

(410) 313-2350 www.howardcountymd.gov DPZ Office Use only:

Case No ZB-1130M

Date Filed 4/25/2025

Zoning Map Amendment Petition



Zoning Map Amendment Request:

To amend the Zoning Map to reclassify the parcels of land identified on the accompanying Documented Site Plan from the TOD (Transit Oriented Development) Zoning District to the B-2 (Business General) Zoning District with a motor vehicle fueling facility, convenience store, and car wash. Additional information is provided in the attached Justification Statement.

Petitioner Information

Name: Corridor Square, LLC

Trading As:

Address: 6800 Deerpath Road, Suite 100, Elkridge, MD, 21075

Phone: 4105792442

Email: mlevy@handhrock.com

Petitioner's Interest in the Property: Other

Representative Information

Name: Christopher DeCarlo

Address: 210 W. Pennsylvania Avenue, Suite 500, Towson, MD, 21204

Phone: 4104946226

Email: CMDeCarlo@Venable.com

Profession: Attorney

Property Information

Property Address: 7253 Washington Blvd, Elkridge, MD, 21075

Total Site Area: 3.91 acres Use Area (if different): Tax Map: 37 Grid: 23 Parcel:

Parcel 279; Parcel 107, Lots 51-53 & p/o Lots 56 & 57; and Parcel 452

County Council District: 3 Zoning District: TOD

Subdivision Name: SDP #:

Zoning Map Amendment Information

1. Explain the reason for the requested amendment to the Zoning Map.

See attached Justification Statement.

Explain the reason why the present zoning classification is not satisfactory:

See attached Justification Statement.

2. Provide a detailed justification statement explaining how the proposed amendment will be in harmony with current General Plan for Howard County.

See attached Justification Statement.

3. Will the proposed zoning district result in potential to adversely affect the surrounding and vicinal properties? Please explain.

See attached Justification Statement

4. Is the subject property currently served by public water, sewerage, and public roads?

Yes

5. Are there any other factors which the petitioner desires the Zoning 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 reserves the right to supplement this Petition and raise additional factors and arguments at the hearing on this matter.

Signatures

The undersigned hereby affirms that all of the statements and information contained in, or filed with this petition, are true and correct.

Petitioner's Signature

Property Owner's Signature

___ Date _ 5 | S | Tors

Process information and submittal requirements can be found on the ProjectDox website

dpzzoning@howardcountymd.gov

(410) 313-2350

Property Owners Authorization for Zoning Petitions

Any Zoning Petition not submitted and otherwise signed by the Property Owner shall be submitted with written authorization from the Property Owner authorizing the Petitioner to act on behalf of the Property Owner.

I (we):	Memorial LLC		
	(Print Property Owner(s) Name	/ Firm / Organization)	-
Hereby Authorize:	Corridor Square, LLC		_
	(Print Petitioner Name/Organiza	ation)	-
For Subject Property:	Washington Blvd, Elkridge 210 Tax Map 37, Grid 23, Parcel 10 (Print Subject Property Address	07, Lots 51-53, P/O Lo	ts 56 &57
To apply for the follow	ing Zoning Petition:		
☐ Administrative Ad	justment	☐ Non-Conforming !	Use (Hearing Examiner)
· ·	se Confirmation (Division)	M Amend the Zoning	Map of Howard County
☐ Temporary Use Pe		☐ Amend the Zoning	Regulations of Howard County
☐ Non-Residential V		11 To 12 To	opment Plan in a MXD District
☐ Residential District	t Variance		nary Development Plan
☐ Conditional Use		☐ Other (Explain):	,
		elation to the aforement	e applications for any and all site ioned conditional Zoning Petition.
Mayor E Car	thrap	Authorized Person	3505/012
Name	Property Owners	it is the	Date
mouthur of eine	annicam Janson, mil	1501/ Way 16	410-321.0600
Property Owners Ema	Property Owners	Address	Property Owners Phone

process at https://howard-md-us.avolvecloud.com/ProjectDox/

For more information or questions, contact DPZ at (410) 313-2350.

ZONING PETITION AFFIDAVIT

Petitioner Name:	Corridor Square,	, LLC	
Property Address:	7253, 7239, 7223	3 Washington Blvd., Elkridge, MD 2	1075
Zoning Petition Type: 2	Zoning Map Ame	endment with Documented Site Plan	
Affidavit made pursuan amended.	t to the pertinen	t provisions of Title 22 of the Ho	ward County Code as
or appointed, has received consideration, any service those granted to the public	ed prior hereto or ce or thing of val ic generally in cor	no officer or employee of Howard C r will receive subsequent hereto, any lue, directly or indirectly, upon more nnection with the submission, proces- ning petition as requested for the prop	monetary or material e favorable terms than sing, issuance, grant or
		or the penalties of perjury that the con my, our, knowledge, information an	
Petitioner Name	<u>[[]</u>	Signature MMm	Date
Julith A. Mc Witness Name	Laurin (Sighature	5/5/2025 Date
Witness Name	S	lignature	Date
This Affidavit must be si	gned, scanned an	nd uploaded through the ProjectDox Zo	ning Petition Application

Ver June 2024

AFFIDAVIT AND DISCLOSURE OF CONTRIBUTION

For Petitions to Amend the Zoning Regulations, Zoning Maps and Preliminary Develop Plans of Howard County

Zoning Matter:	ZB-1130M				
AFFIDA	VIT AS TO CONTR ENGAGEMEN	IBUTIONS TO		BUSINESS	
As required l	by the Maryland Pub Provisions Ar	olic Ethics Law A		ryland, Gen	eral
ALL BOLDED	TERMS ARE DEFINI	ED BY SECTION APPLICABL	MARK EACH	PARAGRA	PH AS
C 11	C IIC				

- 1. I, Corridor Square LLC _____, the **Applicant** filing an **Application** in the above zoning matter, to the best of my information, knowledge, and belief ☒ HAVE / ☐ HAVE NOT made a **Contribution** or contributions having a cumulative value of \$500 or more to the treasurer of a **Candidate** or the treasurer of a **Political Committee** during the 48-month period before the **Application** was filed; and I ☐ AM / ☒ AM NOT currently **Engaging in Business** with an **Elected Official**.
- 2. I, the \(\subseteq \) Applicant or a \(\subseteq \) Party of Record in the above referenced zoning matter, acknowledge and affirm that, if I or my Family Member has made a Contribution or contributions having a cumulative total of \$500 or more during the 48-month period before the Application was filed or during the pendency of the Application, I will file a disclosure providing the name of the Candidate or Elected Official to whose treasurer or Political Committee the Contribution was made, the amount, and the date of the Contribution; and that a Contribution made between the filing and the disposition of the Application will be disclosed within 5 business days after the Contribution.

3. I, the \(\mathbb{A} \) Applicant, acknowledge and affirm that, if I begin Engaging in Business with an Elected Official between the filing and the disposition of the Application, I will file this Affidavit at the time of Engaging in Business with the Elected Official.

I SOLEMNLY AFFIRM UNDER THE PENALTIES OF PERJURY and upon personal knowledge that the contents of this Affidavit are true.

Corridor Square, LLC

(Print Full Name)

(Sign full name & indicate legal MMM

capacity, if applicable)

DISCLOSURE OF CONTRIBUTION

As required by the Maryland Public Ethics Law Annotated Code of Maryland, General Provisions Article Sections 5-852 through 5-854

ALL BOLDED TERMS ARE DEFINED BY SECTION 5-852

If the Applicant or a Party of Record or their Family Member has made a Contribution or contributions having a cumulative value of \$500 or more during the 48-month period before the Application is filed or during the pendency of the Application, the Applicant or the Party of Record must file this disclosure providing the name of the Candidate or Elected Official to whose treasurer or Political Committee the Contribution was made, the amount, and the date of the Contribution.

For a **Contribution** made during the 48-month period before the **Application** is filed, the **Applicant** must file this disclosure when they file their **Application**, and a **Party of Record** must file this disclosure within 2 weeks after entering the above zoning matter.

A Contribution made between the filing and the disposition of the Application must be disclosed within 5 business days after the Contribution.

Any person who knowingly and willfully violates Sections 5-852 through 5-854 of the General Provisions Article of the Annotated Code of Maryland is subject to a fine of not more than \$5,000. If the person is not an individual, each officer and partner who knowingly authorized or participated in the violation is subject to the same penalty.

Applicant or Party of Record:	Corridor Square, LLC
	(Print Full Name)

RECIPIENTS OF CONTRIBUTIONS:

DATE	AMOUNT
May 13, 2021	\$1,000.00
March 18, 2022	\$6,000.00
	May 13, 2021

I acknowledge and affirm that any **Contribution** I make between the filing of this disclosure and the disposition of the **Application** must be disclosed within 5 business days of the **Contribution**.

Corridor Square, LLC

(Print Full Name)

(Sign full name & indicate legal Mannu

capacity, if applicable)

Date

This Affidavit must be signed, scanned and uploaded through the ProjectDox Zoning Petition Application process at https://howard-md-us.avolvecloud.com/ProjectDox/

For more information or questions, contact DPZ at (410) 313-2350.



AFFIDAVIT AND DISCLOSURE OF CONTRIBUTION

For Petitions to Amend the Zoning Regulations, Zoning Maps and Preliminary Develop Plans of Howard County

Zoning Matter:	ZB-1130M
AFFID A	AVIT AS TO CONTRIBUTIONS TO CANDIDATES AND BUSINESS ENGAGEMENTS WITH ELECTED OFFICIALS
As required	by the Maryland Public Ethics Law Annotated Code of Maryland, General Provisions Article Sections 5-852 through 5-854
ALL BOLDED	TERMS ARE DEFINED BY SECTION 5-852 MARK EACH PARAGRAPH AS

APPLICABLE

1. I, Memorial LLC _____, the Applicant filing an Application in the above zoning matter, to the best of my information, knowledge, and belief ☐ HAVE / ☒ HAVE NOT made a Contribution or contributions having a cumulative value of \$500 or more to the treasurer of a Candidate or the treasurer of a Political Committee during the 48-month period before the Application was filed; and I ☐ AM / ☒ AM NOT currently Engaging in Business with an Elected Official.

2. I, the \(\subseteq \) Applicant or a \(\subseteq \) Party of Record in the above referenced zoning matter, acknowledge and affirm that, if I or my Family Member has made a Contribution or contributions having a cumulative total of \$500 or more during the 48-month period before the Application was filed or during the pendency of the Application, I will file a disclosure providing the name of the Candidate or Elected Official to whose treasurer or Political Committee the Contribution was made, the amount, and the date of the Contribution; and that a Contribution made between the filing and the disposition of the Application will be disclosed within 5 business days after the Contribution.

3. I, the \(\subseteq \) Applicant, acknowledge and affirm that, if I begin Engaging in Business with an Elected Official between the filing and the disposition of the Application, I will file this Affidavit at the time of Engaging in Business with the Elected Official.

I SOLEMNLY AFFIRM UNDER THE PENALTIES OF PERJURY and upon personal knowledge that the contents of this Affidavit are true.

Memorial LLC

(Print Full Name)

(Sign full name & indicate legal

capacity, if applicable)

Zoning Matter:	ZB-1130M

DISCLOSURE OF CONTRIBUTION

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Applicant or Party of Record:	
	(Print Full Name)
RECIPIENTS OF CONTRIBUTION	ONG.

