

**Lisa M. King, Paralegal**  
**Direct Dial: 301-575-0389**  
**Email: [lking@offitkurman.com](mailto:lking@offitkurman.com)**

February 16, 2026

Howard Co. Dept. of Planning & Zoning  
3430 Court House Drive  
Ellicott City, MD 21043

Re: Certification of Pre-Submission Community Meeting  
Twigg Property  
12668 Triadelphia Road, Ellicott City, Maryland 21042  
(Tax Map 22, Parcel 109, Lot 2)

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 for the Pre-Submission Community Meeting held on July 10, 2025, regarding the above-referenced matter. I have enclosed for your file, copies of the notice, minutes and the mailing lists prepared for the Pre-submission Community Meetings held on this matter. At least three (3) weeks prior to July 10, 2025, written notice regarding the date, time, location and purpose of the Pre-submission Community Meetings was 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; and
- (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; and
- (6) The Howard County Council and the Department of Planning & Zoning.

Additionally, the Subject Property was posted with the sign provided by and at the location specified by the Department of Planning & Zoning.

Page 2 of 2

**February 16, 2026**

Re: Certification of Pre-Submission Community Meeting

I have enclosed the following:

1. Affidavit of Posting; and
2. The Notice of Pre-Submission Community Meeting; and
3. The mailing and email list for the Notice; and
4. Sign-In Sheet; and
5. Minutes; and
6. The mailing and email list for the Minutes.

The Minutes were mailed within thirty (30) days of the Pre-submission Community Meeting; they were sent to individuals that provided their contact information on the sign-in sheet at the Pre-Submission Community Meetings and/or requested information on the project.

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

Sincerely,



Lisa M. King  
Paralegal

LMK/  
Enclosures

**AFFIDAVIT OF POSTING  
Pre-submission Meeting**

**Case: Twigg Property**

**(STATE OF MARYLAND)**

**(COUNTY OF HOWARD)**

I, William E. Ergsline HEREBY CERTIFY that to the best of my information, knowledge and belief the property which is the subject of the above-captioned petition has been posted in accordance with the following requirements of the Department of Planning and Zoning:

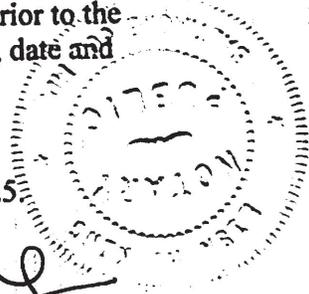
1. The poster(s) shall be erected and shall remain on the subject property for three weeks prior to the pre-submission meeting.
2. The poster(s) shall be erected using two stakes, one on each side of the poster.
3. The posters shall be erected perpendicular to the road which serves as the mailing address of the subject property.

I further certify that the poster has been posted at least 21 days immediately prior to the pre-submission meeting scheduled for July 10, 2025, giving notification of the place, date and time of the meeting.

Subscribed and sworn to before me on this 23<sup>RD</sup> day of June, 2025

*William E. Ergsline*  
Petitioner's/Agent's Signature

*Lisa M. King*  
Notary Public:



LISA M. KING  
Notary Public - State of Maryland  
Baltimore County  
My Commission Expires Nov 19, 2027

My Commission expires:

**Note: It is the responsibility of the Petitioner to ensure that all posting requirements have been met. Failure to meet any of these requirements may result in the postponing and rescheduling a meeting in order to ensure the proper posting of the property. It is also the Petitioner's responsibility to remove the poster 2 weeks after the meeting.**

William E. Erskine, Esq.  
Direct Dial: 301-575-0363  
Email: [werskine@offitkurman.com](mailto:werskine@offitkurman.com)

June 17, 2025

**NOTICE OF A PRE-SUBMISSION COMMUNITY MEETING**  
**TWIGG PROPERTY**

12668 Triadelphia Road, Ellicott City, Maryland 21042  
(a/k/a Tax Map 22, Parcel 109, Lot 2)

To Whom It May Concern:

In accordance with Section 131.0 of the Howard County Zoning Regulations, and pursuant to Section 16.128 of the Howard County Subdivision and Land Development Regulations, notice is hereby given of a pre-submission community meeting to be held on **Thursday, July 10, 2025, at 6:00 p.m.** The location of the meeting will be the **Kiwanis-Wallas Hall, 3300 Norberts Way, Ellicott City, Maryland 21042.**

The Subject Property, located at 12668 Triadelphia Road, Ellicott City, Maryland (please see the enclosed site location map) and is zoned RR-DEO (Rural Residential) District. The purpose of this pre-submission community meeting is to provide information to the community regarding a proposed Conditional Use for Age-Restricted Adult Housing (Howard County Zoning Regulations Section 131.0.N.1). The proposed development of the Subject Property includes 26 residential dwelling units and the initial plan submission to the Department of Planning & Zoning will be a Conditional Use Petition and Plan. The property owners' consultants will be available at the pre-submission community meeting to describe the proposal and address any comments or questions the community may have.

General information regarding pre-submission community meetings can be found on the Howard County Department of Planning & Zoning's webpage at:

<https://www.howardcountymd.gov/planning-zoning/development-process-and-procedures>

And general information regarding this pre-submission community meeting can be found at:

[https://data.howardcountymd.gov/Search\\_Plans/Search\\_Plans\\_Web.aspx](https://data.howardcountymd.gov/Search_Plans/Search_Plans_Web.aspx)

Please note that the proposed Conditional Use Petition and Plan must be formally submitted to the Dept. of Planning & Zoning within one (1) year of the meeting date.

June 17, 2025

Page 2 of 2

Notice of Pre-submission Community Meeting

In the event that you are not able to attend the pre-submission community meeting as scheduled, please feel free to direct any inquires or requests to receive meeting minutes and follow-up correspondence to me directly at my email address [WErskine@offitkurman.com](mailto:WErskine@offitkurman.com). I may also be contacted by phone at 301-575-0363.

Sincerely,

Offit Kurman, P.A.



William E. Erskine

WEE/lmk

Enclosure



**From:** [King, Lisa](#)  
**To:** [King, Lisa](#)  
**Cc:** [Erskine, William](#); [Jason Van Kirk](#); [Taylor Faris](#); [dwoessner2012@gmail.com](mailto:dwoessner2012@gmail.com); [Chris Malagari \(cmalagari@bei-civilengineering.com\)](mailto:Chris.Malagari@bei-civilengineering.com); [David Thompson \(dthompson@bei-civilengineering.com\)](mailto:David.Thompson@bei-civilengineering.com)  
**Subject:** Notice of Pre-submission Community Meeting  
**Date:** Tuesday, June 17, 2025 5:41:26 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[6.17.2025 - Notice of 7.10.2025 PSCM - Twigg Property with Enclosure.pdf](#)

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Dear Community Members,

Please see attached a notification of a Pre-submission Community Meeting scheduled for 6pm on Thursday, July 10, 2025, at Kiwanis-Wallas Hall, 3300 Norberts Way, Ellicott City .

You are receiving this notification because you are on the Howard County Community notification list for Sign Code C02 FY2026.

If you have any trouble opening the attached notification, please do not hesitate to contact me.

Sincerely,  
Lisa M. King



**Lisa King**  
Paralegal  
D [301.575.0389](tel:301.575.0389)  
[lking@offitkurman.com](mailto:lking@offitkurman.com)



7021 Columbia Gateway Drive  
Suite 200  
Columbia, MD 21046  
T 301.575.0300  
F [301.575.0335](tel:301.575.0335)  
[offitkurman.com](http://offitkurman.com)



**From:** [King, Lisa](#)  
**To:** [King, Lisa](#)  
**Cc:** [Erskine, William](#); [Jason Van Kirk](#); [Taylor Faris](#); [dwoessner2012@gmail.com](#); [Chris Malagari \(cmalagari@bei-civilengineering.com\)](#); [David Thompson \(dthompson@bei-civilengineering.com\)](#)  
**Bcc:** [george@headforhome.net](#); [jlbehr@gmail.com](#); [rick.lober@gmail.com](#); [kellyyabishop@gmail.com](#); [johnrice5874@gmail.com](#); [RalBallman@comcast.net](#); [soonspark@gmail.com](#); [hshieh26@hotmail.com](#); [delong1208@yahoo.com](#); [bmarcellino5@gmail.com](#); [erinnoel1223@yahoo.com](#); [elizabethndungu@aol.com](#); [filcher@servosite.com](#); [kolighthouse@gmail.com](#); [Tracyjbw@me.com](#); [sreeluma@gmail.com](#); [shunlu88@yahoo.com](#); [bmbamburak@gmail.com](#); [cmhudson@comcast.net](#); [halfpass8@verizon.net](#); [bfc414@gmail.com](#); [lwcante@aol.com](#); [Erskine, William](#); [shkeath@gmx.com](#); [swatek1@yahoo.com](#); [etcarver@gmail.com](#); [frankiegalbani@netscape.net](#); [cscone@comcast.net](#); [buzysusan23@yahoo.com](#); [forrestjr@hotmail.com](#); [chrisper02@gmail.com](#); [Lmarkovitz@comcast.net](#); [amisspiggy@comcast.net](#); [amisspiggy@comcast.net](#); [mc.jhmi@gmail.com](#); [Robinson, Andrew](#); [smithra@verizon.net](#); [deanna-smith@comcast.net](#); [jibrhb@verizon.net](#); [mbuda@keeltv.com](#); [hdietrick@yahoo.com](#); [odieperez@gmail.com](#); [emilykdavid@gmail.com](#); [frank@frankhecker.com](#); [disney0675@yahoo.com](#); [margommd@gmail.com](#); [barbkrup@verizon.net](#); [decokrup@gmail.com](#); [lisamarkovitz@gmail.com](#); [kevingarveyasla@gmail.com](#); [Rajkathuria@gmail.com](#); [ponraisathishkumar@yahoo.com](#); [calansharp@gmail.com](#); [climefam5@gmail.com](#); [susandbutler@verizon.net](#); [mickeykalra@yahoo.com](#); [nforman@omng.com](#); [dager@townscapedesign.com](#); [chandrakant79@yahoo.com](#); [komazerski@gmail.com](#); [lux\\_dp@yahoo.com](#); [joshua.bennett@columbiaassociation.org](#); [ymatties@hotmail.com](#); [pdalonzo14@gmail.com](#); [Tangelats@gmail.com](#); [Meghanestarr@gmail.com](#); [donnacerbo@gmail.com](#); [Caketterer@gmail.com](#); [Jkika@verizon.net](#); [tom.comeau@gmail.com](#); [bethcohen124@gmail.com](#); [rnhicks@verizon.net](#); [tamaraslade@gmail.com](#); [pconrad@howardcountymd.gov](#); [kevinxb@outlook.com](#); [efinkink@gmail.com](#); [davidyungmann@hcmove.net](#); [cindycoburnuk@yahoo.com](#); [roadwg@gmail.com](#); [cparsa@gmail.com](#); [herman\\_sarah@yahoo.com](#); [ealarson1@verizon.net](#); [sbs20794@aol.com](#); [tim@advertisingenterprises.com](#); [Ozzieturner6930@gmail.com](#); [mweedlun@gmail.com](#); [lizichuan@gmail.com](#); [newsletter@villageofriverhill.org](#); [chrisgarcia@comcast.net](#); [ngough67@gmail.com](#); [grantvix@gmail.com](#); [sdeanmaura@gmail.com](#); [itm52480@gmail.com](#); [natalia.r.cooper@gmail.com](#); [zervascarol@gmail.com](#); [gpagani@talkin-oh.com](#); [jacque.parham@gmail.com](#); [idelmonico211@gmail.com](#); [maraouf@talkin-oh.com](#); [dspringmann@talkin-oh.com](#); [Fiyaya@aim.com](#); [r\\_pardoe@hotmail.com](#); [john.sharpe@boldventurefarm.com](#); [addiedelege@gmail.com](#); [cskalny@howardcountymd.gov](#); [Ray.Serrano@aya.yale.edu](#); [gspero@comcast.net](#); [Amgasch@hotmail.com](#); [danielle.regester@gmail.com](#); [ju.taylor17@gmail.com](#); [reid@reidnovotny.com](#); [mariaghhoa@gmail.com](#); [Amykvech@live.com](#); [tmzj@comcast.net](#); [aftrenkle@comcast.net](#); [gibsoj1@msn.com](#); [vanpgh@gmail.com](#); [mcdonald.n.lauren@gmail.com](#); [vasu.syag@gmail.com](#); [kbb3tj@virginia.edu](#); [yrdole@gmail.com](#); [gphillips@ardorgrp.com](#); [secwilliams@gmail.com](#); [ljsemail2016@gmail.com](#); [jwimert@gmail.com](#); [disciulloj@verizon.net](#); [michael.ross.brewer@gmail.com](#); [thenormte@gmail.com](#); [bobmarietta@comcast.net](#); [espijc@aol.com](#); [ohschnittel6@gmail.com](#); [susanmoody822@gmail.com](#); [gainaday@yahoo.com](#); [tedcochran55409@gmail.com](#); [dragonmama@comcast.net](#); [lloydcleage@comcast.net](#); [ashurst@gmail.com](#); [ajs333@aol.com](#); [susan.petry@gmail.com](#); [pgwilcox1@gmail.com](#); [ricardoabenn@gmail.com](#); [mark.townsley@copt.com](#); [ferzana@umich.edu](#); [lindelleagan@yahoo.com](#); [ettu@duck.com](#); [haschwein@yahoo.com](#); [husseinmagdy@gmail.com](#); [kevincropper@yahoo.com](#); [jchen@howardcountymd.gov](#); [matplanreview@mdot.maryland.gov](#); [melanie.anne.lewis@gmail.com](#); [frascarella@verizon.net](#); [iwbnew50@gmail.com](#); [lindamartinak@verizon.net](#); [jessamine@columbiahousingcenter.org](#); [spaul@househoward.org](#); [labauer5@verizon.net](#); [manager@villageofriverhill.org](#); [judelle.campbell@columbiaassociation.org](#); [tvcunningham@mac.com](#); [jason.heath@columbiaassociation.org](#); [mgilbert@howardcountymd.gov](#); [Mike.McCann@fcc-eng.com](#); [jennifer.drell@hclibrary.org](#); [fefacchine@howardcountymd.gov](#); [antebellum25@gmail.com](#); [tony3138@gmail.com](#); [flike.cecilia@gmail.com](#); [kngreen40@gmail.com](#); [pat.nguyen00@gmail.com](#); [craigbrod@hotmail.com](#); [stevepettit@pettitcompanies.com](#); [the2geislars@gmail.com](#); [hweber@howardcountymd.gov](#); [mattlisao@verizon.net](#); [Captaincstevens@aol.com](#); [mattlisao@verizon.net](#); [dreuwer@ldandd.com](#); [jtrocher@verizon.net](#); [gloff36@gmail.com](#); [jackguarneri@gmail.com](#); [Jesualdobarbosa@yahoo.com](#); [clifford8brown@gmail.com](#); [brief.house5154@hermann.tech](#); [mdurholz@gmail.com](#)  
**Subject:** Notice of Pre-submission Community Meeting  
**Date:** Tuesday, June 17, 2025 5:40:18 PM  
**Attachments:** [6.17.2025 - Notice of 7.10.2025 PSCM - Twigg Property with Enclosure.pdf](#)  
[image001.png](#)  
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[image003.png](#)  
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**Lisa King**

Paralegal  
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[lking@offitkurman.com](mailto:lking@offitkurman.com)



7021 Columbia Gateway Drive  
Suite 200  
Columbia, MD 21046  
T 301.575.0300  
F [301.575.0335](tel:301.575.0335)  
[offitkurman.com](http://offitkurman.com)



William E. Erskine, Esq.  
Direct Dial: 301-575-0363  
Email: [werskine@offitkurman.com](mailto:werskine@offitkurman.com)

June 17, 2025

**NOTICE OF A PRE-SUBMISSION COMMUNITY MEETING**  
**TWIGG PROPERTY**

12668 Triadelphia Road, Ellicott City, Maryland 21042  
(a/k/a Tax Map 22, Parcel 109, Lot 2)

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June 17, 2025

Page 2 of 2

Notice of Pre-submission Community Meeting

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Sincerely,

Offit Kurman, P.A.



William E. Erskine

WEE/lmk

Enclosure



**PRE-SUBMISSION COMMUNITY MEETING**  
**NOTICE MAILING LIST**

**Thursday, July 10, 2025, at 6:00pm**

**Twigg Property**

**12668 Triadelphia Road, Ellicott City, Maryland 21042**  
**(a/k/a Tax Map 22, Parcel 109, Lot 2)**

**Subject Property**

Tax Map 22, Parcel 109, Lot 2  
12668 Triadelphia Road, Ellicott City, MD 21042

Carolyn B. Twigg  
John M. Twigg, Sr.  
12668 Triadelphia Road  
Ellicott City, MD 21042

**Adjoining Property Owners**

Tax Map 22, Parcel 130  
12700 Triadelphia Road, Ellicott City, MD 21042

William H. Barnett, Jr.  
Elizabeth Sharon Barnett  
12700 Triadelphia Road  
Ellicott City, MD 21042

Tax Map 22, Parcel 157, Lot PAR A  
12710 Triadelphia Road, Ellicott City, MD 21042

Theodore Francis Ludicke  
Sharon Kim Ludicke  
12710 Triadelphia Road  
Ellicott City, MD 21042

Tax Map 22, Parcel 161  
12665 Triadelphia Road, Ellicott City, MD 21043

Dennis P. Failing  
Pamela J. Failing  
12665 Triadelphia Road  
Ellicott City, MD 21042

Tax Map 22, Parcel 169  
3347 Rosemary Lane, West Friendship, MD 21794

Kevin R. Lindner  
Naweichi N. Temu  
3347 Rosemary Lane  
West Friendship, MD 21794

Tax Map 22, Parcel 178  
12649 Triadelphia Road, Ellicott City, MD 21042

Hannah Park  
12649 Triadelphia Road  
Ellicott City, MD 21042

Tax Map 22, Parcel 188, Lot 1  
12673 Triadelphia Road, Ellicott City, MD 21042

Jazmine C. Kyle  
12673 Triadelphia Road  
Ellicott City, MD 21042

Tax Map 22, Parcel 188, Lot 1  
3501 Lakeway Drive, Ellicott City, MD 21042

Susan S. Johnson  
3501 Lakeway Drive  
Ellicott City, MD 21042

Tax Map 22, Parcel 189  
12685 Triadelphia Road, Ellicott City, MD 21042

Cesar L Nino Barrera  
Jhadira T Sanchez Felizzola  
12685 Triadelphia Road  
Ellicott City, MD 21042

Tax Map 22, Parcel 223  
3305 E Rosemary Lane, West Friendship, MD 21794

Ann Horning Tralka  
Gregory Tralka  
3305 Rosemary Lane  
West Friendship, MD 21794

Tax Map 22, Parcel 237, Lot 1  
3335 E Rosemary Lane, Ellicott City, MD 21042

Donald C. Larkin  
Marianne S. Larkin  
3335 Rosemary Lane  
West Friendship, MD 21794

Tax Map 22, Parcel 271, Lot 1  
3301 Rosemary Lane, West Friendship, MD 21794

Stephen Bryan Williams  
3301 Rosemary Lane  
West Friendship, MD 21794

Tax Map 22, Parcel 271, Lot 2  
3299 Rosemary Lane, West Friendship, MD 21794

Brian E. Brzezicki  
Kathleen Pensy  
6003 Ivy League  
Catonsville, MD 21228

Tax Map 22, Parcel 271, Lot 3  
3297 Rosemary Lane, West Friendship, MD 21794

John H. Kowalczyk  
Kelly F. Kowalczyk  
3297 Rosemary Lane  
West Friendship, MD 21794

Tax Map 22, Parcel 528, Lot 22  
12619 Golden Oak Drive, Ellicott City, MD 21042

Scott Laprise  
Sarah Laprise  
12619 Golden Oak Drive  
Ellicott City, MD 21042

Tax Map 22, Parcel 528, Lot 23  
12625 Golden Oak Drive, Ellicott City, MD 21042

Chenfeng Xiong  
Taixi Xiao  
12625 Golden Oak Drive  
Ellicott City, MD 21042

Tax Map 22, Parcel 528, Lot 20  
12607 Golden Oak Drive, Ellicott City, MD 21042

Nirmal R. Kedia  
Ann Kedia  
12607 Golden Oak Drive  
Ellicott City, MD 21042

Tax Map 22, Parcel 552, Lot 1  
12640 Triadelphia Road, Ellicott City, MD 21042

Charles T. Langmead  
Mary S. Langmead  
12640 Triadelphia Road  
Ellicott City, MD 21042

Tax Map 22, Parcel 194  
12625 Triadelphia Road, Ellicott City, MD 21042

Don D. Shin  
12625 Triadelphia Road  
Ellicott City, MD 21042

Tax Map 22, Parcel 239, Lot PAR 3  
12693 Triadelphia Road, Ellicott City, MD 21042

Hirota Stephen Bralley  
Tina Bralley  
12693 Triadelphia Road  
Ellicott City, MD 21042

### **Schools, PTAs and HOAs**

Triadelphia Ridge Elementary School  
Attn: Tiffany Tresler, Principal  
13400 Triadelphia Road  
Ellicott City, MD 21042

Triadelphia Ridge Elementary School PTA  
Attn: Claire Reinken, President  
13400 Triadelphia Road  
Ellicott City, MD 21042

Folly Quarter Middle School  
Attn: Michael Babe, Principal  
13500 Triadelphia Road  
Ellicott City, MD 21042

Folly Quarter Middle School PTSA  
Attn: Lisa Hirrlinger, President  
13500 Triadelphia Road  
Ellicott City, MD 21042

Glenelg High School  
Attn: Shawn Hastings-Hauf, Principal  
14025 Burntwoods Road  
Glenelg, MD 21737

Glenelg High School PTSA  
Attn: Monique Phelps, President  
14025 Burntwoods Road  
Glenelg, MD 21737

Howard County Council  
George Howard Building  
3430 Court House Drive  
Ellicott City, MD 21043

Howard County  
Dept. of Planning & Zoning  
George Howard Building  
3430 Court House Drive  
Ellicott City, MD 21043





Residents	
Neighborhood Groups	Kings ContrivanceCommunity Association
Residents	
Neighborhood Groups	
Residents	
Residents	
Residents	
Residents	
Neighborhood Groups	Columbia Association
Neighborhood Groups	Fairway Overlook Condominium Association
Residents	
Residents	
Residents	Owen Brown Community Association
Residents	Business 1
Residents	
Residents	Buckskin Wood HOA
Neighborhood Groups	
Residents	
Neighborhood Groups	Riggs Meadow Homeowners Association
Residents	
Residents	
Residents	
Residents	

Residents	
Residents	
Residents	
Residents	
Business Owner	
Residents	
Business Owner	Eco-Science Professionals, Inc
Residents	
Residents	
Residents	
Residents	
Residents	GrayRockFarm@yahoogroups.com
Residents	
Residents	
Residents	
Residents	
Condo Association	test12
Residents	
Business Owner	
Residents	
Residents	Woodford C Condo Assoc
Residents	Clearview Estates
Residents	
Residents	Long Reach Village
Residents	Allview
Residents	
Non-profit Organizations	Maryland Transit Administration
Residents	
Residents	Ashleigh Knolls HOA
Residents	Walden Woods
Residents	Spring Valley Chase Community
Non-profit Organizations	Columbia Housing Center
Residents	
Residents	
Community/Civic Associations	River Hill Community Association
Non-profit Organizations	Columbia Association

Residents	
Non-profit Organizations	Columbia Association
Residents	
Business Owner	
Residents	Greater Highland Crossroads Assn.
Residents	Paddocks HOA
Residents	
Residents	
Residents	West Friendship
Residents	
Business Owner	
Residents	
Residents	Anturon Homeowners Association
Residents	Centennial Manor Community Association
Residents	Banneker Place Condo Association
Residents	
Residents	
Residents	

sion community meetings, electronically, to any persons/groups registered  
 vision and development regulations 16.128c.2)

Contact Name	Title	Phone
George Belleville		4435741488
Jason Behr		
Rick Lober	President	410-531-7479
Kelly Bishop		
John Rice		2408823049
Ralph Ballman		
Soon Park		3018141211
Howard Shieh		
DeLong Liu		
Bonny Marcellino		3016046699
Erin Ijams		
Elizabeth Ndungu		
Gina Mobley		9726497987
Karen Olson		2405475301
Tracy Waterman		
sekar ven		4109082814
shun lu		4105315687
Brian Bamburak		
Cathy Hudson		
Iris Ritter		
Brian Cole		
Liz L		
William Erskine		
Stephen Keathly		
Russ Swatek		410-799-1497
Edward Carver		410.381.5486
Francesca galbani		443 286 3938
Carole Cpne		
Susan Garber	President	301-776-3941
John Forrest		
Christine Pereira		
Lisa Markovitz		
Jeanne Wilson		

Jeanne Wilson		
M Cochran		
Andrew Robinson		3015750321
Richard Smith	President	410-531-8636
deanna smith		
julie brookman		4105315760
Mark Buda	Board Member	410 252 8600
helen dietrick		410-313-9001
Aurelio Perez-Lugones		
Emily David		
Frank Hecker		
Marisa Poland		4438661760
Margo Duesterhaus	President	
Barbara Krupiarz		
Barbara Staedeli		
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Maria Garvey		
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Sathishkumar Ponraj		
Alan Sharp		
broke clime		
Susan Butler		
mickey kalra		
Nathaniel Forman		3016021535
David Ager		
Chandrakant Patel		
Kristin Mazerski		
Srilakshmi Gogineni		
Joshua Bennett		
Ying matties		
Paula Mothers maiden name		
Tangela Smith		
Meghan Starr		
Donna Cerbo		4105312133
Cheryl Ketterer	Board Member	
Jayne Considine		
Thomas Comeau		
Beth Cohen		
Jessica Hicks		
Tamara Slade		
Peter Conrad		
Kevin Inghram		

Elliott Finkelstein		
David Yungmann		
cynthia coburn		4433417007
Reginald Farmer		
Carolyn Parsa		
Sarah Herman		301-467-4288
Elisabeth Larson		301 604-1737
Sierra Simpson		
Tim Dadourian		7036516923
Ozzie Turner		
Morag Weedlun		4434130476
Zichuan Li		
Jennifer Lynott	Representative	
Christine Garcia		4438126329
Nancy Gough		
Grant Vix		4437189205
Shannon Maura		4438640037
Jacquelin McCoy		14103120033
Natalia Cooper		3016742582
Carol Zervas		301-924-2336
Gina Pagani		4109640300
Jacqueline Parham		
Jeffrey DelMonico		4439044488
MaryAnn Raouf		
Dylan Springmann		
S A		
Richard Pardoe		4436686363
John Sharpe		7576451740
kenny ADELEKE		3012546646
Cindy Skalny		
Ray Serrano		
Gregory Spero		14104619933
Ashley Gasch		4437217890
Danielle Regester		
Justin Taylor		4427876270
Reid Novotny		14105599599
Maria Paul		
Amy Kvech	Vice President	
Michelle Wright		
Tony Trenkle		4102947166
John Gibson		
Prince Van-Segbefia		

Lauren McDonald		
Vasu Syagonda		
Kevin Baker		4437997373
Yves-Richard Dole		
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Stacey Williams	President	
Laura-Lee Jones	President	
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Jim DiSciullo	President	
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John Canoles	President	
Bruce Lampron	President	
Susan Moody	President	
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Pam Wilcox	Board Member	
Ricardo Benn	President	
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Ferzana Havewala	President	
Lin Eagan	President	
n chang	President	
Heidi Schweingruber	President	
Hussein Ezzeldin	President	
Kevin Cropper	President	
Joanna Chen	President	
MDOT MTA	Serving in Other Official Capacities	
Melanie Lewis	President	
Linda Frascarella	President	
Ivory Brown	President	
Linda Martinak	President	
Jessamine Duvall	President	
Sam Paul	President	
LESLIE BAUER	President	
Renee DuBois	Director	
Judelle Campbell	Serving in Other Official Capacities	

Thomas Cunningham	President	
Jason Heath	Serving in Other Official Capacities	
Meghan Arnold	President	
Michael McCann	President	
Jennifer Drell	President	
Felix Facchine	President	
Holly Taylor	President	
Anthony Goodwin	President	
Cecilia FlikeJacobson	President	
Kristi Green	President	
Pat Nguyen	President	
Craig Brodian	President	
Steve Pettit	President	
Lisa Geisler	President	
Hannah Weber	President	
Lisa Ogorzalek	President	
Chris Stevens	President	
Matthew Ogorzalek	President	
Don Reuwer	President	
John Trocher	President	
Griffin Lofft	President	
Jack Guarneri	President	
Jesualdo Barbosa	President	
Clifford Brown	President	
Ryan Hermann	President	
Marlene Durholz	President	

