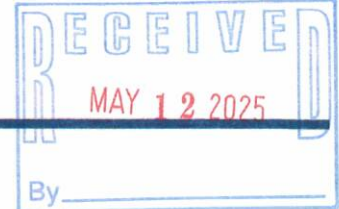




Zoning Map Amendment Petition



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

I. 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

Date

5/5/2015

Property Owner's Signature

Date

5/5/2015

Process information and submittal requirements can be found on the [ProjectDox website](#)



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/Organization)

For Subject Property: Washington Blvd, Elkrige 21075
Tax Map 37, Grid 23, Parcel 107, Lots 51-53, P/O Lots 56 & 57
(Print Subject Property Address)

To apply for the following Zoning Petition:

- | | |
|--|---|
| ☐ Administrative Adjustment | ☐ Non-Conforming Use (Hearing Examiner) |
| ☐ Nonconforming Use Confirmation (Division) | ☒ Amend the Zoning Map of Howard County |
| ☐ Temporary Use Permit | ☐ Amend the Zoning Regulations of Howard County |
| ☐ Non-Residential Variance | ☐ Preliminary Development Plan in a MXD District |
| ☐ Residential District Variance | ☐ Amended Preliminary Development Plan |
| ☐ Conditional Use | ☐ Other (Explain): |

The undersigned property owner does further authorize the Petitioner to make applications for any and all site plans and/or permits necessary to implement its plan in relation to the aforementioned conditional Zoning Petition.

Mayer E. Guttman
Name

Authorized Person
Property Owners Signature

5/6/2025
Date

mguttman@kevingann.com
Property Owners Email

114 Pennsylvania Ave, Ste 900
Towson, MD 21204
Property Owners Address

410-321-2600
Property Owners Phone



ZONING PETITION AFFIDAVIT

Petitioner Name: Corridor Square, LLC
Property Address: 7253, 7239, 7223 Washington Blvd., Elkridge, MD 21075
Zoning Petition Type: Zoning Map Amendment with Documented Site Plan

Affidavit made pursuant to the pertinent provisions of Title 22 of the Howard County Code as amended.

The undersigned does hereby declare that no officer or employee of Howard County, whether elected or appointed, has received prior hereto or will receive subsequent hereto, any monetary or material consideration, any service or thing of value, directly or indirectly, upon more favorable terms than those granted to the public generally in connection with the submission, processing, issuance, grant or award of the attached application for a zoning petition as requested for the property referenced above.

I we, do solemnly declare and affirm under the penalties of perjury that the contents of the foregoing affidavit are true and correct to the best of my, our, knowledge, information and belief.

Corridor Square, LLC
Petitioner Name

[Signature]
Signature

5/5/2025
Date

Judith A. McLaughlin
Witness Name

Judith A. McLaughlin
Signature

5/5/2025
Date

Witness Name

Signature

Date

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

AFFIDAVIT 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, 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 ☒ **Applicant** or a ☐ **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 ☒ **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 capacity, if applicable)

Date

5/17/2018

Zoning Matter: ZB-1130M

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:

NAME	DATE	AMOUNT
Friends of Opel Jones	May 13, 2021	\$1,000.00
The Calvin Ball Team	March 18, 2022	\$6,000.00

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 capacity, if applicable) *Manager*

5/1/2025

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

AFFIDAVIT 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

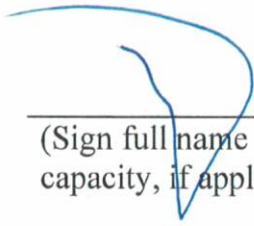
1. I, Memorial LLC, the **Applicant** filing an **Application** in the above zoning matter, to the best of my information, knowledge, and belief ☐ HAVE / ☒ HAVE NOT made a **Contribution** or contributions having a cumulative value of \$500 or more to the treasurer of a **Candidate** or the treasurer 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 ☒ **Applicant** or a ☐ **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 ☒ **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)

Authorized Person

5/4/2025

Date

Zoning Matter: ZB-1130M

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: _____

(Print Full Name)

RECIPIENTS OF CONTRIBUTIONS:

NAME	DATE	AMOUNT

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**.

Memorial LLC by Mayor Guttmann
(Print Full Name)

Authorized Rep 5/16/2025
(Sign full name & indicate legal 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.

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 comprised 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. Semblly*, 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 Route 1 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 policies 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

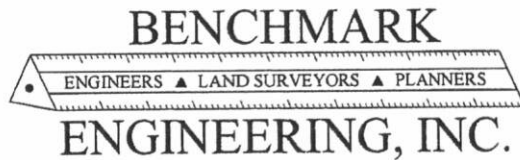
SCI Funeral Services of Maryland, Inc.

