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(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

Peter L. Beilenson, M.D., M.P.H., Health Officer

MEMORANDUM

TO: J. Robert Lalush, Acting Chief
Division of Planning & Zoning Administration

FROM: Sara Sappington, R.S.
Well and Septic Program

RE: File Number: ZB 1087M
Title: 3500 Manor Ln.
M: 25 P:71
Amend zoning map

DATE: December 14, 2009

The Health Department does not object to the petition to amend the zoning map of Howard County.

**Department of Planning and Zoning
Howard County, Maryland
Recommendations/Comments**

Date: 11/24/09

Hearing Examiner _____

Planning Board 3/4/09 Board of Appeals _____ Zoning Board _____

Petition No. ZB 1087M Map No. 25 Block _____ Parcel p/o 71 Lot _____

Petitioner: Camilla and Philip Carroll

Petitioner's Address: see application

Address of Property: see application

Return Comments by _____ to Public Service and Zoning Administration

Owner: (if other than applicant) _____

Owner's Address: _____

Petition: See application

To: _____ MD Department of Education – Office of Child Care
3300 N. Ridge Road, Ste. 190, EC, MD 21043 (Louis Valenti)

_____ ✓ Bureau of Environmental Health
_____ Development Engineering Division
_____ Department of Inspections, Licenses and Permits
_____ Department of Recreation and Parks
_____ Department of Fire and Rescue Services
_____ State Highway Administration
_____ Sgt. Karen Shinham, Howard County Police Dept.
_____ James Irvin, Department of Public Works
_____ Office on Aging, Terri Hansen (senior assisted living)
_____ Police Dept., Animal Control, Deborah Baracco, (kennels)
_____ Susan Fitzpatrick, Health Dept. (Nursing & Res. Care)
_____ Land Development - (Religious Facility & Age-Restricted
Adult Housing)
_____ Housing and Community Development
_____ Economic Development
_____ Route 1 Cases – DCCP – Dace Blaumanis

COMMENTS:



PETITION TO AMEND THE ZONING MAP OF HOWARD COUNTY

DPZ Office Use Only: Case No. ZB1087M Date Filed: _____

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 rezone 221.1 AC± of the subject Property from RC-DEO to R-ED

2. Petitioner's Name Camilla Carroll, Philip D. Carroll

Address 3500 Manor Lane, Ellicott City, MD 21042

Phone No. (W) (H)

Email Address

3. Owner's Name Camilla Carroll, Philip D. Carroll

Address 3500 Manor Lane, Ellicott City, MD 21042

Phone No. (W) (H)

4. Counsel for Petitioner Sang Oh

Address 5100 Dorsey Hall Drive, Ellicott City, MD 21042

Phone No. 410-964-0300

Email soh@talkin-oh.com

5. Property Identification

Address of Subject Property P/O 3500 Manor Lane, Ellicott City, MD 21042

Location of Subject Property south side of MD Route 144 west of Kiwanis-Wallis Park

Election District 2nd & 3rd Tax Map # 25 Block # Parcel # P/O 71

Lot # Total Acreage of Property 221.1 AC±

6. Petitioner's Interest in Subject Property owners

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

7. Reason for the requested amendment to the Zoning Map This rezoning application is an integral part of a comprehensive development and preservation proposal for Doughoregan Manor. This proposal seeks to preserve farmland and achieve reasonable development for Doughoregan Manor. A request for an amendment to the 2000 General Plan for Extension of the Planned Service Area for Water and Sewer, an Agricultural Land Preservation Easement, a Development Rights and Responsibilities Agreement and the instant rezoning application are all necessary in order to effect the proposal.