Email	Street Address
george@headforhome.net	9872 DIVERSIFIED LN
jlbehr@gmail.com	11882 FREDERICK RD
rick.lober@gmail.com	14076 BIG BRANCH DR
kellyabishop@gmail.com	4043 Candle Light Drive
johnrice5874@gmail.com	5874 MONTGOMERY RD
RalBallman@comcast.net	9927 ROSE TRL
soonspark@gmail.com	6420 RICHARDSON FARM LN
hshieh26@hotmail.com	6405 RICHARDSON FARM LN
delong1208@yahoo.com	6428 RICHARDSON FARM LN
bmarcellino5@gmail.com	9141 RIVER HILL RD
erinnoel1223@yahoo.com	9215 HOWLAND RD
elizabethndungu@aol.com	6350 DUCKETTS LN
filcher@servosite.com	10922 WHITE DAHLIA DR
kolighthouse@gmail.com	9090 STEBBING WAY
Tracyjbw@me.com	13886 CLARKSVILLE PK
sreeluma@gmail.com	6108 SYRACUSE CT
shunlu88@yahoo.com	12852 MACBETH FARM LN
bmbamburak@gmail.com	7708 BLUEBERRY HILL LN
cmhudson@comcast.net	6018 OLD LAWYERS HILL RD
halfpass8@verizon.net	12280 HOWARD LODGE DR
bfc414@gmail.com	14874 MICHELE DR
lwcante@aol.com	3645 VALLEY RD
werskine@offitkurman.com	8171 Maple Lawn Boulevard, Suite 200
shkeath@gmx.com	9629 WASHINGTON AVE
swatek1@yahoo.com	8141 TAMAR DR
etcarver@gmail.com	8813 BLUE SEA DR
frankiegalbani@netscape.net	12301 HOWARD LODGE DR
cscone@comcast.net	6127 HANOVER RD
buzysusan23@yahoo.com	9100 GORMAN RD
forrestjr@hotmail.com	12430 TRIADELPHIA RD
chrisper02@gmail.com	8177 MURPHY RD
Lmarkovitz@comcast.net	2948 NORMANDY DR
amisspiggy@comcast.net	5392 GRAYWING CT

amisspiggy@comcast.net	5392 GRAYWING CT
mc.jhmi@gmail.com	10269 TUSCANY RD
arobinson@offitkurman.com	8171 Maple Lawn Boulevard
smithra@verizon.net	12061 BROAD MEADOW LN
deanna-smith@comcast.net	706 CHESSIE CROSSING WAY
jibrhb@verizon.net	5152 GREEN BRIDGE RD
mbuda@keelty.com	10954 FAIRMONT LN
hdietrick@yahoo.com	11070 CHAMBERS CT
odieperez@gmail.com	9056 GORMAN RD
emilyk david@gmail.com	8226 TALL TREES CT
frank@frankhecker.com	3209 GREENWAY DR
disney0675@yahoo.com	8302 AUTUMN WAY Apt.2D
margommd@gmail.com	2814 MONTCLAIR DR
barbkup@verizon.net	7834 ROCKBURN DR
decokrup@gmail.com	7834 ROCKBURN DR
lisamarkovitz@gmail.com	3205 B Corporate Court
kevingarveyasla@gmail.com	2605 RT 97
Rajkathuria@gmail.com	8398 GOVERNORS RUN
ponrajsathishkumar@yahoo.com	2113 CHAUCER WAY
calansharp@gmail.com	4003 JENNINGS CHAPEL RD
climefam5@gmail.com	12729 FOLLY QUARTER RD
susandbutler@verizon.net	4075 CHOCTAW DR
mickeykalra@yahoo.com	12005 CLARKSVILLE PK
nforman@omng.com	7211 DOCKSIDE LN
dager@townscapedesign.com	5044 JERICO RD
chandrakant79@yahoo.com	3204 WHEATON WAY
komazerski@gmail.com	3925 HUNTER RD
lux_dp@yahoo.com	6921 LITTLE BROOKE CT
joshua.bennett@columbiaassociation.org	9450 GERWIG LN
ymatties@hotmail.com	10228 LITTLE BRICK HOUSE CT
pdalonzo14@gmail.com	4856 ELLICOTT WOODS LN
Tangelats@gmail.com	9605 JESTER CT
Meghanestarr@gmail.com	6303 TROY CT
donnacerbo@gmail.com	3005 JOHN BERNARD DR
Caketterer@gmail.com	795 RIVER RD
Jkjka@verizon.net	8021 GREEN TREE CT
tom.comeau@gmail.com	5123 COLUMBIA RD
bethcohen124@gmail.com	2039 CRESCENT MOON CT
rnjhicks@verizon.net	7468 MERRYMAKER WAY
tamaraslade@gmail.com	8891 PURPLE IRIS LN
pconrad@howardcountymd.gov	3430 Court House Drive
kevinxb@outlook.com	6416 MEADOWS LN

efinkink@gmail.com	2115 GANTON GREEN
davidyungmann@hcmove.net	14750 ADDISON WAY
cindycoburnuk@yahoo.com	14319 ROXBURY MEADOW DR
roadwg@gmail.com	5456 WINGBORNE CT
cparsa@gmail.com	6106 SEBRING DR
herman_sarah@yahoo.com	9754 POLISHED STONE
ealarson1@verizon.net	9774 POLISHED STONE
sbs20794@aol.com	6866 DUCKETTS LN
tim@advertisingenterprises.com	6085 ADCOCK LN
Ozzieturner6930@gmail.com	6930 RED CLAY FORGE
mweedlun@gmail.com	11225 Chase St
lizichuan@gmail.com	4600 LEARNED SAGE
newsletter@villageofriverhill.org	6020 DAYBREAK CIR
chrisgarcia@comcast.net	5191 Columbia Road
ngough67@gmail.com	5872 MONTGOMERY RD
grantvix@gmail.com	13825 Burntwoods RD
sdeanmaura@gmail.com	9319 Morgans Landing Way
jtm52480@gmail.com	6224AprilBrookCir
natalia.r.cooper@gmail.com	15309 GALAXY DR
zervascarol@gmail.com	11800 WILLOW BRANCH
gpagani@talkin-oh.com	5100 Dorsey Hall Drive
jacque.parham@gmail.com	6392 OPEN FLOWER
jdelmonico211@gmail.com	6613 Seneca Farm Rd.
maraouf@talkin-oh.com	5100 DORSEY HALL DR
dspringmann@talkin-oh.com	5100 DORSEY HALL DR
F1yaya@aim.com	7300 GRACE DR
r_pardoe@hotmail.com	5980 ELK FOREST CT
john.sharpe@boldventurefarm.com	13680 Bold Venture Dr
addieadeleke@gmail.com	5051 CRAPE MYRTLE CT
cskalny@howardcountymd.gov	4312 BUCKSKIN WOOD DR
Ray.Serrano@aya.yale.edu	10401 HICKORY RIDGE RD
gspero@comcast.net	2604 Haven Oak Ct
Amgasch@hotmail.com	3411 WARFIELD POND OVERLOOK
danielle.regester@gmail.com	3670 DAISY RD
ju.taylor17@gmail.com	3355 NORTH CHATHAM RD
reid@reidnovotny.com	14707 Lear Ct
mariaghhoa@gmail.com	11020 HIDDEN FOX CT
Amykvech@live.com	2025 MEADOW TREE CT
tmzj@comcast.net	14337 FOX CREEK CT
aftrenkle@comcast.net	2704 EMMA STONE DR
gibsojp1@msn.com	3225 FLORENCE RD
vanpgh@gmail.com	8570 EASTERN MORNING RUN

mcdonald.n.lauren@gmail.com	7002 Ducketts Lane
vasu.syag@gmail.com	7932 JOHN GALT WAY
kbb3tj@virginia.edu	7139 FOUNTAIN ROCK WAY
yrdole@gmail.com	13208 TRIADELPHIA RD
gphillips@ardorgrp.com	6100 DAYLONG LN
secwilliams@gmail.com	2978 BROOKWOOD RD
lljsemail2016@gmail.com	3435 HARRINGTON DR
jwimert@gmail.com	5869 MAIN ST
disciulloj@verizon.net	6000 MERRIWEATHER DR
michael.ross.brewer@gmail.com	3714 VALLEY RD
thenormte@gmail.com	10590 JASON CT
bobmarietta@comcast.net	5511 SLEEPING DOG LN
espijc@aol.com	3300 NORTH RIDGE RD
ohschnitzel6@gmail.com	9515 MELLENBROOK RD
susanmoody822@gmail.com	9506 RED APPLE LN
gainaday@yahoo.com	11901 GOLD NEEDLE WAY
tedcochran55409@gmail.com	5178 DOWNWEST RIDE
dragonmama@comcast.net	3919 RIVER WALK CT
lloydcleage@comcast.net	7437 SANDALFOOT WAY
ashurst@gmail.com	11100 JOHNS HOPKINS RD
ajs333@aol.com	12598 CLARKSVILLE PIKE
susan.petry@gmail.com	7217 TALL PINE WAY
pgwilcox1@gmail.com	5840 WYNDHAM CIR
ricardoabenn@gmail.com	11428 ELLINGTON ST
mark.townsley@copt.com	6711 COLUMBIA GATEWAY DR
ferzana@umich.edu	7360 KINDLER RD
lindelleagan@yahoo.com	5422 SMOOTH MEADOW WAY
ettu@duck.com	12040 MISTY RISE CT
haschwein@yahoo.com	9517 SEA SHADOW
husseinmagdy@gmail.com	9107 GOLDAMBER GARTH
kevincropper@yahoo.com	6433 ALLVIEW DR
jchen@howardcountymd.gov	3430 COURT HOUSE DR
mtaplanreview@mdot.maryland.gov	9009 DORSEY RUN RD
melanie.anne.lewis@gmail.com	6984 SILENT DELL LN
frascarella@verizon.net	7128 CRABBURY CT
iwbnew50@gmail.com	9905 SIMPLICITY CT
lindamartinak@verizon.net	12217 WOODFORD DR
jessamine@columbiahousingcenter.org	6660 DOVECOTE DR
spaul@househoward.org	9770 PATUXENT WOODS DR
labauer5@verizon.net	13981 RURAL RHYTHM LN
manager@villageofriverhill.org	6020 DAYBREAK CIR
judelle.campbell@columbiaassociation.org	6310 HILLSIDE CT

tv cunningham@mac.com	4979 SHEPPARD LN
jason.heath@columbiaassociation.org	9450 GERWIG LN
mgilbert@howardcountymd.gov	8736 RUPPERT CT
Mike.McCann@fcc-eng.com	10272 BALTIMORE NATIONAL PIKE
jennifer.drell@hclibrary.org	5391 LANDING RD
fefacchine@howardcountymd.gov	3430 COURT HOUSE DR
antebellum25@gmail.com	5321 BROADWATER LN
tony3138@gmail.com	3138 EVERGREEN WAY
flike.cecilia@gmail.com	13419 GREEN HILL CT
kn green40@gmail.com	10046 A AMERICAN PHAROAH LN
pat.nguyen00@gmail.com	13161 BENSON ESTATES CT
craigbrod@hotmail.com	2361 BALLARD WAY
stevepettit@pettitcompanies.com	2600 MCKENDREE RD
the2geislars@gmail.com	3252 DANMARK DR
hweber@howardcountymd.gov	3430 COURT HOUSE DR
mattlisao@verizon.net	14051 GARED DR
Captaincstevens@aol.com	3556 LAKEWAY DR
mattlisao matthew@verizon.net	14051 GARED DR
dreuwer@ldandd.com	8318 FORREST ST
jtrocher@verizon.net	2918 EXCELSIOR SPRINGS CT
gloffft36@gmail.com	9456 KILIMANJARO RD
jackguarneri@gmail.com	10224 LITTLE BRICK HOUSE CT
Jesualdobarbosa@yahoo.com	6014 SHEPHERD SQ
clifford8brown@gmail.com	7543 FLAMEWOOD DR
brief.house5154@hermann.tech	10608 STEAMBOAT LANDING
mdurholz@gmail.com	6329 HANOVER CROSSING WAY

City	Zip	Council District	Boundary Type	Registered Date
Ellicott City	21042	5	County Wide	5/10/2011
Ellicott City	21042	5	Draw Boundary	1/31/2012
Dayton	21036	5	County Wide	2/20/2012
Dayton	21036	3	Draw Boundary	2/20/2012
Elkridge	21075	2	County Wide	2/23/2012
Ellicott City	21042	5	County Wide	2/27/2012
Clarksville	21029	5	County Wide	4/10/2012
Clarksville	21029	5	County Wide	4/10/2012
Clarksville	21029	5	County Wide	4/11/2012
Laurel	20723	3	County Wide	4/13/2012
Laurel	20723	3	County Wide	4/30/2012
Elkridge	21075	1	County Wide	5/15/2012
Woodstock	21163	5	Draw Boundary	6/20/2012
Laurel	20723	3	County Wide	6/23/2012
Highland	20777	5	County Wide	7/14/2012
Clarksville	21029	4	County Wide	7/18/2012
Clarksville	21029	4	County Wide	7/20/2012
Ellicott City	21043	2	County Wide	9/5/2012
Elkridge	21075	1	County Wide	10/25/2012
Sykesville	21784	5	Radius	10/28/2012
Glenelg	21737	5	Radius	11/5/2012
Ellicott City	21042	1	County Wide	11/14/2012
Maple Lawn	20759	4	County Wide	11/28/2012
Laurel	20723	3	County Wide	12/14/2012
Columbia	21045	2	Draw Boundary	12/16/2012
Columbia	21046	3	County Wide	1/8/2013
Sykesville	21784	5	Radius	1/21/2013
Hanover	21076	1	County Wide	3/12/2013
Laurel	20723	3	County Wide	3/13/2013
Ellicott City	21042	5	Draw Boundary	6/20/2013
Fulton	20759	4	County Wide	6/24/2013
Ellicott City	21043	1	County Wide	7/22/2013
Columbia	21045	2	County Wide	7/24/2013

Columbia	21045	2	County Wide	7/24/2013
Ellicott City	21042	5	Radius	10/6/2013
Maple Lawn	20759	4	County Wide	10/22/2013
Clarksville	21029	5	Radius	10/24/2013
Woodbine	21797	5	County Wide	11/17/2013
Dayton	21036	5	Radius	1/11/2014
Ellicott City	21042	5	Radius	2/18/2014
Woodstock	21163	5	Radius	7/2/2014
Laurel	20723	3	County Wide	7/17/2014
Ellicott City	21043	2	County Wide	12/7/2014
Ellicott City	21042	5	County Wide	10/31/2014
Jessup	20794	3	County Wide	2/14/2015
Ellicott City	21043	1	County Wide	2/8/2015
Ellicott City	21043	2	County Wide	2/6/2015
Ellicott City	21043	2	County Wide	2/5/2015
Ellicott City	21042	5	County Wide	1/26/2015
Glenwood	21738	5	County Wide	2/28/2015
Ellicott City	21043	1	County Wide	3/4/2015
Woodstock	21163	5	County Wide	4/6/2015
Brookeville	20833	5	County Wide	4/7/2015
Ellicott City	21042	5	County Wide	6/4/2015
Ellicott City	21043	1	County Wide	6/15/2015
Clarksville	21029	4	County Wide	10/13/2015
Columbia	21045	3	County Wide	10/14/2015
Columbia	21044	4	County Wide	11/13/2015
Ellicott City	21043	1	County Wide	8/11/2016
Ellicott City	21043	1	County Wide	8/22/2016
Elkridge	21075	3	County Wide	3/8/2017
Columbia	21046	3	County Wide	5/15/2017
Ellicott City	21042	5	Radius	7/8/2017
Ellicott City	21043	1	County Wide	7/8/2017
Laurel	20723	3	County Wide	7/8/2017
Elkridge	21075	2	County Wide	7/8/2017
Ellicott City	21042	5	County Wide	7/8/2017
Sykesville	21784	5	Radius	7/8/2017
Elkridge	21075	2	County Wide	7/8/2017
Columbia	21044	1	County Wide	7/8/2017
Woodstock	21163	5	Radius	7/9/2017
Elkridge	21075	2	County Wide	7/10/2017
Elkridge	21075	2	County Wide	7/28/2017
Ellicott City	21043	1	County Wide	10/13/2017
COLUMBIA	21045	2	Radius	10/14/2017

Woodstock	21163	5	County Wide	10/17/2017
Woodbine	21797	5	Draw Boundary	12/4/2017
Glenwood	21738	5	Draw Boundary	4/30/2018
Columbia	21045	2	County Wide	5/1/2018
Columbia	21044	4	County Wide	5/1/2018
Columbia	21046	3	County Wide	6/25/2018
Columbia	21046	3	County Wide	6/25/2018
Elkridge	21075	1	County Wide	7/19/2018
Hanover	21076	1	County Wide	7/30/2018
Elkridge	21075	2	County Wide	8/2/2018
Unit 2	20759	4	County Wide	3/15/2019
Ellicott City	21042	1	County Wide	5/10/2019
Clarksville	21029	4	Radius	5/10/2019
Columbia	21044	1	County Wide	5/11/2019
Elkridge	21075	2	County Wide	9/6/2019
Glenelg	21737	5	Radius	9/30/2019
Laurel	20723	3	County Wide	11/11/2019
Columbia	21045	2	County Wide	11/19/2019
Woodbine	21797	5	County Wide	11/19/2019
Ellicott City	21042	5	Radius	11/21/2019
Ellicott City	21042	1	County Wide	12/18/2019
Columbia	21045	3	County Wide	12/26/2019
Columbia	21046	3	County Wide	1/9/2020
Ellicott City	21042	1	County Wide	11/3/2020
Ellicott City	21042	1	County Wide	11/6/2020
Columbia	21044	4	County Wide	1/11/2021
ELKRIDGE	21075	1	County Wide	3/8/2021
Glenelg	21737	5	Radius	3/15/2021
ellicott city	21042	5	County Wide	3/16/2021
Ellicott City	21042	5	County Wide	3/18/2021
Columbia	21044	4	County Wide	3/25/2021
Ellicott City	21042	5	Draw Boundary	3/25/2021
Glenwood	21738	5	County Wide	3/25/2021
Woodbine	21797	5	County Wide	3/25/2021
Ellicott City	21042	5	County Wide	4/15/2021
Glenelg	21737	5	County Wide	4/15/2021
Ellicott City	21042	5	Radius	5/24/2021
Cooksville	21723	5	Radius	9/1/2021
Cooksville	21723	5	Radius	9/1/2021
MARRIOTTSVILLE	21104	5	Radius	10/12/2021
WOODBINE	21797	5	County Wide	10/12/2021
LAUREL	20723	3	County Wide	1/21/2022

ELKRIDGE	21075	1	County Wide	3/11/2022
ELKRIDGE	21075	2	County Wide	3/24/2022
COLUMBIA	21046	3	County Wide	5/3/2022
ELLICOTT CITY	21042	5	Draw Boundary	7/12/2022
CLARKSVILLE	21029	4	County Wide	12/19/2022
ELLICOTT CITY	21042	5	County Wide	12/19/2022
ELLICOTT CITY	21042	1	County Wide	12/19/2022
ELKRIDGE	21075	1	County Wide	12/19/2022
COLUMBIA	21044	4	County Wide	12/19/2022
ELLICOTT CITY	21042	1	County Wide	12/19/2022
COLUMBIA	21044	4	County Wide	12/19/2022
COLUMBIA	21045	2	County Wide	12/19/2022
ELLICOTT CITY	21043	1	County Wide	12/22/2022
COLUMBIA	21045	2	County Wide	12/27/2022
COLUMBIA	21046	3	County Wide	12/28/2022
COLUMBIA	21044	4	County Wide	1/5/2023
COLUMBIA	21044	4	County Wide	1/8/2023
ELLICOTT CITY	21042	1	County Wide	1/18/2023
COLUMBIA	21046	3	County Wide	1/25/2023
LAUREL	20723	4	County Wide	2/6/2023
CLARKSVILLE	21029	5	County Wide	2/7/2023
CLARKSVILLE	21029	4	County Wide	3/24/2023
COLUMBIA	21044	4	County Wide	3/24/2023
FULTON	20759	4	County Wide	3/29/2023
COLUMBIA	21046	3	County Wide	4/5/2023
COLUMBIA	21046	3	Radius	5/9/2023
COLUMBIA	21044	4	County Wide	5/9/2023
CLARKSVILLE	21029	5	Radius	5/13/2023
COLUMBIA	21046	3	County Wide	5/16/2023
COLUMBIA	21045	2	County Wide	5/19/2023
COLUMBIA	21046	3	County Wide	5/19/2023
ELLICOTT CITY	21043	1	County Wide	8/3/2023
ANNAPOLIS JUNCTION	20701	3	County Wide	8/24/2023
COLUMBIA	21044	4	County Wide	9/6/2023
CLARKSVILLE	21029	4	County Wide	10/5/2023
LAUREL	20723	3	County Wide	10/9/2023
MARRIOTTSVILLE	21104	5	County Wide	10/9/2023
COLUMBIA	21044	4	County Wide	10/10/2023
COLUMBIA	21046	3	County Wide	10/18/2023
DAYTON	21036	5	County Wide	10/23/2023
CLARKSVILLE	21029	4	County Wide	10/23/2023
COLUMBIA	21046	3	Radius	11/10/2023

ELLCOTT CITY	21042	5	County Wide	11/20/2023
COLUMBIA	21046	3	County Wide	11/27/2023
ELLCOTT CITY	21043	1	County Wide	1/9/2024
ELLCOTT CITY	21042	5	County Wide	1/16/2024
ELKRIDGE	21075	1	County Wide	2/5/2024
ELLCOTT CITY	21043	1	County Wide	2/7/2024
CLARKSVILLE	21029	5	Radius	4/25/2024
ELLCOTT CITY	21042	5	Radius	7/3/2024
HIGHLAND	20777	5	County Wide	8/12/2024
LAUREL	20723	3	County Wide	8/18/2024
ELLCOTT CITY	21042	5	Radius	10/9/2024
ELLCOTT CITY	21042	5	County Wide	10/9/2024
GLENWOOD	21738	5	Radius	10/10/2024
GLENWOOD	21738	5	County Wide	1/3/2025
ELLCOTT CITY	21043	1	County Wide	2/6/2025
GLENWOOD	21738	5	Radius	2/7/2025
ELLCOTT CITY	21042	5	County Wide	2/7/2025
GLENWOOD	21738	5	Radius	2/7/2025
ELLCOTT CITY	21043	1	County Wide	2/20/2025
ELLCOTT CITY	21042	5	County Wide	4/1/2025
COLUMBIA	21045	2	County Wide	5/13/2025
ELLCOTT CITY	21042	5	Radius	5/19/2025
COLUMBIA	21044	4	County Wide	5/19/2025
CLARKSVILLE	21029	4	County Wide	5/20/2025
COLUMBIA	21044	4	County Wide	5/20/2025
HANOVER	21076	1	County Wide	5/22/2025

PRE-SUBMISSION COMMUNITY MEETING

Thursday, July 10, 2025, at 6:00pm

Twigg Property

12668 Triadelphia Road, Ellicott City, Maryland 21042

(a/k/a Tax Map 22, Parcel 109, Lot 2)

NAME	ADDRESS	E-MAIL
Susan and Chris Euteneuer	3501 Garratt Court Ellicott City, MD 21042	euteneuer@ verizon.net
Kathy and Alex KIRN	12631 Golden Oak Dr. Ellicott City MD 21042	KKIRN1@gmail. com
Hannah Park	12649 Triadelphia Rd. Ellicott City, MD 21042	hannahpark49@ gmail.com
Donna Weaver	3718 Park Overlook Ct. EC, MD 21042	DonnaWeaver homes@gmail. com
JAMES & PATRICIA HAGAN	12646 GOLDEN OAK DR EC, MD 21042	HAGAN PR HAGAN PR @ VERIZON.NET
Lav Gandhi;	12685 Golden Oak Dr. Ellicott City, MD 21042	lgandhi@ellicott group.com
Julia + Harvey Arnold	12652 Golden Oak Dr Ellicott City MD 21042	harnold2@gmail.com
Nicole Rosewag	12755 Triadelphia Rd EC. 21042	nicolerosewag@gmail.com
Diane Miller	3509 Lakeway Dr. Ellicott City, MD 21042	ladydi3509 @ verizon.net

A

PRE-SUBMISSION COMMUNITY MEETING

Thursday, July 10, 2025, at 6:00pm

Twigg Property

12668 Triadelphia Road, Ellicott City, Maryland 21042

(a/k/a Tax Map 22, Parcel 109, Lot 2)

NAME	ADDRESS	E-MAIL
NIRMAL KEDIA	12607 GOLDEN DAK DR ELLCOTT CITY, MD 21042	NKEDIA@OFFICENSE.COM
ANN KEDIA	12607 GOLDEN DAK DR ELLCOTT CITY, MD 21042	ANNKEDIA@GMAIL.COM
Trum Soule	13091 Williamfield Dr Ellicott City, MD 21042	trumsoule@hotmail.com
Renee King	12633 Fawn Run Ct. Ellicott City, MD 21042	renee.tirocchi@gmail.com
CHARLES KING	12633 FAUN RUN CT ELLCOTT CITY MD 21042	CHADKING156@verizon.net
Van Beall	3705 Park Overlook Ct Ellicott City, MD 21042	sharethedream@prodigy.net
Ted Ludickie	12710 Triadelphia Rd Ellicott City, Md 21042	tudickie@yhc.com
Gwen Svirichi	3580 Scheel Dr Ellicott City MD 21042	gwendolyn.stanko@gmail.com
John Kowalczyk	3297 Rosemary Ln West Friendship, MD 21799	jkpyha@gmail.com

PRE-SUBMISSION COMMUNITY MEETING

Thursday, July 10, 2025, at 6:00pm

Twigg Property

12668 Triadelphia Road, Ellicott City, Maryland 21042  
(a/k/a Tax Map 22, Parcel 109, Lot 2)

NAME	ADDRESS	E-MAIL
Brian Brzezicki	3299 Rosemary Ln W. Friendship MD 21794	brianbe paladingrp.com
Kathleen Brzezicki	3299 Rosemary Lane West Friendship MD 21794	Kpensy1 <del>Kpensy1</del> @yahoo.com
MALIKA ABBAS	3701 BLACKBERRY LN ELLICOTT CITY, MD 21042	MALIKAZ5@YAHOO.COM
Becky Merrill	3518 Lakeway Dr Ellicott City, MD 21042	beckymerrill@mac.com
Tina Bralley	12693 Triadelphia Rd. Ellicott City, MD 21042	TMBRALLEY@GMAIL.COM
JAMES LAZARIS	12851 TRIADELPHIA RD ELLICOTT CITY, MD 21042	JLAZARIS@GMAIL.COM
Gerard Boarman	13141 Benson Estates Ct. Ellicott City MD 21042	gboarman@hotmail.com
PATRICK HYATT, MD	12649 GOLDEN OAK DRIVE ELLICOTT CITY, MD 21042	hyatt.p@gmail.com
Cathleen + Michael Maloney	3624 Lynway Ct. Ellicott City MD 21042	cathleenmaloney @gmail.com

PRE-SUBMISSION COMMUNITY MEETING

Thursday, July 10, 2025, at 6:00pm

Twigg Property

12668 Triadelphia Road, Ellicott City, Maryland 21042

(a/k/a Tax Map 22, Parcel 109, Lot 2)

NAME	ADDRESS	E-MAIL
Rick & Gia Yannone	12630 Golden Oak Dr. Ellicott City, MD 21042	gia.yannone@gmail.com
Giovanni & Amada Medoro	3537 Lakeway Dr. Ellicott City, MD 21042	mcamonda04@yahoo.com



PRE-SUBMISSION COMMUNITY MEETING

Thursday, July 10, 2025, at 6:00pm

Twigg Property

12668 Triadelphia Road, Ellicott City, Maryland 21042

(a/k/a Tax Map 22, Parcel 109, Lot 2)

NAME	ADDRESS	E-MAIL
Howie Fraga	3807 Walt Ave Dr Ellicott City MD 21042	Howie@messy actesterm.com
Greg Tralka	3305 Rosemary Lane West Friendship MD2174	@tralka@ gmail.com
Sharon + Bill BARNETT	12700 Triadelphia Rd Ellicott City, MD	E. Sharon Barnett @yahoo.com
CAROLYN & HENRY SCHRAMM	3526 LAKEWAY DRIVE ELLICOTT CITY, MD 21042	hhschramm@aol.com
Bob and Mary Marchegiano	3533 LAKEWAY DR ELLICOTT CITY MD 21042	bob and mary - marchegiano? yahoo.com
Ellen Nibali	3452 Rosemary La. W. Friendship, MD 21744	knibali@gmail.com
Jasmine Kyle William Timlin	12673 Triadelphia Rd ELLICOTT CITY MD 21042	Jasmine-kyle@yahoo.com leotimlin@yahoo.com
Tom Hilton	3538 Lakeway Drive Ellicott City, MD 21042	thilton445@ gmail.com
Gene Handler	12725 Triadelphia Rd Ellicott City MD 21042	blueetherhave@ yahoo.com

(B)

PRE-SUBMISSION COMMUNITY MEETING

Thursday, July 10, 2025, at 6:00pm

Twigg Property

12668 Triadelphia Road, Ellicott City, Maryland 21042  
(a/k/a Tax Map 22, Parcel 109, Lot 2)

NAME	ADDRESS	E-MAIL
Wendy Feaga	13151 Triadelphia Rd EC 21042	Wendy.F.1980@ verizon.net
HEDI TROUT	3518 ROSEMARY W. EC 21042	troutfarm1@ msn.com
Butanavicius	3510 Rosemary Ln. Ellicottcity 21042	erliukas@ verizon.net
Justina King	12627 Fawn Run Ct Ellicott City MD 21042	thor0220@ gmail.com
Josh King	12627 Fawn Run Ct Ellicott City MD	<del>thor</del> joking1@ gmail.com
Lailani Roehrig	3527 Blackberry Ln Ellicott City MD 21042	Love1&n153@hotmail. com
Scott Laprise + Sarah	12619 Golden Oak Dr Ellicott City MD 21042	Sarah.laprise1@ gmail.com
Karen Yecheskel	12619 Golden Oak Dr Ellicott City MD 21042	karenyech@mac. com
ELI YECHESKEL	//	ELI@SLOAN.MIT EDU

PLEASE, SEND ME A COPY OF  
ENVIRONMENTAL IMPACT REPORT

PRE-SUBMISSION COMMUNITY MEETING

Thursday, July 10, 2025, at 6:00pm

Twigg Property

12668 Triadelphia Road, Ellicott City, Maryland 21042

(a/k/a Tax Map 22, Parcel 109, Lot 2)

NAME	ADDRESS	E-MAIL
Jane Mooney	12679 Golden Oak Dr Ellicott City, MD 21042	mooneyfamily1@aol.com
Howard T. Mooney Jr.	12679 GOLDEN OAK DR ELLICOTT CITY, MD 21042	mooney family 1@aol.com
ANDREA M. MOONEY	12679 GOLDEN OAK DRIVE ELLICOTT CITY, MD 21042	andrea.m.mooney@gmail.com
charless. LAPINSKI	12603 Fawn Run Ct Ellicott City, MD 21042	charlesslapinski@gmail.com
WES DAUB	12735 Triadelphia Rd. Ellicott City, MD. 21042	w.r.daub@gmail.com
Cindy Lapinski	12603 FAWN RUN CT ELLICOTT CITY MD 21042	lapinskicindy@hotmail.com
Sam & Dennis Failing	12665 Triadelphia Rd. Ellicott City, MD 21042	dptailing@gmail.com
Beth & Brady	13236 Triadelphia Rd Ellicott City MD 21042	reedbrady@hotmail.com
Steve Wenger	12643 Golden Oaktl Ellicott City, MD 21042	SLWENGER@ 6MAIL.COM





Lisa M. King, Paralegal  
Direct Dial: 301-575-0389  
Email: [lking@offitkurman.com](mailto:lking@offitkurman.com)

August 8, 2025

**Pre-submission Community Meeting Minutes**  
**Thursday, July 10, 2025, at 6:00pm**

**TWIGG PROPERTY**  
12668 Triadelphia Road, Ellicott City, Maryland 21042  
(a/k/a Tax Map 22, Parcel 109, Lot 2)

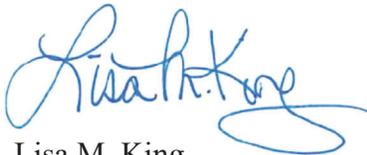
Dear Community Member:

Enclosed please find a copy of the Minutes for the Pre-submission Community Meeting held on July 10, 2025, relating to the above-referenced property. You are receiving the enclosed Minutes because you either attended the meeting (and provided your contact information) or you requested a copy. If your email address was also provided you will receive a copy of the enclosed Minutes by electronic mail as well.

Thank you for your interest in this project.

Sincerely,

OFFIT KURMAN, P.A.



Lisa M. King  
Paralegal

LMK  
Enclosure

**PRE-SUBMISSION COMMUNITY MEETING**  
**MINUTES**

**Subject Property:**

Twiggs Property  
12668 Triadelphia Road, Ellicott City, Maryland 21042  
(a/k/a Tax Map 22, Parcel 109, Lot 2)

**Meeting Date/Time:**

Thursday, July 10, 2025, at 6:00pm

**Attendees for Petitioner's Team:**

Jason VanKirk – Elm Street Development  
Taylor Faris – Elm Street Development  
Dave Woessner  
Dave Thompson – Benchmark Engineering  
William Erskine, Esq. – Offit Kurman, PA

The meeting began at approximately 6:05pm.

**W. Erskine:**

- Introduced himself and individuals attending the meeting on behalf of the Petitioner's Team.
- Explained the purpose of the Pre-submission Community Meeting ("PSCM"), and that an age-restricted adult housing ("ARAH") community is being proposed for the Subject Property.
- Described the requirements related to holding a PSCM, and noted that it is not uncommon that based on what is shared by the community the proposed concept drawing/plan (displayed) could be modified.
- Summarized the conditional approval use process.
- Pointed out the available Dept. of Planning & Zoning ("DPZ") prepared conditional use approval process summary, and the sign-in sheets and their purpose.
- Provided a description of an age restricted adult housing community:
  - at least one owner of the household must be 55 years old or older.
  - no one under the age of 18 years old may reside in the home for more than 90 days per calendar year, so there are no school children generated by this community.
  - restrictive covenants are recorded against each and every home in the community, restricting, for example, children under the age of 18 living in a home for more than 90 days per calendar year. Noting that if a violation of the covenants exists an individual homeowner or the homeowners' association or condominium association can pursue enforcement of the covenants; and for people that do not reside in the community but become aware of a violation, they are able to contact DPZ's Enforcement Division.

#### **D. Woessner:**

- Pointed out the concept drawing/plan and explained that throughout the development process many types of plans will be prepared, such as environmental concept plan, sketch plans, final plan, site development plans, etc.
- Described the Subject Property:
  - 26.5 acres, owned by the Twigg family;
  - pointed out the shape of the property on the displayed drawing/plan;
  - the site is predominantly wooded in the rear, and he pointed out environmental features in the back – small stream and small ponds, a steep slope that is less than 20,000 square feet;
  - the existing structures (homes and a barn) will be removed;
  - the property is zoned RR (rural residential), the proposal is for an ARAH conditional use.
- Described the proposed an ARAH conditional use/reviewed the displayed concept drawing/plan :
  - the proposed private road for this community will be designed to meet public road standards and it intersects with Triadelphia Road directly across from the existing Lakeway Drive;
  - trash collection and snow removal will be managed by the condominium association;
  - sidewalks will be located on both sides of the private road;
  - road widening is proposed along the front of the Subject Property for a lane/shoulder;
  - a 75-foot setback from the road is required and provided;
  - the required side yard setback is 40 feet, and we have proposed 244 feet on the northeast side and 330 feet on the southwest side (noted: the goal is to keep the units in the middle of the site, from Triadelphia Road you will essentially see the first two (2) houses) of the community;
  - pointed out the proposed trees/landscaping on the drawing/plan along the front and sides of the Subject Property and noted that some limited clearing of forest will be done;
  - single-family detached homes are proposed, with a footprint of approximately 40'x70', 2,800 square feet with two-car garages. The typical home will have two (2) or three (3) bedrooms;
  - the design of the homes is called Universal Design, i.e., designed for people who are aging in place – no step entry, wider hallways and doorways, lower light switches, larger bathroom spaces, etc.;
  - the community will have individual private wells and shared septic system; pointed out the well box provided for each house and the septic disposal area;
  - community building/clubhouse with parking, pathway system and benches;
  - stormwater management, bioretention facilities.

## Comments/Questions/Open Discussion

### **Several attendees expressed concerns and asked questions regarding the proposed water, septic and wells, such as:**

- how the proposed ARAH community will impact the surrounding homes' water/wells;
- what if you are not able to hit a well in the targeted area, potential for hydrofracking;
- the proposed number of houses/wells;
- what if a well for a home in this community goes dry in the future;
- who will be responsible for the maintenance of the water/sewer system;
- potential failure of the shared septic like at Cattail;
- the condensed layout of the homes, have you done any other developments like this with the houses clustered together as you are proposing?