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:

- 1) All Adjoining property owners as identified in the records of the Maryland Department of Assessments and Taxation, by first class U.S. mail;
- 2) The Department of Planning and Zoning, which placed the meeting notice on the Department's website; and
- 3) 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.

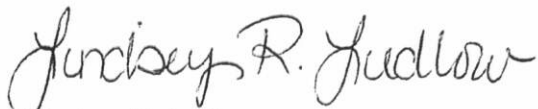
Additionally, the Subject Property was posted with signs provided by and at the location specified by the Department of Planning and Zoning. I have enclosed a copy of the following items:

- 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
- 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,



Lindsey 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>

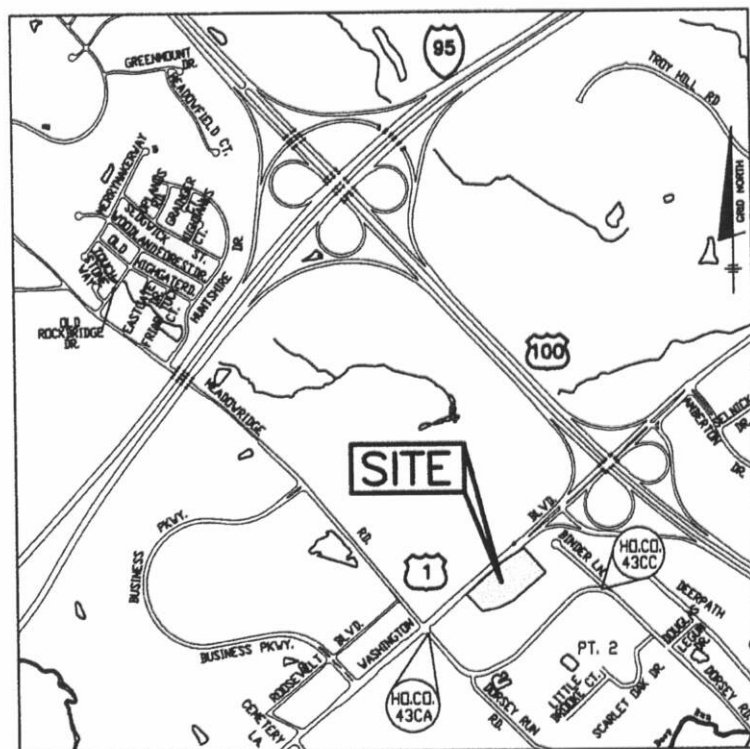
DPZ plans in process:

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

Tracking Number:

9589071052701857062569

Remove X

Copy

Add to Informed Delivery (<https://informedelivery.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, 6:35 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
ELLCOTT CITY, MD 21043
February 3, 2025, 5:01 pm

USPS picked up item
ELLCOTT CITY, MD 21043
February 3, 2025, 12:47 pm

Hide Tracking History

69 5290 0857 1857 0225 0710 6856

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OFFICIAL USE

Certified Mail Fee		Postmark Here
\$		
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required		

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

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

Feedback

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

USPS Tracking®

FAQs >

Tracking Number:

Remove X

9589071052701857062576

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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
ELLCOTT CITY, MD 21043
February 3, 2025, 5:01 pm
- USPS picked up item
ELLCOTT CITY, MD 21043
February 3, 2025, 12:47 pm
- Hide Tracking History

9589071052701857062576

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☐ Return Receipt (hardcopy)

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☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

Postmark
Here

Hanover Hills Elementary School PTA
Attn: PTA President
7030 Banbury Drive
Hanover, Maryland 21076

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

Endmark

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

USPS Tracking®

FAQs >

Tracking Number:

9589071052701857062606

Remove X

Copy Add to Informed Delivery (<https://informedelivery.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

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

USPS picked up item

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

Hide Tracking History

9589071052701857062606

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Certified Mail Fee	\$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	

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

Feedback

USPS Tracking®

FAQs >

Tracking Number:

Remove X

9589071052701857062613

Copy Add to Informed Delivery (<https://informedelivery.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

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

USPS picked up item

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

Hide Tracking History

ET 9290 259T 0225 0720 6856

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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	\$	

Postmark
Here

Oakland Mills High School PTSA
Attn: PTSA President
9410 Kilimanjaro Road
Columbia, Maryland 21045

PS Form 3800, January 2023 PSN 753002-000-9047 See Reverse for Instructions

Feedback

USPS Tracking®

Tracking Number:

