



Howard County Maryland
Department of Planning and Zoning
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**.

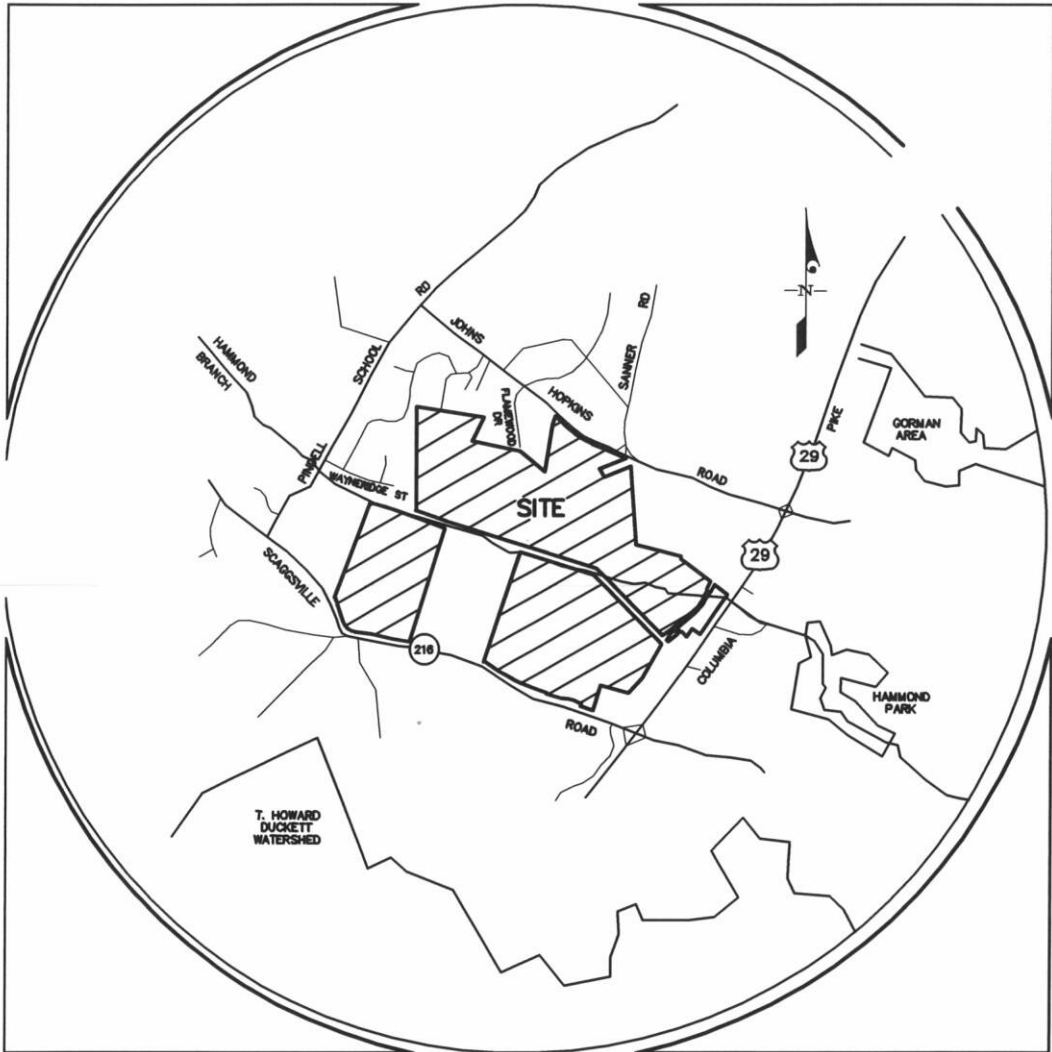
If you cannot attend but would like to be copied on the minutes of the meeting, please respond to Dan Sweeney at dsweeney@glwpa.com

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		agles@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 DUCKETTS 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	kouhthouse@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			onnotatos@gmail.com	11281 OLD HOPKINS RD	Clarksville	21029	4	Radius	8/19/2012
Residents		Jimmie owens			dlowens9@hotmail.com	8012 GEORGETOWN CT	Clarksville	21029	4	Radius	8/19/2012
Residents		Brian Bamburgak			bmbamburgak@gmail.com	7708 BLUEBERRY HILL LN	Ellicott City	21043	2	County Wide	9/5/2012
Residents		andrea britton			andybritton@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 LAWYERS 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	hoasboard@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	21044	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	marisa0675@yahoo.com	8302 AUTUMN WAY Apt.2D	Jessup	20794	3	County Wide	2/14/2015
Residents	Barbara Krupar		barbarakrupar@verizon.net	7834 ROCKBURN DR	Ellicott City	21043	2	County Wide	2/16/2015
Residents	Katja Fort-Khoden	7038994552	katjafort@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		lisabirrane@gmail.com	3205 B Corporate Court	Ellicott City	21042	5	County Wide	1/26/2015
Residents	Maria Garvey		kevingarvey@yahoo.com	2605 RT 97	Glenwood	21738	5	County Wide	2/28/2015
Residents	Raj Kathuria		raj.kathuria@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@msc@gmail.com	12729 FOLLY QUARTER RD	Ellicott City	21042	5	County Wide	6/4/2015
Residents	John Jurgensen	301-789-2026	jj@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	kearj@verizon.net	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	lwenderoth@gmail.com	10315 WHITWASHER WAY	Columbia	21044	4	Radius	4/18/2016
Neighborhood Groups	Joseph Mathews		joseph.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		chandrakant72@yahoo.com	3204 WHEATON WAY	Ellicott City	21043	1	County Wide	8/11/2016
Residents	Kristin Mizerski		kristinmizerski@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		jaystaeden@verizon.net	7321 ROCKY CREEK DR	Columbia	21046	3	Radius	5/7/2017
Residents	Joehua Bennett		joshua.bennett@columbiassociation.org	9450 GERWIG LN	Columbia	21046	3	County Wide	5/15/2017
Village Association	Beverley Meyers		kingsofvalley@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@tmail.com	9605 JESTER CT	Laurel	20723	3	County Wide	7/8/2017
Residents	Meghan Starr		Meghanstarr@gmail.com	6300 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	Elkridge	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		pwohl@hcmove.net	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@msc.com	6106 STERRING DR	Columbia	21044	4	County Wide	5/7/2018
Residents	Luisa Palting		lpalting@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	5754 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	21029	4	Radius	5/10/2019
Neighborhood Groups	Jennifer Lynnott		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	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 GERVIG LN	COLUMBIA	21046	3	County Wide	11/27/2023
Residents	Adrienne Tsakoulis	President		adri@tsakoulis.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 BRCADWATER LN	CLARKSVILLE	21029	5	Radius	4/25/2024
Residents	Greater Highland Crossroads Assn.	President		like.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	3851 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		glouff36@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	5/19/2025
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

