



Howard County Maryland
Department of Planning and Zoning BY: (410) 313-2350
3430 Courthouse Drive, Ellicott City, MD 21043 www.howardcountymd.gov

RECEIVED

FEB 18 2026

DPZ Office Use only:

Case No: ZB-1134M
Date Filed: 2/18/2026

Zoning Map Amendment Petition

Petition Request

Description of Proposed Map Amendment:

To amend the Zoning Map to reclassify the parcels of land identified on the accompanying Amendment Plan from the B-1 (Business: Local) Zoning District to the RR-MXD-3 (Rural Residential Mixed Use Overlay) Zoning District. Additional information is provided in the attached Supplemental Statement.

Request Type: Piecemeal Map Change

Current Zoning District: B-1

Proposed Zoning District: RR-MXD-3

Did Petitioner Complete Presubmission Community Meeting? Yes

Date if Yes: 01/09/2026

Is There an Approved Conditional Use on Property? No

If Yes, List Case # Here:

Petitioner's Representative Information

Petitioner's Representative Name: Mande Heint

Address: 1001 Fleet Street, Baltimore, MD, 21202

Phone: (410) 332-8980

Email: mandee.heint@saul.com

Profession: Attorney

Petitioner Information

Petitioner Name: Michael Buch

Petitioners Business Name/Trading As: Olde Scaggsville LLC; G & R Maple Lawn, Inc.

Address: 8155 Westside Boulevard, Fulton, MD, 20759

Phone: (240) 375-6294

Email: mbuch@buch.us.com

Petitioner's Interest in Subject Property: Joint Owner

If the petitioner is not the property owner, please explain:

Property Information

Are there multiple properties involved with this petition? Multiple Properties

Property Description: Office building and undeveloped

Existing Use: Office building and undeveloped

Proposed Use: Residential

Property Owner: Olde Scaggsville LLC

Property Address: 11292 Buch Way, Laurel, MD, 20723

Tax Map: 46

Grid: 3

Parcel/Lot Number: 200

Zoning District: B-1

County Council District: Council District 4 - Deb Jung

Total Site Area: 2

Subdivision Name (If applicable):

Site Development Plan (If applicable):

Plat Number and recordation date (If applicable):

Zoning Map Amendment Information

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

See attached Supplemental Statement.

What is the present use of the subject property?

See attached Supplemental Statement.

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

See attached Supplemental Statement.

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

See attached Supplemental Statement.

Will the proposed zoning district result in adverse impact on surrounding properties? Please explain.

See attached Supplemental Statement.

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

Yes.

Are there any other factors which the petitioner desire the Board to consider including copies of any written reports intended to be introduced at the hearing and a written summary of verbal evidence of any expert which will be proffered at the hearing?

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

Signatures

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

Petitioner's Signature

Michael J. Bush
Mohamed B. Smith

Date

2/10/26

2/10/26

If the Property Owner is not the Petitioner, you must submit a signed [Property Owners Authorization](#).

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

Digitally Signed by: Mandee Heintz

Signature Date: 2026-2-10 14:17:28

CONTACT US

Department of Planning and Zoning

Public Service and Zoning Division

3430 Court House Drive, Ellicott City, MD 21043

TEL: 410.313.2350

Supplemental Statement to Petition for Approval of Zoning Map Amendment – Maple Lawn

I. Overview

Olde Scaggsville LLC and G & R Maple Lawn, Inc. (collectively, the “Petitioners”) submit this Supplemental Statement in support of a Petition for approval of a Zoning Map Amendment to reclassify approximately two (2.0) acres of land from the B-1 (Business: Local) Zoning District to the RR-MXD-3 (Mixed Use Development) Zoning District. This request is based on substantial and unanticipated changes in neighborhood conditions and County planning priorities since the 2013 Comprehensive Zoning Map Process and the Zoning Board’s 2016 decision in ZB-1107M.

The rezoning area is outlined in red on the accompanying plan and consists of two adjacent parcels located along Buch Way, immediately adjoining the southern edge of the Maple Lawn Mixed Use Development. These parcels are collectively referred to herein as the “Subject Properties” or the “Site.”

The Subject Properties together consist of approximately one (1) acre at 11292 Buch Way, Laurel, Maryland 20723 (Tax Map 46, Grid 3, Portion of Parcel 200), which is currently undeveloped, previously disturbed land adjacent to the Maple Lawn Business District, and approximately one (1.0) acre at 11296 Buch Way, Laurel, Maryland 20723 (Tax Map 46, Grid 3, Portion of Parcel 226), which is currently developed and improved.

Olde Scaggsville LLC is the owner of the Subject Properties. G & R Maple Lawn, Inc. is the master developer of Maple Lawn, an approved, constructed Mixed Use Development within the RR-MXD-3 Zoning District, governed by an approved Preliminary Development Plan (“PDP”) directly adjoining the Site. The Petitioners are jointly pursuing this rezoning so that the Subject Properties may be planned and implemented as part of the unified Maple Lawn Mixed Use Development framework.

The requested zoning classification is necessary to allow the Subject Properties to be planned and implemented as part of the existing Maple Lawn RR-MXD-3 District through incorporation into Maple Lawn's approved Mixed Use Development framework and PDP.

II. Supplemental Responses to Questions Contained in the Petition

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

The Petitioners request this Zoning Map Amendment because there has been a substantial and unanticipated change in the character of the neighborhood since the last comprehensive rezoning and since the Subject Properties were rezoned to B-1 in 2016. The existing B-1 zoning classification is no longer satisfactory or appropriate in light of current conditions, adopted County policy, and the Subject Properties' relationship to the established Maple Lawn Mixed Use Development.

Under Maryland law, piecemeal rezoning may be granted only upon a showing of either (i) mistake in the prior zoning or (ii) significant change in the character of the neighborhood. This is known as the change-mistake rule. *County Council of Prince George's County v. Zimmerman Development Co.*, 444 Md. 490, 512–13 (2015). Where rezoning is requested based on change, the Petitioners must demonstrate that there have been significant and unanticipated changes in a reasonably defined neighborhood since the last comprehensive rezoning or the most recent piecemeal rezoning action. *Id.* The change analysis may consider not only physical development, but also evolving land use needs, community conditions, and adopted planning priorities affecting neighborhood character.

Maryland courts have explained that the analysis requires evidence establishing: (1) the boundaries of the neighborhood, (2) the changes that have occurred within that neighborhood, and (3) that those changes have altered the character of the neighborhood. *Montgomery v. Board of*

County Commissioners for Prince George's County, 256 Md. 597, 602 (1970). The inquiry is cumulative and must consider multiple factors, including development patterns, infrastructure, land use needs, and evolving community conditions. *Bowman Group v. Moser*, 112 Md. App. 694, 700 (1996).

Here, the Subject Properties are located immediately adjacent to the southern edge of the Maple Lawn Business District, near the intersection of MD Route 216 and Maple Lawn Boulevard. The parcels lie within the immediate environs of Maple Lawn, which is an established, approved RR-MXD-3 Mixed Use Development governed by an approved PDP. Maple Lawn is generally bounded by major transportation corridors including MD Route 216, U.S. Route 29, Johns Hopkins Road, and Pindell School Road. This bounded area reasonably constitutes the relevant neighborhood for purposes of the change analysis.

By way of background, the Subject Properties were rezoned in 2016 through ZB-1107M based on a finding of mistake. In reaching that decision, the Board relied heavily on the Department of Planning and Zoning's Technical Staff Report, which concluded that RR-MXD-3 zoning was not appropriate at that time because the Subject Properties were not being pursued as part of the Maple Lawn Mixed Use Development or its approved PDP structure. The Technical Staff Report further recommended rezoning to B-1 largely by process of elimination, after determining that conventional residential zoning classifications were not suitable given the surrounding commercial context and that the parcels were not eligible for other multifamily zoning categories. On that record, the Board correctly concluded that MXD zoning was not appropriate for parcels functioning independently outside of the coordinated Maple Lawn development framework.

Since 2016, however, conditions affecting land use needs and neighborhood character have materially changed.

First, Howard County and the region are experiencing a substantial and well documented housing shortage, including an increased demand for multifamily and moderate income housing options. *HoCo By Design* emphasizes that future growth must be directed into existing activity centers and areas already served by infrastructure, and that the County must expand housing opportunities across a range of housing types and price points. Maryland courts recognize that a significant increase in housing demand may constitute a change sufficient to justify rezoning. See *Meginniss v. Trustees of Sheppard and Enoch Pratt Hospital*, 246 Md. 704, 711 (1967). Redevelopment of the Subject Properties within the Maple Lawn MXD framework is expected to include a voluntary commitment to Moderate Income Housing Units, further advancing the County's housing and affordability objectives.

Second, the neighborhood's economic and land use context has shifted significantly since the COVID-19 pandemic. Office and commercial market conditions have evolved toward increased vacancy and reduced demand for traditional office development. This change has increased the importance of complementary residential uses that support business district vitality, strengthen walkability, and promote activity throughout the day. These evolving conditions represent a meaningful change in neighborhood character and land use need.

Third, the Subject Properties are now being jointly pursued by the owners of both the parcels and Maple Lawn for coordinated integration into the existing Maple Lawn MXD District. Unlike in 2016, the parcels are no longer proposed to function as isolated commercial sites. Instead, the Petitioners seek to incorporate these parcels into the established Maple Lawn mixed use framework, allowing redevelopment and reuse of already disturbed and impervious land in a manner consistent with the MXD purpose and County policy direction.

For these reasons, the present B-1 classification is no longer satisfactory, and the requested RR-MXD-3 zoning represents an appropriate and legally justified response to substantial and unanticipated change in the neighborhood.

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

The proposed amendment and uses will be in harmony with the General Plan for Howard County, *HoCo By Design*. “[A]pproximately 98% of the County’s land supply is already developed, committed for development, or preserved via open space, agricultural, or other type of easement—leaving just 2% of land ‘undeveloped.’” *HoCo By Design* at I-8. “Given the diminishing land supply, *HoCo By Design* explores redevelopment as a transformative opportunity for the future. Redevelopment can involve the demolition of existing buildings to make way for new, the addition of new buildings on lots that already have structures, or the re-use of a site (like a parking lot).” *Id.* (emphasis added).

This is precisely the type of infill and redevelopment opportunity encouraged by *HoCo By Design*. Rezoning the Subject Properties to RR-MXD-3 will allow these parcels to function as part of the existing Maple Lawn mixed-use district, supporting additional residential opportunities integrated with an established commercial core. This is consistent with the General Plan’s emphasis on walkable, connected neighborhoods and efficient use of land within already developed areas served by public infrastructure.

HoCo By Design also “embraces mixing uses, where places to live are located with places to work, shop, and dine.” *Id.* The requested rezoning will support this objective by allowing the Subject Properties to be planned cohesively with the surrounding Maple Lawn Business District, consistent with the County’s mixed-use planning framework.

Additionally, the County continues to face significant projected housing demand. *HoCo By Design* identifies the need for substantial new housing supply over the coming decades, including a future demand for 31,000 new homes. *HoCo By Design* at GCF-10. Appropriately located infill opportunities such as the Subject Properties can contribute meaningfully toward meeting these Countywide goals in a manner consistent with adopted planning priorities and the County's emphasis on directing growth into established mixed-use areas.

For these reasons, the requested RR-MXD-3 zoning classification is in harmony with *HoCo By Design* and advances the County's long-term land use and growth management strategy.

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

No. The requested rezoning of the Subject Properties from B-1 to RR-MXD-3 will not result in adverse impacts to surrounding or vicinal properties. To the contrary, the proposed zoning classification is compatible with the established mixed-use context immediately surrounding the Site and will support orderly land use planning consistent with the County's adopted growth policies.

The Subject Properties are located directly adjacent to the southern edge of the existing Maple Lawn Business District, within an area already characterized by mixed-use development, established infrastructure, and coordinated land use planning. Rezoning the Site to RR-MXD-3 will align the zoning classification of these parcels with the surrounding Maple Lawn MXD District, reducing discontinuity at the boundary of the community and providing a more coherent and consistent land use transition.

Importantly, the Subject Properties consist in substantial part of previously disturbed and underutilized land, including impervious surfaces and areas functioning in connection with the existing Business District. The requested rezoning therefore supports an infill and redevelopment

approach, rather than introducing development pressure into undeveloped or environmentally sensitive areas.

Approval of this Zoning Map Amendment does not itself authorize development. Any future use of the Subject Properties will remain subject to the County's applicable development review processes, including the MXD procedural requirements, adequate public facilities standards, site design regulations, buffering requirements, and the Preliminary Development Plan framework governing Maple Lawn. These safeguards ensure that any potential impacts related to traffic, circulation, compatibility, and environmental considerations will be fully evaluated at the appropriate stage.

Accordingly, the proposed zoning amendment will not adversely affect surrounding properties and instead represents a compatible and policy-consistent zoning classification for parcels situated at the edge of an established mixed-use community.

D. Any other factors which the petitioner desires the board to consider

In addition to the legal and policy considerations discussed above, the Petitioners respectfully request that the Board consider the broader planning context in which this Zoning Map Amendment is being sought.

The Subject Properties are immediately adjacent to the existing Maple Lawn Mixed-Use Development, which is located within the RR-MXD-3 Zoning District and has long been governed by an approved PDP. The Maple Lawn community has been developed over time as a unified, walkable, mixed-use environment that integrates residential neighborhoods, employment uses, commercial services, and open space within a coordinated design framework.

At the time of the Board's 2016 decision in ZB-1107M, the record reflected that the Subject Properties were not being pursued as part of the Maple Lawn Mixed-Use Development or its

approved PDP structure, and the Board correctly concluded that MXD zoning was not appropriate for parcels functioning outside of that unified development framework. The circumstances today are materially different. The owner of the Subject Properties and the Maple Lawn developer are now working collaboratively toward an integrated planning approach that will allow these parcels to function cohesively as part of the established Maple Lawn community, rather than as isolated B-1-zoned remnants at the edge of a mixed-use district.

The Petitioners also request that the Board consider the County's strong and evolving emphasis on redevelopment, infill, and efficient use of land in already developed areas. The Subject Properties include previously disturbed and underutilized areas, including existing impervious surface, and are well suited for coordinated redevelopment consistent with current County land use priorities.

Finally, the Petitioners respectfully note that the requested rezoning will support the County's housing goals, including the provision of additional housing types and affordability opportunities within an established mixed-use district served by existing infrastructure and public facilities. As part of the broader integrated vision for this area, the Petitioners have committed to a voluntary affordability component in connection with the proposed multifamily development, reflecting good faith alignment with the County's current housing and community objectives.

For all of these reasons, the Petitioners respectfully submit that the requested rezoning represents a logical, policy-supported, and legally justified amendment to the Zoning Map that is warranted under the change-mistake rule, based on substantial and unanticipated changes in neighborhood conditions and County priorities since the 2013 Comprehensive Zoning Map Process and the Board's 2016 decision. Approval will allow the Subject Properties to be appropriately integrated into the established Maple Lawn MXD District.

