



**Howard County Maryland**  
**Department of Planning and Zoning**  
3430 Courthouse Drive, Ellicott City, MD 21043

(410) 313-2350  
www.howardcountymd.gov

DPZ Office Use only:  
Case No: ZB-1133M  
Date Filed: 10/20/2025

## Zoning Map Amendment Petition

### Petition Request

**Description of Proposed Map Amendment:**

Petitioner seeks to rezone two undeveloped parcels from B-2 (Business: General) to M-1 (Manufacturing: Light)

**Request Type:** Piecemeal Map Change

**Current Zoning District:** B-2

**Proposed Zoning District:** M-1

**Did Petitioner Complete Presubmission Community Meeting?** Yes

**Date if Yes:** 10/09/2025

**Is There an Approved Conditional Use on Property?** No

**If Yes, List Case # Here:**

### Petitioner's Representative Information

**Petitioner's Representative Name:** Tom Coale

**Address:** 54 State Circle, Annapolis, MD, 21401

**Phone:** (443) 630-0507

**Email:** tom@perryjacobson.com

**Profession:** Attorney



### Petitioner Information

**Petitioner Name:** Gabriel Chung

**Petitioners Business Name/Trading As:** The Howard Research and Development Corporation

**Address:** 10275 Little Patuxent Parkway, Columbia, MD, 21044

**Phone:** (410) 964-4800

**Email:** gabriel.chung@howardhughes.com

**Petitioner's Interest in Subject Property:** Sole 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:** Vacant land

**Existing Use:** Vacant

**Proposed Use:** M-1 Industrial/warehouse

**Property Owner:** THE HOWARD RESEARCH & DEV. C/O THE HOWARD HUGHS CORP

**Property Address:** 9121 S COMMERCE CENTER DR, Columbia, MD, 21046

**Tax Map:** 42

**Grid:** 6

**Parcel/Lot Number:** 513 *Lots A71 & A73*

**Zoning District:** B-2

**County Council District:** ~~Council District 4 - Deb Jung~~ *Council District 3: Rigby*

**Total Site Area:** 11.01

**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.

Petitioner is seeking to rezone 11 acres of property currently zoned B-2 to M-1. The B-2 designation is inappropriate for this site and is not marketable as commercial retail property. The Zoning Authority made a mistake when it designated this Property to be B-2 during the 2013 Comprehensive Zoning Plan. M-1 is a more suitable zoning designation that is consistent with the surrounding uses.

### What is the present use of the subject property?

The Property is vacant and has never been developed.

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

The B-2 zone is intended for consumer facing commercial (i.e., retail) uses. This parcel is located behind an existing retail commercial center and does not have frontage on any major roadways. Moreover, since the B-2 designation was bestowed in 2013, commercial retail has experienced a precipitous decline with most consumers converting to online sales.

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

HoCo By Design acknowledges "East Columbia" as an existing Industrial hub (EP17) and the EP-2 policy statement encourages policy-makers to "retain and expand" Industrial areas, which is consistent with the requested rezoning. The Property is in Subarea 6 of the Gateway Master Plan, which recommends 70-100% non-residential uses.

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

No. This Property was originally zoned M-1, but was rezoned to B-2 in approximately 2004. This was likely done in response to the boom in "big box commercial" that occurred during the late 90's and early 2000's. However, with the passage of time, it is clear that retail uses are not the best use for this site.

### 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?

The history of this Property demonstrates the necessity of rezoning. It has remained vacant through the original development of Gateway, through a rezoning from M-1 to B-2, and the decades since. Warehouse/Industrial uses are more suitable for the Property and will allow the site to be put to its highest and best use.

## Signatures

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

Petitioner's Signature



Date 1/4/25

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

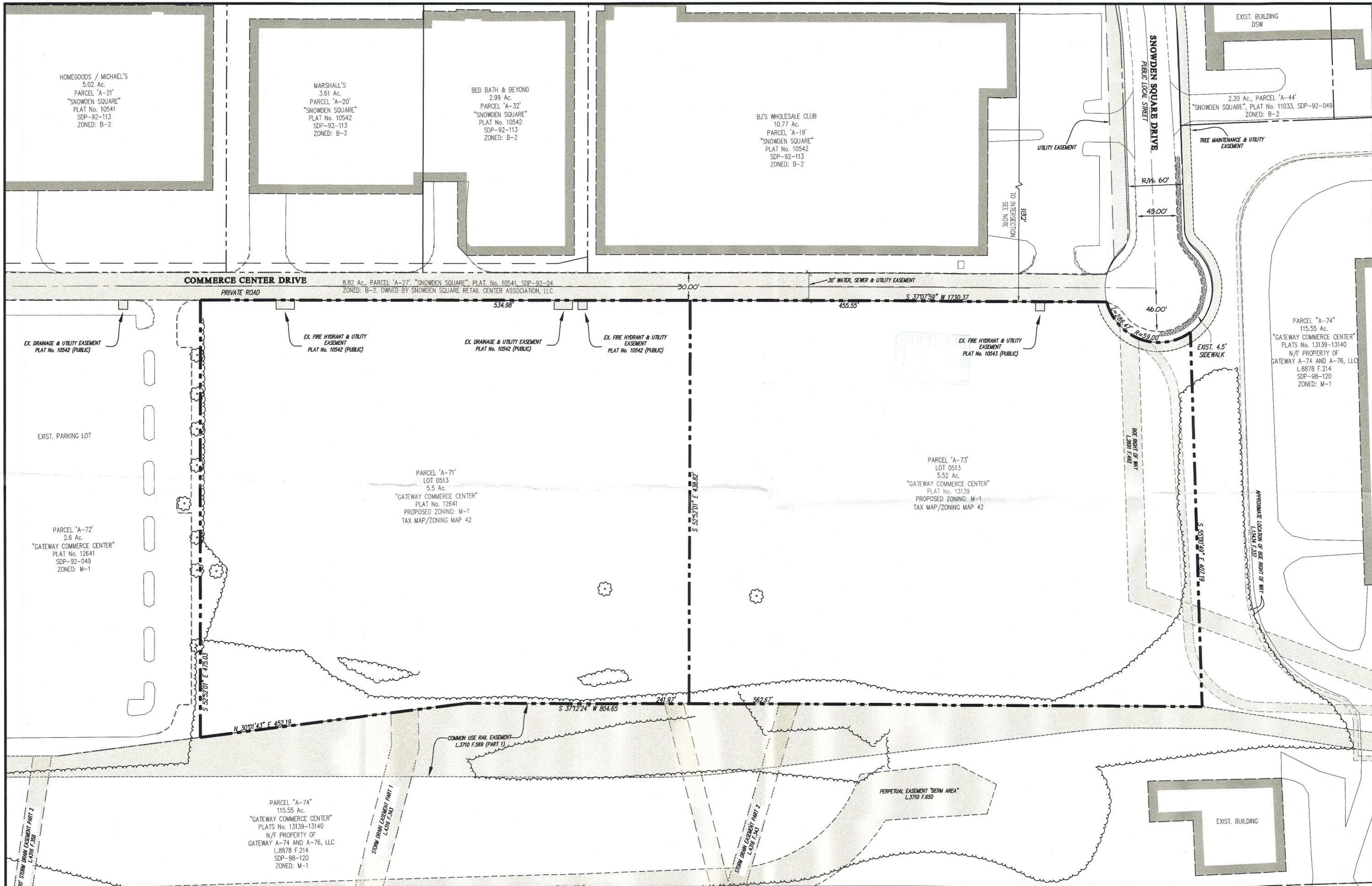
Process information and submittal requirements can be found on the [ProjectDox website](#).

Digitally Signed by: Tom Coale

Signature Date: 2025-10-10 09:29:14

## CONTACT US

Department of Planning and Zoning  
Public Service and Zoning Division  
3430 Court House Drive, Ellicott City, MD 21043  
TEL: 410.313.2350



**BENCHMARKS**  
42CA ELEV=316.456 N= 551695.734 E= 1362506.461  
42CC ELEV=345.984 N= 5448716.167 E= 1364873.071  
ADC MAP 33, GRID F6

**PETITIONER/OWNER:**  
LOTS A-71 & A-73 (11.01 Ac.)  
GABRIEL CHUNG  
THE HOWARD RESEARCH AND DEVELOPMENT  
CORPORATION  
10275 LITTLE PATUXENT PARKWAY  
COLUMBIA, MD 21044-0833  
TEL.: (410) 964-4800

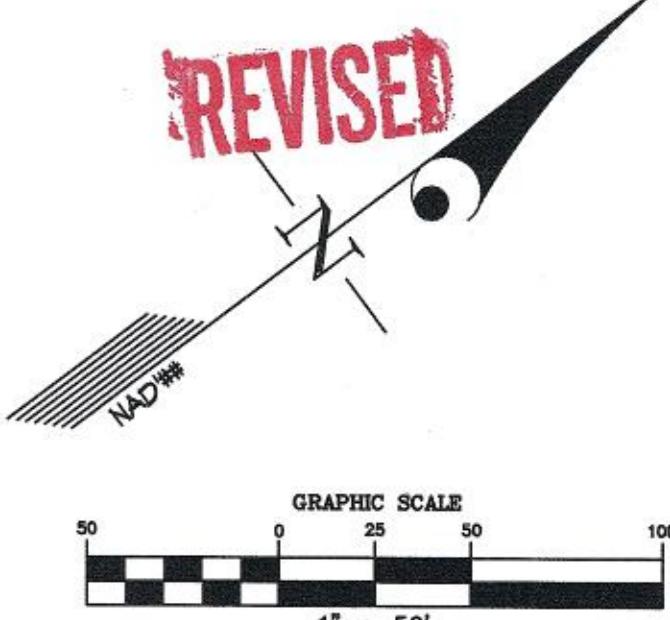
**COUNCIL:**  
TOM COALE  
PERRY JACOBSON, LLC  
54 STATE CIRCLE  
ANNAPOLIS, MD 21401  
TEL.: (410) 630-0501

**NOTE:**  
THE SUBJECT PROPERTY, AT ITS CLOSEST, IS LOCATED  
182 FEET AWAY FROM THE CLOSEST INTERSECTION OF  
THE CENTERLINES OF TWO PUBLIC ROADS, SNOWDEN  
RIVER PARKWAY AND SNOWDEN SQUARE DRIVE,  
LOCATED ROUGHLY NORTHWEST OF THE SUBJECT  
PROPERTY.

**LEGEND**

- Tree Line
- Existing Curb and Gutter
- Existing Edge of Pavement
- Existing Building
- Easements
- Property Line
- Existing Tree

**RECEIVED**  
DEC 08 2025  
By



|                            |  |  |
|----------------------------|--|--|
| DESIGNED BY:<br><b>EDS</b> |  |  |
| DRAWN BY:<br><b>EDS</b>    |  |  |
| CHECKED BY:<br><b>DDS</b>  |  |  |

DATE                    REVISION                    BY APP'R.



**Howard County Maryland  
Department of Planning and Zoning**  
3430 Courthouse Drive, Ellicott City, MD 21043

dpzzoning@howardcountymd.gov (410) 313-2350

## ZONING PETITION AFFIDAVIT

Petitioner Name: The Howard Research and Development Corporation  
Property Address: 9121 S Commerce Center DR, Columbia, MD, 21046  
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.

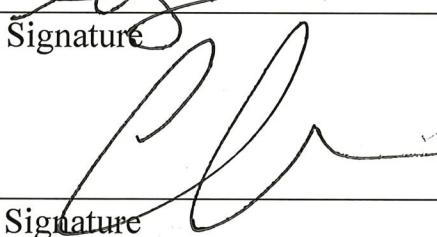
I we, do solemnly declare and affirm under the penalties of perjury that the contents of the foregoing affidavit are true and correct to the best of my, our, knowledge, information and belief.

Gabriel Chung, as Vice President of Petitioner  
Petitioner Name

  
Signature

10/30/25  
Date

Christopher Iavarone  
Witness Name

  
Signature

10/30/25  
Date

Laurie Borg  
Witness Name

  
Signature

10/30/25  
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.



