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WRITTEN SUBMITTAL IN SUPPORT OF RE-ZONING REQUEST

To: Pete Gutwald (Secretary to the Planning Board)

From: Lawrence E. Schmidt (Attorney for Property Owner/Applicant) lschmidt@sgs-law.com

Property Address: 1501 Frederick Road

Issue No.: 1-009

Tracking Number: CZMP20-00117

Property Owner(s): Kirk Bauer and Regina Sajauskas

Applicants for zoning change: Kirk Bauer and Regina Sajauskas (owners)

Property size: .76+/- acres

Existing Zoning: DR 2

Requested zoning: RO or BL (modified to ROA)

Staff recommendation: DR 2

Existing use: Residence

Proposed Use: Office or Residence/Office

Justification for Zoning Change: The Property is located at the intersection of Frederick Road (Md. Rte, 144) and South Rolling Road. Frederick Road is a highly traveled (18,000 vehicles per day) arterial roadway in southwest Baltimore County. Due to its location, the Property has lost its utility as a residence. It is immediately across the street from a school and within proximity of the Catonsville commercial core. The Master Plan 2020 provides for six "Transect/T-zones" that reflect land use patterns and development objectives. The T-zones vary by the level of intensity and type of use. The Property contains a T-3 (Sub-Urban) designation which aligns to the proposed ROA zoning as the T-3 zone allows "home occupations". (Master Plan 2020, pg. 29). The Property is located within Growth Tier I by the State. Based upon input from their neighbors, the Applicants are amending their request to seek ROA zoning. This classification would permit adaptive re-use of the Property and building thereon for office (or home office) use, while retaining the existing building and thereby not impacting the visual character of the neighborhood. As stated in BCZR 202.2, the ROA zone cane "accommodate single/family…houses converted to office buildings in *predominately residential areas on sites that,* because of adjacent non-residential activity, *heavy commercial traffic* or other similar factors, can no longer reasonably be limited solely to uses allowable in moderate/density residential zones" (*emphasis added).*

THE PROPERTY OWNER/APPLICANT REQUESTS THAT THE PROPERTY BE SEQUESTERED BY THE PLANNING BOARD AND ROA ZONING BE RECOMMENDED.

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