NAME	DATE	AMOUNT
100 To 10		
504		

I acknowledge and affirm that any Contribution I make between the filing of this disclosure and the disposition of the Application must be disclosed within 5 business days of the Contribution.

(Print Full Name)

Authored Pin 5/6 Des Date

capacity. If applicable)

This Affidavit must be signed, scanned and uploaded through the ProjectDox Zoning Petition Application process at https://howard-md-us.avolvecloud.com/ProjectDox/

For more information or questions, contact DPZ at (410) 313-2350.

IN RE: * BEFORE THE

CORRIDOR SQUARE LLC * HOWARD COUNTY

PETITIONER * ZONING BOARD

* Case No.: ZB-1130M

*

JUSTIFICATION STATEMENT

Overview

Corridor Square LLC (the "Petitioner") is seeking to amend the Zoning Map to reclassify approximately 3.91 acres of land from the TOD (Transit Oriented Development) Zoning District to the B-2 (Business: General) Zoning District. The rezoning request includes a Documented Site Plan (the Plan) as permitted under Section 100.0.G.2 of the Howard County Zoning Regulations (the "HCZR") for motor vehicle fueling facility, convenience store, and car wash uses.

As more fully detailed below, the TOD District is reserved for properties that are located within 3,500 feet of a MARC station providing for safe and convenient pedestrian access for commuters. The requested rezoning area, however, is not within 3,500 feet of the closest Marc Station and is sited along the frontage of Route 1 adjacent to the interchange with Route 100. In addition, there is no feasible safe and convenient pedestrian access from the requested rezoning area to the MARC Station.

The requested rezoning area is outlined in red on the accompanying Plan. It is compromised of the following properties that are collectively referred to herein as the "Subject Properties" or the "Site":

- 7253 Washington Blvd., Elkridge, MD 21075, Tax Map 37, Grid 23, P/O Parcel 279. The rezoning area is approximately .46 acres. Petitioner is the fee-simple owner. It is currently vacant and was previously developed as an Exxon gas station.
- 7239 Washington Blvd., Elkridge, MD 21075, Tax Map 37, Grid 23, Parcel 107, Lots 51-53, P/O Lots 56 & 57. The area requested to be rezoned is approximately 2.05 acres. It is owned by Memorial LLC, which has authorized the Petitioner to submit the instant request as evidenced by the accompanying Property Owner Authorization. Petitioner is the contract purchaser. This is the front portion of the Rosa Bonheur Memorial Park (the "Memorial Park") and is currently improved with 3 existing structures that are dilapidated and

proposed to be removed as shown on Plan. The majority of the Memorial Park, over 4 acres, is not included in this request and will not be disturbed. It is proposed to be preserved in perpetuity as shown and delineated on the Plan.

7223 Washington Blvd., Elkridge, MD 21075, Tax Map 37, Grid 23, Parcel 452.
 The rezoning area is approximately 1.39 acres. Petitioner is the fee simple owner. It is currently undeveloped and used as a stockpile yard.

Supplemental Responses to Questions Contained in the Petition

Explain the reason for the requested amendment to the Zoning Map. And explain the reason why the present zoning classification is not satisfactory.

There is a mistake in the underlying zoning that was adopted through the 2013 Comprehensive Zoning Map Process (the "2013 CZMP"). Maryland case law holds that "the presumption of validity accorded to a comprehensive zoning is overcome and error or mistake is established when there is probative evidence to show that the assumptions or premises relied upon by the Council at the time of the comprehensive rezoning were invalid." Boyce v. Sembly, 25 Md. App. 43, 51 (1975) (citations omitted). An "[e]rror [or mistake] can be established by showing that at the time of the comprehensive zoning the Council failed to take into account **then existing facts**, or projects or trends which were reasonably foreseeable of fruition in the future, so that the Council's action was premised initially on a misapprehension." Id. (emphasis added).

As indicated above, the Subject Properties are currently zoned TOD. They were zoned TOD during the 2013 CZMP. Prior to 2013, the Subject Properties were zoned CE-CLI (Corridor Employment – Continuing Light Industrial).

Pursuant to the legislatively created purpose statement found in HCZR § 127.4.A, the TOD Zoning District designation is reserved for properties that are located within 3,500 feet of a MARC Station. "The TOD District provides for the development and redevelopment of key parcels of land within 3,500 feet of a MARC Station." HCZR § 127.4.A (emphasis added). Moreover, it "is intended to encourage development of multi-use centers ... that are located and designed for safe and convenient pedestrian access by commuters using the MARC Trains and other public transit links." *Id.* (emphasis added).

The Site is, and was in 2013, located more than 3,500 feet from the closest MARC Station, which is the Dorsey Station. In addition to being outside of the legislatively enacted radius, the rezoning area is located along Route 1 adjacent to the Route 100 interchange without any feasible path to provide safe and convenient pedestrian access by commuters using the MARC Trains or other public transit links.

The Howard County Council (the "Council") knew, or reasonably should have known, that the Site was not within 3,500 feet of a MARC Station at the time they zoned the Subject Properties TOD in 2013. And that there was, and is, no safe and convenient pedestrian access to a MARC Station. The Council failed to take these then existing facts into account during the 2013 CZMP representing a mistake in fact in the underlying zoning.

The proposed rezoning to the B-2 (Business: General) Zoning District is appropriate to correct the Council's mistake. Pursuant to Section 119.0.A of the Regulations, "the B-2 Zoning District is established to provide for commercial sales and services that directly serve the general public." Rezoning the Subject Properties to B-2 will allow these underutilized and largely vacant properties to be developed with the retail and automotive uses that are shown on the accompanying Plan. The retail and automotive uses will serve the immediate area and general public and are appropriate along this portion of Route 1 with its adjacency to the Route 100 interchange.

Provide a detailed justification statement explaining how the proposed amendment will be in harmony with the current General Plan for Howard County.

The proposed amendment and uses will be in harmony with the General Plan for Howard County, HoCo by Design (the "General Plan"). The proposed development will enhance accessibility and convenience by integrating automotive services along Route 1 that cater to the needs of residents, commuters, and businesses. This will provide essential amenities that support daily activities and contribute to the corridor's vibrancy. It will also promote economic vitality allowing specific B-2 uses that can attract investment and stimulate economic growth. This will create employment opportunities strengthening the local economy and supporting the Route 1 Corridor's revitalization efforts. In addition, it will improve the streetscape and design along this portion of Route 1 by implementing stringent design guidelines from the Route 1 Manual that promote cohesive architectural themes, pedestrian-friendly features, and landscaping that enhance the overall visual appeal of the corridor as shown on Sheet 3 of the Plan.

The proposed amendment and Plan are also in harmony with the Route 1 Corridor Plan's (the "Corridor Plan") Revitalization Strategy that encourages "private property reinvestment." Corridor Plan at 32. And RTE 1-3 Policy Statement that seeks to "Foster revitalization in the Route 1 Corridor." Corridor Plan at 38. Further, implementing Action 2b. calls for zoning changes to be implemented to "consider more flexibility." *Id*.

It is also in harmony with RTE 1-4 Policy Statement which seeks to "[i]ncrease opportunities for reinvestment of commercial and industrial properties in the Route 1 Corridor to address blight through new and existing zoning tools..." *Id.* at 41.

Lastly, the Site is located within the new Eastern Howard County Enterprise Zone, which is the first Enterprise Zone in Howard County. Enterprises Zones were established by the Maryland Department of Commerce in 1982. The Eastern Howard County Enterprise Zone is one of just 36 in the State. The objective is to focus local and State resources on the encouragement of economic growth. As indicated in the County's January 28, 2025 press release, the zone and incentive align with the General Plan and the Route 1 Corridor Plan goals to attract private investment and spur redevelopment enhancing the attractiveness and economic value of the area.

Will the proposed zoning district result in potential to adversely affect the surrounding and vicinal properties?

No. The B-2 zoning district will not result in the potential to adversely affect the surrounding and vicinal properties. As described in more detail below, the rezoning area is located along the frontage of Route1 adjacent to the Route 100 interchange. Uses along Route 1 include automotive, industrial, and retail uses which are compatible with the B-2 zoning district. In addition, as part of the rezoning request, Petitioner is proposing to preserve over 4 acres of the Memorial Park in perpetuity.

Any other factors which the petitioner desires the Board to consider:

Petitioner is requesting approval of the accompanying Plan in accordance with HCZR §100.0.G.2. Pursuant to § 100.0.G.2.d, the Zoning Board shall consider the following factors in reviewing site plan(s):

The compatibility of the proposed development with the existing and potential land uses of the surrounding areas:

The proposed development will be compatible, or capable of existing in harmony, with the existing and potential land uses of the surrounding areas. As shown on the accompanying Plan, Petitioner is proposing a motor vehicle fueling facility ("MVFF"), convenience store, and carwash along the frontage of Route 1 adjacent to the interchange with Route 100. The frontage along this portion of Route 1 contains a mix of automotive, industrial, and retail uses.

Petitioner's proposed development will enhance and revitalize this portion of Route 1 providing productive uses on underutilized properties. The majority of the proposed MVFF will be located on parcel 279, which is an abandoned gas station site and is currently vacant. Parcel 279 is bordered to its west by a property developed with an auto repair building and business.

The proposed convenience store will be located on the front portion of Parcel 107, which is directly east of Parcel 279. This area is approximately 2.05 acres of the Memorial park and contains 3 dilapidated structures, the entrance drive and a retaining wall. The entrance to the Memorial Park will be redirected to

the proposed ingress and egress drive located on the western portion of Parcel 279 as shown on the Plan. This is proposed to be a signalized intersection.

Petitioner is not disturbing the majority of the Memorial Park. The interior of the Memorial Park, over 4 acres, will be placed in preservation. This will preserve the area in perpetuity as green space. In addition, the existing retaining wall is proposed to be reconstructed at the new entrance of the Memorial Park. And Petitioner is proposing to construct a mausoleum and memorial to be located in the persevered area of the Memorial Park for the interment of any pet remains that may be disturbed with the proposed redevelopment.

The proposed car wash will be located on Parcel 452, which is to the east of Parcel 107. Parcel 452 contains no structures and is currently used as a stockpiling site.

In addition, as shown on Sheet 3 of the Plan, Petitioner is proposing substantial landscaping around the proposed development that will provide screening and ensure compatibility with the surrounding land uses.

Protection of the environmental integrity of the subject property and adjoining areas in the location and design of site improvements:

Petitioner is not aware of any environmentally sensitive features located on or in the vicinity of the Subject Properties.

The availability of safe road access for the proposed development:

The proposed development has frontage on and direct access to Route 1. The proposed egress and ingress drives shown on the Plan will provide safe access. Submitted with this Petition is a Traffic Impact Study supporting safe road access.

Compatibility of the proposed development with the polices and objectives of the Howard County General Plan:

The proposed development is compatible with the policies and objectives of the General Plan as detailed above.

**Petitioner reserves the right to supplement the Petition and Justification Statement and raise additional factors and arguments at the hearing on this matter.