### **Responses:**

- the community will have a shared septic system; Howard County requires that the system be reviewed and approved for compliance with COMAR regulations by the MD Dept. of the Environment ("MDE");
- the shared septic system is designed not to drain into anyone's well;
- the septic reserve area has already gone through a percolation certification plan process with the Health Dept., perc testing has been done, and we were able to achieve successful percolation to the point that justified the amount of drainage areas for the density we are proposing;
- continued analysis will be done in working toward obtaining the perc plan approval;
- studies have shown that a typical resident in a RR single family home generally uses approximately 100 gallons of water per day, and in typical ARAH homes it is closer to 60 gallons of water per day. The water usage drawn from the wells on this property will be less because they are age-restricted;
- the Health Dept. and MDE require thorough studies, testing and analysis on where we get water; draw down studies and other evaluations will be determined and conducted to make sure that we do not cause any adverse impact, and if that cannot be determined then our plan will not be approved;
- the bend in the proposed road (rather than it being straight) was done in order to keep wells away from the perc field;
- the condominium association for this ARAH community will be required to hire an MDE approved operator to provide ongoing operating and maintenance services for the septic system in accordance with the MDE approved plan;
- We have hydrofracked in the county to gain water before, and of those developments over the last 20 years and through the droughts over that time we have not heard of any wells going dry;
- If the MDE warrants it, we will do an analysis of the entire site of the aquifer, as part of our pump testing and that would become part of the approval process with the Health Dept. and MDE;
- the approximate footprint of the homes will be 40 x 70 and as required by the Health Dept. the well-box for each home is 30 x 50;

- the site is 26.5 acres, we are required to provide 13 acres of open space, and we are proposing to provide approximately 23 acres of open space, leaving the houses, road, sidewalks, pathways, etc. to take up about 3 acres;
- Every approved well will have alternative locations within the well box or three (3) specific locations approved by the Health Dept. as backup locations;
- If we are not able to get water for a certain number of wells (or shared wells) then the same number of houses are not able to be built – you cannot have a house without water.
- All rules/regulations for creating a well will be followed;
- The review process for shared septic system was recently changed to have MDE as the approving authority (which was not the case with Cattail and others), and the process is very detailed, and we will be required to meet all of their regulations in order for them to sign off on our plans. Continued construction oversight by both MDE and CID is required. 12 months of continued operations with at least 80% occupancy is required prior to final acceptance of the facility.
- We have not personally developed an ARAH community using shared septic but there is currently a project in the county that is a similar design/concept, off of Lime Kiln Road. The community is called Maple Highlands; We have developed market rate communities with shared septic systems in Howard County.

**A number of concerns were raised and questions asked regarding whether there is a need for an ARAH community at this location, such as:**

- there is “nothing out here for them,” there is no shopping, doctors, dentists, etc. that the residents can walk to;
- Triadelphia Road being a two-lane road, in a rural area;
- the existing community is made up of families, children, people of all ages, etc. - age-restricted is not appropriate and compatible with the existing community;
- the proposed community is going to be isolated from the surrounding community with their own condominium association, the additional landscaping/tree plantings proposed (hiding it like a prison);
- the community will be an eye sore until the newly planted trees mature; etc.

**Responses to comments and questions:**

- Howard County’s General Plan’s housing plan notes a need for housing for the aging population;
- we have found in ARAH communities, the buyers in large part are Howard County residents with children/grandchildren in the area and they want to stay in the area but downsize and have additional maintenance services;
- “downsizing” meaning that the resident will have single floor living, it may or may not also be downsizing in square footage from their previous home, the homes will still have additional bedrooms for guests/visitors/out of town family, etc., but eliminating outdoor maintenance, etc. effectively they will be able to lock and leave more easily than a traditional single-family home;

- the proposed ARAH community will have a condominium association which will be responsible for the outdoor property maintenance, such as landscaping, lawn maintenance, snow removal, etc.;
- ARAH community vs. Continuing Care Retirement Community (“CCRC”), the ARAH is for residents 55-years-old and older, who may no longer want to have a single-family home, the extra maintenance, and would like certain aging in place features, etc.; whereas a CCRC is retirement community that is set up to provide different levels of continuing care;
  - This is an age restricted community for the active adult, not a continuing care retirement community or assisted living.
  - Howard County requires us to make sure the project is harmonious with the existing neighborhood, and as part of that larger buffers are provided.
  - we have not prepared tree planting charts at this point, but trees planted for landscaping requirements are generally 8-10 feet tall for deciduous trees and evergreens are typically 6+ feet.

**A number of concerns were raised and questions asked regarding the reasoning behind proposing an ARAH community versus building standard single-family homes, such as:**

- what will be the sale price of these homes;
- the effect on the surrounding community’s property values;
- how are the residents going to contribute to the community when 55+ communities pay very low taxes, receive tax breaks for purchasing homes, etc.;
- many attendees complained and opined that the developer is motivated by profit and money.

**Responses to concerns and questions:**

- The zoning for the property can also be developed with 13 market rate single family one acre lots in the cluster design, but it is our determination that the market is more in need of ARAH than 13 single family homes;
  - the market will determine the sales price of the proposed homes, currently there are other age restricted communities open for sale in the county with single family homes that are in the \$1-\$1.1 million range;
  - seniors can apply for a reduction in taxes, but I believe it is miniscule and is only available to individuals that are below a certain income threshold and homebuyers for this community at this price point would likely not be eligible;
  - These homeowners will pay property taxes and (it is likely at this price point they will have the required minimum withdrawal for income) probably county income taxes as well;
  - they do not consume the resources that families with children do, with approximately 60% of the county’s budget going to the school system and the proposed development will not contribute any students.

**Questions were asked and concerns were raised regarding the ARAH community rules, construction period, such as:**

- how long the community will remain age-restricted;
- potential that in 10 years you will come back again and rezone to fill in the rest of the property, the Howard County population demographics will change/decline in coming years, etc.;
- does the condominium association or the individual resident own the house and/or the land, etc.;
- if you receive approval for this how long will this take to be built; etc.
- what will be the construction materials of the homes, etc.;
- will there be senior buses/transportation vehicles, causing Triadelphia Road to have to be widened, shoulders added to accommodate that sort of thing?

**Responses to questions and concerns:**

- the age restriction would remain in place forever, in perpetuity;
- the Subject Property is zoned RR-DEO, and this conditional use is not a rezoning, the property remains zoned RR-DEO. A conditional use over the property receives an approval from the Hearing Examiner, and the Hearing Examiner's Decision and Order is the law for the use of the property;
- the condominium regime has not been designed yet, but typically the homeowner owns their house but when they step outside that is the condominium's property;
- for this community, the homeowners would likely own the home and a bump out for their rear yard and well box;
- the approval process will take a few years before we can begin construction, then construction would take approximately a 2–3-years;
- We have not selected a builder for this project yet, but we will have control over the architectural details and will present that to the Design Advisory Board. Our main goal is to use high quality products that are as maintenance free as possible for the homeowners.

**Concerns and questions were raised regarding existing environmental features, such as:**

- landscaping, tree removal, existing ponds, etc.;
- the current condition of the property could be considered a junkyard – will there be an environmental investigation as to ground contamination;
- the developments impact on wildlife;
- noticed tags on trees, what trees will be cleared; etc.
- stormwater runoff, stormwater management, flooding, etc.;

**Responses to concerns and questions:**

- the existing ponds on the property are what we refer to as farm ponds, they are unpermitted and when a property comes into the development process, the soil conservation district requires any unpermitted farm pond to be drained or completely rebuilt (typically into a stormwater management facility like you may have seen in other communities);

- in this area of the county the predominant rule for stormwater is to treat for quality; and we have proposed smaller ponds placed around the community that are bioretention, or if we intersect with groundwater in that area, it could be a submerged gravel wetland;
- our consultants are preparing a water resource report and a forest conservation report, and when we make our submission to the county those reports will be available;
- an environmental phase one study is underway, if any recognized environmental conditions are found and they reach a certain level, then further investigation will be required and a phase two environmental site assessment report prepared. If any contamination is found, we will have to clean it up with environmental consultants and oversight by MDE and others;
- the tags on trees are because we are required to identify every tree on the property that are 24 inches in diameter or greater, and we have to determine the type of tree it is, whether it is healthy, etc. and provide that information to the county and identify where we intend to clear.
- pointed out on the displayed plan the area where the proposed tree clearing will be on the displayed plan, noting that the proposed limited amount of tree removal will not cause a need for reforestation;
- with regard to stormwater, we are required to capture, treat and then release it in a safe way.

**Questions were asked and concerns were expressed regarding:**

- increased traffic, road safety, etc.;
- lighting plan;
- natural gas and solar collectors for the community; etc.

**Responses to questions and concerns:**

- we are required to analyze Triadelphia Road in both directions, and make sure there is adequate sight distance and braking sight distance;
- a traffic impact study will be prepared and submitted to the county for review and approval;
- we are proposing to add a widening lane and shoulder along the front of the property, so that when people are pulling on and off Triadelphia Road for this community it will be safer;
- the intention for the lighting of this community is to stay consistent with the surrounding community, we envision most of the lighting to be from the individual houses, such as porch lights, etc.; if something in the traffic approval or something else that requires us to put in any lights somewhere in the community we will do so but the lighting fixtures would include down shading so that it would light the area necessary but not adversely affect the neighbors;
- there is no natural gas in this area and there is no plan for that; the building code that was recently adopted by the County Council is going towards being fully electric, and I am sure that will be at play here, the other energy system that could be used is propane.
- The homes can have rooftop solar on them if the owner chooses, the condominium association cannot oppose it.

**Miscellaneous questions and comments:**

- how can we ask additional questions after this evening's meeting;
- where do you get your data for the wells, water usage and how much water a well needs to produce, traffic, etc.;
- how many developments has Elm Street Development done in Howard County;
- I did not see a for sale sign on the property; how did you find out about it?

**Responses to questions and comments:**

- we are happy to stay and answer additional questions;
- Questions can be submitted to Mr. Erskine and can be incorporated and responded to in the minutes;
- Once the minutes have been completed, additional questions should be directed to DPZ;
- the Health Department has records and data regarding existing wells, etc.;
- MDE and the Howard County Health Department require what they deem necessary for well water generation/gallons per day, approval of wells is based on the regulations;
- the Institute of Transportation Engineers (ITE) Trip Generation Manual is used to compute average daily trips in our traffic impact study;
- Jason Van Kirk named and described many Elm Street Development Howard County projects – Meadow Springs, Bethany Glen, Wellington Farms, Walker Meadows, Willow Creek, Kerger pond, etc.;
- the owner had a real estate agent and land related real estate agent who listed the property on the multiple listing service.

The meeting ended at approximately 8:10pm.

**Additional Comments and Questions were received after the meeting and have been compiled below. In addition, copies of the written correspondence or emails are attached to these minutes:\***

\* Note: After the community meeting, the Petitioner received written questions and comments from members of the community. To the extent that the Petitioner is able to answer those questions, the answers are set forth below. With respect to several questions, the Petitioner is not able to provide answers at this early stage of the approval process. Typically, such information when required is developed during later stages of the approval process, such as during the subdivision and/or site development plan approval stages. In the event such information is developed and becomes available to the Petitioner, it will be submitted to the approval agencies including the Howard County Department of Planning and Zoning; and when required the Maryland Department of the Environment. Once submitted, these materials are available to the public upon request directed to the approval agencies.

**Question/Comment:** The proposed plan shows a total of 27 individual wells (including a well for the Clubhouse) all within a relatively small area of approximately 3 acres beginning approximately 100 feet from Triadelphia Road. Does the developer intend to use every possible means available, including hydro fracking (possibly with chemicals), deep well digging (600 ft. or more), water storage tanks, etc. to achieve the minimum gallons per minute (gpm) yield requirement for all 27 wells?

**Response:** The Petitioner intends to follow the Howard County Health Department and MDE regulations. At this early stage, it is not possible to know the depth of the wells or whether hydrofracking will be utilized. In addition, while the homes, community center, and the private roadway are proposed to be located centrally on the Property, covering an area of approximately three (3) acres, the location of the individual wells may be disbursed over other areas of the Property. The exact location of individual wells cannot be determined at this time.

**Question/Comment:** Does the developer intend to have 2 or more individual residential units (units) using a shared well, in the event some designated well locations do not yield the minimum gpm requirement?

**Response:** At this early stage, the Petitioner's preference and intention is to utilize 27 individual wells. It is possible; however, that this intention could change in the future and one or more shared wells could be utilized.

**Question/Comment:** As you are no doubt aware, hydrofracking and drilling of 27 wells in such a relatively small area can negatively impact nearby existing wells by reducing or eliminating gpm yield, reducing drinking water quality and even contamination of groundwater and surface water. What will the developer do to compensate us if our well-gpm yield is reduced, eliminated, or our water quality is degraded due to the construction of, and subsequent use of the proposed 27 wells on those 3 acres located directly across the street from our home? Our well is in the front of our home, 75' from Triadelphia Rd.

**Response:** Respectfully, the premise of this question is not accurate. The Petitioner intends to follow all Health Department and MDE requirements to ensure that the proposed community will not have any adverse impact on nearby existing wells. In addition, the proposed community will utilize monitoring wells, as required by MDE, that will establish the existing baseline water quality as well as water quality in the future.

**Question/Comment:** What will the developer do to compensate us if the large proposed shared septic system leaks and contaminates our well or the soil on our property?

**Response:** As stated above, the Petitioner will follow all Health Department and MDE requirements to ensure that the proposed community will not have any adverse impact on nearby existing wells. In addition, as indicated, the proposed community will utilize monitoring wells, as required by MDE, that will establish the existing baseline water quality as well as water quality in the future. These safeguards will ensure that the proposed community will not have any adverse impact on nearby existing wells.

**Question/Comment:** What measures/equipment/techniques will the developer make/use/employ to ensure the gently/softly bringing down of any trees rather than just dropping them from where cut (especially the large/heavy ones along the front of the property where our home is in close proximity) and potentially damaging our foundation as a result of the impact? What will the developer do to compensate us if in the process of cutting down any trees on the property of the proposed development, the impact of the trees hitting the ground causes damage to our foundation?

**Response:** The industry standards of care for tree removal will be utilized by professional contractors. These standards will ensure that no harm or damage to adjacent properties will occur during the removal of any trees on the property.

**Question/Comment:** Who do we sue when the developer may be long gone and any of the negative impacts mentioned above occur? Its common knowledge that HOAs and Condo Associations are typically comprised of homeowners, who are often not well-informed, equipped, financially or even legally capable of handling any such serious situations, especially when the problems extend beyond their own development.

**Response:** In Petitioner's experience, the premise of this question is simply not accurate. While it is true that HOAs and Condo Associations are typically comprised of homeowners, it has been Petitioner's experience that in Howard County homeowners at this price point are very educated, well-informed and well equipped. Further, the typical Howard County residents likely to occupy these homes at this price point are very financially and legally capable of handling serious situations - whether such situations relate to matters within the community or elsewhere. The residents of this community will also have professional condominium association management in place that will oversee the proper maintenance, both physically and financially, of the community.

**Question/Comment:** Would the proposed development allow rentals?

**Response:** It is the Petitioner's preference that this Age-Restricted Adult Housing community be a for-sale community. Individual owners are of course permitted to rent their homes should they choose.

**Question/Comment:** We look forward to receiving a copy of the 7/10 meeting Minutes, including our follow-up questions listed above, your answers to same, and all signing/attendance sheets completed by the interested parties who attended this meeting (with their contact info) as promised to several individuals when same was requested by them at the end of the meeting.

**Response:** These minutes, together with the enclosed attachments, are being provided to all persons who attended the pre-submission community meeting and provided their contact information on the attached Sign-In Sheet. In addition, these minutes and attachments have been provided to all persons who have requested to receive a copy.

**Question/Comment:** The total size of the real property located at 12688 Triadelphia Road (the Property) vs. the size of the potentially developable area within it.

(a.) The rendering provided at the meeting states the Property has a 'gross area' of 26.5 acres of which 0.1 acres appears to be netted out of the 'gross area' for a 'net area' of 26.4 acres.

**Response:**  $26.5 - \text{Flood Plain } (0.1) - \text{Steep Slopes } (0) = 26.4 \text{ acres}$

**Question/Comment:** Is 'net area' the term the developer is using for 'net acreage' in the zoning regulations?

**Response:** Yes, that is correct.

**Question/Comment:** (b.) How does the developer account for (*i.e.*, net out) wetlands, stream buffers, forest, and other features that may not be developed on the Property ('net area')? Or is it the developer's contention that none of these features exist other than the 0.1 acres noted?

**Response:** The Zoning Regulations define "Net Acreage" as Gross Acreage minus Steep Slopes minus Flood Plains.

**Question/Comment:** 2. During the Meeting, the development group described two "farm ponds" on the Property that the developer plans to backfill. These were indicated as the two ponds seen in arial photos near the rear of the Property by the stream.

(a.) Has DNR, MDE, and/or the Army Corps of Engineers determined that these two ponds are not part of regulated wetland, intermittent streams, headwaters of the adjacent stream / the Middle Patuxent River system, or other, such that these ponds are allowed to be backfilled?

**Response:** At this early stage of the process, no determinations have been made by the above referenced agencies in regard to the removal of the ponds. The Petitioner will however adhere to all state and local regulations pertaining to pond safety. If removal is determined by the reviewing agencies to be the preferred treatment, that process is NOT backfilling the pond. It is the removal of the dam creating the pond and proper stabilization of the entire area.

**Question/Comment:** (b.) Has DNR, MDE and/or the Army Corps of Engineers determined that the backfilling of the ponds will not impact downstream water quality?

**Response:** At this early stage of the process, no determinations have been made by the above referenced agencies in regard to the removal of the ponds and potential impact to downstream water quality. The Petitioner will, however, adhere to all state and local regulations pertaining to impacts on downstream water quality. The above referenced agencies will review the construction plans and evaluate potential impacts on downstream water quality once they have been submitted. As stated in the previous answer, removal of the pond is not backfilling the pond, but instead removal of the dam creating the pond.

**Question/Comment:** 3. The rendering shows a 2,800 sq. ft. dwelling. During the Meeting, brief but confusing mention was made by the developer of 3,200 sq. ft. Is it planned that there is an option for a larger structure than 2,800 sq. ft. If so, would the ground level footprint of the house be expanded, or would that mean multi-level living?

**Response:** The builder has not been selected at this early stage in the process. Having said that, typically the houses all appear as two (2) story homes. The interior floor plan has a large bedroom, kitchen, and full bath all on the first floor. Homeowners may choose to finish the upstairs space to add another one or two bedrooms and a full bath. If they choose not to finish the upstairs, this area will be unfinished attic space. Homeowners may also choose to finish the basement area of the home, which would increase the livable square footage of the home without

changing the footprint of the home. Additionally, homeowners have the option of selecting an extension to the rear of the house (both levels - typically 4', but this can vary based on the selected builder).

**Question/Comment:** 4. Please provide more information about the proposed distance between and depth of the potable wells:

(a.) What is the distance between each of the proposed 26 potable wells?

**Response:** The distance between the wells has not been determined at this early stage of the approval process. Please note that the Concept Plan depicts conceptual well locations. The final location of the wells is dependent on field conditions. We have the ability to move the wells within the well box depicted on the plan. We can also move well boxes to other locations on the property as needed. Depths of the wells will be determined during the well drilling process.....going to a depth that allows acceptable well yields.

(b.) Is the developer planning to drill all 26 wells to share same source aquifer? If not, please explain.

**Response:** The depth of the wells and whether they will share an aquifer cannot be determined at this early stage of the approval process.

(c.) Who else in the neighborhood shares that aquifer?

**Response:** As indicated above, the depth of the wells and whether they will share an aquifer with other nearby wells cannot be determined at this early stage of the approval process. This is reviewed and approved by MDE.

**Question/Comment:** Is there a way to propose a way to keep the land for use of playgrounds or a park that can be for use of the residents nearby. Kinda what was promised to the people who originally bought lake way. A shooting range, dirt bike track, mechanic shop where kids can learn to work on cars. Something besides more people and problems. Columbia should have been a lesson.

**Response:** The Petitioner is proposing to develop an Age-Restricted Adult Housing community only.

**Question/Comment:** According to the drawing presented at the meeting, perimeter tree planting is planned along roughly two-thirds of the property line. I request that this planting continue uninterrupted to the end of the planned septic field. I ask that this planting use conifers or similar evergreens to provide year-round visual screening.

**Response:** The Petitioner is very open to discussing landscape options with adjoining property owners. All plantings will be done in compliance with the Howard County Landscape Manual. With county approval, alternative landscaping proposals may also be utilized.

**Question/Comment:** The proposed shared septic field lies very close to our well. I'm requesting detailed Howard County Health Department documentation on the percolation testing and soil evaluation, including:

- Perc rates, water table depth, and soil classifications
- Failed or nearly failed test pits
- A copy of the Perc Certification Plan

Please also explain in detail how the shared septic system will function and what backup contingencies are planned. If the system has a 30–50 year expected lifespan, what long-term plan is in place for eventual replacement or failure?

**Response:** The at this early stage of the approval process, the requested information has not been finalized. Once it is finalized, it will be submitted to MDE and Howard County Health Department. Once submitted, this data is public information and can be obtained directly from MDE. In terms of operation of the shared system, wastewater from each home will gravity flow to a low point on the Property. There it will be treated. After treatment, the treated effluent will be pumped uphill to a point near the highest elevation of the septic disposal area. From there, the treated effluent will gravity flow through a series of drainpipes where it will gradually infiltrate into the soils. Once it has infiltrated into the soil, the treated effluent will be digested by naturally occurring microbes in the soil. The shared septic system is designed with two (2) back up septic disposal areas for potential future use in the event the initial septic disposal area fails to function properly. Monitoring wells will also be in place to provide ongoing data that will confirm the system is working properly.

**Question/Comment:** What is the plan in the event of a grinder pump failure during a power outage? Please clarify how sewage will be managed without power.

**Response:** Individual homes will not have grinder pumps, but will gravity flow to the treatment facility. The main pump at the treatment facility will have a generator to provide backup power in the event of a power interruption. In addition, the treatment facility will have storage capabilities which will allow the system to continue to receive wastewater during a power outage.

**Question/Comment:** Where will the septic field's observation ports be located? If they are along the shared property line, I request that the distribution box be repositioned farther away so ports may be located elsewhere, such as along the tree line.

**Response:** The shared septic system has not been designed at this early stage in the process. The system will be designed at a later stage in accordance with MDE regulations. The location of observation monitoring wells has not been determined at this time.

**Question/Comment:** Will the developer be installing any groundwater monitoring wells? Regarding well supply and drawdown, I request that a baseline assessment be performed on my private well before construction begins, including flow rate, static water level, and recovery rate.

**Response:** The Petitioner's requirements are to have one or more monitoring wells on the Property and to perform base line assessments at well location(s) on site.

**Question/Comment:** Our property includes a spring-fed pond located downhill from the proposed development. What measures will be taken to prevent stormwater runoff, sedimentation, or septic seep from impacting the pond? Also, to avoid future disputes or encroachments, I ask that the developer install a physical barrier such as fencing or dense plantings to discourage access and protect both parties.

**Response:** Stormwater will be treated on site and conveyed safely off site in accordance with the storm water management regulations. At this early stage in the approval process, a decision regarding the need for physical barriers or dense plantings in the vicinity of the ponds has not been made. However, as previously stated, the Petitioner is very open to having discussions with adjoining property owners regarding the design of the landscaping plan.

**Question/Comment:** A rare, barred owl inhabits trees slated for removal near the planned septic field. I ask that the developer work with appropriate environmental professionals to preserve this habitat or coordinate responsible relocation.

**Response:** The proposed community has been designed to minimize the clearing of trees and disturbance to animal habitat. The Petitioner will adhere to the Howard County forest conservation regulations.

**Question/Comment:** Please ensure that outdoor lighting from homes, streetlights, and vehicles be minimized and directed downward or otherwise configured to avoid spillover.

**Response:** In accordance with the regulations, on-site lighting will be designed to avoid light trespass onto adjacent properties.

**Question/Comment:** Will a nitrogen balance study be performed as part of the septic design review? Please notify the community of the results of this and any other relevant tests performed by the County, MDE, or DPW.

**Response:** A nitrogen balance study will be performed at a later stage of the approval process. The results of this study will be provided to MDE. Once submitted, this information is available directly from MDE upon request.

**Question/Comment:** Please notify the community of all project handoffs to MDE, DPW, or other agencies, including contact names and numbers where possible.

**Response:** The Petitioner will provide notice to the community as required by the applicable regulations. Persons interested in the status of the approval process should contact the approval agencies directly. All plan submissions and agency review comments are public information.

### **Fundamental Legal Problem**

Our primary concern is that this application appears to violate basic Howard County zoning law. The property is currently zoned RR-DEO (Rural Residential - Density Exchange Option), but Howard County Zoning Regulation Section 131.0.N.1.a specifically states that conditional use permits for age-restricted adult housing may only be granted in R-ED, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, or R-APT districts. Notice that RR districts are not included in this list.

This is not a minor technicality. The county has deliberately created specific zoning districts for senior housing, including the R-SI (Residential: Senior-Institutional) and PSC (Planned Senior Community) districts. The exclusion of RR districts from conditional use eligibility appears to be intentional policy to preserve rural character.

If the developers wants to pursue this type of housing, they need to first seek rezoning to an eligible district. The current application seems to be attempting to bypass this requirement, which we believe is improper.

**Response:** Regarding the alleged “Fundamental Legal Problem,” the community has been misinformed. Howard County Zoning Regulation, Section 131.0.N.1.a clearly states that Age-Restricted Adult Housing can be approved as a conditional use in the RR District. Conditional uses in the RR District are subject to the detailed requirements for conditional uses given in Section 131.0 for the list of permitted conditional uses, refer to the chart in Section 131.0.

### **Question/Comment: Standing and Notification Issues**

As property owners directly adjacent to and affected by this proposed development, we have clear legal standing to oppose this application under Section 131.0.B.3 of the zoning regulations. However, we are troubled that many neighbors who should have received notification of the July 10th pre-submission meeting did not receive proper notice as required by Section 131.0.F.1. This raises questions about whether the notification process complied with county requirements.

**Response:** All required notifications were properly provided. Only properties that directly adjoin the subject property are required to be notified by first class mail. #12631 Golden Oak does not directly adjoin the property and therefore it was not required to be notified by mail. Notice to the general public was provided by posting the property three weeks in advance of the community meeting with a prominent sign located directly adjacent to Triadelphia Road in clear view of passersby. Notice was also provided on the Howard County website.

**Question/Comment: Environmental and Infrastructure Concerns**

The Triadelphia Road area relies on individual wells and septic systems, and we have serious concerns about the environmental impact of adding 26 new housing units to this infrastructure. Regarding water supply, the steep topography of the subject property will likely require deep wells and possibly hydrofracking to achieve adequate yields. We are concerned about potential interference with existing neighborhood wells. Several of our neighbors have already experienced well problems over the years, and additional demand on the groundwater system could exacerbate these issues. Maryland Department of Environment regulations under COMAR 26.04.02 require demonstration that new wells will not adversely affect existing wells.

**Response:** This concern has been addressed in the responses provided above. Be assured that we will comply with all COMAR regulations.

**Question/Comment:** For wastewater treatment, a development of this size would likely require a community septic system. We are aware of problems with similar systems in other parts of Howard County, including reliability issues at a development near Cattail Creek Country Club. Community septic systems also require ongoing maintenance and oversight that may not be adequately planned for.

**Response:** We will design our shared septic system in accordance with the latest standards and regulations required by MDE. The shared septic system will also be maintained by competent licensed contractors hired by the condominium association in accordance with MDE requirements.

**Question/Comment:** The property has significant slopes that will require extensive clearing and grading. This will alter natural drainage patterns and could increase stormwater runoff onto neighboring properties. The Maryland Forest Conservation Act requires protection of steep slopes and other environmental features, and we question whether this can be achieved while accommodating 26 housing units.

**Response:** We have identified steep slopes as defined by 25% slope or greater over 10 vertical feet. We do not impact these areas. Clearing will be done to a minimum in accordance with the Howard County Forest Conservation Act. We anticipate that we will not clear below the threshold established in the forest conservation ordinance. If any reforestation is required, it will be done on site. As stated at the pre-submission community meeting, all proposed impervious run-off will be properly treated for stormwater management in accordance with the regulations. The design of which will be reviewed by Howard County DPZ.

**Question/Comment: Traffic and Rural Character**

Triadelphia Road is a narrow, winding rural road that was never designed for the traffic that would be generated by 26 additional housing units. We are concerned about both safety and the impact on the rural character that attracted us to this area in the first place.

**Response:** Triadelphia Road is a designated major collector roadway. The conditional use regulations provide that an age-restricted adult housing community can be located on a minor collector roadway or higher classification. Triadelphia Road exceeds the requirements. We will be performing traffic studies to determine the operating speeds of traffic on Triadelphia Road and a sight distance analysis will be performed to determine that safe ingress and egress conditions exist. Once completed, this study will be submitted to DPZ and will be available to the public upon request.

**Question/Comment:** The proposed development is completely out of character with the surrounding area. There are no similar high-density developments on Triadelphia Road or nearby roads like Ten Oaks, Folly Quarter, Rosemary, or Homewood. The area is designated as Rural West in the county's planning documents, which emphasizes low-density development and open space preservation. Howard County Zoning Regulation Section 131.0.B.1 requires that conditional uses be "in harmony with the land uses and policies in the Howard County General Plan." We believe this proposal fails that test.

**Response:** The Petitioner believes that the design of the proposed community and the architecture of the proposed homes is in harmony with the character of surrounding homes. The proposed single family detached homes are very similar to other single family detached homes in the area. The proposed homes are also similar to other nearby homes in terms of square footage and height. Moreover, the design of the community utilizes significant setbacks that exceed the required setback by 500-800 percent. Increased setbacks are an acceptable means of addressing the harmony issues if they did exist. Finally, the design of the community proposes significant screening to be provided by new landscaping and existing wooded buffers.

**Question/Comment: Property Values and Community Impact**

We purchased our homes with the reasonable expectation that the surrounding area would remain rural residential in character. The introduction of a 26-unit age-restricted development would fundamentally change the character of our neighborhood and likely impact property values.

**Response:** The Petitioner does not believe that the proposed community will negatively impact home values in the area. The proposed homes will sell for in excess of \$1,000,000. The community will not diminish the value of homes in the area.

**Question/Comment: Process and Transparency Concerns**

We request that all documentation related to this proposal be made available to the public, including meeting minutes, environmental studies, traffic analyses, and engineering reports for water and septic systems. We also request that our objections be made part of the official record and that we receive notification of any formal applications or hearings related to this property.

**Response:** Documentation related to this proposal is available to the public upon request made directly to DPZ or MDE. The Petitioner will submit these minutes containing the concerns and objections expressed by community members. These minutes will become a part of the public record. The Petitioner will also provide notice of the submission of the initial plan to all persons who either provided their contact information on the Sign In Sheet, or provided their contact information to the Petitioner by email or correspondence. The Petitioner will also provide notice of the initial public hearing date as required by the regulations. Written notice of the hearing date will be mailed to adjoining property owners only. The Property will be posted with a prominent sign providing notice of the date of the initial hearing. Interested persons should also check the Howard County website for updates on the scheduling of hearings.

**Question/Comment: Legal Precedent**

Howard County has a history of zoning disputes, including the 1974 case Iverson v. Zoning Board, which involved challenges to inappropriate zoning changes. We believe this proposal presents similar issues of improper land use intensification that conflicts with established zoning policy.

**Response:** For the reasons stated above, the Petitioner believes that the proposed community is very compatible, and in harmony with the character of the area.

**Question/Comment: Requested Actions**

We respectfully request that you:

1. Acknowledge the fundamental legal problem with seeking conditional use approval for age-restricted housing in an RR district, where such use is prohibited by Section 131.0.N.1.a.

**Response:** This misinformation has been addressed.

**Question/Comment:** Conduct comprehensive environmental impact assessments, including hydrogeological studies on well interference, septic system analysis, and stormwater management review.

**Response:** All requirements of the subdivision regulations and Howard County Code will be met.

**Question/Comment:** Ensure proper notification to all affected residents as required by county regulations.

**Response:** To date, all proper notifications have been provided. Individuals who signed the sign-in sheet will receive copies of these minutes and notification when the initial plan is submitted. In addition, written notice of the initial date of the conditional use hearing will be provided to adjoining property owners. A hearing notice sign will also be posted on the subject property.

**Question/Comment:** Provide complete transparency by making all studies, plans, and documentation publicly available.

**Response:** Again, this information becomes a part of the public record once it is submitted to DPZ. This information can be requested by contacting DPZ or MDE.

