

Date: 17 June 2013

Good Evening Council. My name is Stuart Kohn and I'm President of the Howard County Citizens Association. Tonight I'd like to discuss the R-A-15 Residential Apartments District Zoning as there are a number of questions that needs to be addressed prior to you making your decisions on any parcel proposed for R-A-15 the many Comprehensive Zoning parcels. Anyone will tell you to read a contract first before signing it! Please refer to section 112.0 page 125 of the Comprehensive Zoning Plan dated May 23, 2013.

Refer to A. Purpose – 3<sup>rd</sup> line – page 125 - **Why is the word, “generally” used rather than the word “specifically” prior to the words “adjoin or are adjacent to an arterial or collector highway?”**

Refer to C. Accessory Uses – Item 1 – page 125 – “Any use normally and customarily incidental to any use permitted as a matter of right in this District.” **What does this mean?**

Refer to C3 – The housing be a resident family of – Item b – page 126 – It reads, “Not more than eight mentally and/or physically disabled persons or persons 62 years of age or older, provided the use is registered, licensed or certified by the State of Maryland: **What theoretically prevents ALL apartment units from having this situation? Thus if Maple Lawn were approved with the maximum 1365 units there could be 10,920 additional residents at 1365 units times 8 residents per unit.** We would be on the verge of having a Rockville or Brooklyn in the once so-called suburbs. Even if this were not to happen having 4095 additional resident and 2730 more vehicles in the neighborhood is totally unacceptable.

Refer to D. Bulk Regulations – page 126 Items c and d – page 127 – Item c states, “density is 15 dwelling units per net acre while Item d. states except back to back attached dwelling units are 16 units per structure.” **Please explain why the difference is 15 or 16 units?**

Refer to Item 4 - Minimum setback requirements – a. From arterial or major collector public street right –of-way – (1) Structures (a) Front or side – 30 feet. **Does this mean the apartments could be only 30 feet from Rt. 216?**

After testifying last Wednesday regarding the CR zoning and now R-A-15 I have to ask have the citizens ever been given an opportunity to specifically testify on these types of zoning as we did regarding the CEF zoning. There was no doubt our testimony mattered as you, the Council saw fit to introduce and adopt 17 amendments to the CEF after we testified.

We need to ensure we will not continue to have “Welcome Signs” in the County that state, “Stay Alert – Congested Area Next 3 or 4 Miles!” Please ensure that Section 8 of Plan Howard 2030 – Public Facilities and Services is a major part of your decision making process. Ask yourself do we really have more than adequate infrastructure in the array of categories that comprise this section? Hopefully, common sense will prevail?

I would ask you that if you approve the petitioner’s request then just look behind you at the picture which displays the Howard County seal. I request that you should introduce a

resolution to get with the times of today not yesterday by having this picture removed,  
because it no longer will depict the existing land in question. Your decision will make it our  
contract of the future.

Thank You,

Stuart M. Kohn

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