## Property Owners Authorization for Zoning Petitions

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

I (we): The Howard Research and Development Corporation  
(Print Property Owner(s) Name / Firm / Organization)

Hereby Authorize: The Howard Research and Development Corporation  
(Print Petitioner Name/Organization)

For Subject Property: 9121 S Commerce Center DR, Columbia, MD, 21046  
(Print Subject Property Address)

To apply for the following Zoning Petition:

|  |   |
|--|---|
| <input type="checkbox"/> Administrative Adjustment                 | <input type="checkbox"/> Non-Conforming Use (Hearing Examiner)            |
| <input type="checkbox"/> Nonconforming Use Confirmation (Division) | <input checked="" type="checkbox"/> Amend the Zoning Map of Howard County |
| <input type="checkbox"/> Temporary Use Permit                      | <input type="checkbox"/> Amend the Zoning Regulations of Howard County    |
| <input type="checkbox"/> Non-Residential Variance                  | <input type="checkbox"/> Preliminary Development Plan in a MXD District   |
| <input type="checkbox"/> Residential District Variance             | <input type="checkbox"/> Amended Preliminary Development Plan             |
| <input type="checkbox"/> Conditional Use                           | <input type="checkbox"/> Other (Explain):                                 |

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

Gabriel Chung, as Vice President  
Name



Property Owners Signature

10/30/25  
Date

gabriel.chung@howardhughes.com  
Property Owners Email

10490 Little Patuxent Pkwy, Columbia, MD 410.964.4800  
Property Owners Address

Property Owners Phone

**CORPORATE CHARTER APPROVAL SHEET**  
**\*\*EXPEDITED SERVICE\*\*      \*\* KEEP WITH DOCUMENT \*\***

DOCUMENT CODE 11 BUSINESS CODE \_\_\_\_\_

# \_\_\_\_\_

Close \_\_\_\_\_ Stock \_\_\_\_\_ Nonstock \_\_\_\_\_

P.A. \_\_\_\_\_ Religious \_\_\_\_\_

Merging (Transferor) Geape Land Holdings II, Inc.

D 07184609



1000361997832658

ID # D06061808 ACK # 1000361997832658  
PAGES: 0005  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

03/30/2009 AT 03:28 P WO # 0001703139

Surviving (Transferee) The Howard Research And Development Corporation

D 06061808

New Name \_\_\_\_\_

**FEES REMITTED**

Base Fee: 100  
Org. & Cap. Fee: \_\_\_\_\_  
Expedite Fee: 70  
Penalty: \_\_\_\_\_  
State Recordation Tax: \_\_\_\_\_  
State Transfer Tax: \_\_\_\_\_  
Certified Copies 5 25  
Copy Fee: \_\_\_\_\_  
Certificates: \_\_\_\_\_  
Certificate of Status Fee: \_\_\_\_\_  
Personal Property Filings: \_\_\_\_\_  
Mail Processing Fee: \_\_\_\_\_  
Other: \_\_\_\_\_

TOTAL FEES: 195

Credit Card \_\_\_\_\_ Check  Cash \_\_\_\_\_  
Documents on 1 Checks

Approved By: 10  
Keyed By: 3A Siwick  
COMMENT(S):

**CERTIFIED**  
**COPY MADE**

Stamp Work Order and Customer Number HERE

CUST ID:0002260101  
WORK ORDER:0001703139  
DATE:03-31-2009 02:59 PM  
AMT. PAID:\$220.00

200 112223 01 3:23  
2009MAY31PM11:59

**ARTICLES OF MERGER**  
**OF**  
**GEAPE LAND HOLDINGS II, INC.**  
**(a Maryland corporation)**  
**INTO**  
**THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION**  
**(a Maryland corporation)**

**FIRST:** GEAPE Land Holdings II, Inc. and The Howard Research and Development Corporation, being the corporations which are the parties to these Articles of Merger, do hereby agree to effect a merger of said corporations upon the terms and conditions herein set forth.

**SECOND:** The name of the successor corporation is The Howard Research and Development Corporation, which is a corporation incorporated in the State of Maryland under the provisions of the Maryland General Corporation Law with its principal office in the State of Maryland located in Howard County, and which will continue its corporate existence under its present name pursuant to the provisions of the Maryland General Corporation Law. The name and address of the registered agent of the successor corporation in the State of Maryland is CSC-Lawyers Incorporating Service Company, 7 ST. Paul Street, Suite 1660, Baltimore, Maryland 21202.

**THIRD:** The name of the corporation to be merged into the successor corporation is GEAPE Land Holdings II, Inc., which is a corporation incorporated in the State of Maryland under the provisions of the Maryland General Corporation Law with its principal office in the State of Maryland located in Howard County, and the corporate existence of which will cease upon the effective date of the merger in accordance with the provisions of the general laws of the said state.

GEAPE Land Holdings II, Inc. owns interest in land in Howard County, Maryland.

FOURTH: No amendments to the Articles of Incorporation of The Howard Research and Development Corporation are to be effected as part of the merger.

FIFTH: The authorized share structure of each of the corporations which is a party to these Articles of Merger at the time of execution thereof is as follows:

|  | GEAPE Land Holdings II, Inc.    | The Howard Research and Development Corporation |
|--|---------------------------------|---|
| <b>Total number of shares of all classes:</b>            | 5,000                           | 5,000   |
| <b>Number and par value of shares of each class:</b>     | 5,000 common<br>\$.01 par value | 5,000 common<br>\$.01 par value                 |
| <b>Number of shares without par value of each class:</b> | N/A                             | N/A   |
| <b>Aggregate par value of all shares with par value:</b> | \$50.00                         | \$50.00   |

SIXTH: The issued shares of The Howard Research and Development Corporation shall not be exchanged or converted in any manner. All of the issued shares of stock of GEAPE Land Holdings II, Inc. shall, upon the effective date of the merger, be surrendered and extinguished without consideration. The shares of stock of The Howard Research and Development Corporation shall not be converted or exchanged in any manner, but each said share which is issued as of the effective date of the merger shall continue to represent one issued share of stock of The Howard Research and Development Corporation.

SEVENTH: The terms and conditions of the merger herein set forth were advised, authorized, and approved by The Howard Research and Development

Corporation in the manner and by the vote required by its charter and the provisions of the Maryland General Corporation Law, and the said merger was approved in the manner hereinafter set forth.

**EIGHTH:** The merger was duly approved by the Boards of Directors of The Howard Research and Development Corporation and GEAPE Land Holdings II, Inc., in the following manner. Said Board of Directors of The Howard Research and Development Corporation and GEAPE Land Holdings II, Inc. adopted resolutions declaring that the merger of GEAPE Land Holdings II, Inc. into The Howard Research and Development Corporation is advisable substantially upon the terms and conditions set forth or referred to in said resolutions. Said resolutions of the Boards of Directors were adopted by a written consent signed on March 26, 2009 by all of the members of both Boards of Directors without meetings.

**NINTH:** The merger and the aforesaid terms and conditions were duly approved by the stockholders of GEAPE Land Holdings II, Inc. in the following manner. All of the stockholders entitled to vote thereon approved the same without a meeting by a written consent signed by them. The approval of the stockholders of The Howard Research and Development Corporation of the merger and the aforesaid terms and conditions was not required pursuant to Section 3-105(a)(5)(i) the Maryland General Corporation Law.

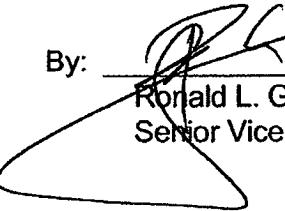
**TENTH:** The effective date of the merger herein provided for, insofar as the laws of the State of Maryland govern such effective date, shall be at 11:59 pm March 31, 2009.

**[Signatures on Following Page]**

IN WITNESS WHEREOF, these Articles of Merger are hereby signed for and on behalf of GEAPE Land Holdings II, Inc. by its Senior Vice President, who does hereby acknowledge that said Articles of Merger are the act of said corporation, and who does hereby state under the penalties for perjury that the matters and facts set forth therein with respect to authorization and approval of said merger are true in all material respects to the best of his knowledge, information, and belief; and these Articles of Merger are hereby signed for and on behalf of The Howard Research and Development Corporation by its Senior Vice President, who does hereby acknowledge that said Articles of Merger are the act of said corporation, and who does hereby state under the penalties for perjury that the matters and facts stated therein with respect to authorization and approval of said merger are true in all material respects to the best of his knowledge, information, and belief.

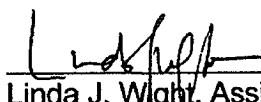
Dated: March 27, 2009

**GEAPE LAND HOLDINGS II, INC.**

By: 

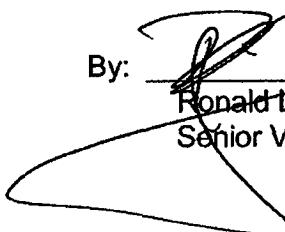
Ronald L. Germ  
Senior Vice President

Attested:



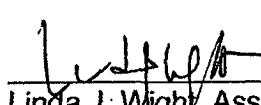
Linda J. Wight, Assistant Secretary

**THE HOWARD RESEARCH AND  
DEVELOPMENT CORPORATION**

By: 

Ronald L. Germ  
Senior Vice President

Attested:



Linda J. Wight, Assistant Secretary

CUST ID:0002260101  
WORK ORDER:0001703139  
DATE:03-31-2009 02:59 PM  
AMT. PAID:\$220.00

**CORPORATE CHARTER APPROVAL SHEET**  
**\*\*EXPEDITED SERVICE\*\*      \*\* KEEP WITH DOCUMENT \*\***

DOCUMENT CODE 88 BUSINESS CODE \_\_\_\_\_

# \_\_\_\_\_

Close \_\_\_\_\_ Stock \_\_\_\_\_ Nonstock \_\_\_\_\_

P.A. \_\_\_\_\_ Religious \_\_\_\_\_

Merging (Transferor) George Land Holdings II,  
Inc.

D07184609



1000361997832880

ID # D06061808 ACK # 1000361997832880  
PAGES: 0004  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

03/30/2009 AT 03:29 P WO # 0001703139

Surviving (Transferee) The Howard Research  
And Development Corporation

D06061808

New Name \_\_\_\_\_

**FEES REMITTED**

Base Fee: 25  
Org. & Cap. Fee: \_\_\_\_\_  
Expedite Fee: \_\_\_\_\_  
Penalty: \_\_\_\_\_  
State Recordation Tax: \_\_\_\_\_  
State Transfer Tax: \_\_\_\_\_  
Certified Copies: \_\_\_\_\_  
Copy Fee: \_\_\_\_\_  
Certificates: \_\_\_\_\_  
Certificate of Status Fee: \_\_\_\_\_  
Personal Property Filings: \_\_\_\_\_  
Mail Processing Fee: \_\_\_\_\_  
Other: \_\_\_\_\_

TOTAL FEES: 25

Credit Card \_\_\_\_\_ Check  Cash \_\_\_\_\_  
1 Documents on 1 Checks

Approved By: JO

Keyed By: BA

COMMENT(S): scrivock

Change of Name \_\_\_\_\_  
Change of Principal Office \_\_\_\_\_  
Change of Resident Agent \_\_\_\_\_  
Change of Resident Agent Address \_\_\_\_\_  
Resignation of Resident Agent \_\_\_\_\_  
Designation of Resident Agent and Resident Agent's Address \_\_\_\_\_  
Change of Business Code \_\_\_\_\_  
Adoption of Assumed Name \_\_\_\_\_  
Other Change(s) \_\_\_\_\_

Code 871

Attention: \_\_\_\_\_

**CORPORATION SERVICE COMPANY**  
STE 1660  
7 ST. PAUL STREET  
BALTIMORE MD 21202

Stamp Work Order and Customer Number HERE

CUST ID:0002260101  
WORK ORDER:0001703139  
DATE:03-31-2009 02:59 PM  
AMT. PAID:\$220.00

## CERTIFICATE OF CONVEYANCE

### PART I

1. LOCATION OF LAND BEING CONVEYED (Insert County or Baltimore City) Howard County, Maryland

2. TRANSFEROR GEAPE LAND HOLDINGS II, INC.

3. TRANSFeree THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

4. CERTIFICATE OF CONVEYANCE ACCOMPANYING: (PLEASE CHECK APPROPRIATE BOX)

ARTICLES OF MERGER  ARTICLES OF TRANSFER

DOCUMENT EVIDENCING MERGER OR CONSOLIDATION ARTICLES OF CONSOLIDATION  
OF FOREIGN CORPORATIONS OR FOREIGN LIMITED PARTNERSHIPS

5. INTEREST IN LAND AFFECTED: (SHOWN SEPARATELY FOR EACH PARCEL A DEED REFERENCE AND BRIEF DESCRIPTION PREFERABLY AS SHOWN ON RECENT TAX BILL. ATTACH ADDITIONAL SHEETS IF NECESSARY.)

