

County Council of Howard County, Maryland

2017 Legislative Session

Legislative day # 6

RESOLUTION NO. 35 - 2017

Introduced by: The Chairperson at the request of Meadowlark, LLC

A RESOLUTION to close a portion of Forest Avenue, as shown in Exhibits A and B, in accordance with Section 18.204 of the Howard County Code.

Introduced and read first time on April 3, 2017.

By order


Jessica Feldmark, Administrator to the County Council

Read for a second time and a public hearing held on April 19, 2017.

By order


Jessica Feldmark, Administrator to the County Council

This Resolution was read the third time and was Adopted , Adopted with amendments , Failed , Withdrawn by the County Council on May 1, 2017.

Certified by


Jessica Feldmark, Administrator to the County Council

NOTE: [[text in brackets]] indicates deletions from existing language; TEXT IN ALL CAPITALS indicates additions to existing language. Strike-out indicates material deleted by amendment; Underlining indicates material added by amendment.

1 **WHEREAS**, in accordance with Section 18.204 of the Howard County Code,
2 Meadowlark, LLC (“petitioner”) has petitioned the Howard County Council to close a portion of
3 Forest Avenue; and

4 **WHEREAS**, Section 18.204 of the Howard County Code provides for the closure of an
5 existing county road by adoption of a County Council Resolution; and

6 **WHEREAS**, the portion of Forest Avenue to be closed is described in Exhibit A and
7 shown on the attached certified plat identified as Exhibit B; and

8 **WHEREAS**, the right-of-way that contains this portion of Forest Avenue was dedicated
9 to Howard County, Maryland under Council Resolution 143-2006;

10 **WHEREAS**, this portion of Forest Avenue (aka Forrest Avenue) was shown on the plat
11 entitled “Plat of Har-wood” recorded among the Land Records of Howard County, Maryland at
12 liber 60, folio 155 in 1893; and

13 **WHEREAS**, the plans to construct this portion of Forest Avenue have never been
14 implemented and the road has not been built and the plans to build it have been abandoned; and

15 **WHEREAS**, there are no homes or other structures along this portion of Forest Avenue;
16 and

17 **WHEREAS**, the Departments of Public Works, Planning and Zoning, Police, and Fire
18 and Rescue Services have each reviewed and recommended the proposal to close a portion of
19 Forest Avenue and each has determined the closure of this portion of Forest Avenue will not
20 affect public safety, the traffic network, or public convenience; and

21 **WHEREAS**, the petitioner owns the adjacent land; and

22 **WHEREAS**, the petitioner has paid a fee in accordance with Section 18.204 to cover the
23 costs of advertising the proposed closing, notifying adjoining property owners, and posting the

1 road; and

2 **WHEREAS**, the closure of this portion of Forest Avenue will not require any changes to
3 traffic control; and

4 **WHEREAS**, notice of the proposed closing and abandoning of this portion of Forest
5 Avenue has been posted and advertised in accordance with Section 18.204; and

6 **WHEREAS**, the petitioner, at its cost and expense, shall cause the closure of a portion of
7 Forest Avenue, as shown and described in Exhibits A and B, in accordance with all applicable
8 Howard County standards and specifications.

9 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,
10 Maryland this 1st day of May, 2017 that, in accordance with Section 18.204 of the
11 Howard County Code, the closure of a portion of Forest Avenue will not adversely affect public
12 safety, the traffic network, or public convenience and the portion of Forest Avenue shown and
13 described in Exhibits A and B, shall be closed.

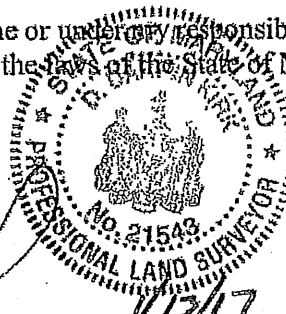
14 **BE IT FURTHER RESOLVED**, that the petitioner shall bear all of the costs and
15 expenses associated with closure of a portion of Forest Avenue.

**Abandoned Part of
 Forest Avenue
 Plat of Harwood
 Plat book 60, Page 115**

Beginning for the same at the beginning of the South 36°45'01" East, 504.08 foot plat line, said point being labeled number five (5) on a plat entitled "Timber Ridge, Plat of Harwood Park, Lots 683-688 & 707-720 & Open Space Lots 704-A & 706-A" and recorded as plat number 19640 in the Land Records of Howard County, Maryland said point also being on the western right of way of Forest Avenue, thence running with Forest Avenue the following three (3) course and distance said courses being in the Maryland Coordinate System NAD83/91;