8. Statement as to the present use or uses of the subject property undeveloped farmland

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 ATTACHED i) SUPPLEMENT FOR PETITION TO AMEND ZONING MAP OF HOWARD COUNTY, ii) REQUEST FOR AMENDMENT TO GENERAL PLAN AND iii) JUSTIFICATION IN SUPPORT OF GENERAL PLAN AMENDMENT
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 A change to the character of the neighborhood is not being alleged.
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 Yes, the subject property could be used for single-family detached homes in accordance with the cluster subdivision regulations of RC-DEO – although the plan produced by this option is not desirable. SEE ATTACHED i) REQUEST FOR AMENDMENT TO GENERAL PLAN AND ii) JUSTIFICATION IN SUPPORT OF GENERAL PLAN AMENDMENT
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 SEE ATTACHED i) SUPPLEMENT FOR PETITION TO AMEND ZONING MAP OF HOWARD COUNTY, ii) JUSTIFICATION IN SUPPORT OF GENERAL PLAN AMENDMENT
13. State whether or not the subject property is currently served by public water, sewerage, and public roads The subject property fronts on public water and is traversed by public sewerage. The subject property is served by Md. Route 144, a public road.
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 Petitioner expects to introduce the testimony of Terrell Fisher, P.E., L.S., Joseph Rutter, AICP and Mickey Corneilius, P.E., PTOE. Messers. Fisher and Rutter will testify regarding a mistake made during the last comprehensive zoning in order to support the requested rezoning and will testify as to the appropriateness of the requested R-ED zoning. Mr. Corneilius will testify as to the traffic impacts of the proposed rezoning. A copy of the Institute of Traffic Engineers Trip Generation 8th Ed. 2008 is attached hereto showing a comparison of Peak Hour and Average Daily Trips for 325 Single Family Detached Units vs. 2,000 Senior Adult Housing Units.

15. **DRAWINGS (PLEASE TAKE NOTE)**

Petition forms must be accompanied with **19 copies** of the required drawings, folded to approximately 8 ½" x 14" (**23 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.

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*

The allegation of mistake being set forth in this application for rezoning is the decision to amend the map for the Planned Service Area for Water and Sewer ("PSA") to the subject property. At the time of the last Comprehensive Zoning in 2003, the subject property was not in the PSA. As referenced in the application, a request for inclusion in the PSA has been submitted to the Howard County Executive and Council. With the approval of that amendment to the 2000 General Plan, a fundamental mistake becomes evident. The Zoning Authority zoned the subject property RC-DEO with the assumption that it would remain in the no planned service area. That assumption has proven untrue with the passage of time. Had the Zoning Authority known at the time of the last Comprehensive Zoning that the subject property would be incorporated into the PSA, they would not have zoned the property RC-DEO; rather, the requested designation R-ED would have been determined to be more appropriate.¹

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 of the zoning for the subject property from RC-DEO to R-ED will be in harmony with the General Plan for Howard County and will not adversely affect the surrounding and vicinal properties. First, the General Plan will reveal that the proposed R-ED zoning is consistent with properties in the PSA. The existing RC-DEO is not. The long term impact of septic systems when public sewer is available is inconsistent with sound policy. Second, the adoption of R-ED zoning, which will allow for the proposed 325 single-family detached dwellings to be built on the subject property, will be less than the maximum density permitted by right (in either RC-DEO or R-ED). Thus, the proposed amendment will result in a development that will adversely affect the adjoining R-20, R-12 and RSA-8 lots less than the current zone. Finally, the area in which the subject property is located in the Near West. For the reasons as set forth in the attached Justification In Support of General Plan Amendment, the requested rezoning is harmonious with the General Plan.

¹ As explained in the Petition to Amend the Zoning Map for Howard County, Question # 7, the instant Petition was submitted as part of a comprehensive package of necessary legislative and administrative approvals. While the ultimate decision on the instant Petition by the Zoning Board requires prior approval of a General Plan Amendment for the PSA ("GPA"), we are requesting review and consideration of this Petition subject to the condition of final approval of the GPA in the event that the GPA has not yet been finally decided prior to the consideration of this Petition by the Department of Planning and Zoning or the Planning Board.

October 28, 2009

Honorable Ken Ulman, Howard County Executive
Honorable Mary Kay Sigaty, Howard County Council, Chair
Honorable Jennifer Terrasa, Howard County Council, Vice-Chair
Honorable Calvin Ball, Howard County Council, Member
Honorable Greg Fox, Howard County Council, Member
Honorable Courtney Watson, Howard County Council, Member
3430 Courthouse Drive
Ellicott City, MD 21043

RE: Request for Amendment to General Plan
Doughoregan Manor, Tax Map 23, Parcel 71, 892.6 AC ± (the "Property")

Dear Messrs. and Mesdames:

As you know, for approximately two years, our family worked with Erickson Retirement Communities to develop a continuing care retirement community ("CCRC") on a portion of our historic estate. We formulated a plan to preserve the remainder of one of the largest expanses of undeveloped land in Howard County.