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 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	aglesler@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	21042	2	County Wide	2/27/2012
Residents		Ralph Ballman		3018141211	ralphballman@comcast.net	5927 ROSE TRL	Ellicott City	21042	5	County Wide	4/10/2012
Residents		Soon Park		3018141211	soonspark@gmail.com	6405 RICHARDSON FARM LN	Clarksville	21029	5	County Wide	4/10/2012
Residents		Howard Sheeh		3018141211	hsheeh26@hotmail.com	6428 RICHARDSON FARM LN	Clarksville	21029	5	County Wide	4/11/2012
Residents		Delong Liu		3016046699	bmarcellino@yahoo.com	9141 RIVER HILL RD	Clarksville	20723	3	County Wide	4/13/2012
Residents		Bonny Marcellino		410-531-8060	rivera_claudia@hotmail.com	7023 BREEZE CT	Columbia	21044	4	Radius	4/20/2012
Residents	Riverside Overlook	Claudia Rivera	Board Member	410-531-8060	erinneel1223@yahoo.com	9215 HOWLAND RD	Laurel	20723	3	County Wide	4/30/2012
Residents		Erin Iiams		301-854-0107	elizabethduqu@sol.com	6350 BUCKETS LN	Elkridge	21075	1	County Wide	5/15/2012
Residents		Elizabeth Ndungu		410-531-8060	fitovne@comcast.net	12339 PLEASANT VIEW DR	Fulton	20759	4	Radius	5/28/2012
Residents		Fred Towner		410-531-8060	fitovne@comcast.net	12335 PLEASANT VIEW DR	Fulton	20759	4	Radius	6/8/2012
Residents		Jeanne Morck		410-531-8060	fitovne@comcast.net	9090 STEEBING WAY	Laurel	20723	3	County Wide	6/23/2012
Residents		Karen Olson		410-531-8060	kolighthouse@gmail.com	12294 WAKE FOREST RD	Clarksville	21029	4	Radius	7/11/2012
Residents		Cindy Benedek		410-531-8060	bcjbrady@verizon.net	12312 WAKE FOREST RD	Clarksville	21029	4	Radius	7/11/2012
Residents		Xiao Jin		410-531-8060	sheil_jin@yahoo.com	13886 CLARKSVILLE PK	Highland	20777	5	County Wide	7/14/2012
Residents		Tracy Waterman		410-531-8060	tracyjw@me.com	6108 SYRACUSE CT	Clarksville	21029	4	County Wide	7/18/2012
Residents		sekar ven shun lu		410-531-8060	sreeluma@gmail.com	12852 MACBETH FARM LN	Clarksville	21029	4	County Wide	7/20/2012
Residents		David Kim		410-531-8060	shunlu88@yahoo.com	11281 OLD HOPKINS RD	Clarksville	21029	4	Radius	8/14/2012
Residents		Jimmie Owens		410-531-8060	oncomates@gmail.com	6012 GEORGETOWN CT	Clarksville	21029	4	Radius	8/15/2012
Residents		Brian Bambrak		410-531-8060	dalow5@hotmail.com	7708 BLUEBERRY HILL LN	Ellicott City	21043	2	County Wide	9/5/2012
Residents		Andrea Britton		410-531-8060	bmbambrak@gmail.com	8508 WISPY BRANCH CT	Laurel	20723	4	Radius	9/25/2012
Residents		Cathy Hudson		410-531-8060	anybritton@verizon.net	3645 VALLEY RD	Ellicott City	21042	1	County Wide	11/14/2012
Residents		Liz L		410-531-8060	hwskinte@sol.com	8171 Maple Lawn Boulevard, Suite 200	Maple Lawn	20759	4	County Wide	11/28/2012
Residents		William Eskine		410-531-8060	weskinge@offitkorman.com	9629 WASHINGTON AVE	Laurel	20723	3	County Wide	12/14/2012
Residents		Stephen Keathly		410-531-8060	sheath@nmc.com	8141 TAMAR DR	Columbia	21045	2	Draw Boundary	12/16/2012
Residents		Russ Swatek		410-799-1487	swatek1@yahoo.com	8813 BLUE SEA DR	Columbia	21046	3	County Wide	1/8/2013
Residents		Edward Carver		410-381-5486	etcarver@gmail.com	11915 GOLD NEEDLE WAY	Columbia	21044	4	Draw Boundary	2/5/2013
Residents		Brian England		410-952-6856	beengland@comcast.net	6127 HANOVER RD	Hanover	21076	1	County Wide	3/12/2013
Residents		Carole Cpne		301-776-3941	cscone@comcast.net	9100 GORMAN RD	Laurel	20723	3	County Wide	3/13/2013
Neighborhood Groups	Savage	Susan Garber	President	301-776-3941	bursusan2@yahoo.com	10506 STANSFIELD RD	Laurel	20723	4	Radius	3/26/2013
Residents		Janak Kalaria		410-799-1487	chrisper2@gmail.com	8177 MURPHY RD	Fulton	20759	4	County Wide	6/24/2013
Residents		Christine Pereira		410-799-1487	lunarkovitz@comcast.net	3948 NORMANDY DR	Ellicott City	21043	1	County Wide	7/22/2013
Residents		Lisa Markovitz		410-799-1487	amisspigg@comcast.net	5392 GRAYWING CT	Columbia	21045	2	County Wide	7/24/2013
Residents		Jeanne Wilson		410-799-1487	amisspigg@comcast.net	5392 GRAYWING CT	Columbia	21045	2	County Wide	7/24/2013
Residents		Ron Shaw		410-799-1487	rs86@verizon.net	7079 GUILFORD RD	Clarksville	21029	4	Radius	10/1/2013
Residents		Andrew Robinson		30157-50321	arobinson@offitkorman.com	8171 Maple Lawn Boulevard	Maple Lawn	20759	4	County Wide	10/22/2013
Neighborhood Groups	Clearview Estates	Richard Smith	President	410-531-8636	smithra@verizon.net	12061 BROAD MEADOW LN	Clarksville	21029	5	Radius	10/24/2013
Residents		deanna smith		301-680-0701	deanna-smith@comcast.net	706 CHESIE CROSSING WAY	Woodbine	21197	5	County Wide	11/17/2013
Residents		Amy Comberiate		301-680-0701	huckandscout@gmail.com	6644 PRESTWICK DR	Highland	20777	5	Draw Boundary	7/2/2014
Neighborhood Groups	Ashleigh Knolls HOA	James Dailey		301-680-0701	hoas-board@ashleighknolls.net	12051 Tech Rd Suite B	Silver Spring	20904	4	Radius	7/3/2014
Neighborhood Groups		Samantha Callahan		301-680-0701	samcallahan@comcast.net	7909 HELMART DR	Laurel	20723	3	Radius	7/14/2014
Residents		Aurelio Perez-Lugones		301-680-0701	odapeper@comcast.net	9056 GORMAN RD	Laurel	20723	3	County Wide	7/17/2014
Residents		Christine Bulbul		301-680-0701	chbulbul@verizon.net	11356 BISHOPS GATE LN	Laurel	20723	3	Draw Boundary	7/17/2014
Residents		Germaine Sanchez		301-680-0701	germaine@gmail.com	7856 RIVER ROCK WAY	Columbia	21044	4	Radius	8/20/2014
Neighborhood Groups	Maple Lawn HOA	Elaine Lodge		301-604-8696	emanager@maplelawnhoa.com	7600 MAPLE LAWN BLVD	Fulton	20759	4	Radius	9/3/2014
Residents		Emily David		301-604-8696	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 Staedel		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 RT 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		ggee12141@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		nforman@omg.com	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		komaerski@gmail.com	3925 HUNTER RD	Ellicott City	21043	1	County Wide	8/11/2016
Residents		Sriakashmi Gogineni		lux_dig@yahoo.com	6921 LITTLE BROOK 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	Radius	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		danielo12832@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		roadguy@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		tim@dadorian.com	6085 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	3017412734	11106 RADCLIFF LN	Fulton	20759	4	Radius	11/22/2019
Residents	Gina Pagani	4109640300	4109640300	5100 Dorsey Hall Drive	Ellicott City	21042	3	County Wide	12/18/2019
Residents	Owen Brown Community Association			6392 OPEN FLOWER	Columbia	21045	1	County Wide	12/26/2019
Residents	Jacqueline Parham	4439044488	4439044488	6613 Seneca Farm Rd.	Columbia	21046	3	County Wide	1/9/2020
Residents	Ashley Wright			9025 OLD SCAGGSVILLE RD	Laurel	20723	3	Radius	10/15/2020
Residents	Akiba Perry			11406 LIBERTY ST	Fulton	20759	4	Radius	10/15/2020
Residents	MaryAnn Raouf			5100 DORSEY HALL DR	Ellicott City	21042	1	County Wide	11/2/2020
Residents	Dyan Springmann			5100 DORSEY HALL DR	Ellicott City	21042	1	County Wide	11/2/2020
Residents	S A			7300 GRACE DR	Columbia	21044	4	County Wide	1/11/2021
Residents	Richard Pardee	4436686363	4436686363	5980 ELK FOREST CT	ELKRIDGE	21075	1	County Wide	3/8/2021
Community/Civic Associations	Clarks Glen			6521 LANGFORD CT	Clerksville	21029	4	Radius	3/13/2021
Residents	Sandesh Sreenivas			5051 GRAPE MYRTLE CT	Ellicott city	21042	5	County Wide	3/16/2021
Residents	Kenny ADELEKE	3012546646	3012546646	4312 HICKSKIN WOOD DR	Ellicott city	21042	5	County Wide	3/18/2021
Residents	Cindy Khalay			10401 HICKORY RIDGE RD	Columbia	21044	4	County Wide	3/25/2021
Neighborhood Groups	Ray Serrano			3411 WAERFIELD POND OVERLOOK	Glenwood	21738	5	County Wide	3/25/2021
Residents	Ashley Garch	4437217890	4437217890	3670 DASY RD	Woodbine	21797	5	County Wide	3/25/2021
Residents	Danielle Register	4427876270	4427876270	3355 NORTH CHATHAM RD	Ellicott City	21042	5	County Wide	4/15/2021
Residents	Justin Taylor	14105595959	14105595959	14707 LEAR CT	Glenelg	21737	5	County Wide	4/15/2021
Residents	Reid Novotny			3225 FLORENCE RD	WOODBINE	21797	5	County Wide	10/12/2021
Residents	John Gibson			6504 Ocean Shore	COLUMBIA	21044	4	Radius	11/9/2021
Village Association	Prince Van-Segbefia			8570 EASTERN MORNING RUN	LAUREL	20723	3	County Wide	1/21/2022
Residents	Lauren McDonald			7002 Ducketts Lane	ELKRIDGE	21075	1	County Wide	3/11/2022
Residents	Vasu Sragonda			7932 JOHN GALT WAY	ELKRIDGE	21075	2	County Wide	3/24/2022
Residents	Kevin Baker	4437997373	4437997373	2139 FOUNTAIN ROCK WAY	COLUMBIA	21046	3	County Wide	5/1/2022
Business Owner	Gregory Phillips			5100 DANLONG LN	CLARKSVILLE	21029	4	County Wide	12/19/2022
Residents	Stacey Williams			2978 BROOKWOOD RD	ELICOTT CITY	21042	5	County Wide	12/19/2022
Residents	Laura-Lee Jones			3435 HARRINGTON DR	ELICOTT CITY	21042	1	County Wide	12/19/2022
Residents	Jesse Wimer			5869 MAIN ST	ELKRIDGE	21075	1	County Wide	12/19/2022
Residents	Jim DiCicullo			6000 MERRIWETHER DR	COLUMBIA	21044	4	County Wide	12/19/2022
Residents	Norman Edwards			10590 JASON CT	COLUMBIA	21044	4	County Wide	12/19/2022
Residents	bob maietta			5511 SLEEPING DOG LN	COLUMBIA	21045	2	County Wide	12/19/2022
Business Owner	Eco-Science Professional, Inc			3300 NORTH RIDGE RD	ELICOTT CITY	21045	2	County Wide	12/22/2022
Residents	Bruce Lampron			9515 MELLENDROCK RD	COLUMBIA	21045	2	County Wide	12/27/2022
Residents	Susan Moody			9506 RED APPLE LN	COLUMBIA	21046	3	County Wide	12/28/2022
Residents	SDonna Hugh			11901 GOLD NEEDLE WAY	COLUMBIA	21044	4	County Wide	1/9/2023
Residents	ted cochran			5178 DOWNWEST RIDE	COLUMBIA	21044	4	County Wide	1/8/2023
Residents	alice marschner			3919 RIVER WALK CT	ELICOTT CITY	21042	1	County Wide	1/18/2023
Residents	Lloyd Cleage			7437 SANDALFOOT WAY	COLUMBIA	21046	3	County Wide	1/25/2023
Residents	Steve Ashurst			11100 JOHNS HOPKINS RD	LAUREL	20723	4	County Wide	2/6/2023
Residents	Christine Platko			11804 BLUE FEBRUARY WAY	COLUMBIA	21044	4	Radius	2/6/2023
Residents	Alan Schneider			12598 CLARKSVILLE PIKE	CLARKSVILLE	21029	5	County Wide	2/7/2023
Residents	Susan Petry			7217 TALL PINE WAY	CLARKSVILLE	21029	4	County Wide	3/24/2023
Business Owner	Ricardo Benn			11428 ELLINGTON ST	FULTON	20759	4	County Wide	3/29/2023
Residents	Mark Townsley			6711 COLUMBIA GATEWAY DR	COLUMBIA	21046	3	County Wide	4/5/2023
Residents	Ferzana Havewala			7360 KINDLER RD	COLUMBIA	21046	3	Radius	5/9/2023
Residents	Lin Eagan			5422 SMOOTH MEADOW WAY	COLUMBIA	21044	4	County Wide	5/9/2023
Residents	lin chang			12040 MISTY BISE CT	CLARKSVILLE	21029	5	Radius	5/13/2023
Residents	Heidi Schweinrubber			9517 SEA SHADOW	COLUMBIA	21046	3	County Wide	5/16/2023
Residents	Hussein Etzelid			9107 GODDAMBER GARTH	COLUMBIA	21045	2	County Wide	5/19/2023
Residents	Kevin Cropper			6433 ALLVIEW DR	COLUMBIA	21046	3	County Wide	5/19/2023
Residents	China Williams			3372 OAK WEST DR	ELICOTT CITY	21043	1	Radius	5/30/2023
Residents	Joanna Chen			3430 COURT HOUSE DR	ELICOTT CITY	21043	1	County Wide	8/2/2023
Non-profit Organizations	MDOT MTA			9009 DORSEY RUN RD	ANAPOLIS JUNCTION	20701	3	County Wide	8/24/2023
Residents	Melanie Lewis			6984 SILENT DELL LN	COLUMBIA	21044	4	County Wide	9/6/2023
Residents	Linda Frascarella			7128 CRABURY CT	CLARKSVILLE	21029	4	County Wide	10/5/2023
Residents	Nory Brown			9905 SIMPLICITY CT	LAUREL	20723	3	County Wide	10/9/2023
Residents	Linda Martinak			12217 WOODFORD DR	MARRIOTTVILLE	21104	5	County Wide	10/9/2023
Non-profit Organizations	Spring Valley Chase Community			6660 DOVECOTE DR	COLUMBIA	21044	4	County Wide	10/10/2023
Residents	Jessamine Duval			9770 PATUXENT WOODS DR	COLUMBIA	21046	3	County Wide	10/18/2023
Residents	Sam Paul			13981 RURAL RHYTHM LN	DAYTON	21036	5	County Wide	10/23/2023