SEE ATTACHMENT A

6. MAILING ADDRESS FOR RECEIPT OF TAX BILL:

NAME & ADDRESS

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, 110 N. WACKER DRIVE, CHICAGO, IL 60606

### PART II

Is this a transfer of real property subject to agricultural transfer tax? (YES  NO)

### PART III

Is this a transfer of real property under a reorganization described in Section 368(A) of the Internal Revenue Code?  
(YES  NO)

NOTE: IF THE ANSWER TO THE QUESTION IN PART III IS YES, THEN THIS TRANSACTION IS NOT SUBJECT TO RECORDATION AND/OR TRANSFER TAX. SKIP THE REST OF THE QUESTIONS IN PART IV, AND PART V AND GO ON TO PART VI. IF THE ANSWER IS NO, CONTINUE ON WITH THE FOLLOWING QUESTIONS.

### PART IV

FOR USE WHERE PROPERTY IS BEING CONVEYED BY MERGER OR CONSOLIDATION. (PLEASE CHECK APPLICABLE BOX)

1. Is this a merger of a Partnership into an Limited Liability Company where the identity of the members and allocation of profit and loss are identical for both entities? (YES  NO)

NOTE: IF THIS ANSWER IS YES, THE TRANSACTION IS NOT SUBJECT TO TAX, SKIP THE REST OF PART IV AND ALL PART V AND COMPLETE PART VI. IF THE ANSWER IS NO, CONTINUE WITH THE FOLLOWING QUESTIONS.

2. Is this a merger where a partnership or limited liability company is a party to the merger? (YES  NO)

NOTE: IF THE ANSWER TO QUESTION 2. IS YES, THE TRANSACTION IS TAXABLE AND THE TAX IS BASED ON THE VALUE OF THE PROPERTY AS DETERMINED BY THE DEPARTMENT AT THE DATE OF FINALITY IMMEDIATELY BEFORE THE DATE OF THE TRANSACTION. DO NOT ANSWER QUESTIONS 3, 4, AND 5.

3. Is this a merger or consolidation where recordation tax and, if then required to have been paid, transfer tax were paid when the corporation merging out of existence or the corporation consolidating acquired the real property? (YES  NO)

4. Is this a merger of a parent corporation into its subsidiary corporation? (YES  NO)

5. Is this a merger where a subsidiary corporation is merging into a parent corporation and the parent corporation:

A) previously owned this real property? (YES  NO)

B) owns the stock of the subsidiary and has owned that stock for a period greater than 18 months? (YES  NO)

C) acquires the stock of a subsidiary corporation which has been in existence and has owned the real property for a period of 2 years? (YES  NO)

NOTE: IF ALL ANSWERS TO QUESTIONS 3 THROUGH 5 ARE NO, THEN THIS IS A TRANSACTION THAT IS SUBJECT TO MARYLAND RECORDATION TAX, MARYLAND TRANSFER TAX, AND IF APPLICABLE, LOCAL TRANSFER TAX. THE TAXES ARE BASED ON THE VALUE OF THE PROPERTY AS DETERMINED BY THE DEPARTMENT AT THE DATE OF FINALITY IMMEDIATELY BEFORE THE DATE OF THE TRANSACTION. DO NOT COMPLETE PART V. GO ON TO PART VI. COMPLETE SECTIONS B, C & D OF PART VI IF THIS IS A TAXABLE TRANSACTION, IF IT IS NOT A TAXABLE TRANSACTION COMPLETE ONLY SECTION C & D OF PART VI.

### PART V FOR USE WHERE REAL PROPERTY IS BEING CONVEYED BY ARTICLES OF TRANSFER.

1. Is this a transaction where real property of the corporation is being transferred for consideration and is subject to recordation and/or transfer taxes? (YES  NO)

NOTE: IF THE ANSWER TO QUESTION 1 IS YES, THE TRANSACTION IS TAXABLE AND THE TAX IS BASED ON THE CONSIDERATION PAID OR TO BE PAID. DO NOT ANSWER QUESTIONS 2, 3, AND 4. GO ON TO PART VI.

2. Is this a transaction where real property of the corporation is being transferred to its shareholders on the liquidation, dissolution or termination of that corporation? (YES  NO)

NOTE: IF THE ANSWER TO QUESTION 2 IS NO, SKIP 2A, 2B AND 2C. OTHERWISE CONTINUE WITH 2.

Is this real property being transferred to:

2A) a person who was an original shareholder of the corporation? (YES  NO)

2B) a person who is a direct descendent or relative within 2 degrees of a person who was an original shareholder of the corporation? (YES  NO)

2C) a person who acquired the status of shareholder by gift or devise from an original shareholder of the corporation? ( YES NO )

3. Is this real property being transferred between a parent corporation and its subsidiary corporation or between 2 or more subsidiary corporations wholly owned by the same parent corporation and the parent is an original stockholder of the subsidiary corporation, or subsidiary corporations, or became a stockholder of the subsidiary corporation or subsidiary corporations for no consideration, nominal consideration or consideration that comprises only the issuance, cancellation, or surrender of stock of a subsidiary corporation? ( YES NO )

4. Is this a transfer from a subsidiary corporation to its parent corporation for no consideration, nominal consideration or consideration that comprises only the issuance, cancellation or surrender of a subsidiary's stock where the parent corporation:

4A) previously owned the real property? ( YES NO )

4B) owns the stock of the subsidiary and has owned that stock for a period greater than 18 months? ( YES NO )

4C) acquired the stock of a subsidiary corporation which has been in existence and has owned the real property for a period of 2 years? ( YES NO )

NOTE: THIS TRANSACTION IS NOT SUBJECT TO RECORDATION AND/OR TRANSFER TAX IF: (1.) THE ANSWER TO QUESTION 2 IS YES AND THE ANSWER TO ANY OF QUESTIONS 2A, 2B, 2C, 3, 4A, 4B, OR 4C IS YES; OR (2.) THE ANSWER TO QUESTION 2 IS NO AND THE ANSWER TO ANY OF QUESTIONS 3, 4A, 4B, OR 4C IS YES. IN ALL OTHER CASES, THE TRANSACTION IS SUBJECT TO MARYLAND RECORDATION TAX, MARYLAND TRANSFER TAX, AND IF APPLICABLE, LOCAL TRANSFER TAX. THE TAXES ARE ON THE VALUE OF THE PROPERTY AS DETERMINED BY THE DEPARTMENT AT THE DATE OF FINALITY IMMEDIATELY BEFORE THE DATE OF THE TRANSACTION. IN ALL CASES GO ON TO PART VI.

PART VI  
COMPLETE SECTIONS A, B, C & D OF PART VI IF PART V QUESTION 1 WAS ANSWERED YES. COMPLETE ONLY SECTIONS B, C & D IF IT IS A TRANSACTION SUBJECT TO RECORDATION AND/OR TRANSFER TAX AND PART V QUESTION 1 WAS ANSWERED NO. IN ALL CASES COMPLETE SECTION C & D.

A) CONSIDERATION FOR REAL PROPERTY CONVEYED \$

B) VALUE OF REAL PROPERTY DETERMINED BY THE DEPARTMENT AT THE DATE OF FINALITY IMMEDIATELY BEFORE THE DATE OF THE TRANSACTION. \$

C) ALL PUBLIC TAXES DUE BY THE TRANSFEROR IN THE COUNTY WHERE THE REAL PROPERTY IS LOCATED  
✓ HAVE HAVE NOT BEEN PAID. (PLEASE CHECK ONE)

ALL PERSONAL PROPERTY TAXES DUE BY THE TRANSFEROR IN THE COUNTY WHERE THE REAL PROPERTY IS LOCATED ✓ HAVE HAVE NOT BEEN PAID. (PLEASE CHECK ONE)

D) I HEREBY ACKNOWLEDGE AND AFFIRM UNDER THE PENALTIES OF PERJURY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE FOREGOING REPRESENTATIONS ARE TRUE.

Howard Research and Development Corporation

  
(SIGNATURE AND TITLE)

(NAME OF CORPORATION)

(MUST BE OFFICER, AGENT OR ATTORNEY OF ONE OF THE PARTIES TO THE TRANSFER,  
MERGER OR CONSOLIDATION)

FOR OFFICE USE ONLY

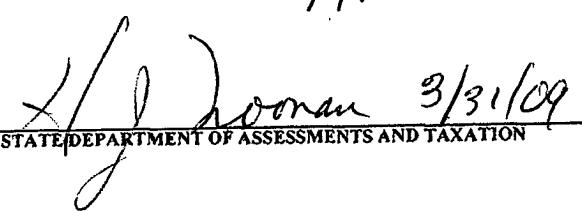
MARYLAND RECORDATION TAX PAID:

MARYLAND TRANSFER TAX PAID:

LOCAL TRANSFER TAX PAID:  
( )

TOTAL:

Approved for record by

  
STATE DEPARTMENT OF ASSESSMENTS AND TAXATION

Revised 5/00

ATTACHMENT A

Description of Property

Parcel A-10 as shown on the Plat entitled, "Gateway Commerce Center, Parcels A-10 thru A-13, a Resubdivision of Columbia Gateway, Sheet 5 of 7," recorded among the Land Records of Howard County, Maryland (the "Land Records") as Plat No. 10390 (Acct. #06-538827);

Lot 15, as shown on the Plat entitled, "Columbia Gateway, Parcels 'U-1' & 'U-2' and Lot 15, a Resubdivision of Columbia Gateway, Sheet 2 of 3" recorded among the Land Records as Plat No. 14341 (Acct. #16-214299);

Parcel A-55 as shown on the Plat entitled, "Gateway Commerce Center, Parcels 'A-51' thru 'A-59', a Resubdivision of Gateway Commerce Center, Sheet 3 of 4" recorded among the Land Records as Plat No. 11958 (Acct. #06-552269);

Parcel A-71 as shown on the Plat entitled, "Gateway Commerce Center, Parcels 'A-71' & 'A-72', A Resubdivision of Gateway Commerce Center, Parcel A-41, as shown on Plat No. 11915, Sheet 1 of 1" recorded among the Land Records as Plat No. 12641 (Acct. #06-555993);

Parcel A-73 as shown on the Plat entitled, "Gateway Commerce Center, Parcels 'A-73' thru 'A-78', A Resubdivision of Gateway Commerce Center, Parcel A-16 as shown on Plat Nos. 10542 and 10543, Parcel A-65, as shown on Plat No. 11962, and Parcel A-70, as shown on Plat Nos. 12586 and 12587, Sheet 2 of 4" recorded among the Land Records as Plat No. 13139 (Acct. #06-539181);

Parcel B-1, as shown on the Plat entitled, "Snowden Ridge, Section 2, Area 1, Lots 136 thru 194 and Parcels B-1, B-2, B-3 and B-4, Sheet 2 of 3," recorded among the Land Records as Plat No. 13568 (Acct. #06-561373);

Parcels B-2 and B-3, as shown on the Plat entitled, "Snowden Ridge, Section 2, Area 1, Lots 136 thru 194 and Parcels B-1, B-2, B-3 and B-4, Sheet 3 of 3," recorded among the Land Records as Plat No. 13569 (Acct. #06-561381 and Acct. #06-561403, respectively);

CUST ID:0002260101  
WORK ORDER:0001703139  
DATE:03-31-2009 02:59 PM  
AMT. PAID:\$220.00

**Supplement to Petition to Amend the Zoning Map**  
ZB 1133M

Please amend the County Council District on Page 1 of the Petition to indicate that the property is located in “District 3 – Christiana Rigby”.

Please find attached documents related to Lot A-71, which establishes that the Howard Research and Development Corporation is the owner of Lot A-71. Geape Land Holdings II, Inc merged into HRD in 2009.



## AFFIDAVIT AND DISCLOSURE OF CONTRIBUTION

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

Zoning Matter: ZB-1133M

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

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

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

1. I, The Howard Research and Development Corporation, 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.

Gabriel Chung, as Vice President of Applicant

(Print Full Name)

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

10/30/25  
Date

## 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:** The Howard Research and Development Corporation  
(Print Full Name)

### RECIPIENTS OF CONTRIBUTIONS:\*

| NAME                  | DATE     | AMOUNT   |
|-----------------------|----------|----------|
| Friends of Opel Jones | 1/11/24  | 6,000.00 |
| Friends of Opel Jones | 10/20/22 | 3,500.00 |
|                       |          |          |
|                       |          |          |
|                       |          |          |
|                       |          |          |

\*Contributions were made by Applicant and HRD Development Management, LLC, an affiliate of Applicant.

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**.

Gabriel Chung, as Vice President of Applicant

(Print Full Name)



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

10/20/25

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.

**Columbia Gateway Parcels A71 & A73**

**Zoning Map Amendment**

**Pre-Submission Community Meeting**

**Thursday, October 9, 2025**

**7:00 PM at Howard County Central Library**

**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 Piecemeal Rezoning Petition being prepared for the site described below. Following a brief presentation, you will have the opportunity to ask questions about the upcoming rezoning petition.