9589071052701857062620

Remove X

Copy Add to Informed Delivery (<https://informedelivery.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

9589071052701857062620

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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	\$	

Postmark
Here

SCI Funeral Services of Maryland, Inc.
Service Corp & Subsidiaries
P.O. Box 130548
Houston, TX 77219

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

Feedback

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

Text & Email Updates



Tracking Number:

9589071052701857062644

Remove X

Copy Add to Informed Delivery (https://informedelivery.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

9589071052701857062644

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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	\$	

Postmark
Here

Memorial, LLC.
400 Redland Ct.
Suite 110
Owings Mills, Maryland 21117

PS Form 3800, January 2025 PSN 7530-02-000-9047 See Reverse for Instructions

Feedback

Tracking Number:

9589071052701857062583

Remove X

Copy Add to Informed Delivery (<https://informedelivery.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
- ELLCOTT CITY, MD 21043
- February 3, 2025, 5:01 pm
- USPS picked up item
- ELLCOTT CITY, MD 21043
- February 3, 2025, 12:47 pm
- Hide Tracking History

9589 0710 5270 1857 0625 83

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\$

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

☐ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

Postmark
Here

Thomas Viaduct Middle School
Attn: Mrs. Denise Young, Principal
7000 Banbury Drive
Hanover, Maryland 21076

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

Feedback

USPS Tracking®

FAQs >

Tracking Number:

9589071052701857062590

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Remove X

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

06 5290 159T 0225 0T20 6856

Feedback

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$

Postmark
Here

Thomas Viaduct Middle School PTSA
Attn: PTSA President
7000 Banbury Drive
Hanover, Maryland 21076

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

Tracking Number:

9589071052701857062637

Remove X

Copy Add to Informed Delivery (<https://informedelivery.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
ELLCOTT CITY, MD 21043
February 3, 2025, 5:01 pm

USPS picked up item
ELLCOTT CITY, MD 21043
February 3, 2025, 12:47 pm

Hide Tracking History



Tracking Number:

9589071052701857062651

Copy

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

Remove X

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
- ELLCOTT CITY, MD 21043
- February 3, 2025, 5:01 pm
- USPS picked up item
- ELLCOTT CITY, MD 21043
- February 3, 2025, 12:47 pm
- Hide Tracking History

9589 0710 5270 1857 0626 51

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

☐ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

Postmark
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Corridor Square, LLC.
Corridor Apartments, LLC.
6800 Deerpath Road, Suite 100
Elkridge, Maryland 21075

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

Feedback

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

USPS Tracking®

FAQs >

Tracking Number:

Remove X

9589071052701857062668

Copy Add to Informed Delivery (https://informedelivery.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

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

USPS picked up item

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

Hide Tracking History

9589071052701857062668

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Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	e	