LIST OF ADJOINING PROPERTIES

8161 Maple Lawn Boulevard, Fulton, MD 20759

Maple Lawn Office III, LLC

Mailing Address: C/O St. John Properties Inc., 2560 Lord Baltimore Drive, Baltimore MD 21244

8171 Maple Lawn Boulevard, Fulton, MD 20759

Maple Lawn Office I, LLC

Mailing Address: C/O St. John Properties Inc., 2560 Lord Baltimore Drive, Baltimore MD 21244

8181 Maple Lawn Boulevard, Fulton, MD 20759

R&D Oil LLC

Mailing Address: 13309 Balmoral Greens Avenue, Clifton, VA 21024

11274 Scaggsville Road, Laurel, MD 20723

Children 14 Holding Company LLC

Mailing Address: 6300 Morning Time Lane, Columbia MD 21044

11278 Scaggsville Road, Laurel, MD 20723

Howard County MD Public Works

Mailing Address: 3430 Court House Drive, Ellicott City, MD 21043

Exhibit 1

Exhibit 2

Maple Lawn Farms
Preliminary Development Plan Amendment &
Zoning Map Amendment
Pre-Submission Community Meeting
Friday, January 9, 2026
6:00 PM at St Mark's Episcopal Church

Contents:

-
- Notice of Community Meeting
 - List of adjoining property owners and school principals/PTA presidents, who received notice by mail
 - E-mail sent to addresses from DPZ website
 - Sign posting verification
 - Meeting attendee list, others who requested minutes, and comments after meeting.
 - Meeting Minutes
 - Meeting minutes distribution e-mail

Announcement of Community Information Meeting

You are invited to a community pre-submission meeting to learn about a Petition for an **Amended Preliminary Development Plan** being prepared for the **Maple Lawn Farms**. Following a brief presentation, you will have the opportunity to ask questions about the upcoming petition. The applicant intends to amend the First Amended Preliminary Development Plan previously approved by the Zoning Board of Howard County in ZB Case No. 1039-M. The amendment will include adding 481 residential units split between the Old Farm District (approx. 221 units) and Business District and expansion area (approx. 260 units), revising the permitted density to correspond to the increase in residential units, altering the allowable land use and unit types, and providing alternative access to Route 216. In addition, the total PDP project boundary will be expanded by 3 acres +/- . The expansion area is currently zoned both RR-MXD-3 and B-1. The expanded area will be rezoned to RR-MXD-3.

The total acreage of the expanded area and amended project would be approximately 120 acres. Maple Lawn Farms is a mixed-use development with office, commercial, residential, and green space uses, located on the west side of US 29 in the area generally bordered by Route 29, Route 216 and Johns Hopkins Road (Tax Map 41 & 46, Grid 5) (see enclosed site location map). The type of plan submission to the Department of Planning and Zoning is a Second Amended Preliminary Development Plan.

In accordance with Subtitle 2 of Title 16 of the Howard County Code, a pre-submission community meeting is required prior to the submission to the Department of Planning and Zoning.

A pre-submission meeting will be held on **Friday, January 9, 2026**, at 6:00 PM at **St Mark's Episcopal Church, 12700 Hall Shop Rd, Highland, MD 20777**.

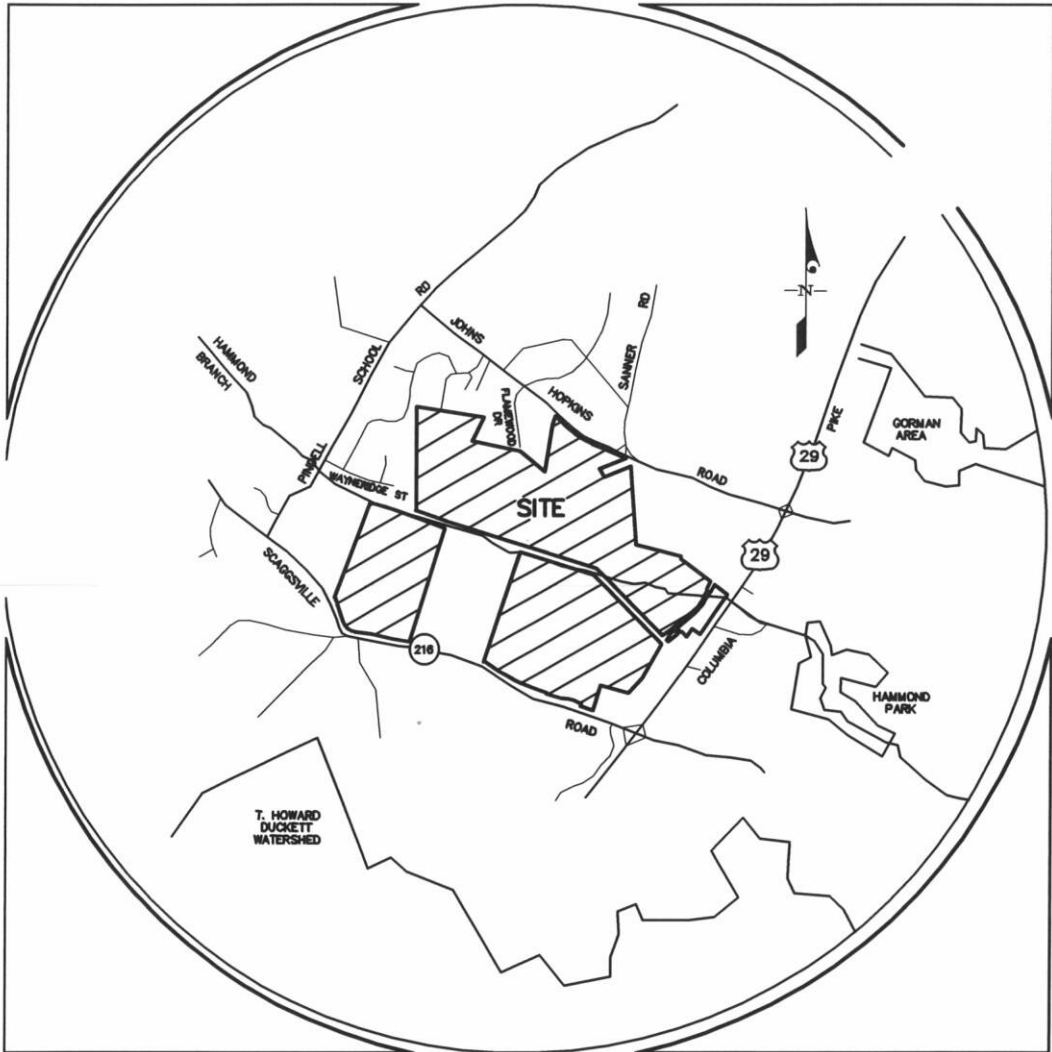
If you cannot attend but would like to be copied on the minutes of the meeting, please respond to Dan Sweeney at dsweeney@glwpa.com

Further information can be found on the county website at:
https://data.howardcountymd.gov/Search_Plans/Search_Plans_Web.aspx
Refer to Sign Code: **M05** Fiscal Year: **2026**

Or, General information regarding pre-submission community meetings can be located on the Department of Planning & Zoning webpage:

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

Be advised, the proposed petition must be formally submitted to the Department of Planning and Zoning within one year from the meeting date.



VICINITY MAP

SCALE: 1" = 4000'

Name	Name 2	Address	Address2	City, State Zip
Maple Lawn Farm, Inc.		11788 Route 216		Fulton, MD 20759
Eugene Iager		11820 Scaggsville Road		Fulton, MD 20759
Group Five Partnership		11788 Route 216		Fulton, MD 20759
CHIL, LLC		11788 Route 216		Fulton, MD 20759
St. Paul's Lutheran Church	Lutheran Church of Fulton Maryland	11795 Scaggsville Road		Fulton, MD 20759
Kehar Singh		6307 Pinehurst Road		Baltimore, MD 21212
Darshan Kaur		318 Gittings Avenue		Baltimore, MD 21212
Chase and Susan Manny		7413 Meadow View Circle		Clarksville, MD 21029
St. Paul's Evangelical Lutheran Church	of Fulton Maryland	11795 Route 216		Fulton, MD 20759
Allagracia A. Ciprian De Fisher	and Juan E. Fisher	11787 Route 216		Fulton, MD 20759
Robert Ramage		8033 Murphy Road		Fulton, MD 20759
Maple Lawn South	Homeowner's Association, Inc.	2661 Riva Road	Suite 220	Annapolis, MD 21401
State of Maryland - State Highway Administri	Department of Transportation	707 N. Calvert Street		Baltimore, MD 21202
Olde Scaggsville, LLC		8155 Westside Blvd.		Fulton, MD 20759
Howard County	Real Estate Services	3430 Courthouse Drive		Fulton, MD 20759
Pulte Home Company		9302 Lee Highway	Suite 1000	Ellicott City, MD 21043
Grace Community Church of Howard County		9180 Rumsey Road	#D1	Fairfax, VA 22031
St. Francis of Assisi Howard County	Roman Catholic Congregation, Inc.	8300 Old Columbia Road		Columbia, MD 21045
OCR Development, LLC		2102 E. Madison Street		Fulton, MD 20759
Howard County MD Public Works		3430 Courthouse Drive		Baltimore, MD 21205
Buch, LLLP		11292 Buch Way		Ellicott City, MD 21043
Board of Education	c/o Iris Ritter/Finance Office	10910 Clarksville Pike		Laurel, MD 20723
James Alan Price, Jr. - Trustee		2609 Melba Road		Ellicott City, MD 21042
Johns Hopkins Applied Physics Lab		11100 Johns Hopkins Road	MPI-5187	Ellicott City, MD 21042
11101 Johns Hopkins Road	Business Trust	11100 Johns Hopkins Road	MPI-5186	Laurel, MD 20723
Stephen Causey	Eleni Yiallourous	7598 Sanner Road		Laurel, MD 20723
Yideng Liang		7590 Sanner Road		Laurel, MD 20723
Joan and Jeffrey Smith		7582 Sanner Road		Laurel, MD 20723
Bret and Courtney Waskiewicz		11215 Old Hopkins Road		Clarksville, MD 21029
Salin Nawaeay	and Zahida Rafiq	11507 Blue Flame Court		Clarksville, MD 21029
Kenneth and Cynthia Thayer		7515 Lairds Way		Clarksville, MD 21029
Jennifer and Alexander Creticos		7510 Lairds Way		Clarksville, MD 21029
Robert Masenten	Karen Almgren	7537 Flamewood Drive		Clarksville, MD 21029
Clifford and Gulnura Brown		7543 Flamewood Drive		Clarksville, MD 21029
Kevin and Candace Sullivan		7536 Flamewood Drive		Clarksville, MD 21029
Bhupinder Singh		7528 Flamewood Drive		Clarksville, MD 21029
Lance and Amy Bergersen		7524 Flamewood Drive		Clarksville, MD 21029
Howard and Heidi Osterman		7512 Flamewood Drive		Clarksville, MD 21029
David and Ines Jones		P.O. Box 180		Clarksville, MD 21029
Randy and Morgan Piebes		1401 Houma Blvd.		Annapolis Junction, MD 20701
Muhammad and Heba Kanakri		7441 Oakerest Lane		Metairie, LA 70001
Ian and Lisa Coleman		7442 Oakerest Lane		Clarksville, MD 21029
Haixin Zhou	Fei Han	7445 Cherry Tree Drive		Clarksville, MD 21029

Marcia Louise Rhodes Revocable Trust	Marcia Louise Rhodes Trustee	7501 Cherry Tree Drive	Fulton, MD 20759
Steven and Bronwen Lerner		7505 Cherry Tree Drive	Fulton, MD 20759
Maxwell and Shirley Strange		11710 Wayneridge Court	Fulton, MD 20759
Edward Rodgers	Vonda Peterson	11714 Wayneridge Court	Fulton, MD 20759
Briana and Vincent Pagan		6314 Wimbledon Court	Elkridge, MD 21075
Board of County Commission		3430 Courthouse Drive	Ellicott City, MD 21043
Fulton Elementary School	ATTN: Principal	11600 Scaggsville Road	Fulton, MD 20759
Lime Kiln Middle School	ATTN: Principal	11650 Scaggsville Road	Fulton, MD 20759
Reservoir High School	ATTN: Principal	11550 Scaggsville Road	Fulton, MD 20759
Fulton Elementary School	ATTN: PTA President	11600 Scaggsville Road	Fulton, MD 20759
Lime Kiln Middle School	ATTN: PTA President	11650 Scaggsville Road	Fulton, MD 20759
Reservoir High School	ATTN: PTA President	11550 Scaggsville Road	Fulton, MD 20759
Patuxent Springs HOA	c/o DH Bader Management	14435 Cherry Lane Court	Laurel, MD 20707
Greater Beaufort Park Community Assn.		P.O. Box 201	Fulton, MD 20759
Bowling Brook Farms Assn.	c/o CVI	6300 Woodside Court	Columbia, MD 21246
New Settlers Landing		14435 Cherry Lane Court	Laurel, MD 20707
Maple Lawn Commercial Association, Inc.		1829 Reisterstown Road	Baltimore, MD 21208
Maple Lawn Homeowners Association, Inc.		7600 Maple Lawn Blvd	Fulton, MD 20759
Maple Lawn Homeowners Association, Inc.		Property Management People, Inc.	Frederick, MD 21702
		92 Thomas Johnson Drive, Suite 170	
		#210	
		#10	
		#210	
		Suite 300	