**Question/Comment:** Consider withdrawing this application and pursuing appropriate rezoning if the developers wish to continue with this type of development.

**Response:** The Petitioner intends to move forward with the proposed plan as a conditional use under the existing zoning.

**Question/Comment: Community Organization and Legal Action**

Our community is organizing to oppose this development through all available legal channels. We are prepared to participate in public hearings before the Howard County Hearing Examiner, file appeals if necessary, and pursue other legal remedies to protect our neighborhood.

We have researched the applicable laws and believe we have strong grounds for opposition based on zoning violations, environmental concerns, and procedural issues. We hope these matters can be resolved without lengthy legal proceedings, but we are committed to protecting our community's interests.

**Response:** The Petitioner believes that the proposed Age Restricted Adult Housing community fully complies with all laws and regulations and will be a benefit to the surrounding community.

See attached correspondence received from community members.

PRE-SUBMISSION COMMUNITY MEETING

Thursday, July 10, 2025, at 6:00pm

Twigg Property

12668 Triadelphia Road, Ellicott City, Maryland 21042

(a/k/a Tax Map 22, Parcel 109, Lot 2)

NAME	ADDRESS	E-MAIL
Susan and Chris Euteneuer	3501 Garratt Court Ellicott City, MD 21042	euteneuer@ verizon.net
Kathy and Alex KIRN	12631 Golden Oak Dr. Ellicott City MD 21042	KKIRN12@gmail. com
Hannah Park	12649 Triadelphia Rd. Ellicott City, MD 21042	hannahpark49@ gmail.com
Donna Weaver	3718 Park Overlook Ct. EC, MD 21042	DonnaWeaver homes@gmail. com
JAMES & PATRICIA HAGAN	12646 GOLDEN OAK DR EC, MD 21042	HAGAN PR HAGAN PR @ VERIZON.NET
Lav Gandhi;	12685 Golden Oak Dr. Ellicott City, MD 21042	lgandhi@ellicott group.com
Julia + Harvey Arnold	12652 Golden Oak Dr Ellicott City MD 21042	harnold2@gmail.com
Nicole Rosewag	12755 Triadelphia Rd EC. 21042	nicolerosewag@gmail.com
Diane Miller	3509 Lakeway Dr. Ellicott City, MD 21042	ladydi3509 @ verizon.net

A

PRE-SUBMISSION COMMUNITY MEETING

Thursday, July 10, 2025, at 6:00pm

Twigg Property

12668 Triadelphia Road, Ellicott City, Maryland 21042  
(a/k/a Tax Map 22, Parcel 109, Lot 2)

NAME	ADDRESS	E-MAIL
NIRMAL KEDIA	12607 GOLDEN DAK DR ELLICOTT CITY, MD 21042	NKEDIA@OFFICENSE.COM
ANN KEDIA	12607 GOLDEN DAK DR ELLICOTT CITY, MD 21042	ANNKEDIA@GMAIL.COM
Trum Soule	13091 Williamfield Dr Ellicott City, MD 21042	trumsoule@hotmail.com
Renee King	12633 Fawn Run Ct. Ellicott City, MD 21042	renee.tirocchi@gmail.com
CHARLES KING	12633 FAUN RUN CT ELLICOTT CITY MD 21042	CHADKING156@verizon.net
Van Beall	3705 Park Overlook Ct Ellicott City, MD 21042	sharethedream@prodigy.net
Ted Ludickie	12710 Triadelphia Rd Ellicott City, Md 21042	tudickie@yhc00.com
Gwen Sivirichi	3580 Scheel Dr Ellicott City MD 21042	gwendolyn.stanko@gmail.com
John Kowalczyk	3297 Rosemary Ln West Friendship, MD 21799	jkpyha@gmail.com

PRE-SUBMISSION COMMUNITY MEETING

Thursday, July 10, 2025, at 6:00pm

Twigg Property

12668 Triadelphia Road, Ellicott City, Maryland 21042  
(a/k/a Tax Map 22, Parcel 109, Lot 2)

NAME	ADDRESS	E-MAIL
Brian Brzezicki	3299 Rosemary Ln W. Friendship MD 21794	brianbe paladingrp.com
Kathleen Brzezicki	3299 Rosemary Lane West Friendship MD 21794	Kpensy1 <del>Kpensy1</del> @yahoo.com
MALIKA ABBAS	3701 BLACKBERRY LN ELLICOTT CITY, MD 21042	MALIKAZ5@YAHOO.COM
Becky Merrill	3518 Lakeway Dr Ellicott City, MD 21042	beckymerrill@mac.com
Tina Bralley	12693 Triadelphia Rd. Ellicott City, MD 21042	TMBRALLEY@GMAIL.COM
JAMES LAZARIS	12851 TRIADELPHIA RD ELLICOTT CITY, MD 21042	JLAZARIS@GMAIL.COM
Gerard Boarman	13141 Benson Estates Ct. Ellicott City MD 21042	gboarman@hotmail.com
PATRICK HYATT, MD	12649 GOLDEN OAK DRIVE ELLICOTT CITY, MD 21042	hyatt.p@gmail.com
Cathleen + Michael Maloney	3624 Lynway Ct. Ellicott City MD 21042	cathleenmaloney @gmail.com

PRE-SUBMISSION COMMUNITY MEETING

Thursday, July 10, 2025, at 6:00pm

Twigg Property

12668 Triadelphia Road, Ellicott City, Maryland 21042

(a/k/a Tax Map 22, Parcel 109, Lot 2)

NAME	ADDRESS	E-MAIL
Rick & Gia Yannone	12630 Golden Oak Dr. Ellicott City, MD 21042	gia.yannone@gmail.com
Giovanni & Amada Medoro	3537 Lakeway Dr. Ellicott City, MD 21042	mcamonda04@yahoo.com



PRE-SUBMISSION COMMUNITY MEETING

Thursday, July 10, 2025, at 6:00pm

Twigg Property

12668 Triadelphia Road, Ellicott City, Maryland 21042

(a/k/a Tax Map 22, Parcel 109, Lot 2)

NAME	ADDRESS	E-MAIL
Howie Fraga	3807 Walt Ave Dr Ellicott City MD 21042	Howie@messy actesterm.com
Greg Tralka	3305 Rosemary Lane West Friendship MD2174	@tralka@ gmail.com
Sharon + Bill BARNETT	12700 Triadelphia Rd Ellicott City, MD	E. Sharon Barnett @yahoo.com
CAROLYN & HENRY SCHRAMM	3526 LAKEWAY DRIVE ELLICOTT CITY, MD 21042	hhschramm@aol.com
Bob and Mary Marchegiano	3533 LAKEWAY DR ELLICOTT CITY MD 21042	bob and mary - marchegiano? yahoo.com
Ellen Nibali	3452 Rosemary La. W. Friendship, MD 21744	knibali@gmail.com
Jasmine Kyle William Timlin	12673 Triadelphia Rd ELLICOTT CITY MD 21042	Jasmine-kyle@yahoo.com leotimlin@yahoo.com
Tom Hilton	3538 Lakeway Drive Ellicott City, MD 21042	thilton445@ gmail.com
Gene Handler	12725 Triadelphia Rd Ellicott City MD 21042	blueetherhave@ yahoo.com

(B)

PRE-SUBMISSION COMMUNITY MEETING

Thursday, July 10, 2025, at 6:00pm

Twigg Property

12668 Triadelphia Road, Ellicott City, Maryland 21042  
(a/k/a Tax Map 22, Parcel 109, Lot 2)

NAME	ADDRESS	E-MAIL
Wendy Feaga	13151 Triadelphia Rd EC 21042	Wendy.F.1980@ verizon.net
HADI TRAUT	3518 ROSEMARY W. EC 21042	troutfarm1@ msn.com
Butanavicius	3510 Rosemary Ln. Ellicottcity 21042	erliukas@ verizon.net
Justina King	12627 Fawn Run Ct Ellicott City MD 21042	thor0220@ gmail.com
Josh King	12627 Fawn Run Ct Ellicott City MD	<del>thor</del> joking1@ gmail.com
Lailani Roehrig	3527 Blackberry Ln Ellicott City MD 21042	Love1&n153@hotmail. com
Scott Laprise + Sarah	12619 Golden Oak Dr Ellicott City MD 21042	Sarah.laprise1@ gmail.com
Karen Yecheskel	12619 Golden Oak Dr Ellicott City MD 21042	karenyech@mac. com
ELI YECHESKEL	//	ELI@SLOAN.MIT EDU

PLEASE, SEND ME A COPY OF  
ENVIRONMENTAL IMPACT REPORT

PRE-SUBMISSION COMMUNITY MEETING

Thursday, July 10, 2025, at 6:00pm

Twigg Property

12668 Triadelphia Road, Ellicott City, Maryland 21042

(a/k/a Tax Map 22, Parcel 109, Lot 2)

NAME	ADDRESS	E-MAIL
Jane Mooney	12679 Golden Oak Dr Ellicott City, MD 21042	mooneyfamily1@aol.com
Howard T. Mooney Jr.	12679 GOLDEN OAK DR ELLICOTT CITY, MD 21042	mooney family 1@aol.com
ANDREA M. MOONEY	12679 GOLDEN OAK DRIVE ELLICOTT CITY, MD 21042	andrea.m.mooney@gmail.com
charless. LAPINSKI	12603 Fawn Run Ct Ellicott City, MD 21042	charlesslapinski@gmail.com
WES DAUB	12735 Triadelphia Rd. Ellicott City, MD. 21042	w.r.daub@gmail.com
Cindy Lapinski	12603 Fawn Run Ct Ellicott City MD 21042	lapinskicindy@hotmail.com
Sam & Dennis Failing	12665 Triadelphia Rd. Ellicott City, MD 21042	dptailing@gmail.com
Beth & Brady	13236 Triadelphia Rd Ellicott City MD 21042	reedbrady@hotmail.com
Steve Wenger	12643 Golden Oakt Ellicott City, MD 21042	SLWENGER@ 6MAIL.COM





**From:** [Alex](#)  
**To:** [Erskine, William; planning@howardcountymd.gov](#)  
**Subject:** Community Opposition to Proposed Development at 12668 Triadelphia Road  
**Date:** Thursday, July 10, 2025 3:14:53 PM  
**Attachments:** [KIRN Opposition to Proposed Development at 12668 Triadelphia Road.doc](#)  
[KIRN Opposition to Proposed Development at 12668 Triadelphia Road Signatures..jpg](#)

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See attached Opposition letter plus signature page.

Thank you,  
Alex KIRN  
410-802-0501

# Community Opposition to Proposed Development at 12668 Triadelphia Road

**TO:** William E. Erskine, Esq.  
Offit Kurman  
7021 Columbia Gateway Drive, Suite 200  
Columbia, MD 21046  
WErskine@OffitKurman.com

**CC:** Howard County Department of Planning and Zoning  
3430 Court House Drive  
Ellicott City, MD 21043  
[planning@howardcountymd.gov](mailto:planning@howardcountymd.gov)

**FROM:** Katherine Mary and Wayne Alexander KIRN

**DATE:** July 10, 2025

**RE:** Opposition to Proposed Conditional Use Application for Age-Restricted Adult Housing at 12668 Triadelphia Road, Ellicott City, Maryland 21042 (Tax Map 22, Parcel 109, Lot 2)

Dear Mr. Erskine and Planning Department Staff,

We are writing as residents of Triadelphia Woods and surrounding neighborhoods to formally oppose the proposed conditional use application for age-restricted adult housing at 12668 Triadelphia Road. After reviewing the proposal and researching the applicable zoning regulations, we have identified serious legal and practical concerns that we believe warrant denial of this application.

## Fundamental Legal Problem

Our primary concern is that this application appears to violate basic Howard County zoning law. The property is currently zoned RR-DEO (Rural Residential - Density Exchange Option), but Howard County Zoning Regulation Section 131.0.N.1.a specifically states that conditional use permits for age-restricted adult housing may only be granted in R-ED, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, or R-APT districts. Notice that RR districts are not included in this list.

This is not a minor technicality. The county has deliberately created specific zoning districts for senior housing, including the R-SI (Residential: Senior-Institutional) and PSC (Planned Senior Community) districts. The exclusion of RR districts from conditional use eligibility appears to be intentional policy to preserve rural character.

If the developers want to pursue this type of housing, they need to first seek rezoning to an eligible district. The current application seems to be attempting to bypass this requirement, which we believe is improper.

## **Standing and Notification Issues**

As property owners directly adjacent to and affected by this proposed development, we have clear legal standing to oppose this application under Section 131.0.B.3 of the zoning regulations. However, we are troubled that many neighbors who should have received notification of the July 10th pre-submission meeting did not receive proper notice as required by Section 131.0.F.1. This raises questions about whether the notification process complied with county requirements.

## **Environmental and Infrastructure Concerns**

The Triadelphia Road area relies on individual wells and septic systems, and we have serious concerns about the environmental impact of adding 26 new housing units to this infrastructure.

Regarding water supply, the steep topography of the subject property will likely require deep wells and possibly hydrofracking to achieve adequate yields. We are concerned about potential interference with existing neighborhood wells. Several of our neighbors have already experienced well problems over the years, and additional demand on the groundwater system could exacerbate these issues. Maryland Department of Environment regulations under COMAR 26.04.02 require demonstration that new wells will not adversely affect existing wells.

For wastewater treatment, a development of this size would likely require a community septic system. We are aware of problems with similar systems in other parts of Howard County, including reliability issues at a development near Cattail Creek Country Club. Community septic systems also require ongoing maintenance and oversight that may not be adequately planned for.

The property has significant slopes that will require extensive clearing and grading. This will alter natural drainage patterns and could increase stormwater runoff onto neighboring properties. The Maryland Forest Conservation Act requires protection of steep slopes and other environmental features, and we question whether this can be achieved while accommodating 26 housing units.

## **Traffic and Rural Character**

Triadelphia Road is a narrow, winding rural road that was never designed for the traffic that would be generated by 26 additional housing units. We are concerned about both safety and the impact on the rural character that attracted us to this area in the first place.

The proposed development is completely out of character with the surrounding area. There are no similar high-density developments on Triadelphia Road or nearby roads like Ten Oaks, Folly Quarter, Rosemary, or Homewood. The area is designated as Rural West in the county's planning documents, which emphasizes low-density development and open space preservation.

Howard County Zoning Regulation Section 131.0.B.1 requires that conditional uses be "in harmony with the land uses and policies in the Howard County General Plan." We believe this proposal fails that test.

## **Property Values and Community Impact**

We purchased our homes with the reasonable expectation that the surrounding area would remain rural residential in character. The introduction of a 26-unit age-restricted development would fundamentally change the character of our neighborhood and likely impact property values.

## **Process and Transparency Concerns**

We request that all documentation related to this proposal be made available to the public, including meeting minutes, environmental studies, traffic analyses, and engineering reports for water and septic systems. We also request that our objections be made part of the official record and that we receive notification of any formal applications or hearings related to this property.

## **Legal Precedent**

Howard County has a history of zoning disputes, including the 1974 case *Iverson v. Zoning Board*, which involved challenges to inappropriate zoning changes. We believe this proposal presents similar issues of improper land use intensification that conflicts with established zoning policy.

## **Requested Actions**

We respectfully request that you:

1. Acknowledge the fundamental legal problem with seeking conditional use approval for age-restricted housing in an RR district, where such use is prohibited by Section 131.0.N.1.a.
2. Conduct comprehensive environmental impact assessments, including hydrogeological studies on well interference, septic system analysis, and stormwater management review.
3. Ensure proper notification to all affected residents as required by county regulations.
4. Provide complete transparency by making all studies, plans, and documentation publicly available.
5. Consider withdrawing this application and pursuing appropriate rezoning if the developers wish to continue with this type of development.

## **Community Organization and Legal Action**

Our community is organizing to oppose this development through all available legal channels. We are prepared to participate in public hearings before the Howard County Hearing Examiner, file appeals if necessary, and pursue other legal remedies to protect our neighborhood.

We have researched the applicable laws and believe we have strong grounds for opposition based on zoning violations, environmental concerns, and procedural issues. We hope these matters can be resolved without lengthy legal proceedings, but we are committed to protecting our community's interests.

## **Conclusion**

This proposal represents an inappropriate intensification of rural land use that violates Howard County zoning law and conflicts with established planning policies for the Rural West area. The environmental risks, infrastructure limitations, and legal violations we have outlined provide compelling grounds for denial.

We ask that our concerns be given serious consideration and that this formal objection be added to the public record. We also request ongoing notification of any applications, hearings, or decisions related to this property.

Thank you for your time and consideration of these important issues.

Sincerely,

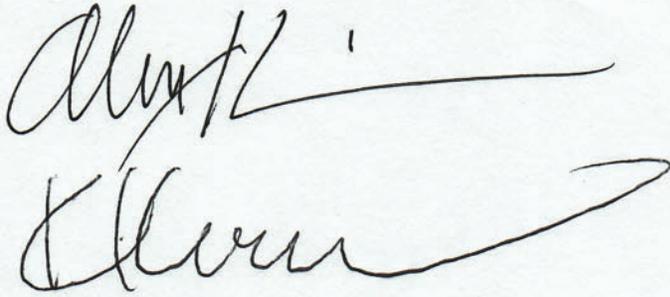
Name: Katherine Mary and Wayne Alexander KIRN

Address: 12631 Golden Oak Drive, Ellicott City, Maryland 21042

Email: [AlexK12631@gmail.com](mailto:AlexK12631@gmail.com), [Alexdude1@gmail.com](mailto:Alexdude1@gmail.com), [KKirn1@gmail.com](mailto:KKirn1@gmail.com)

Thank you for your time and consideration of these important issues.

Sincerely,

Two handwritten signatures in black ink. The top signature is cursive and appears to be 'Alex', with a long horizontal line extending to the right. The bottom signature is also cursive and appears to be 'Katherine', with a large, sweeping flourish at the end.

Name: Katherine Mary and Wayne Alexander KIRN

Address: 12631 Golden Oak Drive, Ellicott City, Maryland 21042

Email: [AlexK12631@gmail.com](mailto:AlexK12631@gmail.com), [Alexdude1@gmail.com](mailto:Alexdude1@gmail.com), [KKirn1@gmail.com](mailto:KKirn1@gmail.com)

**From:** [Justin White](#)  
**To:** [Erskine, William](#); [Mary and Bob Marchegiano](#)  
**Subject:** Twigs property  
**Date:** Friday, July 11, 2025 11:25:56 AM

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Good morning,

I just want to go on record of the destruction these houses caused my neighborhood back 20 years ago when the Lowe's, Jones sold their land to be developed for the same reasons. This took place in Howard County MD next to Grove Rd ELLICOTT City MD 21043. The creeks ran dry and the animals died left and right. The woods I used to play in became a smell of death. I understand progress but we have enough issues in my opinion on how kids stay inside and are captivated by worldly creation.

Is there a way to propose a way to keep the land for use of playgrounds or a park that can be for use of the residents near by. Kinda what was promised to the people who originally bought the lake way.

A shooting range, dirt bike track, mechanic shop where kids can learn to work on cars. Something besides more people and problems. Columbia should have been a lesson.

Thanks for your time and consideration I could not make the meeting. But here are my thoughts

**From:** [Patty and Jim Hagan](#)  
**To:** [Erskine, William](#)  
**Cc:** [planning@howardcountymd.gov](mailto:planning@howardcountymd.gov)  
**Subject:** Opposition to Conditional Use Application , Age-Restricted Housing 12668 Triadelphia Road  
**Date:** Friday, July 11, 2025 10:51:35 AM  
**Attachments:** [12668 Triadelphia Land Development.pdf](#)

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Mr. Erskine and Planning Department Staff

Attached is a letter of opposition to the proposal for an Age-Restricted community development presented July 10 at at the Pre-Submission meeting.

Thank you for considering our opinions.

James and Patricia Hagan

# Opposition to Proposed Development at 12668 Triadelphia Road

**TO:** William E. Erskine, Esq.  
Offit Kurman  
7021 Columbia Gateway Drive, Suite 200  
Columbia, MD 21046  
WErskine@OffitKurman.com

**CC:** Howard County Department of Planning and Zoning  
3430 Court House Drive  
Ellicott City, MD 21043  
planning@howardcountymd.gov

**FROM:** James C.. and Patricia R. Hagan

**DATE:** July 10, 2025

**RE:** Opposition To Conditional Use Application for Age-Restricted Adult Housing at 12668 Triadelphia Road, Ellicott City, Maryland 21042 (Tax Map 22, Parcel 109, Lot 2)

Dear Mr. Erskine and Planning Department Staff,

We attended the July 10 Pre-Submission Meeting during which the developers recapped their plan for an Age-Restricted community on this parcel. We, as residents of Triadelphia Woods, are writing to oppose any use of the property at 12668 Triadelphia Road for any use other than the uses allowed as a matter of right for the RR-DEO zoning currently in place. The County has deliberately created specific zoning districts for senior housing, including the R-SI (Residential: Senior-Institutional) and PSC (Planned Senior Community) districts. The exclusion of most portions of RR districts from this Conditional Use eligibility is intentional to preserve the rural character, and to acknowledge the limited water available to the neighboring residents.

The Triadelphia Road area relies on individual wells and septic systems, and we have serious concerns about the environmental impact of adding 26 new housing units to this infrastructure. Indeed, after honoring the requirement for open space and set backs, etc.the developers are proposing to build 26 homes and 26 wells on the remaining approximately 3 acres of land! A disaster for that community and for the surrounding neighborhoods!

Regarding water supply, the steep topography of the subject property will likely require deep wells and possibly hydrofracking to achieve adequate yields. We are concerned about potential interference with existing neighborhood wells. Several of our neighbors have already experienced well problems over the years, and additional demand on the groundwater system could exacerbate these issues. Maryland Department of Environment regulations under COMAR 26.04.02 require demonstration that new wells will not adversely affect existing wells.

For wastewater treatment, this proposal requires a community septic system. We are aware of problems with similar systems in other parts of Howard County, including reliability issues at a development near Cattail Creek Country Club. Community septic systems also require ongoing

maintenance and oversight that may not be adequately planned for.

The property has significant slopes that will require extensive clearing and grading. This will alter natural drainage patterns and could increase stormwater runoff onto neighboring properties. The Maryland Forest Conservation Act requires protection of steep slopes and other environmental features, and we question whether this can be achieved while accommodating 26 housing units.

Triadelphia Road is a narrow, winding rural road that was never designed for the traffic that would be generated by 26 additional housing units in this location. We are concerned about both safety and the impact on the rural character that attracted us to this area in the first place.

The proposed development is completely out of character with the adjacent area. . The area is designated as Rural West in the county's planning documents, which emphasizes low-density development. The size of the site, approximately 29 acres, is clearly too small for the proposed 26 units.

Howard County Zoning Regulation Section 131.0.B.1 requires that conditional uses be "in harmony with the land uses and policies in the Howard County General Plan." We believe this proposal fails that test.

We purchased our home with the reasonable expectation that the surrounding area would remain rural residential in character. The introduction of a 26-unit age-restricted development would fundamentally change the character of our neighborhood and likely impact property values.

This proposal represents an inappropriate intensification of rural land use that violates Howard County zoning law and conflicts with established planning policies for the Rural West area. The environmental risks and infrastructure limitations we have outlined provide compelling grounds for denial.

We ask that our concerns be given serious consideration and that this formal objection be added to the public record. We also request ongoing notification of any applications, hearings, or decisions related to this property.

Thank you for your time and consideration of these important issues.

Sincerely,

James C Hagan

Patricia R Hagan

12646 Golden Oak Drive

Ellicott City, MD 21042

haganpr@verizon.net

**From:** [denpam1@juno.com](mailto:denpam1@juno.com)  
**To:** [Erskine, William](#)  
**Subject:** Follow Up Questions Pertaining to the July 10, 2025 Pre-Submission Meeting for the property at 12668 Triadelphia Road, Ellicott City, MD 21042  
**Date:** Saturday, July 12, 2025 1:24:02 PM

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Dear Mr. Erskine,

The following questions pertain to the proposed development plan presented to the public in the Pre-Submission Community Meeting held on July 10, 2025 for the property at 12668 Triadelphia Road, Ellicott City, MD 21042:

The proposed plan shows a total of 27 individual wells (including a well for the Clubhouse) all within a relatively small area of approximately 3 acres beginning approximately 100 feet from Triadelphia Road. Does the developer intend to use every possible means available, including hydro fracking (possibly with chemicals), deep well digging (600 ft. or more), water storage tanks, etc. to achieve the minimum gallons per minute (gpm) yield requirement for all 27 wells?

Does the developer intend to have 2 or more individual residential units (units) using a shared well, in the event some designated well locations don't yield the minimum gpm requirement?

As you are no doubt aware, hydro-fracking and drilling of 27 wells in such a relatively small area can negatively impact nearby existing wells by reducing or eliminating gpm yield, reducing drinking water quality and even contamination of groundwater and surface water. What will the developer do to compensate us if our well gpm yield is reduced, eliminated, or our water quality is degraded due to the construction of, and subsequent use of the proposed 27 wells on those 3 acres located directly across the street from our home? Our well is in the front of our home, 75' from Triadelphia Rd.

What will the developer do to compensate us if the large proposed shared septic system leaks and contaminates our well or the soil on our property?

What measures/equipment/techniques will the developer make/use/employ to ensure the gently/softly bringing down of any trees rather than just dropping them from where cut (especially the large/heavy ones along the front of the property where our home is in close proximity) and potentially damaging our foundation as a result of the impact? What will the developer do to compensate us if in the process of cutting down any trees on the property of the proposed development, the impact of the trees hitting the ground causes damage to our foundation?

Who do we sue when the developer may be long gone and any of the negative impacts mentioned above occur? Its common knowledge that HOAs and Condo Associations are typically comprised of homeowners, who are often not well-informed, equipped, financially or even legally capable of handling any such serious situations, especially when the problems extend beyond their own development.

Would the proposed development allow rentals?

We look forward to receiving a copy of the 7/10 meeting Minutes, including our follow-up questions listed above, your answers to same, and all signing/attendance sheets completed by the interested parties who attended this meeting (with their contact info) as promised to several individuals when same was requested by them at the end of the meeting.

Dennis and Pamela Failing  
12665 Triadelphia Road  
Ellicott City, MD 21042

Please confirm receipt of this email.

## King, Lisa

---

**From:** Chris and Susan Euteneuer <euteneuer@verizon.net>  
**Sent:** Tuesday, July 15, 2025 12:23 AM  
**To:** Erskine, William  
**Subject:** Re: 12668 Triadelphia Road, Ellicott City - Questions

Dear Mr. Erskine:

I will also be submitting written comments to your client's proposal. In the meantime, I have several questions following the Community Meeting July 10, 2025 (the Meeting):

1. The total size of the real property located at 12688 Triadelphia Road (the Property) vs. the size of the potentially developable area within it.
  - (a.) The rendering provided at the meeting states the Property has a 'gross area' of 26.5 acres of which 0.1 acres appears to be netted out of the 'gross area' for a 'net area' of 26.4 acres.  
  
Is 'net area' the term the developer is using for 'net acreage' in the zoning regulations?
  - (b.) How does the developer account for (*i.e.* net out) wetlands, stream buffers, forest, and other features that may not be developed on the Property ('net area')? Or is it the developer's contention that none of these features exist other than the 0.1 acres noted?
2. During the Meeting, the development group described two "farm ponds" on the Property that the developer plans to backfill. These were indicated as the two ponds seen in arial photos near the rear of the Property by the stream.
  - (a.) Has DNR, MDE, and/or the Army Corps of Engineers determined that these two ponds are not part of regulated wetland, intermittent streams, headwaters of the adjacent stream / the Middle Patuxent River system, or other, such that these ponds are allowed to be backfilled?
  - (b.) Has DNR, MDE and/or the Army Corps of Engineers determined that the backfilling of the ponds will not impact downstream water quality?
3. The rendering shows a 2,800 sq. ft. dwelling. During the Meeting, brief but confusing mention was made by the developer of 3,200 sq. ft. Is it planned that there is an option for a larger structure than 2,800 sq. ft.? If so, would the ground level footprint of the house be expanded, or would that mean multi-level living?
4. Please provide more information about the proposed distance between and depth of the potable wells:
  - (a.) What is the distance between each of the proposed 26 potable wells?
  - (b.) Is the developer planning to drill all 26 wells to share same source aquifer? If not, please explain.
  - (c.) Who else in the neighborhood shares that aquifer?

I had arrived early for the Meeting in the hopes there would actually be meaningful plans and materials to review (disappointed to see none other than a vague concept sketch). I was wearing business dress attire and am maybe five years younger than you. You knew from my emails that I would be there, and it is easy to find a current photograph of me online, *e.g.*, on LinkedIn and my law firm profile. Despite this, when you started calling on people to take questions, you referred to me (and only me) as “Young Lady.” This sexist diminutive has been grossly inappropriate for decades, particularly in professional settings. It purports to be polite, even genteel, but so does the expression “Bless your heart.”

The sexist derision was out of place. Also misplaced is this absurd development proposal. What the development group experienced from the community at the Meeting – growing from concern to upset to outrage – from a packed room seemed to fluster them.

I surmise that almost no one would have come to a Meeting about a building project proposing minor adjustments from regulatory standards. But the vague concept posted along Triadelphia Road (26 houses), and the dearth of information provided in advance made me worried, and it certainly worried my neighbors, too. When I finally saw the design, I grew even more concerned about the environmental impacts – and possible natural resource implications – if this development were built as planned, among other concerns with the concept not fitting this area.

If the development group is flustered now, they should know that the ferocity with which I protect my family is indefatigable. And I am certainly not alone in my concern, or my energy. There is an entire community that is ramping up to oppose this vigorously (and legally, of course).

I am not philosophically opposed to some responsible development. But I am not convinced this is responsible development. I urge the development group to stop pursuing this high-density housing concept, trying to shoehorn in 26 houses where at most 3 fit. Instead, I sincerely hope the development group will pivot and decide instead to build several lovely homes that would actually fit into the community.

Very sincerely,

Susan M. Euteneuer, Esq.

**From:** [Connie Benning](#)  
**To:** [dyungmann@howardcountymd.gov](mailto:dyungmann@howardcountymd.gov)  
**Cc:** [Erskine, William](#); [planning@howardcountymd.gov](mailto:planning@howardcountymd.gov)  
**Subject:** Opposition to proposed development at 12668 Triadelphia Road  
**Date:** Wednesday, July 16, 2025 9:49:11 AM  
**Attachments:** [Opposition to Proposed Development at 12668 Triadelphia Road.docx](#)

---

Please see the attached opposition letter from your constituents at 12655 Golden Oak Drive, Ellicott City 21042.

Connie and Orville Benning

# Community Opposition to Proposed Development at 12668 Triadelphia Road

**TO:** Councilman David Yungmann  
George Howard Building  
3430 Courthouse Drive  
Ellicott City, MD 21043  
dyungmann@howardcountymd.gov

**TO:** William E. Erskine, Esq.  
Offit Kurman  
7021 Columbia Gateway Drive, Suite 200  
Columbia, MD 21046  
WErskine@OffitKurman.com

**CC:** Howard County Department of Planning and Zoning  
3430 Court House Drive  
Ellicott City, MD 21043  
planning@howardcountymd.gov

**FROM:** Connie and Orville Benning

**DATE:** July 15, 2025

**RE:** Opposition to Proposed Conditional Use Application for Age-Restricted Adult Housing at 12668 Triadelphia Road, Ellicott City, Maryland 21042 (Tax Map 22, Parcel 109, Lot 2)

---

Dear Councilman Yungmann,

We are writing as residents of Triadelphia Woods neighborhood to formally oppose the proposed conditional use application for age-restricted adult housing at 12668 Triadelphia Road. After our neighbors reviewed the proposal and researched the applicable zoning regulations, they have identified serious legal and practical concerns that we believe warrant denial of this application.

## Fundamental Legal Problem

The primary concern is that this application appears to violate basic Howard County zoning law. The property is currently zoned RR-DEO (Rural Residential - Density Exchange Option), but Howard County Zoning Regulation Section 131.0.N.1.a specifically states that conditional use permits for age-restricted adult housing may only be granted in R-ED, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, or R-APT districts. Notice that RR districts are not included in this list.

This is not a minor technicality. The county has deliberately created specific zoning districts for senior housing, including the R-SI (Residential: Senior-Institutional) and PSC (Planned Senior

Community) districts. The exclusion of RR districts from conditional use eligibility appears to be intentional policy to preserve rural character.

If the developers want to pursue this type of housing, they need to first seek rezoning to an eligible district. The current application seems to be attempting to bypass this requirement, which we believe is improper.

## **Standing and Notification Issues**

As property owners directly abutting and affected by this proposed development, we have legal standing to oppose this application under Section 131.0.B.3 of the zoning regulations. However, many neighbors who should have received notification of the July 10th pre-submission meeting did not receive proper notice as required by Section 131.0.F.1. This raises questions about whether the notification process complied with county requirements.

