

1 **TIM KEANE,** \* **BEFORE THE**  
2 **PETITIONER** \* **PLANNING BOARD OF**  
3 **ZRA 114** \* **HOWARD COUNTY, MARYLAND**

4 \* \* \* \* \*

5 **MOTION:** *To recommend approval of ZRA 114 in accordance with the Department of*  
6 *Planning and Zoning recommendation, with the proposed revisions in*  
7 *Exhibit B.*

8 **ACTION:** *Recommended Approval; Vote 3 to 0.*

9 \* \* \* \* \*

10 On October 22, 2009, the Planning Board of Howard County, Maryland, considered the  
11 petition of Tim Keane for an amendment to the Zoning Regulations to amend Section 103.B.122, the  
12 definition for Neighborhood Preservation Parcel, to add provisions allowing unimproved properties  
13 to also be Neighborhood Preservation Parcels.

14 The petition, the Department of Planning and Zoning Technical Staff Report and  
15 Recommendation, and the comments of reviewing agencies, were presented to the Board for its  
16 consideration. The Department of Planning and Zoning recommended approval of the petition based  
17 on findings that the proposed amendment will help to expand the potential for preserved areas within  
18 existing neighborhoods, and recommended minor revisions to improve the amendment.

19 The Petitioner was represented by Sang Oh, Esquire. Mr. Oh stated that this proposal may be  
20 a benefit to existing neighborhoods with vacant properties that may prefer then to remain  
21 undeveloped. There was no testimony in opposition to the petition.

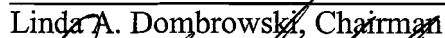
22 Ms. CitaraManis stated that she believes the overall concept of this proposal is  
23 straightforward and is narrow enough, especially with the revisions recommended by the  
24 Department of Planning and Zoning. Mr. Yelder stated that he also believes this adds clarification to  
25 the proposal. Mr. Grabowski agreed, and added his support for the recommended revisions.


26 Ms. CitaraManis made the motion to recommend approval of the petition in accordance with  
27 the Department of Planning and Zoning recommendation, with the proposed revisions in Exhibit B.  
28 Mr. Yelder seconded the motion. The motion passed by a vote of 3 to 0.

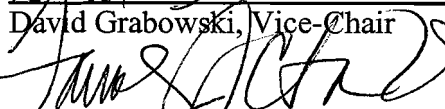
1 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 5<sup>th</sup> day  
2 of November, 2009, recommends that ZRA 114, as described above, be APPROVED, with the DPZ  
3 Proposed Revisions in Exhibit B.


4 HOWARD COUNTY PLANNING BOARD

5  
6 ABSENT

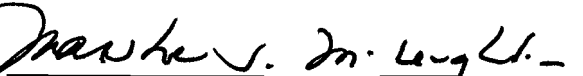
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Linda A. Dombrowski, Chairman

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9 David Grabowski, Vice-Chair

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11 Tammy J. Citra Manis

12   
13 Paul Yelder

14  
15 ATTEST:

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17 Marsha S. McLaughlin, Executive Secretary