Postmark Here

O'Donnell Properties
801 Key Highway
Unit 454
Baltimore, Maryland 21230

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

Feedback

Property owners and/or developers are required to provide notice of pre-submission community meetings, electronically, to any persons/groups registered to be notified about projects in a certain geographic area. (Howard County subdivision and development regulations 16.128c-2)												
Pre-submission Community Meeting												
Project Name: Corridor Square - Memorial, LLC												
Site Code: H01												
Meeting Date: Feb 25 2025												
Meeting Time: 600 P.M.												
Community Type	Community Name	Coordinator Name	Title	Phone	Email	Street Address	City	Pin	County	Boundary Type	Effective Date	
Neighborhood Groups	Bridgewater	Georgia Bellville		4432741488	georgiab@headhome.net	3872 DIVERSIFIED LN	Ellicott City	21042	5	County Wide	5/10/2011	
	Neighborhood Groups	Big Branch Overlook Homeowners Association	Rick Lober	President	410-531-7479	rick.lober@gmail.com	14076 BIG BRANCH DR	Dryden	21036	5	County Wide	2/20/2012
	Residents		Joan Rice		2-40823049	joanrice5574@gmail.com	5874 MONTGOMERY RD	Elkridge	21075	2	County Wide	2/23/2012
	Neighborhood Groups	Cascade Overlook	Ralph Babinan	President		habdalin@comcast.net	3927 ROSE TRL	Ellicott City	21042	5	County Wide	2/27/2012
	Residents		Timothy Ward			wardt@ascadoverlook.com	4902 PALE HORNING DUN RD	Elkridge	21075	1	Radius	3/13/2012
	Residents		Anne Conklin			anneconklin@yahoo.com	5809 BRANDONS WAY	Elkridge	21075	2	Radius	3/20/2012
	Residents		Scott Park		3018141211	tschick26@hotmail.com	6420 RICHARDSON FARM LN	Clarksville	21029	5	County Wide	4/10/2012
	Residents		Howard Shieh			hsieh26@hotmail.com	6405 RICHARDSON FARM LN	Clarksville	21029	5	County Wide	4/10/2012
	Residents		DeLong Lu			delong1208@yahoo.com	6428 RICHARDSON FARM LN	Clarksville	21029	5	County Wide	4/11/2012
	Residents		Bonny Marcellino		3018046699	bmrcellino5@gmail.com	9141 RIVER HILL RD	Laurel	20723	3	County Wide	4/13/2012
Neighborhood Groups	Residents	Erin Iams			erinoet1223@yahoo.com	9215 HOWLAND RD	Laurel	20723	3	County Wide	4/30/2012	
	Residents	Elizabeth Ndurigu			elizabethndurigu@aol.com	9350 DUCKETTS LN	Elkridge	21075	1	County Wide	5/15/2012	
	Residents	Karen Olson		2405475301	kalighth@comcast.net	9590 STEBBING WAY	Laurel	20723	3	County Wide	6/23/2012	
	Residents	Tracy Waldman			tracywaldman@gmail.com	13886 CLARKSVILLE PK	Highland	20777	5	County Wide	7/14/2012	
	Residents	sacra van		4109828214	fredmama@gmail.com	6108 SYRACUSE CT	Clarksville	21029	4	County Wide	7/18/2012	
	Residents	Betty McMullen			bettycmullen1917@yahoo.com	7211 MONTGOMERY RD	Elkridge	21075	1	Radius	7/18/2012	
	Residents	Shun Lu		4105315607	shunlu88@yahoo.com	12852 HACBETH FARM LN	Clarksville	21029	4	County Wide	7/20/2012	
	Residents	Brian Bamburak			bmbamburak@gmail.com	7708 BLUEBERRY HILL LN	Ellicott City	21043	2	County Wide	9/5/2012	
	Residents	Cathy Hudson			cmhudson@comcast.net	6018 OLD LAWYERS HILL RD	Elkridge	21075	1	County Wide	10/25/2012	
	Residents	Jeffrey Filer		4105409122	jfiler26@gmail.com	5815 HARBUCK WAY	Elkridge	21075	1	Radius	10/27/2012	
Neighborhood Groups	Residents	LZ LY			lwcanal@aol.com	3645 VALLEY RD	Ellicott City	21042	1	County Wide	11/14/2012	
	Residents	Kouri Mitchell		6176451161	kouridc@att.net	8519 DORSET COVE	Jessup	20794	3	Radius	11/26/2012	
	Residents	William Erskine			werskine@offitjuman.com	8171 Maple Lawn Boulevard, Suite 200	Maple Lawn	20759	4	County Wide	11/28/2012	
	Residents	Jennifer Vandonson		4107961960	jenavand5@verizon.net	6463 HEADWEDGE RD	Elkridge	21075	2	Radius	12/1/2012	
	Residents	Stephen Kathy			skneah@jrm.com	9629 WASHINGTON AVE	Laurel	20723	3	County Wide	12/14/2012	
	Residents	Russ Swalek		410-799-1497	swalek1@yahoo.com	8141 TAMAR DR	Columbia	21045	2	Draw Boundary	12/16/2012	