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 FilkeJacobsen	President	filke.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 GARED DR	GLENWOOD	21738	5	Radius	2/7/2025
Business Owner		Chris Stevens	President	Captaincstevens@aol.com	3556 LAKEWAY DR	ELICOTT CITY	21042	5	County Wide	2/7/2025
Residents		Don Reuser	President	dreuser@tdandd.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. 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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>, cparsa@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, lljsemail2016@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,

tv Cunningham@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, jsomorck@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, 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.

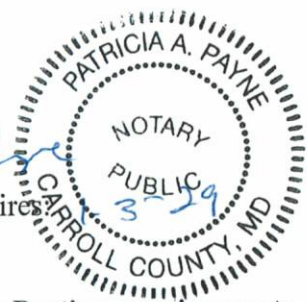
Petitioner's/Agent's Signature



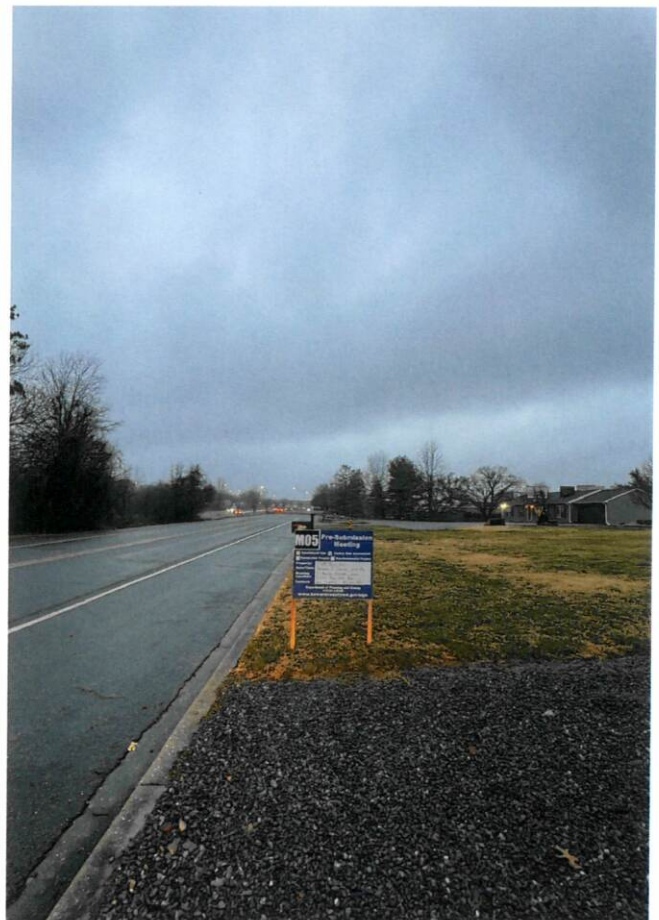
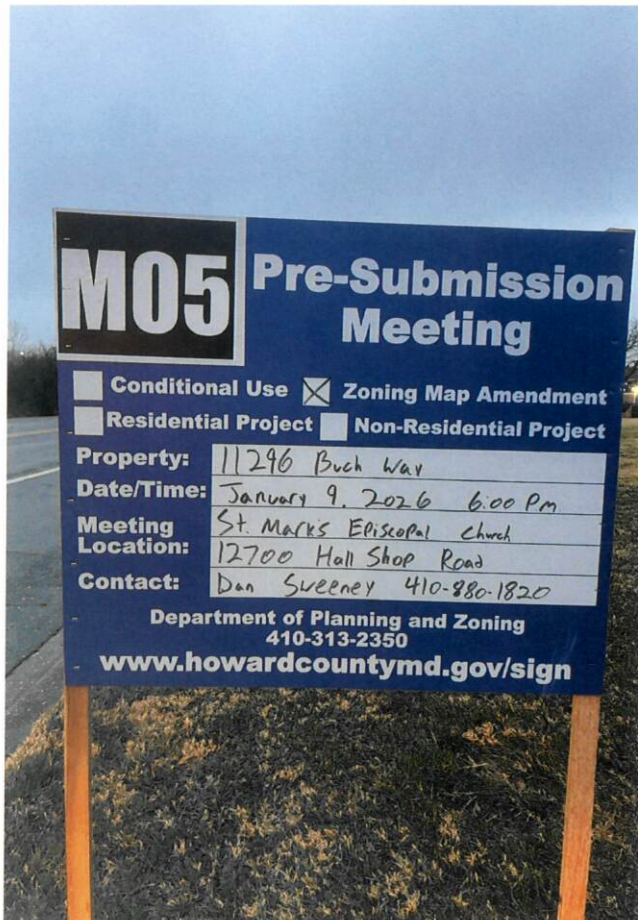
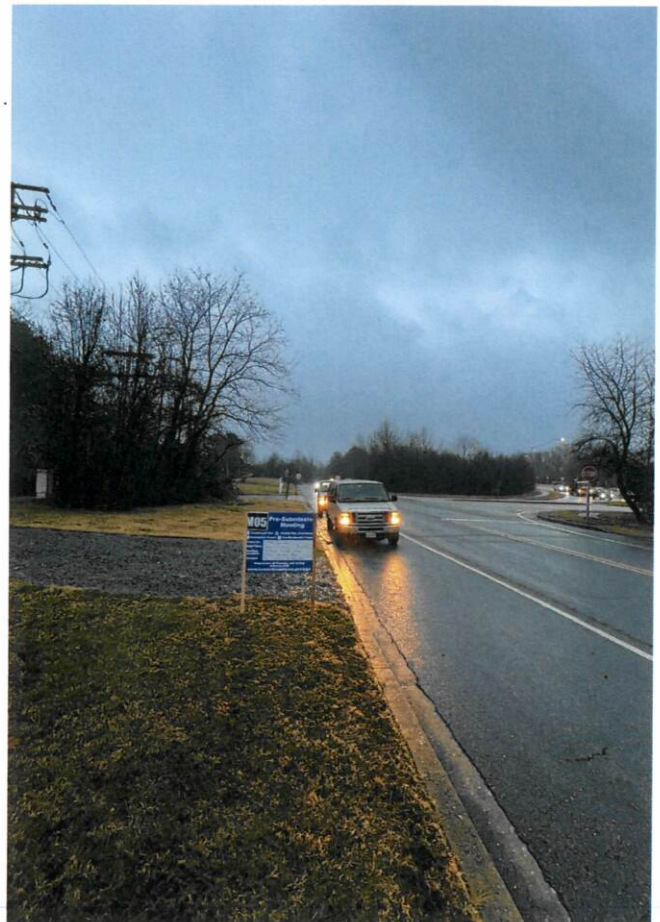
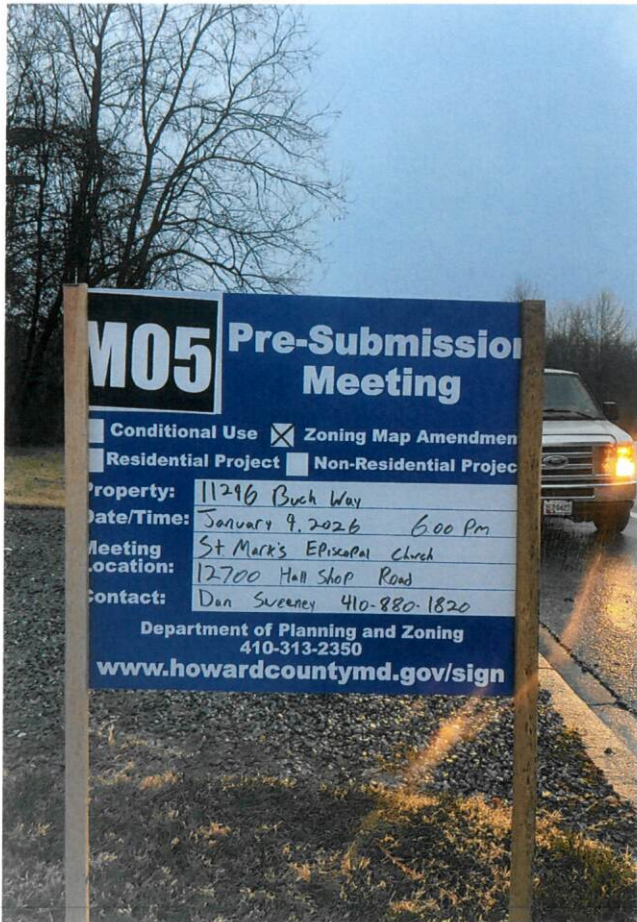
Notary Public:

