



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:

REVISED

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](#).

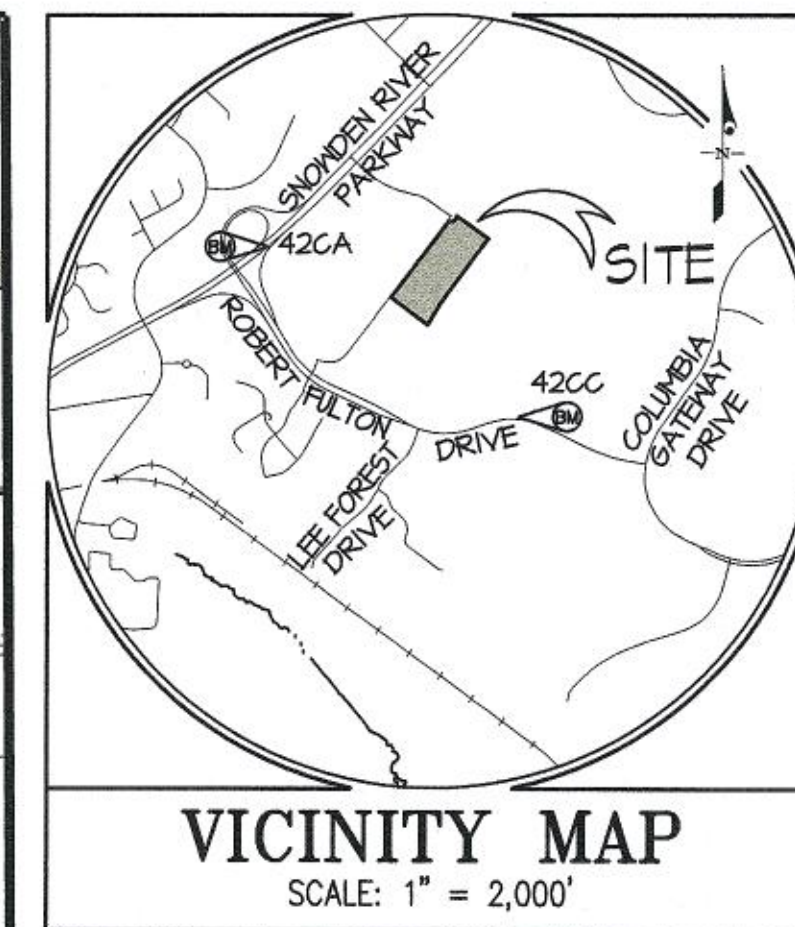
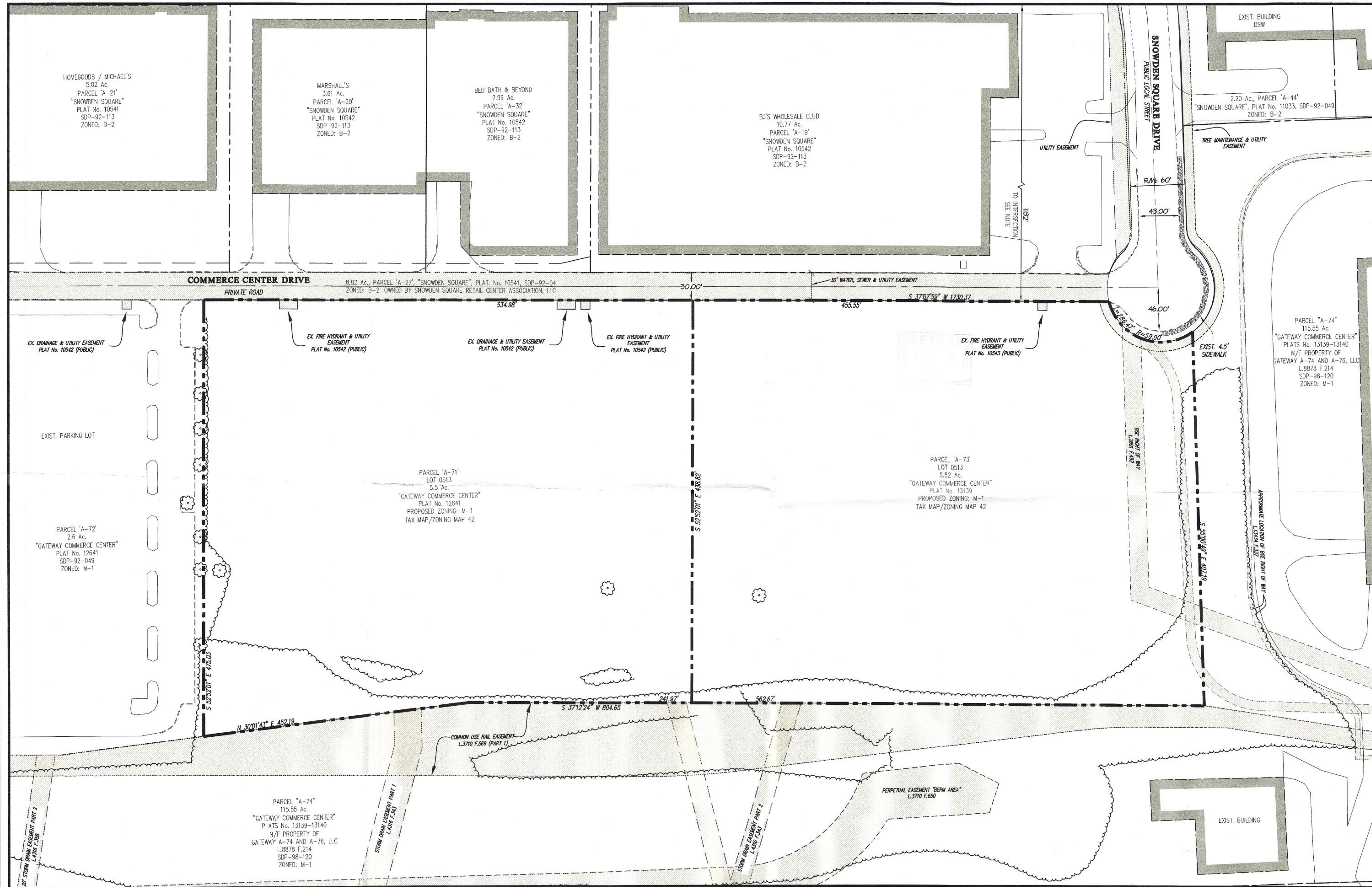
Process information and submittal requirements can be found on the [ProjectDox website](#).