Community Type	Community Name	Contact Name	Title	Phone	Email	Street Address	City	Zip	Council District	Boundary Type	Registered Date
Neighborhood Groups	Bridgewater	George Belleville		4435741488	george@headforhome.net	9872 DIVERSIFIED LN	Ellicott City	21042	5	County Wide	5/10/2011
Neighborhood Groups	Pine Valley	Iacy Karen			lacyz@ymail.com	8524 PINEWAY DR	Laurel	20723	4	Draw Boundary	5/10/2011
Neighborhood Groups	Fulton Manor Homeowners Assoc., Inc.	Amy Lester	Representative		aglesier@comcast.net	12314 POINT FIELD DR	Fulton	20759	4	Radius	2/18/2012
Neighborhood Groups	Big Branch Overlook Homeowners Association	Rick Lober	President	410-531-7479	rick_lober@gmail.com	14076 BIG BRANCH DR	Dayton	21036	5	County Wide	2/20/2012
Residents		Kelly Bishop			kellybishop@gmail.com	4043 Canole Light Drive	Dayton	21036	3	Draw Boundary	2/20/2012
Residents		Jahn Rice		2408823049	johnrice574@gmail.com	5874 MONTGOMERY RD	Elkridge	21075	2	County Wide	2/23/2012
Residents		Ralph Bellman			Ralbellman@comcast.net	9927 ROSE TRL	Ellicott City	21042	5	County Wide	2/27/2012
Residents		Soon Park		3018141211	soonspark@hotmail.com	6420 RICHARDSON FARM LN	Clarksville	21029	5	County Wide	4/10/2012
Residents		Howard Sheh			hsheh26@hotmail.com	6405 RICHARDSON FARM LN	Clarksville	21029	5	County Wide	4/10/2012
Residents		Delong Liu		3016046699	delong1208@yahoo.com	6428 RICHARDSON FARM LN	Clarksville	21029	5	County Wide	4/11/2012
Residents		Bonny Marcellino			marcellino5@gmail.com	9141 RIVER HILL RD	Laurel	20723	3	County Wide	4/13/2012
Neighborhood Groups	Riverside Overlook	Claudia Rivera	Board Member	410-531-0060	rivera_claudia@hotmail.com	7023 BREEZE CT	Columbia	21044	4	Radius	4/20/2012
Residents		Erin Iams			erinneel123@yahoo.com	9215 HOWLAND RD	Laurel	20723	3	County Wide	4/30/2012
Residents		Elizabeth Ndungu			elizabethndungu@aol.com	5350 DUCKETS LN	Elkridge	20723	1	County Wide	4/30/2012
Residents		Fred Touner		301-854-0107	ftouner@comcast.net	12339 PLEASANT VIEW DR	Fulton	20759	4	Radius	5/28/2012
Residents		Karen Olson		2405475901	knighthouse@gmail.com	9090 STEBBING WAY	Laurel	20723	3	County Wide	6/23/2012
Residents		Cindy Benedek		4435359808	cbpbrady@verizon.net	12294 WAKE FOREST RD	Clarksville	21029	4	Radius	7/11/2012
Residents		Xiaoli Jin			shell_jin@yahoo.com	12312 WAKE FOREST RD	Clarksville	21029	4	Radius	7/11/2012
Residents		Tracy Waterman			Tracyjw@me.com	13886 CLARKSVILLE PK	Highland	20777	5	County Wide	7/14/2012
Residents		sekar ven		4109002814	sekaruma@gmail.com	6108 SYRACUSE CT	Clarksville	21029	4	County Wide	7/18/2012
Residents		shun lu		4105315687	shunlu88@yahoo.com	12852 MACBETH FARM LN	Clarksville	21029	4	County Wide	7/20/2012
Residents		David Kim			dnmatos@gmail.com	11281 OLD HOPKINS RD	Clarksville	21029	4	Radius	8/19/2012
Residents		Jimmie owens			owensjimmie@gmail.com	8012 GEORGETOWN CT	Clarksville	21029	4	Radius	8/19/2012
Residents		Brian Bumburak			bmbumburak@gmail.com	7708 BLUEBERRY HILL LN	Ellicott City	21043	2	County Wide	9/5/2012
Residents		andrea britton			andbritton@verizon.net	8508 WISPY BRANCH CT	Laurel	20723	3	Radius	10/19/2012
Residents		Richard Freas		301-741-5944	rfreas@gmail.com	9465 GLEN RIDGE DR	Laurel	20723	3	Radius	10/25/2012
Residents		Cathy Hudson			cmhudson@comcast.net	6018 OLD LAWAYERS HILL RD	Elkridge	21075	1	County Wide	11/14/2012
Residents		Liz L			lwacate@aol.com	3645 VALLEY RD	Ellicott City	21042	1	County Wide	11/14/2012
Residents		Kouri Mitchell		6176451161	kouricat@msn.com	8619 DORSEY COVE	Jessup	20794	3	Radius	11/26/2012
Residents		William Erskine			werskine@offitkurman.com	8171 Maple Lawn Boulevard, Suite 200	Maple Lawn	20759	4	County Wide	11/28/2012
Residents		Stephen Keathy			skkeathy@ym.com	9629 WASHINGTON AVE	Laurel	20723	3	County Wide	12/14/2012
Residents		Ross Swatek		410-799-1497	swatek1@yahoo.com	8141 TAMAR DR	Columbia	21045	2	Draw Boundary	12/16/2012
Residents		Edward Carver		410.381.5486	etcarver@gmail.com	8813 BLUE SEA DR	Columbia	21046	3	County Wide	1/8/2013
Residents		Carole Cpne			csone@comcast.net	6127 HANOVER RD	Hanover	21076	1	County Wide	3/12/2013
Neighborhood Groups	Savage	Susan Garber	President	301-776-3941	buzysusan23@yahoo.com	9100 GORMAN RD	Laurel	20723	3	County Wide	3/13/2013
Residents		Janak Kalaria			kalaria@gmail.com	10506 STANSFIELD RD	Laurel	20723	4	Radius	3/26/2013
Residents		Christine Pereira			chiper02@gmail.com	8177 MURPHY RD	Fulton	20759	4	County Wide	6/24/2013
Residents		Lisa Markovitz			lmarkovitz@comcast.net	2948 NORMANDY DR	Ellicott City	21043	1	County Wide	7/22/2013
Residents		Jeanne Wilson			amisspigg@comcast.net	5392 GRAYWING CT	Columbia	21045	2	County Wide	7/24/2013
Residents		Jeanne Wilson			amisspigg@comcast.net	5392 GRAYWING CT	Columbia	21045	2	County Wide	7/24/2013
Residents		Uma Sivaramakrishnan			uma_s@hotmail.com	8366 SAND CHERRY LN	Laurel	20723	4	Radius	9/9/2013
Residents		Andrew Robinson		3015750321	arobinson@offitkurman.com	8171 Maple Lawn Boulevard	Maple Lawn	20759	4	County Wide	10/22/2013
Residents		deanna smith			deanna-smith@comcast.net	706 CHESSIE CROSSING WAY	Woodbine	21797	5	County Wide	11/17/2013
Residents		Amy Comberiate			huckandscout@gmail.com	6644 PRESTWICK DR	Highland	20777	5	Draw Boundary	1/2/2014
Neighborhood Groups	Ashleigh Knolls HOA	James Dailey		301-680-0701	hoae-board@ashleighknolls.net	12051 Tech Rd Suite B	Silver Spring	20904	4	Radius	7/3/2014
Neighborhood Groups		Samantha Callahan			samcallahan@comcast.net	7909 HELMART DR	Laurel	20723	3	Radius	7/14/2014
Residents		priscilla PHTS		301.953.1058	cookpht@aol.com	9104 JEFFERSON ST	Jessup	20794	3	Radius	7/14/2014
Residents		Steven Hunt		240-755-9155	stevenhunt65@gmail.com	8630 PARK AVE	Laurel	20723	3	Radius	7/15/2014
Residents		Ronald Beck			rbeckfamily@verizon.net	9056 PRELUDE LN	Jessup	20794	3	Radius	7/16/2014
Residents		Aurelio Perez-Lugones			odlperere@gmail.com	9056 GORMAN RD	Laurel	20723	3	County Wide	7/17/2014
Residents		Christine Bulbul			cbulbul@verizon.net	11356 BISHOPS GATE LN	Laurel	20723	4	Draw Boundary	7/17/2014

Property owners and/or developers are required to provide notice of pre-submission community meetings, electronically, to any persons/groups registered to be notified about projects in a certain geographic area. (Howard County subdivision and development regulations 16.1.28c-2)

Pre-submission Community Meeting

Project Name: Maple Lawn Farms PDP Amendment

Sign Code: M05

Meeting Date: Jan 9 2026

Meeting Time: 5p

Residents	Germaire Sanchez	301-604-8696	germaire@gmail.com	7856 RIVER ROCK WAY	Columbia	21044	4	Radius	8/20/2014
Neighborhood Groups	Elaine Lodge		manager@maplelawnhoa.com	7856 RIVER ROCK WAY	Fulton	20759	4	Radius	9/3/2014
Residents	Emily David		emilydavid@gmail.com	8226 TALL TREES CT	Ellicott City	21043	2	County Wide	12/7/2014
Neighborhood Groups	Frank Hecker		frank@frankhecker.com	3209 GREENWAY DR	Ellicott City	21043	5	County Wide	10/11/2014
Residents	Marisa Polack	4438661760	disney0675@yahoo.com	8302 AUTUMN WAY Apt.2D	Jessup	20794	3	County Wide	2/14/2015
Residents	Barbara Krupar		barbkrup@verizon.net	7834 ROCKBURN DR	Ellicott City	21043	2	County Wide	2/16/2015
Residents	Katja Fort-Khoden	7038994552	khfortkr@gmail.com	11009 APPLE ORCHARD CT	Laurel	20723	4	Radius	2/16/2015
Residents	Barbara Staedell		decofrup@gmail.com	7834 ROCKBURN DR	Ellicott City	21043	2	County Wide	2/15/2015
Residents	Lisa Birrane		lisamarkovt@gmail.com	3205 B Corporate Court	Ellicott City	21042	5	County Wide	1/26/2015
Residents	Maria Garvey		kevingarvasha@gmail.com	2605 RT 97	Glenwood	21738	5	County Wide	2/28/2015
Residents	Raj Kathuria		Rajkathuria@gmail.com	8398 GAVENORS RUN	Ellicott City	21043	1	County Wide	3/4/2015
Residents	Sathishkumar Pomraj		ponrajsathishkumar@yahoo.com	2113 CHALICER WAY	Woodstock	21163	5	County Wide	4/6/2015
Residents	Alan Sharp		alansharp@gmail.com	4003 JENNINGS CHAPEL RD	Brooksville	20883	5	County Wide	4/7/2015
Residents	broke elme		elme@ms@gmail.com	12729 FOLLY QUARTER RD	Ellicott City	21042	5	County Wide	6/4/2015
Residents	John Jurgensen	301-789-2026	jjc@alum.rpi.edu	9850 snow bird Ln	Laurel	20723	3	Radius	6/14/2015
Residents	Susan Butler		susanbutler@verizon.net	4075 CHOCTAW DR	Ellicott City	21043	1	County Wide	6/15/2015
Residents	Kear Chaudhary	6096809119	kearjett@yahoo.com	13303 CLARKSVILLE PK	Highland	20777	4	Radius	6/21/2015
Residents	mickey kabir		mickeykabir@yahoo.com	12005 CLARKSVILLE PK	Clarksville	21029	4	County Wide	10/13/2015
Residents	Nathaniel Forman	3016021535	nforman@umg.com	7211 DOCKSIDE LN	Columbia	21044	3	County Wide	10/14/2015
Residents	David Ager		dager@townscapedesign.com	5044 JERICHO RD	Columbia	21044	4	County Wide	11/13/2015
Residents	Leanna Wenderoth	4107155450	lhenderoth@gmail.com	10315 WHITWASHER WAY	Columbia	21044	4	Radius	4/18/2016
Neighborhood Groups	Joseph Mathews		joeph.mathews@gmail.com	8711 PEACHTREE LN	Laurel	20723	4	Radius	6/28/2017
Residents	Bettina Krause	301-346-6139	krausebb@outlook.com	10185 DEEP SKIES DR	Laurel	20723	3	Radius	7/1/2016
Residents	Chandrakant Patel		chandrakant7@yahoo.com	3204 WHEATON WAY	Ellicott City	21043	1	County Wide	8/11/2016
Residents	Kristin Mizerski		tomazerski@gmail.com	3925 HUNTER RD	Ellicott City	21043	1	County Wide	8/22/2016
Residents	Sriabhomi Gogineni		lux_dp@yahoo.com	6921 LITTLE BROOKE CT	Elkridge	21075	3	County Wide	3/8/2017
Residents	Jay Staeden		jsstaeden@verizon.net	7321 ROCKY CREEK DR	Columbia	21046	3	Radius	5/7/2017
Residents	Joehua Bennett		joshua.bennett@columbiaassociation.org	9450 GERWIG LN	Columbia	21046	3	County Wide	5/15/2017
Village Association	Beverley Meyers		kingsofvolgaibc@gmail.com	7251 EDEN BROOK DR	Columbia	21046	3	Radius	6/28/2017
Residents	Amadeo Roibal	4103819600	amadeo.roibal@gmail.com	9327 FOURTH ST N	Laurel	20723	3	Draw Boundary	6/28/2017
Residents	Paula Mothers maiden name		putalanzo14@gmail.com	4856 ELLCOTT WOODS LN	Ellicott City	21043	1	County Wide	7/8/2017
Residents	Tangela Smith		tangela@gmail.com	9605 JESTER CT	Laurel	20723	3	County Wide	7/8/2017
Residents	Meghan Starr		Meghanstarr@gmail.com	6203 TROY CT	Elkridge	21075	2	County Wide	7/8/2017
Residents	Donna Cerbo	4105312133	donnacerbo@gmail.com	3005 JOHN BENNARD DR	Ellicott City	21042	5	County Wide	7/8/2017
Residents	Jayne Considine		jkja@verizon.net	8021 GREEN TREE CT	Laurel	21075	2	County Wide	7/8/2017
Residents	Katy Lazari		klazari@yahoo.com	10028 ROLLING RIVER RUN	Laurel	20723	3	Radius	7/8/2017
Residents	Thomas Comeau		tom.comeau@gmail.com	5123 COLUMBIA RD	Columbia	21044	1	County Wide	7/8/2017
Residents	Jessica Hicks		mjhicks@verizon.net	7468 MERRYMAKER WAY	Elkridge	21075	2	County Wide	7/8/2017
Residents	Tamara Slade		tamaraslade@gmail.com	8891 PURPLE IRIS LN	Elkridge	21075	2	County Wide	7/28/2017
Residents	Peter Conrad		pconrad@howardcountymd.gov	3430 Court House Drive	Ellicott City	21043	1	County Wide	10/13/2017
Residents	Kevin Inghram		kevin@outlook.com	6416 MEADOWS LN	COLUMBIA	21045	2	Radius	10/14/2017
Residents	Radhika Wijetunge		radhika@navbio.com	12800 LINDEN CHURCH RD	Clarksville	21029	5	Draw Boundary	10/17/2017
Residents	Elliott Finkelstein		efink@navbio.com	2115 GANTON GREEN	Woodstock	21163	5	County Wide	10/17/2017
Residents	David Yungmann		davidyungmann@hcmove.net	14750 ADDISON WAY	Woodbine	21797	5	Draw Boundary	12/4/2017
Residents	Patrick Wohlforth		pwohlth@gmail.com	9923 ERICA LN	Laurel	20723	3	Radius	4/13/2018
Residents	Colette Gelwicks		cgelwicks@howardcountymd.gov	6600 CRADLE ROCK WAY	Columbia	21045	3	Draw Boundary	4/13/2018
Residents	Reginald Farmer		roadreg@gmail.com	5455 WINGBORNE CT	Columbia	21045	2	County Wide	5/7/2018
Residents	Carolyn Parsa		cparsa@gmail.com	6106 STERRING DR	Columbia	21044	4	County Wide	5/7/2018
Residents	Luisa Pating		lpating@luisadesigns.com	9719 POLISHED STONE	Columbia	21046	3	Radius	6/25/2018
Neighborhood Groups	King's ContrivanceCommunity Association		herman_sarah@yahoo.com	9774 POLISHED STONE	Columbia	21046	3	County Wide	6/25/2018
Residents	Sarah Herman	301-467-4288	herman_sarah@yahoo.com	9774 POLISHED STONE	Columbia	21046	3	County Wide	6/25/2018
Residents	Elisabeth Larson	301-604-1737	elarlson@verizon.net	6866 DUCKETS LN	Elkridge	21076	1	County Wide	7/19/2018
Residents	Sierra Simpson		ss20794@aol.com	6085 ADCOCK LN	Hanover	21076	1	County Wide	7/30/2018
Residents	Tim Dadourian	7036516923	tim@advertisingenterprises.com	6930 RED CLAY FORGE	Elkridge	21075	2	County Wide	8/2/2018
Residents	Ozlie Turner		OzlieTurner6930@gmail.com	11225 Chase St	Unit 2	20759	4	County Wide	3/15/2019
Residents	Mozag Weedlun	4434130476	mweedlun@gmail.com	4600 LEARNED SAGE	Ellicott City	21042	1	County Wide	5/10/2019
Residents	Zichuan Li		lizichuan@gmail.com	6020 DAYBREAK CIR	Clarksville	21044	4	Radius	5/10/2019
Neighborhood Groups	Jennifer Lynott		newletter@villageofriverhill.org	5191 Columbia Road	Columbia	21044	1	County Wide	5/11/2019
Residents	Christine Garcia	4438126329	chisgarcia@comcast.net	5872 MONTGOMERY RD	Elkridge	21075	2	County Wide	9/6/2019
Residents	Nancy Gough		nough67@gmail.com	9319 Morgans Landing Way	Laurel	20723	3	County Wide	11/11/2019
Residents	Shannon Maura	4438640037	sdeanmaura@gmail.com						