	Residents	Edward Carver			ecarver@gmail.com	8813 BLUE SEA DR	Columbia	21046	3	County Wide	1/8/2013	
	Residents	Cecilia Januskiwicz		410-381-5486	ccjanuskiwicz@hotmail.com	6412 STEEL FLOWER PATH	Columbia	21045	2	Radius	3/2/2013	
	Neighborhood Groups	Savage	Carole Cope			ccscon@comcast.net	6127 HANOVER RD	Hanover	21076	1	County Wide	3/12/2013
	Residents		Susan Garber	President	301-776-3941	buryusan23@yahoo.com	9109 GORMAN RD	Laurel	20723	3	County Wide	5/17/2013
Community/Civic Associations	Residents	deborah kaiser			kaiser_deb@gmail.com	7605 CEDAR AVE	Elkridge	21075	3	Radius	5/17/2013	
	Residents	Christine Pereira			chrperr02@gmail.com	8177 MURPHY RD	Fulton	20759	4	County Wide	6/24/2013	
	Community/Civic Associations	Greater Elkridge Community Association	Douglas Kornreich	President	410-379-4459	GECAPresident@outlook.com	6128 ADCOCK LN	Hanover	21076	1	Radius	7/28/2013
	Residents		Lisa Markovitz			lmarkovits@comcast.net	2948 NORMANDY DR	Ellicott City	21043	1	County Wide	7/22/2013
	Residents		Jeanne Wilson			amisspigg@comcast.net	5392 GRAYWING CT	Columbia	21045	2	County Wide	7/24/2013
	Residents		Andrew Robinson			arobinson@offitjuman.com	5392 GRAYWING CT	Columbia	21045	2	County Wide	7/24/2013
	Residents		deanna smith		3015760321	deanna.smith@comcast.net	6171 Maple Lawn Boulevard	Maple Lawn	20759	4	County Wide	10/22/2013
	Residents		Sharonite Vogel			sharonitevogel@gmail.com	705 CHESSIE CROSSING WAY	Woodbine	21797	5	County Wide	11/17/2013
	Residents		Priscilla Pitts		301-953-1058	cookpriscilla@aol.com	6725 WARM WAVES WAY	Columbia	21045	2	Radius	7/14/2014
	Residents		Ronald Beck			rockrfamily@verizon.net	9104 JEFFERSON ST	Jessup	20794	3	Radius	7/16/2014
Neighborhood Groups	Residents	Aurelio Perez-Lujones			rodpeerez@gmail.com	8665 PRELUDE LN	Jessup	20794	3	County Wide	7/16/2014	
	Residents		Emily David			emilydavid@gmail.com	9056 GORMAN RD	Laurel	20723	3	County Wide	7/17/2014
	Neighborhood Groups	Valley Mede Civic Association	Frank Hecker			frankhecker.com	8228 TALL TREES CT	Ellicott City	21043	2	County Wide	12/7/2014
	Residents		Marisa Poland		4438661760	dinap0075@yahoo.com	3209 GREENWAY DR	Ellicott City	21042	5	County Wide	10/31/2014
	Community/Civic Associations	Chestnut Hill Estates Community Association	Margo Duesterhaus	President		margomd@aol.com	8302 AUTUMN WAY Apt. 2D	Jessup	20794	3	County Wide	2/4/2015
	Residents		Barbara Kuparz			barbkup@verizon.net	2814 MONTCLAIR DR	Ellicott City	21043	1	County Wide	2/6/2015
	Residents		Karen Lamarez			decoup@gmail.com	7834 ROCKBURN DR	Ellicott City	21043	2	County Wide	2/6/2015
	Neighborhood Groups	Namanny Heights Improvement Association	Lisa Birrane	President		lismarkovitz@gmail.com	7704 HEATHERSIDE LN	Ellicott City	21043	2	Radius	1/31/2015
	Residents		Maris Garvey			kevinjgarveya@gmail.com	3205 B Corporate Court	Glenwood	21748	5	County Wide	1/26/2015
	Residents		Raj Kathuria			raj.kathuria@gmail.com	2605 RT 97	Glenwood	21738	5	County Wide	2/28/2015
Neighborhood Groups	Residents	Sathishkumar Perriai			perisathishkumar@yahoo.com	8398 GOVERNORS RUN	Ellicott City	21043	1	County Wide	3/4/2015	
	Residents		Alan Sharp			alansharp@gmail.com	2113 CHAUCER'S WAY	Woodstock	21163	5	County Wide	4/4/2015
	Residents		Amanda Witt			amanda.witt@yahoo.com	4003 JENNINGS CHAPEL RD	Brookville	20833	5	County Wide	4/7/2015
	Residents		broke cline			clinedan5@gmail.com	8665 PURPLE IRIS LN	Elkridge	21075	2	Radius	4/9/2015
	Residents		Susan Butler			susanbutler@verizon.net	12759 FOLLY QUARTER RD	Ellicott City	21042	5	County Wide	6/12/2015
	Residents		Mitch Ford			mitchford1@gmail.com	4075 CHOCTAW DR	Ellicott City	21043	1	County Wide	6/15/2015
	Residents		Cassandra Greene		4105795970	cgroene200@hotmail.com	6295 MONTGOMERY RD	Elkridge	21075	1	Radius	7/27/2015
	Residents						7125 ELK HAW DR	Elkridge	21075	1	Radius	8/15/2015