LIST OF ADJOINING PROPERTIES

7263 Washington Blvd., Elkridge, MD 21075 Malik & Sons Washington Blvd LLC Mailing address: 5331 Grovemont Drive, Elkridge, MD 21075

7250 Washington Blvd., Elkridge, MD 21075 SCI Funeral Services of Maryland, Inc. Mailing Address: PO Box 130548, Houston, TX 77219

S. Dorsey Rd, Elkridge, MD 21075 O'Donnell Properties, LLC Mailing address: 801 Key Hwy, Unit 54, Baltimore, MD 21230



Christopher A. Malagari, P.E., President Donald A. Mason, P.E., L.S., Vice President

Ellicott City, MD 410-465-6105 ~ 301-710-5686 Email: bei@bei-civilengineering.com

March 19, 2025

Department of Planning and Zoning Howard County George Howard Building 3430 Court House Drive Ellicott City, Maryland 21043

Re: Site Plan Zoning Map Amendment Petition Community Meeting 7253, 7239, 7223 Washington Blvd., Elkridge, Maryland 21075 Tax Map 37, Parcel 0279, 0107, & 0452

To Whom It May Concern:

I am writing to you today in order to certify that all of the notice and meeting minute requirements were met regarding the Pre-Submission Community Meeting held on February 25, 2025 regarding the above-referenced matter.

I have enclosed for your file, copies of the meeting notice, meeting minutes and unresolved issues, and the mailing list prepared for the Pre-Submission Community Meeting. At least three (3) weeks prior to February 25, 2025 written notice regarding the date, time, location, and purpose of the Pre-Submission Community Meetings were sent to:

- All Adjoining property owners as identified in the records of the Maryland Department of Assessments and Taxation, by first class U.S. mail;
- The Department of Planning and Zoning, which placed the meeting notice on the Department's website; and
- Any community association that represents the area of the subject property or any adjacent properties; and
- 4) The "principals" and "parent teacher association presidents" with an attendance area that includes the subject property; and
- 5) Any community association, person, or organization registered with the county to be notified about projects in a certain area.

"Corridor/Memorial Site Plan Zoning Map Amendment"

Community Meeting Notification Cert.
Page 2 of 2

Additionally, the Subject Property was posted with signs provided by and at the location specified by the Department of Planning and Zoning. I have enclosed a copy of the following items:

- 1- The Notice of Pre-Submission Community Meeting; and
- 2- The Vicinity Map of the Property; and
- 3- The mailing and email list for the Notice; and
- 4- Receipts for mailing/emailing meeting notification; and
- 5- A list of attendees for the meeting; and

bey R. Judlow

- 6- Meeting minutes and unresolved issues; and
- 7- Copies of the meeting minute emails sent.

The Minutes were mailed within thirty (30) days of the Pre-submission Community meeting; they were sent electronically to the attendee(s) that provided their e-mail address when they attended the meeting and/or when they requested information on the project.

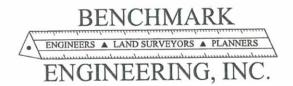
If you have any questions or require any additional documentation, please feel free to contact me.

Sincerely.

Ľindsey R. Ludlow

Administrative Assistant

Enclosure



Christopher A. Malagari, P.E., President Donald A. Mason, P.E., L.S., Vice President

> Ellicott City, MD 410-465-6105 ~ 301-710-5686 Email: bei@bei-civilengineering.com

January 31, 2025

Re: Pre-submission Community Meeting Notice

Site Plan Zoning Map Amendment Petition (the "Site Plan Zoning Petition")

7253, 7239, 7223 Washington Blvd., Elkridge, Maryland 21075,

Tax Map 37, Parcels 0279, 107, & 452 (collectively, the "Subject Properties")

Dear Interested Party:

As required by Sections 16.128 and 16.205 of the Howard County Code (the "Code") on behalf of Corridor Square LLC and Memorial LLC (the "Petitioners"), we are hereby providing notice of a pre-submission community meeting for the above referenced Site Plan Zoning Petition for the above referenced Subject Properties. The pre-submission community meeting shall be held on Tuesday, February 25th at 6:00pm at the following location:

Howard County Public Library – Elkridge Branch Belmont Room

6540 Washington Blvd. Elkridge, Maryland 21075

The Subject Properties are currently zoned TOD (Transit Oriented Development). Pursuant to Section 100.0.G.2 of the Howard County Zoning Regulations (the "Zoning Regulations") and Section 16.204 of the Code, Petitioners are seeking a Site Plan Zoning Map Amendment that would rezone the Subject Properties to the B-2 (Business: General) Zoning District with a motor vehicle fueling facility, convenience store and car wash. The total proposed area to be rezoned is approximately 3.91 acres. The Subject Properties are located on Route 1 near the interchange with Route 100. Attached is a vicinity map showing the location of the Subject Properties.

In accordance with Subtitle 2 of Title 16 of the Howard County Code, a pre-submission community meeting is required prior to the submission of the Site Plan Zoning Petition to the Howard County Department of Planning and Zoning ("DPZ"). The Petition is required to be formally submitted to DPZ within one year from the pre-submission community meeting date.

Within 30 days of the pre-submission community meeting, a copy of the meeting minutes and written responses to all questions not verbally answered at the meeting will be sent, either electronically or by first-class mail, to all meeting attendees whose names and address are on the official sign-in sheet provided at the pre-submission community meeting. Meeting attendees will also be notified within 7 days after the initial submittal of the Site Plan Zoning Petition to DPZ.

Maryland 21043. Please reference "Route 1 Site Plan Zoning Petition." Please note that no questions about the development can be answered by phone prior to the pre-submission community meeting.

Web Resources links:

Zoning Map Amendment Process:

https://www.howardcountymd.gov/sites/default/files/media/2016-02/Zoning%20Map%20Amendment%20Process.pdf

DPZ web site:

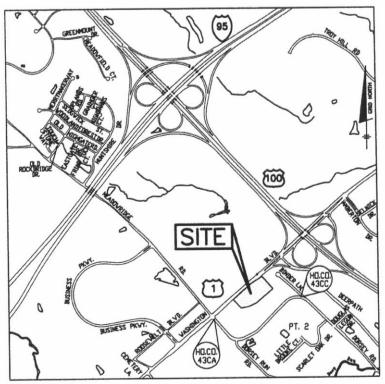
http://www.howardcountymd.gov/planning-zoning/development-process-and-procedures

DPZ plans in process:

https://data.howardcountymd.gov/Search_Plans/Search_Plans_Web.aspx

DPZ youtube video about pre-submission community meetings: https://www.youtube.com/watch?v=o95iUQfD854

4925-8030-2867, v. 1



VICINITY MAP

SCALE: 1" = 2000'
ADC MAP NO. 35 GRID A-5

Hanover Hills Elementary School
Attn: Mr. Troy Todd, Principal
7030 Banbury Drive
Hanover, Maryland 21076

9589 0710 5270 1857 0625 69

Thomas Viaduct Middle School
Attn: Mrs. Denise Young, Principal
7000 Banbury Drive
Hanover, Maryland 21076
9589 0710 5270 1857 0625 83

Oakland Mills High School Attn: Mr. Jeffrey Fink, Principal 9410 Kilimanjaro Road Columbia, Maryland 21045 9589 0710 5270 1857 0626 06

SCI Funeral Services of Maryland, Inc. Service Corp & Subsidiaries P.O. Box 130548 Houston, TX 77219 9589 0710 5270 1857 0626 20

Memorial, LLC.
400 Redland Ct.
Suite 110
Owings Mills, Maryland 21117
9589 0710 5270 1857 0626 44

O'Donnell Properties
801 Key Highway
Unit 454
Baltimore, Maryland 21230
9589 0710 5270 1857 0626 68

Hanover Hills Elementary School PTA
Attn: PTA President
7030 Banbury Drive
Hanover, Maryland 21076
9589 0710 5270 1857 0625 76

Thomas Viaduct Middle School PTSA
Attn: PTSA President
7000 Banbury Drive
Hanover, Maryland 21076
9589 0710 5270 1857 0625 90

Oakland Mills High School PTSA
Attn: PTSA President
9410 Kilimanjaro Road
Columbia, Maryland 21045
9589 0710 5270 1857 0626 13

Malik & Sons Washington Blvd. LLC.
5331 Grovemont Drive
Elkridge, Maryland 21075
9589 0710 5270 1857 0626 37

Corridor Square, LLC.
Corridor Apartments, LLC.
6800 Deerpath Road, Suite 100
Elkridge, Maryland 21075
9589 0710 5270 1857 0626 51

USPS Tracking®

Tracking Number:

Remove X

9589071052701857062569

Add to Informed Delivery (https://informeddelivery.usps.com/) Copy

Latest Update

We could not access the delivery location to deliver your package at 1:32 pm on February 6, 2025 in HANOVER, MD 21076. We will redeliver on the next delivery day. No action needed.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Alert

No Access to Delivery Location

HANOVER, MD 21076 February 6, 2025, 1:32 pm

Departed USPS Regional Facility

LINTHICUM HEIGHTS MD DISTRIBUTION CENTER February 5, 2025, 11:33 pm

Arrived at USPS Regional Origin Facility

LINTHICUM HEIGHTS MD DISTRIBUTION CENTER February 5, 2025, 6:35 am

Arrived at USPS Regional Origin Facility

BALTIMORE MD DISTRIBUTION CENTER February 4, 2025, 11:13 pm

In Transit to Next Facility

February 4, 2025

Departed Post Office

ELLICOTT CITY, MD 21043 February 3, 2025, 5:01 pm

USPS picked up item

ELLICOTT CITY, MD 21043 February 3, 2025, 12:47 pm

Hide Tracking History



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

USPS Tracking®

FAQs >

Remove X

Tracking Number:

9589071052701857062576

Copy

Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

We could not access the delivery location to deliver your package at 1:32 pm on February 6, 2025 in HANOVER, MD 21076. We will redeliver on the next delivery day. No action needed.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Alert

No Access to Delivery Location

HANOVER, MD 21076 February 6, 2025, 1:32 pm

Departed USPS Regional Facility

LINTHICUM HEIGHTS MD DISTRIBUTION CENTER February 5, 2025, 11:33 pm

Arrived at USPS Regional Origin Facility

LINTHICUM HEIGHTS MD DISTRIBUTION CENTER February 5, 2025, 6:37 am

Arrived at USPS Regional Origin Facility

BALTIMORE MD DISTRIBUTION CENTER February 4, 2025, 11:13 pm

In Transit to Next Facility

February 4, 2025

Departed Post Office

ELLICOTT CITY, MD 21043 February 3, 2025, 5:01 pm

USPS picked up item

ELLICOTT CITY, MD 21043 February 3, 2025, 12:47 pm

Hide Tracking History



What Do USPS Tracking Statuses Mean? (https://faq.usps.com/s/article/Where-is-my-package)

Feedba

USPS Tracking®

FAQs >

Tracking Number:

Remove X

9589071052701857062606

Copy

Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

We now anticipate delivery of your package the next business day. We apologize for the delay.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Alert

Awaiting Delivery

February 6, 2025, 9:24 pm

Out for Delivery

COLUMBIA, MD 21045 February 6, 2025, 8:32 am

Arrived at Post Office

COLUMBIA, MD 21045 February 6, 2025, 8:21 am

Departed USPS Regional Facility

LINTHICUM HEIGHTS MD DISTRIBUTION CENTER February 5, 2025, 11:33 pm

Arrived at USPS Regional Origin Facility

LINTHICUM HEIGHTS MD DISTRIBUTION CENTER February 5, 2025, 6:37 am

Arrived at USPS Regional Origin Facility

BALTIMORE MD DISTRIBUTION CENTER February 4, 2025, 11:13 pm

In Transit to Next Facility

February 4, 2025

Departed Post Office

ELLICOTT CITY, MD 21043 February 3, 2025, 5:01 pm

USPS picked up item

ELLICOTT CITY, MD 21043 February 3, 2025, 12:47 pm

Hide Tracking History



Oakland Mills High School Attn: Mr. Jeffrey Fink, Principal 9410 Kilimanjaro Road Columbia, Maryland 21045

FAQs >

USPS Tracking®

Tracking Number:

Remove X

9589071052701857062613

Copy

Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

We now anticipate delivery of your package the next business day. We apologize for the delay.