As you also know, in February 2009, Erickson submitted a request for an amendment to the General Plan and Zoning Regulations of Howard County to facilitate their proposal and, thereby, begin the process of preserving Doughoregan Manor. In June 2009, Erickson formally withdrew their interest in the property and thus left the plan in limbo. The challenge of maintaining and preserving our property, however, persists. While the plan for a CCRC has not proven workable, viable strategies for long-term preservation remain.

We are writing to ask your help with a revised plan that we believe will solve the dilemma that our family faces as owners of Doughoregan. Your cooperation will allow us all to carry out our shared obligation as stewards of our past and present.

Following the withdrawal of Erickson, our family decided to retain complete control of the property and any future development proposals. Given our current financial circumstances, we cannot allow ourselves to be at the risk of another unanticipated decision by a third-party developer. Our decision requires more time and greater expense for our family; however, we believe that final and lasting solutions can be expeditiously achieved. Our family has invested heavily in the restoration of the main house, but there is much more that needs to be done soon in order to prevent irreversible deterioration. In addition, several historic outbuildings have reached a point where immediate action is needed or they will be lost. Doughoregan is more than the main house: the setting must be preserved. We intend to do that if the financial resources are there.

October 28, 2009

Page 2 of 5

The revised plan has several components, all of which must be approved and implemented in order for our initiative to be a success. The components are as follows:

Development

Location

The eastern-most portion of the Property, which was previously identified and depicted on "Exhibit B" in a February 25, 2009 letter to you as the land to be acquired by Erickson, will continue to serve as the development area in the new plan. The proposed area is shaded and shown as 221.1 Acres ± on the attached Exhibit to Accompany Petition to Amend the Zoning Map of Howard County, which is being provided to you as a courtesy. On this area will be sited approximately 325 single family detached units as shown on the attached Exhibit 2, a preliminary concept plan.

Purpose

The development plan is designed to be R-ED (Residential-Environmental Development), the lowest density and most environmentally conscientious development in the Howard County Zoning and Subdivision Regulations. With smaller lot sizes averaging 8,000 sq. ft. and larger requirements for open space, the proposed development will accommodate houses generally from 2,500 to 3,000 sq. ft. Exhibit 2 shows an innovative subdivision layout including an attractive neighborhood design, which will meet or go beyond the impending upgrades to Maryland's storm water regulations.

Benefits

Under the new plan, removal of large areas of existing forest that were part of the Erickson plan can be avoided. Connecting roads to the Ridge Lake and Chateau Ridge communities are also unnecessary. Development of the eastern boundary of Doughoregan best preserves and protects the setting of the historic buildings. The development of single family detached units will be harmonious with the existing residential development on adjacent properties and will avoid conflicts with ongoing farming operations on Doughoregan.

Traffic

Recently, we have discussed our plan with a number of interested citizens and community associations. Most concerns raised involved traffic on Rt. 144 and school capacity, which we understand and share as residents of this area. We believe, however, that we have sufficiently studied traffic impacts and can express with confidence that the new plan will not degrade our quality of life. We are committed to effecting a balance between preserving the existing scenic character of the National Road and the safety requirement for ingress and egress. We believe both can be achieved. The traffic studies that we have conducted show that peak hour trips do not add to the existing traffic on Rt. 144 to a substantial

October 28, 2009

Page 3 of 5

degree. In fact, the level of traffic generated by the proposed development is projected to be less than one third of that which would have been generated under the Erickson proposal. We also recognize we will be required to assure an adequate level of service at neighboring intersections.

Schools

We project the build-out of the development to occur approximately 12 to 15 years from now, based on the length of the permit approval process, actual construction and, of course, market factors. While we cannot predict exactly the number of school-aged children resulting from a particular development, we believe that absorption of the students from the 325 units over a 12 to 15 year period will be acceptable.

PSA

We will not require the zoning text amendment envisioned for the Erickson proposal. However, as before with the Erickson proposal, in order to accommodate this development, an extension of the planned service area for water and sewer ("PSA") along with a zoning map change will be required. Consequently, we ask that you consider the amendment to the PSA and Master Plan for Water and Sewerage Plan requested by Erickson in February 2009 as largely unchanged and remaining pending.