## **Environmental and Infrastructure Concerns**

The Triadelphia Road area relies on individual wells and septic systems, and we have serious concerns about the environmental impact of adding 26 new housing units to this infrastructure.

Regarding water supply, the steep topography of the subject property will likely require deep wells and possibly hydrofracking to achieve adequate yields. We are concerned about potential interference with existing neighborhood wells. Several of our neighbors have already experienced well problems over the years, and additional demand on the groundwater system could exacerbate these issues. Maryland Department of Environment regulations under COMAR 26.04.02 require demonstration that new wells will not adversely affect existing wells.

For wastewater treatment, a development of this size would likely require a community septic system. We are aware of problems with similar systems in other parts of Howard County, including reliability issues at a development near Cattail Creek Country Club. Community septic systems also require ongoing maintenance and oversight that may not be adequately planned for.

The property has significant slopes that will require extensive clearing and grading. This will alter natural drainage patterns and could increase stormwater runoff onto neighboring properties. The Maryland Forest Conservation Act requires protection of steep slopes and other environmental features, and we question whether this can be achieved while accommodating 26 housing units.

## **Traffic and Rural Character**

Triadelphia Road is a narrow, winding rural road that was never designed for the traffic that would be generated by 26 additional housing units. We are concerned about both safety and the impact on the rural character that attracted us to this area in the first place.

The proposed development is completely out of character with the surrounding area. There are no similar high-density developments on Triadelphia Road or nearby roads like Ten Oaks, Folly Quarter, Rosemary, or Homewood. The area is designated as Rural West in the county's planning documents, which emphasizes low-density development and open space preservation.

Howard County Zoning Regulation Section 131.0.B.1 requires that conditional uses be "in harmony with the land uses and policies in the Howard County General Plan." We believe this proposal fails that test.

## **Property Values and Community Impact**

We purchased our home with the reasonable expectation that the surrounding area would remain rural residential in character. The introduction of a 26-unit age-restricted development would fundamentally change the character of our neighborhood and likely impact property values.

## **Process and Transparency Concerns**

We request that all documentation related to this proposal be made available to the public, including meeting minutes, environmental studies, traffic analyses, and engineering reports for water and septic systems. We also request that our objections be made part of the official record and that we receive notification of any formal applications or hearings related to this property.

## **Legal Precedent**

Howard County has a history of zoning disputes, including the 1974 case *Iverson v. Zoning Board*, which involved challenges to inappropriate zoning changes. We believe this proposal presents similar issues of improper land use intensification that conflicts with established zoning policy.

## **Requested Actions**

We respectfully request:

1. Acknowledge the fundamental legal problem with seeking conditional use approval for age-restricted housing in an RR district, where such use is prohibited by Section 131.0.N.1.a.
2. Conduct comprehensive environmental impact assessments, including hydrogeological studies on well interference, septic system analysis, and stormwater management review.
3. Ensure proper notification to all affected residents as required by county regulations.
4. Provide complete transparency by making all studies, plans, and documentation publicly available.
5. Consider withdrawing this application and pursuing appropriate rezoning if the developers wish to continue with this type of development.

## **Community Organization and Legal Action**

Our community is organizing to oppose this development through all available legal channels. We are prepared to participate in public hearings before the Howard County Hearing Examiner, file appeals if necessary, and pursue other legal remedies to protect our neighborhood.

We have researched the applicable laws and believe we have strong grounds for opposition based on zoning violations, environmental concerns, and procedural issues. We hope these matters can be resolved without lengthy legal proceedings, but we are committed to protecting our community's interests.

## **Conclusion**

This proposal represents an inappropriate intensification of rural land use that violates Howard County zoning law and conflicts with established planning policies for the Rural West area. The environmental risks, infrastructure limitations, and legal violations we have outlined provide compelling grounds for denial.

We ask that our concerns be given serious consideration and that this formal objection be added to the public record. We also request ongoing notification of any applications, hearings, or decisions related to this property.

Thank you for your time and consideration of these important issues.

Sincerely,

Connie and Orville Benning  
12655 Golden Oak Dr Ellicott City, MD 21042  
conniebenning@gmail.com

**From:** [Ted Ludicke](#)  
**To:** [Erskine, William](#)  
**Subject:** Written Comments – Proposed Development at 12668 Triadelphia Road  
**Date:** Wednesday, July 16, 2025 1:38:03 PM

---

Dear Mr. Erskine,

My name is Ted Ludicke. My wife and I reside at 12710 Triadelphia Road, directly adjacent to the proposed development. We've lived on this property since 1994 and share over 1,200 feet of property line with the subject parcel.

I am submitting the following comments and requests regarding the Conditional Use proposal:

1. According to the drawing presented at the meeting, perimeter tree planting is planned along roughly two-thirds of the property line. I request that this planting continue uninterrupted to the end of the planned septic field. I ask that this planting use conifers or similar evergreens to provide year-round visual screening.
2. The proposed shared septic field lies very close to our well. I'm requesting detailed Howard County Health Department documentation on the percolation testing and soil evaluation, including:
  - Perc rates, water table depth, and soil classifications
  - Failed or nearly failed test pits
  - A copy of the Perc Certification PlanPlease also explain in detail how the shared septic system will function and what backup contingencies are planned. If the system has a 30–50 year expected lifespan, what long-term plan is in place for eventual replacement or failure?
3. What is the plan in the event of a grinder pump failure during a power outage? Please clarify how sewage will be managed without power.
4. Where will the septic field's observation ports be located? If they are along the shared property line, I request that the distribution box be repositioned farther away so ports may be located elsewhere, such as along the tree line.
5. Will the developer be installing any groundwater monitoring wells? Regarding well supply and drawdown, I request that a baseline assessment be performed on my private well before construction begins, including flow rate, static water level, and recovery rate.
6. Our property includes a spring-fed pond located downhill from the proposed development. What measures will be taken to prevent stormwater runoff, sedimentation, or septic seep from impacting the pond? Also, to avoid future disputes or encroachments, I ask that the developer install a physical barrier such as fencing or dense plantings to discourage access and protect both parties.
7. A rare barred owl inhabits trees slated for removal near the planned septic field. I ask that the developer work with appropriate environmental professionals to preserve this habitat or coordinate responsible relocation.
8. Please ensure that outdoor lighting from homes, streetlights, and vehicles be

minimized and directed downward or otherwise configured to avoid spillover.

9. Will a nitrogen balance study be performed as part of the septic design review?  
Please notify the community of the results of this and any other relevant tests performed by the County, MDE, or DPW.
10. Please notify the community of all project handoffs to MDE, DPW, or other agencies, including contact names and numbers where possible.

Please confirm receipt of this message.

Thank you for taking the time to review these concerns. and don't hesitate to reach out if anything needs clarification.

Sincerely,  
Ted Ludicke  
12710 Triadelphia Road  
Ellicott City, MD 21042

# Community Opposition to Proposed Development at 12668 Triadelphia Road

**TO:** William E. Erskine, Esq.  
Offit Kurman  
7021 Columbia Gateway Drive, Suite 200  
Columbia, MD 21046  
WErskine@OffitKurman.com

**CC:** Howard County Department of Planning and Zoning  
3430 Court House Drive  
Ellicott City, MD 21043  
planning@howardcountymd.gov

**FROM:** JAMES C. HAGAN & PATRICK R. HAGAN

**DATE:** July 10, 2025

**RE:** Opposition to Proposed Conditional Use Application for Age-Restricted Adult Housing at 12668 Triadelphia Road, Ellicott City, Maryland 21042 (Tax Map 22, Parcel 109, Lot 2)

Dear Mr. Erskine and Planning Department Staff,

We are writing as residents of Triadelphia Woods and surrounding neighborhoods to formally oppose the proposed conditional use application for age-restricted adult housing at 12668 Triadelphia Road. After reviewing the proposal and researching the applicable zoning regulations, we have identified serious legal and practical concerns that we believe warrant denial of this application.

## Fundamental Legal Problem

Our primary concern is that this application appears to violate basic Howard County zoning law. The property is currently zoned RR-DEO (Rural Residential - Density Exchange Option), but Howard County Zoning Regulation Section 131.0.N.1.a specifically states that conditional use permits for age-restricted adult housing may only be granted in R-ED, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, or R-APT districts. Notice that RR districts are not included in this list.

This is not a minor technicality. The county has deliberately created specific zoning districts for senior housing, including the R-SI (Residential: Senior-Institutional) and PSC (Planned Senior Community) districts. The exclusion of RR districts from conditional use eligibility appears to be intentional policy to preserve rural character.

If the developers want to pursue this type of housing, they need to first seek rezoning to an eligible district. The current application seems to be attempting to bypass this requirement, which we believe is improper.

## **Standing and Notification Issues**

As property owners directly adjacent to and affected by this proposed development, we have clear legal standing to oppose this application under Section 131.0.B.3 of the zoning regulations. However, we are troubled that many neighbors who should have received notification of the July 10th pre-submission meeting did not receive proper notice as required by Section 131.0.F.1. This raises questions about whether the notification process complied with county requirements.

## **Environmental and Infrastructure Concerns**

The Triadelphia Road area relies on individual wells and septic systems, and we have serious concerns about the environmental impact of adding 26 new housing units to this infrastructure.

Regarding water supply, the steep topography of the subject property will likely require deep wells and possibly hydrofracking to achieve adequate yields. We are concerned about potential interference with existing neighborhood wells. Several of our neighbors have already experienced well problems over the years, and additional demand on the groundwater system could exacerbate these issues. Maryland Department of Environment regulations under COMAR 26.04.02 require demonstration that new wells will not adversely affect existing wells.

For wastewater treatment, a development of this size would likely require a community septic system. We are aware of problems with similar systems in other parts of Howard County, including reliability issues at a development near Cattail Creek Country Club. Community septic systems also require ongoing maintenance and oversight that may not be adequately planned for.

The property has significant slopes that will require extensive clearing and grading. This will alter natural drainage patterns and could increase stormwater runoff onto neighboring properties. The Maryland Forest Conservation Act requires protection of steep slopes and other environmental features, and we question whether this can be achieved while accommodating 26 housing units.

## **Traffic and Rural Character**

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The proposed development is completely out of character with the surrounding area. There are no similar high-density developments on Triadelphia Road or nearby roads like Ten Oaks, Folly Quarter, Rosemary, or Homewood. The area is designated as Rural West in the county's planning documents, which emphasizes low-density development and open space preservation.

Howard County Zoning Regulation Section 131.0.B.1 requires that conditional uses be "in harmony with the land uses and policies in the Howard County General Plan." We believe this proposal fails that test.

## **Property Values and Community Impact**

We purchased our homes with the reasonable expectation that the surrounding area would remain rural residential in character. The introduction of a 26-unit age-restricted development would fundamentally change the character of our neighborhood and likely impact property values.

## **Process and Transparency Concerns**

We request that all documentation related to this proposal be made available to the public, including meeting minutes, environmental studies, traffic analyses, and engineering reports for water and septic systems. We also request that our objections be made part of the official record and that we receive notification of any formal applications or hearings related to this property.

## **Legal Precedent**

Howard County has a history of zoning disputes, including the 1974 case *Iverson v. Zoning Board*, which involved challenges to inappropriate zoning changes. We believe this proposal presents similar issues of improper land use intensification that conflicts with established zoning policy.

## **Requested Actions**

We respectfully request that you:

1. Acknowledge the fundamental legal problem with seeking conditional use approval for age-restricted housing in an RR district, where such use is prohibited by Section 131.0.N.1.a.
2. Conduct comprehensive environmental impact assessments, including hydrogeological studies on well interference, septic system analysis, and stormwater management review.
3. Ensure proper notification to all affected residents as required by county regulations.
4. Provide complete transparency by making all studies, plans, and documentation publicly available.
5. Consider withdrawing this application and pursuing appropriate rezoning if the developers wish to continue with this type of development.

## **Community Organization and Legal Action**

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We have researched the applicable laws and believe we have strong grounds for opposition based on zoning violations, environmental concerns, and procedural issues. We hope these matters can be resolved without lengthy legal proceedings, but we are committed to protecting our community's interests.

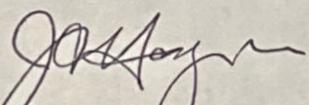
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Thank you for your time and consideration of these important issues.

Sincerely,

Name: JAMES C. HAGAN   
Address: 12646 GOLDEN OAK DR, BELLEVILLE CITY, MD  
Email: HAGANPR@VERIZON.NET 21042

# Community Opposition to Proposed Development at 12668 Triadelphia Road

**TO:** William E. Erskine, Esq.  
Offit Kurman  
7021 Columbia Gateway Drive, Suite 200  
Columbia, MD 21046  
WErskine@OffitKurman.com

**CC:** Howard County Department of Planning and Zoning  
3430 Court House Drive  
Ellicott City, MD 21043  
planning@howardcountymd.gov

**FROM:** *EINDY LAPINSKY*

**DATE:** July 10, 2025

**RE:** Opposition to Proposed Conditional Use Application for Age-Restricted Adult Housing at 12668 Triadelphia Road, Ellicott City, Maryland 21042 (Tax Map 22, Parcel 109, Lot 2)

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Thank you for your time and consideration of these important issues.

Sincerely,

Name: *Cindy Lapinski*

Address: *12603 Fawn Run Court, Ellicott City, MD 21042*

Email: *lapinski.cindy@hotmail.com*

# Community Opposition to Proposed Development at 12668 Triadelphia Road

TO: William E. Erskine, Esq.  
Offit Kurman  
7021 Columbia Gateway Drive, Suite 200  
Columbia, MD 21046  
WErskine@OffitKurman.com

CC: Howard County Department of Planning and Zoning  
3430 Court House Drive  
Ellicott City, MD 21043  
planning@howardcountymd.gov

FROM: Ann and Nirmal Kedia

DATE: July 10, 2025

RE: Opposition to Proposed Conditional Use Application for Age-Restricted Adult Housing at 12668 Triadelphia Road, Ellicott City, Maryland 21042 (Tax Map 22, Parcel 109, Lot 2)

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Sincerely,

*Ann Kedia*

*Nirmal Kedia*

Ann & Nirmal Kedia

12607 Golden Oak Drive, Ellicott City, MD 21042

[nkedia@Officense.com](mailto:nkedia@Officense.com)

# Community Opposition to Proposed Development at 12668 Triadelphia Road

**TO:** William E. Erskine, Esq.  
Offit Kurman  
7021 Columbia Gateway Drive, Suite 200  
Columbia, MD 21046  
WErskine@OffitKurman.com

**CC:** Howard County Department of Planning and Zoning  
3430 Court House Drive  
Ellicott City, MD 21043  
planning@howardcountymd.gov

**FROM:** Charles & Renee King

**DATE:** July 10, 2025

**RE:** Opposition to Proposed Conditional Use Application for Age-Restricted Adult Housing at 12668 Triadelphia Road, Ellicott City, Maryland 21042 (Tax Map 22, Parcel 109, Lot 2)

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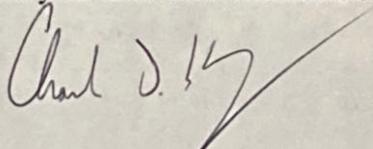
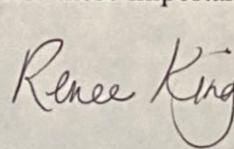
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Name: Charles & Renee King

Address: 12633 Fawn Run Ct.  
Ellicott City, MD 21042

Email: chadking156@verizon.net  
renee.firocchi@gmail.com

# Community Opposition to Proposed Development at 12668 Triadelphia Road

**TO:** William E. Erskine, Esq.  
Offit Kurman  
7021 Columbia Gateway Drive, Suite 200  
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**CC:** Howard County Department of Planning and Zoning  
3430 Court House Drive  
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**FROM:**

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## **Environmental and Infrastructure Concerns**

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Regarding water supply, the steep topography of the subject property will likely require deep wells and possibly hydrofracking to achieve adequate yields. We are concerned about potential interference with existing neighborhood wells. Several of our neighbors have already experienced well problems over the years, and additional demand on the groundwater system could exacerbate these issues. Maryland Department of Environment regulations under COMAR 26.04.02 require demonstration that new wells will not adversely affect existing wells.

For wastewater treatment, a development of this size would likely require a community septic system. We are aware of problems with similar systems in other parts of Howard County, including reliability issues at a development near Cattail Creek Country Club. Community septic systems also require ongoing maintenance and oversight that may not be adequately planned for.

The property has significant slopes that will require extensive clearing and grading. This will alter natural drainage patterns and could increase stormwater runoff onto neighboring properties. The Maryland Forest Conservation Act requires protection of steep slopes and other environmental features, and we question whether this can be achieved while accommodating 26 housing units.

## **Traffic and Rural Character**

Triadelphia Road is a narrow, winding rural road that was never designed for the traffic that would be generated by 26 additional housing units. We are concerned about both safety and the impact on the rural character that attracted us to this area in the first place.

The proposed development is completely out of character with the surrounding area. There are no similar high-density developments on Triadelphia Road or nearby roads like Ten Oaks, Folly Quarter, Rosemary, or Homewood. The area is designated as Rural West in the county's planning documents, which emphasizes low-density development and open space preservation.

Howard County Zoning Regulation Section 131.0.B.1 requires that conditional uses be "in harmony with the land uses and policies in the Howard County General Plan." We believe this proposal fails that test.

## **Property Values and Community Impact**

We purchased our homes with the reasonable expectation that the surrounding area would remain rural residential in character. The introduction of a 26-unit age-restricted development would fundamentally change the character of our neighborhood and likely impact property values.

## **Process and Transparency Concerns**

We request that all documentation related to this proposal be made available to the public, including meeting minutes, environmental studies, traffic analyses, and engineering reports for water and septic systems. We also request that our objections be made part of the official record and that we receive notification of any formal applications or hearings related to this property.

## **Legal Precedent**

Howard County has a history of zoning disputes, including the 1974 case *Iverson v. Zoning Board*, which involved challenges to inappropriate zoning changes. We believe this proposal presents similar issues of improper land use intensification that conflicts with established zoning policy.

## **Requested Actions**

We respectfully request that you:

1. Acknowledge the fundamental legal problem with seeking conditional use approval for age-restricted housing in an RR district, where such use is prohibited by Section 131.0.N.1.a.
2. Conduct comprehensive environmental impact assessments, including hydrogeological studies on well interference, septic system analysis, and stormwater management review.
3. Ensure proper notification to all affected residents as required by county regulations.
4. Provide complete transparency by making all studies, plans, and documentation publicly available.
5. Consider withdrawing this application and pursuing appropriate rezoning if the developers wish to continue with this type of development.

## **Community Organization and Legal Action**

Our community is organizing to oppose this development through all available legal channels. We are prepared to participate in public hearings before the Howard County Hearing Examiner, file appeals if necessary, and pursue other legal remedies to protect our neighborhood.

We have researched the applicable laws and believe we have strong grounds for opposition based on zoning violations, environmental concerns, and procedural issues. We hope these matters can be resolved without lengthy legal proceedings, but we are committed to protecting our community's interests.

## Conclusion

This proposal represents an inappropriate intensification of rural land use that violates Howard County zoning law and conflicts with established planning policies for the Rural West area. The environmental risks, infrastructure limitations, and legal violations we have outlined provide compelling grounds for denial.

We ask that our concerns be given serious consideration and that this formal objection be added to the public record. We also request ongoing notification of any applications, hearings, or decisions related to this property.

Thank you for your time and consideration of these important issues.

Sincerely,

Name: Justina King  
~~Address:~~ thor0220@gmail.com  
Email: 12627 Fawn Run Ct  
Ellicott City MD  
21042

# Community Opposition to Proposed Development at 12668 Triadelphia Road

**TO:** William E. Erskine, Esq.  
Offit Kurman  
7021 Columbia Gateway Drive, Suite 200  
Columbia, MD 21046  
WErskine@OffitKurman.com

**CC:** Howard County Department of Planning and Zoning  
3430 Court House Drive  
Ellicott City, MD 21043  
[planning@howardcountymd.gov](mailto:planning@howardcountymd.gov)

**FROM:**

**DATE:** July 10, 2025

**RE:** Opposition to Proposed Conditional Use Application for Age-Restricted Adult Housing at 12668 Triadelphia Road, Ellicott City, Maryland 21042 (Tax Map 22, Parcel 109, Lot 2)

---

Dear Mr. Erskine and Planning Department Staff,

We are writing as residents of Triadelphia Woods and surrounding neighborhoods to formally oppose the proposed conditional use application for age-restricted adult housing at 12668 Triadelphia Road. After reviewing the proposal and researching the applicable zoning regulations, we have identified serious legal and practical concerns that we believe warrant denial of this application.

## Fundamental Legal Problem

Our primary concern is that this application appears to violate basic Howard County zoning law. The property is currently zoned RR-DEO (Rural Residential - Density Exchange Option), but Howard County Zoning Regulation Section 131.0.N.1.a specifically states that conditional use permits for age-restricted adult housing may only be granted in R-ED, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, or R-APT districts. Notice that RR districts are not included in this list.

This is not a minor technicality. The county has deliberately created specific zoning districts for senior housing, including the R-SI (Residential: Senior-Institutional) and PSC (Planned Senior Community) districts. The exclusion of RR districts from conditional use eligibility appears to be intentional policy to preserve rural character.

*If the developers want to pursue this type of housing, they need to first seek rezoning to an eligible district. The current application seems to be attempting to bypass this requirement, which we believe is improper.*

## **Standing and Notification Issues**

As property owners directly adjacent to and affected by this proposed development, we have clear legal standing to oppose this application under Section 131.0.B.3 of the zoning regulations. However, we are troubled that many neighbors who should have received notification of the July 10th pre-submission meeting did not receive proper notice as required by Section 131.0.F.1. This raises questions about whether the notification process complied with county requirements.

## **Environmental and Infrastructure Concerns**

The Triadelphia Road area relies on individual wells and septic systems, and we have serious concerns about the environmental impact of adding 26 new housing units to this infrastructure.

Regarding water supply, the steep topography of the subject property will likely require deep wells and possibly hydrofracking to achieve adequate yields. We are concerned about potential interference with existing neighborhood wells. Several of our neighbors have already experienced well problems over the years, and additional demand on the groundwater system could exacerbate these issues. Maryland Department of Environment regulations under COMAR 26.04.02 require demonstration that new wells will not adversely affect existing wells.

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We have researched the applicable laws and believe we have strong grounds for opposition based on zoning violations, environmental concerns, and procedural issues. We hope these matters can be resolved without lengthy legal proceedings, but we are committed to protecting our community's interests.

## **Conclusion**

This proposal represents an inappropriate intensification of rural land use that violates Howard County zoning law and conflicts with established planning policies for the Rural West area. The environmental risks, infrastructure limitations, and legal violations we have outlined provide compelling grounds for denial.

We ask that our concerns be given serious consideration and that this formal objection be added to the public record. We also request ongoing notification of any applications, hearings, or decisions related to this property.

Thank you for your time and consideration of these important issues.

Sincerely,



Lav Gandhi  
12685 Golden Oak Drive  
Ellicott City, MD 21042  
LOT 33 Triadelphia Wood  
410-963-9771 (mobile)

**From:** [King, Lisa](#)  
**To:** [King, Lisa](#)  
**Cc:** [Erskine, William](#); [dpzoning@howardcountymd.gov](mailto:dpzoning@howardcountymd.gov); [planning@howardcountymd.gov](mailto:planning@howardcountymd.gov); [councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov); [Jason Van Kirk](#); [david woessner](#); [David Thompson](#); [Chris Malagari](#); [Taylor Faris](#)  
**Bcc:** [Dclarin1@verizon.net](mailto:Dclarin1@verizon.net); [euteneuer@verizon.net](mailto:euteneuer@verizon.net); [Kkirn1@gmail.com](mailto:Kkirn1@gmail.com); [AlexK12631@gmail.com](mailto:AlexK12631@gmail.com); [Alexdude1@gmail.com](mailto:Alexdude1@gmail.com); [Hannahpark49@gmail.com](mailto:Hannahpark49@gmail.com); [donnaweverhomes@gmail.com](mailto:donnaweverhomes@gmail.com); [haganpr@verizon.net](mailto:haganpr@verizon.net); [lgandhi@ellicottgroup.com](mailto:lgandhi@ellicottgroup.com); [Harnold2@gmail.com](mailto:Harnold2@gmail.com); [nicolero sewag@gmail.com](mailto:nicolero sewag@gmail.com); [Ladydi3509@verizon.net](mailto:Ladydi3509@verizon.net); [nkedia@officence.com](mailto:nkedia@officence.com); [annkedia@gmail.com](mailto:annkedia@gmail.com); [trumsoule@hotmail.com](mailto:trumsoule@hotmail.com); [Renee.tirocchi@gmail.com](mailto:Renee.tirocchi@gmail.com); [Chadking156@verizon.net](mailto:Chadking156@verizon.net); [sharethedream@prodigy.net](mailto:sharethedream@prodigy.net); [tludicke@yahoo.com](mailto:tludicke@yahoo.com); [Gwendolyn.stanko@gmail.com](mailto:Gwendolyn.stanko@gmail.com); [jkpyha@gmail.com](mailto:jkpyha@gmail.com); [brianb@paladingrp.com](mailto:brianb@paladingrp.com); [Kpensy1@yahoo.com](mailto:Kpensy1@yahoo.com); [Malikaz5@yahoo.com](mailto:Malikaz5@yahoo.com); [beckymerrill@mac.com](mailto:beckymerrill@mac.com); [tmbralley@gmail.com](mailto:tmbralley@gmail.com); [jlazaris@gmail.com](mailto:jlazaris@gmail.com); [gboarman@hotmail.com](mailto:gboarman@hotmail.com); [Hyatt.p@gmail.com](mailto:Hyatt.p@gmail.com); [cathleenmaloney@gmail.com](mailto:cathleenmaloney@gmail.com); [Gia.vannone@gmail.com](mailto:Gia.vannone@gmail.com); [Mcamada04@yahoo.com](mailto:Mcamada04@yahoo.com); [Howie@messyacresfarm.com](mailto:Howie@messyacresfarm.com); [gtralka@gmail.com](mailto:gtralka@gmail.com); [esharonbarnett@yahoo.com](mailto:esharonbarnett@yahoo.com); [hhschramm@aol.com](mailto:hhschramm@aol.com); [Bob\\_mary\\_marchegiano@yahoo.com](mailto:Bob_mary_marchegiano@yahoo.com); [knibali@gmail.com](mailto:knibali@gmail.com); [Jazmine\\_kyle@yahoo.com](mailto:Jazmine_kyle@yahoo.com); [leotimlin@yahoo.com](mailto:leotimlin@yahoo.com); [thilton445@gmail.com](mailto:thilton445@gmail.com); [blueethonhave@yahoo.com](mailto:blueethonhave@yahoo.com); [Wendyf1980@verizon.net](mailto:Wendyf1980@verizon.net); [Troutfarm1@msn.com](mailto:Troutfarm1@msn.com); [erliukes@verizon.net](mailto:erliukes@verizon.net); [Thor0220@gmail.com](mailto:Thor0220@gmail.com); [Joking7@gmail.com](mailto:Joking7@gmail.com); [Love10nig3@hotmail.com](mailto:Love10nig3@hotmail.com); [Love10ni53@hotmail.com](mailto:Love10ni53@hotmail.com); [Sarah.laprise1@gmail.com](mailto:Sarah.laprise1@gmail.com); [karenvech@mac.com](mailto:karenvech@mac.com); [eli@sloan.mit.edu](mailto:eli@sloan.mit.edu); [mooneyfamily1@aol.com](mailto:mooneyfamily1@aol.com); [Mooneyfamily1@aol.com](mailto:Mooneyfamily1@aol.com); [Andrea.m.mooney@gmail.com](mailto:Andrea.m.mooney@gmail.com); [charlesslapinski@gmail.com](mailto:charlesslapinski@gmail.com); [w.r.daub@gmail.com](mailto:w.r.daub@gmail.com); [lapinskindy@hotmail.com](mailto:lapinskindy@hotmail.com); [dpfailing@gmail.com](mailto:dpfailing@gmail.com); [denpam1@iuno.com](mailto:denpam1@iuno.com); [reedbrady@hotmail.com](mailto:reedbrady@hotmail.com); [slwenger@gmail.com](mailto:slwenger@gmail.com); [CTL81@verizon.net](mailto:CTL81@verizon.net); [Kenneth.e.jenkins@gmail.com](mailto:Kenneth.e.jenkins@gmail.com); [Jushandyman47@gmail.com](mailto:Jushandyman47@gmail.com); [conniebenning@gmail.com](mailto:conniebenning@gmail.com); [cskalny@howardcountymd.gov](mailto:cskalny@howardcountymd.gov)  
**Subject:** Pre-submission Community Meeting Minutes - Twigg Property, 12668 Triadelphia Road, Ellicott City  
**Date:** Friday, August 8, 2025 11:38:44 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[Twigg Property PSCM Minutes with Attachments reduced.pdf](#)

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Dear Community Member:

Attached please find a copy of the Minutes for the Pre-submission Community Meeting held on July 10, 2025, for the above-referenced property. You are receiving the attached Minutes because you either attended the meeting (and provided your contact information) or you requested a copy. If you also provided your mailing address you will receive a hard copy of the attachment by regular mail as well.

Thank you for your interest in this project.

Sincerely,

Lisa King



**Lisa King**

Paralegal

D [301.575.0389](tel:301.575.0389)

[lking@offitkurman.com](mailto:lking@offitkurman.com)

7021 Columbia Gateway Drive

Suite 200

Columbia, MD 21046

T [301.575.0300](tel:301.575.0300)

F [301.575.0335](tel:301.575.0335)

[offitkurman.com](http://offitkurman.com)



**From:** [King, Lisa](#)  
**To:** [King, Lisa](#)  
**Cc:** [Erskine, William](#); [dpzzoning@howardcountymd.gov](mailto:dpzzoning@howardcountymd.gov); [planning@howardcountymd.gov](mailto:planning@howardcountymd.gov); [councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov); [Jason Van Kirk](#); [david woessner](#); [David Thompson](#); [Chris Malagari](#); [Taylor Faris](#)  
**Subject:** Pre-submission Community Meeting Minutes - Twigg Property, 12668 Triadelphia Road, Ellicott City  
**Date:** Friday, August 8, 2025 11:40:41 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[Twigg Property PSCM Minutes with Attachments reduced.pdf](#)

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Thank you for your interest in this project.

Sincerely,

Lisa King



**Lisa King**

Paralegal  
D [301.575.0389](tel:301.575.0389)  
[lking@offitkurman.com](mailto:lking@offitkurman.com)

7021 Columbia Gateway Drive  
Suite 200  
Columbia, MD 21046  
T 301.575.0300  
F [301.575.0335](tel:301.575.0335)  
[offitkurman.com](http://offitkurman.com)



**PRE-SUBMISSION COMMUNITY MEETING**  
**MINUTES**

**Subject Property:**

Twiggs Property  
12668 Triadelphia Road, Ellicott City, Maryland 21042  
(a/k/a Tax Map 22, Parcel 109, Lot 2)

**Meeting Date/Time:**

Thursday, July 10, 2025, at 6:00pm

**Attendees for Petitioner's Team:**

Jason VanKirk – Elm Street Development  
Taylor Faris – Elm Street Development  
Dave Woessner  
Dave Thompson – Benchmark Engineering  
William Erskine, Esq. – Offit Kurman, PA

The meeting began at approximately 6:05pm.

**W. Erskine:**

- Introduced himself and individuals attending the meeting on behalf of the Petitioner's Team.
- Explained the purpose of the Pre-submission Community Meeting ("PSCM"), and that an age-restricted adult housing ("ARAH") community is being proposed for the Subject Property.
- Described the requirements related to holding a PSCM, and noted that it is not uncommon that based on what is shared by the community the proposed concept drawing/plan (displayed) could be modified.
- Summarized the conditional approval use process.
- Pointed out the available Dept. of Planning & Zoning ("DPZ") prepared conditional use approval process summary, and the sign-in sheets and their purpose.
- Provided a description of an age restricted adult housing community:
  - at least one owner of the household must be 55 years old or older.
  - no one under the age of 18 years old may reside in the home for more than 90 days per calendar year, so there are no school children generated by this community.
  - restrictive covenants are recorded against each and every home in the community, restricting, for example, children under the age of 18 living in a home for more than 90 days per calendar year. Noting that if a violation of the covenants exists an individual homeowner or the homeowners' association or condominium association can pursue enforcement of the covenants; and for people that do not reside in the community but become aware of a violation, they are able to contact DPZ's Enforcement Division.