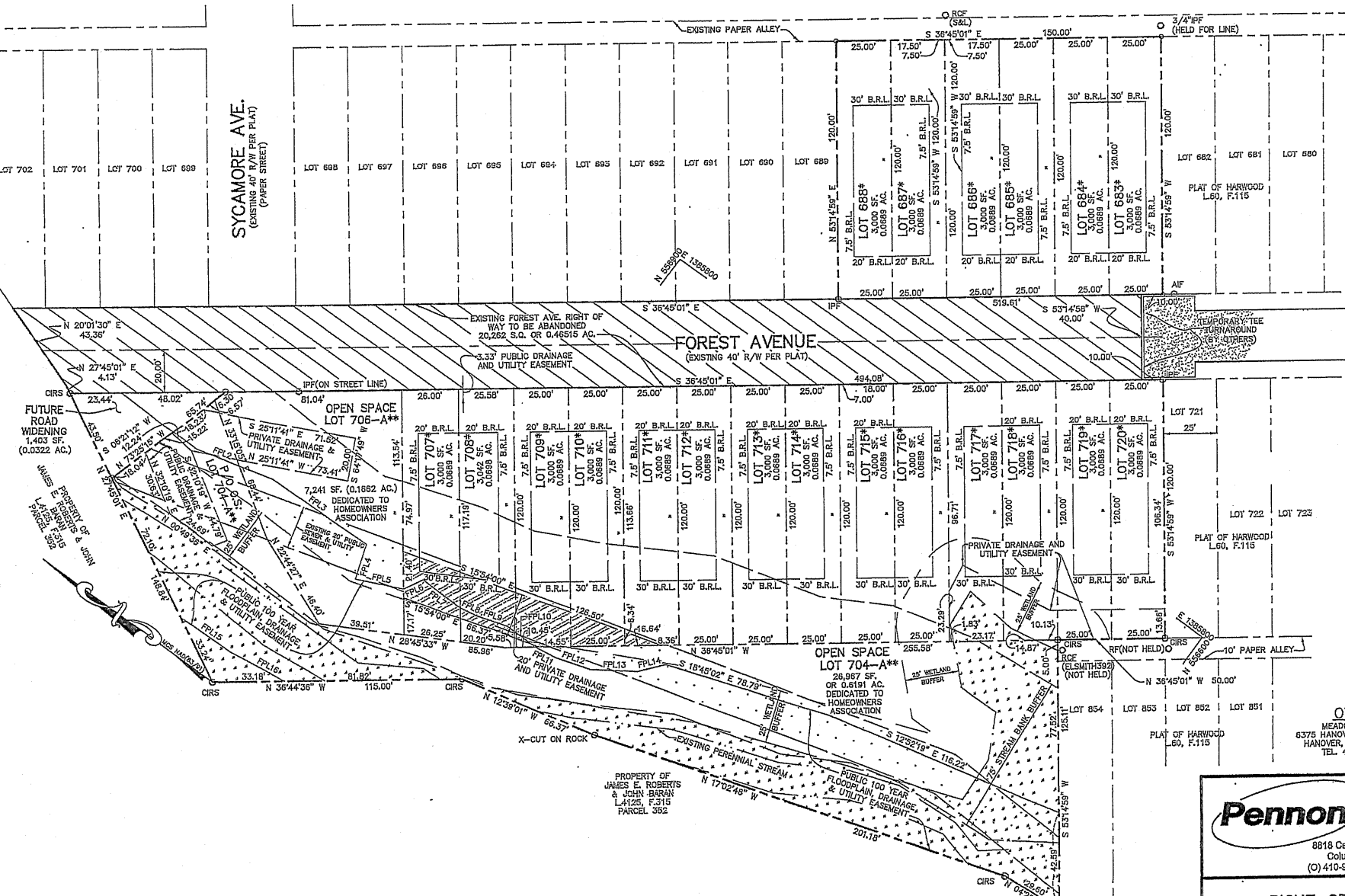
1. **North 27°45'01" East, 4.13 feet** to a point, thence
2. **North 20°01'30" East, 43.36 feet** to a point on the eastern right of way of Forest Avenue and being the corner of Lot 702 as show on plat entitled "Plat of Harwood" and recorded among the said Land Records in plat book 60, page 115, thence running with Lots 702 thru 684 and part of 683 as shown on abovementioned plat and passing over an iron pipe found at a distance of 379.61 feet
3. **South 36°45'01" East, 519.61 feet** to a point, thence crossing said Forest Avenue as shown on said Plat of Harwood to the western right of way of Forest Avenue
4. **South 53°14'58" West, 40.00 feet** to a point being 10.00 feet from an iron pipe found at the corner of Lots 720 and 721, thence with said western right of way of Forest Avenue and with Lots 706-A thru 719 and part of Lot 720 the following course and distance
5. **North 36°45'01" West, 494.08 feet** to the Point of Beginning, containing 20,262 square feet or 0.46515 acres of land, more or less.

I hereby certify that this Survey was prepared by me or under my responsible charge, and that I am a duly licensed Professional Land Surveyor under the laws of the State of Maryland, License No. 21543, expiration date December 21, 2017.



D. Darrin Kirk

D. Darrin Kirk
 Professional Land Surveyor
 Maryland Registration No. 21543



SURVEYOR'S CERTIFICATE

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21543, EXPIRATION DATE DECEMBER 21, 2017.