Residents	Al-Nisa Adiwu	14103120033	aduwu@gmail.com	8748 BIRKENHEAD CT	Laurel	20723	3	Radius	11/13/2019
Neighborhood Groups	Columbia Association	14103120033	jms52480@gmail.com	6224Apt1BrookCf	Columbia	21045	2	County Wide	11/19/2019
Neighborhood Groups	Jacquelin McCoy	3016742582	natalia.r.cooper@gmail.com	15309 GALAXY DR	Woodbine	21797	5	County Wide	11/19/2019
Residents	Natalia Cooper	3017412734	paul.gani@gmail.com	11106 RADCLIFF LN	Fulton	20759	4	Radius	11/27/2019
Residents	Pau Gani	4109640300	igaganie@iakin-oh.com	5100 Dorsey Hall Drive	Ellicott City	21042	1	County Wide	12/18/2019
Residents	Jacqueline Farham	4439044488	jacque.parham@gmail.com	6392 OPEN FLOWER	Columbia	21045	3	County Wide	12/26/2019
Residents	Jeffrey DellMonico		jdellmonico11@gmail.com	6613 Seneca Farm Rd.	Columbia	21046	3	County Wide	1/9/2020
Residents	Ashley Wright		aw02cowgirl@aol.com	9025 OLD SCAGSVILLE RD	Laurel	20723	3	Radius	10/15/2020
Residents	Alba Perry		akbatperry@gmail.com	11406 LIBERTY ST	Fulton	20759	4	Radius	10/15/2020
Residents	MaryAnn Raouf		maraoof@salin-oh.com	5100 DORSEY HALL DR	Ellicott City	21042	1	County Wide	11/3/2020
Residents	Dylan Springmann		dspringmann@talkin-oh.com	5100 DORSEY HALL DR	Ellicott City	21042	1	County Wide	11/6/2020
Residents	S.A		Flyvay@aim.com	7300 GRACE DR	Columbia	21044	4	County Wide	1/11/2021
Community/Civic Associations	Clarks Glen	4436686363	r_pardoe@hotmail.com	5980 ELK FOREST CT	ELKRIDGE	21075	1	County Wide	3/8/2021
Residents	Sandesh Sreenivas		sandeshsreenivas@gmail.com	6521 LANGFORD CT	Clarksville	21029	4	Radius	3/19/2021
Residents	Kenny ADELEKE	3012546646	adelekeke@gmail.com	5051 GRAPE MYRTLE CT	ellicott city	21042	5	County Wide	3/16/2021
Residents	Cindy Stahny		csahny@howardcountymd.gov	4312 HICKORY WOOD DR	Ellicott City	21042	5	County Wide	3/18/2021
Residents	Ray Serrano		Ray.Serrano@aya.yale.edu	10401 HICKORY RIDGE RD	Columbia	21044	4	County Wide	3/25/2021
Residents	Ashley Gasch	4437217890	Angasch@hotmail.com	3411 WARFIELD POND OVERLOOK	Glenwood	21738	5	County Wide	3/25/2021
Residents	Danielle Regester		danielle.regester@gmail.com	3670 DAISY RD	Woodbine	21797	5	County Wide	3/25/2021
Residents	Justin Taylor	4427876270	ju.taylor17@gmail.com	3355 NORTH CHATHAM RD	Ellicott City	21042	5	County Wide	4/15/2021
Residents	Reid Novotny	14105599599	reid@reidnovotny.com	14707 Lear Ct	Geneak	21737	5	County Wide	4/15/2021
Residents	John Gibson		gibsonj@msa.com	3225 FLORENCE RD	Geneak	21737	5	County Wide	4/15/2021
Village Association	River Hill Community Association		oceanround@live.com	WOODBORNE	WOODBORNE	21797	5	County Wide	10/12/2021
Residents	April Battie		vannip@gmail.com	6504 Ocean Shore	COLUMBIA	21044	4	Radius	11/9/2021
Residents	Prince Van-Segbella		mcdonald.m.lauren@gmail.com	8570 EASTERN MORNING RUN	LAUREL	20723	3	County Wide	1/21/2022
Residents	Lauren McDonald		vasu.ayaz@gmail.com	7002 Duckets Lane	ELKRIDGE	21075	1	County Wide	3/11/2022
Residents	Vasu Syagonda		kbh31@virginia.edu	7932 JOHN GALT WAY	ELKRIDGE	21075	2	County Wide	3/24/2022
Residents	Kevin Baker	4437997373	gphillips@ardogrp.com	7139 FOUNTAIN ROCK WAY	COLUMBIA	21046	3	County Wide	5/3/2022
Business Owner	Gregory Phillips		llicham2016@gmail.com	3000 NORTH RIDGE RD	ELICOTT CITY	21043	2	County Wide	12/19/2022
Residents	Stacey Williams		llicham2016@gmail.com	3000 NORTH RIDGE RD	ELICOTT CITY	21043	2	County Wide	12/19/2022
Residents	Laura-Lee Jones		llicham2016@gmail.com	3435 HARRINGTON DR	ELICOTT CITY	21042	5	County Wide	12/19/2022
Residents	Jesse Wilmer		twilmer@gmail.com	5869 MAIN ST	ELKRIDGE	21075	1	County Wide	12/19/2022
Residents	Jim Discullo		discullo@verizon.net	6000 MERRIWETHER DR	COLUMBIA	21044	4	County Wide	12/19/2022
Residents	Norman Edwards		thenormie@gmail.com	10590 JASON CT	COLUMBIA	21044	4	County Wide	12/19/2022
Residents	bob marietta		bobmarie@comcast.net	5511 SLEEPING DOG LN	COLUMBIA	21045	2	County Wide	12/19/2022
Business Owner	John Canoles		espj@aoi.com	3300 NORTH RIDGE RD	ELICOTT CITY	21043	1	County Wide	12/22/2022
Residents	Bruce Lampron		ohschmitze@gmail.com	9515 MELLENDROCK RD	COLUMBIA	21045	2	County Wide	12/27/2022
Residents	Susan Moody		susanmoody822@gmail.com	9506 RED APPLE LN	COLUMBIA	21046	3	County Wide	12/27/2022
Residents	Shonna Hugh		gahugh@yaho.com	11901 GOLD NEEDLE WAY	COLUMBIA	21044	4	County Wide	1/5/2023
Residents	ted cochran		tedcochran554pp@gmail.com	5178 DOWNWEST RIDE	COLUMBIA	21044	4	County Wide	1/8/2023
Residents	GrayRockFarm@yahoo.com		dragonmama@comcast.net	7437 SANDALFOOT WAY	ELICOTT CITY	21042	1	County Wide	1/18/2023
Residents	alice marschner		ashurst@gmail.com	7437 SANDALFOOT WAY	COLUMBIA	21046	3	County Wide	1/25/2023
Residents	Lloyd Cleage		christine.piatko@gmail.com	11100 JOHNS HOPKINS RD	LAUREL	20723	4	County Wide	2/6/2023
Residents	Steve Ashurst		als333@aol.com	12598 CLARKSVILLE PIKE	CLARKSVILLE	21044	4	Radius	2/6/2023
Residents	Alan Schneider		susan.petry@gmail.com	7217 TALL PINE WAY	CLARKSVILLE	21029	5	County Wide	2/7/2023
Residents	Susan Petry		reardo@benn@gmail.com	11428 ELLINGTON ST	FULTON	20759	4	County Wide	3/24/2023
Business Owner	Ricardo Benn		mark.townley@copl.com	6711 COLUMBIA GATEWAY DR	COLUMBIA	21046	3	County Wide	3/25/2023
Residents	Mark Townsley		lindalee@umich.edu	5422 SMOOTH MEADOW WAY	COLUMBIA	21044	3	Radius	5/9/2023
Residents	Ferzana Havewala		ettib@duck.com	12040 MISTY RISE CT	CLARKSVILLE	21029	5	Radius	5/9/2023
Residents	Lin Eagan		hushweinstuber@gmail.com	9517 SEA SHADOW	COLUMBIA	21046	3	County Wide	5/16/2023
Residents	in chang		hussenmagdy@gmail.com	9107 GOLDAMBER GARTH	COLUMBIA	21045	2	County Wide	5/19/2023
Residents	Heidi Schweingruber		kevincropper@yahoo.com	6433 ALLVIEW DR	COLUMBIA	21046	3	County Wide	5/19/2023
Residents	Hussein Ezzeldin		chen@howardcountymd.gov	3430 COURT HOUSE DR	ELICOTT CITY	21043	1	County Wide	8/7/2023
Residents	Kevin Cropper		melanie.lewis@mdot.maryland.gov	9009 DORSEY RUN RD	ANNAPOLIS JUNCTION	20701	3	County Wide	8/7/2023
Non-profit Organizations	Maryland Transit Administration		melanie.lewis@mdot.maryland.gov	6984 SILENT DELL LN	COLUMBIA	21044	4	County Wide	9/6/2023
Residents	MDOT MTA		frascarella@verizon.net	7128 CRABBURY CT	CLARKSVILLE	21029	4	County Wide	10/5/2023
Residents	Melanie Lewis		lbnw50@gmail.com	9905 SIMPLICITY CT	LAUREL	20723	3	County Wide	10/9/2023
Residents	Unda Frascarella		lindamtrak@verizon.net	12127 WOODFORD DR	MARIOTTVILLE	21104	5	County Wide	10/9/2023
Residents	Ivory Brown		jessamine@columbiahousingcenter.org	6660 DOVECOTE DR	COLUMBIA	21044	4	County Wide	10/10/2023
Residents	Walden Woods								
Residents	Spring Valley Chase Community								
Residents	Linda Martinak								
Non-profit Organizations	Columbia Housing Center								

Residents	Sam Paul	President		spaul@houseward.org	9770 PATUXENT WOODS DR	COLUMBIA	21046	3	County Wide	10/18/2023
Residents	LESLIE BAUER	President		labauer5@verizon.net	13981 RURAL RHYTHM LN	DAYTON	21036	5	County Wide	10/23/2023
Community/Civic Associations	River Hill Community Association	Director		manager@villageofriverhill.org	6020 DAYBREAK CIR	CLARKSVILLE	21029	4	County Wide	10/23/2023
Non-profit Organizations	Columbia Association	Serving in Other Official Capacities		judelle.campbell@columbiaassociation.org	6310 HILLSIDE CT	COLUMBIA	21046	3	Radius	11/10/2023
Residents	Thomas Cunningham	President		tcunningham@mac.com	4979 SHEPPARD LN	ELICOTT CITY	21042	5	County Wide	11/20/2023
Non-profit Organizations	Columbia Association	Serving in Other Official Capacities		jason.heath@columbiaassociation.org	9450 GERWIG LN	COLUMBIA	21046	3	County Wide	11/27/2023
Residents	Adrienne Tsakoulis	President		adrih@aim@gmail.com	8425 MURPHY RD	LAUREL	20723	4	Radius	11/29/2023
Business Owner	Meghan Arnold	President		mgilbert@howardcountymd.gov	8736 RUPPERT CT	ELICOTT CITY	21043	1	County Wide	1/9/2024
Residents	Michael McCann	President		Mike.McCann@fcc-eng.com	10272 BALTIMORE NATIONAL PIKE	ELICOTT CITY	21042	5	County Wide	1/16/2024
Residents	Jennifer Dreil	President		jennifer.dreil@hclibrary.org	5391 LANDING RD	ELKRIDGE	21075	1	County Wide	2/5/2024
Residents	Felix Facchine	President		facchine@howardcountymd.gov	3430 COURT HOUSE DR	ELICOTT CITY	21043	1	County Wide	2/7/2024
Residents	Holly Taylor	President		antebellum25@gmail.com	5321 BRGADWATER LN	CLARKSVILLE	21029	5	Radius	4/25/2024
Residents	Greater Highland Crossroads Assn.	President		ilike.cecilia@gmail.com	13419 GREEN HILL CT	HIGHLAND	20777	5	County Wide	8/12/2024
Residents	Puddocks HOA	President		kgreen40@gmail.com	10046 A AMERICAN PHAROAH LN	LAUREL	20723	3	County Wide	8/18/2024
Residents	Maple Lawn HOA	President		br12345@icloud.com	11230 CHASE ST	FULTON	20759	4	Radius	9/27/2024
Residents	Craig Brodian	President		craigbrod@hotnail.com	3861 BALLARD WAY	ELICOTT CITY	21042	5	County Wide	10/9/2024
Residents	Isa Geitler	President		the2pesters@gmail.com	3252 DANMARK DR	GLENWOOD	21738	5	County Wide	1/3/2025
Residents	Hannah Weber	President		hweber@howardcountymd.gov	3430 COURT HOUSE DR	ELICOTT CITY	21043	1	County Wide	2/6/2025
Residents	Lisa Ogorzalek	President		matlisa@verizon.net	14051 GARED DR	GLENWOOD	21738	5	Radius	2/7/2025
Residents	Chris Stevens	President		Captainstevens@aol.com	3556 LAKEWAY DR	ELICOTT CITY	21042	5	County Wide	2/7/2025
Business Owner	Don Reuwer	President		dreuwer@damdd.com	8318 FORREST ST	ELICOTT CITY	21042	1	County Wide	2/20/2025
Residents	John Trocher	President		jtrocher@verizon.net	2918 EXCELSIOR SPRINGS CT	ELICOTT CITY	21042	5	County Wide	4/1/2025
Residents	Anturon Homeowners Association	President		glroft36@gmail.com	9456 KILMANJARO RD	COLUMBIA	21045	2	County Wide	5/13/2025
Residents	Banneker Place Condo Association	President		leualdo.barbosa@yahoo.com	6014 SHEPHERD SQ	COLUMBIA	21044	4	County Wide	5/20/2025
Residents	Clifford Brown	President		cliffordbrown@gmail.com	7543 FLAMEWOOD DR	CLARKSVILLE	21029	4	County Wide	5/20/2025
Residents	Ryan Hermann	President		brief.house5154@hermann.tech	10608 STEAMBOAT LANDING	COLUMBIA	21044	4	County Wide	5/20/2025
Residents	Marlene Durholz	President		mdurholz@gmail.com	6329 HANOVER CROSSING WAY	HANOVER	21076	1	County Wide	5/22/2025
Residents	Sabrina Bachman	President		sabrinamynette@gmail.com	12950 FREDERICK RD	WEST FRIENDSHIP	21794	5	County Wide	11/30/2025

Property owners and/or developers are required to provide notice of pre-submission community meetings, electronically, to any persons/groups registered to be notified about projects in a certain geographic area. [Howard County subdivision and development regulations 16.128c-2]
 Pre-submission Community Meeting
 Project Name: Maple Lawn Farms PDP Amendment
 Sign Code: M05
 Meeting Date: Jan 9 2026
 Meeting Time: 5p