#### **D. Woessner:**

- Pointed out the concept drawing/plan and explained that throughout the development process many types of plans will be prepared, such as environmental concept plan, sketch plans, final plan, site development plans, etc.
- Described the Subject Property:
  - 26.5 acres, owned by the Twigg family;
  - pointed out the shape of the property on the displayed drawing/plan;
  - the site is predominantly wooded in the rear, and he pointed out environmental features in the back – small stream and small ponds, a steep slope that is less than 20,000 square feet;
  - the existing structures (homes and a barn) will be removed;
  - the property is zoned RR (rural residential), the proposal is for an ARAH conditional use.
- Described the proposed an ARAH conditional use/reviewed the displayed concept drawing/plan :
  - the proposed private road for this community will be designed to meet public road standards and it intersects with Triadelphia Road directly across from the existing Lakeway Drive;
  - trash collection and snow removal will be managed by the condominium association;
  - sidewalks will be located on both sides of the private road;
  - road widening is proposed along the front of the Subject Property for a lane/shoulder;
  - a 75-foot setback from the road is required and provided;
  - the required side yard setback is 40 feet, and we have proposed 244 feet on the northeast side and 330 feet on the southwest side (noted: the goal is to keep the units in the middle of the site, from Triadelphia Road you will essentially see the first two (2) houses) of the community;
  - pointed out the proposed trees/landscaping on the drawing/plan along the front and sides of the Subject Property and noted that some limited clearing of forest will be done;
  - single-family detached homes are proposed, with a footprint of approximately 40'x70', 2,800 square feet with two-car garages. The typical home will have two (2) or three (3) bedrooms;
  - the design of the homes is called Universal Design, i.e., designed for people who are aging in place – no step entry, wider hallways and doorways, lower light switches, larger bathroom spaces, etc.;
  - the community will have individual private wells and shared septic system; pointed out the well box provided for each house and the septic disposal area;
  - community building/clubhouse with parking, pathway system and benches;
  - stormwater management, bioretention facilities.

## Comments/Questions/Open Discussion

### **Several attendees expressed concerns and asked questions regarding the proposed water, septic and wells, such as:**

- how the proposed ARAH community will impact the surrounding homes' water/wells;
- what if you are not able to hit a well in the targeted area, potential for hydrofracking;
- the proposed number of houses/wells;
- what if a well for a home in this community goes dry in the future;
- who will be responsible for the maintenance of the water/sewer system;
- potential failure of the shared septic like at Cattail;
- the condensed layout of the homes, have you done any other developments like this with the houses clustered together as you are proposing?

### **Responses:**

- the community will have a shared septic system; Howard County requires that the system be reviewed and approved for compliance with COMAR regulations by the MD Dept. of the Environment ("MDE");
- the shared septic system is designed not to drain into anyone's well;
- the septic reserve area has already gone through a percolation certification plan process with the Health Dept., perc testing has been done, and we were able to achieve successful percolation to the point that justified the amount of drainage areas for the density we are proposing;
  - continued analysis will be done in working toward obtaining the perc plan approval;
  - studies have shown that a typical resident in a RR single family home generally uses approximately 100 gallons of water per day, and in typical ARAH homes it is closer to 60 gallons of water per day. The water usage drawn from the wells on this property will be less because they are age-restricted;
- the Health Dept. and MDE require thorough studies, testing and analysis on where we get water; draw down studies and other evaluations will be determined and conducted to make sure that we do not cause any adverse impact, and if that cannot be determined then our plan will not be approved;
- the bend in the proposed road (rather than it being straight) was done in order to keep wells away from the perc field;
- the condominium association for this ARAH community will be required to hire an MDE approved operator to provide ongoing operating and maintenance services for the septic system in accordance with the MDE approved plan;
- We have hydrofracked in the county to gain water before, and of those developments over the last 20 years and through the droughts over that time we have not heard of any wells going dry;
- If the MDE warrants it, we will do an analysis of the entire site of the aquifer, as part of our pump testing and that would become part of the approval process with the Health Dept. and MDE;
- the approximate footprint of the homes will be 40 x 70 and as required by the Health Dept. the well-box for each home is 30 x 50;

- the site is 26.5 acres, we are required to provide 13 acres of open space, and we are proposing to provide approximately 23 acres of open space, leaving the houses, road, sidewalks, pathways, etc. to take up about 3 acres;
- Every approved well will have alternative locations within the well box or three (3) specific locations approved by the Health Dept. as backup locations;
- If we are not able to get water for a certain number of wells (or shared wells) then the same number of houses are not able to be built – you cannot have a house without water.
- All rules/regulations for creating a well will be followed;
- The review process for shared septic system was recently changed to have MDE as the approving authority (which was not the case with Cattail and others), and the process is very detailed, and we will be required to meet all of their regulations in order for them to sign off on our plans. Continued construction oversight by both MDE and CID is required. 12 months of continued operations with at least 80% occupancy is required prior to final acceptance of the facility.
- We have not personally developed an ARAH community using shared septic but there is currently a project in the county that is a similar design/concept, off of Lime Kiln Road. The community is called Maple Highlands; We have developed market rate communities with shared septic systems in Howard County.

**A number of concerns were raised and questions asked regarding whether there is a need for an ARAH community at this location, such as:**

- there is “nothing out here for them,” there is no shopping, doctors, dentists, etc. that the residents can walk to;
- Triadelphia Road being a two-lane road, in a rural area;
- the existing community is made up of families, children, people of all ages, etc. - age-restricted is not appropriate and compatible with the existing community;
- the proposed community is going to be isolated from the surrounding community with their own condominium association, the additional landscaping/tree plantings proposed (hiding it like a prison);
- the community will be an eye sore until the newly planted trees mature; etc.

**Responses to comments and questions:**

- Howard County’s General Plan’s housing plan notes a need for housing for the aging population;
- we have found in ARAH communities, the buyers in large part are Howard County residents with children/grandchildren in the area and they want to stay in the area but downsize and have additional maintenance services;
- “downsizing” meaning that the resident will have single floor living, it may or may not also be downsizing in square footage from their previous home, the homes will still have additional bedrooms for guests/visitors/out of town family, etc., but eliminating outdoor maintenance, etc. effectively they will be able to lock and leave more easily than a traditional single-family home;

- the proposed ARAH community will have a condominium association which will be responsible for the outdoor property maintenance, such as landscaping, lawn maintenance, snow removal, etc.;
- ARAH community vs. Continuing Care Retirement Community (“CCRC”), the ARAH is for residents 55-years-old and older, who may no longer want to have a single-family home, the extra maintenance, and would like certain aging in place features, etc.; whereas a CCRC is retirement community that is set up to provide different levels of continuing care;
  - This is an age restricted community for the active adult, not a continuing care retirement community or assisted living.
  - Howard County requires us to make sure the project is harmonious with the existing neighborhood, and as part of that larger buffers are provided.
  - we have not prepared tree planting charts at this point, but trees planted for landscaping requirements are generally 8-10 feet tall for deciduous trees and evergreens are typically 6+ feet.

**A number of concerns were raised and questions asked regarding the reasoning behind proposing an ARAH community versus building standard single-family homes, such as:**

- what will be the sale price of these homes;
- the effect on the surrounding community’s property values;
- how are the residents going to contribute to the community when 55+ communities pay very low taxes, receive tax breaks for purchasing homes, etc.;
- many attendees complained and opined that the developer is motivated by profit and money.

**Responses to concerns and questions:**

- The zoning for the property can also be developed with 13 market rate single family one acre lots in the cluster design, but it is our determination that the market is more in need of ARAH than 13 single family homes;
  - the market will determine the sales price of the proposed homes, currently there are other age restricted communities open for sale in the county with single family homes that are in the \$1-\$1.1 million range;
  - seniors can apply for a reduction in taxes, but I believe it is miniscule and is only available to individuals that are below a certain income threshold and homebuyers for this community at this price point would likely not be eligible;
  - These homeowners will pay property taxes and (it is likely at this price point they will have the required minimum withdrawal for income) probably county income taxes as well;
  - they do not consume the resources that families with children do, with approximately 60% of the county’s budget going to the school system and the proposed development will not contribute any students.

**Questions were asked and concerns were raised regarding the ARAH community rules, construction period, such as:**

- how long the community will remain age-restricted;
- potential that in 10 years you will come back again and rezone to fill in the rest of the property, the Howard County population demographics will change/decline in coming years, etc.;
- does the condominium association or the individual resident own the house and/or the land, etc.;
- if you receive approval for this how long will this take to be built; etc.
- what will be the construction materials of the homes, etc.;
- will there be senior buses/transportation vehicles, causing Triadelphia Road to have to be widened, shoulders added to accommodate that sort of thing?

**Responses to questions and concerns:**

- the age restriction would remain in place forever, in perpetuity;
- the Subject Property is zoned RR-DEO, and this conditional use is not a rezoning, the property remains zoned RR-DEO. A conditional use over the property receives an approval from the Hearing Examiner, and the Hearing Examiner's Decision and Order is the law for the use of the property;
- the condominium regime has not been designed yet, but typically the homeowner owns their house but when they step outside that is the condominium's property;
- for this community, the homeowners would likely own the home and a bump out for their rear yard and well box;
- the approval process will take a few years before we can begin construction, then construction would take approximately a 2–3-years;
- We have not selected a builder for this project yet, but we will have control over the architectural details and will present that to the Design Advisory Board. Our main goal is to use high quality products that are as maintenance free as possible for the homeowners.

**Concerns and questions were raised regarding existing environmental features, such as:**

- landscaping, tree removal, existing ponds, etc.;
- the current condition of the property could be considered a junkyard – will there be an environmental investigation as to ground contamination;
- the developments impact on wildlife;
- noticed tags on trees, what trees will be cleared; etc.
- stormwater runoff, stormwater management, flooding, etc.;

**Responses to concerns and questions:**

- the existing ponds on the property are what we refer to as farm ponds, they are unpermitted and when a property comes into the development process, the soil conservation district requires any unpermitted farm pond to be drained or completely rebuilt (typically into a stormwater management facility like you may have seen in other communities);

- in this area of the county the predominant rule for stormwater is to treat for quality; and we have proposed smaller ponds placed around the community that are bioretention, or if we intersect with groundwater in that area, it could be a submerged gravel wetland;
- our consultants are preparing a water resource report and a forest conservation report, and when we make our submission to the county those reports will be available;
- an environmental phase one study is underway, if any recognized environmental conditions are found and they reach a certain level, then further investigation will be required and a phase two environmental site assessment report prepared. If any contamination is found, we will have to clean it up with environmental consultants and oversight by MDE and others;
- the tags on trees are because we are required to identify every tree on the property that are 24 inches in diameter or greater, and we have to determine the type of tree it is, whether it is healthy, etc. and provide that information to the county and identify where we intend to clear.
- pointed out on the displayed plan the area where the proposed tree clearing will be on the displayed plan, noting that the proposed limited amount of tree removal will not cause a need for reforestation;
- with regard to stormwater, we are required to capture, treat and then release it in a safe way.

**Questions were asked and concerns were expressed regarding:**

- increased traffic, road safety, etc.;
- lighting plan;
- natural gas and solar collectors for the community; etc.

**Responses to questions and concerns:**

- we are required to analyze Triadelphia Road in both directions, and make sure there is adequate sight distance and braking sight distance;
- a traffic impact study will be prepared and submitted to the county for review and approval;
- we are proposing to add a widening lane and shoulder along the front of the property, so that when people are pulling on and off Triadelphia Road for this community it will be safer;
- the intention for the lighting of this community is to stay consistent with the surrounding community, we envision most of the lighting to be from the individual houses, such as porch lights, etc.; if something in the traffic approval or something else that requires us to put in any lights somewhere in the community we will do so but the lighting fixtures would include down shading so that it would light the area necessary but not adversely affect the neighbors;
- there is no natural gas in this area and there is no plan for that; the building code that was recently adopted by the County Council is going towards being fully electric, and I am sure that will be at play here, the other energy system that could be used is propane.
- The homes can have rooftop solar on them if the owner chooses, the condominium association cannot oppose it.

**Miscellaneous questions and comments:**

- how can we ask additional questions after this evening's meeting;
- where do you get your data for the wells, water usage and how much water a well needs to produce, traffic, etc.;
- how many developments has Elm Street Development done in Howard County;
- I did not see a for sale sign on the property; how did you find out about it?

**Responses to questions and comments:**

- we are happy to stay and answer additional questions;
- Questions can be submitted to Mr. Erskine and can be incorporated and responded to in the minutes;
- Once the minutes have been completed, additional questions should be directed to DPZ;
- the Health Department has records and data regarding existing wells, etc.;
- MDE and the Howard County Health Department require what they deem necessary for well water generation/gallons per day, approval of wells is based on the regulations;
- the Institute of Transportation Engineers (ITE) Trip Generation Manual is used to compute average daily trips in our traffic impact study;
- Jason Van Kirk named and described many Elm Street Development Howard County projects – Meadow Springs, Bethany Glen, Wellington Farms, Walker Meadows, Willow Creek, Kerger pond, etc.;
- the owner had a real estate agent and land related real estate agent who listed the property on the multiple listing service.

The meeting ended at approximately 8:10pm.

**Additional Comments and Questions were received after the meeting and have been compiled below. In addition, copies of the written correspondence or emails are attached to these minutes:\***

\* Note: After the community meeting, the Petitioner received written questions and comments from members of the community. To the extent that the Petitioner is able to answer those questions, the answers are set forth below. With respect to several questions, the Petitioner is not able to provide answers at this early stage of the approval process. Typically, such information when required is developed during later stages of the approval process, such as during the subdivision and/or site development plan approval stages. In the event such information is developed and becomes available to the Petitioner, it will be submitted to the approval agencies including the Howard County Department of Planning and Zoning; and when required the Maryland Department of the Environment. Once submitted, these materials are available to the public upon request directed to the approval agencies.

**Question/Comment:** The proposed plan shows a total of 27 individual wells (including a well for the Clubhouse) all within a relatively small area of approximately 3 acres beginning approximately 100 feet from Triadelphia Road. Does the developer intend to use every possible means available, including hydro fracking (possibly with chemicals), deep well digging (600 ft. or more), water storage tanks, etc. to achieve the minimum gallons per minute (gpm) yield requirement for all 27 wells?

**Response:** The Petitioner intends to follow the Howard County Health Department and MDE regulations. At this early stage, it is not possible to know the depth of the wells or whether hydrofracking will be utilized. In addition, while the homes, community center, and the private roadway are proposed to be located centrally on the Property, covering an area of approximately three (3) acres, the location of the individual wells may be disbursed over other areas of the Property. The exact location of individual wells cannot be determined at this time.

**Question/Comment:** Does the developer intend to have 2 or more individual residential units (units) using a shared well, in the event some designated well locations do not yield the minimum gpm requirement?

**Response:** At this early stage, the Petitioner's preference and intention is to utilize 27 individual wells. It is possible; however, that this intention could change in the future and one or more shared wells could be utilized.

**Question/Comment:** As you are no doubt aware, hydrofracking and drilling of 27 wells in such a relatively small area can negatively impact nearby existing wells by reducing or eliminating gpm yield, reducing drinking water quality and even contamination of groundwater and surface water. What will the developer do to compensate us if our well-gpm yield is reduced, eliminated, or our water quality is degraded due to the construction of, and subsequent use of the proposed 27 wells on those 3 acres located directly across the street from our home? Our well is in the front of our home, 75' from Triadelphia Rd.

**Response:** Respectfully, the premise of this question is not accurate. The Petitioner intends to follow all Health Department and MDE requirements to ensure that the proposed community will not have any adverse impact on nearby existing wells. In addition, the proposed community will utilize monitoring wells, as required by MDE, that will establish the existing baseline water quality as well as water quality in the future.

**Question/Comment:** What will the developer do to compensate us if the large proposed shared septic system leaks and contaminates our well or the soil on our property?

**Response:** As stated above, the Petitioner will follow all Health Department and MDE requirements to ensure that the proposed community will not have any adverse impact on nearby existing wells. In addition, as indicated, the proposed community will utilize monitoring wells, as required by MDE, that will establish the existing baseline water quality as well as water quality in the future. These safeguards will ensure that the proposed community will not have any adverse impact on nearby existing wells.

**Question/Comment:** What measures/equipment/techniques will the developer make/use/employ to ensure the gently/softly bringing down of any trees rather than just dropping them from where cut (especially the large/heavy ones along the front of the property where our home is in close proximity) and potentially damaging our foundation as a result of the impact? What will the developer do to compensate us if in the process of cutting down any trees on the property of the proposed development, the impact of the trees hitting the ground causes damage to our foundation?

**Response:** The industry standards of care for tree removal will be utilized by professional contractors. These standards will ensure that no harm or damage to adjacent properties will occur during the removal of any trees on the property.

**Question/Comment:** Who do we sue when the developer may be long gone and any of the negative impacts mentioned above occur? Its common knowledge that HOAs and Condo Associations are typically comprised of homeowners, who are often not well-informed, equipped, financially or even legally capable of handling any such serious situations, especially when the problems extend beyond their own development.

**Response:** In Petitioner's experience, the premise of this question is simply not accurate. While it is true that HOAs and Condo Associations are typically comprised of homeowners, it has been Petitioner's experience that in Howard County homeowners at this price point are very educated, well-informed and well equipped. Further, the typical Howard County residents likely to occupy these homes at this price point are very financially and legally capable of handling serious situations - whether such situations relate to matters within the community or elsewhere. The residents of this community will also have professional condominium association management in place that will oversee the proper maintenance, both physically and financially, of the community.

**Question/Comment:** Would the proposed development allow rentals?

**Response:** It is the Petitioner's preference that this Age-Restricted Adult Housing community be a for-sale community. Individual owners are of course permitted to rent their homes should they choose.

**Question/Comment:** We look forward to receiving a copy of the 7/10 meeting Minutes, including our follow-up questions listed above, your answers to same, and all signing/attendance sheets completed by the interested parties who attended this meeting (with their contact info) as promised to several individuals when same was requested by them at the end of the meeting.

**Response:** These minutes, together with the enclosed attachments, are being provided to all persons who attended the pre-submission community meeting and provided their contact information on the attached Sign-In Sheet. In addition, these minutes and attachments have been provided to all persons who have requested to receive a copy.

**Question/Comment:** The total size of the real property located at 12688 Triadelphia Road (the Property) vs. the size of the potentially developable area within it.  
(a.) The rendering provided at the meeting states the Property has a 'gross area' of 26.5 acres of which 0.1 acres appears to be netted out of the 'gross area' for a 'net area' of 26.4 acres.

**Response:**  $26.5 - \text{Flood Plain } (0.1) - \text{Steep Slopes } (0) = 26.4 \text{ acres}$

**Question/Comment:** Is 'net area' the term the developer is using for 'net acreage' in the zoning regulations?

**Response:** Yes, that is correct.

**Question/Comment:** (b.) How does the developer account for (*i.e.*, net out) wetlands, stream buffers, forest, and other features that may not be developed on the Property ('net area')? Or is it the developer's contention that none of these features exist other than the 0.1 acres noted?

**Response:** The Zoning Regulations define "Net Acreage" as Gross Acreage minus Steep Slopes minus Flood Plains.

**Question/Comment:** 2. During the Meeting, the development group described two "farm ponds" on the Property that the developer plans to backfill. These were indicated as the two ponds seen in arial photos near the rear of the Property by the stream.

(a.) Has DNR, MDE, and/or the Army Corps of Engineers determined that these two ponds are not part of regulated wetland, intermittent streams, headwaters of the adjacent stream / the Middle Patuxent River system, or other, such that these ponds are allowed to be backfilled?

**Response:** At this early stage of the process, no determinations have been made by the above referenced agencies in regard to the removal of the ponds. The Petitioner will however adhere to all state and local regulations pertaining to pond safety. If removal is determined by the reviewing agencies to be the preferred treatment, that process is NOT backfilling the pond. It is the removal of the dam creating the pond and proper stabilization of the entire area.

**Question/Comment:** (b.) Has DNR, MDE and/or the Army Corps of Engineers determined that the backfilling of the ponds will not impact downstream water quality?

**Response:** At this early stage of the process, no determinations have been made by the above referenced agencies in regard to the removal of the ponds and potential impact to downstream water quality. The Petitioner will, however, adhere to all state and local regulations pertaining to impacts on downstream water quality. The above referenced agencies will review the construction plans and evaluate potential impacts on downstream water quality once they have been submitted. As stated in the previous answer, removal of the pond is not backfilling the pond, but instead removal of the dam creating the pond.

**Question/Comment:** 3. The rendering shows a 2,800 sq. ft. dwelling. During the Meeting, brief but confusing mention was made by the developer of 3,200 sq. ft. Is it planned that there is an option for a larger structure than 2,800 sq. ft. If so, would the ground level footprint of the house be expanded, or would that mean multi-level living?

**Response:** The builder has not been selected at this early stage in the process. Having said that, typically the houses all appear as two (2) story homes. The interior floor plan has a large bedroom, kitchen, and full bath all on the first floor. Homeowners may choose to finish the upstairs space to add another one or two bedrooms and a full bath. If they choose not to finish the upstairs, this area will be unfinished attic space. Homeowners may also choose to finish the basement area of the home, which would increase the livable square footage of the home without

changing the footprint of the home. Additionally, homeowners have the option of selecting an extension to the rear of the house (both levels - typically 4', but this can vary based on the selected builder).

**Question/Comment:** 4. Please provide more information about the proposed distance between and depth of the potable wells:

(a.) What is the distance between each of the proposed 26 potable wells?

**Response:** The distance between the wells has not been determined at this early stage of the approval process. Please note that the Concept Plan depicts conceptual well locations. The final location of the wells is dependent on field conditions. We have the ability to move the wells within the well box depicted on the plan. We can also move well boxes to other locations on the property as needed. Depths of the wells will be determined during the well drilling process.....going to a depth that allows acceptable well yields.

(b.) Is the developer planning to drill all 26 wells to share same source aquifer? If not, please explain.

**Response:** The depth of the wells and whether they will share an aquifer cannot be determined at this early stage of the approval process.

(c.) Who else in the neighborhood shares that aquifer?

**Response:** As indicated above, the depth of the wells and whether they will share an aquifer with other nearby wells cannot be determined at this early stage of the approval process. This is reviewed and approved by MDE.

**Question/Comment:** Is there a way to propose a way to keep the land for use of playgrounds or a park that can be for use of the residents nearby. Kinda what was promised to the people who originally bought lake way. A shooting range, dirt bike track, mechanic shop where kids can learn to work on cars. Something besides more people and problems. Columbia should have been a lesson.

**Response:** The Petitioner is proposing to develop an Age-Restricted Adult Housing community only.

**Question/Comment:** According to the drawing presented at the meeting, perimeter tree planting is planned along roughly two-thirds of the property line. I request that this planting continue uninterrupted to the end of the planned septic field. I ask that this planting use conifers or similar evergreens to provide year-round visual screening.

**Response:** The Petitioner is very open to discussing landscape options with adjoining property owners. All plantings will be done in compliance with the Howard County Landscape Manual. With county approval, alternative landscaping proposals may also be utilized.

**Question/Comment:** The proposed shared septic field lies very close to our well. I'm requesting detailed Howard County Health Department documentation on the percolation testing and soil evaluation, including:

- Perc rates, water table depth, and soil classifications
- Failed or nearly failed test pits
- A copy of the Perc Certification Plan

Please also explain in detail how the shared septic system will function and what backup contingencies are planned. If the system has a 30–50 year expected lifespan, what long-term plan is in place for eventual replacement or failure?

**Response:** The at this early stage of the approval process, the requested information has not been finalized. Once it is finalized, it will be submitted to MDE and Howard County Health Department. Once submitted, this data is public information and can be obtained directly from MDE. In terms of operation of the shared system, wastewater from each home will gravity flow to a low point on the Property. There it will be treated. After treatment, the treated effluent will be pumped uphill to a point near the highest elevation of the septic disposal area. From there, the treated effluent will gravity flow through a series of drainpipes where it will gradually infiltrate into the soils. Once it has infiltrated into the soil, the treated effluent will be digested by naturally occurring microbes in the soil. The shared septic system is designed with two (2) back up septic disposal areas for potential future use in the event the initial septic disposal area fails to function properly. Monitoring wells will also be in place to provide ongoing data that will confirm the system is working properly.

**Question/Comment:** What is the plan in the event of a grinder pump failure during a power outage? Please clarify how sewage will be managed without power.

**Response:** Individual homes will not have grinder pumps, but will gravity flow to the treatment facility. The main pump at the treatment facility will have a generator to provide backup power in the event of a power interruption. In addition, the treatment facility will have storage capabilities which will allow the system to continue to receive wastewater during a power outage.

**Question/Comment:** Where will the septic field's observation ports be located? If they are along the shared property line, I request that the distribution box be repositioned farther away so ports may be located elsewhere, such as along the tree line.

**Response:** The shared septic system has not been designed at this early stage in the process. The system will be designed at a later stage in accordance with MDE regulations. The location of observation monitoring wells has not been determined at this time.

**Question/Comment:** Will the developer be installing any groundwater monitoring wells? Regarding well supply and drawdown, I request that a baseline assessment be performed on my private well before construction begins, including flow rate, static water level, and recovery rate.

**Response:** The Petitioner's requirements are to have one or more monitoring wells on the Property and to perform base line assessments at well location(s) on site.

**Question/Comment:** Our property includes a spring-fed pond located downhill from the proposed development. What measures will be taken to prevent stormwater runoff, sedimentation, or septic seep from impacting the pond? Also, to avoid future disputes or encroachments, I ask that the developer install a physical barrier such as fencing or dense plantings to discourage access and protect both parties.

**Response:** Stormwater will be treated on site and conveyed safely off site in accordance with the storm water management regulations. At this early stage in the approval process, a decision regarding the need for physical barriers or dense plantings in the vicinity of the ponds has not been made. However, as previously stated, the Petitioner is very open to having discussions with adjoining property owners regarding the design of the landscaping plan.

**Question/Comment:** A rare, barred owl inhabits trees slated for removal near the planned septic field. I ask that the developer work with appropriate environmental professionals to preserve this habitat or coordinate responsible relocation.

**Response:** The proposed community has been designed to minimize the clearing of trees and disturbance to animal habitat. The Petitioner will adhere to the Howard County forest conservation regulations.

**Question/Comment:** Please ensure that outdoor lighting from homes, streetlights, and vehicles be minimized and directed downward or otherwise configured to avoid spillover.

**Response:** In accordance with the regulations, on-site lighting will be designed to avoid light trespass onto adjacent properties.

**Question/Comment:** Will a nitrogen balance study be performed as part of the septic design review? Please notify the community of the results of this and any other relevant tests performed by the County, MDE, or DPW.

**Response:** A nitrogen balance study will be performed at a later stage of the approval process. The results of this study will be provided to MDE. Once submitted, this information is available directly from MDE upon request.

**Question/Comment:** Please notify the community of all project handoffs to MDE, DPW, or other agencies, including contact names and numbers where possible.

**Response:** The Petitioner will provide notice to the community as required by the applicable regulations. Persons interested in the status of the approval process should contact the approval agencies directly. All plan submissions and agency review comments are public information.

### **Fundamental Legal Problem**

Our primary concern is that this application appears to violate basic Howard County zoning law. The property is currently zoned RR-DEO (Rural Residential - Density Exchange Option), but Howard County Zoning Regulation Section 131.0.N.1.a specifically states that conditional use permits for age-restricted adult housing may only be granted in R-ED, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, or R-APT districts. Notice that RR districts are not included in this list.

This is not a minor technicality. The county has deliberately created specific zoning districts for senior housing, including the R-SI (Residential: Senior-Institutional) and PSC (Planned Senior Community) districts. The exclusion of RR districts from conditional use eligibility appears to be intentional policy to preserve rural character.

If the developers wants to pursue this type of housing, they need to first seek rezoning to an eligible district. The current application seems to be attempting to bypass this requirement, which we believe is improper.

**Response:** Regarding the alleged “Fundamental Legal Problem,” the community has been misinformed. Howard County Zoning Regulation, Section 131.0.N.1.a clearly states that Age-Restricted Adult Housing can be approved as a conditional use in the RR District. Conditional uses in the RR District are subject to the detailed requirements for conditional uses given in Section 131.0 for the list of permitted conditional uses, refer to the chart in Section 131.0.

### **Question/Comment: Standing and Notification Issues**

As property owners directly adjacent to and affected by this proposed development, we have clear legal standing to oppose this application under Section 131.0.B.3 of the zoning regulations. However, we are troubled that many neighbors who should have received notification of the July 10th pre-submission meeting did not receive proper notice as required by Section 131.0.F.1. This raises questions about whether the notification process complied with county requirements.

**Response:** All required notifications were properly provided. Only properties that directly adjoin the subject property are required to be notified by first class mail. #12631 Golden Oak does not directly adjoin the property and therefore it was not required to be notified by mail. Notice to the general public was provided by posting the property three weeks in advance of the community meeting with a prominent sign located directly adjacent to Triadelphia Road in clear view of passersby. Notice was also provided on the Howard County website.

**Question/Comment: Environmental and Infrastructure Concerns**

The Triadelphia Road area relies on individual wells and septic systems, and we have serious concerns about the environmental impact of adding 26 new housing units to this infrastructure. Regarding water supply, the steep topography of the subject property will likely require deep wells and possibly hydrofracking to achieve adequate yields. We are concerned about potential interference with existing neighborhood wells. Several of our neighbors have already experienced well problems over the years, and additional demand on the groundwater system could exacerbate these issues. Maryland Department of Environment regulations under COMAR 26.04.02 require demonstration that new wells will not adversely affect existing wells.

**Response:** This concern has been addressed in the responses provided above. Be assured that we will comply with all COMAR regulations.

**Question/Comment:** For wastewater treatment, a development of this size would likely require a community septic system. We are aware of problems with similar systems in other parts of Howard County, including reliability issues at a development near Cattail Creek Country Club. Community septic systems also require ongoing maintenance and oversight that may not be adequately planned for.

**Response:** We will design our shared septic system in accordance with the latest standards and regulations required by MDE. The shared septic system will also be maintained by competent licensed contractors hired by the condominium association in accordance with MDE requirements.

**Question/Comment:** The property has significant slopes that will require extensive clearing and grading. This will alter natural drainage patterns and could increase stormwater runoff onto neighboring properties. The Maryland Forest Conservation Act requires protection of steep slopes and other environmental features, and we question whether this can be achieved while accommodating 26 housing units.

**Response:** We have identified steep slopes as defined by 25% slope or greater over 10 vertical feet. We do not impact these areas. Clearing will be done to a minimum in accordance with the Howard County Forest Conservation Act. We anticipate that we will not clear below the threshold established in the forest conservation ordinance. If any reforestation is required, it will be done on site. As stated at the pre-submission community meeting, all proposed impervious run-off will be properly treated for stormwater management in accordance with the regulations. The design of which will be reviewed by Howard County DPZ.

**Question/Comment: Traffic and Rural Character**

Triadelphia Road is a narrow, winding rural road that was never designed for the traffic that would be generated by 26 additional housing units. We are concerned about both safety and the impact on the rural character that attracted us to this area in the first place.

**Response:** Triadelphia Road is a designated major collector roadway. The conditional use regulations provide that an age-restricted adult housing community can be located on a minor collector roadway or higher classification. Triadelphia Road exceeds the requirements. We will be performing traffic studies to determine the operating speeds of traffic on Triadelphia Road and a sight distance analysis will be performed to determine that safe ingress and egress conditions exist. Once completed, this study will be submitted to DPZ and will be available to the public upon request.

**Question/Comment:** The proposed development is completely out of character with the surrounding area. There are no similar high-density developments on Triadelphia Road or nearby roads like Ten Oaks, Folly Quarter, Rosemary, or Homewood. The area is designated as Rural West in the county's planning documents, which emphasizes low-density development and open space preservation. Howard County Zoning Regulation Section 131.0.B.1 requires that conditional uses be "in harmony with the land uses and policies in the Howard County General Plan." We believe this proposal fails that test.

**Response:** The Petitioner believes that the design of the proposed community and the architecture of the proposed homes is in harmony with the character of surrounding homes. The proposed single family detached homes are very similar to other single family detached homes in the area. The proposed homes are also similar to other nearby homes in terms of square footage and height. Moreover, the design of the community utilizes significant setbacks that exceed the required setback by 500-800 percent. Increased setbacks are an acceptable means of addressing the harmony issues if they did exist. Finally, the design of the community proposes significant screening to be provided by new landscaping and existing wooded buffers.

**Question/Comment: Property Values and Community Impact**

We purchased our homes with the reasonable expectation that the surrounding area would remain rural residential in character. The introduction of a 26-unit age-restricted development would fundamentally change the character of our neighborhood and likely impact property values.

**Response:** The Petitioner does not believe that the proposed community will negatively impact home values in the area. The proposed homes will sell for in excess of \$1,000,000. The community will not diminish the value of homes in the area.

**Question/Comment: Process and Transparency Concerns**

We request that all documentation related to this proposal be made available to the public, including meeting minutes, environmental studies, traffic analyses, and engineering reports for water and septic systems. We also request that our objections be made part of the official record and that we receive notification of any formal applications or hearings related to this property.