Public Works

As you may know, there are already existing and operating public sewer lines that traverse the proposed development area. As part of the new plan, we believe that the Department of Public Works will request that we increase the size of a portion of the line on the Property. We intend to accede to that request as well as adding nitrogen pre-treatment facilities, in effect treating not only the effluent from the new housing but also that from properties to the north and west of Doughoregan Manor. We also understand from discussions with the Department of Public Works that an existing undersized section on the Little Patuxent Interceptor will require replacement under a capital project prior to any units being constructed on our Property.

We have attached hereto a statement of justification from our legal counsel in support of the proposed amendment to the PSA.

Approval of the proposed amendment to the PSA will precede a Petition for an Amendment to the Zoning Map for Howard County to change the zoning of the development area of the Property from RC-DEO to R-ED. This Petition for rezoning has been filed with the Department of Planning and Zoning.

October 28, 2009

Page 4 of 5

Easement

The second component of the strategy to preserve the Manor is the placement of approximately 500 acres of the land along Folly Quarter Road and Rt. 144 under permanent preservation under the Howard County Agricultural Land Preservation Program. The 94.5 acres of land immediately surrounding the manor house and outbuildings will remain in our family's hands where we will continue to live for generations to come. While we do not plan for the family ever to leave the Manor, we are committed to the long-term preservation of the property and intend to investigate legal means of achieving that goal.

Dedication

The third component is our family's willingness to dedicate approximately 34 acres of land that is contiguous to Kiwanis Wallis Park. We believe the park provides an invaluable service to Howard County families. We welcome the opportunity to contribute to the welfare of our county's children.

Development Rights and Responsibilities Agreement

As a fourth component, we propose that the foregoing terms be set forth as stated in a Development Rights and Responsibilities Agreement, the authority and approval for which must be enacted by the governing body of Howard County. Attached hereto is a draft of the appropriate legislation.

The General Plan Amendment and draft of the Development Rights and Responsibilities Agreement are being provided to you with the request for their introduction as legislation. The application for rezoning is being submitted to the Department of Zoning in accordance with established procedures. We believe it is imperative for these elements to remain as a comprehensive package in order to produce a workable solution.

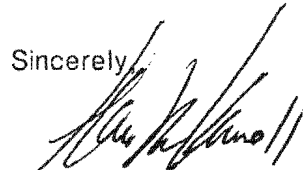
We and our consultants remain available to meet with each of you and members of the community to discuss your questions, comments or concerns. On behalf

October 28, 2009

Page 5 of 5

of our family, we thank you for your consideration of this matter and look forward to continuing to work with you and the citizens of Howard County.

Sincerely,



Camilla Carroll



Philip D. Carroll

cc: Marsha McLaughlin, Department of Planning and Zoning, Director
James Irvin, Department of Public Works, Director
Margaret Ann Nolan, Office of Law, County Solicitor

LAW OFFICES OF
TALKIN & OH, LLP
COLUMBIA OFFICE
5100 DORSEY HALL DRIVE
ELLICOTT CITY, MARYLAND 21042-7870

(410) 964-0300
(301) 596-6500
Fax: (410) 964-2008

October 28, 2009

Honorable Ken Ulman, Howard County Executive
Honorable Mary Kay Sigaty, Howard County Council, Chair
Honorable Jennifer Terrasa, Howard County Council, Vice-Chair
Honorable Calvin Ball, Howard County Council, Member
Honorable Greg Fox, Howard County Council, Member
Honorable Courtney Watson, Howard County Council, Member
3430 Courthouse Drive
Ellicott City, MD 21043

RE: Justification In Support of General Plan Amendment
Extension of Planned Service Area for Water and Sewer for Portion of Parcel 71
of Tax Map 25 (221.1 AC ±)

Dear Messers and Mesdames:

Please be advised that this firm represents Camilla and Phillip D. Carroll with respect to the above-referenced Property.

This letter is being provided to you as justification in support of amending the map of the Planned Service Area for water and sewer ("PSA") as contained in the 2000 General Plan and the Master Plan for Water and Sewerage. The proposed amendment requests the extension of water and sewer to a portion of Doughoregan Manor as specified on the attached "Exhibit to Accompany Petition to Amend the Zoning Map of Howard County - Doughoregan Manor." The proposed area for inclusion in the PSA is colored green and shown as 221.1 AC ± (the "Site"). Currently, Doughoregan, including the Site, is zoned RC-DEO and is in the No Planned Service Area, despite the fact that actual sewer lines traverse portions of the Site.