D. DARRIN KIRK
 D. DARRIN KIRK
 PROFESSIONAL LAND SURVEYOR
 MD REGISTRATION No. 21543

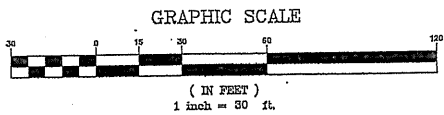


EXHIBIT B

OWNER
 MEADOWLARK, LLC
 6375 HANOVER CROSSING WAY
 HANOVER, MD 21076-2000
 TEL. 410.756.6505



8818 Centre Park Drive, Suite 200
 Columbia, Maryland 21045
 (O) 410-997-8900 (F) 410-997-9282

**RIGHT-OF-WAY
 ABANDONMENT EXHIBIT
 TIMBER RIDGE
 PLAT OF HARWOOD PARK
 LOTS 683-688 & 707-720
 & OPEN SPACE
 LOTS 704-A & 706-A**

1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 GRID NO. 13 TAX MAP NO. 39 PARCEL 873 ZONED: R-12
 SCALE: 1"=30' DATE: 01.27.17 SHEET: 1 OF 1

CUB-SYR-01 COLUMBIA PROJECTS VILLC-VILLC1501-TIMBER RIDGE PLAT OF HARWOOD PARK DESIGN VILLC1501-V-PLAT-EXHIBITING

CA 35-2017

**Harwood Park Homes, Inc.
2965 Brookwood Road
Ellicott City, MD 21042-2501**

April 19, 2017

All of the Council Members
Howard County Council
George Howard Building
3430 Courthouse Drive
Ellicott City, MD 21043

RE: Resolution 35-2017, To Close a Portion of Forest Avenue

Ladies and Gentlemen:

I am Vincent S. Serio and I am the President of Harwood Park Homes, Inc., which owns six (6) lots along Forest Avenue, Harwood Park, Howard County, Maryland: Lots 677, 678, 679, 680, 681 and 682, which have been owned since 2002.

Pursuant to the original developer's agreement for Forest Avenue, the developer was to develop the area by bringing in sewer and water and roads. This included the road from Highland Road.

Also, as part of the developer's agreement for the lots on Forest Avenue, the developer was to connect the sewer and water to the company's property.

What is not clear is the area of the road to be closed, since the drawing does not show all of the lots and does not show the cross street, Highland Avenue. The drawing states someone else will do the road in front of the houses on one side and my company's lots on the other. No one knows who this mystery person is.

The company granted an easement over its property to build the promised road (copy attached). Until the road is built, my property is unbuildable.

Contrary to what is stated in the petition, people are affected, including occupied houses on the other side of Forest Avenue exist.

I have patiently waited and have been paying real estate taxes on the property, as if they were buildable lots.

I have no objection to closing the road south of the company's property with an area for tee-turns, provided the developer lives up to its agreement on Forest Avenue.

Very truly yours,

Harwood Park Homes, Inc.

Vincent S. Serio
Vincent S. Serio, President

TEMPORARY REVERTIBLE GRADING EASEMENT

THIS EASEMENT, made this 28th day of November, 2005, by and between HARWOOD PARK HOMES, INC., a Maryland corporation, Grantor, and ~~MEADOWLARK~~, LLC, a Maryland limited liability company, Grantee.

WITNESSETH:

WHEREAS: by deed dated November 18, 2005, from Paul Donald Hood recorded among the Land Records of Howard County, Maryland prior hereto, Grantor acquired, *inter alia*, all those fourteen (14) certain residential building lots located in the first election district of Howard County, Maryland, known as "Harwood Park" and designated as Lots 550 through and including 557, and Lots 677 through and including 682 (collectively, the "Lots"), in the area known as Harwood Park; and

WHEREAS: by deed dated 10/16/2000, from Paul Donald Hood, Jr. and Deborah Florence Hood recorded among the said Land Records in Liber 5254 at folio 87, *et seq.*, Grantee acquired certain lots in Harwood Park, namely, Lots 683 through 688, and 704 through 720 (Grantee's Lots"); and

WHEREAS, each of Grantor's Lots and Grantee's Lots were originally created as separate building lots, recorded among the Land Records of Howard County, Maryland in J.H.O. No. 60 at page 115, *et seq.*, subsequently confirmed by the recording of a plan of Harwood Park, recorded among the land records of Howard County, Maryland, as Plat No. CMP 5300, which plan shows certain existing and "paper" streets and alleys, among which is the "paper" street designated as "Forrest Avenue" on which the said Lots front; and

WHEREAS, Grantee proposes to develop Grantee's Lots for residential dwelling units, and in connection thereof has received approval for the construction of roadway improvements within the bed of the said Forrest Avenue in front of Grantor's Lots and Grantee's Lots; and

WHEREAS, as a condition of its approval of Grantee's development plans, Howard County has required a temporary revertible easement on portions of Grantor's Lots in the area shown on the attached drawing entitled "Temporary Revertible Grading Easement", as more particularly described

in the Metes and Bounds Description attached to this Easement.