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

A pre-submission meeting will be held on **Thursday, October 9, 2025**, at 7:00 PM at **Howard County Libraries Central Library- Maxine White Warfield Room, 10375 Little Patuxent Pkwy, Columbia, MD 21044**, for **Columbia Gateway – Parcels A71 & A73**. The proposed project will be located at 9121 Commerce Center Dr (see enclosed site location map). The site is currently zoned **B-2 and is proposed for rezoning to M-1**. The type of initial plan submission to DPZ is a **Piecemeal Rezoning Petition**.

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](mailto:dsweeney@glwpa.com)

Further information can be found on the county website at:

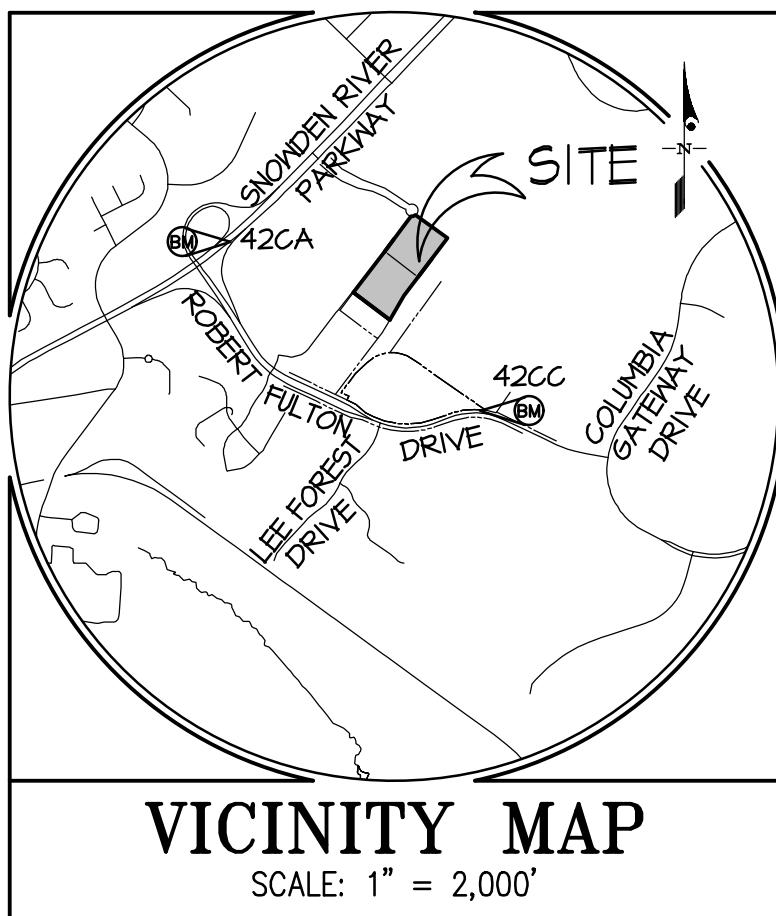
[https://data.howardcountymd.gov/Search\\_Plans/Search\\_Plans\\_Web.aspx](https://data.howardcountymd.gov/Search_Plans/Search_Plans_Web.aspx)

Refer to Sign Code: **M04** 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 piecemeal rezoning petition must be formally submitted to the Department of Planning and Zoning within one year from the meeting date.



Cradlerock Elementary School  
Attn.: Principal  
6700 Cradlerock Way  
Columbia, MD 21045  
24-141-DDS

Cradlerock Elementary School  
Attn.: PTA President  
6700 Cradlerock Way  
Columbia, MD 21045  
24-141-DDS

Lake Elkhorn Middle School  
Attn: Principal  
6680 Cradlerock Way  
Columbia, MD 21045  
24-141-DDS

Lake Elkhorn Middle School  
Attn: PTA President  
6680 Cradlerock Way  
Columbia, MD 21045  
24-141-DDS

Oakland Mills High School  
Attn.: Principal  
9410 Kilimanjaro Road  
Columbia, MD 21045  
24-141-DDS

Oakland Mills High School  
Attn.: PTA President  
9410 Kilimanjaro Road  
Columbia, MD 21045  
24-141-DDS

GATEWAY A 74 & A 76 LLC  
PO Box 4900  
Scottsdale, AZ 85261  
24-141-DDS

SCLP I COLUMBIA, LLC  
302 Datura St., Suite 100  
West Palm Beach, FL 33401  
24-141-DDS

JLPK COLUMBIA, LLC  
c/o KIMCO REALTY CORP  
500 North Broadway, Suite 201  
Jericho, NY 11753  
24-141-DDS

M O R SNOWDEN SQUARE, LLLP  
c/o HARBOR EAST MGMT GR.  
650 S. Exeter Street, Suite 200  
Baltimore, MD 21202  
24-141-DDS

REALTY INCOME PENNSYLVANIA  
PROPERTY TRUST 2  
BJS Wholesale Club  
P.O. Box 9159  
Marlborough, MA 01752  
24-141-DDS

SNOWDEN SQUARE  
RETAIL CENTER ASSOCIATION  
c/o FEDDER MANAGEMENT  
10097 Red Run Blvd., Suite 300  
Owings Mills, MD 21117 24-141-DDS

COLUMBIA ASSOCIATION INC  
6310 HILLSIDE CT SUITE 100  
Columbia, MD 21046  
24-141-DDS

| Property owners and/or developers are required to provide notice of pre-submission community meetings, electronically, to any persons/groups registered to be notified about projects in a certain geographic area. (Howard County subdivision and development regulations 16.128c.2) |  |                       |              |              |                            |                                      |               |       |                  |               |                 |  |  |
|---|--|-----------------------|--------------|--------------|----------------------------|--------------------------------------|---------------|-------|------------------|---------------|-----------------|--|--|
| Pre-submission Community Meeting  |  |                       |              |              |                            |                                      |               |       |                  |               |                 |  |  |
| Project Name: Gateway A7173   |  |                       |              |              |                            |                                      |               |       |                  |               |                 |  |  |
| Sign Code: M04  |  |                       |              |              |                            |                                      |               |       |                  |               |                 |  |  |
| Meeting Date: Oct 9 2025  |  |                       |              |              |                            |                                      |               |       |                  |               |                 |  |  |
| Meeting Time: 700pm   |  |                       |              |              |                            |                                      |               |       |                  |               |                 |  |  |
| 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   |  | Summer Romack         |              | 4103811941   | alandsummer@gmail.com      | 6469 SKYWARD CT                      | Columbia      | 21045 | 3                | Draw Boundary | 8/24/2011       |  |  |
| 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   |  | John Rice             |              | 2408823049   | johnrice5874@gmail.com     | 5874 MONTGOMERY RD                   | Elkridge      | 21075 | 2                | County Wide   | 2/23/2012       |  |  |
| Residents   |  | Ralph Ballman         |              |              | RalBallman@comcast.net     | 9927 ROSE TRL                        | Ellicott City | 21042 | 5                | County Wide   | 2/27/2012       |  |  |
| Neighborhood Groups   | Cascade Overlook                           | Timothy Ward          | President    |              | hoa@cascadeoverlook.com    | 4962 PALE MORNING DUN RD             | Elkridge      | 21075 | 1                | Radius        | 3/13/2012       |  |  |
| Residents   |  | Soon Park             |              | 3018141211   | soonspark@gmail.com        | 6420 RICHARDSON FARM LN              | Clarksville   | 21029 | 5                | County Wide   | 4/10/2012       |  |  |
| Residents   |  | Howard Shieh          |              |              | hshieh26@hotmail.com       | 6405 RICHARDSON FARM LN              | Clarksville   | 21029 | 5                | County Wide   | 4/10/2012       |  |  |
| Residents   |  | Delong Liu            |              |              | delong1208@yahoo.com       | 6428 RICHARDSON FARM LN              | Clarksville   | 21029 | 5                | County Wide   | 4/11/2012       |  |  |
| Residents   |  | Bonny Marcellino      |              | 3016046699   | bmarcellino5@gmail.com     | 9141 RIVER HILL RD                   | Laurel        | 20723 | 3                | County Wide   | 4/13/2012       |  |  |
| Neighborhood Groups   | Riverside Overlook                         | Claudia Rivera        | Board Member | 410-531-8060 | rivera_claudia@hotmail.com | 7023 BREEZE CT                       | Columbia      | 21044 | 4                | Radius        | 4/20/2012       |  |  |
| Residents   |  | Erin Ijams            |              |              | erinnoel1223@yahoo.com     | 9215 HOWLAND RD                      | Laurel        | 20723 | 3                | County Wide   | 4/30/2012       |  |  |
| Residents   |  | Elizabeth Ndungu      |              |              | elizabethndungu@aol.com    | 6350 DUCKETTS LN                     | Elkridge      | 21075 | 1                | County Wide   | 5/15/2012       |  |  |
| Residents   |  | Gina Mobley           |              | 9726497987   | filcher@servosite.com      | 10922 WHITE DAHLIA DR                | Woodstock     | 21163 | 5                | Draw Boundary | 6/20/2012       |  |  |
| Residents   |  | Karen Olson           |              | 2405475301   | kolighthouse@gmail.com     | 9090 STEBBING WAY                    | Laurel        | 20723 | 3                | County Wide   | 6/23/2012       |  |  |
| Residents   |  | Tracy Waterman        |              |              | Tracyjbw@me.com            | 13886 CLARKSVILLE PK                 | Highland      | 20777 | 5                | County Wide   | 7/14/2012       |  |  |
| Residents   |  | sekar ven             |              | 4109082814   | sreeluma@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             |              |              | onomatos@gmail.com         | 11281 OLD HOPKINS RD                 | Clarksville   | 21029 | 4                | Radius        | 8/14/2012       |  |  |
| Residents   |  | Andrea LeWinter       |              | 410-730-7317 | andrealewinter@cs.com      | 5371 FIVE FINGERS WAY                | Columbia      | 21045 | 2                | Radius        | 8/23/2012       |  |  |
| Residents   |  | Brian Bamburak        |              |              | bmbamburak@gmail.com       | 7708 BLUEBERRY HILL LN               | Ellicott City | 21043 | 2                | County Wide   | 9/5/2012        |  |  |
| Residents   |  | Richard Freas         |              | 301-741-5944 | rafreas@gmail.com          | 9465 GLEN RIDGE DR                   | Laurel        | 20723 | 3                | Radius        | 10/19/2012      |  |  |
| Residents   |  | Cathy Hudson          |              |              | cmhudson@comcast.net       | 6018 OLD LAWYERS HILL RD             | Elkridge      | 21075 | 1                | County Wide   | 10/25/2012      |  |  |
| Residents   |  | Liz L                 |              |              | lwcante@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   |  | Jennifer Vanoosten    |              | 4107961960   | Jenvan95@verizon.net       | 6463 MEADOWRIDGE RD                  | Elkridge      | 21075 | 2                | Radius        | 12/1/2012       |  |  |
| Residents   |  | Stephen Keathly       |              |              | shkeath@gmx.com            | 9629 WASHINGTON AVE                  | Laurel        | 20723 | 3                | County Wide   | 12/14/2012      |  |  |
| Residents   |  | Russ Swatek           |              | 410-799-1497 | 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   |  | Brian England         |              | 4109526856   | beengland@comcast.net      | 11915 GOLD NEEDLE WAY                | Columbia      | 21044 | 4                | Draw Boundary | 2/5/2013        |  |  |
| Residents   |  | Cecilia Januszkiewicz |              |              | cjanuszkiewicz@hotmail.com | 6412 STEEL FLOWER PATH               | Columbia      | 21045 | 2                | Radius        | 3/3/2013        |  |  |
| Residents   |  | Carole Cope           |              |              | cscone@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     |              |              | chrisper02@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         |              |              | amisspiggy@comcast.net     | 5392 GRAYWING CT                     | Columbia      | 21045 | 2                | County Wide   | 7/24/2013       |  |  |
| Residents   |  | Jeanne Wilson         |              |              | amisspiggy@comcast.net     | 5392 GRAYWING CT                     | Columbia      | 21045 | 2                | County Wide   | 7/24/2013       |  |  |
| 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      |  |  |
| Neighborhood Groups   |  | Samantha Callahan     |              |              | samcallahan@comcast.net    | 7909 HELMART DR                      | Laurel        | 20723 | 3                | Radius        | 7/14/2014       |  |  |
| Residents   |  | Sharonlee Vogel       |              |              | sharonleevogel@gmail.com   | 8725 WARM WAVES WAY                  | Columbia      | 21045 | 2                | Radius        | 7/14/2014       |  |  |
| Residents   |  | priscilla Pitts       |              | 301-953-1058 | cookapie@aol.com           | 9104 JEFFERSON ST                    | Jessup        | 20794 | 3                | Radius        | 7/14/2014       |  |  |
| Residents   |  | Steven Hunt           |              | 240-755-9155 | stevenhunt65@gmail.com     | 9630 PARK AVE                        | Laurel        | 20723 | 3                | Radius        | 7/15/2014       |  |  |
| Residents   |  | Ronald Beck           |              |              | rbeckfamily@verizon.net    | 8065 PRELUDE LN                      | Jessup        | 20794 | 3                | Radius        | 7/16/2014       |  |  |
| Residents   |  | Stacy Pomeroy         |              |              | stacyg65@hotmail.com       | 9112 WINDEMERE WAY                   | Jessup        | 20794 | 3                | Radius        | 7/17/2014       |  |  |
| Residents   |  | Aurelio Perez-Lugones |              |              | odieperez@gmail.com        | 9056 GORMAN RD                       | Laurel        | 20723 | 3                | County Wide   | 7/17/2014       |  |  |
| Residents   |  | Emily David           |              |              | emilykdaid@gmail.com       | 8226 TALL TREES CT                   | Ellicott City | 21043 | 2                | County Wide   | 12/7/2014       |  |  |
| Neighborhood Groups   | Valley Mede Civic Association              | Frank Hecker          |              |              | frank@frankhecker.com      | 3209 GREENWAY DR                     | Ellicott City | 21042 | 5                | County Wide   | 10/31/2014      |  |  |
| Residents   |  | Marisa Poland         |              | 4438661760   | disney0675@yahoo.com       | 8302 AUTUMN WAY Apt.2D               | Jessup        | 20794 | 3                | County Wide   | 2/14/2015       |  |  |