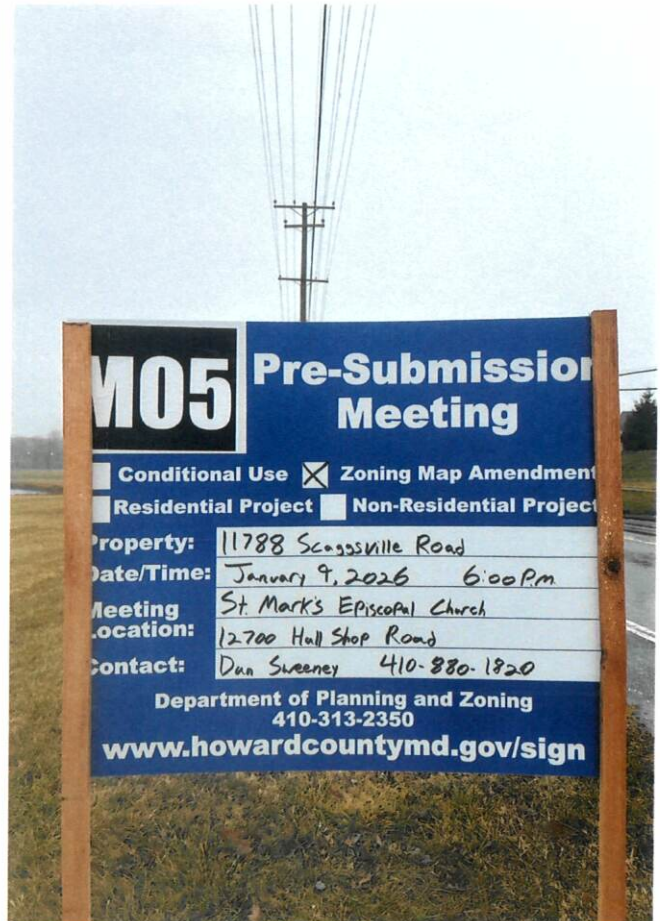
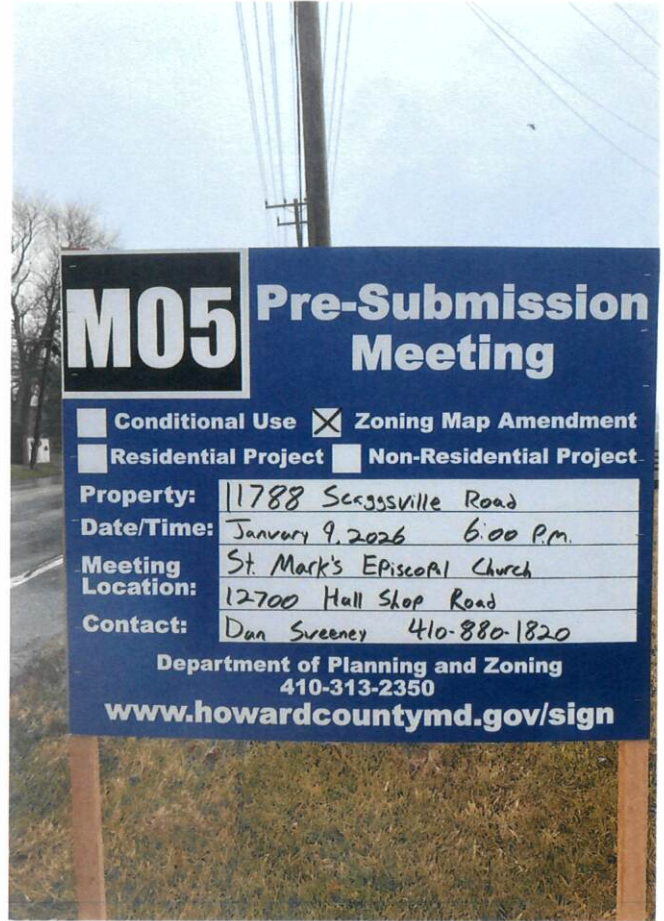


My Commission expires



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
TE M SIMS	8471 Flowering Street
MELISSA FERINSKY	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
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Miti Patel	miti.patel1990@gmail.com
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MICHAEL CONSLI	elmo5013@aol.com
Cassandra	Cassandra@gmail.com
Eloise Kanowsky	eloise.kanowsky@gmail.com
M.J. Jones	mj.jones.inc@gmail.com

Pre-Submission Community Meeting Sign In Sheet

Maple Lawn Farms PDP -1/9/26

Name	Address or Email address
Randy Philipp	randy@vis.com
Adriana ZAMBRANO-DRAVIS	marz4m71@hotmail.com
Carlton Heyser	ceheyser@yahoo.com
Vonda Rodgers	vonda@rodgersland



Dan Sweeney <dsweeney@glwpa.com>

Maple Lawn Community Meeting Minutes

Dan Sweeney <dsweeney@glwpa.com>

Wed, Feb 4, 2026 at 10:20 AM

To: "Heinl, Mande" <mandee.heinl@saul.com>, Michael Greenebaum <mgreenebaum@greenebaumenterprises.com>, Mike Buch <mbuch@buch.us.com>, Mark Bennett <MBennett@greenebaumenterprises.com>