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.=376.456 N= 551,645.734 E= 1,362,506.461
42CC ELEV.=345.904 N= 544,876.167 E= 1,364,873.071
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

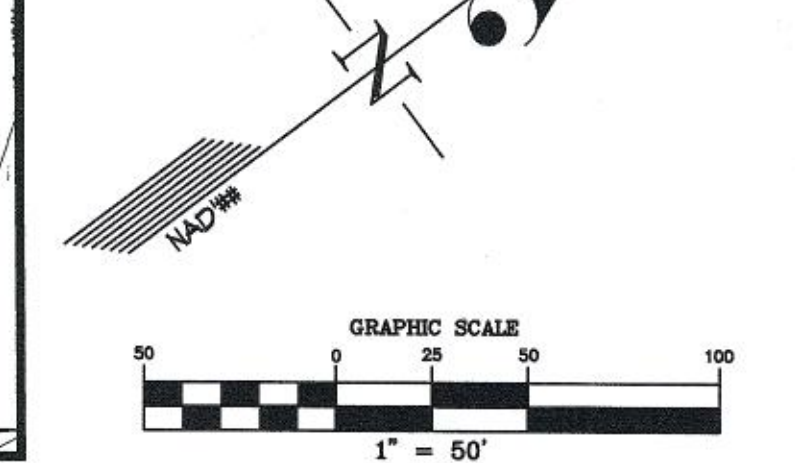
COUNCIL:
TOM COALE
PERRY JACOBSON, LLC
54 STATE CIRCLE
ANNAPOLIS, MD 21401
TEL.: (443) 630-0507

NOTE:
THE SUBJECT PROPERTY, AT ITS CLOSEST, IS LOCATED 1132 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

REVISED



GLW
PLANNING | ENGINEERING | SURVEYING
3809 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC/VA: 301-889-2524 | FAX: 301-421-4186

DESIGNED BY:	BDS				
DRAWN BY:	BDS				
CHECKED BY:	BDS				
DATE		REVISION		BY	APPR.

