee during the 48-month period before the application was file or during the pendency of the application.

Any person who knowingly and willfully violates Sections 15-848-15-850 of the State Government Article 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: A.R. Levering, LLC

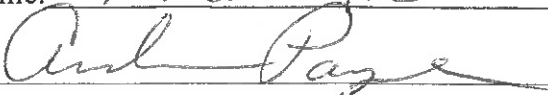
RECIPIENTS OF CONTRIBUTIONS:

<u>Name</u>	<u>Date of Contribution</u>	<u>Amount</u>
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<u>N/A</u>		
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I understand that any contribution made after the filing of this Disclosure and before final disposition of the application by the County Council shall be disclosed with five (5) business days of the contribution.

Printed Name: Andrew Payne

Signature: 

Date: 1/27/20

Pre-submission Community Meeting Procedures

Sec. 16.205. Procedure.

- (a) Any person owning an interest in the property affected may petition the Zoning Board for approval of a development plan, and a person owning an interest in the property affected, the Director of the Department of Planning and Zoning or members of the Zoning Board may petition the Zoning Board for piecemeal map amendment. The form and number of copies of the petition shall be as prescribed by law or by the Zoning Board's rules of procedure.
- (b) Prior to the initial submittal of a petition, the petitioner shall hold a pre-submission community meeting that provides information to the community regarding the petition and allows community residents to ask questions and discuss any issues. The meeting must be held in accordance with the following procedures:
 - (1) At least three weeks in advance, the petitioner shall send written notice regarding the date, time and location of the meeting to:
 - a. All adjoining¹ property owners as identified in the records of the Maryland Department of Assessments and Taxation, via mail;
 - b. The Department of Planning and Zoning, which will place this meeting notice on the department's web site;
 - c. The County Council; and
 - d. Any community association that represents the area of the subject property or any adjacent properties.

The property involved shall be posted with the time, date and place of the initial meeting. The sign shall include the address of Department of Planning and Zoning's website. The property shall be posted for at least three weeks immediately before the hearing. The poster shall be double-sided. At least 48 inches by 48 inches in size and the typeface shall be at least two inches in height. The Department of Planning and Zoning shall determine the number of posters required and their location and the petitioner shall bear the expense of posting. The posters shall be erected perpendicular to the road which serves as the mailing address of the subject property. The Department of Planning and Zoning shall supply the posters. The petitioner shall properly erect and maintain the posters.

- (2) The meeting shall be:
 - a. Held at a location within the community, preferably in a public or institutional building located within approximately three miles of the subject property; and
 - b. Scheduled to start between 6 p.m. and 8 p.m. on a weekday evening, or to be held between 9 a.m. and 5 p.m. on a Saturday, excluding county holidays and other holidays determined in subsection (d) of this section.
- (3) A certification of notice and posting and a summary of the issues expressed by residents at the pre-submission community meeting shall be written and transmitted by the petitioner to the Department of Planning and Zoning when the initial petition is filed for county review.
- (4) If the petitioner does not submit the petition within 1 year of the pre-submission community meeting, another pre-submission community meeting and notification in accordance with subsection (b) of this section shall be required.

IMPORTANT:

It is also advised that notice be sent to any community association registered with the County to be notified about projects in certain geographic area; and the County Council.

Please use the following web address to access the community notification list http://data.howardcountymd.gov/HOA_Register/GCommunityView_new.asp. You will be prompted to enter the three-digit sign code assigned to your development. Once your sign code has been entered, you will be provided with a list of community contacts that have requested information about your development.

¹ Adjoining property is land which is touching or would be touching in the absence of an intervening utility or road right-of-way, other than a principal arterial highway.

SUPPLEMENT FOR PETITION TO AMEND ZONING MAP OF HOWARD COUNTY

9. *Statement as to whether or not there is an allegation of mistake in the current zoning, and, if so, the nature of the mistake and the facts to support the allegation*

A mistake is evident when considering facts that the County Council could not have known about, and did not consider, during the last Comprehensive Rezoning. The Property is located in close proximity to the Patapsco River (the "River") and is entirely within a Special Flood Hazard area, Zone AE, as shown on **Exhibit A** and **Exhibit B** attached hereto and incorporated herein by reference.