|                     |  |                           |                                      |              |  |                         |               |       |   |               |            |
|---------------------|--|---------------------------|--------------------------------------|--------------|--|-------------------------|---------------|-------|---|---------------|------------|
| Residents           |  | Barbara Krupiarz          |                                      |              | barbkrup@verizon.net                   | 7834 ROCKBURN DR        | Ellicott City | 21043 | 2 | County Wide   | 2/6/2015   |
| Residents           |  | Barbara Staedeli          |                                      |              | decokrup@gmail.com                     | 7834 ROCKBURN DR        | Ellicott City | 21043 | 2 | County Wide   | 2/5/2015   |
| Residents           |  | Karen Tamalavicz          |                                      |              | Karen.tam@comcast.net                  | 7704 HEATHERSIDE LN     | Ellicott City | 21043 | 2 | Radius        | 1/31/2015  |
| Neighborhood Groups | Normandy Heights Improvement Association | Lisa Birrane              | President                            |              | lisamarkovitz@gmail.com                | 3205 B Corporate Court  | Ellicott City | 21042 | 5 | County Wide   | 1/26/2015  |
| Residents           |  | Maria Garvey              |                                      |              | kevingarveyasla@gmail.com              | 2605 RT 97              | Glenwood      | 21738 | 5 | County Wide   | 2/28/2015  |
| Residents           |  | Raj Kathuria              |                                      |              | Rajkathuria@gmail.com                  | 8398 GOVERNORS RUN      | Ellicott City | 21043 | 1 | County Wide   | 3/4/2015   |
| Residents           |  | Sathishkumar Ponraj       |                                      |              | ponrajsathishkumar@yahoo.com           | 2113 CHAUCER WAY        | Woodstock     | 21163 | 5 | County Wide   | 4/6/2015   |
| Residents           |  | Alan Sharp                |                                      |              | calansharp@gmail.com                   | 4003 JENNINGS CHAPEL RD | Brookeville   | 20833 | 5 | County Wide   | 4/7/2015   |
| Residents           |  | Amanda Witt               |                                      |              | amanda.witt@yahoo.com                  | 8865 PURPLE IRIS LN     | Elkridge      | 21075 | 2 | Radius        | 4/9/2015   |
| Residents           |  | broke clime               |                                      |              | climefam5@gmail.com                    | 12729 FOLLY QUARTER RD  | Ellicott City | 21042 | 5 | County Wide   | 6/4/2015   |
| Residents           | Keywadin Community Association           | Susan Butler              |                                      |              | susandbutler@verizon.net               | 4075 CHOCTAW DR         | Ellicott City | 21043 | 1 | County Wide   | 6/15/2015  |
| Residents           |  | mickey kalra              |                                      |              | mickeykalra@yahoo.com                  | 12005 CLARKSVILLE PK    | Clarksville   | 21029 | 4 | County Wide   | 10/13/2015 |
| Residents           |  | Nathaniel Forman          |                                      | 3016021535   | nforman@omng.com                       | 7211 DOCKSIDE LN        | Columbia      | 21045 | 3 | County Wide   | 10/14/2015 |
| Residents           |  | David Ager                |                                      |              | dager@townscapedesign.com              | 5044 JERICHO RD         | Columbia      | 21044 | 4 | County Wide   | 11/13/2015 |
| Residents           |  | Kevin Fairbanks           |                                      |              | kevin.fairbanks@gmail.com              | 10220 RUTLAND ROUND RD  | Columbia      | 21044 | 4 | Radius        | 2/1/2016   |
| Residents           |  | Kimberley MacLean         |                                      | 4109162406   | bkmaclean@verizon.net                  | 4994DORSEY HALL DRUNTC3 | Ellicott City | 21042 | 1 | Radius        | 2/2/2016   |
| Residents           |  | Leanna Wenderoth          |                                      | 4107155450   | Ljhwenderoth@gmail.com                 | 10315 WHITEWASHER WAY   | Columbia      | 21044 | 4 | Radius        | 4/18/2016  |
| Neighborhood Groups | Hillside at Rocky Gorge                  | Joseph Mathews            |                                      |              | joseph.matthews@gmail.com              | 8711 PEACHTREE LN       | Laurel        | 20723 | 4 | Radius        | 6/24/2016  |
| Residents           | Emerson Homeowners Association           | Bettina Krause            |                                      | 301-346-6139 | Krauseb@outlook.com                    | 10185 DEEP SKIES DR     | Laurel        | 20723 | 3 | Radius        | 7/1/2016   |
| Residents           |  | Chandrakant Patel         |                                      |              | chandrakant79@yahoo.com                | 3204 WHEATON WAY        | Ellicott City | 21043 | 1 | County Wide   | 8/11/2016  |
| Residents           |  | Kristin Mazerski          |                                      |              | komazerski@gmail.com                   | 3925 HUNTER RD          | Ellicott City | 21043 | 1 | County Wide   | 8/22/2016  |
| Residents           |  | young park                |                                      | 4438804242   | spongy.young@gmail.com                 | 5621 OAKLAND MILLS RD   | Columbia      | 21045 | 2 | Radius        | 9/12/2016  |
| Residents           |  | Srilakshmi Gogineni       |                                      |              | lux_dp@yahoo.com                       | 6921 LITTLE BROOKE CT   | Elkridge      | 21075 | 3 | County Wide   | 3/8/2017   |
| Residents           |  | Joshua Bennett            |                                      |              | joshua.bennett@columbiaassociation.org | 9450 GERWIG LN          | Columbia      | 21046 | 3 | County Wide   | 5/15/2017  |
| Village Association | Kings ContrivanceCommunity Association   | Beverley Meyers           | Serving in Other Official Capacities | 4103819600   | kings@villageofkc.org                  | 7251 EDEN BROOK DR      | Columbia      | 21046 | 3 | Radius        | 6/2/2017   |
| Residents           |  | Paula Mothers maiden name |                                      |              | pdalonzo14@gmail.com                   | 4856 ELLICOTT WOODS LN  | Ellicott City | 21043 | 1 | County Wide   | 7/8/2017   |
| Residents           |  | Lisa Brown                |                                      |              | rkboii@yahoo.com                       | 8430 HORSESHOE RD       | Ellicott City | 21043 | 2 | Radius        | 7/8/2017   |
| Residents           |  | Tangela Smith             |                                      |              | Tangelats@gmail.com                    | 9605 JESTER CT          | Laurel        | 20723 | 3 | County Wide   | 7/8/2017   |
| Residents           |  | Meghan Starr              |                                      |              | Meghanestarr@gmail.com                 | 6303 TROY CT            | Elkridge      | 21075 | 2 | County Wide   | 7/8/2017   |
| Residents           |  | Donna Cerbo               |                                      | 4105312133   | donnacerbo@gmail.com                   | 3005 JOHN BERNARD DR    | Ellicott City | 21042 | 5 | County Wide   | 7/8/2017   |
| Residents           |  | Jayne Considine           |                                      |              | Jkjka@verizon.net                      | 8021 GREEN TREE CT      | Elkridge      | 21075 | 2 | County Wide   | 7/8/2017   |
| Residents           |  | Katy Lazzari              |                                      |              | Ktlazzari@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                |                                      |              | Hclsrusso@gmail.com                    | 10481 CROSS FOX LN      | Columbia      | 21044 | 4 | Radius        | 7/9/2017   |
| Residents           |  | Catherine Gabriel         |                                      | 4104189642   | Cagabriel@verizon.net                  | 8330 GLENMAR RD         | Ellicott City | 21043 | 2 | Radius        | 7/10/2017  |
| Residents           |  | Jessica Hicks             |                                      |              | rnjhicks@verizon.net                   | 7468 MERRYSMAKER 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             |                                      |              | kevinxb@outlook.com                    | 6416 MEADOWS LN         | COLUMBIA      | 21045 | 2 | Radius        | 10/14/2017 |
| Residents           |  | Elliott Finkelstein       |                                      |              | efinkink@gmail.com                     | 2115 GANTON GREEN       | Woodstock     | 21163 | 5 | County Wide   | 10/17/2017 |
| Residents           |  | Patrick Wohlfarth         |                                      |              | pcwohlf@gmail.com                      | 9923 ERICA LN           | Laurel        | 20723 | 3 | Radius        | 4/13/2018  |
| Residents           |  | Colette Gelwicks          |                                      |              | cgelwicks@howardcountymd.gov           | 6600 CRADLEROCK WAY     | Columbia      | 21045 | 3 | Draw Boundary | 4/26/2018  |
| Residents           |  | Reginald Farmer           |                                      |              | roadwg@gmail.com                       | 5456 WINGBORNE CT       | Columbia      | 21045 | 2 | County Wide   | 5/1/2018   |
| Residents           |  | Hong Hu                   |                                      |              | hhu002@umaryland.edu                   | 8108 ALLOWAY CT         | Ellicott City | 21043 | 1 | Radius        | 5/1/2018   |
| Residents           |  | Carolyn Parsa             |                                      |              | cparsa@gmail.com                       | 6106 SEBRING DR         | Columbia      | 21044 | 4 | County Wide   | 5/1/2018   |
| Residents           |  | john connors              |                                      |              | johnco@comcast.net                     | 9470 VOLLMERHAUSEN DR   | COLUMBIA      | 21046 | 3 | Radius        | 6/12/2018  |
| Residents           |  | Karen Solomon             |                                      |              | the4solomons@gmail.com                 | 8091 OLD MONTGOMERY RD  | Ellicott City | 21043 | 2 | Draw Boundary | 6/17/2018  |
| Residents           |  | Ted Robey                 |                                      |              | tedrobey@gmail.com                     | 9771 POLISHED STONE     | Columbia      | 21046 | 3 | Radius        | 6/25/2018  |
| Residents           |  | Luisa Palting             |                                      |              | lpalting@luisadesigns.com              | 9719 POLISHED STONE     | Columbia      | 21046 | 3 | Radius        | 6/25/2018  |
| Neighborhood Groups | Kings ContrivanceCommunity Association   | Sarah Herman              |                                      | 301-467-4288 | herman.sarah@yahoo.com                 | 9754 POLISHED STONE     | Columbia      | 21046 | 3 | County Wide   | 6/25/2018  |
| Residents           |  | Elisabeth Larson          |                                      | 301 604-1737 | ealarson1@verizon.net                  | 9774 POLISHED STONE     | Columbia      | 21046 | 3 | County Wide   | 6/25/2018  |
| Residents           |  | Kittie Murray             |                                      |              | kittiebx@hotmail.com                   | 9580 OLD RT 108         | Ellicott City | 21042 | 1 | Radius        | 7/10/2018  |
| Residents           |  | Sierra Simpson            |                                      |              | sbs20794@aol.com                       | 6866 DUCKETTS LN        | Elkridge      | 21075 | 1 | County Wide   | 7/19/2018  |
| Residents           |  | Tim Dadourian             |                                      | 7036516923   | tim@advertisingenterprises.com         | 6085 ADCOCK LN          | Hanover       | 21076 | 1 | County Wide   | 7/30/2018  |
| Residents           |  | Ozzie Turner              |                                      |              | Ozzieturner6930@gmail.com              | 6930 RED CLAY FORGE     | Elkridge      | 21075 | 2 | County Wide   | 8/2/2018   |
| Residents           |  | Morag Weedlun             |                                      | 4434130476   | mweedlun@gmail.com                     | 11225 Chase St          | Unit 2        | 20759 | 4 | County Wide   | 3/15/2019  |
| Village Association | Dorseys Search Community Association     | Nancy Meredith            |                                      | 4107304005   | nmeredith@dorseyssearch.org            | 4765 DORSEY HALL DR     | Ellicott City | 21042 | 1 | Radius        | 5/10/2019  |
| Residents           |  | Zichuan Li                |                                      |              | lizichuan@gmail.com                    | 4600 LEARNED SAGE       | Ellicott City | 21042 | 1 | County Wide   | 5/10/2019  |
| Residents           |  | William Whiteford         |                                      | 4435186562   | wwhite4123@yahoo.com                   | 4554 Kingscup Ct        | Ellicott City | 21042 | 1 | Radius        | 5/10/2019  |
| Residents           |  | Jeanne Durkin-Chase       |                                      |              | imonlineshopping@yahoo.com             | 4930 COLUMBIA RD        | Columbia      | 21044 | 1 | Radius        | 5/10/2019  |