PREPARED FOR/OWNER:
THE HOWARD RESEARCH
AND DEVELOPMENT CORPORATION
PO BOX 833
COLUMBIA, MD 21044-0833
ATTN: GABRIEL CHUNG
410-964-4800

ZONING MAP AMENDMENT PLAN
GATEWAY COMMERCE CENTER
Lots A-71 and A-73
(a zoning map amendment)
COUNCIL DISTRICT No. 3
HOWARD COUNTY, MARYLAND

SCALE	1" = 50'	G. L. W. FILE NO.	25111
DATE	DEC. 2025	TAX MAP - GRID	42 - 06
		SHEET	1 OF 1



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.avovecloud.com/ProjectDox/>

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



Howard County Maryland
Department of Planning and Zoning

3430 Courthouse Drive, Ellicott City, MD 21043

dpzzoning@howardcountymd.gov

(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) Grape Land Holdings II,
Inc.

D07184609

Surviving (Transferee) The Howard Research
And Development Corporation
D06061808



1000361997832658

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

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

New Name _____

FEES REMITTED

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

TOTAL FEES: 195

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)

Credit Card _____ Check ☒ Cash _____

1 Documents on 1 Checks

Approved By: 10

Keyed By: JA Seawick

COMMENT(S):

Code 891

Attention: _____

Mail: Name and Address _____

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

**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

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

affidavit
2009 MAR 23 PM 3:23
2009 MAR 23 PM 11:59

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
Total number of shares of all classes:	5,000	5,000
Number and par value of shares of each class:	5,000 common \$.01 par value	5,000 common \$.01 par value
Number of shares without par value of each class:	N/A	N/A
Aggregate par value of all shares with par value:	\$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.

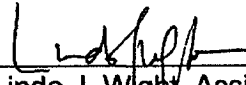
Dated: March 27, 2009

GEAPE LAND HOLDINGS II, INC.

By: 

Ronald L. Gem
Senior Vice President

Attested:

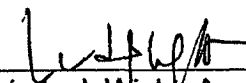

Linda J. Wight, Assistant Secretary

**THE HOWARD RESEARCH AND
DEVELOPMENT CORPORATION**

By: 

Ronald L. Gem
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~~) Geape Land Holdings II,
INC

D07184609

Surviving (~~Transferee~~) The Howard Research

And Development Corporation

D06061808



1000361997832880

ID # D06061808 ACK # 1000361997832880

PAGES: 0004

THE HOWARD RESEARCH AND DEVELOPMENT COR
PORATION

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

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: 10

Keyed By: BA

COMMENT(S): EXCESS

_____ 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

ofc

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

(NAME OF CORPORATION)

(SIGNATURE AND TITLE)

(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

Further information can be found on the county website at:

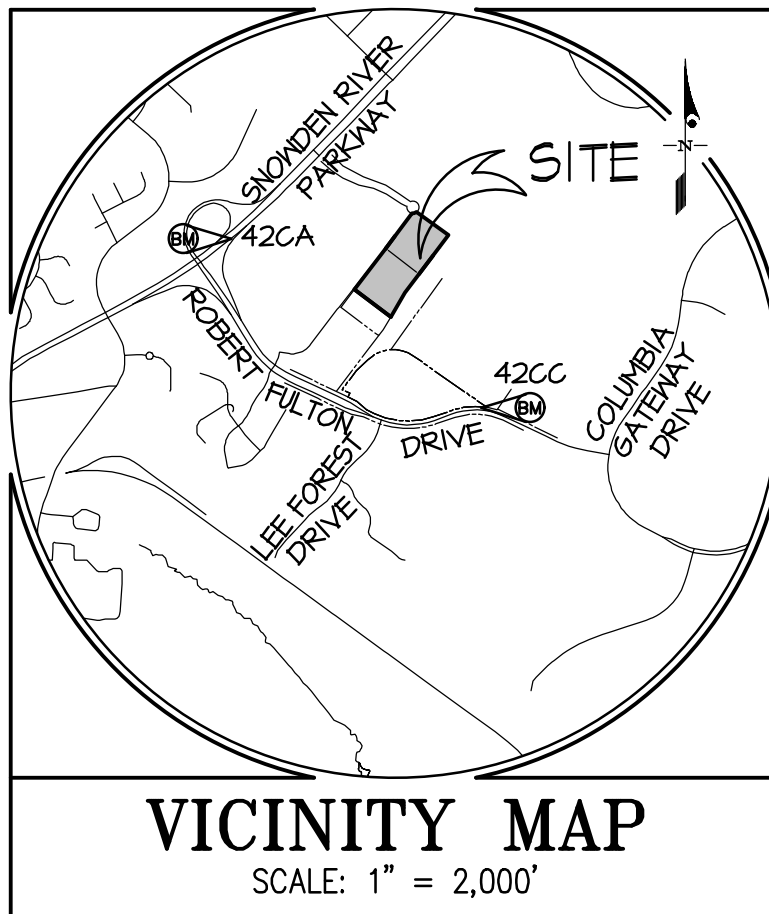
https://data.howardcountymd.gov/Search_Plans/Search_Plans_Web.aspx