While the Property was located within this flood zone at the time of the last Comprehensive Rezoning, several factors have contributed to a drastic increase in the frequency and intensity of flooding at the Property. First, the flow of the River has changed substantially in recent years due to the removal of several dams, the locations of which are approximately shown on **Exhibit C** attached hereto and incorporated herein by reference. Two upriver dams, Union Dam and Simkins Dam, were demolished between approximately 2009 and 2011. These dams were constructed in approximately 1912 and 1889, respectively.

While the removal of Union Dam and Simkins Dam began to change the flow and course of the River in the vicinity of the Property prior to the last Comprehensive Rezoning, Bloede Dam at that time was still in place upriver from the Property. Bloede Dam, originally constructed in approximately 1906-1907, was approximately 34 feet high and 220 feet long. Demolition work began on Bloede Dam on September 11, 2018, at which point the River began flowing freely toward the Property.

Collectively, the three dams had contributed to a predictable flow of the River in the vicinity of the Property. Since their demolition, however, the course and intensity of the flow of the River has changed, likely contributing to the increased flooding that the Property is presently experiencing. After the removal of Union Dam and Simkins Dam, all of the silt that had been blocked by those dams was allowed to flow freely downriver towards the Property. Prior to the removal of Bloede Dam, the Maryland Department of Natural Resources determined that removal of the silt that had built up along the dam would be too expensive; instead, a decision was made to allow the River to redistribute the silt naturally. All of this silt, which had been building up for over 100 years, has now been deposited along the bottom of the River, causing a rise in the River in the vicinity of the Property and forcing the water to breach the riverbank with more frequency.

The second likely reason for the increased flooding is climate change, which PlanHoward 2030 recognizes as a growing concern. As provided on Page 5 of

PlanHoward 2030, "Among the consequences of climate change are sea-level rise and water quality impairment in the State's numerous coastal ecosystems Howard County will not be impacted by rising sea levels like Maryland's coastal communities; however, the increased potential for flooding . . . is a concern. Since the global, State, and regional benefits of mitigating climate change are great and the consequences of inaction severe, Howard County has adopted a plan, the Howard County Climate Action Plan, to reduce its carbon footprint."

The frequency and extent of significant, damaging rainstorms are increasing, as evidenced by the devastation that occurred in Ellicott City on July 30, 2016 and May 27, 2018 from two separate 1,000-year rain events. According to Jeff Halverson, a severe weather expert with The Washington Post's meteorologist team, "the water vapor content of the atmosphere, as a whole, has increased and scientific studies have shown a statistically meaningful uptick in the frequency of extreme rain events over the eastern United States. Statistically, over the long term, these types of extreme floods are probably becoming more common, in areas that are normally rainy as a result of global warming."

Together, the Property's location with respect to the River, the removal of the three upriver dams, the redistribution of silt, and the increased frequency of severe rain events has and will continue to exacerbate the Property's flooding. The Petitioner has owned the Property since March of 2007. Prior to the last Comprehensive Rezoning, the Petitioner experienced one flood event around the time of the removal of Union Dam and Simkins Dam. During this flooding event, the height of the flood waters covered the Property by approximately two feet.

After the last Comprehensive Rezoning, the Property has experienced two significant floods, both occurring during the historic Ellicott City events. During these floods, the waters rose to a height of approximately four feet over the Property. At the time of both of these events, Bloede Dam was still in place and limiting the flow of the River towards the Property. Since the recent removal of Bloede Dam, the River has overflowed its banks in the vicinity of the Property several times during relatively minor rain events, causing flooding on Levering Avenue fronting the Property. Other than the three major flood events mentioned above, the Petitioner had never witnessed flooding on Levering Avenue during its period of ownership until these more recent minor rains.