Get More Out of USPS Tracking:

USPS Tracking Plus[®]

Alert

Awaiting Delivery

February 6, 2025, 9:03 pm

Out for Delivery

COLUMBIA, MD 21045 February 6, 2025, 8:32 am

Arrived at Post Office

COLUMBIA, MD 21045 February 6, 2025, 8:21 am

Departed USPS Regional Facility

LINTHICUM HEIGHTS MD DISTRIBUTION CENTER February 5, 2025, 11:33 pm

Arrived at USPS Regional Origin Facility

LINTHICUM HEIGHTS MD DISTRIBUTION CENTER February 5, 2025, 6:30 am

Arrived at USPS Regional Origin Facility

BALTIMORE MD DISTRIBUTION CENTER February 4, 2025, 11:23 pm

In Transit to Next Facility

February 4, 2025

Departed Post Office

ELLICOTT CITY, MD 21043 February 3, 2025, 5:01 pm

USPS picked up item

ELLICOTT CITY, MD 21043 February 3, 2025, 12:47 pm

Hide Tracking History

U.S. Postal Service

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy)

Return Receipt (electronic)

Certified Mail Restricted Delivery \$

Adult Signature Required

\$

College and Mills I Nicks College as Appropriate

Adult Signature Required

Oakland Mills High School PTSA Attn: PTSA President 9410 Kilimanjaro Road

Columbia, Maryland 21045

PS Form 3800, January 2023 PSR 7530-02-000-9047 See neverse for instructions

USPS Tracking®

Tracking Number:

Remove X

9589071052701857062620

Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

Get More Out of USPS Tracking:

USPS Tracking Plus[®]

Delivered

- Out for Delivery
- Preparing for Delivery

Moving Through Network

In Transit to Next Facility February 11, 2025

Arrived at USPS Regional Facility

NORTH HOUSTON TX DISTRIBUTION CENTER February 6, 2025, 9:45 pm

Arrived at USPS Regional Facility

SOUTH HOUSTON PROCESSING CENTER February 6, 2025, 8:05 am

Arrived at USPS Regional Origin Facility

BALTIMORE MD DISTRIBUTION CENTER February 4, 2025, 11:17 pm

Departed Post Office

ELLICOTT CITY, MD 21043 February 3, 2025, 5:01 pm

USPS picked up item

ELLICOTT CITY, MD 21043 February 3, 2025, 12:47 pm

Hide Tracking History



For orni 3800, January 2023 PSN 7530-02-000-9047 See Reverse for instructions

Houston, TX 77219

What Do USPS Tracking Statuses Mean? (https://faq.usps.com/s/article/Where-is-my-package)

Text & Email Updates



USPS Tracking®

FAQs >

Tracking Number:

Remove X

9589071052701857062644

Copy

Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

Your item was returned to the sender on February 15, 2025 at 1:34 pm in ELLICOTT CITY, MD 21043 because the addressee was not known at the delivery address noted on the package.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Alert

Addressee Unknown

ELLICOTT CITY, MD 21043 February 15, 2025, 1:34 pm

Arrived at USPS Regional Facility

LINTHICUM HEIGHTS MD DISTRIBUTION CENTER February 14, 2025, 7:35 am

Arrived at USPS Regional Facility

HARRISBURG PA DISTRIBUTION CENTER February 13, 2025, 10:38 pm

Addressee Unknown

OWINGS MILLS, MD 21117 February 6, 2025, 1:10 pm

Departed USPS Regional Facility

LINTHICUM HEIGHTS MD DISTRIBUTION CENTER February 5, 2025, 11:33 pm

Arrived at USPS Regional Origin Facility

LINTHICUM HEIGHTS MD DISTRIBUTION CENTER February 5, 2025, 6:33 am

Arrived at USPS Regional Origin Facility

BALTIMORE MD DISTRIBUTION CENTER February 4, 2025, 11:17 pm

In Transit to Next Facility

February 4, 2025

Departed Post Office

ELLICOTT CITY, MD 21043 February 3, 2025, 5:01 pm

USPS picked up item

ELLICOTT CITY, MD 21043 February 3, 2025, 12:47 pm

Hide Tracking History



dedod

ALERT: WINTER STORMS IN THE MIDWEST THROUGH THE NORTHEAST U.S. MAY DELAY FINAL DELIVERY OF YOUR MAI...

USPS Tracking®

FAQs >

Tracking Number:

Remove X

9589071052701857062583

Сору

Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

Your item was delivered to an individual at the address at 1:30 pm on February 6, 2025 in HANOVER, MD 21076.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

HANOVER, MD 21076 February 6, 2025, 1:30 pm

Departed USPS Regional Facility

LINTHICUM HEIGHTS MD DISTRIBUTION CENTER February 5, 2025, 11:33 pm

Arrived at USPS Regional Origin Facility

LINTHICUM HEIGHTS MD DISTRIBUTION CENTER February 5, 2025, 6:37 am

Arrived at USPS Regional Origin Facility

BALTIMORE MD DISTRIBUTION CENTER February 4, 2025, 11:13 pm

In Transit to Next Facility

February 4, 2025

Departed Post Office

ELLICOTT CITY, MD 21043 February 3, 2025, 5:01 pm

USPS picked up item

ELLICOTT CITY, MD 21043 February 3, 2025, 12:47 pm

Hide Tracking History

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only For delivery information, visit our website at Certified Mail Fee Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy)

\$ 9 Return Receipt (electronic) Certified Mail Restricted Delivery Postmark Adult Signature Required 25. Thomas Viaduct Middle School Attn: Mrs. Denise Young, Principal 7000 Banbury Drive

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Hanover, Maryland 21076

reedbac

ALERT: WINTER STORMS IN THE MIDWEST THROUGH THE NORTHEAST U.S. MAY DELAY FINAL DELIVERY OF YOUR MAI...

USPS Tracking®

FAQs >

Tracking Number:

Remove X

9589071052701857062590

Сору

Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

Your item was delivered to an individual at the address at 1:30 pm on February 6, 2025 in HANOVER, MD 21076.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

HANOVER, MD 21076 February 6, 2025, 1:30 pm

Departed USPS Regional Facility

LINTHICUM HEIGHTS MD DISTRIBUTION CENTER February 5, 2025, 11:33 pm

Arrived at USPS Regional Origin Facility

LINTHICUM HEIGHTS MD DISTRIBUTION CENTER February 5, 2025, 6:30 am

Arrived at USPS Regional Origin Facility

BALTIMORE MD DISTRIBUTION CENTER February 4, 2025, 11:18 pm

In Transit to Next Facility

February 4, 2025

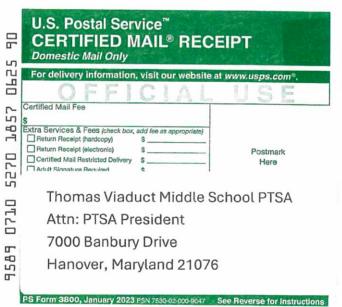
Departed Post Office

ELLICOTT CITY, MD 21043 February 3, 2025, 5:01 pm

USPS picked up item

ELLICOTT CITY, MD 21043 February 3, 2025, 12:47 pm

Hide Tracking History



Feedback

ALERT: WINTER STORMS IN THE MIDWEST THROUGH THE NORTHEAST U.S. MAY DELAY FINAL DELIVERY OF YOUR MAI...

USPS Tracking®

FAQs >

Tracking Number:

Remove X

9589071052701857062637

Copy

Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

Your item was delivered to an individual at the address at 1:46 pm on February 6, 2025 in ELKRIDGE, MD 21075.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

ELKRIDGE, MD 21075 February 6, 2025, 1:46 pm

Departed USPS Regional Facility

LINTHICUM HEIGHTS MD DISTRIBUTION CENTER February 5, 2025, 11:33 pm

Arrived at USPS Regional Origin Facility

LINTHICUM HEIGHTS MD DISTRIBUTION CENTER February 5, 2025, 8:28 am

Arrived at USPS Regional Origin Facility

BALTIMORE MD DISTRIBUTION CENTER February 4, 2025, 11:17 pm

In Transit to Next Facility

February 4, 2025

Departed Post Office

ELLICOTT CITY, MD 21043 February 3, 2025, 5:01 pm

USPS picked up item

ELLICOTT CITY, MD 21043 February 3, 2025, 12:47 pm

Hide Tracking History



ALERT: WINTER STORMS IN THE MIDWEST THROUGH THE NORTHEAST U.S. MAY DELAY FINAL DELIVERY OF YOUR MAIL AND PACKAGES. ...

USPS Tracking®

FAQs >

Tracking Number:

Remove X

9589071052701857062651

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Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

Your item was delivered to the front desk, reception area, or mail room at 2:19 pm on February 7, 2025 in ELKRIDGE, MD 21075.