Community Type	Community Name	Contact Name	Title	Phone	Email	Street Address	City	Zip	Council District	Boundary Type	Registered Date
Neighborhood Groups	Bridgewater	George Belleville	Representative	4435741488	george@headforhome.net	9872 DIVERSIFIED LN	Ellicott City	21042	5	County Wide	5/10/2011
Neighborhood Groups	Fulton Manor Homeowners Assoc., Inc.	Amy Lester	President	410-531-7479	aglesier@comcast.net	12314 POINT FIELD DR	Fulton	20759	4	Radius	2/8/2012
Neighborhood Groups	Big Branch Overlook Homeowners Association	Rick Lober	President	410-531-7479	rick.lobser@gmail.com	14076 BIG BRANCH DR	Darvon	21036	5	County Wide	2/20/2012
Residents		Kelly Bishop		2408823049	kellybishop@gmail.com	4043 Candie Light Drive	Darvon	21036	3	Draw Boundary	2/20/2012
Residents		John Rice		3018141211	johnrice387@gmail.com	9874 MONTGOMERY RD	Elkridge	21045	2	County Wide	2/21/2012
Residents		Ralph Ballman		3018141211	ralphballman@comcast.net	9927 ROSE TRL	Elkridge	21042	5	County Wide	2/27/2012
Residents		Soon Park		3018141211	soonspark@gmail.com	6405 RICHARDSON FARM LN	Clarksville	21029	5	County Wide	4/10/2012
Residents		Howard Sheeh		3016046699	hsheeh26@hotmail.com	6428 RICHARDSON FARM LN	Clarksville	21029	5	County Wide	4/10/2012
Residents		Delong Liu		3016046699	delongliu@yahoo.com	9141 RIVER HILL RD	Clarksville	20723	3	County Wide	4/11/2012
Residents		Bonny Marcellino		410-531-8060	bmarcellino5@gmail.com	7023 BREEZE CT	Laurel	20723	3	County Wide	4/13/2012
Residents		Claudia Rivera	Board Member	410-531-8060	rivera_claudia@hotmail.com	9215 HOWLAND RD	Columbia	21044	4	Radius	4/20/2012
Residents		Erin Iiams		301-854-0107	erinell1223@yahoo.com	9215 HOWLAND RD	Laurel	20723	3	County Wide	4/30/2012
Residents		Elizabeth Ndungu		301-854-0107	elizabethndungu@aol.com	6350 BUCKETS LN	Elkridge	21075	1	County Wide	5/15/2012
Residents		Fred Towner		2405475901	ftowner@comcast.net	12339 PLEASANT VIEW DR	Fulton	20759	4	Radius	5/28/2012
Residents		Jeanne Morck		4435359808	jeanne@comcast.net	12335 PLEASANT VIEW DR	Fulton	20759	4	Radius	6/8/2012
Residents		Karen Olson		4435359808	kolghthouse@gmail.com	9090 STEEBING WAY	Laurel	20723	3	County Wide	6/23/2012
Residents		Xiao Jin		4109082814	bcjbrady@verizon.net	12294 WAKE FOREST RD	Clarksville	21029	4	Radius	7/11/2012
Residents		Tracy Waterman		4109082814	tracy_jin@yahoo.com	12312 WAKE FOREST RD	Clarksville	21029	4	Radius	7/11/2012
Residents		sekar ven		4105315687	sekar@me.com	13886 CLARKSVILLE PK	Highland	20777	5	County Wide	7/14/2012
Residents		shun lu		4105315687	sreeluma@gmail.com	6108 SYRACUSE CT	Clarksville	21029	4	County Wide	7/18/2012
Residents		David Kim		4105315687	shunlu88@yahoo.com	12852 MACBETH FARM LN	Clarksville	21029	4	County Wide	7/20/2012
Residents		Jimmie Owens		410-799-1487	oncomates@gmail.com	11281 OLD HOPKINS RD	Clarksville	21029	4	Radius	8/14/2012
Residents		Brian Bambrak		410-381-5486	blakows5@hotmail.com	6012 GEORGETOWN CT	Clarksville	21029	4	Radius	8/15/2012
Residents		Andrea Hudson		4109526856	bmbambrak@gmail.com	7708 BLUEBERRY HILL LN	Elkridge	21043	2	County Wide	9/5/2012
Residents		Liz L		301-776-3941	anybritton@verizon.net	8508 WISPY BRANCH CT	Laurel	20723	4	Radius	10/25/2012
Residents		William Eskine		301-776-3941	hweskinge@aol.com	3645 VALLEY RD	Ellicott City	21042	1	County Wide	11/14/2012
Residents		Stephen Keathly		410-799-1487	weskinge@offitkorman.com	8171 Maple Lawn Boulevard, Suite 200	Maple Lawn	20759	4	County Wide	11/28/2012
Residents		Russ Swatek		410-381-5486	shreath@rmx.com	9629 WASHINGTON AVE	Laurel	20723	3	County Wide	12/14/2012
Residents		Brian England		4109526856	swatek1@yahoo.com	8141 TAMAR DR	Columbia	21045	2	Draw Boundary	12/16/2012
Residents		Carole Cpne		301-776-3941	swatek1@yahoo.com	8813 BLUE SEA DR	Columbia	21046	3	County Wide	1/8/2013
Residents		Susan Garber	President	301-776-3941	etcarver@gmail.com	11915 GOLD NEEDLE WAY	Columbia	21044	4	Draw Boundary	2/5/2013
Residents		Christine Pereira		301-776-3941	beengland@comcast.net	6127 HANOVER RD	Hanover	21076	1	County Wide	3/12/2013
Residents		Lisa Markovitz		301-776-3941	cscone@comcast.net	9100 GORMAN RD	Laurel	20723	3	County Wide	3/13/2013
Residents		Jeanne Wilson		301-776-3941	busysusan2@yahoo.com	10506 STANSFIELD RD	Laurel	20723	4	Radius	3/26/2013
Residents		Ron Shaw		301-776-3941	chrispe2@gmail.com	8177 MURPHY RD	Fulton	20759	4	County Wide	6/24/2013
Residents		Andrew Robinson		3015750321	lunarkovitz@comcast.net	3948 NORMANDY DR	Ellicott City	21043	1	County Wide	7/22/2013
Residents		Richard Smith	President	410-531-8636	amisspigg@comcast.net	5392 GRAYWING CT	Columbia	21045	2	County Wide	7/24/2013
Residents		deanna smith		3015750321	amisspigg@comcast.net	5392 GRAYWING CT	Columbia	21045	2	County Wide	7/24/2013
Residents		Amy Comberiate		3015750321	frs66@verizon.net	7079 GUILFORD RD	Clarksville	21029	4	Radius	10/14/2013
Residents		Samantha Callahan		301-680-0701	arobinson@offitkorman.com	8171 Maple Lawn Boulevard	Maple Lawn	20759	4	County Wide	10/22/2013
Residents		Aurelio Perez-Lugones		301-680-0701	smithra@verizon.net	12061 BROAD MEADOW LN	Clarksville	21029	5	Radius	10/24/2013
Residents		Christine Bulbul		301-680-0701	smithra@verizon.net	706 CHESIE CROSSING WAY	Woodbine	21797	5	County Wide	11/17/2013
Residents		Germaine Sanchez		301-680-0701	deanna-smith@comcast.net	6644 PRESTWICK DR	Highland	20777	5	Draw Boundary	7/2/2014
Residents		Elaine Lodge		301-680-0701	hoar-beard@highknolls.net	12051 Tech Rd Suite B	Silver Spring	20904	4	Radius	7/3/2014
Residents		Emily David		301-680-0701	samcallahan@comcast.net	7909 HELMART DR	Laurel	20723	3	Radius	7/14/2014
Residents				301-680-0701	odapear@comcast.net	9056 GORMAN RD	Laurel	20723	3	County Wide	7/17/2014
Residents				301-680-0701	chubb@verizon.net	11356 BISHOPS GATE LN	Laurel	20723	3	Draw Boundary	7/17/2014
Residents				301-680-0701	germaine@gmail.com	7856 RIVER ROCK WAY	Columbia	21044	4	Radius	8/20/2014
Residents				301-680-0701	emilykdavid@gmail.com	7600 MAPLE LAWN BLVD	Fulton	20759	4	Radius	9/3/2014
Residents				301-680-0701	emilykdavid@gmail.com	8226 TALL TREES CT	Ellicott City	21043	2	County Wide	12/7/2014

Neighborhood Groups	Valley Medc Civic Association	Frank Hecker	4438661760	Frank@frankhecker.com	3209 GREENWAY DR	Ellicott City	21042	5	County Wide	10/31/2014
Residents		Marisa Poland		disney0675@yahoo.com	8302 AUTUMN WAY Apt. 2D	Jesup	20794	3	County Wide	2/14/2015
Residents		Barbara Krupiarz		barbkup@verizon.net	7834 ROCKBURN DR	Ellicott City	21043	2	County Wide	2/16/2015
Residents		Katia Fort-Rhoden		7038984552	11009 APPLE ORCHARD CT	Laurel	20723	4	Radius	3/16/2015
Residents		Barbara Stuedel		decoyup@gmail.com	7834 ROCKBURN DR	Ellicott City	21043	2	County Wide	2/5/2015
Neighborhood Groups	Normandy Heights Improvement Association	Lisa Birzane		lisabirzane@gmail.com	3205 S Corporate Court	Ellicott City	21042	5	County Wide	1/26/2015
Residents		Marie Garvey		kevingarveya@gmail.com	2605 Rf 97	Glenwood	21738	5	County Wide	2/28/2015
Residents		Raj Kothuria		Rajkothuria@gmail.com	8398 GOVERNORS RUN	Ellicott City	21043	1	County Wide	3/4/2015
Residents		Gail Gee		eggee12141@aol.com	12140 NICOLAR DR	Fulton	20759	4	Radius	3/25/2015
Residents		Sathishkumar Pomraj		ponraj.sathishkumar@yahoo.com	2113 CHAUCER WAY	Woodstock	21163	5	County Wide	4/16/2015
Residents		Alan Sharp		calansharp@gmail.com	4003 JENNINGS CHAPEL RD	Brookville	20833	5	County Wide	4/7/2015
Residents		broke elime		elimeam5@gmail.com	12729 FOLLY QUARTER RD	Ellicott City	21042	5	County Wide	6/4/2015
Residents	Keywadin Community Association	Susan Butler		susanbutler@verizon.net	4075 CHOCTAW DR	Ellicott City	21043	1	County Wide	6/15/2015
Residents		Kesar Chaudhary		kesarjpet@yahoo.com	13303 CLARKSVILLE PK	Highland	20777	4	Radius	6/21/2015
Residents		Mickey Laira		mickeylaira@yahoo.com	12005 CLARKSVILLE PK	Clarksville	21029	4	County Wide	10/13/2015
Residents		Nathaniel Forman		3016021535	7211 DOCKSIDE LN	Columbia	21045	3	County Wide	10/14/2015
Residents		David Ager		dager@lowmscapedesign.com	5044 JERICHO RD	Columbia	21044	4	County Wide	11/13/2015
Residents		Leanna Wenderoth		4107155450	10315 WHITWASHER WAY	Columbia	21044	4	County Wide	11/13/2015
Neighborhood Groups	Hillside at Rocky Gorge	Joseph Mathews		ljhwenderoth@gmail.com	8711 PEACHTREE LN	Columbia	21044	4	Radius	4/18/2016
Residents		Bettina Krause		301-346-6139	10185 DEEP SKIES DR	Laurel	20723	4	Radius	6/24/2016
Residents	Emerson Homeowners Association	Chandrakant Patel		chandrakant79@yahoo.com	3204 WHEATON WAY	Laurel	20723	3	Radius	7/1/2016
Residents		Kristin Mazerski		komazerski@gmail.com	3925 HUNTER RD	Ellicott City	21043	1	County Wide	8/11/2016
Residents		Sriakashmi Gogineni		lux_dig@yahoo.com	6921 LITTLE BROOKE CT	Ellicott City	21043	1	County Wide	8/22/2016
Residents		Jay Staeden		jstaeden@verizon.net	7321 ROCKY CREEK DR	Columbia	21046	3	County Wide	3/8/2017
Residents		Johua Bennett		johua.bennett@columbiassociation.org	9450 GERWIG LN	Columbia	21046	3	County Wide	5/15/2017
Residents		Paula Mothers maiden name		pdalanzo14@gmail.com	4856 ELLICOTT WOODS LN	Ellicott City	21043	1	County Wide	7/8/2017
Residents		Tangela Smith		Tangelas@gmail.com	9605 JESTER CT	Laurel	20723	3	County Wide	7/8/2017
Residents		Meghan Starr		Meghanstarr@gmail.com	6303 TROY CT	Elkridge	21075	2	County Wide	7/8/2017
Residents		Donna Cerbo		3005 JOHN BERNARD DR	8021 GREEN TREE CT	Ellicott City	21042	5	County Wide	7/8/2017
Residents		Jayne Considine		4105312133	8021 GREEN TREE CT	Elkridge	21075	2	County Wide	7/8/2017
Residents		Katy Lazari		kblazari@yahoo.com	10028 ROLLING RIVER RUN	Laurel	20723	3	Radius	7/8/2017
Residents		Thomas Comeau		tom.comeau@gmail.com	5123 COLUMBIA RD	Columbia	21044	1	County Wide	7/8/2017
Residents		Sara Russo		hcrusso@gmail.com	10481 CROSS FOX LN	Columbia	21044	4	Radius	7/9/2017
Residents		Jessica Hicks		frjhicks@verizon.net	7468 MERRYMAKER WAY	Elkridge	21075	2	County Wide	7/10/2017
Residents		Tamara Slade		tamaraslade@gmail.com	8891 PURPLE IRIS LN	Elkridge	21075	2	County Wide	7/28/2017
Residents		Peter Conrad		pconrad@howardcountymd.gov	3430 Court House Drive	Ellicott City	21043	1	County Wide	10/13/2017
Residents		Kevin Inghram		kevinib@outlook.com	6416 MEADOWS LN	COLUMBIA	21045	2	Radius	10/14/2017
Residents		Radhika Wijetunge		radhika@navibo.com	12800 LINDEN CHURCH RD	Clarksville	21029	5	Draw Boundary	10/17/2017
Residents		Elliott Finkstein		efinkst@gmail.com	2115 GANTON GREEN	Woodstock	21163	5	County Wide	10/17/2017
Community/Civic Associations	Greater Highland Crossroads Assn.	David Youngman		davidyoungman@hcmove.net	14750 ADDISON WAY	Woodbine	21797	5	Draw Boundary	12/14/2017
Residents		Dan name of first pet		danielo12832h@gmail.com	12832 HIGHLAND RD	Highland	20777	5	Draw Boundary	12/14/2017
Residents		Patrick Wohlforth		pcwohlf@gmail.com	9923 ERICA LN	Laurel	20723	3	Radius	4/13/2018
Residents		Colette Gelwicks		cgelwicks@howardcountymd.gov	6600 CRADLE ROCK WAY	Columbia	21045	3	Draw Boundary	4/26/2018
Residents		Reginald Farmer		roadreg@gmail.com	5456 WINGBORNE CT	Columbia	21045	2	County Wide	5/1/2018
Residents		Carolin Parsa		cparsa@gmail.com	6106 SEEBING DR	Columbia	21044	4	County Wide	5/1/2018
Neighborhood Groups	Kings ContrivanceCommunity Association	Luisa Palling		lpalling@usadesigns.com	9719 POLISHED STONE	Columbia	21046	3	Radius	6/25/2018
Residents		Sarah Herman		herman_sarah@yahoo.com	9754 POLISHED STONE	Columbia	21046	3	County Wide	6/25/2018
Residents		Elizabeth Larson		elbz2079@aol.com	9774 POLISHED STONE	Columbia	21046	3	County Wide	6/25/2018
Residents		Sierra Simpson		sierra@verizon.net	6866 DUCKETTS LN	Columbia	21075	1	County Wide	7/19/2018
Residents		Tim Dadorian		tdadorian@aoi.com	6805 ADCOCK LN	Hanover	21076	1	County Wide	7/30/2018
Residents		Orzie Turner		OrzieTurner6930@gmail.com	6930 RED CLAY FORGE	Elkridge	21075	2	County Wide	8/2/2018
Residents		Morag Weedlun		mweedlun@gmail.com	11225 Chase St	Unit 2	20759	4	County Wide	3/15/2019
Residents		Zichuan Li		lizichuan@gmail.com	4600 LEARNED SAGE	Ellicott City	21042	1	County Wide	5/10/2019
Neighborhood Groups		Jennifer Lynott		newletter@villageofverhill.org	6020 DANBREAK CIR	Clarksville	21029	4	Radius	5/20/2019
Residents		Christine Garcia		chngarcia@comcast.net	5191 Columbia Road	Columbia	21044	1	County Wide	5/11/2019
Residents		Nancy Gough		ngough67@gmail.com	5872 MONTGOMERY RD	Elkridge	21075	2	County Wide	9/6/2019
Residents		Shannon Maura		4438640037	9319 Morgans Landing Way	Laurel	20723	3	County Wide	11/13/2019
Residents		Al-Nisa Aduwu		adeuwu@gmail.com	8748 BIRKHEAD CT	Laurel	20723	3	Radius	11/13/2019
Neighborhood Groups	Columbia Association	Jacquelin McCoy		14103120033	6224AprilBrookCir	Columbia	21045	2	County Wide	11/19/2019
Neighborhood Groups	Fairway Overlook Condominium Association	Natalia Cooper		30110742582	15309 GALAXY DR	Woodbine	21797	5	County Wide	11/19/2019