In evaluating this request, we ask you to consider the following:

Page 98.1 of the 2000 General Plan specifies that "[a]ny requests for a General Plan amendment for expansion of the Planned Service Area should be denied unless the following minimum criteria are met: the proposed expansion of the Planned Service Area is part of a proposed zoning and is consistent with the General Plan and Smart Growth policies . . ."

Attached hereto is a Petition to Amend the Zoning Map of Howard County for the Site (the "Rezoning Application"). As you will note, the request is a change from RC-DEO to R-ED.

This request is consistent with the tenets of the 2000 General Plan and Smart Growth policies for a number of reasons.

The 2000 General Plan ("GP") endorses preserving contiguous blocks of agricultural land and protecting the rural character in the Near West. GP at 44. The Near West is the area of the Rural West that is zoned Rural Conservation (RC) and is adjacent to the Planned Service Area. *Id.* Doughoregan is the largest tract of uncommitted residential land in the Near West and represents the greatest remaining opportunity for agricultural preservation in the Near West. If accomplished, the successful preservation of Doughoregan as proposed will result in the largest contiguous expanse of preserved farmland in the Near West and will be a key component in protecting its rural character.

The first tenet of Maryland's Smart Growth Goals is to save our most valuable resources before they are forever lost. The preservation of farmland and environmental resources in the Rural West has been the principal goal of the regulations for cluster subdivisions. As the 2000 General Plan acknowledges, however, the current cluster subdivision regulations have been very successful in protecting streams, wetlands, floodplains, steep slopes and forest, but they have been only partially successful in achieving the key goal of preserving farmland. GP at 47. Cluster subdivision design is frequently dictated by the location of the best soils for septic systems, resulting in the best soils being used for lots instead of farmland. *Id.*

Doughoregan is permitted under its existing zoning to develop over 400 single-family detached units on the Property. Locating these lots on the portions of Doughoregan with the soils most suitable for septic systems presents the undesirable option of sprawling the development across the Property and in locations that would adversely affect the agricultural character of this area. Residential development in accordance with the RC-DEO will also have an adverse impact of the character of two scenic roads: Folly Quarter Road and MD Route 144 (the "National Road"). GP at 56. We believe the development that is permitted by right would not best serve the interests of our County.

The goals of the 2000 General Plan and Smart Growth policies would be better served by a proposal of concentrating the residential development to the eastern-most section of the Property in the area of the Site, where the number of proposed new housing with public water and sewer will be approximately 100 units less and more compatible with the homes on neighboring properties. The remainder of the Property will be left undisturbed, as-is and remain largely farmland. The General Plan discusses using a variety of tools to achieve its goal of protecting 30,000 acres in the Rural West. GP at 44. Each of these options may have limited applicability, but together they contribute to an effective land preservation strategy. *Id.* We believe that the proposed plan for Doughoregan is the type of combined strategy referenced in the General Plan.

Smart Growth principles also support development in areas where infrastructure is already in place or planned to support it. In addition to the preservation of farmland, one of the principal benefits of permanently protecting land in the Near West is to guard against the

potential for unwanted sprawl into the Rural West. With the requested General Plan Amendment, the boundary of the PSA will terminate on the west side of the Site. Abutting the new PSA boundary will be permanently preserved agricultural land, thereby eliminating the potential for any future PSA extension requests in this area.

The General Plan provides that "[i]n each case [of a proposed expansion of the PSA], sewer and water infrastructure capacity . . . and costs shall be analyzed to confirm the feasibility and availability of scheduled capacity." GP at 98.1. In this regard, please be advised that the extension of water line in this area (which is within the MD Route 144 Right-of-Way and adjoins the Property) and sewer line to serve the Site will not be an expense to the general public. To the contrary, all construction and fees will be private expense to be paid by the developer. We have had discussions with the Department of Public Works and are of the understanding that sewer and water capacity is available, particularly in light of the fact that we will be upgrading the size of the sewer line on-site and installing pre-treatment of new and existing effluent.