No matter the reason why the Property is experiencing more frequent and severe flooding since the last Comprehensive Rezoning, it is undeniable that this flooding causes the Property to be unsuitable for residential uses. Given the history of four foot high flood waters covering the Property, and the fact that the removal of the

Bloede Dam will likely lead to even more severe and frequent flood events, no resident could or should feel safe going to sleep knowing that a severe storm upriver might cause water to pour into his or her house with little warning and no time to escape.

Had the County Council known of the nature and extent of the current flooding issues at the time of the last Comprehensive Rezoning, the Council would not have zoned the Property to a residential zoning district. Instead, a commercial or industrial use of the Property is more appropriate since users of the existing structure would not be residing or dwelling therein.

Along its north, east, and south sides, the Property adjoins M-2 zoned properties developed and operating with industrial uses. To its west, the Property adjoins, sequentially, Levering Avenue, a State Roads Commission parcel, a CSX railroad line, Lawyers Hill Road, and Route 895. Route 895 also separates the Property from any other residentially developed vicinal parcels. Instead of requiring that the Property be used residentially in the R-ED District, the requested designation of M-2 in accordance with the Documented Site Plan submitted herewith is more appropriate given the location of the Property and the existing zoning of the adjoining parcels.

Additional arguments may be set forth at the hearing on this matter.

12. *Statement as to whether or not such amendment will be in harmony with the General Plan for Howard County and whether such amendment will adversely affect the surrounding and vicinal properties*

This proposed amendment will be in harmony with PlanHoward 2030, which provides on Page 141 that "Howard County residents should live in healthy, safe communities" As described in the answer to Question 9 above, the history of flooding prevents the residential use of the Property in a safe and healthy manner. The only viable use of the Property is for a commercial or industrial use that would prevent residential habitation within the Property.

Additionally, Policy 6.4 of PlanHoward 2030 is to "[e]nsure that the County continues to capture future job and business growth opportunities," and one of the implementing actions of Policy 6.4 is to "[e]stablish policies to protect and promote commercially and industrially zoned land for future job and business growth opportunities." The Property is also located within the Route 1 Corridor as identified on Map 5-1 of PlanHoward 2030. Robert Charles Lesser & Company evaluated Route 1 market conditions and determined that the Route 1 Corridor is a

vital economic asset for the County. PlanHoward 2030, p. 57. “[R]edevlopment and revitalization will remain a necessary instrument to accommodate future growth and stimulate economic development, and in this sense the Route 1 Corridor represents a significant opportunity.” PlanHoward 2030, p. 57. Furthermore, “[t]he expansion of jobs within the Route 1 Corridor will also generate additional opportunities for commercial and residential development” PlanHoward 2030, p. 57.

Instead of depriving the Petitioner of all reasonable use of the Property (which would be the case if this Petition were denied and the Property left within a residential zoning district), this proposed amendment would allow the Property to be used productively and to generate jobs and economic development within the County.

Furthermore, given that the Property adjoins two M-2 zoned properties, rezoning the subject Property similarly will “[e]ncourage land assembly to prevent piecemeal redevelopment and facilitate projects that are integral to the County’s long-term development strategy” consistent with Implementing Action d. of PlanHoward 2030 Policy 5.5. A vacant and unusable R-ED Property would be unlikely to attract investment from prospective purchasers of the adjoining M-2 parcels, but an M-2 zoning and approved office use for the Property would be much more likely to attract and encourage land assembly of these parcels.

The proposed rezoning of the Property will not adversely affect surrounding and vicinal properties. As described in the answer to Question 9 above, the Property is adjoined on three sides by other M-2 zoned properties and is separated from residentially developed properties by Route 895. An office use of the Property conducted within the existing structure, as proposed by the accompanying Documented Site Plan, will not generate excessive noise, odors, or other adverse effects. This proposed rezoning will have no effect on surrounding and vicinal properties.

Additional arguments may be set forth at the hearing on this matter.