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid to Grantor, and for other good and valuable consideration, the adequacy and receipt of which each party hereby acknowledges, Grantor and Grantee hereby agree as follows:

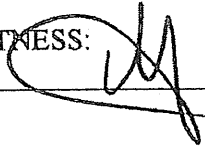
1. **Grant of Easement.** Subject to the terms and conditions as hereinafter set forth, Grantor does hereby grant to Grantee a temporary easement for grading, in, on, across, over and upon those portions of the Grantor's Lots, all as shown and designated as "Temporary Revertible Grading Easement" on the drawing attached hereto and made a part hereof as Exhibit A, as more particularly described by metes and bounds. attached hereto (the "Easement Area").
2. **Use of the Easement Area.** Grantee, and its designated successors and assigns, shall have the right to grade the Easement Area for the purposes set forth herein, including, but not limited to, the right to bring construction equipment, materials and vehicles onto the said Easement Area in order to make road improvements adjacent thereto, and shall have all rights and privileges reasonably necessary to the exercise of this Easement as shall not be inconsistent with the rights and privileges granted to it herein. All costs associated with the installation, maintenance of improvements, snow removal and other costs associated with the use of the Easement herein granted shall be borne solely by the Grantee. Grantee shall indemnify and hold Grantor harmless from and against any and all liability, loss or damage suffered by Grantor arising out of the exercise by Grantee, its said heirs, personal representatives, successors and assigns, of any of its rights under this Easement.
3. **Maintenance of the Easement Area.** Upon completion of the road improvements to Forrest Avenue, Grantee shall regrade the Easement Areas, and seed or sod the ground to its condition prior to the grant of this Easement.
4. **Reversion after Construction.** At such time as the installation of utilities and the construction and paving of the Forrest Avenue improvements are completed and the roadway is dedicated to Howard County as a public roadway, this Easement shall terminate without the need for any further writing, and shall be of no further force and effect.
5. **Run with the Land.** Until acceptance of the Forrest Avenue improvements by Howard County, Maryland as a public roadway, the Easements herein granted shall run with the land and be binding on Grantor's Lots, and the terms and conditions hereof shall be binding upon Grantor and Grantee, and their heirs, personal representatives, successors and assigns, as the owners of Grantor's Lots and Grantee's Lots, respectively.

IN WITNESS WHEREOF, and intending to be legally bound thereby, the Grantor has executed this Temporary Revertible Grading Easement as of the day and year first above written.

LIDER 10381 FOLIO 264

Grantor:
HARWOOD PARK HOMES, INC.


WITNESS:



By: Vincent S. Serio ^{Vice President} [SEAL]
Vincent Serio, President ^S Vice-President

Grantee:

MEADOWLARK, LLC



By: Mark A. Pritchett [SEAL]
Mark Pritchett, Managing Member

CERTIFICATION

I hereby certify that the foregoing instrument was prepared under my supervision as an attorney admitted to practice before the Court of Appeals of Maryland.

Pamela B. Sorota
Pamela B. Sorota

Ms. Clerk:

After recordation, please return this instrument to:

Pamela B. Sorota, P.A.
5100 Dorsey Hall Drive
Ellicott City, MD 21042

STATE OF MARYLAND

*

to wit:

*

COUNTY OF ~~HOWARD~~ Baltimore

*

I HEREBY CERTIFY that on this 28th day of November, 2005, before me, a Notary Public in and for the State and County aforesaid, personally appeared Vincent S. Serio, known to me (or satisfactorily proven) to be the President of Harwood Park Homes, Inc., a Maryland corporation, and that such corporate officer, being authorized to do so, executed the foregoing and annexed instrument for the purposes therein contained by signing the name of the said corporation.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

F. M. Grace

My Commission Expires

[NOTARIAL SEAL]



F. MICHAEL GRACE
Notary Public, State of Maryland
County of Baltimore
My Commission Expires December 1, 2008

INF FD SURE \$	20.00
RECORDING FEE	20.00
TOTAL	40.00
Res# HD02	Ref# 24233
NDR TLR	Bk# 3026
Nov 28, 2005	02:26 PM

STATE OF Maryland

*

to wit:

*

COUNTY OF Baltimore

*

I HEREBY CERTIFY that on this 28th day of November, 2005, before me, a Notary Public in and for the State and County aforesaid, personally appeared Mark Pritchett, known to me (or satisfactorily proven) to be the Authorized Member of Meadowlark, LLC, a Maryland limited liability company, and that such Member, being authorized to do so, executed the foregoing and annexed instrument for the purposes therein contained by signing his name on behalf of the said limited liability company.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

F. M. Grace

, Notary Public

My Commission Expires:

[NOTARIAL SEAL]



F. MICHAEL GRACE
Notary Public, State of Maryland
County of Baltimore
My Commission Expires December 1, 2008

Sayers, Margery

From: Harmony Builders, Inc. <getharmony@comcast.net>
Sent: Wednesday, April 19, 2017 10:46 AM
To: CouncilMail
Cc: Smith, Gary; getharmony@comcast.net
Subject: Lot Number Correction to Written Testimony of Harmony Builders, Inc. Regarding the Closing of Forest Avenue

The Honorable Jon Weinstein, Chair

Howard County Council

3430 Courthouse Drive

Ellicott City, MD 21043

RE: Petition to Close a Portion of Forest Avenue by Meadowlark, LLC.