Residents	Paul Gani	3017412734	paugani@gmail.com	11106 RADCLIFF LN	Fulton	20759	4	Radius	11/22/2019
Residents	Gina Pagani	4109640300	gpagani@akln-oh.com	5100 Dorsey Hall Drive	Ellicott City	21042	3	County Wide	12/18/2019
Residents	Owen Brown Community Association		jacque.parham@gmail.com	6392 OPEN FLOWER	Columbia	21045	1	County Wide	12/26/2019
Residents	Business 1	4439044488	jdmonico211@gmail.com	6613 Seneca Farm Rd.	Columbia	21046	3	County Wide	1/9/2020
Residents	Ashley Wright		aw02cowgill@aol.com	9025 OLD SCAGGSVILLE RD	Laurel	20723	3	Radius	10/15/2020
Residents	Akiba Perry		akiba.perry@gmail.com	11406 LIBERTY ST	Fulton	20759	4	Radius	10/15/2020
Residents	MaryAnn Raouf		marabout@akln-oh.com	5100 DORSEY HALL DR	Ellicott City	21042	1	County Wide	11/2/2020
Residents	Dyan Springmann		dspringmann@akln-oh.com	5100 DORSEY HALL DR	Ellicott City	21042	1	County Wide	1/26/2020
Residents	S A		Flyvya@aol.com	7300 GRACE DR	Columbia	21044	4	County Wide	1/11/2021
Residents	Richard Pardee	4436686363	r_pardee@hotmail.com	5980 ELK FOREST CT	ELKRIDGE	21075	1	County Wide	3/8/2021
Community/Civic Associations	Clarks Glen		sandeshdeem@gmail.com	6521 LANGFORD CT	Clerksville	21029	4	Radius	3/13/2021
Residents	Sandesh Sreenivas		sandeshdeem@gmail.com	5051 GRAPE MYRTLE CT	Ellicott city	21042	5	County Wide	3/16/2021
Residents	Kenny ADELEKE	3012546646	adeleke@howardcountymd.gov	4312 HICKSKIN WOOD DR	Ellicott city	21042	5	County Wide	3/18/2021
Residents	Cindy Khalny		ckhalny@howardcountymd.gov	10401 HICKORY RIDGE RD	Columbia	21044	4	County Wide	3/25/2021
Neighborhood Groups	Ray Serrano		Ray.Serrano@ava.vale.edu	3411 WAEBFIELD POND OVERLOOK	Glenwood	21738	5	County Wide	3/25/2021
Residents	Ashley Garch	4437217890	angarch@hotmail.com	3670 DASY RD	Woodbine	21797	5	County Wide	3/25/2021
Residents	Danielle Register	4427876270	danielle.register@gmail.com	3355 NORTH CHATHAM RD	Ellicott City	21042	5	County Wide	4/15/2021
Residents	Justin Taylor	14105599599	jtaylor17@gmail.com	14707 Lear Ct	Glenn	21737	5	County Wide	4/15/2021
Residents	Reid Novotny		reid@reidnovotny.com	3225 FLORENCE RD	WOODBINE	21797	5	County Wide	10/12/2021
Residents	John Gibson		gibsonp@msn.com	6504 Ocean Shore	COLUMBIA	21044	4	Radius	11/9/2021
Village Association	River Hill Community Association		oceansound@live.com	8570 EASTERN MORNING RUN	LAUREL	20723	3	County Wide	1/21/2022
Residents	April Battle		vapugh@gmail.com	7002 Ducketts Lane	ELKRIDGE	21075	1	County Wide	3/11/2022
Residents	Prince Van-Segbefia		mcdonald.n.lauren@gmail.com	7932 JOHN GALT WAY	ELKRIDGE	21075	2	County Wide	3/24/2022
Residents	Lauren McDonald		vasu.vyag@gmail.com	2139 FOUNTAIN ROCK WAY	COLUMBIA	21046	3	County Wide	5/1/2022
Residents	Vasu Vyaganda		kbh31@virginia.edu	5100 DANLONG LN	CLARKSVILLE	21029	4	County Wide	12/19/2022
Business Owner	Kevin Baker	4437997373	philipps@rdorgpr.com	2978 BROOKWOOD RD	ELICOTT CITY	21042	5	County Wide	12/19/2022
Business Owner	Gregory Phillips		secwilliams@gmail.com	3435 HARRINGTON DR	ELICOTT CITY	21042	1	County Wide	12/19/2022
Residents	Stacey Williams		liljemail2016@gmail.com	5869 MAIN ST	ELKRIDGE	21075	1	County Wide	12/19/2022
Residents	Laura-Lee Jones		secliams@gmail.com	6000 MERRIWETHER DR	COLUMBIA	21044	4	County Wide	12/19/2022
Residents	Jesse Wimer		discullo@verizon.net	10590 JASON CT	COLUMBIA	21044	4	County Wide	12/19/2022
Residents	Jim DiScullo		thomrtee@gmail.com	5511 SLEEPING DOG LN	COLUMBIA	21045	2	County Wide	12/19/2022
Residents	Norman Edwards		bobmariea@gmail.com	3300 NORTH RIDGE RD	ELICOTT CITY	21045	2	County Wide	12/22/2022
Residents	bob mariea		esjpl@aol.com	9515 MELLENDROCK RD	COLUMBIA	21045	2	County Wide	12/27/2022
Business Owner	Eco-Science Professional, Inc		bruce.lamporn@gmail.com	9506 RED APPLE LN	COLUMBIA	21046	3	County Wide	12/28/2022
Residents	Bruce Lamporn		susanmoody422@gmail.com	11901 GOLD NEEDLE WAY	COLUMBIA	21044	4	County Wide	1/9/2023
Residents	Susan Moody		gainaday@yahoo.com	5178 DOWNWEST RIDE	COLUMBIA	21044	4	County Wide	1/8/2023
Residents	SDonna Hugh		tedcochran@gmail.com	3919 RIVER WALK CT	ELICOTT CITY	21042	1	County Wide	1/18/2023
Residents	ted cochran		tedcochran55409@gmail.com	7437 SANDALFOOT WAY	COLUMBIA	21046	3	County Wide	1/25/2023
Residents	alice marschner		dragomama@comcast.net	11100 JOHNS HOPKINS RD	LAUREL	20723	4	County Wide	2/6/2023
Residents	Lloyd Cleage		lloydcleage@comcast.net	11804 BLUE FEBRUARY WAY	COLUMBIA	21044	4	Radius	2/6/2023
Residents	Steve Ashurst		ashurst@gmail.com	12598 CLARKSVILLE PIKE	CLARKSVILLE	21029	5	County Wide	2/7/2023
Residents	Christine Platko		christine_platko@gmail.com	7217 TALL PINE WAY	CLARKSVILLE	21029	4	County Wide	3/24/2023
Residents	Alan Schneider		aljs33@aol.com	11428 ELLINGTON ST	FULTON	20759	4	County Wide	3/29/2023
Residents	Susan Petry		susan.petry@gmail.com	6711 COLUMBIA GATEWAY DR	COLUMBIA	21046	3	County Wide	4/5/2023
Business Owner	Ricardo Benn		ricardo@benn@gmail.com	7360 KINDLER RD	COLUMBIA	21046	3	Radius	5/9/2023
Residents	Mark Townsley		mark.townsley@copt.com	5422 SMOOTH MEADOW WAY	COLUMBIA	21044	4	County Wide	5/9/2023
Residents	Ferzana Havewala		ferzana@umich.edu	12040 MISTY BISE CT	CLARKSVILLE	21029	5	Radius	5/13/2023
Residents	Lin Eagan		lindaleagan@yahoo.com	9517 SEA SHADOW	COLUMBIA	21046	2	County Wide	5/16/2023
Residents	Lin Eagan		letu@duck.com	9107 GOLDAMBER GARTH	COLUMBIA	21046	2	County Wide	5/19/2023
Residents	Heidi Schweingruber		huessein@yaho.com	6433 ALLVIEW DR	COLUMBIA	21046	3	County Wide	5/19/2023
Residents	Hussein Etzelid		huessein@yaho.com	3372 OAK WEST DR	ELICOTT CITY	21043	1	Radius	5/30/2023
Residents	Kevin Cropper		kevincropper@yahoo.com	3430 COURT HOUSE DR	ELICOTT CITY	21043	1	County Wide	8/2/2023
Residents	China Williams		ccwilliams@howardcountymd.gov	9009 DORSEY RUN RD	ANAPOLIS JUNCTION	20701	3	County Wide	8/24/2023
Residents	Joanna Chen		jchen@howardcountymd.gov	6984 SILENT DELL LN	COLUMBIA	21044	4	County Wide	9/6/2023
Non-profit Organizations	Maryland Transit Administration		maplanreview@mdot.maryland.gov	7128 CRABURY CT	CLARKSVILLE	21029	4	County Wide	10/5/2023
Residents	Melanie Lewis		melanie.ame.lewis@gmail.com	9905 SIMPLICITY CT	LAUREL	20723	3	County Wide	10/9/2023
Residents	Linda Frascarella		lwhnew50@gmail.com	12217 WOODFORD DR	MARRIOTTVILLE	21044	5	County Wide	10/9/2023
Residents	Linda Frascarella		lwhnew50@gmail.com	6660 DOVECOTE DR	COLUMBIA	21044	4	County Wide	10/20/2023
Residents	Walden Woods		lindamartina@verizon.net	9770 PATUXENT WOODS DR	COLUMBIA	21046	3	County Wide	10/18/2023
Residents	Linda Martinak		lindamartina@verizon.net	13981 RURAL RHYTHM LN	DAYTON	21036	5	County Wide	10/23/2023
Non-profit Organizations	Spring Valley Chase Community		jessamine@springvalleychase.org						
Residents	Jessamine Duwall		spaul@househoward.org						
Residents	Sam Paul		labauer2@verizon.net						
Residents	LESIE BAUER								

Community/Civic Associations	River Hill Community Association	Renee DuBois	Director	manager@villageofriverhill.org	6020 DAYBREAK CIR	CLARKSVILLE	21029	4	County Wide	10/23/2023
Non-profit Organizations	Columbia Association	Judelle Campbell	Serving in Other Official Capacities	judelle_campbell@columbiaassociation.org	6310 HILLSIDE CT	COLUMBIA	21046	3	Radius	11/10/2023
Residents		Thomas Cunningham	President	tcunningham@mac.com	4979 SHEPPARD LN	ELICOTT CITY	21042	5	County Wide	11/20/2023
Non-profit Organizations	Columbia Association	Jason Heath	Serving in Other Official Capacities	jason.heath@columbiaassociation.org	9450 GERWIG LN	COLUMBIA	21046	3	County Wide	11/27/2023
Residents		Adrienne Taukulis	President	adrieltam@gmail.com	8425 WURPHY RD	LAUREL	20723	4	Radius	11/29/2023
Residents		Meghan Arnold	President	mgilbert@howardcountymd.gov	10776 RUPPERT CT	ELICOTT CITY	21043	1	County Wide	1/9/2024
Business Owner		Michael McCann	President	Mike McCann@ccc.org.com	10272 BALTIMORE NATIONAL PIKE	ELICOTT CITY	21042	5	County Wide	1/16/2024
Residents		Jennifer Dreil	President	jennifer.dreil@hclibrary.org	5391 LANDING RD	ELBRIDGE	21075	1	County Wide	2/5/2024
Residents		Felix Fachine	President	felixfachine@howardcountymd.gov	3430 COURT HOUSE DR	ELICOTT CITY	21043	1	County Wide	2/7/2024
Residents		Holly Taylor	President	antebellum25@gmail.com	5321 BROADWATER LN	CLARKSVILLE	21029	5	Radius	4/25/2024
Residents	Greater Highland Crossroads Assn.	Cecilia FikeJacobsen	President	flike.cecilia@gmail.com	13419 GREEN HILL CT	HIGHLAND	20777	5	County Wide	8/18/2024
Residents	Paddocks HOA	Kristi Green	President	kgreen40@gmail.com	10046 A AMERICAN PHAROAH LN	LAUREL	20723	3	County Wide	8/18/2024
Residents		Craig Brodian	President	craigbrod@hotmail.com	2361 BALLARD WAY	ELICOTT CITY	21042	5	County Wide	10/9/2024
Residents		Lisa Geisler	President	the2geislars@gmail.com	3252 DANMARK DR	GLENWOOD	21738	5	County Wide	1/3/2025
Residents		Hannah Weber	President	hweber@howardcountymd.gov	3430 COURT HOUSE DR	ELICOTT CITY	21043	1	County Wide	2/6/2025
Residents		Lisa Ogorzalek	President	matlisae@verizon.net	14051 GAREED DR	GLENWOOD	21738	5	Radius	2/7/2025
Residents		Chris Stevens	President	Captaincstevens@aol.com	3556 LAKEWAY DR	ELICOTT CITY	21042	5	County Wide	2/7/2025
Business Owner		Don Reuser	President	dreuser@ldandd.com	8318 FORREST ST	ELICOTT CITY	21043	1	County Wide	2/20/2025
Residents		John Trocher	President	jtrocher@verizon.net	2918 EXCELSIOR SPRINGS CT	ELICOTT CITY	21042	5	County Wide	4/7/2025
Residents	Anturon Homeowners Association	Griffin Lofft	President	gloff36@gmail.com	9456 KILMANJARO RD	COLUMBIA	21045	2	County Wide	5/13/2025
Residents	Bancker Place Condo Association	Jesualdo Barbosa	President	JesualdoBarbosa@yahoo.com	6014 SHEPHERD SQ	COLUMBIA	21044	4	County Wide	5/19/2025
Residents		Clifford Brown	President	clifford8brown@gmail.com	7543 FLAMETHROAT DR	CLARKSVILLE	21029	4	County Wide	5/20/2025
Residents		Ryan Hermann	President	brief.house5154@hermann.tech	10608 STEAMBOAT LANDING	COLUMBIA	21044	4	County Wide	5/20/2025
Residents		Marlene Durholz	President	mdurholz@gmail.com	6329 HANOVER CROSSING WAY	HANOVER	21076	1	County Wide	5/22/2025
Residents	West Friendship	Sabrina Bachman	President	sabrinahymette@gmail.com	12950 FREDERICK RD	WEST FRIENDSHIP	21794	5	County Wide	11/10/2025