Bcc: "rick.williamson@jll.com" <rick.williamson@jll.com>, "Greenberg, Barry" <bgreenberg@rosenbergmartin.com>, lolipopmom@comcast.net, rrichman@gmail.com, manager@maplelawnhoa.com, liziannegii@hotmail.com, mishook7@gmail.com, rjrobbins@comcast.net, adroldham@gmail.com, dehaan.robert@gmail.com, ssssharada@gmail.com, melissa.terlinsky@gmail.com, jland2@gmail.com, bethviscarra@gmail.com, mjwarren@verizon.net, jjiwarren@verizon.net, pennessential@yahoo.com, erikalgardiner@gmail.com, miti.patel1990@gmail.com, serenergymassage28@gmail.com, dboyd17@gmail.com, joelhurewitz@gmail.com, caramiawl5@gmail.com, pst.bucket@comcast.net, ppprasad@gmail.com, hboyd2@umd.edu, sabrathwaite@msn.com, beumer2@gmail.com, kimjonescross.dvm@gmail.com, claycross@gmail.com, pmavromihalis@gmail.com, shellyl.brown10@gmail.com, ajkelman@yahoo.com, scottie.johnson4@gmail.com, elmo5013@aol.com, cagionta@gmail.com, eloise.kanowsky@gmail.com, mj.jones.inc@gmail.com, randy@his.com, marzam71@hotmail.com, ceheyser@yahoo.com, vonda@roddgers.land, GAIL GEE <ggee12141@aol.com>, Andrea Keating <andrea@crewscontrol.com>, Chase Manny <cmanny913@gmail.com>, Tammy LeGrys <tammy.legrys@gmail.com>, paul dane <paulsdane@yahoo.com>, Jennifer Coletta <coletta.jenn@gmail.com>, Tom Sims <tsims99@verizon.net>, Basil Allison <bballisonii@gmail.com>, Kristin Meadows <Kristin_Meadows@hcpss.org>, Pamela Ward <pjp2386@yahoo.com>, Joshua Miller <anotherpanacea@gmail.com>, Lokesh Nigam <lnigam41@gmail.com>, David Garber <dagarber@gmail.com>, Philip Graff <pgraff@gmail.com>, ted pazulski <nameless764@yahoo.com>, Cherryn Chang <cherryn.chang@gmail.com>, Eric Lee <eric.25.lee@gmail.com>, Lolita Nidadavolu <lnidadavolu@gmail.com>, Kimberly Williams <kimqueenwilliams@yahoo.com>, Andrew Cockley <Andrew_Cockley@hcpss.org>, Laurie Namey <Laurie_Namey@hcpss.org>, Shannon Horoszczak <Shannon_Horoszczak@hcpss.org>, Jeremy Throwe <jj.throwe@gmail.com>, Dina Baird <dbaird104@gmail.com>, Luke Herbertson <lherbertson@gmail.com>, Brian Keys <brian.keys@icloud.com>, erinjlaughlin@gmail.com, esbroullire@gmail.com, lynettetrumbore@gmail.com, cwjnavy78@gmail.com, mdepenbro@icloud.com, Kelly Felix <ksofelix@aol.com>, winddje@hotmail.com

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

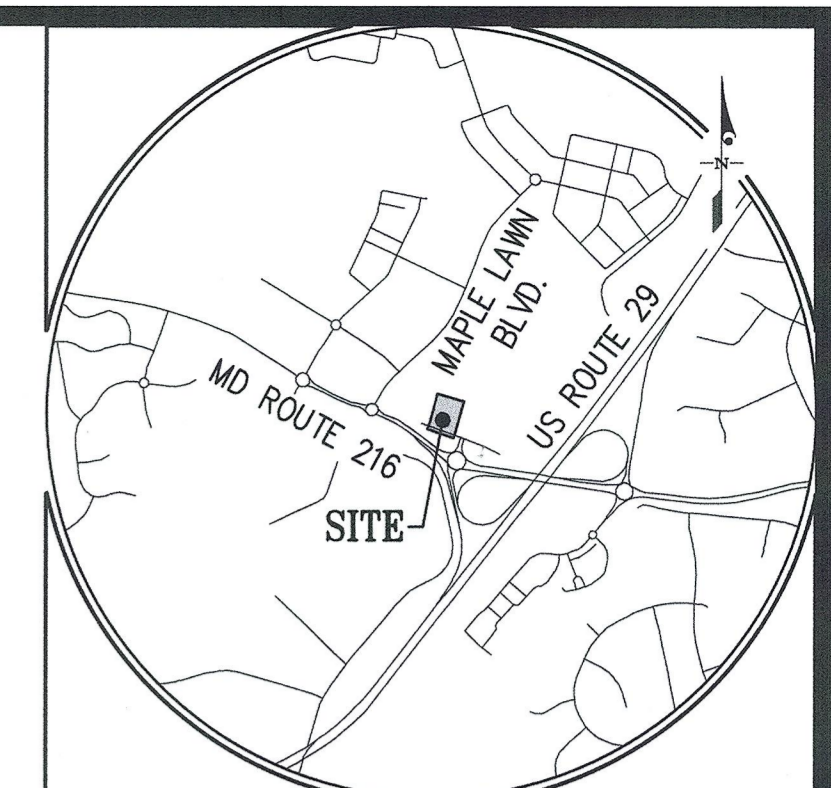
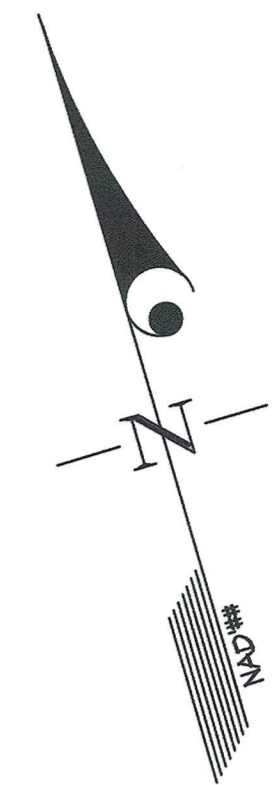
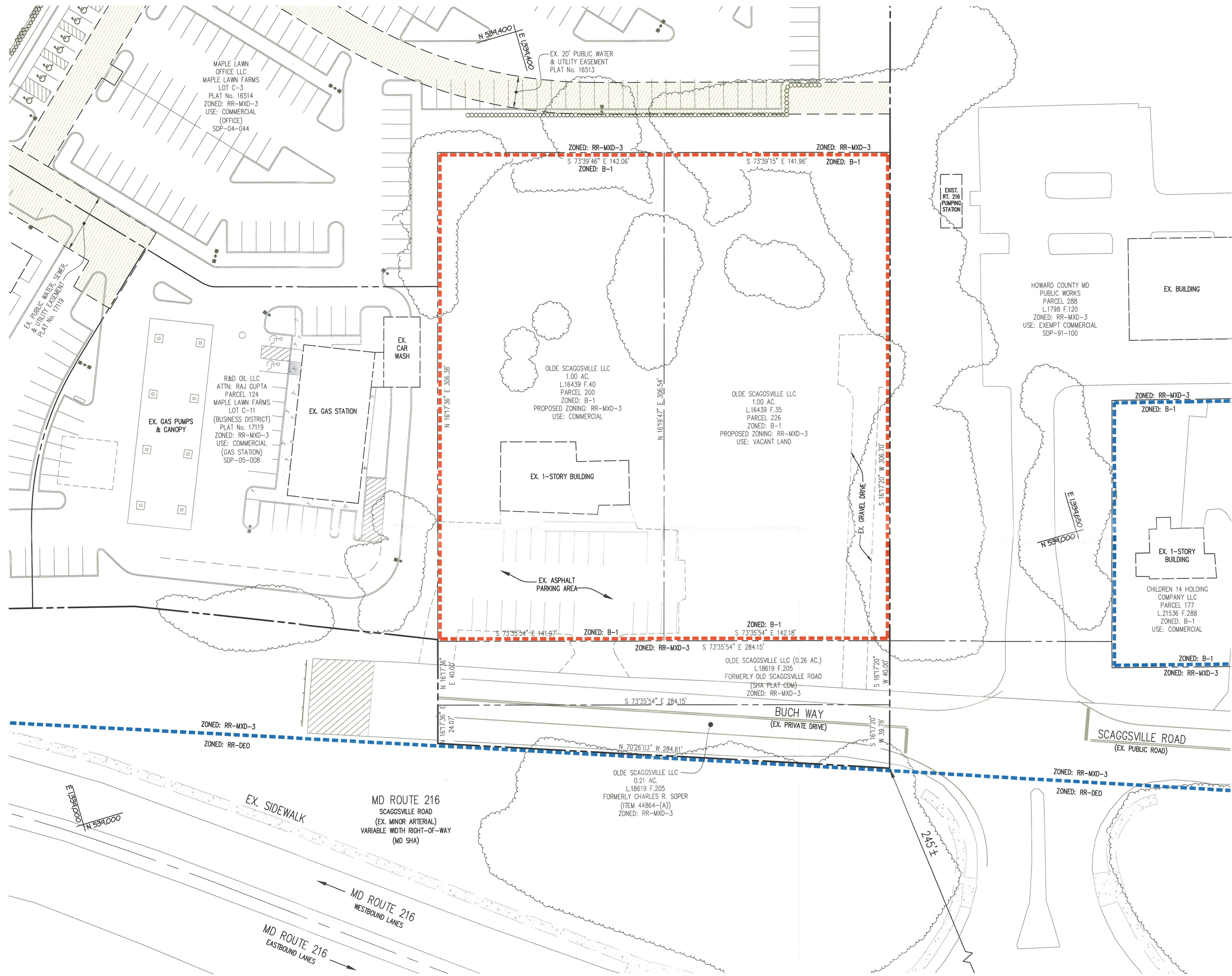
community communications and to ensure that stakeholders have a clear understanding of the proposed amendments and their context within the larger Maple Lawn development framework.

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.



VICINITY MAP
SCALE: 1" = 2,000'

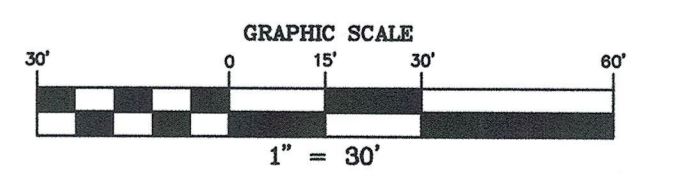
BENCHMARKS
41GA ELEV. = 482.16
STANDARD DISC ON CONCRETE MONUMENT
46B2 ELEV. = 474.67
STANDARD DISC ON CONCRETE MONUMENT

NOTE:
THE SUBJECT PROPERTY, AT ITS CLOSEST, IS LOCATED 245 FEET AWAY FROM THE CLOSEST INTERSECTION OF THE CENTERLINES OF TWO PUBLIC ROADS: MARYLAND ROUTE 216, SCAGGSVILLE ROAD AND THE RAMP FROM US ROUTE 29, LOCATED ROUGHLY SOUTHEAST OF THE SUBJECT PROPERTY.