**Response:** Documentation related to this proposal is available to the public upon request made directly to DPZ or MDE. The Petitioner will submit these minutes containing the concerns and objections expressed by community members. These minutes will become a part of the public record. The Petitioner will also provide notice of the submission of the initial plan to all persons who either provided their contact information on the Sign In Sheet, or provided their contact information to the Petitioner by email or correspondence. The Petitioner will also provide notice of the initial public hearing date as required by the regulations. Written notice of the hearing date will be mailed to adjoining property owners only. The Property will be posted with a prominent sign providing notice of the date of the initial hearing. Interested persons should also check the Howard County website for updates on the scheduling of hearings.

**Question/Comment: Legal Precedent**

Howard County has a history of zoning disputes, including the 1974 case Iverson v. Zoning Board, which involved challenges to inappropriate zoning changes. We believe this proposal presents similar issues of improper land use intensification that conflicts with established zoning policy.

**Response:** For the reasons stated above, the Petitioner believes that the proposed community is very compatible, and in harmony with the character of the area.

**Question/Comment: Requested Actions**

We respectfully request that you:

1. Acknowledge the fundamental legal problem with seeking conditional use approval for age-restricted housing in an RR district, where such use is prohibited by Section 131.0.N.1.a.

**Response:** This misinformation has been addressed.

**Question/Comment:** Conduct comprehensive environmental impact assessments, including hydrogeological studies on well interference, septic system analysis, and stormwater management review.

**Response:** All requirements of the subdivision regulations and Howard County Code will be met.

**Question/Comment:** Ensure proper notification to all affected residents as required by county regulations.

**Response:** To date, all proper notifications have been provided. Individuals who signed the sign-in sheet will receive copies of these minutes and notification when the initial plan is submitted. In addition, written notice of the initial date of the conditional use hearing will be provided to adjoining property owners. A hearing notice sign will also be posted on the subject property.

**Question/Comment:** Provide complete transparency by making all studies, plans, and documentation publicly available.

**Response:** Again, this information becomes a part of the public record once it is submitted to DPZ. This information can be requested by contacting DPZ or MDE.

**Question/Comment:** Consider withdrawing this application and pursuing appropriate rezoning if the developers wish to continue with this type of development.

**Response:** The Petitioner intends to move forward with the proposed plan as a conditional use under the existing zoning.

**Question/Comment: Community Organization and Legal Action**

Our community is organizing to oppose this development through all available legal channels. We are prepared to participate in public hearings before the Howard County Hearing Examiner, file appeals if necessary, and pursue other legal remedies to protect our neighborhood.

We have researched the applicable laws and believe we have strong grounds for opposition based on zoning violations, environmental concerns, and procedural issues. We hope these matters can be resolved without lengthy legal proceedings, but we are committed to protecting our community's interests.

**Response:** The Petitioner believes that the proposed Age Restricted Adult Housing community fully complies with all laws and regulations and will be a benefit to the surrounding community.

See attached correspondence received from community members.

PRE-SUBMISSION COMMUNITY MEETING

Thursday, July 10, 2025, at 6:00pm

Twigg Property

12668 Triadelphia Road, Ellicott City, Maryland 21042

(a/k/a Tax Map 22, Parcel 109, Lot 2)

NAME	ADDRESS	E-MAIL
Susan and Chris Euteneuer	3501 Garratt Court Ellicott City, MD 21042	euteneuer@ verizon.net
Kathy and Alex KIRN	12631 Golden Oak Dr. Ellicott City MD 21042	KKIRN1@gmail. com
Hannah Park	12649 Triadelphia Rd. Ellicott City, MD 21042	hannahpark49@ gmail.com
Donna Weaver	3718 Park Overlook Ct. EC, MD 21042	DonnaWeaver homes@gmail. com
JAMES & PATRICIA HAGAN	12646 GOLDEN OAK DR EC, MD 21042	HAGAN PR HAGAN PR @ VERIZON.NET
Lav Gandhi;	12685 Golden Oak Dr. Ellicott City, MD 21042	lgandhi@ellicott group.com
Julia + Harvey Arnold	12652 Golden Oak Dr Ellicott City MD 21042	harnold2@gmail.com
Nicole Rosewag	12755 Triadelphia Rd EC. 21042	nicolerosewag@gmail.com
Diane Miller	3509 Lakeway Dr. Ellicott City, MD 21042	ladydi3509 @ verizon.net

A

PRE-SUBMISSION COMMUNITY MEETING

Thursday, July 10, 2025, at 6:00pm

Twigg Property

12668 Triadelphia Road, Ellicott City, Maryland 21042  
(a/k/a Tax Map 22, Parcel 109, Lot 2)

NAME	ADDRESS	E-MAIL
NIRMAL KEDIA	12607 GOLDEN DAK DR ELLICOTT CITY, MD 21042	NKEDIA@OFFICENSE.COM
ANN KEDIA	12607 GOLDEN DAK DR ELLICOTT CITY, MD 21042	ANNKEDIA@GMAIL.COM
Trum Soule	13091 Williamfield Dr Ellicott City, MD 21042	trumsoule@hotmail.com
Renee King	12633 Fawn Run Ct. Ellicott City, MD 21042	renee.tirocchi@gmail.com
CHARLES KING	12633 FAUN Run Ct ELLICOTT CITY MD 21042	CHADKING156@verizon.net
Van Beall	3705 Park Overlook Ct Ellicott City, MD 21042	sharethedream@prodigy.net
Ted Ludickie	12710 Triadelphia Rd Ellicott City, Md 21042	tudickie@yhc.com
Gwen Sivirichi	3580 Scheel Dr Ellicott City MD 21042	gwendolyn.stanko@gmail.com
John Kowalczyk	3297 Rosemary Ln West Friendship, MD 21799	jkpyha@gmail.com

PRE-SUBMISSION COMMUNITY MEETING

Thursday, July 10, 2025, at 6:00pm

Twigg Property

12668 Triadelphia Road, Ellicott City, Maryland 21042  
(a/k/a Tax Map 22, Parcel 109, Lot 2)

NAME	ADDRESS	E-MAIL
Brian Brzezicki	3299 Rosemary Ln W. Friendship MD 21794	brianb@paladingrp.com
Kathleen Brzezicki	3299 Rosemary Lane West Friendship MD 21794	Kpensy1 <del>Kpensy1</del> @yahoo.com
MALIKA ABBAS	3701 BLACKBERRY LN ELLICOTT CITY, MD 21042	MALIKAZ5@YAHOO.COM
Becky Merrill	3518 Lakeway Dr Ellicott City, MD 21042	beckymerrill@mac.com
Tina Bralley	12693 Triadelphia Rd. Ellicott City, MD 21042	TMBRALLEY@GMAIL.COM
JAMES LAZARIS	12851 TRIADELPHIA RD ELLICOTT CITY, MD 21042	JLAZARIS@GMAIL.COM
Gerard Boarman	13141 Benson Estates Ct. Ellicott City MD 21042	gboarman@hotmail.com
PATRICK HYATT, MD	12649 GOLDEN OAK DRIVE ELLICOTT CITY, MD 21042	hyatt.p@gmail.com
Cathleen + Michael Maloney	3624 Lynway Ct. Ellicott City MD 21042	cathleenmaloney @gmail.com

PRE-SUBMISSION COMMUNITY MEETING

Thursday, July 10, 2025, at 6:00pm

Twigg Property

12668 Triadelphia Road, Ellicott City, Maryland 21042  
(a/k/a Tax Map 22, Parcel 109, Lot 2)

NAME	ADDRESS	E-MAIL
Rick & Gia Yannone	12630 Golden Oak Dr. Ellicott City, MD 21042	gia.yannone@gmail.com
Giovanni & Amada Medoro	3537 Lakeway Dr. Ellicott City, MD 21042	mcamonda04@yahoo.com



PRE-SUBMISSION COMMUNITY MEETING

Thursday, July 10, 2025, at 6:00pm

Twigg Property

12668 Triadelphia Road, Ellicott City, Maryland 21042

(a/k/a Tax Map 22, Parcel 109, Lot 2)

NAME	ADDRESS	E-MAIL
Howie Fraga	3807 Walt Ave Dr Ellicott City MD 21042	Howie@messy acresfarm.com
Greg Tralka	3305 Rosemary Lane West Friendship MD2174	@tralka@ gmail.com
Sharon + Bill BARNETT	12700 Triadelphia Rd Ellicott City, MD	E. Sharon Barnett @yahoo.com
CAROLYN & HENRY SCHRAMM	3526 LAKEWAY DRIVE ELLICOTT CITY, MD 21042	hhschramm@aol.com
Bob and Mary Marchegiano	3533 LAKEWAY DR ELLICOTT CITY MD 21042	bob and mary - marchegiano? yahoo.com
Ellen Nibali	3452 Rosemary La. W. Friendship, MD 21744	knibali@gmail.com
Jasmine Kyle William Timlin	12673 Triadelphia Rd ELLICOTT CITY MD 21042	Jasmine-kyle@yahoo.com leotimlin@yahoo.com
Tom Hilton	3538 Lakeway Drive Ellicott City, MD 21042	thilton445@ gmail.com
Gene Handler	12725 Triadelphia Rd Ellicott City MD 21042	blueetherhave@ yahoo.com

(B)

PRE-SUBMISSION COMMUNITY MEETING

Thursday, July 10, 2025, at 6:00pm

Twigg Property

12668 Triadelphia Road, Ellicott City, Maryland 21042  
(a/k/a Tax Map 22, Parcel 109, Lot 2)

NAME	ADDRESS	E-MAIL
Wendy Feaga	13151 Triadelphia Rd EC 21042	Wendy.F.1980@ verizon.net
HADI TRAUT	3518 ROSEMARY W. EC 21042	troutfarm1@ msn.com
Butanavicius	3510 Rosemary Ln. Ellicottcity 21042	erliukas@ verizon.net
Justina King	12627 Fawn Run Ct Ellicott City MD 21042	thorφ22φ@ gmail.com
Josh King	12627 Fawn Run Ct Ellicott City MD	<del>thor</del> joking1@ gmail.com
Lailani Roehrig	3527 Blackberry Ln Ellicott City MD 21042	Love1&n153@hotmail. com
Scott Laprise + Sarah	12619 Golden Oak Dr Ellicott City MD 21042	Sarah.laprise1@ gmail.com
Karen Yecheskel	12619 Golden Oak Dr Ellicott City MD 21042	karenyech@mac. com
ELI YECHESKEL	//	ELI@SLOAN.MIT EDU

PLEASE, SEND ME A COPY OF  
ENVIRONMENTAL IMPACT REPORT

PRE-SUBMISSION COMMUNITY MEETING

Thursday, July 10, 2025, at 6:00pm

Twigg Property

12668 Triadelphia Road, Ellicott City, Maryland 21042

(a/k/a Tax Map 22, Parcel 109, Lot 2)

NAME	ADDRESS	E-MAIL
Jane Mooney	12679 Golden Oak Dr Ellicott City, MD 21042	mooneyfamily1@aol.com
Howard T. Mooney Jr.	12679 GOLDEN OAK DR ELLICOTT CITY, MD 21042	mooney family 1@aol.com
ANDREA M. MOONEY	12679 GOLDEN OAK DRIVE ELLICOTT CITY, MD 21042	andrea.m.mooney@gmail.com
CHARLES S. LAPINSKI	12603 Fawn Run Ct Ellicott City, MD 21042	charlesslapinski@gmail.com
WES DAUB	12735 Triadelphia Rd. Ellicott City, MD. 21042	w.r.daub@gmail.com
Cindy Lapinski	12603 Fawn Run Ct Ellicott City MD 21042	lapinskicindy@hotmail.com
Sam & Dennis Failing	12665 Triadelphia Rd. Ellicott City, MD 21042	dptailing@gmail.com
Beth & Brady	13236 Triadelphia Rd Ellicott City MD 21042	reedbrady@hotmail.com
Steve Wenger	12643 Golden Oaktl Ellicott City, MD 21042	SLWENGER@ 6MAIL.COM

PRE-SUBMISSION COMMUNITY MEETING

Thursday, July 10, 2025, at 6:00pm

Twigg Property

12668 Triadelphia Road, Ellicott City, Maryland 21042  
(a/k/a Tax Map 22, Parcel 109, Lot 2)

NAME	ADDRESS	E-MAIL
Mr. & Mrs. LANGMEAD	12640 TRIADDELPHIA RD. E.C. 21042	CTL81@VERIZON.NET
Ken Jenkin's	12609 Fawn Run Ct Ellicott City, MD 21042	Kenneth.e.jenkin's @gmail.com



**From:** [Alex](#)  
**To:** [Erskine, William; planning@howardcountymd.gov](#)  
**Subject:** Community Opposition to Proposed Development at 12668 Triadelphia Road  
**Date:** Thursday, July 10, 2025 3:14:53 PM  
**Attachments:** [KIRN Opposition to Proposed Development at 12668 Triadelphia Road.doc](#)  
[KIRN Opposition to Proposed Development at 12668 Triadelphia Road Signatures..jpg](#)

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See attached Opposition letter plus signature page.

Thank you,  
Alex KIRN  
410-802-0501

# Community Opposition to Proposed Development at 12668 Triadelphia Road

**TO:** William E. Erskine, Esq.  
Offit Kurman  
7021 Columbia Gateway Drive, Suite 200  
Columbia, MD 21046  
WErskine@OffitKurman.com

**CC:** Howard County Department of Planning and Zoning  
3430 Court House Drive  
Ellicott City, MD 21043  
[planning@howardcountymd.gov](mailto:planning@howardcountymd.gov)

**FROM:** Katherine Mary and Wayne Alexander KIRN

**DATE:** July 10, 2025

**RE:** Opposition to Proposed Conditional Use Application for Age-Restricted Adult Housing at 12668 Triadelphia Road, Ellicott City, Maryland 21042 (Tax Map 22, Parcel 109, Lot 2)

Dear Mr. Erskine and Planning Department Staff,

We are writing as residents of Triadelphia Woods and surrounding neighborhoods to formally oppose the proposed conditional use application for age-restricted adult housing at 12668 Triadelphia Road. After reviewing the proposal and researching the applicable zoning regulations, we have identified serious legal and practical concerns that we believe warrant denial of this application.

## Fundamental Legal Problem

Our primary concern is that this application appears to violate basic Howard County zoning law. The property is currently zoned RR-DEO (Rural Residential - Density Exchange Option), but Howard County Zoning Regulation Section 131.0.N.1.a specifically states that conditional use permits for age-restricted adult housing may only be granted in R-ED, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, or R-APT districts. Notice that RR districts are not included in this list.

This is not a minor technicality. The county has deliberately created specific zoning districts for senior housing, including the R-SI (Residential: Senior-Institutional) and PSC (Planned Senior Community) districts. The exclusion of RR districts from conditional use eligibility appears to be intentional policy to preserve rural character.

If the developers want to pursue this type of housing, they need to first seek rezoning to an eligible district. The current application seems to be attempting to bypass this requirement, which we believe is improper.

## **Standing and Notification Issues**

As property owners directly adjacent to and affected by this proposed development, we have clear legal standing to oppose this application under Section 131.0.B.3 of the zoning regulations. However, we are troubled that many neighbors who should have received notification of the July 10th pre-submission meeting did not receive proper notice as required by Section 131.0.F.1. This raises questions about whether the notification process complied with county requirements.

## **Environmental and Infrastructure Concerns**

The Triadelphia Road area relies on individual wells and septic systems, and we have serious concerns about the environmental impact of adding 26 new housing units to this infrastructure.

Regarding water supply, the steep topography of the subject property will likely require deep wells and possibly hydrofracking to achieve adequate yields. We are concerned about potential interference with existing neighborhood wells. Several of our neighbors have already experienced well problems over the years, and additional demand on the groundwater system could exacerbate these issues. Maryland Department of Environment regulations under COMAR 26.04.02 require demonstration that new wells will not adversely affect existing wells.

For wastewater treatment, a development of this size would likely require a community septic system. We are aware of problems with similar systems in other parts of Howard County, including reliability issues at a development near Cattail Creek Country Club. Community septic systems also require ongoing maintenance and oversight that may not be adequately planned for.

The property has significant slopes that will require extensive clearing and grading. This will alter natural drainage patterns and could increase stormwater runoff onto neighboring properties. The Maryland Forest Conservation Act requires protection of steep slopes and other environmental features, and we question whether this can be achieved while accommodating 26 housing units.

## **Traffic and Rural Character**

Triadelphia Road is a narrow, winding rural road that was never designed for the traffic that would be generated by 26 additional housing units. We are concerned about both safety and the impact on the rural character that attracted us to this area in the first place.

The proposed development is completely out of character with the surrounding area. There are no similar high-density developments on Triadelphia Road or nearby roads like Ten Oaks, Folly Quarter, Rosemary, or Homewood. The area is designated as Rural West in the county's planning documents, which emphasizes low-density development and open space preservation.

Howard County Zoning Regulation Section 131.0.B.1 requires that conditional uses be "in harmony with the land uses and policies in the Howard County General Plan." We believe this proposal fails that test.

## **Property Values and Community Impact**

We purchased our homes with the reasonable expectation that the surrounding area would remain rural residential in character. The introduction of a 26-unit age-restricted development would fundamentally change the character of our neighborhood and likely impact property values.

## **Process and Transparency Concerns**

We request that all documentation related to this proposal be made available to the public, including meeting minutes, environmental studies, traffic analyses, and engineering reports for water and septic systems. We also request that our objections be made part of the official record and that we receive notification of any formal applications or hearings related to this property.

## **Legal Precedent**

Howard County has a history of zoning disputes, including the 1974 case *Iverson v. Zoning Board*, which involved challenges to inappropriate zoning changes. We believe this proposal presents similar issues of improper land use intensification that conflicts with established zoning policy.

## **Requested Actions**

We respectfully request that you:

1. Acknowledge the fundamental legal problem with seeking conditional use approval for age-restricted housing in an RR district, where such use is prohibited by Section 131.0.N.1.a.
2. Conduct comprehensive environmental impact assessments, including hydrogeological studies on well interference, septic system analysis, and stormwater management review.
3. Ensure proper notification to all affected residents as required by county regulations.
4. Provide complete transparency by making all studies, plans, and documentation publicly available.
5. Consider withdrawing this application and pursuing appropriate rezoning if the developers wish to continue with this type of development.

## **Community Organization and Legal Action**

Our community is organizing to oppose this development through all available legal channels. We are prepared to participate in public hearings before the Howard County Hearing Examiner, file appeals if necessary, and pursue other legal remedies to protect our neighborhood.

We have researched the applicable laws and believe we have strong grounds for opposition based on zoning violations, environmental concerns, and procedural issues. We hope these matters can be resolved without lengthy legal proceedings, but we are committed to protecting our community's interests.

## **Conclusion**

This proposal represents an inappropriate intensification of rural land use that violates Howard County zoning law and conflicts with established planning policies for the Rural West area. The environmental risks, infrastructure limitations, and legal violations we have outlined provide compelling grounds for denial.

We ask that our concerns be given serious consideration and that this formal objection be added to the public record. We also request ongoing notification of any applications, hearings, or decisions related to this property.

Thank you for your time and consideration of these important issues.

Sincerely,

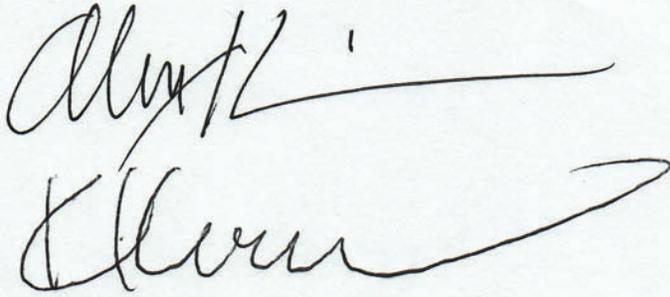
Name: Katherine Mary and Wayne Alexander KIRN

Address: 12631 Golden Oak Drive, Ellicott City, Maryland 21042

Email: [AlexK12631@gmail.com](mailto:AlexK12631@gmail.com), [Alexdude1@gmail.com](mailto:Alexdude1@gmail.com), [KKirn1@gmail.com](mailto:KKirn1@gmail.com)

Thank you for your time and consideration of these important issues.

Sincerely,

Two handwritten signatures in black ink. The top signature is cursive and appears to be 'Alex', with a long horizontal line extending to the right. The bottom signature is also cursive and appears to be 'Katherine', with a large, sweeping flourish at the end.

Name: Katherine Mary and Wayne Alexander KIRN

Address: 12631 Golden Oak Drive, Ellicott City, Maryland 21042

Email: [AlexK12631@gmail.com](mailto:AlexK12631@gmail.com), [Alexdude1@gmail.com](mailto:Alexdude1@gmail.com), [KKirn1@gmail.com](mailto:KKirn1@gmail.com)

**From:** [Justin White](#)  
**To:** [Erskine, William](#); [Mary and Bob Marchegiano](#)  
**Subject:** Twigs property  
**Date:** Friday, July 11, 2025 11:25:56 AM

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Good morning,

I just want to go on record of the destruction these houses caused my neighborhood back 20 years ago when the Lowe's, Jones sold their land to be developed for the same reasons. This took place in Howard County MD next to Grove Rd ELLICOTT City MD 21043. The creeks ran dry and the animals died left and right. The woods I used to play in became a smell of death. I understand progress but we have enough issues in my opinion on how kids stay inside and are captivated by worldly creation.

Is there a way to propose a way to keep the land for use of playgrounds or a park that can be for use of the residents near by. Kinda what was promised to the people who originally bought the lake way.

A shooting range, dirt bike track, mechanic shop where kids can learn to work on cars. Something besides more people and problems. Columbia should have been a lesson.

Thanks for your time and consideration I could not make the meeting. But here are my thoughts

**From:** [Patty and Jim Hagan](#)  
**To:** [Erskine, William](#)  
**Cc:** [planning@howardcountymd.gov](mailto:planning@howardcountymd.gov)  
**Subject:** Opposition to Conditional Use Application , Age-Restricted Housing 12668 Triadelphia Road  
**Date:** Friday, July 11, 2025 10:51:35 AM  
**Attachments:** [12668 Triadelphia Land Development.pdf](#)

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Mr. Erskine and Planning Department Staff

Attached is a letter of opposition to the proposal for an Age-Restricted community development presented July 10 at at the Pre-Submission meeting.

Thank you for considering our opinions.

James and Patricia Hagan

# Opposition to Proposed Development at 12668 Triadelphia Road

**TO:** William E. Erskine, Esq.  
Offit Kurman  
7021 Columbia Gateway Drive, Suite 200  
Columbia, MD 21046  
WErskine@OffitKurman.com

**CC:** Howard County Department of Planning and Zoning  
3430 Court House Drive  
Ellicott City, MD 21043  
planning@howardcountymd.gov

**FROM:** James C.. and Patricia R. Hagan

**DATE:** July 10, 2025

**RE:** Opposition To Conditional Use Application for Age-Restricted Adult Housing at 12668 Triadelphia Road, Ellicott City, Maryland 21042 (Tax Map 22, Parcel 109, Lot 2)

Dear Mr. Erskine and Planning Department Staff,

We attended the July 10 Pre-Submission Meeting during which the developers recapped their plan for an Age-Restricted community on this parcel. We, as residents of Triadelphia Woods, are writing to oppose any use of the property at 12668 Triadelphia Road for any use other than the uses allowed as a matter of right for the RR-DEO zoning currently in place. The County has deliberately created specific zoning districts for senior housing, including the R-SI (Residential: Senior-Institutional) and PSC (Planned Senior Community) districts. The exclusion of most portions of RR districts from this Conditional Use eligibility is intentional to preserve the rural character, and to acknowledge the limited water available to the neighboring residents.

The Triadelphia Road area relies on individual wells and septic systems, and we have serious concerns about the environmental impact of adding 26 new housing units to this infrastructure. Indeed, after honoring the requirement for open space and set backs, etc.the developers are proposing to build 26 homes and 26 wells on the remaining approximately 3 acres of land! A disaster for that community and for the surrounding neighborhoods!

Regarding water supply, the steep topography of the subject property will likely require deep wells and possibly hydrofracking to achieve adequate yields. We are concerned about potential interference with existing neighborhood wells. Several of our neighbors have already experienced well problems over the years, and additional demand on the groundwater system could exacerbate these issues. Maryland Department of Environment regulations under COMAR 26.04.02 require demonstration that new wells will not adversely affect existing wells.

For wastewater treatment, this proposal requires a community septic system. We are aware of problems with similar systems in other parts of Howard County, including reliability issues at a development near Cattail Creek Country Club. Community septic systems also require ongoing

maintenance and oversight that may not be adequately planned for.

The property has significant slopes that will require extensive clearing and grading. This will alter natural drainage patterns and could increase stormwater runoff onto neighboring properties. The Maryland Forest Conservation Act requires protection of steep slopes and other environmental features, and we question whether this can be achieved while accommodating 26 housing units.

Triadelphia Road is a narrow, winding rural road that was never designed for the traffic that would be generated by 26 additional housing units in this location. We are concerned about both safety and the impact on the rural character that attracted us to this area in the first place.

The proposed development is completely out of character with the adjacent area. . The area is designated as Rural West in the county's planning documents, which emphasizes low-density development. The size of the site, approximately 29 acres, is clearly too small for the proposed 26 units.

Howard County Zoning Regulation Section 131.0.B.1 requires that conditional uses be "in harmony with the land uses and policies in the Howard County General Plan." We believe this proposal fails that test.

We purchased our home with the reasonable expectation that the surrounding area would remain rural residential in character. The introduction of a 26-unit age-restricted development would fundamentally change the character of our neighborhood and likely impact property values.

This proposal represents an inappropriate intensification of rural land use that violates Howard County zoning law and conflicts with established planning policies for the Rural West area. The environmental risks and infrastructure limitations we have outlined provide compelling grounds for denial.

We ask that our concerns be given serious consideration and that this formal objection be added to the public record. We also request ongoing notification of any applications, hearings, or decisions related to this property.

Thank you for your time and consideration of these important issues.

Sincerely,

James C Hagan

Patricia R Hagan

12646 Golden Oak Drive

Ellicott City, MD 21042

haganpr@verizon.net

**From:** [denpam1@juno.com](mailto:denpam1@juno.com)  
**To:** [Erskine, William](#)  
**Subject:** Follow Up Questions Pertaining to the July 10, 2025 Pre-Submission Meeting for the property at 12668 Triadelphia Road, Ellicott City, MD 21042  
**Date:** Saturday, July 12, 2025 1:24:02 PM

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Dear Mr. Erskine,

The following questions pertain to the proposed development plan presented to the public in the Pre-Submission Community Meeting held on July 10, 2025 for the property at 12668 Triadelphia Road, Ellicott City, MD 21042:

The proposed plan shows a total of 27 individual wells (including a well for the Clubhouse) all within a relatively small area of approximately 3 acres beginning approximately 100 feet from Triadelphia Road. Does the developer intend to use every possible means available, including hydro fracking (possibly with chemicals), deep well digging (600 ft. or more), water storage tanks, etc. to achieve the minimum gallons per minute (gpm) yield requirement for all 27 wells?

Does the developer intend to have 2 or more individual residential units (units) using a shared well, in the event some designated well locations don't yield the minimum gpm requirement?

As you are no doubt aware, hydro-fracking and drilling of 27 wells in such a relatively small area can negatively impact nearby existing wells by reducing or eliminating gpm yield, reducing drinking water quality and even contamination of groundwater and surface water. What will the developer do to compensate us if our well gpm yield is reduced, eliminated, or our water quality is degraded due to the construction of, and subsequent use of the proposed 27 wells on those 3 acres located directly across the street from our home? Our well is in the front of our home, 75' from Triadelphia Rd.

What will the developer do to compensate us if the large proposed shared septic system leaks and contaminates our well or the soil on our property?

What measures/equipment/techniques will the developer make/use/employ to ensure the gently/softly bringing down of any trees rather than just dropping them from where cut (especially the large/heavy ones along the front of the property where our home is in close proximity) and potentially damaging our foundation as a result of the impact? What will the developer do to compensate us if in the process of cutting down any trees on the property of the proposed development, the impact of the trees hitting the ground causes damage to our foundation?

Who do we sue when the developer may be long gone and any of the negative impacts mentioned above occur? Its common knowledge that HOAs and Condo Associations are typically comprised of homeowners, who are often not well-informed, equipped, financially or even legally capable of handling any such serious situations, especially when the problems extend beyond their own development.

Would the proposed development allow rentals?

We look forward to receiving a copy of the 7/10 meeting Minutes, including our follow-up questions listed above, your answers to same, and all signing/attendance sheets completed by the interested parties who attended this meeting (with their contact info) as promised to several individuals when same was requested by them at the end of the meeting.

Dennis and Pamela Failing  
12665 Triadelphia Road  
Ellicott City, MD 21042

Please confirm receipt of this email.

## King, Lisa

---

**From:** Chris and Susan Euteneuer <euteneuer@verizon.net>  
**Sent:** Tuesday, July 15, 2025 12:23 AM  
**To:** Erskine, William  
**Subject:** Re: 12668 Triadelphia Road, Ellicott City - Questions

Dear Mr. Erskine:

I will also be submitting written comments to your client's proposal. In the meantime, I have several questions following the Community Meeting July 10, 2025 (the Meeting):

1. The total size of the real property located at 12688 Triadelphia Road (the Property) vs. the size of the potentially developable area within it.
  - (a.) The rendering provided at the meeting states the Property has a 'gross area' of 26.5 acres of which 0.1 acres appears to be netted out of the 'gross area' for a 'net area' of 26.4 acres.  
  
Is 'net area' the term the developer is using for 'net acreage' in the zoning regulations?
  - (b.) How does the developer account for (*i.e.* net out) wetlands, stream buffers, forest, and other features that may not be developed on the Property ('net area')? Or is it the developer's contention that none of these features exist other than the 0.1 acres noted?
2. During the Meeting, the development group described two "farm ponds" on the Property that the developer plans to backfill. These were indicated as the two ponds seen in arial photos near the rear of the Property by the stream.
  - (a.) Has DNR, MDE, and/or the Army Corps of Engineers determined that these two ponds are not part of regulated wetland, intermittent streams, headwaters of the adjacent stream / the Middle Patuxent River system, or other, such that these ponds are allowed to be backfilled?
  - (b.) Has DNR, MDE and/or the Army Corps of Engineers determined that the backfilling of the ponds will not impact downstream water quality?
3. The rendering shows a 2,800 sq. ft. dwelling. During the Meeting, brief but confusing mention was made by the developer of 3,200 sq. ft. Is it planned that there is an option for a larger structure than 2,800 sq. ft.? If so, would the ground level footprint of the house be expanded, or would that mean multi-level living?
4. Please provide more information about the proposed distance between and depth of the potable wells:
  - (a.) What is the distance between each of the proposed 26 potable wells?
  - (b.) Is the developer planning to drill all 26 wells to share same source aquifer? If not, please explain.
  - (c.) Who else in the neighborhood shares that aquifer?

I had arrived early for the Meeting in the hopes there would actually be meaningful plans and materials to review (disappointed to see none other than a vague concept sketch). I was wearing business dress attire and am maybe five years younger than you. You knew from my emails that I would be there, and it is easy to find a current photograph of me online, *e.g.*, on LinkedIn and my law firm profile. Despite this, when you started calling on people to take questions, you referred to me (and only me) as “Young Lady.” This sexist diminutive has been grossly inappropriate for decades, particularly in professional settings. It purports to be polite, even genteel, but so does the expression “Bless your heart.”

The sexist derision was out of place. Also misplaced is this absurd development proposal. What the development group experienced from the community at the Meeting – growing from concern to upset to outrage – from a packed room seemed to fluster them.

I surmise that almost no one would have come to a Meeting about a building project proposing minor adjustments from regulatory standards. But the vague concept posted along Triadelphia Road (26 houses), and the dearth of information provided in advance made me worried, and it certainly worried my neighbors, too. When I finally saw the design, I grew even more concerned about the environmental impacts – and possible natural resource implications – if this development were built as planned, among other concerns with the concept not fitting this area.

If the development group is flustered now, they should know that the ferocity with which I protect my family is indefatigable. And I am certainly not alone in my concern, or my energy. There is an entire community that is ramping up to oppose this vigorously (and legally, of course).

I am not philosophically opposed to some responsible development. But I am not convinced this is responsible development. I urge the development group to stop pursuing this high-density housing concept, trying to shoehorn in 26 houses where at most 3 fit. Instead, I sincerely hope the development group will pivot and decide instead to build several lovely homes that would actually fit into the community.

Very sincerely,

Susan M. Euteneuer, Esq.

**From:** [Connie Benning](#)  
**To:** [dyungmann@howardcountymd.gov](mailto:dyungmann@howardcountymd.gov)  
**Cc:** [Erskine, William](#); [planning@howardcountymd.gov](mailto:planning@howardcountymd.gov)  
**Subject:** Opposition to proposed development at 12668 Triadelphia Road  
**Date:** Wednesday, July 16, 2025 9:49:11 AM  
**Attachments:** [Opposition to Proposed Development at 12668 Triadelphia Road.docx](#)

---

Please see the attached opposition letter from your constituents at 12655 Golden Oak Drive, Ellicott City 21042.