Dear Councilman Weinstein,

Please see the correction to the Lot numbers in bold italics below for paragraph 7 of my previous email.

"In 2014, Harmony built and sold a home at 6358 Forest Avenue (Lots 723&724) under building permit B13004208, U&O issued September 16, 2014. That permit was processed through all necessary departments of Howard County using a Plot Plan. However, to provide Water and Sewer service for 6358 Forest Avenue (Lots 723&724), we were required by Howard County to install an extension to the Public Water & Sewer in Forest Avenue that would provide service to 6358 Forest Avenue (Lots 723&724) and **future 6354 Forest Avenue (lots 721&722)** under ADO Contract 44-4578. Initial fees to the County were \$10,400.00 and subsequent costs to contractors to install the Public Water & Sewer extension were in excess of \$36,000.00 . Again, Harmony provided a paved driveway on our side of the proposed right of way of Forest Avenue for access to the house as is usually done with a paper street."

I apologize for any inconvenience, I saw the error as soon as I hit send.

Regards,

Scott Godstrey

Harmony Builders, Inc.

4228 Columbia Road

Ellicott City, MD 21042

410.461.0833

No message selected

Sayers, Margery

From: Harmony Builders, Inc. <getharmony@comcast.net>
Sent: Wednesday, April 19, 2017 10:26 AM
To: CouncilMail
Cc: Smith, Gary; getharmony@comcast.net
Subject: Harmony Builders, Inc. Written Testimony on the Petition to Close a Portion of Forest Avenue by Meadowlark, LLC

The Honorable Jon Weinstein, Chair

Howard County Council

3430 Courthouse Drive

Ellicott City, MD 21043

RE: Petition to Close a Portion of Forest Avenue by Meadowlark, LLC.

Dear Councilman Weinstein,

We are in receipt of the March 15, 2017 letter from the Howard County Council regarding the petition by Meadowlark, LLC to close a portion of Forest Avenue.

Harmony Builders, Inc. purchased Lots 721, 722, 723, 724, 725 and 726 on January 27, 2012. At that time, no construction of Forest Avenue as proposed by Meadowlark, LLC had been started.

Prior to buying this property we extensively researched by a Title Search, by contacting various departments within Planning and Zoning and Department of Public Works Real Estate Services. We also reviewed all recorded deeds, agreements, easements and other publicly available records to determine exactly what the status of that section of Forest Avenue was considered to be by the County, Public Road or Paper Street. By all the information we obtained and especially the last paragraph of County Council Resolution 143-2006 that accepted Forest Avenue for dedication;

"AND BE IT FURTHER RESOLVED, if the construction of Forrest Avenue is not commenced on or before December 31, 2008 pursuant to F-06-133 then this resolution shall be null and void without the necessity of further action by the County Council."

we determined that the resolution taking the dedication had become null and void and that Forest Avenue was a paper street.

In 2012, Harmony built and sold a home at 6362 Forest Avenue (Lots 725&726) under building permit B12001319, U&O issued December 14, 2012. That permit was processed through all necessary departments of Howard County using a Plot Plan and we connected to the existing water and sewer and provided a paved driveway on our side of the proposed right of way of Forest Avenue for access to the house as is usually done with a paper street.

In 2014, Harmony built and sold a home at 6358 Forest Avenue (Lots 723&724) under building permit B13004208, U&O issued September 16, 2014. That permit was processed through all necessary departments of Howard County using a Plot Plan. However, to provide Water and Sewer service for 6358 Forest Avenue (Lots 723&724), we were required by Howard County to install an extension to the Public Water & Sewer in Forest Avenue that would provide service to 6358 Forest Avenue (Lots 723&724) and future 6354 Forest Avenue (lots 723&724) under ADO Contract 44-4578. Initial fees to the County were \$10,400.00 and subsequent costs to contractors to install the Public Water & Sewer extension were in excess of \$36,000.00 . Again, Harmony provided a paved driveway on our side of the proposed right of way of Forest Avenue for access to the house as is usually done with a paper street.

Currently, Harmony Builders, Inc. owns Lots 721 & 722 Harwood Park. We have a pending building permit application (6354 Forest Avenue, Elkridge MD 21075) under permit #B16002163, and an issued grading permit #G16000121 to build a small two story home on those lots. We were advised by letter dated June 3, 2016 from the Department of Planning and Zoning that our permit could not be approved because;

"The public road does not exist in this location so it must be extended to this lot".

Harmony Builders, Inc. met with Public Works to try to resolve this in 2016 so we could simply complete building our house by providing paving on our side of Forest Avenue as we had done with the first two homes adjacent to us and no resolution was reached and our permit is still pending.

The exhibit from petitioner shows a "Temporary Tee Turnaround (By Others)" in the middle of Forest Avenue fronting our lots 721&722 but there is no information on who those "Others" are or when that "Tee Turnaround" would be installed. This portion of Forest Avenue is not to be closed but apparently it is not to be actually improved by Meadowlark, LLC either.

Harmony Builders, Inc. did not enter into any agreements with the County or any other entity or obligate itself to install any public improvements except for the Extension to the Public Water & Sewer installed under ADO Contract 44-4578. We are not able to actually use those installed Water and Sewer connections or the Electrical and Gas extensions we installed or build our house do to the absence of a paved public road.