- LEGEND**
- TREE LINE
 - EXISTING CURB AND GUTTER
 - EXISTING EDGE OF PAVEMENT
 - EXISTING BUILDING
 - EASEMENTS
 - PROPERTY LINE
 - ZONING LINE
 - ZONING RECLASSIFICATION AREA

RECEIVED
MAR 16 2026
BY:

REVISED



L:\CAD\DRAWINGS\19032\PLANS BY GLW ZONING AMENDMENT\19032-ZMA-01.dwg
PLOT DATE: 2/27/2026 3:33:39 PM, LAST SAVED: 2/27/2026 3:33:39 PM, PLOTTED BY: Tony Lospeter

GLW
PLANNING | ENGINEERING | SURVEYING
3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
PHONE: 301-421-4024 | BAL: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY:	
DRAWN BY:	AWL
CHECKED BY:	DDS
DATE	REVISION
BY	APPR.

OWNER/PETITIONER
OLDE SCAGGSVILLE LLC
8155 WESTSIDE BLVD
FULTON MD 20759
ATTN: MIKE BUCH
301-369-3500

LEGAL COUNSEL
SAUL EWING
1001 FLEET STREET
9TH FLOOR
BALTIMORE, MD 21202-4359
ATTN: MANDEE HEINL
410-332-8990

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 54390
EXPIRATION DATE: MAY 14, 2027

ZONING MAP AMENDMENT PLAN
11296 AND 11292 BUCH WAY
PARCELS 200 & 226
(L.16439 F.40 & L.16439 F.35)
COUNCIL DISTRICT No. 4
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 30'	B-1/MXD-3	19032
DATE	TAX MAP - GRID	SHEET
FEB., 2026	46 - 4	1 OF 1



AFFIDAVIT AND DISCLOSURE OF CONTRIBUTION

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

Zoning Matter: G & R Maple Lawn, Inc. and Olde Scaggsville LLC



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

**ALL BOLDED TERMS ARE DEFINED BY SECTION 5-852 MARK EACH PARAGRAPH AS
 APPLICABLE**

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

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

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

Olde Scaggsville LLC

(Print Full Name)

Michael L. Buch Co-MANAGER

(Sign full name & indicate legal capacity, if applicable)

2/10/26

Date

Zoning Matter: G & R Maple Lawn, Inc. and Olde Scaggsville LLC

DISCLOSURE OF CONTRIBUTION

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

ALL BOLDED TERMS ARE DEFINED BY SECTION 5-852

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

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

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

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

Applicant or Party of Record: Olde Scaggsville LLC
(Print Full Name)

RECIPIENTS OF CONTRIBUTIONS:

NAME	DATE	AMOUNT
N/A	N/A	N/A

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

Olde Scaggsville LLC

(Print Full Name)

Michael J. Buch

(Sign full name & indicate legal capacity, if applicable)

2/10/26

Date

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

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



AFFIDAVIT AND DISCLOSURE OF CONTRIBUTION

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

Zoning Matter: G & R Maple Lawn, Inc. and Olde Scaggsville LLC

**AFFIDAVIT AS TO CONTRIBUTIONS TO CANDIDATES AND BUSINESS
ENGAGEMENTS WITH ELECTED OFFICIALS**

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

ALL BOLDED TERMS ARE DEFINED BY SECTION 5-852 MARK EACH PARAGRAPH AS
APPLICABLE

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

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

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

Buch Construction, Inc.

(Print Full Name)

Michael J. Buch SENIOR VICE PRESIDENT 2/10/26

(Sign full name & indicate legal capacity, if applicable)

Date

Zoning Matter: G & R Maple Lawn, Inc. and Olde Scaggsville LLC

DISCLOSURE OF CONTRIBUTION

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ALL BOLDED TERMS ARE DEFINED BY SECTION 5-852

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Applicant or Party of Record: Buch Construction, Inc.

(Print Full Name)

RECIPIENTS OF CONTRIBUTIONS:

NAME	DATE	AMOUNT
The Calvin Ball Team	May 10, 2022	\$2,000
The Calvin Ball Team	May 10, 2022	\$2,500
The Calvin Ball Team	October 6, 2023	\$1,500

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

Buch Construction, Inc.

(Print Full Name)

Michael J. Buch *SENIOR VICE PRESIDENT* *2/10/26*

(Sign full name & indicate legal capacity, if applicable) Date

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AFFIDAVIT AND DISCLOSURE OF CONTRIBUTION

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

Zoning Matter: G & R Maple Lawn, Inc. and Olde Scaggsville LLC

AFFIDAVIT AS TO CONTRIBUTIONS TO CANDIDATES AND BUSINESS ENGAGEMENTS WITH ELECTED OFFICIALS

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

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APPLICABLE

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

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

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

G & R Maple Lawn, Inc.

(Print Full Name)

Mark A. Bantle Vice President

(Sign full name & indicate legal capacity, if applicable)

2/10/26

Date

Zoning Matter: G & R Maple Lawn, Inc. and Olde Scaggsville LLC

DISCLOSURE OF CONTRIBUTION

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Applicant or Party of Record: G & R Maple Lawn, Inc.
(Print Full Name)

RECIPIENTS OF CONTRIBUTIONS:

NAME	DATE	AMOUNT
N/A	N/A	N/A

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

G & R Maple Lawn, Inc.

(Print Full Name)

Mark B. Smith Esq. Vice President
(Sign full name & indicate legal
capacity, if applicable)

2/19/26
Date

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AFFIDAVIT AND DISCLOSURE OF CONTRIBUTION

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

Zoning Matter: G & R Maple Lawn, Inc. and Olde Scaggsville LLC

**AFFIDAVIT AS TO CONTRIBUTIONS TO CANDIDATES AND BUSINESS
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APPLICABLE

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

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

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

Mark Bennett

(Print Full Name)

Mark Bennett Vice President 2/10/26
(Sign full name & indicate legal Date
capacity, if applicable) BAR Member Law, Inc

Zoning Matter: G & R Maple Lawn, Inc. and Olde Scaggsville LLC

DISCLOSURE OF CONTRIBUTION

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Applicant or Party of Record: Mark Bennett

(Print Full Name)

RECIPIENTS OF CONTRIBUTIONS:

NAME	DATE	AMOUNT
N/A	N/A	N/A

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

Mark Bennett

(Print Full Name)

Mark Bennett Vice President 2/10/26
(Sign full name & indicate legal Date
capacity, if applicable) GTR Maple Lawn, Inc.

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AFFIDAVIT AND DISCLOSURE OF CONTRIBUTION

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

Zoning Matter: G & R Maple Lawn, Inc. and Olde Scaggsville LLC

AFFIDAVIT AS TO CONTRIBUTIONS TO CANDIDATES AND BUSINESS ENGAGEMENTS WITH ELECTED OFFICIALS

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APPLICABLE

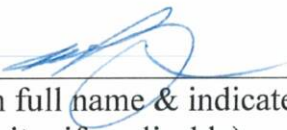
1. I, Michael Greenebaum, the **Applicant** filing an **Application** in the above zoning matter, to the best of my information, knowledge, and belief HAVE / HAVE NOT made a **Contribution** or contributions having a cumulative value of \$500 or more to the treasurer of a **Candidate** or the treasurer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

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

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

Michael Greenebaum

(Print Full Name)



(Sign full name & indicate legal capacity, if applicable)

2/13/2026
Date

Zoning Matter: G & R Maple Lawn, Inc. and Olde Scaggsville LLC

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Applicant or Party of Record: Michael Greenebaum
(Print Full Name)




RECIPIENTS OF CONTRIBUTIONS:

NAME	DATE	AMOUNT
N/A	N/A	N/A

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

Michael Greenebaum

(Print Full Name)



(Sign full name & indicate legal capacity, if applicable)

2/13/2026
Date

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AFFIDAVIT AND DISCLOSURE OF CONTRIBUTION

**For Petitions to Amend the Zoning Regulations, Zoning Maps
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Zoning Matter: G & R Maple Lawn, Inc. and Olde Scaggsville LLC

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APPLICABLE

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

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

Carl Buch

(Print Full Name)

Carl Buch President

(Sign full name & indicate legal capacity, if applicable)

2-10-2026

Date

Zoning Matter: G & R Maple Lawn, Inc. and Olde Scaggsville LLC

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Applicant or Party of Record: Carl Buch
(Print Full Name)

RECIPIENTS OF CONTRIBUTIONS:

NAME	DATE	AMOUNT
The Calvin Ball Team	October 6, 2023	\$2,000

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

Carl Buch

(Print Full Name)

Carl Buch, RESIDENT
(Sign full name & indicate legal capacity, if applicable)

2-10-2026
Date

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

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ZONING PETITION AFFIDAVIT

Petitioner Name: Olde Scaggsville LLC
 Property Address: 11292 Buch Way, Laurel, MD 20723
 Zoning Petition Type: Zoning Map Amendment

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

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

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

MICHAEL L. BUCH
 Petitioner Name

Michael L. Buch
 Signature

5/19/26
 Date

ELLEN BUCH
 Witness Name

Ellen Buch
 Signature

5/19/26
 Date

 Witness Name

 Signature

 Date

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

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

From: [Heinl, Mandee](#)
To: [Sauer, Julia](#)
Cc: [Tyler, Justin](#)
Subject: RE: ZB-1134M Maple Lawn
Date: Thursday, May 21, 2026 3:36:52 PM
Attachments: [image001.png](#)
[57917925-v1-Affidavit Zoning Petition \(Olde Scaggsville\) - ZMA Petition \(executed\).pdf](#)
[57920294-v1-Affidavit Zoning Petition \(G&R\) - PDP & ZMA Petitions \(executed\).pdf](#)

WARNING!!!