Connie and Orville Benning

# Community Opposition to Proposed Development at 12668 Triadelphia Road

**TO:** Councilman David Yungmann  
George Howard Building  
3430 Courthouse Drive  
Ellicott City, MD 21043  
dyungmann@howardcountymd.gov

**TO:** William E. Erskine, Esq.  
Offit Kurman  
7021 Columbia Gateway Drive, Suite 200  
Columbia, MD 21046  
WErskine@OffitKurman.com

**CC:** Howard County Department of Planning and Zoning  
3430 Court House Drive  
Ellicott City, MD 21043  
planning@howardcountymd.gov

**FROM:** Connie and Orville Benning

**DATE:** July 15, 2025

**RE:** Opposition to Proposed Conditional Use Application for Age-Restricted Adult Housing at 12668 Triadelphia Road, Ellicott City, Maryland 21042 (Tax Map 22, Parcel 109, Lot 2)

---

Dear Councilman Yungmann,

We are writing as residents of Triadelphia Woods neighborhood to formally oppose the proposed conditional use application for age-restricted adult housing at 12668 Triadelphia Road. After our neighbors reviewed the proposal and researched the applicable zoning regulations, they have identified serious legal and practical concerns that we believe warrant denial of this application.

## Fundamental Legal Problem

The primary concern is that this application appears to violate basic Howard County zoning law. The property is currently zoned RR-DEO (Rural Residential - Density Exchange Option), but Howard County Zoning Regulation Section 131.0.N.1.a specifically states that conditional use permits for age-restricted adult housing may only be granted in R-ED, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, or R-APT districts. Notice that RR districts are not included in this list.

This is not a minor technicality. The county has deliberately created specific zoning districts for senior housing, including the R-SI (Residential: Senior-Institutional) and PSC (Planned Senior

Community) districts. The exclusion of RR districts from conditional use eligibility appears to be intentional policy to preserve rural character.

If the developers want to pursue this type of housing, they need to first seek rezoning to an eligible district. The current application seems to be attempting to bypass this requirement, which we believe is improper.

## **Standing and Notification Issues**

As property owners directly abutting and affected by this proposed development, we have legal standing to oppose this application under Section 131.0.B.3 of the zoning regulations. However, many neighbors who should have received notification of the July 10th pre-submission meeting did not receive proper notice as required by Section 131.0.F.1. This raises questions about whether the notification process complied with county requirements.

## **Environmental and Infrastructure Concerns**

The Triadelphia Road area relies on individual wells and septic systems, and we have serious concerns about the environmental impact of adding 26 new housing units to this infrastructure.

Regarding water supply, the steep topography of the subject property will likely require deep wells and possibly hydrofracking to achieve adequate yields. We are concerned about potential interference with existing neighborhood wells. Several of our neighbors have already experienced well problems over the years, and additional demand on the groundwater system could exacerbate these issues. Maryland Department of Environment regulations under COMAR 26.04.02 require demonstration that new wells will not adversely affect existing wells.

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The property has significant slopes that will require extensive clearing and grading. This will alter natural drainage patterns and could increase stormwater runoff onto neighboring properties. The Maryland Forest Conservation Act requires protection of steep slopes and other environmental features, and we question whether this can be achieved while accommodating 26 housing units.

## **Traffic and Rural Character**

Triadelphia Road is a narrow, winding rural road that was never designed for the traffic that would be generated by 26 additional housing units. We are concerned about both safety and the impact on the rural character that attracted us to this area in the first place.

The proposed development is completely out of character with the surrounding area. There are no similar high-density developments on Triadelphia Road or nearby roads like Ten Oaks, Folly Quarter, Rosemary, or Homewood. The area is designated as Rural West in the county's planning documents, which emphasizes low-density development and open space preservation.

Howard County Zoning Regulation Section 131.0.B.1 requires that conditional uses be "in harmony with the land uses and policies in the Howard County General Plan." We believe this proposal fails that test.

## **Property Values and Community Impact**

We purchased our home with the reasonable expectation that the surrounding area would remain rural residential in character. The introduction of a 26-unit age-restricted development would fundamentally change the character of our neighborhood and likely impact property values.

## **Process and Transparency Concerns**

We request that all documentation related to this proposal be made available to the public, including meeting minutes, environmental studies, traffic analyses, and engineering reports for water and septic systems. We also request that our objections be made part of the official record and that we receive notification of any formal applications or hearings related to this property.

## **Legal Precedent**

Howard County has a history of zoning disputes, including the 1974 case *Iverson v. Zoning Board*, which involved challenges to inappropriate zoning changes. We believe this proposal presents similar issues of improper land use intensification that conflicts with established zoning policy.

## **Requested Actions**

We respectfully request:

1. Acknowledge the fundamental legal problem with seeking conditional use approval for age-restricted housing in an RR district, where such use is prohibited by Section 131.0.N.1.a.
2. Conduct comprehensive environmental impact assessments, including hydrogeological studies on well interference, septic system analysis, and stormwater management review.
3. Ensure proper notification to all affected residents as required by county regulations.
4. Provide complete transparency by making all studies, plans, and documentation publicly available.
5. Consider withdrawing this application and pursuing appropriate rezoning if the developers wish to continue with this type of development.

## **Community Organization and Legal Action**

Our community is organizing to oppose this development through all available legal channels. We are prepared to participate in public hearings before the Howard County Hearing Examiner, file appeals if necessary, and pursue other legal remedies to protect our neighborhood.

We have researched the applicable laws and believe we have strong grounds for opposition based on zoning violations, environmental concerns, and procedural issues. We hope these matters can be resolved without lengthy legal proceedings, but we are committed to protecting our community's interests.

## **Conclusion**

This proposal represents an inappropriate intensification of rural land use that violates Howard County zoning law and conflicts with established planning policies for the Rural West area. The environmental risks, infrastructure limitations, and legal violations we have outlined provide compelling grounds for denial.

We ask that our concerns be given serious consideration and that this formal objection be added to the public record. We also request ongoing notification of any applications, hearings, or decisions related to this property.

Thank you for your time and consideration of these important issues.

Sincerely,

Connie and Orville Benning  
12655 Golden Oak Dr Ellicott City, MD 21042  
conniebenning@gmail.com

**From:** [Ted Ludicke](#)  
**To:** [Erskine, William](#)  
**Subject:** Written Comments – Proposed Development at 12668 Triadelphia Road  
**Date:** Wednesday, July 16, 2025 1:38:03 PM

---

Dear Mr. Erskine,

My name is Ted Ludicke. My wife and I reside at 12710 Triadelphia Road, directly adjacent to the proposed development. We've lived on this property since 1994 and share over 1,200 feet of property line with the subject parcel.

I am submitting the following comments and requests regarding the Conditional Use proposal:

1. According to the drawing presented at the meeting, perimeter tree planting is planned along roughly two-thirds of the property line. I request that this planting continue uninterrupted to the end of the planned septic field. I ask that this planting use conifers or similar evergreens to provide year-round visual screening.
2. The proposed shared septic field lies very close to our well. I'm requesting detailed Howard County Health Department documentation on the percolation testing and soil evaluation, including:
  - Perc rates, water table depth, and soil classifications
  - Failed or nearly failed test pits
  - A copy of the Perc Certification PlanPlease also explain in detail how the shared septic system will function and what backup contingencies are planned. If the system has a 30–50 year expected lifespan, what long-term plan is in place for eventual replacement or failure?
3. What is the plan in the event of a grinder pump failure during a power outage? Please clarify how sewage will be managed without power.
4. Where will the septic field's observation ports be located? If they are along the shared property line, I request that the distribution box be repositioned farther away so ports may be located elsewhere, such as along the tree line.
5. Will the developer be installing any groundwater monitoring wells? Regarding well supply and drawdown, I request that a baseline assessment be performed on my private well before construction begins, including flow rate, static water level, and recovery rate.
6. Our property includes a spring-fed pond located downhill from the proposed development. What measures will be taken to prevent stormwater runoff, sedimentation, or septic seep from impacting the pond? Also, to avoid future disputes or encroachments, I ask that the developer install a physical barrier such as fencing or dense plantings to discourage access and protect both parties.
7. A rare barred owl inhabits trees slated for removal near the planned septic field. I ask that the developer work with appropriate environmental professionals to preserve this habitat or coordinate responsible relocation.
8. Please ensure that outdoor lighting from homes, streetlights, and vehicles be

minimized and directed downward or otherwise configured to avoid spillover.

9. Will a nitrogen balance study be performed as part of the septic design review?  
Please notify the community of the results of this and any other relevant tests performed by the County, MDE, or DPW.
10. Please notify the community of all project handoffs to MDE, DPW, or other agencies, including contact names and numbers where possible.

Please confirm receipt of this message.

Thank you for taking the time to review these concerns. and don't hesitate to reach out if anything needs clarification.

Sincerely,  
Ted Ludicke  
12710 Triadelphia Road  
Ellicott City, MD 21042

# Community Opposition to Proposed Development at 12668 Triadelphia Road

**TO:** William E. Erskine, Esq.  
Offit Kurman  
7021 Columbia Gateway Drive, Suite 200  
Columbia, MD 21046  
WERSKINE@OffitKurman.com

**CC:** Howard County Department of Planning and Zoning  
3430 Court House Drive  
Ellicott City, MD 21043  
planning@howardcountymd.gov

**FROM:** JAMES C. HAGAN & PATRICK R. HAGAN

**DATE:** July 10, 2025

**RE:** Opposition to Proposed Conditional Use Application for Age-Restricted Adult Housing at 12668 Triadelphia Road, Ellicott City, Maryland 21042 (Tax Map 22, Parcel 109, Lot 2)

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Dear Mr. Erskine and Planning Department Staff,

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## Fundamental Legal Problem

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## **Environmental and Infrastructure Concerns**

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Regarding water supply, the steep topography of the subject property will likely require deep wells and possibly hydrofracking to achieve adequate yields. We are concerned about potential interference with existing neighborhood wells. Several of our neighbors have already experienced well problems over the years, and additional demand on the groundwater system could exacerbate these issues. Maryland Department of Environment regulations under COMAR 26.04.02 require demonstration that new wells will not adversely affect existing wells.

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The proposed development is completely out of character with the surrounding area. There are no similar high-density developments on Triadelphia Road or nearby roads like Ten Oaks, Folly Quarter, Rosemary, or Homewood. The area is designated as Rural West in the county's planning documents, which emphasizes low-density development and open space preservation.

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## **Property Values and Community Impact**

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## **Process and Transparency Concerns**

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## **Requested Actions**

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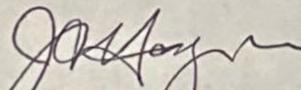
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Sincerely,

Name: JAMES C. HAGAN   
Address: 12646 GOLDEN OAK DR, BELICOTT CITY, MD  
Email: HAGAN PR @ VERIZON.NET 21042

# Community Opposition to Proposed Development at 12668 Triadelphia Road

**TO:** William E. Erskine, Esq.  
Offit Kurman  
7021 Columbia Gateway Drive, Suite 200  
Columbia, MD 21046  
WErskine@OffitKurman.com

**CC:** Howard County Department of Planning and Zoning  
3430 Court House Drive  
Ellicott City, MD 21043  
planning@howardcountymd.gov

**FROM:** *EINDY LAPINSKY*

**DATE:** July 10, 2025

**RE:** Opposition to Proposed Conditional Use Application for Age-Restricted Adult Housing at 12668 Triadelphia Road, Ellicott City, Maryland 21042 (Tax Map 22, Parcel 109, Lot 2)

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Sincerely,

Name: *Cindy Lapinski*

Address: *12603 Fawn Run Court, Ellicott City, MD 21042*

Email: *lapinski.cindy@hotmail.com*

# Community Opposition to Proposed Development at 12668 Triadelphia Road

TO: William E. Erskine, Esq.  
Offit Kurman  
7021 Columbia Gateway Drive, Suite 200  
Columbia, MD 21046  
WErskine@OffitKurman.com

CC: Howard County Department of Planning and Zoning  
3430 Court House Drive  
Ellicott City, MD 21043  
planning@howardcountymd.gov

FROM: Ann and Nirmal Kedia

DATE: July 10, 2025

RE: Opposition to Proposed Conditional Use Application for Age-Restricted Adult Housing at 12668 Triadelphia Road, Ellicott City, Maryland 21042 (Tax Map 22, Parcel 109, Lot 2)

---

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Sincerely,

*Ann Kedia*

*Nirmal Kedia*

Ann & Nirmal Kedia

12607 Golden Oak Drive, Ellicott City, MD 21042

[nkedia@Officense.com](mailto:nkedia@Officense.com)

# Community Opposition to Proposed Development at 12668 Triadelphia Road

**TO:** William E. Erskine, Esq.  
Offit Kurman  
7021 Columbia Gateway Drive, Suite 200  
Columbia, MD 21046  
WErskine@OffitKurman.com

**CC:** Howard County Department of Planning and Zoning  
3430 Court House Drive  
Ellicott City, MD 21043  
planning@howardcountymd.gov

**FROM:** Charles & Renee King

**DATE:** July 10, 2025

**RE:** Opposition to Proposed Conditional Use Application for Age-Restricted Adult Housing at 12668 Triadelphia Road, Ellicott City, Maryland 21042 (Tax Map 22, Parcel 109, Lot 2)

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Regarding water supply, the steep topography of the subject property will likely require deep wells and possibly hydrofracking to achieve adequate yields. We are concerned about potential interference with existing neighborhood wells. Several of our neighbors have already experienced well problems over the years, and additional demand on the groundwater system could exacerbate these issues. Maryland Department of Environment regulations under COMAR 26.04.02 require demonstration that new wells will not adversely affect existing wells.

For wastewater treatment, a development of this size would likely require a community septic system. We are aware of problems with similar systems in other parts of Howard County, including reliability issues at a development near Cattail Creek Country Club. Community septic systems also require ongoing maintenance and oversight that may not be adequately planned for.

The property has significant slopes that will require extensive clearing and grading. This will alter natural drainage patterns and could increase stormwater runoff onto neighboring properties. The Maryland Forest Conservation Act requires protection of steep slopes and other environmental features, and we question whether this can be achieved while accommodating 26 housing units.

## **Traffic and Rural Character**

Triadelphia Road is a narrow, winding rural road that was never designed for the traffic that would be generated by 26 additional housing units. We are concerned about both safety and the impact on the rural character that attracted us to this area in the first place.

The proposed development is completely out of character with the surrounding area. There are no similar high-density developments on Triadelphia Road or nearby roads like Ten Oaks, Folly Quarter, Rosemary, or Homewood. The area is designated as Rural West in the county's planning documents, which emphasizes low-density development and open space preservation.

Howard County Zoning Regulation Section 131.0.B.1 requires that conditional uses be "in harmony with the land uses and policies in the Howard County General Plan." We believe this proposal fails that test.

## **Property Values and Community Impact**

We purchased our homes with the reasonable expectation that the surrounding area would remain rural residential in character. The introduction of a 26-unit age-restricted development would fundamentally change the character of our neighborhood and likely impact property values.

## **Process and Transparency Concerns**

We request that all documentation related to this proposal be made available to the public, including meeting minutes, environmental studies, traffic analyses, and engineering reports for water and septic systems. We also request that our objections be made part of the official record and that we receive notification of any formal applications or hearings related to this property.

## **Legal Precedent**

Howard County has a history of zoning disputes, including the 1974 case *Iverson v. Zoning Board*, which involved challenges to inappropriate zoning changes. We believe this proposal presents similar issues of improper land use intensification that conflicts with established zoning policy.

## **Requested Actions**

We respectfully request that you:

1. Acknowledge the fundamental legal problem with seeking conditional use approval for age-restricted housing in an RR district, where such use is prohibited by Section 131.0.N.1.a.
2. Conduct comprehensive environmental impact assessments, including hydrogeological studies on well interference, septic system analysis, and stormwater management review.
3. Ensure proper notification to all affected residents as required by county regulations.
4. Provide complete transparency by making all studies, plans, and documentation publicly available.
5. Consider withdrawing this application and pursuing appropriate rezoning if the developers wish to continue with this type of development.

## **Community Organization and Legal Action**

Our community is organizing to oppose this development through all available legal channels. We are prepared to participate in public hearings before the Howard County Hearing Examiner, file appeals if necessary, and pursue other legal remedies to protect our neighborhood.

We have researched the applicable laws and believe we have strong grounds for opposition based on zoning violations, environmental concerns, and procedural issues. We hope these matters can be resolved without lengthy legal proceedings, but we are committed to protecting our community's interests.

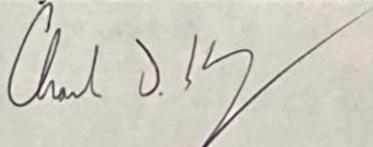
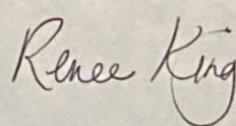
## Conclusion

This proposal represents an inappropriate intensification of rural land use that violates Howard County zoning law and conflicts with established planning policies for the Rural West area. The environmental risks, infrastructure limitations, and legal violations we have outlined provide compelling grounds for denial.

We ask that our concerns be given serious consideration and that this formal objection be added to the public record. We also request ongoing notification of any applications, hearings, or decisions related to this property.

Thank you for your time and consideration of these important issues.

Sincerely,

Name: Charles & Renee King

Address: 12633 Fawn Run Ct.  
Ellicott City, MD 21042

Email: chadking156@verizon.net  
renee.firocchi@gmail.com

# Community Opposition to Proposed Development at 12668 Triadelphia Road

**TO:** William E. Erskine, Esq.  
Offit Kurman  
7021 Columbia Gateway Drive, Suite 200  
Columbia, MD 21046  
WErskine@OffitKurman.com

**CC:** Howard County Department of Planning and Zoning  
3430 Court House Drive  
Ellicott City, MD 21043  
planning@howardcountymd.gov

**FROM:**

**DATE:** July 10, 2025

**RE:** Opposition to Proposed Conditional Use Application for Age-Restricted Adult Housing at 12668 Triadelphia Road, Ellicott City, Maryland 21042 (Tax Map 22, Parcel 109, Lot 2)

---

Dear Mr. Erskine and Planning Department Staff,

We are writing as residents of Triadelphia Woods and surrounding neighborhoods to formally oppose the proposed conditional use application for age-restricted adult housing at 12668 Triadelphia Road. After reviewing the proposal and researching the applicable zoning regulations, we have identified serious legal and practical concerns that we believe warrant denial of this application.

## Fundamental Legal Problem

Our primary concern is that this application appears to violate basic Howard County zoning law. The property is currently zoned RR-DEO (Rural Residential - Density Exchange Option), but Howard County Zoning Regulation Section 131.0.N.1.a specifically states that conditional use permits for age-restricted adult housing may only be granted in R-ED, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, or R-APT districts. Notice that RR districts are not included in this list.

This is not a minor technicality. The county has deliberately created specific zoning districts for senior housing, including the R-SI (Residential: Senior-Institutional) and PSC (Planned Senior Community) districts. The exclusion of RR districts from conditional use eligibility appears to be intentional policy to preserve rural character.

If the developers want to pursue this type of housing, they need to first seek rezoning to an eligible district. The current application seems to be attempting to bypass this requirement, which we believe is improper.

## **Standing and Notification Issues**

As property owners directly adjacent to and affected by this proposed development, we have clear legal standing to oppose this application under Section 131.0.B.3 of the zoning regulations. However, we are troubled that many neighbors who should have received notification of the July 10th pre-submission meeting did not receive proper notice as required by Section 131.0.F.1. This raises questions about whether the notification process complied with county requirements.

## **Environmental and Infrastructure Concerns**

The Triadelphia Road area relies on individual wells and septic systems, and we have serious concerns about the environmental impact of adding 26 new housing units to this infrastructure.

Regarding water supply, the steep topography of the subject property will likely require deep wells and possibly hydrofracking to achieve adequate yields. We are concerned about potential interference with existing neighborhood wells. Several of our neighbors have already experienced well problems over the years, and additional demand on the groundwater system could exacerbate these issues. Maryland Department of Environment regulations under COMAR 26.04.02 require demonstration that new wells will not adversely affect existing wells.

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## **Traffic and Rural Character**

Triadelphia Road is a narrow, winding rural road that was never designed for the traffic that would be generated by 26 additional housing units. We are concerned about both safety and the impact on the rural character that attracted us to this area in the first place.

The proposed development is completely out of character with the surrounding area. There are no similar high-density developments on Triadelphia Road or nearby roads like Ten Oaks, Folly Quarter, Rosemary, or Homewood. The area is designated as Rural West in the county's planning documents, which emphasizes low-density development and open space preservation.

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## **Property Values and Community Impact**

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## **Process and Transparency Concerns**

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## **Legal Precedent**

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## Conclusion

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Thank you for your time and consideration of these important issues.

Sincerely,

Name: Justina King  
~~Address:~~ thor0220@gmail.com  
Email: 12627 Fawn Run Ct  
Ellicott City MD  
21042

# Community Opposition to Proposed Development at 12668 Triadelphia Road

**TO:** William E. Erskine, Esq.  
Offit Kurman  
7021 Columbia Gateway Drive, Suite 200  
Columbia, MD 21046  
WErskine@OffitKurman.com

**CC:** Howard County Department of Planning and Zoning  
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[planning@howardcountymd.gov](mailto:planning@howardcountymd.gov)

**FROM:**

**DATE:** July 10, 2025

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Thank you for your time and consideration of these important issues.

Sincerely,



Lav Gandhi  
12685 Golden Oak Drive  
Ellicott City, MD 21042  
LOT 33 Triadelphia Wood  
410-963-9771 (mobile)

**PRE-SUBMISSION COMMUNITY MEETING**  
**MINUTES MAILING LIST**

**Thursday, July 10, 2025, at 6:00pm**

**Twigg Property**

**12668 Triadelphia Road, Ellicott City, Maryland 21042  
(a/k/a Tax Map 22, Parcel 109, Lot 2)**

---

Don and Marianne Larkin  
3335 Rosemary Lane  
West Friendship, MD 21794

[Dclarkin1@verizon.net](mailto:Dclarkin1@verizon.net)

Chris & Susan Euteneuer  
3501 Garratt Court  
Ellicott City, MD 21042

[euteneuer@verizon.net](mailto:euteneuer@verizon.net)

Kathy and Alex Kirn  
12631 Golden Oak Drive  
Ellicott City, MD 21042

[Kkirn1@gmail.com](mailto:Kkirn1@gmail.com)  
[AlexK12631@gmail.com](mailto:AlexK12631@gmail.com)  
[Alexdudel@gmail.com](mailto:Alexdudel@gmail.com)

Hannah Park  
12649 Triadelphia Road  
Ellicott City, MD 21042

[Hannahpark49@gmail.com](mailto:Hannahpark49@gmail.com)

Donna Weaver  
3718 Park Overlook Court  
Ellicott City, MD 21042

[donnaweaverhomes@gmail.com](mailto:donnaweaverhomes@gmail.com)

James and Patricia Hagan  
12646 Golden Oak Drive  
Ellicott City, MD 21042

[haganpr@verizon.net](mailto:haganpr@verizon.net)

Lav Gandhi  
12685 Golden Oak Drive  
Ellicott City, MD 21042

[lgandhi@ellicottgroup.com](mailto:lgandhi@ellicottgroup.com)

Julia and Harvey Arnold  
12652 Golden Oak Drive  
Ellicott City, MD 21042

[Harnold2@gmail.com](mailto:Harnold2@gmail.com)

Nicole Rosewag  
12755 Triadelphia Road  
Ellicott City, MD 21042

[nicolerosewag@gmail.com](mailto:nicolerosewag@gmail.com)

Diane Miller  
3509 Lakeway Drive  
Ellicott City, MD 21042

[Ladydi3509@verizon.net](mailto:Ladydi3509@verizon.net)

Ann & Nirmal Kedia  
12607 Golden Oak Drive  
Ellicott City, MD 21042

[nkedia@officense.com](mailto:nkedia@officense.com)

[annkedia@gmail.com](mailto:annkedia@gmail.com)

Trum Soule  
13091 Williamfield Drive  
Ellicott City, MD 21042

[trumsoule@hotmail.com](mailto:trumsoule@hotmail.com)

Charles & Renee King  
12633 Fawn Run Court  
Ellicott City, MD 21042

[Renee.tirocchi@gmail.com](mailto:Renee.tirocchi@gmail.com)

[Chadking156@verizon.net](mailto:Chadking156@verizon.net)

Van Beall  
3705 Park Overlook Court  
Ellicott City, MD 21042

[sharethedream@prodigy.net](mailto:sharethedream@prodigy.net)

Ted Ludicke  
12710 Triadelphia Road  
Ellicott City, MD 21042

[tludicke@yahoo.com](mailto:tludicke@yahoo.com)

Gwen Sivorichi  
3580 Scheel Drive  
Ellicott City, MD 21042

[Gwendolyn.stanko@gmail.com](mailto:Gwendolyn.stanko@gmail.com)

John Kowalczyk  
3297 Rosemary Lane  
West Friendship, MD 21794

[jkpyha@gmail.com](mailto:jkpyha@gmail.com)

Brian Brzezicki  
3299 Rosemary Lane  
West Friendship, MD 21794

[brianb@paladingrp.com](mailto:brianb@paladingrp.com)

Kathleen Brzezicki  
3299 Rosemary Lane  
West Friendship, MD 21794

[Kpensy1@yahoo.com](mailto:Kpensy1@yahoo.com)

Malika Abbas  
3701 Blackberry Lane  
Ellicott City, MD 21042

[Malikaz5@yahoo.com](mailto:Malikaz5@yahoo.com)

Becky Merrill  
3518 Lakeway Drive  
Ellicott City, MD 21042

[beckymerrill@mac.com](mailto:beckymerrill@mac.com)

Tina Bralley  
12693 Triadelphia Road  
Ellicott City, MD 21042

[tmbralley@gmail.com](mailto:tmbralley@gmail.com)

James Lazaris  
12851 Triadelphia Road  
Ellicott City, MD 21042

[jlazaris@gmail.com](mailto:jlazaris@gmail.com)

Gerard Boarman  
13141 Benson Estates Court  
Ellicott City, MD 21042

[gboarman@hotmail.com](mailto:gboarman@hotmail.com)

Patrick Hyatt, MD  
12649 Golden Oak Drive  
Ellicott City, MD 21042

[Hyatt.p@gmail.com](mailto:Hyatt.p@gmail.com)

Cathleen and Michael Maloney  
3624 Lynway Court  
Ellicott City, MD 21042

[cathleenmaloney@gmail.com](mailto:cathleenmaloney@gmail.com)

Rick & Gia Yannone  
12630 Golden Oak Drive  
Ellicott City, MD 21042

[Gia.yannone@gmail.com](mailto:Gia.yannone@gmail.com)

Giovanni and Amada Medoro  
3537 Lakeway Drive  
Ellicott City, MD 21042

[Mcamada04@yahoo.com](mailto:Mcamada04@yahoo.com)

Howie Feaga  
3807 Walt Ann Drive  
Ellicott City, MD 21042

[Howie@messyacresfarm.com](mailto:Howie@messyacresfarm.com)

Greg Tralka  
3305 Rosemary Lane  
West Friendship, MD 21794

(Not Correct : [gtralka@gmail.com](mailto:gtralka@gmail.com) ([g@tralka@gmail.com](mailto:g@tralka@gmail.com)))

provided 8/20/2025 by Greg Tralka: [gatralka@gmail.com](mailto:gatralka@gmail.com)

Sharon and Bill Barnett  
12700 Triadelphia Road  
Ellicott City, MD 21042

[esharonbarnett@yahoo.com](mailto:esharonbarnett@yahoo.com)

Carolyn and Henry Schramm  
3526 Lakeway Drive  
Ellicott City, MD 21042

[hhschramm@aol.com](mailto:hhschramm@aol.com)

Bob and Mary Marchegiano  
3533 Lakeway Drive  
Ellicott City, MD 21042

[Bob\\_mary\\_marchegiano@yahoo.com](mailto:Bob_mary_marchegiano@yahoo.com)

Ellen Nibali  
3452 Rosemary Lane  
West Friendship, MD 21794

[knibali@gmail.com](mailto:knibali@gmail.com)

Jazmine Kyle & William Timlin  
12673 Triadelphia Road  
Ellicott City, MD 21042

[Jazmine\\_kyle@yahoo.com](mailto:Jazmine_kyle@yahoo.com)  
[leotimlin@yahoo.com](mailto:leotimlin@yahoo.com)

Tom Hilton  
3538 Lakeway Drive  
Ellicott City, MD 21042

[thilton445@gmail.com](mailto:thilton445@gmail.com)

Gene Handler  
12725 Triadelphia Road  
Ellicott City, MD 21042

[blueethonhave@yahoo.com](mailto:blueethonhave@yahoo.com)

Wendy Feaga  
13151 Triadelphia Road  
Ellicott City, MD 21042

[Wendyfl980@verizon.net](mailto:Wendyfl980@verizon.net)

Heidi Trout  
3518 Rosemary Lane  
Ellicott City, MD 21042

[Troutfarm1@msn.com](mailto:Troutfarm1@msn.com)

Erlandas Butanavicius  
3510 Rosemary Lane  
Ellicott City, MD 21042

[erliukes@verizon.net](mailto:erliukes@verizon.net)

Justina King  
12627 Fawn Run Court  
Ellicott City, MD 21042

[Thor0220@gmail.com](mailto:Thor0220@gmail.com)

Josh King  
12627 Fawn Run Court  
Ellicott City, MD 21042

[Joking7@gmail.com](mailto:Joking7@gmail.com)

Leilani Roehrig  
3572 Blackberry Lane  
Ellicott City, MD 21042

[Love10nig3@hotmail.com](mailto:Love10nig3@hotmail.com)  
[Love10ni53@hotmail.com](mailto:Love10ni53@hotmail.com)

Scott and Sarah Laprise  
12619 Golden Oak Drive  
Ellicott City, MD 21042

[Sarah.laprise1@gmail.com](mailto:Sarah.laprise1@gmail.com)

Karen Yecheskel  
12619 Golden Oak Drive  
Ellicott City, MD 21042

[karenyech@mac.com](mailto:karenyech@mac.com)

Eli Yecheskel  
12619 Golden Oak Drive  
Ellicott City, MD 21042

[eli@sloan.mit.edu](mailto:eli@sloan.mit.edu)

Jane Mooney  
12679 Golden Oak Drive  
Ellicott City, MD 21042

[mooneyfamily1@aol.com](mailto:mooneyfamily1@aol.com)

Howard T. Mooney, Jr.  
12679 Golden Oak Drive  
Ellicott City, MD 21042

[Mooneyfamily1@aol.com](mailto:Mooneyfamily1@aol.com)

Andrea M. Mooney  
12679 Golden Oak Drive  
Ellicott City, MD 21042

[Andrea.m.mooney@gmail.com](mailto:Andrea.m.mooney@gmail.com)

Charles S. Lapinski  
12603 Fawn Run Court  
Ellicott City, MD 21042

[charlesslapinski@gmail.com](mailto:charlesslapinski@gmail.com)

Wes Daub  
12735 Triadelphia Road  
Ellicott City, MD 21042

[w.r.daub@gmail.com](mailto:w.r.daub@gmail.com)

Cindy Lapinski  
12603 Fawn Run Court  
Ellicott City, MD 21042

[lapinskicindy@hotmail.com](mailto:lapinskicindy@hotmail.com)

Pam and Dennis Failing  
12665 Triadelphia Road  
Ellicott City, MD 21042

[dpfailing@gmail.com](mailto:dpfailing@gmail.com)

[denpam1@juno.com](mailto:denpam1@juno.com)

Beth R. Brady  
13236 Triadelphia Road  
Ellicott City, MD 21042

[reedbrady@hotmail.com](mailto:reedbrady@hotmail.com)

Steve Wenger  
12643 Golden Oak Drive  
Ellicott City, MD 21042

[slwenger@gmail.com](mailto:slwenger@gmail.com)

Charles and Mary Langmead  
12640 Triadelphia Road  
Ellicott City, MD 21042

[CTL81@verizon.net](mailto:CTL81@verizon.net)

Ken Jenkins  
12609 Fawn Run Court  
Ellicott City, MD 21042

[Kenneth.e.jenkins@gmail.com](mailto:Kenneth.e.jenkins@gmail.com)

Justin White  
[Jushandyman47@gmail.com](mailto:Jushandyman47@gmail.com)

Connie and Orvill Benning  
12655 Golden Oak Drive  
Ellicott City, MD 21042

[conniebenning@gmail.com](mailto:conniebenning@gmail.com)

Cindy Skalny  
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Howard County Council  
George Howard Building  
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[Councilmail@howardcountymd.gov](mailto:Councilmail@howardcountymd.gov)

Howard County  
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3530 Lakeway Drive  
Ellicott City, MD 21042

[Blcoady38@gmail.com](mailto:Blcoady38@gmail.com)