Get More Out of USPS Tracking:

USPS Tracking Plus[®]

Delivered

Delivered, Front Desk/Reception/Mail Room

ELKRIDGE, MD 21075 February 7, 2025, 2:19 pm

Out for Delivery

ELKRIDGE, MD 21075 February 7, 2025, 9:47 am

Arrived at Post Office

ELKRIDGE, MD 21075 February 7, 2025, 9:36 am

Departed USPS Regional Facility

LINTHICUM HEIGHTS MD DISTRIBUTION CENTER February 5, 2025, 11:33 pm

Arrived at USPS Regional Origin Facility

LINTHICUM HEIGHTS MD DISTRIBUTION CENTER February 5, 2025, 6:37 am

Arrived at USPS Regional Origin Facility

BALTIMORE MD DISTRIBUTION CENTER February 4, 2025, 11:13 pm

In Transit to Next Facility

February 4, 2025

Departed Post Office

ELLICOTT CITY, MD 21043 February 3, 2025, 5:01 pm

USPS picked up item

ELLICOTT CITY, MD 21043 February 3, 2025, 12:47 pm

Hide Tracking History



Feedbac

USPS Tracking®

FAQs >

Tracking Number:

Remove X

9589071052701857062668

Conv

Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

Your item was delivered to the front desk, reception area, or mail room at 2:34 pm on February 8, 2025 in BALTIMORE, MD 21230.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Front Desk/Reception/Mail Room

BALTIMORE, MD 21230 February 8, 2025, 2:34 pm

Notice Left (No Authorized Recipient Available)

BALTIMORE, MD 21230 February 7, 2025, 6:15 pm

Out for Delivery

BALTIMORE, MD 21230 February 7, 2025, 9:21 am

Arrived at Post Office

BROOKLYN, MD 21225 February 7, 2025, 9:10 am

Arrived at USPS Regional Origin Facility

BALTIMORE MD DISTRIBUTION CENTER February 4, 2025, 11:17 pm

In Transit to Next Facility

February 4, 2025

Departed Post Office

ELLICOTT CITY, MD 21043 February 3, 2025, 5:01 pm

USPS picked up item

ELLICOTT CITY, MD 21043 February 3, 2025, 12:47 pm

Hide Tracking History



Feedba

Property owners and/or developers are required to provide notice of pre-submission community meetings, electronically, to any persons/groups registered be noticed about property as a certain geographic area. (Howard County subdivision and development regulations 16.128c.2)
Pre-submission Community Meeting
Project Hame: Cornidor Square - Homerial, LLC
Project Hame: Cornidor Square - Homerial, LLC
Meeting Danc: Feb. 25.2255
Meeting Danc: Feb. 25.2255

Neighbarhead Graups Neighbarhead Graups Residents Residents Neighborhead Graups	Bridgewater Big Branch Overlook Homeowners Association Rick Lober	George Belleville		4475744400		SOUTH CHARGE ELECTIVE	Elloott City	04040	S County Wide	211010011
Neighborhood Groups Residents Residents Neighborhood Groups	Big Branch Overlook Homeowners Association	The second secon		ddath/ccbb	4435741488 george@headforhome.net	98/2 DIVERSIFIED LN	Ellicon City			
Residents Residents Neighborhood Groups		n Rick Lober	President	410-531-7479	410-531-7479 rick.lobgr@gmail.com	14076 BIG BRANCH DR	Dayton	L	t	+
Residents Neighborhood Groups		John Rice		2408823049	Ohnrice5874@gmail.com	5874 MONTGOMERY RD	Elkridge	L	+	+
Neighborhood Groups		Ralph Ballman			RalBaltman@comcast.net	9927 ROSE TRL	Ellicott City	L	+	$^{+}$
0	Cascade Overlook	Timothy Ward	President		hoa@cascadeoverlook.com	4962 PALE MORNING DUN RD	Elkridge	L	+	1
Mesidents		Anne Cenklin			anneconklin@yahoo.com	5809 BRANDONS WAY	Elkridge	21075 2	-	3/20/2012
Residents		Soon Park		3018141211	3018141211 soonspark@gmail.com	6420 RICHARDSON FARM LN	Clarksville	21029 5	ŏ	t
Residents		Howard Shieh			hshieh26@hotmail.com	6405 RICHARDSON FARM LN	Ciarksville		H	+
Residents		Delong Liu			delong1208@yahoo.com	6428 RICHARDSON FARM LN	Clarksville		-	
Residents		Bonny Marcellino		3016046699	3015045699 bmarcellinoS@gmail.com	9141 RIVER HILL RD	Laurel	20723 3	3 County Wide	
Rosidents		Erin IJams			erinnoei1223@yahoo.com	9215 HOWLAND RD	Laurel		+	1
Residents		Elizabeth Ndungu			elizabethndungu@aol.com	6350 DUCKETTS LN	Eikridge		H	
Residents		Karen Olson		2405475301	kolighthouse@gmail.com	9090 STEBBING WAY	Laurel	20723 3	H	t
Residents		Tracy Waterman			Tracyjbw@me.com	13886 CLARKSVILLE PK	Highland		t	+
Residents		sekarven		4109082814	4109082814 sreeluma@gmail.com	6108 SYRACUSE CT	Clarksville	L	t	t
Residents		Botty McMullen			bettymcmullen1917@yahoo.com	7211 MONTGOMERY RD	Elkridge	21075 1	Radius	T
Residents		shun tu		4105315687	4105315687 shunlu88@yahoo.com	12852 MACBETH FARM LN	Clarksvillo	21029 4	Č	t
Residents		Brian Bamburak			bmbamburak@small.com	7708 BLUEBERRY HILL LN	FileotrCity	21043 2	County Wide	+
Residents		Cathy Hudson			cmhudson@comcast.net	6018 OLD LAWYERS HILL RD	Elkridas	21075 1	County Wide	+
Residents		Jeffrey Filler		4105409122	4105409122 Miler26@email.com	SRIS MARRICK WAY	Elbridge	21076	Dading	t
Residents		1131			Proposed Proposed	000000000000000000000000000000000000000	- Controlled	2000	20000	+
Besidents		Kousi Machall		01701010101	The state of the s	ממים מערכו עם	cilicott city	21042	County Wide	+
Bocidoote		Menior Entire		01/0401101	01/0401101 kourcationsh.com	8619 DORSET COVE	Jessup	20794 3	Radius	7
Mesidents		William Ersking			werskine@offitkurman.com	8171 Maple Lawn Boulevard, Suite 200	Maple Lawn	20759 4	County Wide	\neg
Residents		Jennifer Vanoosten		4107961960	4107961960 Jenvan95@verizon.net	6463 MEADOWRIDGE RD	Elkridge	21075 2	Radius	12/1/2012
Residents		Stephen Keathly			shkeath@gmx.com	9629 WASHINGTON AVE	Laurel	20723 3	County Wide	12/14/2012
Residents		Russ Swatek		410-799-1497	410-799-1497 swatek1@yahoo.com	8141 TAMAR DR	Columbia	21045 2	Draw Boundary	ry 12/16/2012
Residents		Edward Carver		410.381.5486	etcarver@gmail.com	8813 BLUE SEA DR	Columbia	21046 3	County Wide	1/8/2013
Residents		Cecilia Januszkiewicz			cjanuszkiewicz@hotmail.com	6412 STEEL FLOWER PATH	Columbia	21045 2	Radius	3/3/2013
Residents		Carole Cpno			cscone@comcast.net	6127 HANGVER RD	Hanover	21076 1	County Wide	3/12/2013
Neighborhood Groups	Savage	Susan Garber	President	301-776-3941	301-776-3941 buzysusan23@yahoo.com	9100 GORMAN RD	Laurel	20723 3	County Wide	3/13/2013
Residents		deborah kaiser			kaiser.deb@gmail.com	7065 CEDAR AVE	Elkridge	21075 3	Radius	5/17/2013
Residents		Christine Pereira			chrisper02@gmail.com	8177 MURPHY RD	Fulton	20759 4	County Wide	6/24/2013
Community/Civic Associations	Greater Elkridge Community Association	Douglas Kornreich	President	410-379-6459	410-379-6459 GECAPresident@outlook.com	6128 ADCOCK LN	Hanover	21076 1	Radius	7/8/2013
Residents		Lisa Markovitz			Lmarkovitz@comcast.net	2948 NORMANDY DR	Ellicott City	21043 1	County Wide	7/22/2013
Residents		Jeanne Wilson			amisspiggy@comcast.net	5392 GRAYWING CT	Columbia	21045 2	-	-
Residents		Jeanne Wilson			amisspigg@comcast.net	5392 GRAYWING CT	Columbia	21045 2	-	1
Residents		Andrew Robinson		3015750321	arobinson@offitkurman.com	8171 Maple Lawn Boulevard	Maple Lawn		H	-
Residents		deanna smith			deanna-smith@comcast.net	706 CHESSIE CROSSING WAY	Woodbine		+	
Residents		Sharonlee Voget			sharonteevogel@gmail.com	8725 WARM WAVES WAY	Columbia	21045 2	H	
Residents		priscilla Pitts		301 953 1058	cookapie@aol.com	9104 JEFFERSON ST	Jessup	20794 3	Radius	7/14/2014
Residents		Ronald Beck			rbeckfamily@verizon.net	8065 PRELUDE LN	Jessup	20794 3	Radius	7/16/2014
Residents		Aurelio Peroz-Lugonos			odioperez@gmail.com	9056 GORMAN RD	Laurel	20723 3	County Wide	7/17/2014
Residents		Emily David			emilykdavid@gmail.com	8226 TALL TREES CT	Ellicott City	21043 2	County Wide	12/7/2014
Neighborhood Groups	Valley Mede Civic Association	Frank Hecker			frank@frankhecker.com	3209 GREENWAY DR	Ellicott City	21042 5	County Wide	10/31/2014
Residents		Marisa Poland		4438661760	disney0675@yahoo.com	8302 AUTUMN WAY Apt.2D	Jessup	20794 3	County Wide	2/14/2015
Community/Civic Associations	Chestnut Hill Estates Community Association Margo Duesterhaus	Margo Duesterhaus	President		margommd@gmail.com	2814 MONTCLAIR DR	Ellicott City	21043 1	County Wide	2/8/2015
Residents		Barbara Krupiarz			barbkrup@vertzon.net	7834 ROCKBURN DR	Ellicott City	21043 2	County Wide	2/6/2015
Residents		Barbara Staedeli			decokrup@gmail.com	7834 ROCKBURN DR	Ellicott City	21043 2	County Wide	2/5/2015
Residents	\neg	Karen Tamalavicz			Karen.tam@comcast.net	7704 HEATHERSIDE LN	Ellicott City	21043 2	Radius	1/31/2015
Neighborhood Groups	Normandy Heights Improvement Association	Lisa Birrano	President		lisamarkovitz@gmail.com	3205 B Corporate Court	Ellicott City	21042 5	County Wide	1/26/2015
Residents		Maria Garvey			kevingarveyasla@gmail.com	2605 RT 97	Glenwood	21738 5	County Wide	2/28/2015
Residents		Raj Kathuria			Rajkathuria@gmall.com	8398 GOVERNORS RUN	Ellicott City	21043 1	County Wide	3/4/2015
Residents		Sathishkumar Ponraj			ponrajsathishkumar@yahoo.com	2113 CHAUCER WAY	Woodstock	21163 5	County Wide	4/6/2015
Residents		Alan Sharp			calansharp@gmail.com	4003 JENNINGS CHAPEL RD	Brookevillo	20833 5		4/7/2015
Residents		Amanda Witt			amanda.witt@yahoo.com	BBG5 PURPLE IRIS LN	Elkridge	21075 2	Radius	4/9/2015
Residents		broke clime			climofam5@gmail.com	12729 FOLLY QUARTER RD	Ellicott City	21042 5	County Wide	6/4/2015
Residents	Reywadin Community Association	Susan Butler			susandbutler@verizon.net	4075 CHOCTAW DR	Ellicott City	21043 1	County Wide	6/15/2015
Mesidents Mesidents		Mitch Ford			mitcheliford1@gmail.com	6926 MONTGOMERY RD	Elkridge	21075 1	Radius	7/27/2015
Total Control		Cassandra Oreene		4105/958/01	4105795870 cgreene200@hotmail.com	7125 ELK MAR DR	Elkridge	21075 1	Radius	8/15/2015