|                          |  |                      |                |             |  |                             |               |       |   |               |            |
|--------------------------|--|----------------------|----------------|-------------|--|-----------------------------|---------------|-------|---|---------------|------------|
| Residents                |  | Christine Garcia     |                | 4438126329  | chrisgarcia@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  | sdeanmaura@gmail.com                   | 9319 Morgans Landing Way    | Laurel        | 20723 | 3 | County Wide   | 11/11/2019 |
| Residents                |  | Al-Nisa Aduwu        |                |             | aaduwu@gmail.com                       | 8748 BIRKENHEAD CT          | Laurel        | 20723 | 3 | Radius        | 11/13/2019 |
| Residents                |  | grace morris         |                | 13014554637 | sgandjmo@gmail.com                     | 5980 Avalon Drive           | Elkridge      | 21075 | 2 | Radius        | 11/18/2019 |
| Residents                |  | Lynn Foehrkolb       |                | 4109973670  | lfoehrkolb@yahoo.com                   | 5507 Vantage Point Road     | Columbia      | 21044 | 4 | Radius        | 11/18/2019 |
| Neighborhood Groups      | Columbia Association                     | Jacquelin McCoy      |                | 14103120033 | jtm52480@gmail.com                     | 6224AprilBrookCir           | Columbia      | 21045 | 2 | County Wide   | 11/19/2019 |
| Neighborhood Groups      | Fairway Overlook Condominium Association | Natalia Cooper       |                | 3016742582  | natalia.r.cooper@gmail.com             | 15309 GALAXY DR             | Woodbine      | 21797 | 5 | County Wide   | 11/19/2019 |
| Residents                |  | Gina Pagani          |                | 4109640300  | gpagani@talkin-oh.com                  | 5100 Dorsey Hall Drive      | Ellicott City | 21042 | 1 | County Wide   | 12/18/2019 |
| Residents                | Owen Brown Community Association         | Jacqueline Parham    |                |             | jacque.parham@gmail.com                | 6392 OPEN FLOWER            | Columbia      | 21045 | 3 | County Wide   | 12/26/2019 |
| Residents                |  | Eva Daniels          |                | 14109840888 | mdanielsremax@gmail.com                | 5219 Ilchester Rd           | Ellicott City | 21043 | 1 | Radius        | 1/7/2020   |
| Residents                | Business 1                               | Jeffrey DelMonico    |                | 4439044488  | jdelmonico211@gmail.com                | 6613 Seneca Farm Rd.        | Columbia      | 21046 | 3 | County Wide   | 1/9/2020   |
| Residents                |  | Ashley Wright        |                |             | aw02cowgirl@aol.com                    | 9025 OLD SCAGGSVILLE RD     | Laurel        | 20723 | 3 | Radius        | 10/15/2020 |
| Residents                |  | MaryAnn Raouf        |                |             | maraouf@talkin-oh.com                  | 5100 DORSEY HALL DR         | Ellicott City | 21042 | 1 | County Wide   | 11/3/2020  |
| Residents                |  | Dylan Springmann     |                |             | dspringmann@talkin-oh.com              | 5100 DORSEY HALL DR         | Ellicott City | 21042 | 1 | County Wide   | 11/6/2020  |
| Residents                |  | S A                  |                |             | F1yaya@aim.com                         | 7300 GRACE DR               | Columbia      | 21044 | 4 | County Wide   | 1/11/2021  |
| Residents                |  | Richard Pardoe       |                | 4436686363  | r_pardoe@hotmail.com                   | 5980 ELK FOREST CT          | ELKRIDGE      | 21075 | 1 | County Wide   | 3/8/2021   |
| Residents                |  | kenny ADELEKE        |                | 3012546646  | addieadeleke@gmail.com                 | 5051 CRAPE MYRTLE CT        | ellicott city | 21042 | 5 | County Wide   | 3/16/2021  |
| Residents                | Buckskin Wood HOA                        | Cindy Skalny         |                |             | cskalny@howardcountymd.gov             | 4312 BUCKSKIN WOOD DR       | Ellicott City | 21042 | 5 | County Wide   | 3/18/2021  |
| Neighborhood Groups      |  | Ray Serrano          |                |             | Ray.Serrano@aya.yale.edu               | 10401 HICKORY RIDGE RD      | Columbia      | 21044 | 4 | County Wide   | 3/25/2021  |
| Residents                |  | Ashley Gasch         |                | 4437217890  | Amgasch@hotmail.com                    | 3411 WARFIELD POND OVERLOOK | Glenwood      | 21738 | 5 | County Wide   | 3/25/2021  |
| Residents                |  | Danielle Regester    |                |             | danielle.regester@gmail.com            | 3670 DAISY RD               | Woodbine      | 21797 | 5 | County Wide   | 3/25/2021  |
| Residents                |  | Justin Taylor        |                | 4427876270  | ju.taylor17@gmail.com                  | 3355 NORTH CHATHAM RD       | Ellicott City | 21042 | 5 | County Wide   | 4/15/2021  |
| Residents                |  | Reid Novotny         |                | 14105599599 | reid@reidnovotny.com                   | 14707 Lear Ct               | Glenelg       | 21737 | 5 | County Wide   | 4/15/2021  |
| Residents                |  | John Gibson          |                |             | gibsojp1@msn.com                       | 3225 FLORENCE RD            | WOODBINE      | 21797 | 5 | County Wide   | 10/12/2021 |
| Village Association      | River Hill Community Association         | April Battle         | Board Member   |             | oceansound@live.com                    | 6504 Ocean Shore            | COLUMBIA      | 21044 | 4 | Radius        | 11/9/2021  |
| Residents                |  | Prince Van-Segbefia  |                |             | vanpgh@gmail.com                       | 8570 EASTERN MORNING RUN    | LAUREL        | 20723 | 3 | County Wide   | 1/21/2022  |
| Residents                |  | Lauren McDonald      |                |             | mcdonald.n.lauren@gmail.com            | 7002 Duckett's Lane         | ELKRIDGE      | 21075 | 1 | County Wide   | 3/11/2022  |
| Neighborhood Groups      |  | Melissa Maloney      | Board Member   |             | maloney.melissa2@gmail.com             | 5254 FIVE FINGERS WAY       | COLUMBIA      | 21045 | 2 | Radius        | 3/21/2022  |
| Residents                |  | Vasu Syagonda        |                |             | vasu.syag@gmail.com                    | 7932 JOHN GALT WAY          | ELKRIDGE      | 21075 | 2 | County Wide   | 3/24/2022  |
| Residents                |  | Kevin Baker          |                | 4437997373  | kbb3tj@virginia.edu                    | 7139 FOUNTAIN ROCK WAY      | COLUMBIA      | 21046 | 3 | County Wide   | 5/3/2022   |
| Residents                |  | Yves-Richard Dole    |                |             | yrdole@gmail.com                       | 13208 TRIADELPHIA RD        | ELICOTT CITY  | 21042 | 5 | Draw Boundary | 7/12/2022  |
| Business Owner           |  | Gregory Phillips     | President      |             | gphillips@ardorgrp.com                 | 6100 DAYLONG LN             | CLARKSVILLE   | 21029 | 4 | County Wide   | 12/19/2022 |
| Residents                |  | Stacey Williams      | President      |             | secwilliams@gmail.com                  | 2978 BROOKWOOD RD           | ELICOTT CITY  | 21042 | 5 | County Wide   | 12/19/2022 |
| Residents                |  | Laura-Lee Jones      | President      |             | lljsemail2016@gmail.com                | 3435 HARRINGTON DR          | ELICOTT CITY  | 21042 | 1 | County Wide   | 12/19/2022 |
| Residents                |  | Jesse Wimert         | President      |             | jwimert@gmail.com                      | 5869 MAIN ST                | ELKRIDGE      | 21075 | 1 | County Wide   | 12/19/2022 |
| Residents                |  | Jim DiSciullo        | President      |             | disculloj@verizon.net                  | 6000 MERRIWEATHER DR        | COLUMBIA      | 21044 | 4 | County Wide   | 12/19/2022 |
| Residents                |  | Norman Edwards       | President      |             | thenormte@gmail.com                    | 10590 JASON CT              | COLUMBIA      | 21044 | 4 | County Wide   | 12/19/2022 |
| Residents                |  | bob marietta         | President      |             | bobmarietta@comcast.net                | 5511 SLEEPING DOG LN        | COLUMBIA      | 21045 | 2 | County Wide   | 12/19/2022 |
| Business Owner           | Eco-Science Professionals, Inc           | John Canoles         | President      |             | espijc@aol.com                         | 3300 NORTH RIDGE RD         | ELICOTT CITY  | 21043 | 1 | County Wide   | 12/22/2022 |
| Residents                |  | Bruce Lampron        | President      |             | ohschnitzel6@gmail.com                 | 9515 MELLENBROOK RD         | COLUMBIA      | 21045 | 2 | County Wide   | 12/27/2022 |
| Residents                |  | Susan Moody          | President      |             | susanmoody822@gmail.com                | 9506 RED APPLE LN           | COLUMBIA      | 21046 | 3 | County Wide   | 12/28/2022 |
| Residents                |  | SDonna Hugh          | President      |             | gainaday@yahoo.com                     | 11901 GOLD NEEDLE WAY       | COLUMBIA      | 21044 | 4 | County Wide   | 1/5/2023   |
| Residents                |  | ted cochrane         | President      |             | tedcochran5409@gmail.com               | 5178 DOWNWEST RIDE          | COLUMBIA      | 21044 | 4 | County Wide   | 1/8/2023   |
| Non-profit Organizations | Columbia Association                     | Jessica Bellah       | Representative |             | Jessica.Bellah@Columbiaassociation.org | 6310 HILLSIDE CT            | COLUMBIA      | 21046 | 3 | Draw Boundary | 1/9/2023   |
| Residents                | GrayRockFarm@yahoo groups.com            | alice marschner      | President      |             | dragonmama@comcast.net                 | 3919 RIVER WALK CT          | ELICOTT CITY  | 21042 | 1 | County Wide   | 1/18/2023  |
| Residents                |  | Lloyd Cleage         | President      |             | lloydcleage@comcast.net                | 7437 SANDALFOOT WAY         | COLUMBIA      | 21046 | 3 | County Wide   | 1/25/2023  |
| Residents                |  | Steve Ashurst        | President      |             | ashurst@gmail.com                      | 11100 JOHNS HOPKINS RD      | LAUREL        | 20723 | 4 | County Wide   | 2/6/2023   |
| Residents                |  | Alan Schneider       | President      |             | ajs333@aol.com                         | 12598 CLARKSVILLE PIKE      | CLARKSVILLE   | 21029 | 5 | County Wide   | 2/7/2023   |
| Business Owner           | Howard Hughes Corporation                | Christopher Iavarone | President      |             | chris.iavarone@howardhughes.com        | 10960 GRANTCHESTER WAY      | COLUMBIA      | 21044 | 4 | Draw Boundary | 2/7/2023   |
| Residents                |  | Susan Petry          | President      |             | susan.petry@gmail.com                  | 7217 TALL PINE WAY          | CLARKSVILLE   | 21029 | 4 | County Wide   | 3/24/2023  |
| Condo Association        | test12                                   | Pam Wilcox           | Board Member   |             | pgwilcox1@gmail.com                    | 5840 WYNDHAM CIR            | COLUMBIA      | 21044 | 4 | County Wide   | 3/24/2023  |
| Residents                |  | Ricardo Benn         | President      |             | ricardoabenn@gmail.com                 | 11428 ELLINGTON ST          | FULTON        | 20759 | 4 | County Wide   | 3/29/2023  |
| Business Owner           |  | Mark Townsley        | President      |             | mark.townsley@copt.com                 | 6711 COLUMBIA GATEWAY DR    | COLUMBIA      | 21046 | 3 | County Wide   | 4/5/2023   |
| Residents                |  | Ferzana Havewala     | President      |             | ferzana@umich.edu                      | 7360 KINDLER RD             | COLUMBIA      | 21046 | 3 | Radius        | 5/9/2023   |
| Residents                | Woodford C Condo Assoc                   | Lin Eagan            | President      |             | lindelleagan@yahoo.com                 | 5422 SMOOTH MEADOW WAY      | COLUMBIA      | 21044 | 4 | County Wide   | 5/9/2023   |
| Residents                | Clearview Estates                        | n chang              | President      |             | ettu@duck.com                          | 12040 MISTY RISE CT         | CLARKSVILLE   | 21029 | 5 | Radius        | 5/13/2023  |
| Residents                |  | Heidi Schweingruber  | President      |             | haschwein@yahoo.com                    | 9517 SEA SHADOW             | COLUMBIA      | 21046 | 3 | County Wide   | 5/16/2023  |
| Residents                | Long Reach Village                       | Hussein Ezzeldin     | President      |             | husseinmagdy@gmail.com                 | 9107 GOLDAMBER GARTH        | COLUMBIA      | 21045 | 2 | County Wide   | 5/19/2023  |
| Residents                | Allview                                  | Kevin Cropper        | President      |             | kevincropper@yahoo.com                 | 6433 ALLVIEW DR             | COLUMBIA      | 21046 | 3 | County Wide   | 5/19/2023  |

