

1 **STEPHEN FERRANDI, MARYLAND \* BEFORE THE**  
2 **LAND ADVISORS, PETITIONER \* PLANNING BOARD OF**  
3 **ZRA-172 \* HOWARD COUNTY, MARYLAND**

4 \* \* \* \* \*

5 **MOTION:** *To recommend approval of the petition in accordance with the Department*  
6 *of Planning and Zoning recommendation.*

7 **ACTION:** *Recommended approval; Vote 5 to 0.*

8 \* \* \* \* \*

9 **RECOMMENDATION**

10 On December 15, 2016, the Planning Board of Howard County, Maryland, considered the petition of  
11 Stephen Ferrandi, Maryland Land Advisors for an amendment to the Zoning Regulations to amend Section  
12 128.0.K., Neighborhood Preservation Density Exchange Option, to allow the Historic Building Uses  
13 Conditional Use category on Neighborhood Preservation Parcels.

14 The petition, the Department of Planning and Zoning Technical Staff Report and Recommendation,  
15 and the comments of reviewing agencies, were presented to the Board for its consideration. The Department  
16 of Planning and Zoning recommended approval of the petition with the revisions as noted in Exhibit B –  
17 DPZ’s Recommended Text.

18 The Petitioner was represented by Sang Oh. Mr. Oh stated that the County had experienced some  
19 problems with the subdivision of infill lots in existing neighborhoods. As a result, the Neighborhood  
20 Preservation Parcel process was created to allow for density to be sent in-lieu of subdividing. He noted that  
21 the process was revised later to include community swimming pool parcels and to include historic properties.  
22 Mr. Oh said that the proposed amendments will also help to preserve historic properties. There was no  
23 testimony in opposition to the petition.

24 The Board acknowledged that maintaining historic properties can be a very expensive endeavor and  
25 that limiting their use for residential purposes is often not enough to preserve them. The Board agreed that  
26 there are a number of historic buildings in Howard County with worsening conditions. The proposed  
27 amendments will provide options to financially assist and maintain these historic properties.

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29 Ed Coleman made the motion to recommend approval of the petition in accordance with the Department of  
30 Planning and Zoning recommendation. Jacqueline Easley seconded the motion. The motion passed by a vote  
31 of 5 to 0.


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For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 19th day of January, 2017, recommends that ZRA-172, as described above, be APPROVED, with the revised text in Exhibit B – DPZ’s Recommended Text.

HOWARD COUNTY PLANNING BOARD

  
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Phillips Engelke, Chair

  
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Erica Roberts, Vice-chair

  
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Jacqueline Easley

  
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Delphine Adler

  
\_\_\_\_\_  
Ed Coleman

ATTEST:

  
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Valdis Lazdins, Executive Secretary