This email originated from someone outside of Howard County
***DO NOT CLICK LINKS OR OPEN
ATTACHMENTS***
unless you recognize the sender and know for sure that the content is safe

Hi Julia,

Sorry for my delay here – this has been an adventure. Here is the information – please let me know if I missed anything.

- G & R Maple Lawn, Inc.
 - Officers
 - Michael Greenebaum (President)
 - Business Address: 1829 Reisterstown Road, Suite 300, Baltimore MD 21208
 - Date Office Assumed: December 1, 2012
 - Mark Bennett (Vice President)
 - Business Address: 1829 Reisterstown Road, Suite 300, Baltimore MD 21208
 - Date Office Assumed: December 1, 2012
 - Susan Bollinger (Secretary and Treasurer)
 - Business Address: 1829 Reisterstown Road, Suite 300, Baltimore MD 21208
 - Date Office Assumed: December 1, 2012
 - Owners of Maple Lawn Old Farm LLC w/ at least at 5% ownership interest
 - 2012 Greenebaum Dynasty Trust I
 - Michael Greenebaum (Sole Beneficiary)
 - 1829 Reisterstown Road, Suite 300, Baltimore, MD 21208
 - 2012 Greenebaum Dynasty Trust II
 - Amy Greenebaum Burwen (Sole Beneficiary)
 - 1829 Reisterstown Road, Suite 300, Baltimore, MD 21208
 - Mark Bennett
 - 1829 Reisterstown Road, Suite 300, Baltimore, MD 21208

- Owners of Olde Scaggsville LLC w/ at least a 5% ownership interest
 - Mike Buch
 - 8155 Westside Boulevard, Fulton, MD, 20759
 - Carl Buch
 - 8155 Westside Boulevard, Fulton, MD, 20759

TY!

Mandee

Mandee Heinl

SAUL EWING LLP | Baltimore

Office: [\(410\) 332-8980](tel:4103328980)

From: Sauer, Julia <jsauer@howardcountymd.gov>

Sent: Monday, May 18, 2026 4:38 PM

To: Heinl, Mandee <mandee.heinl@saul.com>

Cc: Tyler, Justin <jtyler@howardcountymd.gov>

Subject: ZB-1134M Maple Lawn

****EXTERNAL EMAIL** - This message originates from outside our Firm. Please consider carefully before responding or clicking links/attachments.**

Good afternoon, Mandee.

I hope you enjoyed your weekend. I wanted to follow up on a conversation we had a couple weeks ago about providing a list of names, and business addresses, of all individuals having at least 5% financial interest in the properties (pursuant to Section 16.205(c)(iv)-(vi) of the County Code). I wanted to see if you had any questions or if you had an opportunity to gather the information?

Thank you!

Julia Sauer

Chief | Division of Public Service and Zoning Administration

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**Meeting Notes
Maple Lawn Farms
7600 Maple Lawn Boulevard
Fulton, Maryland
Pre-Submission Community Meeting**

Meeting Date: January 9, 2026, at 6:00 pm

Location: St Mark's Episcopal Church, 12700 Hall Shop Road, Highland, Maryland

Attendees:

Michael Greenebaum – Greenebaum Enterprises, Inc.

Mark Bennett – Greenebaum Enterprises, Inc.

Mike Buch – Buch Construction

Dan Sweeney – Gutschick, Little & Weber, P.A.

Mandee Heintz – Saul Ewing LLP

Sean Cooley – Saul Ewing LLP

See attached list



Meeting Minutes:

• **Introduction**

- We are here tonight to discuss a Preliminary Development Plan (or PDP) Amendment to Maple Lawn farms and the addition and rezoning of approximately 2.5 acres adjacent to the Business District. Many projects in the area have incorporated the name Maple Lawn due to the success of this project; however, for the purposes of the PDP, Maple Lawn is defined by the blue boundary.
- The original Maple Lawn PDP was approved in 2000. It was later amended in 2006. As some of you may know, there was an amendment submitted to Howard County in 2021, however that proposed amendment was withdrawn. The plan we are presenting tonight is a different plan, that reflects the feedback from the community to the 2021 proposal.
- This is the Proposed Preliminary Development Plan Amendment (shown on screen). The PDP is a land use plan. The plan lists the amount of each land use type, the maximum allowable density, and the maximum allowable commercial area. These limits are based on the MXD Zoning. The plan does not propose a specific subdivision layout. This will come later as part of a future sketch plan submission.
- **Changes proposed:**
 - a. Increase the density within Maple Lawn from the currently approved 2.2 units per acre to 3.0 units per acre. 3.0 is the maximum allowed by the RR-MXD-3 Zoning. This increase would allow an additional 418 new units to be built in Maple Lawn
 - b. Revise the land use in Maple Lawn West / Old Farm. With this proposal, all land use in Maple Lawn West will be either single-family detached or open

space. The amendment revises the layout but doesn't change the land-use categories in the area.

- c. Expand the maple lawn boundary to include two new parcels totaling 2.5 acres. This area will be added to the business district. The two parcels being incorporated into Maple Lawn are currently zoned B-1. As part of this process, they will be rezoned to RR-MDX-3.
 - d. Change the land use in the southeast corner of the Business District from Employment to Other Residential. Other Residential allows both single-family attached (townhomes) or multi-family buildings.
 - This plan shows the changes in red compared to the previously approved 2006 PDP plan. As you can see, the changes are limited to Maple Lawn West and Business. The reconfiguration of the single-family detached and open space is shown in the west, and the expansion and land-use change are shown in the business. The revisions to the chart show increases in density, total land area, and revised land-use totals.
 - This plan shows the changes in red compared to the previously submitted 2021 amendment, which was later withdrawn. The dark grey, which corresponds to other residential, has been completely removed from Maple Lawn West, leaving only single-family detached and open space.
 - Although the PDP does not propose a specific site layout, here is a conceptual rendering showing what could be done with the proposed land uses and densities. Single-family detached homes are shown in the west, and a new apartment building is shown in the business district.
 - Zooming into the business district, this shows how a potential 260-unit +/- building could fit with the area, rezoned to RR-MXD-3 and designated as Other Residential.
 - Finally, zooming in on Maple Lawn West, this layout shows 253 new single-family detached homes with roads and open space, and is also anticipated to include additional amenity features for Maple Lawn.
- **Existing Conditions**
 - The Maple Lawn West is located at 11788 Scaggsville Rd, and consists of 110 acres of mostly undeveloped land with a turkey farm. The expansion area in the Business District is located at 11296 Buch Way and consists of two parcels totaling 2.5 acres. The parcel has a small building.
 - The property is zoned RR-MXD-3 and B-1.
 - **Proposed Conditions**
 - The proposed Second Amended Preliminary Development Plan includes 481 residential units split between the Old Farm District (approx. 221 units) and the Business District and expansion area (approx. 260 units).
 - As presented, the proposed Second Amended Preliminary Development Plan revises 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.
 - The total PDP project boundary will be expanded by 3 acres +/-.

- The expanded area will be rezoned from B-1 to RR-MXD-3.
- **Community Input with Responses**
 - A community member asked about new recreational amenities such as tot lots and a gym on the West District Property.
 - **A:** Places for kids to play and fitness areas will be included on the Old Farm District development.
 - A community member asked whether there be a new community center.
 - **A:** In theory, yes, there would be a new community center. However, this is early in the process, and plans are not finalized.
 - A community member asked what the estimate is for when the house is built if all goes well with the approval process.
 - **A:** It will be at least three years before shovels are in the ground.
 - A community member asked what Howard County thinks the impact from the new development will be on the schools.
 - **A:** In order to build a new school in Howard County, the schools must be “open”, meaning they have capacity. If the schools are over capacity and “closed”, the project will be delayed for up to five (5) years, or until the schools have capacity to accommodate new students. Right now, all of the schools are open. This development would require school seats for elementary, middle and high school students.
 - A community member asked how many seats are left in the Howard County schools.
 - **A:** We do not have an exact number.
 - A community member asked how many cars will be introduced with this new development, and whether there will be a new traffic plan.
 - **A:** It is currently unclear how many new cars will be introduced. Regardless, there will be a new traffic plan, as required by the development process.
 - A community member asked why the original plan for 32 homes was abandoned?
 - **A:** HoCo by Design, the General Plan, indicates that there is a housing shortage in Howard County. The highest and best use for the property is more than 32 units.
 - A community member asked how much impervious surface is being added by the change in the development plan.
 - **A:** With the currently approved plan, on average, the lots in Maple Lawn West would have been 10% impervious. With the amended plan, the lots in Maple Lawn West would be on average 35% impervious.
 - A community member asked if the development will be more than 5,000 square feet.
 - **A:** Yes. The development will comply with County regulations.
 - A community member asked what kind of stormwater management and buffering will be added to protect existing communities.
 - **A:** The buffers for the new development will be similar to those for the other parts of Maple Lawn. This is still early in the process, we are open to feedback, and suggestions to address community concerns or ideas.
 - A community member asked how big the Old Farm District is.
 - **A:** Just over 100 acres.