|                              |  |                       |                                      |  |                               |                    |       |   |               |            |
|------------------------------|--|-----------------------|--------------------------------------|--|-------------------------------|--------------------|-------|---|---------------|------------|
| Residents                    |  | Joanna Chen           | President                            | jchen@howardcountymd.gov                 | 3430 COURT HOUSE DR           | ELICOTT CITY       | 21043 | 1 | County Wide   | 8/3/2023   |
| Non-profit Organizations     | Maryland Transit Administration        | MDOT MTA              | Serving in Other Official Capacities | mtaplanreview@mdot.maryland.gov          | 9009 DORSEY RUN RD            | ANNAPOLIS JUNCTION | 20701 | 3 | County Wide   | 8/24/2023  |
| Residents                    |  | Melanie Lewis         | President                            | melanie.anne.lewis@gmail.com             | 6984 SILENT DELL LN           | COLUMBIA           | 21044 | 4 | County Wide   | 9/6/2023   |
| Residents                    | Ashleigh Knolls HOA                    | Linda Frascarella     | President                            | frascarella@verizon.net                  | 7128 CRABBURY CT              | CLARKSVILLE        | 21029 | 4 | County Wide   | 10/5/2023  |
| Residents                    | Walden Woods                           | Ivory Brown           | President                            | iwbnew50@gmail.com                       | 9905 SIMPLICITY CT            | LAUREL             | 20723 | 3 | County Wide   | 10/9/2023  |
| Residents                    | Spring Valley Chase Community          | Linda Martinak        | President                            | lindamartinak@verizon.net                | 12217 WOODFORD DR             | MARRIOTTTSVILLE    | 21104 | 5 | County Wide   | 10/9/2023  |
| Non-profit Organizations     | Columbia Housing Center                | Jessamine Duvall      | President                            | jessamine@columbiahousingcenter.org      | 6660 DOVECOTE DR              | COLUMBIA           | 21044 | 4 | County Wide   | 10/10/2023 |
| Residents                    | Owen Brown Community Association       | Michael Golbersuch    | President                            | michaelgolbersuch@gmail.com              | 9506 SYLVAN DELL              | COLUMBIA           | 21045 | 3 | Draw Boundary | 10/11/2023 |
| Residents                    |  | Sam Paul              | President                            | spaul@househoward.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       | 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                            | tvcunningham@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                    |  | Meghan Arnold         | President                            | mgilbert@howardcountymd.gov              | 8736 RUPPERT CT               | ELICOTT CITY       | 21043 | 1 | County Wide   | 1/9/2024   |
| Business Owner               |  | Michael McCann        | President                            | Mike.McCann@fcc-eng.com                  | 10272 BALTIMORE NATIONAL PIKE | ELICOTT CITY       | 21042 | 5 | County Wide   | 1/16/2024  |
| Residents                    |  | Jennifer Drell        | President                            | jennifer.drell@hclibrary.org             | 5391 LANDING RD               | ELKRIDGE           | 21075 | 1 | County Wide   | 2/5/2024   |
| Residents                    |  | Felix Faccinne        | President                            | fefacchine@howardcountymd.gov            | 3430 COURT HOUSE DR           | ELICOTT CITY       | 21043 | 1 | County Wide   | 2/7/2024   |
| Community/Civic Associations | Columbia Association                   | BRADY GREER           | Serving in Other Official Capacities | brady.greer@columbiaassociation.org      | 9450 GERWIG LN                | COLUMBIA           | 21046 | 3 | Draw Boundary | 3/21/2024  |
| Residents                    | Greater Highland Crossroads Assn.      | Cecilia FlikeJacobson | President                            | flike.cecilia@gmail.com                  | 13419 GREEN HILL CT           | HIGHLAND           | 20777 | 5 | County Wide   | 8/12/2024  |
| Residents                    | Paddocks HOA                           | Kristi Green          | President                            | kngreen40@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                            | the2geislers@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                            | mattlisao@verizon.net                    | 14051 GARED DR                | GLENWOOD           | 21738 | 5 | Radius        | 2/7/2025   |
| Residents                    |  | Chris Stevens         | President                            | Captaincstevens@aol.com                  | 3556 LAKEWAY DR               | ELICOTT CITY       | 21042 | 5 | County Wide   | 2/7/2025   |
| Business Owner               |  | Don Reuwer            | President                            | dreuwer@lrandd.com                       | 8318 FOREST 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   | 4/1/2025   |
| Residents                    | Anturon Homeowners Association         | Griffin Loftt         | President                            | glofft36@gmail.com                       | 9456 KILIMANJARO RD           | COLUMBIA           | 21045 | 2 | County Wide   | 5/13/2025  |
| Residents                    | Owen Brown Community Association       | Eric Huang            | President                            | erichuangr@gmail.com                     | 6413 SNOWMAN CT               | COLUMBIA           | 21045 | 2 | Draw Boundary | 5/15/2025  |
| Residents                    | Centennial Manor Community Association | Jack Guarneri         | President                            | jackguarneri@gmail.com                   | 10224 LITTLE BRICK HOUSE CT   | ELICOTT CITY       | 21042 | 5 | Radius        | 5/19/2025  |
| Residents                    | Banneker 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 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  |



Dan Sweeney &lt;dsweeney@glwpa.com&gt;

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## Notice of Pre-Submission Community Meeting

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**Dan Sweeney** <dsweeney@glwpa.com>

Tue, Sep 16, 2025 at 2:20 PM

To: Dan Sweeney &lt;dsweeney@glwpa.com&gt;

Bcc: Gabriel Chung <gabriel.chung@howardhughes.com>, Tom Coale <tom@perryjacobson.com>, Chris Iavarone <chris.iavarone@howardhughes.com>, Cathie Phillips <Cathie.Phillips@howardhughes.com>, George Belleville <george@headforhome.net>, alandsummer@gmail.com, Rick Lober <rick.lober@gmail.com>, John Rice <johnrice5874@gmail.com>, RalBallman@comcast.net, hoa@cascadeoverlook.com, "Soon S. Park" <soonspark@gmail.com>, hshieh26@hotmail.com, delong1208@yahoo.com, bmarcellino5@gmail.com, Veronica G Rivera <rivera\_claudia@hotmail.com>, erinnoel1223@yahoo.com, elizabethndungu@aol.com, filcher@servosite.com, Karen Olson <kolighthouse@gmail.com>, TJ Waterman <Tracyjbw@me.com>, Sekar Babu <sreeluma@gmail.com>, shunlu88@yahoo.com, onomatos@gmail.com, andrealewinter@cs.com, Brian Bamburak <bmbamburak@gmail.com>, Richard Freas <rarfreas@gmail.com>, Cathy Hudson <cmhudson@comcast.net>, Liz L <lwcante@aol.com>, kouricat@msn.com, "Erskine, William" <werskine@offitkurman.com>, Addy VanOosten <Jenvan95@verizon.net>, shkeath@gmx.com, swatek1@yahoo.com, Todd Carver <etcarver@gmail.com>, Brian England <beengland@comcast.net>, cjanuszkiewicz@hotmail.com, cc lee <cscone@comcast.net>, buzysusan23@yahoo.com, Janak Kalaria <kalaria@gmail.com>, Christine Pereira <chrisper02@gmail.com>, Lmarkovitz@comcast.net, amisspiggy@comcast.net, arobinson@offitkurman.com, deanna-smith@comcast.net, samcallahan@comcast.net, Sharonlee Vogel <sharonleevogel@gmail.com>, cookapie@aol.com, Steven Hunt <stevenhunt65@gmail.com>, Ronald Beck <rbeckfamily@verizon.net>, Stacy Pomeroy <stacyg65@hotmail.com>, Odie Perez-Lugones <odieperez@gmail.com>, Emily David <emilykdavid@gmail.com>, Frank Hecker <frank@frankhecker.com>, disney0675@yahoo.com, Barb Krupiarz <barbkup@verizon.net>, Barbara Krupiarz <decokrup@gmail.com>, Karen.tam@comcast.net, Lisa Markovitz <lisamarkovitz@gmail.com>, Kevin Garvey <kevingarveyasla@gmail.com>, Rajneesh Kathuria <Rajkathuria@gmail.com>, ponrajsathishkumar@yahoo.com, "C. Alan Sharp" <calansharp@gmail.com>, amanda.witt@yahoo.com, brooke clime <climefam5@gmail.com>, susandbutler@verizon.net, Mickey Kalra <mickeykalra@yahoo.com>, nforman@omng.com, dager@townscapedesign.com, kevin.fairbanks@gmail.com, bkmaclean@verizon.net, Leanna Herman Wenderoth <Ljhwenderoth@gmail.com>, joseph.mathews@gmail.com, Bettina Krause <Krauseb@outlook.com>, chandrakant79@yahoo.com, Kristin Mazerski <komazerski@gmail.com>, young park <spongy.young@gmail.com>, lux\_dp@yahoo.com, joshua.bennett@columbiaassociation.org, kings@villageofkfc.org, pdalonzo14@gmail.com, rkboii@yahoo.com, Tangelats@gmail.com, Meghanestarr@gmail.com, donnacerbo@gmail.com, Jkjka@verizon.net, Ktlazzari@yahoo.com, tom.comeau@gmail.com, Hclsrusso@gmail.com, Cagabriel@verizon.net, rnjhicks@verizon.net, tamaraslade@gmail.com, "Conrad, Peter" <pconrad@howardcountymd.gov>, kevinxb@outlook.com, efinkink@gmail.com, pcwohlf@gmail.com, cgelwicks@howardcountymd.gov, Reggie Farmer <roadwg@gmail.com>, hhu002@umaryland.edu, cparsa@gmail.com, johnco@comcast.net, the4solomons@gmail.com, tedrobey@gmail.com, lpalting@luisadesigns.com, herman\_sarah@yahoo.com, ealarson1@verizon.net, kittiebx@hotmail.com, sbs20794@aol.com, Tim Dadourian <tim@advertisingenterprises.com>, Ozzie Turner <Ozzieturner6930@gmail.com>, mweedlun@gmail.com, nmeredith@dorseyssearch.org, lizichuan@gmail.com, wwhite4123@yahoo.com, imonlineshopping@yahoo.com, chrisgarcia@comcast.net, Nancy Gough <ngough67@gmail.com>, sdeanmaura@gmail.com, aaduwu@gmail.com, sgandjmo@gmail.com, Lynn Foehrkolb <lfoehrkolb@yahoo.com>, jtm52480@gmail.com, natalia.r.cooper@gmail.com, Gina Pagani <gpagani@talkin-oh.com>, jacque.parham@gmail.com, mdanielsremax@gmail.com, jdelmonico211@gmail.com, aw02cowgirl@aol.com, maraouf@talkin-oh.com, Dylan Springmann <dspringmann@talkin-oh.com>, F1yaya@aim.com, r\_pardoe@hotmail.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, maloney.melissa2@gmail.com, vasu.syag@gmail.com, kbb3tj@virginia.edu, yrdole@gmail.com, gphillips@ardorgrp.com, secwilliams@gmail.com, lljsemail2016@gmail.com, jwimert@gmail.com, disculloj@verizon.net, thenormte@gmail.com, bobmarietta@comcast.net, John Canoles <espjic@aol.com>, ohschnitzel6@gmail.com, susanmoody822@gmail.com, gainaday@yahoo.com, tedcochran55409@gmail.com, Jessica Bellah <Jessica.Bellah@columbiaassociation.org>, dragonmama@comcast.net, lloydcleage@comcast.net, ashurst@gmail.com, ajs333@aol.com, susan.petry@gmail.com, pgwilcox1@gmail.com, ricardoabenn@gmail.com, mark.townsley@copt.com, ferzana@umich.edu, lindelleagan@yahoo.com, ettu@duck.com, haschwein@yahoo.com, husseinmagdy@gmail.com, kevincropper@yahoo.com, jchen@howardcountymd.gov, mtaplanreview@mdot.maryland.gov, melanie.anne.lewis@gmail.com, frascarella@verizon.net, iwbnew50@gmail.com, lindamartinak@verizon.net, jessamine@columbiahousingcenter.org, michaelgolbersuch@gmail.com, Samit Paul <spaul@househoward.org>, labauer5@verizon.net, manager@villageofriverhill.org, judelle.campbell@columbiaassociation.org,