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

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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 Associatio	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 Cpne			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			emilykdavid@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			barbkrap@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 DRUNITC3	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.mathews@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 MERRYMAKER WAY	Elkridge	21075	2	County Wide	7/10/2017
Residents		Tamara Slade			tamaraslade@gmail.com	8891 PURPLE IRIS LN	Elkridge	21075	2	County Wide	7/28/2017
Residents		Peter Conrad			pconrad@howardcountymd.gov	3430 Court House Drive	Ellicott City	21043	1	County Wide	10/13/2017
Residents		Kevin Inghram			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			johntco@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@dorseysearch.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			aaduwwu@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			marauof@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 Ducketts 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	ELLCOTT 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	ELLCOTT CITY	21042	5	County Wide	12/19/2022
Residents		Laura-Lee Jones	President		ljjsemail2016@gmail.com	3435 HARRINGTON DR	ELLCOTT 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		disciulloj@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	ELLCOTT 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 cochran	President		tedcochran55409@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@yahooogroups.com	alice marschner	President		dragonmama@comcast.net	3919 RIVER WALK CT	ELLCOTT 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	ELLCOTT 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	MARRIOTTSVILLE	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 Golibersuch	President		michaelgolibersuch@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		tcunningham@mac.com	4979 SHEPPARD LN	ELLCOTT 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	ELLCOTT CITY	21043	1	County Wide	1/9/2024
Business Owner		Michael McCann	President		Mike.McCann@fcc-eng.com	10272 BALTIMORE NATIONAL PIKE	ELLCOTT 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 Facchine	President		fefacchine@howardcountymd.gov	3430 COURT HOUSE DR	ELLCOTT 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	ELLCOTT CITY	21042	5	County Wide	10/9/2024
Residents		Lisa Geisler	President		the2geislrs@gmail.com	3252 DANMARK DR	GLENWOOD	21738	5	County Wide	1/3/2025
Residents		Hannah Weber	President		hweber@howardcountymd.gov	3430 COURT HOUSE DR	ELLCOTT 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	ELLCOTT CITY	21042	5	County Wide	2/7/2025
Business Owner		Don Reuwer	President		dreuwer@ldandd.com	8318 FORREST ST	ELLCOTT CITY	21043	1	County Wide	2/20/2025
Residents		John Trocher	President		jtrocher@verizon.net	2918 EXCELSIOR SPRINGS CT	ELLCOTT CITY	21042	5	County Wide	4/1/2025
Residents	Anturon Homeowners Association	Griffin Lofft	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	ELLCOTT 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 <dsweeney@glwpa.com>

Notice of Pre-Submission Community Meeting

Dan Sweeney <dsweeney@glwpa.com>

Tue, Sep 16, 2025 at 2:20 PM

To: Dan Sweeney <dsweeney@glwpa.com>

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>, alandsommer@gmail.com, Rick Lober <rick.lober@gmail.com>, John Rice <johnrice5874@gmail.com>, RalBallman@comcast.net, hoa@cascadeoverlook.com, "Soon S. 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Please see the attached Pre-Submission Community Meeting Notice

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

Announcement of Community Information Meeting

You are invited to a community pre-submission meeting to learn about a 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

Further information can be found on the county website at:

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.