Residents	Prince Van-Supabala			vanph@gmail.com	8575 EASTERN HORNING RUN	LAUREL	20723	3	County Wide	1/21/2022
Residents	Lauren McDonald	Board Member		lmcDonald14@aol.com	7007 Duckett Lane	ELKBRIDGE	21075	1	County Wide	3/11/2022
Neighborhood Groups	Melissa Milaney			milaney.melissa@gmail.com	5254 FIVE FINGERS WAY	COLUMBIA	21045	2	Radius	3/21/2022
Residents	Vasu Syagonda			vasu_syagonda@gmail.com	7932 JOHN GALT WAY	ELKBRIDGE	21075	2	County Wide	3/24/2022
Business Owner	Kevin Baker			kbaker@virginia.edu	6100 DAYLONDING LN	COLUMBIA	21046	3	County Wide	6/5/2022
Residents	Gregory Phillips			gphillips@dcnrgp.com	7139 FOUNTAIN ROCK WAY	CLARKSVILLE	21029	4	County Wide	12/19/2022
Residents	Sacey Williams			seewilliams@gmail.com	2978 BROOKWOOD RD	ELICOTT CITY	21043	5	County Wide	12/19/2022
Residents	Laura-Lee Jones			lljones2016@gmail.com	2433 HARRINGTON DR	ELICOTT CITY	21043	1	County Wide	12/19/2022
Residents	Jesse Wintert			jwintert@gmail.com	5869 MAIN ST	ELKBRIDGE	21075	1	County Wide	12/19/2022
Residents	Jim DiSciallo			disciallo@verizon.net	6800 MERRINLEATHER DR	COLUMBIA	21044	4	County Wide	12/19/2022
Residents	Michael Brewer			michael.brewer@gmail.com	3714 VALLEY RD	ELICOTT CITY	21044	1	County Wide	12/19/2022
Residents	Norman Edwards			thenormed@gmail.com	10590 JASON CT	COLUMBIA	21044	4	County Wide	12/19/2022
Business Owner	John Caroles			bebmarette@comcast.net	15111 SLEEPING DOG LN	COLUMBIA	21044	2	County Wide	12/19/2022
Residents	Bruce Lamborn			brlpc@aol.com	3300 NORTH RIDGE RD	ELICOTT CITY	21043	1	County Wide	12/19/2022
Residents	Susan Moody			olshchintzel@gmail.com	9515 MELLENBROOK RD	COLUMBIA	21045	2	County Wide	12/22/2022
Residents	SDonna Hugi			susamooday22@gmail.com	9506 RED APPLE LN	COLUMBIA	21046	3	County Wide	12/28/2022
Residents	ted cochrane			gundaly@yahoo.com	11901 GOLO NEEDLE WAY	COLUMBIA	21044	4	County Wide	1/5/2023
Residents	alice martschior			tedschioran5540@gmail.com	5178 DOWNWEST RIDGE	COLUMBIA	21044	4	County Wide	1/8/2023
Residents	Lloyd Cleage			doagomanna@comcast.net	3519 RIVERWALK CT	ELICOTT CITY	21042	1	County Wide	1/18/2023
Residents	Steve Ashurst			lloydcleage@comcast.net	7237 SANDALGOT WAY	COLUMBIA	21046	3	County Wide	1/25/2023
Residents	Alan Schneider			ahschneider@gmail.com	11100 JOHNS HOPKINS RD	LAUREL	20723	4	County Wide	2/6/2023
Residents	Pam Wilcox			ah333@aol.com	12598 CLARKSVILLE PIKE	CLARKSVILLE	21029	5	County Wide	2/7/2023
Residents	terri12			susan.perry@gmail.com	7217 TALL PINE WAY	CLARKSVILLE	21029	4	County Wide	3/24/2023
Business Owner	Ricardo Berni	Board Member		ppivicea@gmail.com	5840 WYNDHAM CIR	COLUMBIA	21044	4	County Wide	3/24/2023
Residents	Mark Tomatis			ricardobern@gmail.com	11428 ELLINGTON ST	FALTON	20759	4	County Wide	3/29/2023
Residents	Ferzana Havevala			mark.tomatis@gmail.com	6711 COLUMBIA GATEWAY DR	COLUMBIA	21045	3	County Wide	4/5/2023
Residents	Lin Eagan			ferzanahavevala@yahoo.com	7360 KINDLER RD	COLUMBIA	21046	3	Radius	5/9/2023
Residents	Heidi Schwengeler			lin.eagan@yahoo.com	5422 SMOOTH MEADOW WAY	COLUMBIA	21044	4	County Wide	5/9/2023