Dan Sweeney <dsweeney@glwpa.com>

Notice of Pre-Submission Community Meeting

Dan Sweeney <dsweeney@glwpa.com>

Fri, Dec 19, 2025 at 10:57 AM

To: Dan Sweeney <dsweeney@glwpa.com>, "Heinl, Mandee" <mandee.heinl@saul.com>
 Bcc: Mark Bennett <MBennett@greenebaumenterprises.com>, Michael Greenebaum <mgreenebaum@greenebaumenterprises.com>, Kevin Foster <kfoster@glwpa.com>, Mike Buch <mbuch@buch.us.com>, "Cooley, Sean" <sean.cooley@saul.com>, Tony Leggieri <tleggieri@glwpa.com>, George Belleville <george@headforhome.net>, lacy2mjm@yahoo.com, aglester@comcast.net, Rick Lober <rick.lober@gmail.com>, Kelly Bishop <kellyabishop@gmail.com>, John Rice <johnrice5874@gmail.com>, RalBallman@comcast.net, "Soon S. Park" <soonspark@gmail.com>, hshieh26@hotmail.com, delong1208@yahoo.com, bmarcellino5@gmail.com, Veronica G Rivera <rivera_claudia@hotmail.com>, erinnoel1223@yahoo.com, elizabethndungu@aol.com, fdtowner@comcast.net, Karen Olson <kolighthouse@gmail.com>, bcpjbrady@verizon.net, Shelli Jin <shellijin@yahoo.com>, TJ Waterman <Tracyjbw@me.com>, Sekar Babu <sreeluma@gmail.com>, shunlu88@yahoo.com, onomatos@gmail.com, dalcow95@hotmail.com, Brian Bamburak <bmbamburak@gmail.com>, Andrea Britton <andybritton@verizon.net>, Richard Freas <rafreas@gmail.com>, Cathy Hudson <cmhudson@comcast.net>, Liz L <lwcante@aol.com>, kouricat@msn.com, "Erskine, William" <werskine@offitkurman.com>, shkeath@gmx.com, swatek1@yahoo.com, Todd Carver <etcarver@gmail.com>, cc lee <cscone@comcast.net>, buzysusan23@yahoo.com, Janak Kalaria <kalaria@gmail.com>, Christine Pereira <chrisper02@gmail.com>, Lmarkovitz@comcast.net, amisspiggy@comcast.net, uma_s@hotmail.com, arobinson@offitkurman.com, deanna-smith@comcast.net, Amy Comberiate <huckandscout@gmail.com>, ho-board@ashleighknolls.net, samcallahan@comcast.net, cookapie@aol.com, Steven Hunt <stevenhunt65@gmail.com>, Ronald Beck <rbeckfamily@verizon.net>, Odie Perez-Lugones <odieperez@gmail.com>, Christine Bulbul <cbulbul@verizon.net>, germarie@gmail.com, manager@maplelawnhoa.com, Emily David <emilykdavid@gmail.com>, Frank Hecker <frank@frankhecker.com>, disney0675@yahoo.com, Barb Krupiarz <barbkrup@verizon.net>, Katja R <allworkdc@gmail.com>, Barbara Krupiarz <decokrup@gmail.com>, Lisa Markovitz <lisamarkovitz@gmail.com>, Kevin Garvey <kevingarveyasla@gmail.com>, Rajneesh Kathuria <Rajkathuria@gmail.com>, ponrajsathishkumar@yahoo.com, "C. Alan Sharp" <calansharp@gmail.com>, brooke clime <dimefam5@gmail.com>, John Jurgensen <jack@alum.rpi.edu>, susandbutler@verizon.net, kesar Jeet <kesarjeet@yahoo.com>, Mickey Kalra <mickeykalra@yahoo.com>, nforman@omng.com, dager@townscapedesign.com, Leanna Herman Wenderoth <Ljhwenderoth@gmail.com>, joseph.mathews@gmail.com, Bettina Krause <Krauseb@outlook.com>, chandrakant79@yahoo.com, Kristin Mazerski <komazerski@gmail.com>, lux_dp@yahoo.com, jstaeden@verizon.net, joshua.bennett@columbiaassociation.org, kings@villageofkc.org, amadeo.roybal@gmail.com, pdalonzo14@gmail.com, Tangelats@gmail.com, Meghanestarr@gmail.com, donnacerbo@gmail.com, Jkika@verizon.net, Ktlazzari@yahoo.com, tom.comeau@gmail.com, rnjhicks@verizon.net, tamaraslade@gmail.com, "Conrad, Peter" <pconrad@howardcountymd.gov>, kevinxb@outlook.com, radhika@navibo.com, efinkink@gmail.com, davidyungmann@hcmove.net, pcwohlf@gmail.com, cgelwicks@howardcountymd.gov, Reggie Farmer <roadwg@gmail.com>, cparisa@gmail.com, lpalting@luisadesigns.com, herman_sarah@yahoo.com, ealarson1@verizon.net, sbs20794@aol.com, Tim Dadourian <tim@advertisingenterprises.com>, Ozzie Turner <Ozzieturner6930@gmail.com>, mweedlun@gmail.com, lizichuan@gmail.com, newsletter@villageofriverhill.org, chrisgarcia@comcast.net, Nancy Gough <ngough67@gmail.com>, sdeanmaura@gmail.com, aaduwu@gmail.com, jtm52480@gmail.com, natalia.r.cooper@gmail.com, paul.gani@gmail.com, Gina Pagani <gpagani@talkin-oh.com>, jacque.parham@gmail.com, jdelmonico211@gmail.com, aw02cowgirl@aol.com, akibatperry@gmail.com, maraouf@talkin-oh.com, Dylan Springmann <dspringmann@talkin-oh.com>, F1yaya@aim.com, r_pardoe@hotmail.com, sandeshandseema@gmail.com, addieadeleke@gmail.com, cskalny@howardcountymd.gov, Ray.Serrano@aya.yale.edu, Amgasch@hotmail.com, danielle.regester@gmail.com, ju.taylor17@gmail.com, reid@reidnovotny.com, gibsojp1@msn.com, oceansound@live.com, vanpgh@gmail.com, mcdonald.n.lauren@gmail.com, vasu.syag@gmail.com, kbb3tj@virginia.edu, gphillips@ardorgrp.com, secwilliams@gmail.com, lljsemil2016@gmail.com, jwimert@gmail.com, disciulloj@verizon.net, thenormte@gmail.com, bobmarietta@comcast.net, John Canoles <espijc@aol.com>, ohschnitzel6@gmail.com, susanmoody822@gmail.com, gainaday@yahoo.com, tedcochrans55409@gmail.com, dragonmama@comcast.net, lloydcleage@comcast.net, ashurst@gmail.com, christine.piatko@gmail.com, ajs333@aol.com, susan.petry@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, mtaplanreview@mdot.maryland.gov, melanie.anne.lewis@gmail.com, frascarella@verizon.net, iwbnew50@gmail.com, lindamartinak@verizon.net, jessamine@columbiahousingcenter.org, Samit Paul <spaul@househoward.org>, labauer5@verizon.net, manager@villageofriverhill.org, judelle.campbell@columbiaassociation.org,

tvccunningham@mac.com, Jason Heath <jason.heath@columbiaassociation.org>, adroldham@gmail.com, mgilbert@howardcountymd.gov, Mike.McCann@fcc-eng.com, jennifer.drell@hclibrary.org, fefacchine@howardcountymd.gov, antebellum25@gmail.com, flike.cecilia@gmail.com, kngreen40@gmail.com, brx12345@icloud.com, craigbrod@hotmail.com, the2geislars@gmail.com, "Weber, Hannah" <hweber@howardcountymd.gov>, mattlisao@verizon.net, Captaincstevens@aol.com, dreuwer@ldandd.com, jtrocher@verizon.net, glofft36@gmail.com, Jesualdobarbosa@yahoo.com, clifford8brown@gmail.com, brief.house5154@hermann.tech, mdurholz@gmail.com, sabrinalynnette@gmail.com, jsmorck@comcast.net, Brian England <beengland@comcast.net>, Linda Shaw <lrs68@verizon.net>, smithra@verizon.net, ggee12141@aol.com, Hclsrusso@gmail.com, danielol12832h@gmail.com, ccwilliams@howardcountymd.gov

Please see the attached Pre-Submission Community Meeting Notice

You received this notice because you registered on Howard County's website for such notices in this area. If you no longer wish to receive these notices, please contact the Howard County Department of Planning and Zoning at planning@howardcountymd.gov.

Announcement of Community Information Meeting

You are invited to a community pre-submission meeting to learn about a Petition for an **Amended Preliminary Development Plan** being prepared for the **Maple Lawn Farms**. Following a brief presentation, you will have the opportunity to ask questions about the upcoming petition. The applicant intends to amend the First Amended Preliminary Development Plan previously approved by the Zoning Board of Howard County in ZB Case No. 1039-M. The amendment will include adding 481 residential units split between the Old Farm District (approx. 221 units) and Business District and expansion area (approx. 260 units), revising the permitted density to correspond to the increase in residential units, altering the allowable land use and unit types, and providing alternative access to Route 216. In addition, the total PDP project boundary will be expanded by 3 acres +/- . The expansion area is currently zoned both RR-MXD-3 and B-1. The expanded area will be rezoned to RR-MXD-3.

The total acreage of the expanded area and amended project would be approximately 120 acres. Maple Lawn Farms is a mixed-use development with office, commercial, residential, and green space uses, located on the west side of US 29 in the area generally bordered by Route 29, Route 216 and Johns Hopkins Road (Tax Map 41 & 46, Grid 5) (see enclosed site location map). The type of plan submission to the Department of Planning and Zoning is a Second Amended Preliminary Development Plan.

In accordance with Subtitle 2 of Title 16 of the Howard County Code, a pre-submission community meeting is required prior to the submission to the Department of Planning and Zoning.

A pre-submission meeting will be held on **Friday, January 9, 2026**, at 6:00 PM at **St Mark's Episcopal Church, 12700 Hall Shop Rd, Highland, MD 20777**.

If you cannot attend but would like to be copied on the minutes of the meeting, please respond to Dan Sweeney at dsweeney@glwpa.com

Further information can be found on the county website at:
https://data.howardcountymd.gov/Search_Plans/Search_Plans_Web.aspx
Refer to Sign Code: **M05** Fiscal Year: **2026**

Or, General information regarding pre-submission community meetings can be located on the Department of Planning & Zoning webpage:
<https://www.howardcountymd.gov/planning-zoning/development-process-and-procedures>

Be advised, the proposed petition must be formally submitted to the Department of Planning and Zoning within one year from the meeting date.

 **PSMCM Notice.pdf**
96K



Howard County Department of Planning and Zoning
 3430 Court House Drive ♦ Ellicott City, Maryland 21043
 410-313-2350 ♦ Fax: 410-313-3467 ♦ www.howardcountymd.gov

~~VALIDATION BY FINANCE~~

Date: 12/17/2025

File No.: M05

Check No.: _____ Name: _____

Received By: _____

	Fund	Cost Center	Functional Area	G/L	Dept.	Amount Due
Design Manual Waiver \$500 ea.	1000000000	3000000000	PWPZ00000 0000000	432580		
DPW Prelim Inspection Fee (50%)	1000000000	3100000000	PWPW00000 0000000	432220		
DPZ Prelim Engineering Fee (50%)	1000000000	3000000000	PWPZ00000 0000000	432220		
Standard Plan Revisions	1000000000	3000000000	PWPZ00000 0000000	432285		
Storm Drainage Fee-in-Lieu: (<input type="checkbox"/> 4040090001 - Little Patuxent, <input type="checkbox"/> 4040090002 - Main Patuxent, <input type="checkbox"/> 4040090000 - Middle Patuxent, <input type="checkbox"/> 4040090003 - Patapsco)	See <input checked="" type="checkbox"/>	1300000000	PWPZ00000 0000000	431900		
House Model Revisions	1000000000	3000000000	PWPZ00000 0000000	432280		
Sidewalk Fee-in-Lieu Fees: (<input type="checkbox"/> 4010090001 - Ellicott City, <input type="checkbox"/> 4010090002 - Columbia, <input type="checkbox"/> 4010090003 - Elkridge, <input type="checkbox"/> 4010090004 - Southeast Planning Areas) WBS Element - K0015.0.3100	See <input checked="" type="checkbox"/>	3100000000	PWPW00000 0000000	431900		
Water and Sewer Fee: DPW (50% of 3.5% of prelim construction) DPZ (50% of 3.5% of prelim construction)	1000000000 1000000000	3100000000 3000000000	PWPW00000 0000000 PWPZ00000 0000000	432526	DPW DPZ	
Forest Conservation Fee-in-Lieu	2060000000	3000000000	PWPZ00000 0000000	432521		
Open Space Fee-in-Lieu (account varies)		5000000000	RPRP00000 0000000	431910		
Forest Conservation Inspection Fees	10000000000	5000000000	RPRP00000 0000000	432160		
Landscape Inspection Fees	1000000000	3000000000	PWPZ00000 0000000	432105		
Plan/Petition Processing Fees: (Land Development Plans/ Engineering Plans/ BA/ZB/AA Petitions; Special Exceptions; Zoning Verification; etc.); SRC Specials; Non-Standard Plan Revisions; 'Originals Only'; ECP)	1000000000	3000000000	PWPZ00000 0000000	432530	DED DLD Zoning	100
Soil Conservation District Fees	1000000000	3000000000	PWPZ00000 0000000	432240		
Photo Copies/Publications/Mailing/GIS Maps/PDox Fees	1000000000	3000000000	PWPZ00000 0000000	432800		
Other: _____						

WHITE PRINT

No. of Sets	No. of Originals	Original Title - Plat No. - Plan No.	Size	Material Type
ACCOUNT NO: <input type="checkbox"/> 1000-3000000000-PWPZ00000000000000-432800			Amount Due	\$ _____

Total Due \$100

Distribution: WHITE - Payee; YELLOW - DPZ Receipts; PINK - Project File

No. 176670

12/17/2025 01:27 PM Csh 0069 Reg 0058
 T/Ref 00FC017946 B/P 000001 R/Tne 000001
 \$100.00
 Validation Number: 0058-040924
 100000000030000-432530-300000000000-PWP2000
 DPZ Plan/Petition Fee

Howard County, Maryland
Department of Finance
3430 Court House Drive
Ellicott City, MD 21043

12/17/2025 01:27 PM Cashier 0069

T/Ref 0058019945 Reg 0058 Tran No 9917

Cash Report: 251217-01 for 12/17/2025

Plan/Petition Processing Fees

1000000000-3000-432530-3000000000-PwPZ00
0000000000

Payor: M05

Control Number: M05

Validation Number: 040092 \$100.00

=====
Total \$100.00

Check (\$100.00)

Check No. 17646

Thank You!

**AFFIDAVIT OF POSTING
Pre-Submission Meeting**

Case: Maple Lawn Farms PDP Amendment

STATE OF MARYLAND

COUNTY OF HOWARD

I, Dan Sweeney, 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 30 days prior to and for 15 days after the hearings.
2. The poster(s) shall be erected using 2 wooden or metal stakes, one on each side of the poster.
3. The poster(s) shall be erected perpendicular to the road which serves as the mailing address of the subject property.

I further certify that the poster(s) has been posted at least 21 days immediately prior to the meeting scheduled for **January 9, 2026**, giving notification of the place, date and time of the hearing.

Subscribed and sworn to before me on this 19th day of December, 2025.