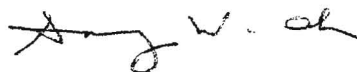
In terms of the adequacy of public facilities, we have already discussed the fact that a certain number of residential units are permitted by right on Doughoregan Manor. The traffic and school capacity to be generated by these units are already an existing condition. The proposed plan reduces the planned density for Doughoregan and envisions a long term projected build-out. In any event, the proposed units will be subject to all APFO tests pursuant to the General Plan, which must be met in order for the development to proceed.

And finally, the proposed development coupled with the 500 acres of land surrounding Doughoregan Manor being preserved with an Agricultural Preservation Easement under the County's program will enable the Carroll family to continue to be stewards of the Property as they have for the past three centuries. The proposed plan provide financial reserouces to protect and restore the Manor and supporting historic structures, thereby furthering the County's historic preservation goals.

We look forward to continuing the community dialogue on these issues and welcome any questions or comments. Thank you.

Very truly yours,

TALKIN & OH, LLP



By: Sang W. Oh

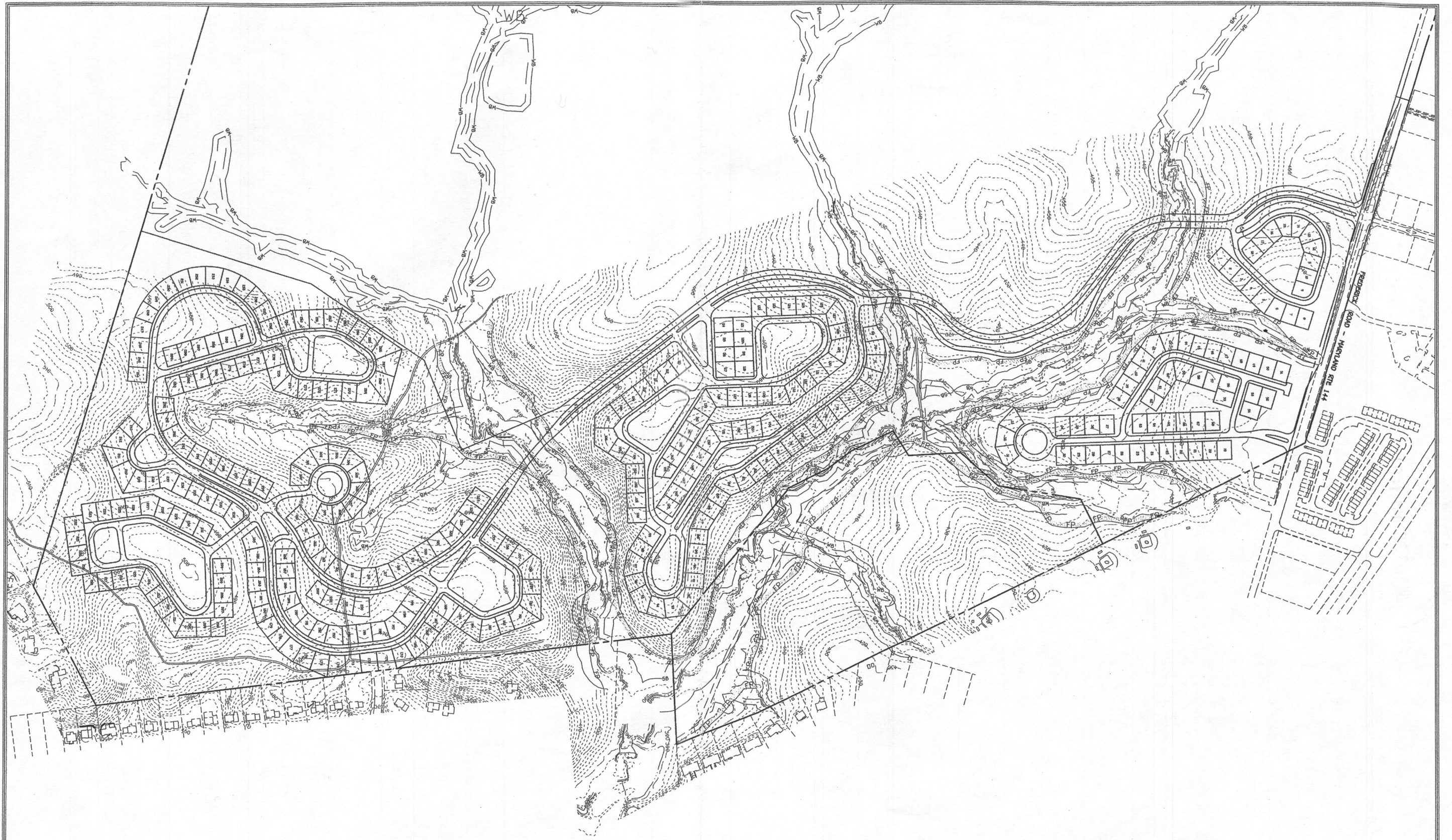
cc: Marsha McLaughlin, Department of Planning and Zoning, Director
James Irvin, Department of Public Works, Director
Margaret Ann Nolan, Office of Law, County Solicitor