Residents		Mathagial Forman		201000000	mickeykalra@yahoo.com	12005 CLARKSVILLE PK	Clarksville	21029 4	+	-
Residents		David Ager		201700102	dater@townscapedesign.com	S044 JEBICHORD	Columbia	21045 3	County Wide	0 10/14/2015
Community/Civic Associations	Scarlet Oaks Community Association	Jeff Schrammi	Board Momber		soca@jeffandgina.com	6909 SCARLET OAK DR	Elkridge	21075 3	Radius	T
Residents		Jason Strawhorn			/strawhorn@gmail.com	7013 GOLDEN CREST	Elkridge	21075	Radius	3/15/2016
Residents		Chandrakant Patel			chandrakant79@yahoo.com	3204 WHEATON WAY	Ellicott City	21043 1	County Wide	+
Residents		Kristin Mazerski			komazerski@gmall.com	3925 HUNTER RD	Ellicott City	21043	County Wide	H
Residents		young park		4438804242		5621 OAKLAND MILLS RD	Columbia	21045 2	Radius	9/12/2016
Decident		Srilakshini Gogineni			lux_dp@yahoo.com	6921 LITLE BROOKE CT	Elkridge	21075 3	County Wide	3/8/2017
Besidools		Amanda Pizza			Amandalpizza@gmail.com	5958 FLOREY RD	Hanover	21076 1	Radius	
Besideois		Assida Bonness			Joshua. bennett@columbiaassociation.org	9450 GERWIG LN	Columbia	21046 3	County Wide	5/15/2017
Besidents		Lies Beater			pdalonzo14@gmail.com	4856 ELLICOTT WOODS LN	Ellicott City		ŏ	+
Residents		Tandola Smith			rkbong-yanoo.com	8430 MCHSESHOE RD	Ellicott City	21043 2	+	+
Residents		Moshao Slarr			Langelats@gmar.com	9905 JESTER CI	Laurel	20723 3	County Wide	+
Residents		Donna Cerbo		4105312133	dooosestorogamest com	2005 IOUN BERNARD DE	Elkridge	210/5 2	County Wide	+
Residents		Jayne Considine		4100017100		SOUS JOHN BEHINARD DH	Elbridge	21042 5	County Wide	$^{+}$
Residents		Thomas Comeau			tom comean@mail com	5123 COLUMNA RD	Cohumbia	210/3	County Wide	+
Residents		Catherine Gabriel		410.41896.42	Catabrief Susting not	9123 COLUMBIA NO	Columbia	21044 1	County Wide	+
Residents		Jessica Hicks			rollicks@veryon not	7468 MERRYMAKER WAY	Elicott City	21075	Hadius	+
Residents		Todd Lang			tostono@zmail.com	7757 SANOSTONE CT	Ellicott Cita	21043	County wide	+
Residents		Tamara Stade			tamaraslado@gmail.com	BROT PURPLE IRIGIN	Filendas	L	County Mido	7000000
Residents		Peter Conrad			pcontad@howardcountvind.gov	3430 Court House Drive	Flicat City	L	County Wide	+
Residents		Kevin Inghram			kevinxb@outlook.com	8518 WINDDANCE WAY	Columbia	21045	Badine	T
Residents		Elliott Finkalstein			efinkink@gmail.com	2115 GANTON GREEN	Woodstock	21163 5	County Mich	+
Residents		Kristy Mumma	4	410-579-2814	khmumna@outlook.com	6217 SUMMER HOME TER	Fileridgo	21075 1	Draw Bound	10/18/201
Neighborhood Groups	Lyndwaad	Dwayne Johnson			Johnson.dwayne.k@gmail.com	5901 RISING STAR	Elkridge	21075 2	Radius	
Residents		Laura Wisely			laura.wiselw@gmail.com	5811 MAIN ST	Elkridgo		Draw Roundary	+-
Residents		Colette Galwicks			cgelwicks@howardcountymd.gov	6600 CRADLEROCK WAY	Columbia	21045 3	Draw Boundary	+
Residents		Joe Keagle			ooskar@verizon.nel	5822 HUNT CLUB RD	Fikrido	21075	Bodier	+
Rosidonts		Regnald Farmer			roadwg@gmail.com	5456 WINGBORNE CT	Columbia	21045	County Wide	t
Residents		Hong Hu			hhu002@umaryland.edu	B109 ALLOWAY CT	Ellicott City	21043 1	Radius	+
Residents		Carolyn Parsa			cparsa@gmail.com	6106 SEBRING DR	Columbia	21044 4	County Wide	
Residents		Shannon Adler		4438122833	shannonadler21@gmail.com	6458 Abol Street	Elkridge	21075 1	Radius	Н
Residents		John connois			Johntco@comcast.not	9470 VOLLMERHAUSEN DR	COLUMBIA	21046 3	Radius	6/12/2018
Residents		Karen Solomon			the4solomons@gmail.com	8091 OLD MONTGOMERY RD	Elitcott City	21043 2	Draw Boundary	y 6/17/2018
Residents		Luisa Patring			tpatting@luisadesigns.com	9719 POLISHED STONE	Columbia	21046 3	Radius	6/25/2018
Neighborhood Graphy	Kings ContrivanceCommunity Association	Sarah Herman	3		herman_sarah@yahoo.com	9754 POLISHED STONE	Columbia	21046 3	County Wide	6/25/2018
Boeldoore		Elisabeth Lorson	6	301 604-1737	calarson1@venzon.net	9774 POLISHED STONE	Columbia	21046 3	County Wide	1
Residents		Tim Dedoutes		10000450000	50520794@aol.com	6966 DUCKETTS LN	Elkridgo	21075 1	County Wide	+
Bosidonis		Over Turbor		/036216923	/036516923 (m/gadyerlisingenterprises.com	6085 ADCOCK LN	Hanover	21076 1	County Wide	†
Residents		Morae Woodlun		364051454	Ozzielunierosologiani.com	11226 Charles	Elkriago	2 210/2	County Wide	+
Residents		Zichuan Li			Investigation Com	ACONTEADNED CACE	Elicon Circ.	20,28	County Wide	+
Residents		Christino García		4438126329	4438126129 chistarcia@comcast not	5191 Columbia Road	Cotumbia	21042 1	County Wide	5/10/2015
Residents		Nancy Gough			ngoutt67@gmail.com	S872 MONIGOMERY RD	Elkridge	21075 2	County Wide	+
Residents		Shannon Maura		4438640037	4438640037 sdeanmauro@gmail.com	9319 Morgans Landing Way	Laurel	20723 3	County Wide	+
Residents		grace morris		13014554637	13014554637 sgandimo@gmail.com	5980 Avaion Drive	Elkridge	21075 2	Radius	\vdash
Neighborhood Groups		Jacquelin McCoy		14103120033	14103120033 Jtm52480@fmall.com	5224ApriiBrookCir	Совитріа	21045 2	County Wide	
Neighborhood Groups	Fairway Overlook Condominium Association	Natalla Cooper		3016742582	natalia.r.cooper@gmail.com	15309 GALAXY DR	Woodbine	21797 5	County Wide	Н
Residents	Owen Brown Community Accountion	Gina Pagani		4109640300	4109640300 gpagani@talkin-oh.com	5100 Dorsey Hall Drive	Ellicott City	21042 1	County Wide	+
Bosidonis		Fea Daniele		. 4100040668	acque, parnamerginal, com	6352 UPEN FLOWER	Cotumbia	21045 3	County Wide	+
Residents	Business 1	Toffer Delitaries		141030444090	14 Lusoquede Internetisiemakogmail.com	52.19 lichester Rd	Elicott City	21043 1	Radius	+
Residents		Punita Rice 7974		13015232290	puntat Samal com	7974 Rich Straum Drich	Cotumbia	21046 3	County Wide	+
Residents		Sean Carr			soan-carificomeast not	6920 INDEN AVE	Fibridge	21075	nacius	10/3/02/02/0
Residents		MaryAnn Raouf			maraouf@talkin-oh.com	S100 DORSEY HALL DR	Filicott City	21042	County Wide	+
Residents		Dylan Springmann		0	dspringmann@talkin-oh.com	5100 DORSEY HALL DR	Elicott City	21042 1	County Wide	+
Residents		SA		_	Flyaya@aim.com	7300 GRACE DR	Cotumbia	21044 4	County Wide	1/11/202
Residents		Richard Pardoe		4436686363	4436686363 r_pardoc@hotmail.com	5980 ELK FOREST CT	ELKRIDGE	21075 1	County Wide	3/8/2021
Residents	Bushelin Mand HOn	Kenny ADELEKE		3012546646	addieadeleke@gmail.com	SOS1 CRAPE MYRTLE CT	elicorteity	21042 5	County Wide	3/16/202
Narbhorhood Groune		Cindy skainy			cskainy@howardcountyind.gov	4312 BUCKSKIN WOOD DR	Ellicott City	21042 5	County Wide	3/18/202
Residents		Ashlov Gasch		A 00971475AA	May Serranolgaya, yale, edu	10401 HICKORY RIDGE RD	Columbia	21044 4	County Wide	3/25/202
Residents		Danielle Regestor			danielle.regester@zmail.com	3670 DAISY RD	Wanthine	21797 5	County Wide	3/25/202
Residents		Justin Taylor		4427876270	4427876270 ju.taylor17@gmail.com	3355 NORTH CHATHAM RD	Ellicott City	21042 5	County Wide	4/15/2021
Residents		Roid Navatny	1	4105599599	14105599599 reid@reidnovotny.com		Gleneig	21737 5	County Wide	+
Residents		John Gibson		3	gibsojp1@msn.com	CE RD	WOODBINE	21797 S	County Wide	Н