So, at this time, Harmony Builders, Inc. would ask that no decision on the closing of Forest Avenue be allowed to be put to a vote before the County Council until the all Departments of Howard County have either issued pending permits and/or have explained how such a change would impact our property and our ability to acquire a building permit and explain who is responsible for building the public improvements in the section of Forest Avenue that is not to be closed.

Regards,

Scott Godstrey

Harmony Builders, Inc.

4228 Columbia Road

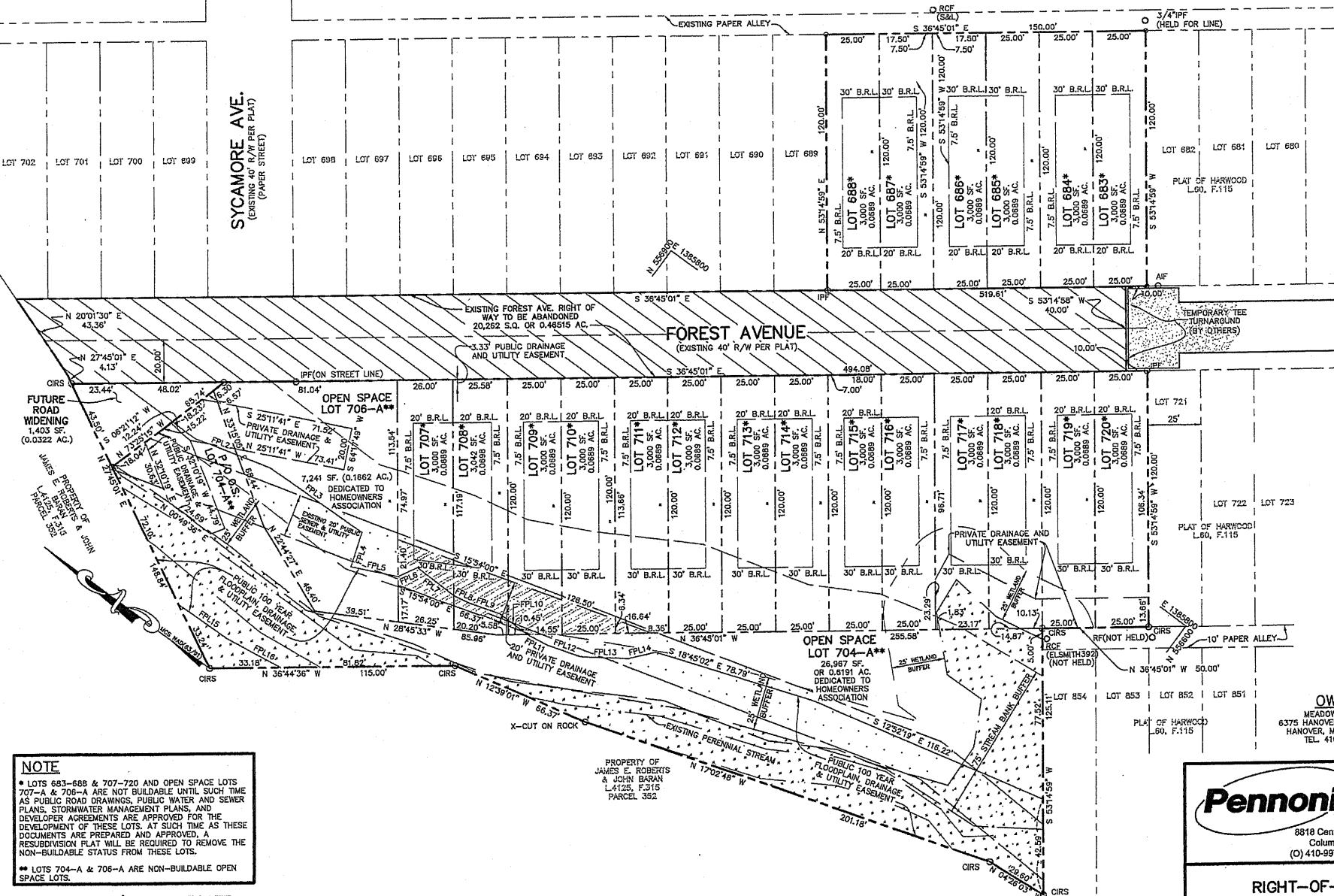
Ellicott City, MD 21042

410.461.0833

No message selected

SYCAMORE AVE.
(EXISTING 40' R/W PER PLAT)
(PAPER STREET)

FOREST AVENUE
(EXISTING 40' R/W PER PLAT)



NOTE

- * LOTS 683-688 & 707-720 AND OPEN SPACE LOTS 707-A & 706-A ARE NOT BUILDBLE UNTIL SUCH TIME AS PUBLIC ROAD DRAWINGS, PUBLIC WATER AND SEWER PLANS, STORMWATER MANAGEMENT PLANS, AND DEVELOPER AGREEMENTS ARE APPROVED FOR THE DEVELOPMENT OF THESE LOTS. AT SUCH TIME AS THESE DOCUMENTS ARE PREPARED AND APPROVED, A RESUBDIVISION PLAT WILL BE REQUIRED TO REMOVE THE NON-BUILDBLE STATUS FROM THESE LOTS.
- ** LOTS 704-A & 706-A ARE NON-BUILDBLE OPEN SPACE LOTS.