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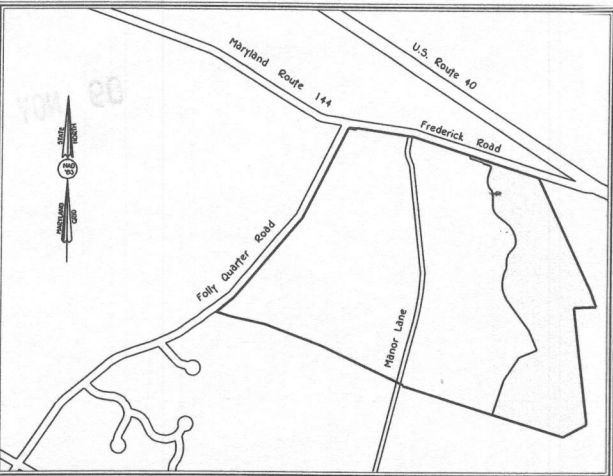
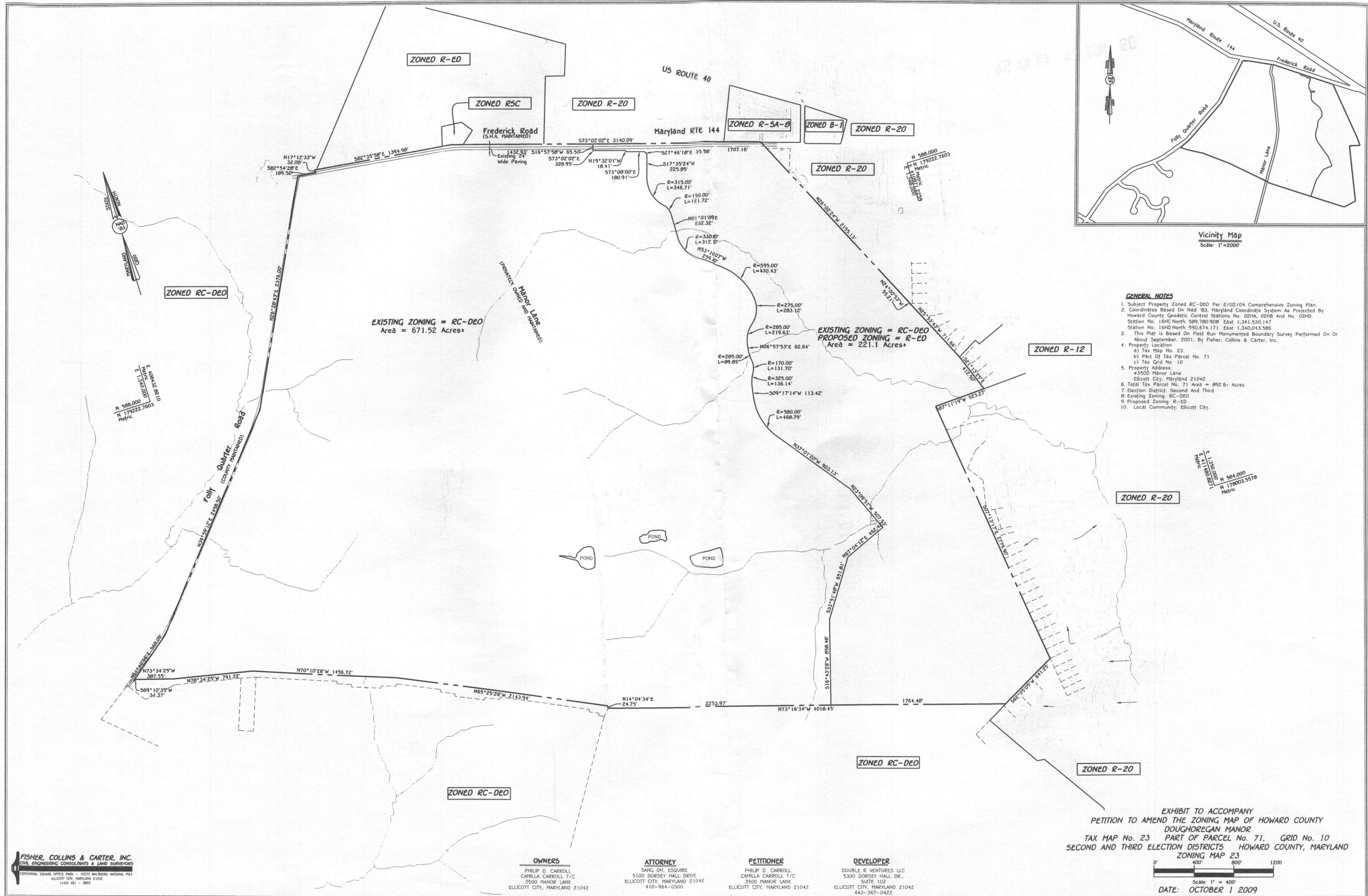
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13300150222.dwg (10/22/09) Community Meeting Print 8:16:28 AM, Wed, 10/27/2009 2:10:18 PM, 1:1