		Delnes Uno. Conholin								ŀ
Residents		Lauren McDonald		vanggnail.com		8570 EASTERN MORNING RUM	LAUREL	20723 3	County Wide	+
Neighborhood Groups		Molices Majores	O TOTAL DE LA CONTRACTOR DE LA CONTRACTO	incuonale il isurenegimali com		7002 Ducketts Lane	EUKRIDGE		ŏ	7
Residents		Victoria Pialoney	Board Member	maloney.melissa2@gmail.com		5254 FIVE FINGERS WAY	COLUMBIA	21045 2	Radius	3/21/2022
Rocidonie		Vasu syagonda		vasu.syag@gmail.com	7932	7932 JOHN GALT WAY	ELKRIDGE	21075 2	County Wide	3/24/2022
Section of the sectio		Kevin baker		4437997373 kbb3lj@wrginia.edu	7139	7139 FOUNTAIN ROCK WAY	COLUMBIA	21046 3	County Wide	5/3/2022
Bookstone		Oregory Printips	President	gphillips@ardorgrp.com	6100	6100 DAYLONG LN	CLARKSVILLE	21029 4	County Wide	12/19/2022
Bosidoots		stacoy vytuams	President	socwillams@gmail.com	2978	2978 BROOKWOOD RD	FLLICOTT CITY	21042 5	County Wide	12/19/2022
Besidents		Laura-Lee Jones	President	Hjsemail2016@gmail.com	3435	3435 HARRINGTON DR	ELLICOTTCITY	21042 1	County Wide	
Basiclants		Josep Willight	Prosident	wimerl@gmad.com	5869	5869 MAIN ST	ELKRIDGE	21075 1	County Wide	12/19/2022
Decident		Jim Disciutio	President	disciulloj@verizon.net		6000 MERRIWEATHER DR	COLUMBIA	21044 4	County Wide	12/19/2022
o de la companya de l		michael brewer	President	michael.ross.brewer@gmail.com		3714 VALLEY RD	ELLICOTT CITY	21042 1	County Wide	12/19/2022
Residents		Norman Edwards	President	thenormte@gmail.com	1059	10590 JASON CT	COLUMBIA	21044 4		12/19/2022
Residents		bob marietta	President	bobmarietta@comcast.net	5511	5511 SLEEPING DOG LN	COLUMBIA	21045 2	County Wide	12/19/2022
Business Owner	Eco-Science Professionals, Inc	John Canoles	President	espijc@aol.com	3300	3300 NORTH RIDGE RD	ELLICOTT CITY	21043 1	County Wide	12/22/2022
Residents		Bruce Lampron	President	ohschnitzel6@gmail.com	9515	9515 MELLENBROOK RD	COLUMBIA	21045 2	County Wide	12/27/2022
Residents		Susan Moody	President	susanmoody822@gmail.com		950G RED APPLE LN	COLUMBIA	21046 3	County Wide	12/28/2022
Residents		SDanna Hugh	President	gainaday@yahoo.com		11901 GOLD NEEDLE WAY	COLUMBIA		County Wide	1/5/2033
Residents		tod cochran	President	tedcochran5S409@gmail.com		5178 DOWNWEST RIDE	COLUMBIA		County Wide	1/8/2023
Residents	GrayRockFarm@yahoogroups.com	alice marschner	President	dragonmama@comcast.nel		3919 RIVER WALK CT	SHICOTTON		County Wilds	1/10/2003
Residents		Lloyd Cleage	President	lloydcleage@comcast.net		7437 SANDAI FOOT WAY	COLLIMBIA	21046	County Wide	1010000
Residents		Stove Ashurst	President	ashursheemall.com	11100	11100 IOHNS HOBKINS BO	LALIBEI	1	County Wilde	20202023
Residents		Alan Schneider	President	ais333@anl.com	1259	1259R CLARKSALLE DIKE	CLABVCINITE	21000	County Wide	2/07/2023
Residents		Susan Petry	President	man linear manufacture	7347	2247 TALL DIRECTORY	COMPANIE		County Wide	27772023
Condo Association	test12	Pam Wilcox	Board Mombor	The state of the s	(177)	ישרר בואב האדו	COMMONITE	1	County Wide	3/24/2023
Residents		Ricardo Benn	President	ricardoskeon@smail.com	11436	1142a ELI MOTONI CT	COLUMBIA	1	County Wide	3/24/2023
Business Owner		Mark Townslav	0	The constraint of the constrai	27477	11428 ELLINGION SI	rotion		County Wide	3/29/2023
Residents		Ferzana Havewala	President	dorston Germineh adu	11/0	SALI COLUMBIA GALEWAT UN	COLUMBIA		County Wide	4/5/2023
Residents	Woodford C Condo Assoc	Lin Eagan	President	include a control of the control of	10007	AND	COLUMBIA	1	Kadius	5/9/2023
Residents		Heidi Schweingruber	President	hacebookalaghan com	3442	S422 SHOUTHHEADOW WAT	COLUMBIA		County Wide	5/9/2023
Residonts	Long Reach Village	Hussein Erzeldin	President	The state of the s	/TCC	SSL/ SCA SIADOW	COLUMBIA		County Wide	5/16/2023
Residents	Aliview	Kevin Cropper	President	man coden@seasonsonsons	6423	CAST ALL WEAR DE	Countries	2 21045	County Wide	5/19/2023
Residents		Joanna Chen	President	ichen@howardcountymd.gov		3430 COURT HOUSE DR	FLICOTTCITY	21013	County Wide	2000000
Non-profit Organizations	Maryland Transit Administration	MDOTMTA	Serving in Other Official Capacities	mtablanreview@mdot.marvland.gov		9009 DCRSEY RUN RD	ANNAPOR IS RINCTION	20701	County Wilde	8/3/2/23
Residents		Melanie Lewis	President	melanle, anne, lowis@gmail.com		6984 SILENT DELL LN	COLUMBIA	21044	County Wide	9/6/2023
Residents	Ashleigh Knotls HOA	Linda Frascarella	President	frascarella@verizon.net		7128 CRABBURY CI	CLARKSVILLE	21029 4	County Wide	10/5/2023
Residents	Walden Woods	Ivory Brown	President	iwbnew50@gmail.com	95056	9905 SIMPLICITY CT	LAUREL	20723 3	County Wide	10/9/2023
Residents	Spring Valley Chase Community	Linda Martinak	President	lindamartinak@verizon.net	12217	12217 WOODFORD DR	MARRIOTISVILLE	21104 5	County Wide	10/9/2023
Non-profit Organizations	Columbia Housing Center	Jessamine Duvail	President	Jessamine@columbiahousingcenter.org		6660 DOVECOTE DR	COLUMBIA	21044 4	County Wide	10/10/2023
Residonts		Sam Paul	President	spaul@househoward.org	9770	9770 PATUXENT WOODS DR	COLUMBIA	21046 3	County Wide	10/18/2023
Residents		LESLIE BAUER	President	labauerS@verizon.net	13981	13981 RURAL RHYTHM LN	DAYTON	21036 5	County Wide	10/23/2023
Community/Civic Associations	River Hill Community Association	Renee DuBois	Director	managor@villagoofriverhill.org		6020 DAYBREAK CIR	CLARKSVILLE	21029 4	County Wide	10/23/2023
Non-profit Organizations	Columbia Association	Judelle Campbell	Serving in Other Official Capacities	judelle,campbell@columbiaassociation.org		6310 HILLSIDE CT	COLUMBIA	21046 3	Radius	11/10/2023
Residents		Thomas Cunningham	President	Wcunningham@mac.com		4979 SHEPPARD LN	ELLICOTT CITY	21042 5	County Wide	11/20/2023
Non-profit Organizations	Columbia Association	Jason Heath	Serving in Other Official Capacities	jason.heath@columbiaassociation.org		9450 GERWIG LN	COLUMBIA	21046 3	County Wide	11/27/2023
Rosidonts		Meghan Amold	President	mgilbort@howardcountymd.gov		8736 RUPPERT CT	ELLICOTT CITY	21043 1	County Wide	1/9/2024
Business Owner		Michael McCann	President	Mike.McCann@fcc-eng.com		16272 BALTIMORE NATIONAL PIKE	ELLICOTT CITY	21042 5	County Wide	1/16/2024
Non-profit Organizations		Elkridge Branch	Representative	lauren.mccloskey@hclibrary.org		6540 WASHINGTON BLVD	ELKRIDGE	21075 1	Radius	1/17/2024
Residents		Jennifer Drell	President	Jennifer.drell@hclibrary.org		5391 LANDING RD	ELKRIDGE	21075 1	County Wide	2/5/2024
Residents		Felix Facchine	President	fefacchine@howardcountymd.gov		3430 COURT HOUSE DR	ELLICOTT CITY	21043 1	County Wide	2/7/2024
Residents	Greater Highland Crossroads Assn.	Cecilia FlikeJacobson	President	flike.cocilla@gmail.com	13419	13419 GREEN HILL CT	HIGHLAND	20777 \$	County Wide	8/12/2024
Residents	Paddocks HOA	Kristi Green	President	kngreen40@gmail.com	10046	10046 A AMERICAN PHAROAH LN	LAUREL	20723 3	County Wide	8/18/2024
Hosidenis		Craig Brodian	President	craighrod@hotmail.com	2361 0	2361 BALLARD WAY	ELLICOTT CITY	21042 5	County Wide	10/9/2024
Nesidents		Lisa Geisier	President	the2gelsters@gmail.com	3252 D	3252 DANMARK DR	GLENWOOD	21738 5	County Wide	1/3/2025



Pre-submission Community Meeting Notification -Route 1 Site Plan Zoning Petition

From Benchmark Engineering <bei@bei-civilengineering.com>

Date Mon 2/3/2025 4:51 PM

2 attachments (171 KB)Meeting Notification.pdf; Vicinity Map.pdf;

Good Afternoon,

Attached is a notification concerning a Pre-Submission Community Meeting for the "Route 1 Site Plan Zoning Petition" project. You are receiving this notification because you are on the Howard County Notify List for County Sign Code M01, FY2025.

Attachments:

Meeting Notice.pdf Vicinity Map.pdf

Have a wonderful day,

Benchmark Engineering, Inc





Pre-submission Community Meeting Notification - Route 1 Site Plan Zoning Petition

From Benchmark Engineering

bei@bei-civilengineering.com>

Date Mon 2/3/2025 4:51 PM

hhu002@umaryland.edu <hhu002@umaryland.edu>; cparsa@gmail.com <cparsa@gmail.com>; shannonadler21@gmail.com <shannonadler21@gmail.com>; johntco@comcast.net <johntco@comcast.net>; the4solomons@gmail.com <the4solomons@gmail.com>; lpalting@luisadesigns.com <lpalting@luisadesigns.com>; herman_sarah@yahoo.com <herman_sarah@yahoo.com>; ealarson1@verizon.net <ealarson1@verizon.net>; sbs20794@aol.com <sbs20794@aol.com>; tim@advertisingenterprises.com <tim@advertisingenterprises.com>; Ozzieturner6930@gmail.com <Ozzieturner6930@gmail.com>; mweedlun@gmail.com <mweedlun@gmail.com>; lizichuan@gmail.com lizichuan@gmail.com>; chrisgarcia@comcast.net <chrisgarcia@comcast.net>; ngough67@gmail.com <ngough67@gmail.com>; sdeanmaura@gmail.com <sgandjmo@gmail.com>; sdeanmaura@gmail.com>; sgandjmo@gmail.com <sgandjmo@gmail.com>; jtm52480@gmail.com <jtm52480@gmail.com>; natalia.r.cooper@gmail.com <natalia.r.cooper@gmail.com>; gpagani@talkin-oh.com <gpagani@talkin-oh.com>

2 attachments (171 KB)Meeting Notification.pdf; Vicinity Map.pdf;

Good Afternoon,

Attached is a notification concerning a Pre-Submission Community Meeting for the "Route 1 Site Plan Zoning Petition" project. You are receiving this notification because you are on the Howard County Notify List for County Sign Code M01, FY2025.

Attachments:

Meeting Notice.pdf Vicinity Map.pdf

Have a wonderful day,

Benchmark Engineering, Inc



Pre-Submission Community Meeting Minutes

Corridor Square LLC & Memorial Square LLC Site Plan Zoning Map Amendment Petition 7253,7239,7223 Washington Blvd., Elkridge, Maryland 21075 Tax Map 37, Parcels 0279, 107, & 452

Date: February 25, 2025

Time: 6:00 p.m.

Location: Howard County Public Library - Elkridge Branch, Belmont Room

Petitioners' Representatives: Christopher DeCarlo (Attorney), Chris Malagari and

Chris Ogle (Benchmark Engineering)
Attendees: See attached sign in sheet.

Petitioners' Presentation:

Petitioners' Representatives began the meeting at approximately 6:05 p.m. to allow for any late arrivals. All attendees were instructed to legibly provide their names and contact information on the sign-sheet. Copies of the Department of Planning and Zoning's "Zoning Map Amendment Process" handout were made available to all attendees. The Conceptual Zoning Map Amendment Site Plan (the "Conceptual Site Plan") was displayed in large format and made accessible to all attendees.