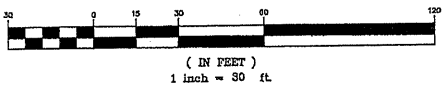
SURVEYOR'S CERTIFICATE

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21543, EXPIRATION DATE DECEMBER 21, 2017.

D. DARRIN KIRK
D. DARRIN KIRK
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION NO. 21543



GRAPHIC SCALE



OWNER
MEADOWLARK, LLC
6375 HANOVER CROSSING WAY
HANOVER, MD 21076-2000
TEL. 410.796.6505



8818 Centre Park Drive, Suite 200
Columbia, Maryland 21045
(C) 410-997-8900 (F) 410-997-9282

**RIGHT-OF-WAY
ABANDONMENT EXHIBIT
TIMBER RIDGE
PLAT OF HARWOOD PARK
LOTS 683-688 & 707-720
& OPEN SPACE
LOTS 704-A & 706-A**

1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
GRID NO. 13 TAX MAP NO. 38 PARCEL 873 ZONED: R-12
SCALE: 1"=30' DATE: 01.27.17 SHEET: 1 OF 1

PARCEL DESIGN V.V. ILLIC. 901-V-PLAT-EXHIBITING

CR35 - 2017

Related Docs

" work session ~~minutes~~
handouts "







Forrest Avenue

Page 1 of 3




Forrest Avenue

Page 2 of 3





Forrest Avenue




Howard County

Internal Memorandum

Subject: Testimony on Council Resolution No. 35 - 2017
Resolution for the Closure of Forest Avenue

To: Jessica Feldmark, Executive Secretary
County Council

From: James M. Irvin, Director 
Department of Public Works

Date: March 31, 2017

The Department of Public Works has reviewed the proposed legislation concerning the closing of an unimproved section of Forest Avenue. This portion of Forest Avenue was dedicated to the County by Council Resolution No. 143-2006. In accordance with Section 18.204(g) of the Howard County Code, the department is required to develop a report of the closing of Forest Avenue. The department's findings are as follows:

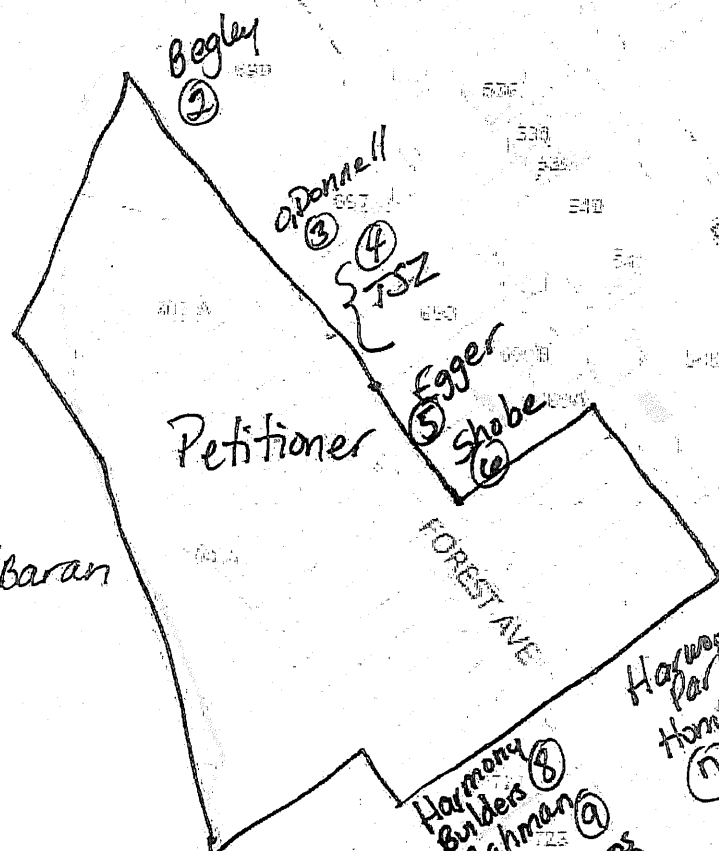
1. The Department of Planning and Zoning has no objection to the resolution.
2. The Department of Public Works has no objection to the resolution. However, an adjacent owner (Vincent Serio) contacted our office to object to this closure. He was instructed to attend the public hearing and provide testimony.
3. The Howard County Police Department did not provide comments.
4. The Department of Fire and Rescue Services has no objection to the resolution.
5. BGE did not provide comments

In conclusion, the Department of Public Works concluded that there is no adverse impact on the traveling public if this roadway is closed.

There will be no fiscal impact to the County. The petitioner has requested that the road be surplus and conveyed to them.