14. Any other factors which the petitioner desires the Board to consider including copies of any written reports intended to be introduced at the hearing and a written summary of verbal evidence of any expert which will be proffered at the hearing

The M-2 District is the most appropriate zoning classification for the Property. The history of severe flooding noted above causes the Property to be unsuitable and unsafe for residential use. In order to not deprive the Petitioner of all reasonable use

of the Property, approval of the instant Petition and the rezoning of the Property is necessary. At the required pre-submission community meeting, the office use proposed on the Documented Site Plan was the preferred M-2 use for the Property, and such use will not adversely affect surrounding properties.

Additional arguments may be set forth at the hearing on this matter.

Zoning Regulations Section 100.0.G.2.d

- (1) *The compatibility of the proposed development with the existing and potential land uses of the surrounding areas:*

The proposed development is compatible and will exist in harmony with existing and potential land uses of surrounding areas. The office use proposed for the Property would be conducted entirely within the Property's existing structure, with no planned or proposed additions thereto.

The Property is isolated from nearby residentially developed parcels. M-2 zoned properties adjoining the Property to the north, east, and south are currently developed and operating with industrial uses. The office use and development of the Property proposed on the Documented Site Plan will be consistent and compatible with these nearby land uses.

Additional arguments may be set forth at the hearing on this matter.

- (2) *Protection of the environmental integrity of the subject property and adjoining areas in the location and design of site improvements:*

As shown on the Documented Site Plan, the proposed development will utilize the Property's existing structure. No site improvements are proposed. The development will have no adverse effects on the environmental integrity of the Property and adjoining areas.

Additional arguments may be set forth at the hearing on this matter.

- (3) *The availability of safe road access for the proposed development:*

Safe road access is available for the development. The Property currently enjoys access directly from Levering Avenue as well as access through the adjoining M-2 zoned parcel to the north. Both access points are proposed to remain.

Additional arguments may be set forth at the hearing on this matter.

- (4) *Compatibility of the proposed development with the policies and objectives of the Howard County General Plan:*

See the answer to Question 12 above.

A.R. LEVERING, LLC
P.O. Box 8386
Elkridge, Maryland 21075

Notice of Pre-submission Community Meeting

This is notice that A.R. Levering, LLC, Petitioner, intends to submit a Petition to Amend the Zoning Map for 5481 Levering Avenue, Elkridge, Maryland 21075. The subject property is currently zoned R-ED and consists of approximately .4 acres, more or less, and is located at 5481 Levering Avenue, Elkridge, Maryland 21075 (Tax Map 32, Grid 22, Parcel 50) (see enclosed site location map). The proposed Zoning Map Amendment is for M-2 (Manufacturing: Heavy).

You are invited to attend a pre-submission community meeting to meet with the Petitioner, who will provide information concerning the Petition, and to ask questions, make comments and discuss this project.

The pre-submission community meeting will be held on Wednesday, December 18, 2019 at 6:00 p.m. at the Elkridge Public Library, 6540 Washington Boulevard, Elkridge, Maryland 21075.

General information regarding the meeting can be found on the Department of Planning and Zoning's webpage at:
http://data.howardcountymd.gov/Search_Plans/Search_Plans_Web.aspx

If you are unable to attend the meeting, you may contact Kelly Wagner at (410) 964-0300 to receive meeting minutes and follow-up correspondence.

bing maps

5481 Levering Ave, Elkridge, MD 21075



Data from: Zillow · Redfin · GreatSchools

List of Adjoining and Confronting Property Owners/Andy Payne—5481 Levering Avenue, Re-zoning

Subject Property: 5481 Levering Avenue
Elkridge, Maryland 21075
Tax Map 32, Grid 22, Parcel 50

Adjoiners:

Parcel 25: A.R. Levering, LLC
5471 Levering Avenue
Elkridge, Maryland 21075

Mailing address: P.O. Box 8386
Elkridge, Maryland 21075

Parcel 72: GIP 2017 LLC
c/o The Goldstar Group
5495 Levering Avenue
Elkridge, Maryland 21075