- A community member asked about the impact of the project on the schools and traffic.
- **A:** It is too early to have an answer on schools. We are working on a new traffic study and this will be public when it is complete and the petition is submitted.
- A community member asked whether an adjacent community to the Old Farm District that is having issues with power and septic could see improvements with power and septic issues as part of the new development.
- **A:** We cannot speak to adjacent, unrelated communities, but we will include in the meeting minutes to document the concern.
- A community member asked how many kids will be added to the community by this new proposed development as compared to the previous 2021 proposal.
- **A:** The expectation is that the apartments will not add the same number of kids as the single-family homes. There are less homes in the Old Farm District so presumably there will be less kids with this development, than the 2021 proposal.
- A community member stated that “Howard County public schools are shrinking. There are more than enough seats for students but there will be redistricting. However, this is not likely to affect Maple Lawn kids because they are local. Traffic is working well so far. This is a much better plan than the one from 2021. I appreciate the use of the vacant lots for an apartment building because the Business District is failing. I want the developer to consider getting rid of the seven lanes on Maple Lawn Boulevard.”
- **A:** The point of this plan is to put more vibrancy in the Business District.
- Several other community members agreed this proposal was more in line with community input from 2021 and appreciated the shift in density to the Business District.
- A community member asked how the land for the apartment building would be zoned.
- **A:** RR-MXD-3, with a land use designation of Other Residential.
- A community member asked how residents of the apartment building will access the building.
- **A:** While the plan is not final, the idea is that the primary access will be off of Route 216, directly or indirectly.
- A community member suggested that if access to the development on the Old Farm District is proposed off of Yaeger, there should be speed bumps added to Yaeger.
- **A:** Thank you. We will look into that.
- A community member stated that it is not good planning to have only one way to access the Garden District, and only one way to access the development on the Old Farm District off of Route 216.
- **A:** The Old Farm (Maple Lawn West) and Garden District will connect with the proposed plan, giving each two access points.
- A community member asked if there are any MIHUs as a part of this plan.
- **A:** Maple Lawn has already satisfied its affordable housing requirement. Nevertheless, the proposed apartments will have 15% MIHUs as a show of good faith and commitment to the goals of HoCo By Design.

- A community member stated that there should be a study on the Vine apartment building and the number of children who live in the building.
- **A:** We will look into that.
- A community member stated that there is an issue with a vacated road, and asked what is going to happen with this vacated road, and whether the new traffic circle will be sufficient for public safety?
- **A:** The new circle is conceptual and this will be reviewed. State Highway will deal with the landlocked paved surface.
- A community member asked/stated whether the original plan had an MIHU exemption.
- **A:** Maple Lawn was not exempt. The proposed 15% is above and beyond.
- A community member asked/stated if the apartment building would have MIHU units on-site.
- **A:** Yes, 15% in the apartment building. We would work with DHCD.
- A community member asked/stated about how many children would be in the apartment building. She is concerned about redistricting.
- **A:** We are not sure, but will note the concern.
- A community member asked/stated whether the new medical building that is being built has new tenants.
- **A:** We are 16 to 18 months away from finishing that build. There is retail that will be built there as well.
- A community member asked/stated the total number of units.
- **A:** About 250 single families on the farm and 260 apartment units.
- A community member asked/stated what the guarantee is for this area to have the school rating to continue.
- **A:** We do not control the school ratings.
- A community member asked/stated that the fact that redistricting happens so often is that the modelling is not working.
- **A:** The county's calculation has the schools designated as open or closed, which determines whether new development is permitted.
- A community member asked/stated if you could highlight where the apartment building will be located.
- **A:** It's next to the gas station in the southeastern part of the Business District. Mande showed the location on the screen.
- A community member asked/stated what the thought behind why there was a road connecting the West District to the Garden District.
- **A:** This is a fire department requirement.
- A community member asked if Maple Lawn East will be a part of the same HOA.
- **A:** Maple Lawn West would likely have its own HOA. There may be collaboration between the HOAs. To be determined as the project progresses. We will continue to meet with HOA leadership.
- A community member asked/stated if you could give existing Maple Lawn residents assurance that existing Maple Lawn residents will not be responsible for Maple Lawn West.
- **A:** Yes, this will be the responsibility of Maple Lawn West.
- A community member asked/stated how tall the apartment building will be.

- **A:** It will be the same height as the adjacent office buildings.
- A community member asked/stated what is currently where the apartment building is planned to be.
- **A:** It is a parking lot and a single building.
- A community member asked/stated what the impact will be to the fire department.
- **A:** The fire department will review site plans prior to approval.
- A community member asked/stated if the original maple lawn can be kept in the same school district.
- **A:** We do not control the schools but will make a note in the minutes.
- A community member asked/stated that I like the plan and the fact the apartment building is being built where it is being built. This is good for the housing shortage. Dense housing is good. It will hopefully make the community better.
- **A:** Thank you.
- A community member asked/stated is Gene Yaeger's house going to stay.
- **A:** As far as we know, but that is not up to the developer.
- A community member asked/stated whether approval for the site plan will be granted with this level of engineering.
- **A:** No. Detailed engineering will happen at the site planning process.
- A community member asked/stated if the impacts of what has been proposed has been adequately addressed.
- **A:** Not all of the impacts are tested at this phase. Some will be tested at the site plan stage.
- A community member asked/stated if stormwater management will be adequate.
- **A:** This is addressed during the site planning stage. Stormwater management will be addressed onsite, consistent with county requirements.
- A community member asked/stated what the phase process will be for this development. Will the plans for where construction be better this time in terms of access.
- **A:** The purpose of these meetings is to discuss these issues. We will discuss with the community to determine the least disruptive phasing.
- A community member asked/stated what the long-term goal is for a Maple Lawn West HOA.
- **A:** The Maple Lawn West HOA will likely be separate, but the idea would be for all of Maple Lawn to be cohesive.
- A community member asked/stated what the lot sizes will be.
- **A:** Similar density to Garden District and Midtown West District.
- A community member asked/stated if Maple Lawn West is part of public service area.
- **A:** Yes.
- A community member asked/stated to consider the intersection of Route 216 and Pendell. A traffic light please.
- **A:** Future traffic studies at the next phase will include more detailed operational evaluations of that intersection
- A community member asked/stated if there is a way to have multiple routes.
- **A:** There would be another community meeting for the site plan to address this level of detail. This is very early in the process.

- A community member asked/stated how the existing car break ins will be addressed.
- **A:** Cameras, gates, and lights could be a solution. We are open to discussing anything that would make Maple Lawn safer.
- A community member asked/stated at what point in the process will a builder be picked, and will the homes have a similar aesthetic to the existing Maple Lawn community.
- **A:** The goal in the builder selection is to make sure the Maple Lawn community is cohesive and looks the same as the existing homes. A builder has not been chosen.
- A community member asked/stated how long the farm is going to be in operation.
- **A:** It's not going away tomorrow. But we are not sure.
- A community member asked/stated whether there are any plans to develop the parcel next to Maple Lawn West.
- **A:** It has been discussed as potentially a 55 and older community. But it is not in the public service area which is a barrier. The developer does not currently own this parcel.
- A community member asked/stated whether this would be the end of the Maple Lawn development.
- **A:** Yes. This would be the final phase of Maple Lawn.
- A community member asked/stated what the major milestones will be for the community for when all of the approvals could come.
- **A:** This will go before the Planning Board, the Zoning Board, and possibly the Hearing Examiner. If approved, a subsequent community input process would occur with the site plan. Mandee noted "this meeting is the minimum requirement. We are not limited to this meeting and we are more than happy to meet with any and all community members – in Maple Lawn, in homes, coffee." Mandee shared her contact information and told anyone interested to reach out to continue the conversation. She also noted she's met with HOA members and the school principals, and is happy to meet with anyone.
- A community member asked/stated if the community can be kept informed during the process, and whether the presentation can be sent.
- **A:** Absolutely, and we will include the presentation in the minutes.

Pre-Submission Community Meeting Sign In Sheet

Maple Lawn Farms PDP -1/9/26

Name	Address or Email address
PAUL S. DANE	7730 WATER STREET, FULTON, MD 20759
Carol Baker	11733 Wayneridge St. Fulton, MD 20759 lollipopmom@comcast.net
BOB + DEB GREENBERGER	11414 Inger Blvd FULTON MD 20759
Pen Hunt	11306 Terrace Ln Fulton MD 20759
Rick Gordon	11426 Choptank St Fulton MD 20759
MARK FRUTH RICHMAN	11422 CHOPTANK ST. FULTON, MD rmrichman@gmail.com
Christina Arnold	7000 Maple Lawn Blvd manager@mapelawnhoa.com
Celia Strickler	8810 Gunston St. Fulton MD 20759
Jamie Strickler	" "
Lori Jurane	7000 Maple Lawn Blvd. LIZIANNE911@hotmail.com
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Pre-Submission Community Meeting Sign In Sheet

Maple Lawn Farms PDP -1/9/26

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