Mr. DeCarlo opened Petitioners' presentation with a general overview of the purpose of the meeting and the site plan zoning map amendment process. Mr. DeCarlo also provided an overview of the specific zoning map amendment being requested. He explained Petitioners are seeking to rezone approximately 3.91 acres as outlined on the Conceptual Site Plan from the TOD (Transit-Oriented Development) zoning district to the B-2 (Business General) Zoning District based on a mistake during the prior comprehensive rezoning.

In addition, Mr. DeCarlo explained that through the documented site plan process, Petitioners are seeking approval of a convenience store, motor vehicle fueling facility, and car wash as shown and labeled on the Conceptual Site Plan. Petitioners' Representatives then provided a general overview of the Conceptual Site Plan including the proposed ingress and egress, location of structures, parking, and landscaping.

Summary of Questions:

After Petitioners' Presentation, questions and comments were received and answered as summarized below:

- 1. Is the location of the proposed traffic signal too close?
 - No. It is in the most appropriate location to provide safe egress and ingress.
 The location of the proposed traffic signal will ultimately need to be approved by the Maryland State Highway Administration.

- 2. What is B2 zoning?
 - o Business General.
- 3. There is a gas station at Dorsey Road and Route 1, why do you need another gas station? What is the value to the neighborhood aside from more traffic?
 - o Given the location of the project on Route 1 and the proximity of the Route 100 interchange, this site is an appropriate location for a motor vehicle fueling facility. It will also clean up this portion of Route 1 frontage.
- 4. Is the old Exxon site a brownfield?
 - o We will find out and include a response in the community minutes.
 - Response to question outside of meeting: The developer has stated that the tanks were removed by Exxon many years ago. They currently have a clean phase 1 environmental report.
- 5. This defeats the purpose of the TOD zone and does not serve the surrounding community? A third gas station is not needed? What is being provided to make this compatible with the TOD?
 - o The TOD zone is not appropriate for these properties due to their distance from the MARC station. We believe the B·2 zoning designation would be more appropriate because of the frontage on Route 1 and the adjacency to the Route 100 interchange allowing for compatible highway and automotive oriented uses.
- 6. Are you willing to modify the petition and plan?
 - o At this time, we do not anticipate making any modifications to the plan.
- 7. This project fails without the proposed traffic light?
 - We agree the proposed traffic light is required and believe it will be approved as the proposed usage warrants the signal.
- 8. A better use of this land is a less volume based business, like a day care or small restaurant?
 - Thank you for your comment. We disagree and believe given the frontage on Route 1 and the adjacency to the Route 100 interchange the proposed automotive uses are an appropriate use for the properties.
- 9. A similar change of mistake/change case was denied by the Zoning Board in 2015 near this location. What is it about this property that is a greater mistake or change than that property?
 - We are not aware of the case you are referring to and were not involved in that process. The mistake in this case is the distance from the Marc Station.

- 10. There is no sewer availability for this property until 2027?
 - Thank you for the comment and making us aware of a potential issue. We do not believe sewer capacity will be an issue for this project.
- 11. This will force the nearby gas stations and car wash out of business. What market demand data do you have?
 - We are not trying to force anyone out of business. We believe the proposed uses are appropriate for the site and there is a market demand. We have not, and are not required to, conduct and provide a formal market/demand study.
- 12. You're not going to make available to the public the market analysis you have?
 - We have not conducted a formal market analysis.
- 13. How will the developer address the safety risk associated with pedestrians and bike traffic?
 - There will be a 10' shared use path along the frontage of the property, all the way down to the end of where the car wash is proposed.
- 14. What is the legality around moving remains?
 - The developer will comply with any and all laws. To our knowledge, the memorial park is not a licensed cemetery or pet cemetery and there are no human remains located in the proposed rezoning and development area. The developer intends to relocate any identifiable pet remains to the preserved area of the memorial park in a mausoleum.
- 15. Who will be responsible for building the mausoleum?
 - o The developer.
- 16. Does the project meet the required 30' setback from a residential zone?
 - We will evaluate the setbacks to ensure they are incompliance.
- 17. Are there human remains here?
 - It is our understanding that there are no human remains in the area to be rezoned.
- 18. This property was zoned M1 before the rezoning to TOD.
 - Yes. M1 also permits motor vehicle fueling facilities by conditional use.
- 19. Define the "neighborhood." Under the conditional use requirements for a gas station, you have to prove you are not degrading the "neighborhood."
 - o The neighborhood would include the other current automative uses along the frontage of Route 1. Also, this is not a conditional use case. The Petitioner is seeking approval of the motor vehicle fueling facility through the documented site plan rezoning process as allowed by the zoning regulations.

- 20. What is going on with the property Corridor owns on the corner that is a the dirt pile?
 - That site is not part of this project and we can not speak to the specifics of it.
 A separate community meeting is planned for that site.
- 21. Has the property moved since 2013? Is there a reason the property's zoning in 2013 was not a mistake, but now is a mistake?
 - The distance has not changed and the zoning mistake has existed since the property was zoned to the TOD in 2013.
- 22. The proposed traffic light will be located across from Meadowridge?
 - o Yes.
- 23. Route 1 is not wide enough in that section for a turn lane?
 - The request for the traffic signal will include road widening.
- 24. The frontage is Route 1, what is the backage?
 - The portion of the memorial park that is proposed to be placed in preservation as indicated on the Conceptual Site Plan.
- 25. I follow the transportation projects proposed in Elkridge pretty closely and projects are proposed but never delivered. Are you trying to jump the line to get your proposed signal approved before other projects that have been waiting?
 - We can not speak to issues with unrelated and unfinished projects. Those concerns should be brought to the attention of the county or state. To the extent you are referring to capital improvement projects, this proposed traffic signal would not be part of a capital improvement project. The developer would be paying for this traffic signal, which may result in it being completed in a faster manner than a capital improvement project. They are different processes.

Adjournment:

The meeting concluded at approximately 6:52 p.m.

Corridor Square LLC & Memorial LLC Site Plan Zoning Map Amendment 7253, 7239, 7223 Washington Blvd., Elkridge, Maryland 21075

Pre-Submission Community Meeting

Held on Tuesday, February 25, 2025 at 6:00 p.m. Howard County Public Library Elkridge Branch - Belmont Room 6540 Washington Blvd., Elkridge, Maryland 21075

SIGN IN SHEET

**Please legibly write your name, address and email address below. It will be used to provide you future correspondence regarding this matter.

NAME	ADDRESS	EMAIL
ERRIE ENG	760 Hours Mille	ileng (1747 @) gmail.
Grace Kydora.	H801 Carmen DEC	grace kub 8 EV g mail 1 Par
JAROS SCANA	6724 Binder Lune	JSPAH (1 C 5304 DOC
Steve d'Armell	6724 Binder Line	Steve & tin = VI. org
Paige Goldscher	- 6329 HANOUT (rissy	MDwhoLofmus.11 Pgoidscheronoward Countyma
maiya knichton		g krichton & gmail con
MEW ROTH	6117 LAWYERS HILL RAPO	mordrew Quail.com
Lattiva Wis-leg	SSIMain STEIRIG	La Laura Wisely egn
Rehebbe Wedd Jones	5806 Elkridge Hylsfill	lexyneddcogmail.com
aura Wisely Horacio Tablada	5811 Mainst Elkridge	lexyneddagmail.com Laura-Wiselyegmai
Angele Shiplet	6129 Druketts Ln, Elkrigi G250 Summer Hamated	horacio tablada @gmail. co
O' II DIOV	OND OF HIM HOUSE	akatenkomp@gmail.ca

NAME	ADDRESS	EMAIL
Manylatheri		councildistrict10 howard county md.gov



From Benchmark Engineering <bei@bei-civilengineering.com>
Date Wed 3/19/2025 10:14 AM
To akatenkamp@gmail.com akatenkamp@gmail.com>

1 attachment (99 KB)

Meeting Minutes.pdf;

Good Morning,

Attached is a copy of the meeting minutes from the community meeting that you attended on Tuesday, February 25th for the "Corridor Square/Memorial LLC Site Plan Zoning Map Amendment" project. You are receiving a copy of these minutes because you either attended the meeting or sent in your information to request a copy of these minutes.

Once the initial plan submission has been made, you will receive an email within 7 business days notifying you of the submission and how you can obtain further information, if you should choose to do so.

Attachments: Meeting Minutes.pdf

Have a wonderful day,

Benchmark Engineering, Inc





From Benchmark Engineering

bei@bei-civilengineering.com>

Date Wed 3/19/2025 10:16 AM

To councildistrict1@howardcountymd.gov <councildistrict1@howardcountymd.gov>

1 attachment (99 KB)

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Have a wonderful day,

Benchmark Engineering, Inc





From Benchmark Engineering <bei@bei-civilengineering.com>
Date Wed 3/19/2025 10:09 AM

To gkrichton@gmail.com < gkrichton@gmail.com >

1 attachment (99 KB) Meeting Minutes.pdf;

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Benchmark Engineering, Inc





From Benchmark Engineering <bei@bei-civilengineering.com>
Date Wed 3/19/2025 9:56 AM
To gracekub8@gmail.com < gracekub8@gmail.com>

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Have a wonderful day,

Benchmark Engineering, Inc





From Benchmark Engineering <bei@bei-civilengineering.com>

Date Wed 3/19/2025 10:13 AM

To horaciotablada@gmail.com <horaciotablada@gmail.com>

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Have a wonderful day,

Benchmark Engineering, Inc





From Benchmark Engineering <bei@bei-civilengineering.com>
Date Wed 3/19/2025 9:55 AM
To jleng1747@gmail.com <jleng1747@gmail.com>

1 attachment (99 KB)
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Have a wonderful day,

Benchmark Engineering, Inc





From Benchmark Engineering <bei@bei-civilengineering.com>
Date Wed 3/19/2025 9:59 AM
To jspahn@5304dorsey.com <jspahn@5304dorsey.com>

1 attachment (99 KB)
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Have a wonderful day,

Benchmark Engineering, Inc





From Benchmark Engineering <bei@bei-civilengineering.com>
Date Wed 3/19/2025 10:12 AM
To laura.wisely@gmail.com <laura.wisely@gmail.com>

1 attachment (99 KB)
Meeting Minutes.pdf;

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Have a wonderful day,

Benchmark Engineering, Inc





From Benchmark Engineering <bei@bei-civilengineering.com>
Date Wed 3/19/2025 10:11 AM
To lexynedd@gmail.com < lexynedd@gmail.com>

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Benchmark Engineering, Inc





From Benchmark Engineering <bei@bei-civilengineering.com>
Date Wed 3/19/2025 10:10 AM
To mrdrew@gmail.com <mrdrew@gmail.com>

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Benchmark Engineering, Inc





From Benchmark Engineering <bei@bei-civilengineering.com>

Date Wed 3/19/2025 10:08 AM

To pgoldscher@howardcountymd.gov <pgoldscher@howardcountymd.gov>

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From Benchmark Engineering <bei@bei-civilengineering.com>
Date Wed 3/19/2025 10:02 AM
To steve@tin-us.org < steve@tin-us.org >

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From Benchmark Engineering <bei@bei-civilengineering.com>

Date Wed 3/19/2025 10:07 AM

To mdurholz@wgmail.com <mdurholz@wgmail.com>

1 attachment (99 KB)

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