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK • 3072 BALTIMORE NATIONAL PKWY
 BALZETT CITY, MARYLAND 20838
 410 461-2555

CONCEPTUAL LOT LAYOUT
 CARROLL PROPERTY
 OCTOBER 27, 2009
 SCALE 1"=60'0"



- GENERAL NOTES**
1. Subject Property Zoned RC-DEO Per 2/02/04 Comprehensive Zoning Plan
 2. Coordinates Based On NAD 83 Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 02HA, 02HB And No. 02HD. Station No. 16HD North 589,780.908 East 1,341,530.147 Station No. 16HD North 590,074.171 East 1,340,043.586
 3. This Plat is Based On Field Run Monumented Boundary Survey Performed On Or About September, 2001, By Fisher, Collins & Carter, Inc.
 4. Property Location
 - a) Tax Map No. 23
 - b) Part Of Tax Parcel No. 71
 - c) Tax Grid No. 10
 5. Property Address: #3500 Manor Lane, Ellicott City, Maryland 21042
 6. Total Tax Parcel No. 71 Area = 692.6+ Acres
 7. Election District: Second And Third
 8. Existing Zoning: RC-DEO
 9. Proposed Zoning: R-ED
 10. Local Community: Ellicott City.

EXISTING ZONING = RC-DEO
Area = 671.52 Acres

EXISTING ZONING = RC-DEO
PROPOSED ZONING = R-ED
Area = 221.1 Acres

ZONED R-20

EXHIBIT TO ACCOMPANY
PETITION TO AMEND THE ZONING MAP OF HOWARD COUNTY
DOUGHOREGAN MANOR
TAX MAP No. 23 PART OF PARCEL No. 71, GRID No. 10
SECOND AND THIRD ELECTION DISTRICTS HOWARD COUNTY, MARYLAND
ZONING MAP 23

0' 400' 800' 1200'
Scale: 1" = 400'
DATE: OCTOBER 1 2009

FISHER, COLLINS & CARTER, INC.
CIVIL, ENGINEERING, CONSULTANTS & LAND SURVEYORS
INTERNATIONAL SQUARE OFFICE PARK - 10276 BALDWIN NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 481-2595

OWNERS
PHILIP D. CARROLL
CAMILLA CARROLL T/C
3500 MANOR LANE
ELICOTT CITY, MARYLAND 21042

ATTORNEY
SANG OH, ESQUIRE
5100 DORSEY HALL DRIVE
ELICOTT CITY, MARYLAND 21042
410-964-0300

PETITIONER
PHILIP D. CARROLL
CAMILLA CARROLL T/C
3500 MANOR LANE
ELICOTT CITY, MARYLAND 21042

DEVELOPER
DOUBLE R VENTURES LLC
5300 DORSEY HALL DR.,
SUITE 102
ELICOTT CITY, MARYLAND 21042
443-367-0422

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