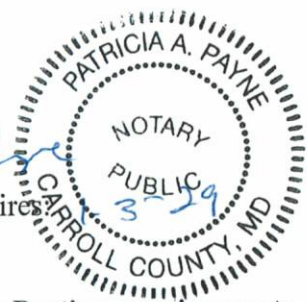
Petitioner's/Agent's Signature



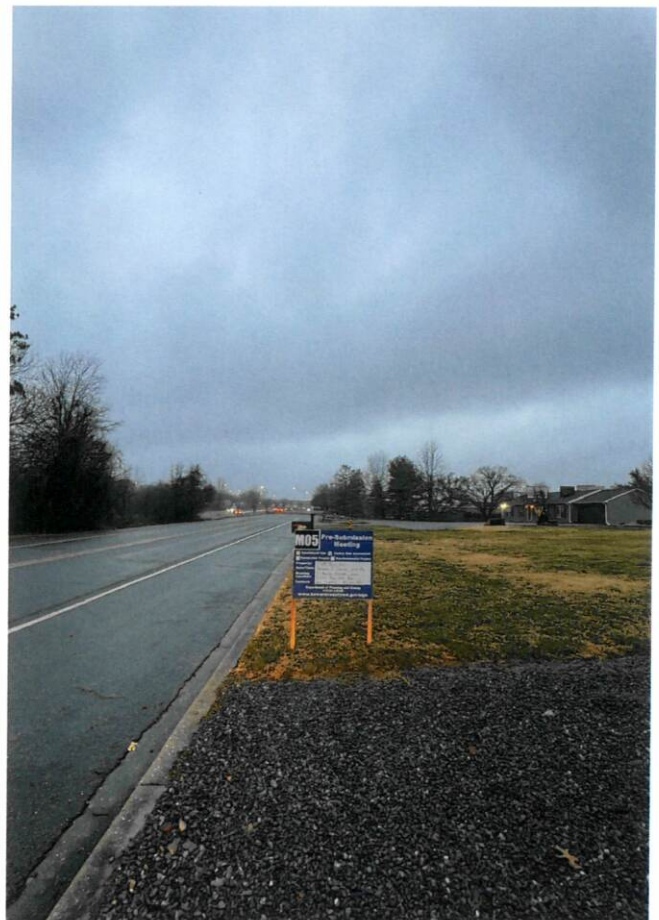
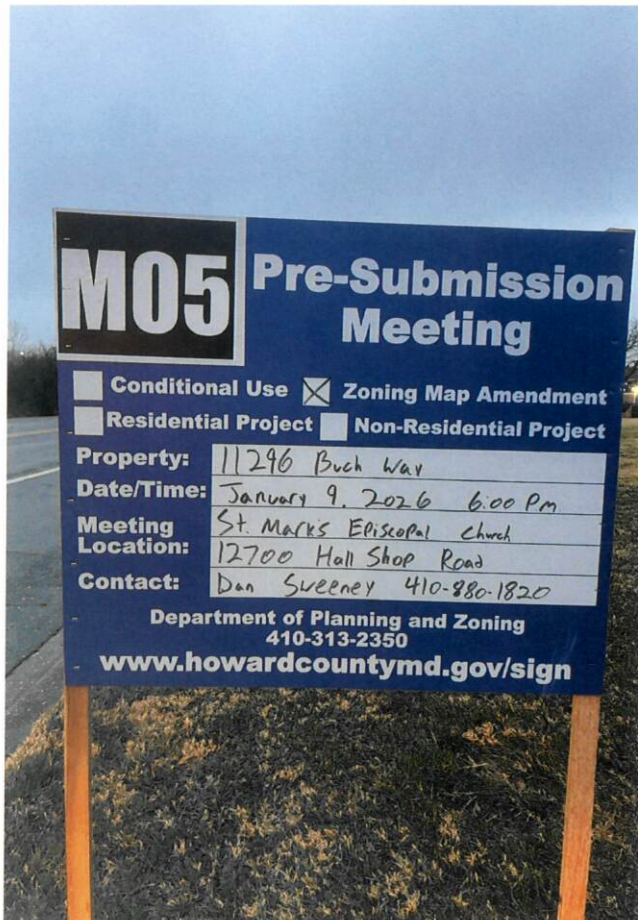
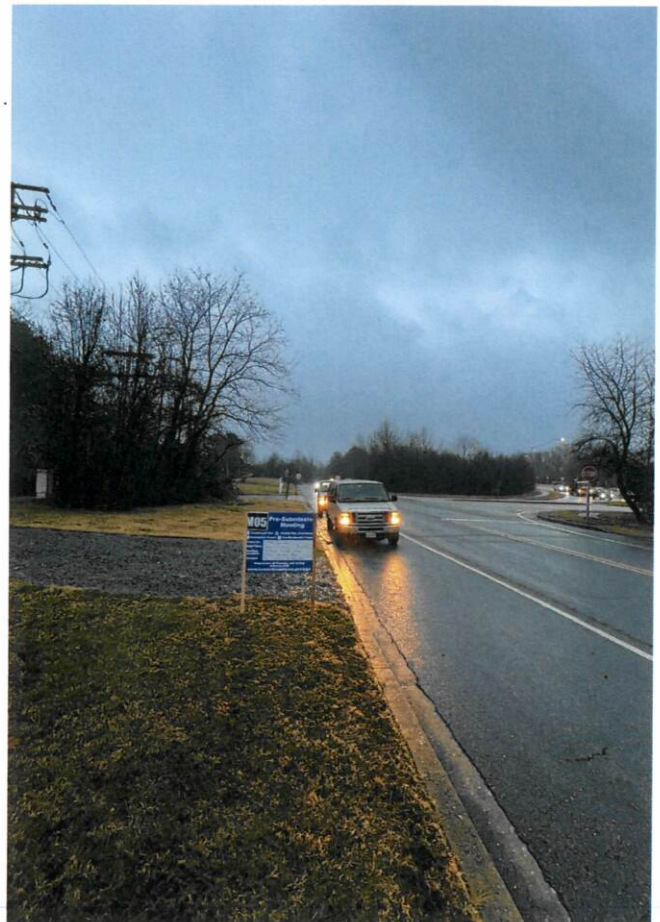
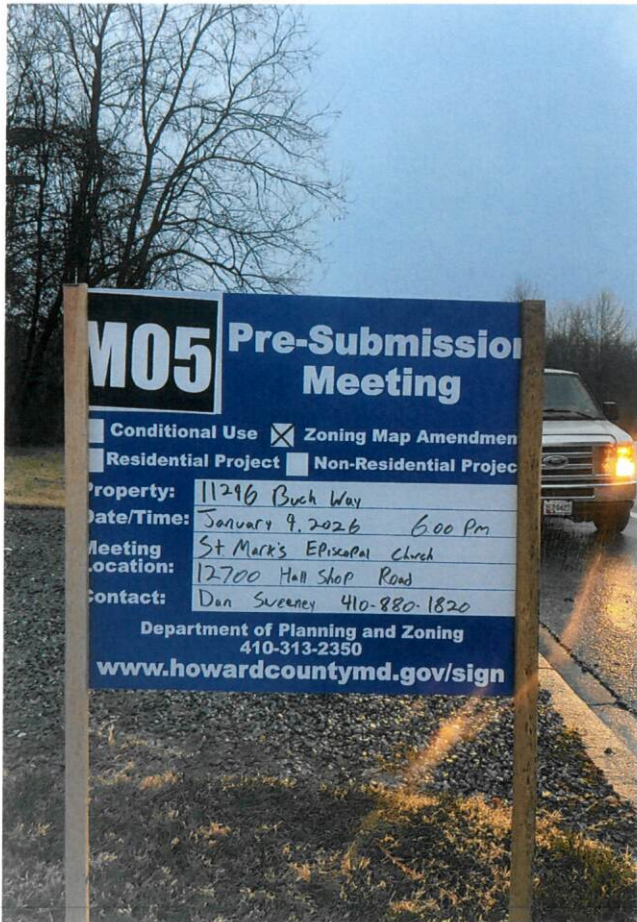
Notary Public:

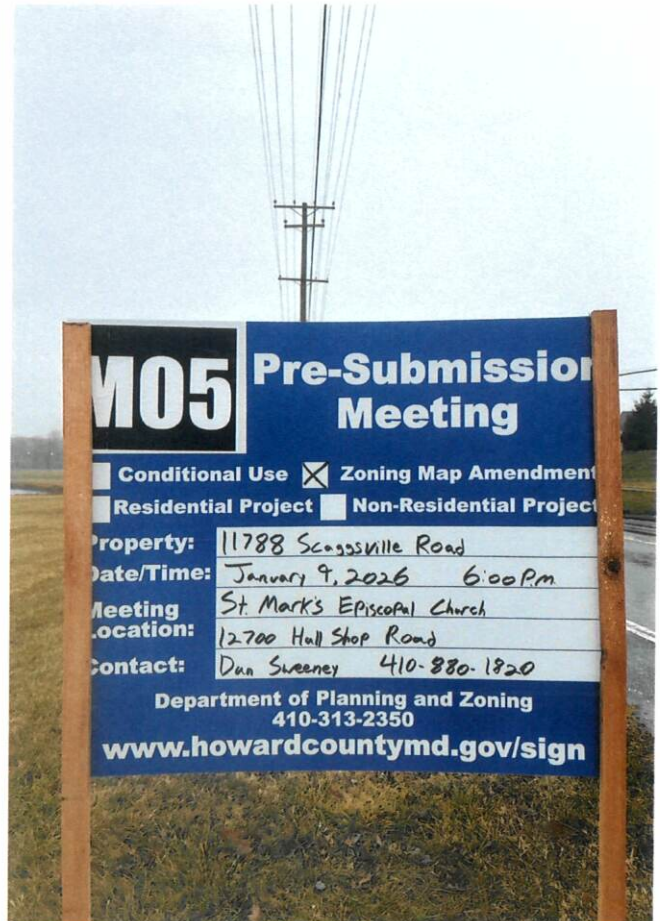
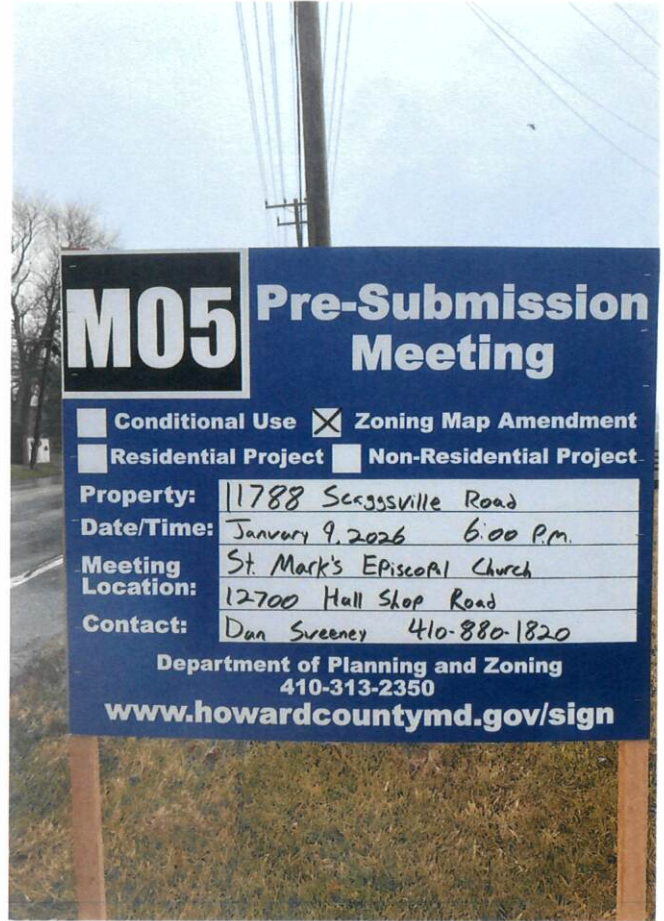


My Commission expires



Note: It is the responsibility of the Petitioner to ensure that all of the Posting requirements have been met. Failure to meet any of these requirements may result in the postponing and rescheduling a hearing in order to ensure the proper posting of the property. It is also the petitioner's responsibility to remove the poster 15 days after the hearing.





Pre-Submission Community Meeting Sign In Sheet

Maple Lawn Farms PDP -1/9/26

Name	Address or Email address
PAUL S. DANÉ	730 WATER STREET, FULTON, MD 20750
Carol Baker	11733 Wayneridge St. Fulton, MD 20759 lollipopmom@comcast.net
BOB + DES GREENBERGER	11414 JAGER BLVD FULTON, MD 20759
Don Hunt	11306 Terrace Ln Fulton MD 20759
Rick Gordon	11426 Choptank St Fulton MD 20759
MARK KRUTH RICHMAN	11422 CHOPTANK ST. FULTON, MD RMRICHMAN@gmail.com
Christina Arnold	7000 Maple Lawn Blvd manager@mapelawnhca.com
Celia Strickler	8810 Gunston St. Fulton MD 20759
Jamie Strickler	" "
Lois Juranic	7600 Maple Lawn Blvd LIZIANNE911@hotmail.com
Michelle Bloor	mishook7@gmail.com
Richard Robbins	8509 Callybroch Ln, Fulton, MD 20759 - rjrobbius@comcast.net
Adrienne Tankulis	^{Oldham} adretankulis@gmail.com
Robert Delfino	delfino.robert@gmail.com
Shirada Karunakaran	5555sharada@gmail.com
Tom Sims	8471 Flowering Street
Melissa Feninsky	11472 Jager Blvd. melissaterlinsky@gmail.com
Chris Bard	7768 Elmwood
Joel Land	11542 Jager Blvd JLAND20GMAIL.COM
Josh Tzick	7665 Madtown
Ryan Hermann	10608 Steamboat Lodge
Beth Viscara	Bethviscara@gmail.com

Pre-Submission Community Meeting Sign In Sheet

Maple Lawn Farms PDP -1/9/26

Name	Address or Email address
Erika Gardiner	erikalgardiner@gmail.com → Maple Lawn South
Miti Patel	miti.patel1990@gmail.com
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Pre-Submission Community Meeting Sign In Sheet

Maple Lawn Farms PDP -1/9/26

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Maple Lawn Community Meeting Minutes

Dan Sweeney <dsweeney@glwpa.com>

Wed, Feb 4, 2026 at 10:20 AM

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Thank you for attending the Maple Lawn Pre-Submission Committee Meeting on January 9th. Attached is a copy of the meeting minutes.

The presentation can be downloaded using this link.

https://www.dropbox.com/scl/fo/0y9lsaxlxqex68t6h7ibm/ML_CM_PRES.pdf?rlkey=zhefbpepmof134mk9tknylpx&st=5saqx6e&dl=0

Please feel free to reach out if you have any questions.

Maple Lawn Community Meeting Minutes.pdf
963K

Exhibit 3

Community Engagement Report

Second Amended Preliminary Development Plan (“Second Amended PDP”) – Maple Lawn

This Community Engagement Report is submitted in accordance with the community input and reporting requirements of the Howard County Zoning Regulations applicable to amendments to an approved Preliminary Development Plan.

As part of the Second Amended Preliminary Development Plan (“Second Amended PDP”) process, the Petitioner has undertaken extensive and ongoing community outreach efforts to ensure that nearby residents, businesses, and other stakeholders have meaningful opportunities to receive information, provide feedback, and engage directly with the Petitioner regarding the proposed amendments.

Pre-Submission Community Meeting

In compliance with the Howard County Zoning Regulations, the Petitioner conducted the required Pre-Submission Community Meeting on January 9, 2026, in person, to present the proposed Second Amended PDP and to provide an open forum for public discussion.

At that meeting, the Petitioner presented an overview of the proposed amendments, responded to questions from attendees, and remained available after the conclusion of the formal presentation to continue conversations and address additional concerns raised by community members. The Petitioner also provided direct contact information, including email and telephone details, to encourage continued dialogue and follow-up after the meeting.

Ongoing Outreach and Stakeholder Engagement

Beyond the required January 9 meeting, the Petitioner’s outreach efforts have been extensive and ongoing. The Petitioner has met directly with a range of stakeholders within the Maple Lawn community and surrounding area, including individuals who were unable to attend the Pre-Submission Community Meeting but requested an opportunity to discuss the project in greater detail.

These outreach efforts have included meetings and conversations with:

- School leadership and administrators associated with the adjacent school campus;
- Business owners and operators within the Maple Lawn Business District; and
- Various nearby residents and community members seeking additional information.

Individual meetings have been conducted virtually or at locations within Maple Lawn, at the preference and convenience of the community members involved, in order to promote accessibility and meaningful participation.

Responsiveness to Community Input

The Petitioner has taken seriously every question, comment, and inquiry received from members of the community, whether raised at the January 9 meeting or through subsequent direct outreach. The Petitioner has made consistent efforts to respond promptly and substantively to all

community communications and to ensure that stakeholders have a clear understanding of the proposed amendments and their context within the larger Maple Lawn development framework.

Continuing Engagement Commitment

Community engagement remains ongoing. The Petitioner has met with the President of the Maple Lawn Homeowners Association and is coordinating with HOA leadership on additional, larger community meetings and broader engagement efforts moving forward. The Petitioner remains committed to fostering continued communication and collaboration throughout the review process.

Conclusion

Through the required Pre-Submission Community Meeting and extensive additional outreach efforts, the Petitioner has provided meaningful opportunities for community awareness, input, and dialogue regarding the Second Amended PDP. The Petitioner respectfully submits this Report as evidence of compliance with the Howard County Zoning Regulations and as part of its continued commitment to responsible and transparent planning within the Maple Lawn community.