PSMCM Notice.pdf

108K



Howard County Department of Planning and Zoning

3430 Court House Drive ♦ Ellicott City, Maryland 21043

410-313-2350 ♦ Fax: 410-313-3467 ♦ www.howardcountymd.gov

9/12/2025 10:48 AM Csh 0086 Reg 0004

T/Ref-9904365553-Grp-000001-R/Lee-999991

\$50.00

Validation Number: 0004-965938

1000000000-3000-432530-3000000000-PWPZ00

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DPZ Plan/Petition Fees

Date: 9/12/2025

File No.: 2026 M04 9121 & 9131

Commerce Ctr

Check No.: Name:

Received By: [Signature]

VALIDATION BY FINANCE

	Fund	Cost Center	Functional Area	G/L	Dept.	Amount Due
Design Manual Waiver \$500 ea.	1000000000	3000000000	PWPZ0000000000	432580		
DPW Prelim Inspection Fee (50%)	1000000000	3100000000	PWPW0000000000	432220		
DPZ Prelim Engineering Fee (50%)	1000000000	3000000000	PWPZ0000000000	432220		
Standard Plan Revisions	1000000000	3000000000	PWPZ0000000000	432285		
Storm Drainage Fee-in-Lieu: (<input type="checkbox"/> 4040090001 - Little Patuxent, <input type="checkbox"/> 4040090002 - Main Patuxent, <input type="checkbox"/> 4040090000 - Middle Patuxent, <input type="checkbox"/> 4040090003 - Patapsco)	See <input checked="" type="checkbox"/>	1300000000	PWPZ0000000000	431900		
House Model Revisions	1000000000	3000000000	PWPZ0000000000	432280		
Sidewalk Fee-in-Lieu Fees: (<input type="checkbox"/> 4010090001 - Ellicott City, <input type="checkbox"/> 4010090002 - Columbia, <input type="checkbox"/> 4010090003 - Elkridge, <input type="checkbox"/> 4010090004 - Southeast Planning Areas) WBS Element - K0015.0.3100	See <input checked="" type="checkbox"/>	3100000000	PWPW0000000000	431900		
Water and Sewer Fee: DPW (50% of 3.5% of prelim construction) DPZ (50% of 3.5% of prelim construction)	1000000000	3100000000	PWPW0000000000	432526	DPW	
	1000000000	3000000000	PWPZ0000000000		DPZ	
Forest Conservation Fee-in-Lieu	2060000000	3000000000	PWPZ0000000000	432521		
Open Space Fee-in-Lieu (account varies)		5000000000	RPRP0000000000	431910		
Forest Conservation Inspection Fees	10000000000	5000000000	RPRP0000000000	432160		
Landscape Inspection Fees	1000000000	3000000000	PWPZ0000000000	432105		
Plan/Petition Processing Fees: (Land Development Plans/ Engineering Plans/ BA/ZB/AA Petitions; Special Exceptions; Zoning Verification; etc.); SRC Specials; Non-Standard Plan Revisions; 'Originals Only'; ECP)	1000000000	3000000000	PWPZ0000000000	432530	DED	
					DLD	
					Zoning	50.00
Soil Conservation District Fees	1000000000	3000000000	PWPZ0000000000	432240		
Photo Copies/Publications/Mailing/ GIS Maps/PDox Fees	1000000000	3000000000	PWPZ0000000000	432800		
Other: _____						

WHITE PRINT

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

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)

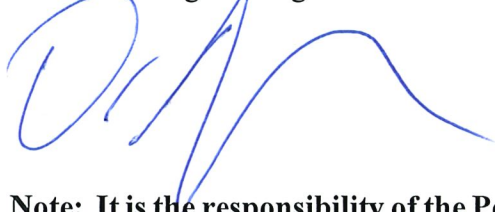
I, Dan Sweeney, HEREBY CERTIFY that to the best of my information, knowledge and belief the property which is the subject of the above-captioned petition has been posted in accordance with the following requirements of the Department of Planning and Zoning:

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 16th 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

[illegible]

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 re-zoning 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 to 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>

Columbia Gateway - Parcel A71 & A73 Community Meeting Minutes

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 <tom@perryjacobson.com>, Gabriel Chung <gabriel.chung@howardhughes.com>

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

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.



Pre-Submission Meeting Notes - A71 and A73 Rezoning.pdf

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