Mailing address: 4630 Montgomery Avenue
Suite 550
Bethesda, Maryland 20814

Parcel 49: State Highway Administration
Levering Avenue
Elkridge, Maryland 21075

Mailing address: 301 W. Preston Street
Baltimore, Maryland 21201

School Principals

Elkridge Elementary School
7075 Montgomery Road
Elkridge, Maryland 21075
Attention: Michael Caldwell, Principal

Elkridge Landing Middle School
7085 Montgomery Road
Elkridge, Maryland 21075
Attention: David Strothers, Principal

Howard High School
8700 Old Annapolis Road
Ellicott City, Maryland 21043
Attention: Nick Novak, Principal

PTA Presidents

Elkridge Elementary School
7075 Montgomery Road
Elkridge, Maryland 21075
Attention: PTA PRESIDENT

Elkridge Landing Middle School
7085 Montgomery Road
Elkridge, Maryland 21075
Attention: PTA PRESIDENT

Howard High School
8700 Old Annapolis Road
Ellicott City, Maryland 21043
Attention: PTA PRESIDENT

A.R. LEVERING, LLC

P.O. Box 8386
Elkridge, MD 21075

TAX MAP 32, BLOCK 22, PARCEL 50

REPORT OF PRE-SUBMISSION COMMUNITY MEETING
HELD AT 6:00 P.M. ON WEDNESDAY, DECEMBER 18, 2019 AT
THE ELKRIDGE PUBLIC LIBRARY
6540 WASHINGTON BLVD, ELKRIDE, MD 21075

A Pre-Submission Community Meeting was held on the above-referenced date, time and location. Consultants to the Developer were Robert Vogel (*engineer*) and Christopher DeCarlo (*attorney*).

The following questions/answers were provided:

1. Has the proposal changed at all since the last pre-submission meeting? *No, the proposal is the same.*
2. Will the property be able to be used for anything other than office? *We are submitting the rezoning application with a documented site plan which locks the use in as office. Any change in use from office would require Zoning Board Approval.*
3. That would include the outside portions of the property? *Yes*
4. So, they would not be allowed to sell cars there? *No, not under the use specified on the documented site plan.*

The meeting was adjourned at approximately 6:20 p.m.

AFFIDAVIT OF POSTING
Pre-submission Meeting

Case: **A.R. Levering, LLC**

STATE OF MARYLAND)

COUNTY OF HOWARD)

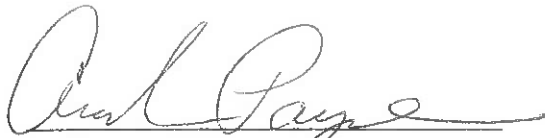
I, Andy Payne, HEREBY CERTIFY that to the

best of my information, knowledge and belief the property which is the subject of the above-captioned petition has been posted in accordance with the following requirements of the Department of Planning and Zoning:

1. The poster(s) shall be erected and shall remain on the subject property for three weeks prior to the pre-submission meeting.
2. The poster(s) shall be erected using 2 wooden stakes, one on each side of the poster.
3. The poster(s) shall be erected perpendicular to the road, which serves as the mailing address of the subject property.

I further certify that the poster(s) has been posted at least 21 days immediately prior to the pre-submission meeting scheduled for **December 18, 2019**, giving notification of the place, date and time of the hearing.

Subscribed and sworn to before me on this 26th day of November, 2019.

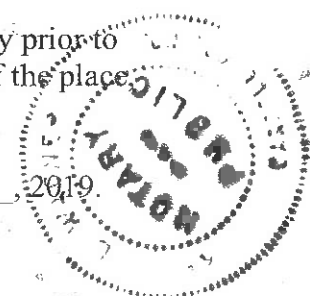


Petitioner's/Agent's Signature



Notary Public:

My Commission expires: 7/6/2023



Note: It is the responsibility of the Petitioner to ensure that all of the Posting requirements have been met. Failure to meet any of these requirements may result in the postponing and rescheduling a meeting in order to ensure the proper posting of the property. It is also the petitioner's responsibility to remove the poster 2 weeks after the meeting.