Residents	Hussain Erzeidin			hussain@yaho.com	9517 SEA SHADOW	COLUMBIA	21046	3	County Wide	5/16/2023
Residents	Kevin Cropper			hussain@yaho.com	9107 GOLDBERGH GARTH	COLUMBIA	21045	2	County Wide	5/19/2023
Non-profit Organizations	Joanna Chen			kevin.cropper@yahoo.com	6433 ALLVIEW DR	COLUMBIA	21046	3	County Wide	5/19/2023
Residents	MOOT HTA			chen@howardcountymd.gov	3430 COURT HOUSE DR	ELICOTT CITY	21043	1	County Wide	8/3/2023
Residents	Milanie Lewis	Serving in Other Official Capacities		milanlewis@andor.maryland.gov	9609 DORSEY RUN RD	ANAPOLIS JUNCTION	20701	3	County Wide	8/24/2023
Residents	Linda Frascarella			melanie.ane.lewis@gmail.com	6984 SILENT DELL LN	COLUMBIA	21044	4	County Wide	9/6/2023
Residents	Jerry Brown			frascarella@verizon.net	7128 CRABAPPLE CT	CLARKSVILLE	21029	4	County Wide	10/5/2023
Non-profit Organizations	Jessamine Duall			lwinbrown@gmail.com	9905 SHAFLEY CT	LAUREL	20723	3	County Wide	10/9/2023
Residents	Sam Paul			lwinbrown@verizon.net	12217 WOODFORD DR	MARROTTSVILLE	21104	5	County Wide	10/9/2023
Residents	LESLIE BAUER			jessamine@verizon.net	8690 DOWECOTE DR	COLUMBIA	21044	4	County Wide	10/10/2023
Community/Civic Associations	River Hill Community Association			spaldinghouse@verizon.net	9770 PATRICK WOODS DR	COLUMBIA	21046	3	County Wide	10/12/2023
Non-profit Organizations	Columbia Association			tabouss@verizon.net	13981 RURAL RHYTHM LN	DAYTON	21036	5	County Wide	10/23/2023
Residents	Judelle Campbell	Director		judelle_campbell@columbiaassociation.org	6020 DAYBREAK CIR	CLARKSVILLE	21029	4	County Wide	10/23/2023
Residents	Thomas Cunningham	Serving in Other Official Capacities		thomas.cunningham@mac.com	6310 HILLSIDE CT	COLUMBIA	21046	3	Radius	11/10/2023
Non-profit Organizations	Columbia Association			ncunningham@gmail.com	4879 SHEPPARD LN	ELICOTT CITY	21042	5	County Wide	11/20/2023
Residents	Jason Heath	Serving in Other Official Capacities		jason.heath@columbiaassociation.org	9450 SHERWOOD LN	COLUMBIA	21046	3	County Wide	11/27/2023
Business Owner	Meghan Arnold			mlibbith@howardcountymd.gov	8736 RUPPERT CT	ELICOTT CITY	21043	1	County Wide	1/9/2024
Non-profit Organizations	Michael McCann	President		mike.mccann@cc.org.com	10772 BALTHORE NATIONAL PIKE	ELICOTT CITY	21042	5	County Wide	1/16/2024
Residents	Elvardo Branch	Representative		lauren.mccoskey@citybay.org	8540 WASHINGTON BLVD	ELKBRIDGE	21075	1	Radius	1/17/2024
Residents	Jennifer Drell			jennifer.drell@citybay.org	5391 LANDING RD	ELKBRIDGE	21075	1	County Wide	2/5/2024
Residents	Felecia Pachine	President		felecia@howardcountymd.gov	3430 COURT HOUSE DR	ELICOTT CITY	21043	1	County Wide	2/7/2024
Residents	Cecilia Finkelstein			like.cecilia@gmail.com	13419 GREEN HILL CT	HIGHLAND	20771	5	County Wide	8/12/2024
Residents	Krisi Green			krngreen@gmail.com	10466 A AMERICAN PHAROAH LN	LAUREL	20723	3	County Wide	8/18/2024
Residents	Craig Brodwin			erajirod@earthlink.net	2351 DALLARD WAY	ELICOTT CITY	21042	5	County Wide	10/9/2024
Residents	Lisa Gelsker			lhc2poslers@gmail.com	3252 DALLARD DR	GLENWOOD	21738	5	County Wide	1/2/2025