tvcunningham@mac.com, Jason Heath <jason.heath@columbiaassociation.org>, mgilbert@howardcountymd.gov, Mike.McCann@fcc-eng.com, jennifer.drell@hclibrary.org, fefacchne@howardcountymd.gov, Brady Greer <brady.greer@columbiaassociation.org>, flike.cecilia@gmail.com, kngreen40@gmail.com, craigbrod@hotmail.com, the2geislers@gmail.com, "Weber, Hannah" <hweber@howardcountymd.gov>, mattlisao@verizon.net, Captainincstevens@aol.com, dreuwer@lrandd.com, jtrocher@verizon.net, glofft36@gmail.com, Eric Huang <erichuangr@gmail.com>, jackguarneri@gmail.com, Jesualdobarbosa@yahoo.com, clifford8brown@gmail.com, brief.house5154@hermann.tech, mdurholz@gmail.com

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](mailto:planning@howardcountymd.gov).

## Announcement of Community Information Meeting

You are invited to a community pre-submission meeting to learn about a Piecemeal Rezoning Petition being prepared for the site described below. Following a brief presentation, you will have the opportunity to ask questions about the upcoming rezoning petition.

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

A pre-submission meeting will be held on **Thursday, October 9, 2025**, at 7:00 PM at **Howard County Libraries Central Library- Maxine White Warfield Room, 10375 Little Patuxent Pkwy, Columbia, MD 21044**, for **Columbia Gateway – Parcels A71 & A73**. The proposed project will be located at 9121 Commerce Center Dr (see enclosed site location map). The site is currently zoned B-2 **and is proposed for rezoning to M-1**. The type of initial plan submission to DPZ is a **Piecemeal Rezoning Petition**.

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](mailto:dsweeney@glwpa.com)

Further information can be found on the county website at:

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

Refer to Sign Code: **M04** 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 piecemeal rezoning petition must be formally submitted to the Department of Planning and Zoning within one year from the meeting date.

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 **PSMCM Notice.pdf**  
108K


**Howard County Department of Planning and Zoning**

 3430 Court House Drive ♦ Ellicott City, Maryland 21043 1000000000-3000-432530-3000000000-PwPZ00  
 410-313-2350♦Fax: 410-313-3467♦www.howardcountymd.gov

 9/12/2025 10:48 AM Csh 0086 Reg 0004  
 T/Ref-0004365553-Srp-000001-PALee-000000  
 \$50.00

 Application Number: 0004-965938  
 DPZ Plan/Petition Fees

 Date: 9/12/2025

 File No.: 2026 M04 9121 & 9131  
Commerce Ctr

 Check No.: 4 Name:

 Received By: 4

VALIDATION BY FINANCE

|  | Fund                                    | Cost Center              | Functional Area                              | G/L              | Dept.                | Amount Due |
|--|---|--------------------------|--|------------------|----------------------|------------|
| <b>Design Manual Waiver</b> \$500 ea.  | 1000000000                              | 3000000000               | PWPZ00000<br>0000000                         | 432580           |                      |            |
| <b>DPW Prelim Inspection Fee (50%)</b>   | 1000000000                              | 3100000000               | PWPW0000<br>00000000                         | 432220           |                      |            |
| <b>DPZ Prelim Engineering Fee (50%)</b>  | 1000000000                              | 3000000000               | PWPZ00000<br>0000000                         | 432220           |                      |            |
| <b>Standard Plan Revisions</b>   | 1000000000                              | 3000000000               | PWPZ00000<br>0000000                         | 432285           |                      |            |
| <b>Storm Drainage Fee-in-Lieu:</b><br>( <input type="checkbox"/> 4040090001 - Little Patuxent, <input type="checkbox"/> 4040090002 - Main Patuxent, <input type="checkbox"/> 4040090000 - Middle Patuxent, <input type="checkbox"/> 4040090003 - Patapsco)                             | See <input checked="" type="checkbox"/> | 1300000000               | PWPZ00000<br>0000000                         | 431900           |                      |            |
| <b>House Model Revisions</b>   | 1000000000                              | 3000000000               | PWPZ00000<br>0000000                         | 432280           |                      |            |
| <b>Sidewalk Fee-in-Lieu Fees:</b><br>( <input type="checkbox"/> 4010090001 - Ellicott City, <input type="checkbox"/> 4010090002 - Columbia, <input type="checkbox"/> 4010090003 - Elkridge, <input type="checkbox"/> 4010090004 - Southeast Planning Areas) WBS Element - K0015.0.3100 | See <input checked="" type="checkbox"/> | 3100000000               | PWPW0000<br>00000000                         | 431900           |                      |            |
| <b>Water and Sewer Fee:</b><br>DPW (50% of 3.5% of prelim construction)<br>DPZ (50% of 3.5% of prelim construction)  | 1000000000<br>1000000000                | 3100000000<br>3000000000 | PWPW0000<br>00000000<br>PWPZ00000<br>0000000 | 432526<br>432526 | DPW<br>DPZ           |            |
| <b>Forest Conservation Fee-in-Lieu</b>   | 2060000000                              | 3000000000               | PWPZ00000<br>0000000                         | 432521           |                      |            |
| <b>Open Space Fee-in-Lieu (account varies)</b>   |   | 5000000000               | RPRP00000<br>0000000                         | 431910           |                      |            |
| <b>Forest Conservation Inspection Fees</b>   | 100000000000                            | 5000000000               | RPRP00000<br>0000000                         | 432160           |                      |            |
| <b>Landscape Inspection Fees</b>   | 1000000000                              | 3000000000               | PWPZ00000<br>0000000                         | 432105           |                      |            |
| <b>Plan/Petition Processing Fees:</b><br>(Land Development Plans/ Engineering Plans/ BA/ZB/AA Petitions; Special Exceptions; Zoning Verification; etc.); SRC Specials; Non-Standard Plan Revisions; 'Originals Only'; ECP)   | 1000000000                              | 3000000000               | PWPZ00000<br>0000000                         | 432530           | DED<br>DLD<br>Zoning | 50.00      |
| <b>Soil Conservation District Fees</b>   | 1000000000                              | 3000000000               | PWPZ00000<br>0000000                         | 432240           |                      |            |
| <b>Photo Copies/Publications/Mailing/ GIS Maps/PDox Fees</b>   | 1000000000                              | 3000000000               | PWPZ00000<br>0000000                         | 432800           |                      |            |
| <b>Other:</b> _____  |   |                          |  |                  |                      |            |

**WHITE PRINT**

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

 Total Due 50.00

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

No. 176402

**AFFIDAVIT OF POSTING**  
**Pre-submission Meeting**

**Case: Gateway A71/73**

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

I further certify that the poster has been posted at least 21 days immediately prior to the pre-submission meeting scheduled for **October 9, 2025**, giving notification of the place, date and time of the meeting.

Subscribed and sworn to before me on this 16<sup>th</sup> day of September, 2025.

Petitioner's/Agent's Signature



Notary Public: Vicki Corinne Bachmeier

My Commission expires: 3/20/27

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







## Pre-Submission Community Meeting Sign In Sheet

Judelle Campbell

judelle.campbell@columbiaassociation.org

Pre-submission Community Meeting  
Columbia Gateway - Parcel A71 & A73  
Piecemeal Rezoning Petition  
October 9, 2025  
Howard County Library Central Branch

Presenters:

- Dan Sweeney, Civil Engineer, Gutschick, Little, & Weber
- Tom Coale, Partner, Perry Jacobson

The meeting started a little after 7 p.m. with one community member in attendance.

Tom Coale brings the meeting to order at 7:05, explaining that the subject of the meeting is a rezoning issue. He introduces Dan Sweeney who identifies the property in question using two aerial images of the Gateway neighborhood on poster boards. The first gives a broad view of the area, the second zooms in to the particular parcels, A 71 and A73, and the buildings adjacent to them. The parcels are located behind the Snowden Square retail center and adjacent to the movie theater, as well as bordering existing warehouse facilities on its north and east sides. The parcels are currently undeveloped. Dan described the Zoning for the adjacent parcels. The parcels to the south, east, and north are all zoned M-1. The parcels to the east are zoned B-2.

The parcels were zoned in 1993 as M-1, allowing development with light manufacturing, warehousing, and business uses. In 2004, they were rezoned to B-2 with the idea that they could be incorporated into Snowden Square and developed as additional consumer retail. This was a mistake for a number of reasons, importantly the change of consumer shopping behavior moving online and away from brick and mortar stores. As the land in question has not worked as a consumer facing property, the proposal seeks to have it rezoned back to M-1 for which it is more appropriate for its development and market needs.

**Q&A** — Note: as there was only one community member in attendance, the question and answer session was more an informal discussion. These are the more specific questions incorporated in that discussion.

**Question:** What are the particular plans for the properties?

**Answer:** At the moment, there are no specific plans for either of the parcels of land. This is, instead, a request to have them rezoned back to M-1 to allow for future light manufacturing, warehousing (small scale), and business type development. With the change in consumer behavior over the last few decades, there is dramatically less need for consumer facing retail development while there is a growing need for warehouse space. This rezoning would address both those issues.

**Question:** What is meant by piecemeal rezoning?

**Answer:** Simply, that this is not a comprehensive zoning request for the entire county, the type of thing that happens every so many years as things are reviewed on a large scale. Instead, this is a request to have these two specific parcels of land within the Gateway area rezoned back to

M-1 to correct what is now seen as a mistake, that of having it in 2004 become B-2 zoning with the presumption that they would be developed as some type of consumer retail outlets. This has not worked and having the property left vacant is not its best use.

**Question:** How does the plan for having these parcels re-zoned back to M-1 fit in with the Gateway Master Plan?

**Answer:** Having these parcels revert back to M-1 zoning is consistent with the master plan. These parcels are within Subarea 6, Snowden River Parkway. The redevelopment vision for this subarea has a focus on employment and allows for industrial uses. This is consistent with the M-1 Zoning.

The meeting concluded at 7:20.

**Dan Sweeney <dsweeney@glwpa.com>**

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## Columbia Gateway - Parcel A71 & A73 Community Meeting Minutes

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**Dan Sweeney <dsweeney@glwpa.com>**

Thu, Oct 23, 2025 at 4:03 PM

To: judelle.campbell@columbiaassociation.org, gina.marino@columbiaassociation.org, khmumma@outlook.com

Cc: Tom Coale &lt;tom@perryjacobson.com&gt;, Gabriel Chung &lt;gabriel.chung@howardhughes.com&gt;

Hi Judelle,

Thank you for attending the Community Meeting on October 9th for the Columbia Gateway - Parcel A71 & A73 Rezoning Petition. The meeting minutes are attached.

Dan

3909 National Dr., Suite 250 | Burtonsville, MD 20866

PH: 410-880-1820

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The information transmitted is intended only for the addressee shown above.

Any design information (calculations, drawings, etc.) included in this transmission is intended for the sole purpose agreed upon with Gutschick, Little & Weber, P.A. (GLW). If this information is to be used for any other purpose or transmitted to any other persons, prior consent must be received from GLW.

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 **Pre-Submission Meeting Notes - A71 and A73 Rezoning.pdf**  
56K