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

To george@headforhome.net <george@headforhome.net>; rick.lober@gmail.com <rick.lober@gmail.com>; johnrice5874@gmail.com <johnrice5874@gmail.com>; RalBallman@comcast.net <RalBallman@comcast.net>; hoa@cascadeoverlook.com <hoa@cascadeoverlook.com>; anneconklin@yahoo.com <anneconklin@yahoo.com>; soonspark@gmail.com <soonspark@gmail.com>; hshieh26@hotmail.com <hshieh26@hotmail.com>; delong1208@yahoo.com <delong1208@yahoo.com>; bmarcellino5@gmail.com <bmarcellino5@gmail.com>; erinnoel1223@yahoo.com <erinnoel1223@yahoo.com>; elizabethndungu@aol.com <elizabethndungu@aol.com>; kolighthouse@gmail.com <kolighthouse@gmail.com>; Tracyjbw@me.com <Tracyjbw@me.com>; sreeluma@gmail.com <sreeluma@gmail.com>; bettymcmullen1917@yahoo.com <bettymcmullen1917@yahoo.com>; shunlu88@yahoo.com <shunlu88@yahoo.com>; bmbamburak@gmail.com <bmbamburak@gmail.com>; cmhudson@comcast.net <cmhudson@comcast.net>; jfiller26@gmail.com <jfiller26@gmail.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

3300 N. Ridge Road

Suite 140

Ellicott City, MD 21043

(410) 465-6105 * (410) 465-6644 FAX





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

To 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 <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>

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Good Afternoon,

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Meeting Notice.pdf

Vicinity Map.pdf

Have a wonderful day,

Benchmark Engineering, Inc

3300 N. Ridge Road

Suite 140

Ellicott City, MD 21043

(410) 465-6105 * (410) 465-6644 FAX



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?
 - o 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.
 - o 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?
 - o 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?
 - o 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?
 - o 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?
 - The developer.
16. Does the project meet the required 30' setback from a residential zone?
 - We will evaluate the setbacks to ensure they are in compliance.
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."
 - The neighborhood would include the other current automotive 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?
- 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
JACKIE ENG	760 Hoods Mill Rd ^{Cocksville}	j1eng@1747@gmail.com
Grace Kubacki	4801 Carmichael Dr. ^{ED}	gracekubacki@gmail.com
JANOS SPANIN	6724 Binder Lane	JSPANIN@5304daisy.com
Steve O'Donnell	6724 Binder Lane	Steve@fin-VJ.org
Marlene Durbin	6329 Harbour Crossing	m'Durbin@gmail.com
Paige Goldscher	_____	pgoldscher@howardcountymd.gov
Maiya Krichton	_____	gkrichton@gmail.com
Drew Roth	6117 LAWYERS HILL ROAD	mrdrew@gmail.com
Laura Wisely	5811 Main St Elkridge	Laura.wisely@gmail.com
Rehelle Nedd Jones	5806 Elkridge Hgts Rd	lexynedd@gmail.com
Laura Wisely	5811 Main St Elkridge	Laura.wisely@gmail.com
Horacio Tablada	6129 Ducketts Ln, Elkridge	horacio.tablada@gmail.com
Angele Shiple	6250 Summer Itamar Rd	akatenkamp@gmail.com



Meeting Minutes - Corridor Square/Memorial LLC Site Plan Zoning Map Amendment

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

3300 N. Ridge Road

Suite 140

Ellicott City, MD 21043

(410) 465-6105 * (410) 465-6644 FAX





Outlook

Meeting Minutes - Corridor Square/Memorial LLC Site Plan Zoning Map Amendment

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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Meeting Minutes - Corridor Square/Memorial LLC Site Plan Zoning Map Amendment

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

Date Wed 3/19/2025 10:09 AM

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

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Outlook

Meeting Minutes - Corridor Square/Memorial LLC Site Plan Zoning Map Amendment

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

Date Wed 3/19/2025 9:56 AM

To gracekub8@gmail.com <gracekub8@gmail.com>

 1 attachment (99 KB)

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

Date Wed 3/19/2025 10:13 AM

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

 1 attachment (99 KB)

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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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Meeting Minutes - Corridor Square/Memorial LLC Site Plan Zoning Map Amendment

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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Outlook

Meeting Minutes - Corridor Square/Memorial LLC Site Plan Zoning Map Amendment

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)

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Meeting Minutes - Corridor Square/Memorial LLC Site Plan Zoning Map Amendment

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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Meeting Minutes - Corridor Square/Memorial LLC Site Plan Zoning Map Amendment

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

Date Wed 3/19/2025 10:10 AM

To mrdrew@gmail.com <mrdrew@gmail.com>

 1 attachment (99 KB)

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Meeting Minutes - Corridor Square/Memorial LLC Site Plan Zoning Map Amendment

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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Meeting Minutes - Corridor Square/Memorial LLC Site Plan Zoning Map Amendment

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

Date Wed 3/19/2025 10:02 AM

To steve@tin-us.org <steve@tin-us.org>

 1 attachment (99 KB)

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Outlook

Meeting Minutes - Corridor Square/Memorial LLC Site Plan Zoning Map Amendment

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

Date Wed 3/19/2025 10:07 AM

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

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