Should you have any questions concerning this matter, please contact me on Extension 4401.

cc: Jennifer Sager, Legislative Coordinator
Valdis Lazdins, Director, Department of Planning and Zoning
John Butler, Chief, Department of Fire and Rescue Services
Gary Gardner, Chief, Department of Police
File



Begley
②

O'Donnell
③

④
STSZ

Egger
⑤

Shobe
⑥

Petitioner

①
Roberts/Baran

FOREST AVE

Harwood
Park
Homes, Inc.
⑦

Harmony
Builders
⑧

Rahman
⑨

Ramhags
⑩

Hmung
⑪

HIGHLAND AVE
FOREST AVE
Phillips
⑫

BEECHFIELD AVE

FOREST AVE

EUCLID AVE

EUCLID AVE

HIGHLAND AVE

BEECHFIELD AVE



Real Property Data Search (-w2) Guide to searching the database

Search Result for HOWARD COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 01 Account Number - 170309							
Owner Information									
Owner Name:		ROBERTS JAMES E BARAN JOHN T/C			Use:		INDUSTRIAL		
Mailing Address:		5534 MONTGOMERY RD ELLCOTT CITY MD 21043-7022			Principal Residence:		NO		
					Deed Reference:		/04125/ 00315		
Location & Structure Information									
Premises Address:		6725 WASHINGTON BLVD ELKRIDGE 21075-0000			Legal Description:		14.25 ACRES 6725 6725 WASHINGTON BLVD		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0038	0013	0352		0000				2015	Plat Ref:
Special Tax Areas:				Town:		NONE			
				Ad Valorem:		104			
				Tax Class:					
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
						14,2500 AC			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
Value Information									
			Base Value	Value	Phase-in Assessments				
				As of	As of	As of			
				01/01/2015	07/01/2016	07/01/2017			
Land:			224,200	815,000					
Improvements			0	0					
Total:			224,200	815,000	618,067	815,000			
Preferential Land:			0		0				
Transfer Information									
Seller: JULIO CARL T				Date: 12/03/1997		Price: \$150,000			
Type: ARMS LENGTH VACANT				Deed1: /04125/ 00315		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2016		07/01/2017			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:				Special Tax Recapture:					
Exempt Class:				NONE					
Homestead Application Information									
Homestead Application Status: No Application									

1. The data on this page is for informational purposes only. It is not intended to be used as a legal document. We have confidence in

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Real Property Data Search (w2) - Guide to searching the database

Search Result for HOWARD COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 01 Account Number - 171097			
Owner Information					
Owner Name:	BEGLEY MARK MYERS BEGLEY KIM T/E		Use:	RESIDENTIAL	
Mailing Address:	6326 BEECHFIELD AVE ELKRIDGE MD 21075-5614		Principal Residence:	NO	
			Deed Reference:	/07902/ 00198	
Location & Structure Information					
Premises Address:		FOREST AVE ELKRIDGE 21075-0000		Legal Description:	LOTS 699-703 12000 S FOREST AVE HARWOOD PARK
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0038	0013	0873		0000	
				Block:	Lot:
					699
				Assessment Year:	Plat No:
				2015	
					Plat Ref:
Special Tax Areas:			Town:	NONE	
			Ad Valorem:	104	
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
			12,000 SF		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
					Last Major Renovation
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2015	07/01/2016	07/01/2017	
Land:	117,000	117,000			
Improvements	0	0			
Total:	117,000	117,000	117,000	117,000	
Preferential Land:	0			0	
Transfer Information					
Seller: HOCKEY JENNIFER LYNN		Date: 12/11/2003		Price: \$218,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /07902/ 00198		Deed2:	
Seller: HOCKMAN EARL T		Date: 02/13/2001		Price: \$160,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /05347/ 00232		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class		07/01/2016	07/01/2017	
County:	000		0.00		
State:	000		0.00		
Municipal:	000		0.00 0.00	0.00 0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					

1. The information on this page is derived from the public records of the State of Maryland. While we have confidence in

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Real Property Data Search (w2) Guide to searching the database

Search Result for HOWARD COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
Account Identifier:		District - 01 Account Number - 175262							
Owner Information									
Owner Name:		ODONNELL DENNIS & WF			Use:		RESIDENTIAL		
Mailing Address:		6332 BEECHFIELD AVE ELKRIDGE MD 21075-5614			Principal Residence:		NO		
					Deed Reference:		/00574/ 00643		
Location & Structure Information									
Premises Address:		FOREST AVE ELKRIDGE 21075-0000			Legal Description:		LOTS 697-698 6000 SQ FOREST AVE HARWOOD PARK		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0038	0013	0873		0000			697	2015	Plat Ref:
Special Tax Areas:				Town:		NONE			
				Ad Valorem:		104			
				Tax Class:					
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
						6,000 SF			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
Value Information									
		Base Value		Value As of 01/01/2015		Phase-in Assessments As of 07/01/2016		As of 07/01/2017	
Land:		45,000		45,000					
Improvements		0		0					
Total:		45,000		45,000		45,000		45,000	
Preferential Land:		0						0	
Transfer Information									
Seller:		Date:		Price:					
Type:		Deed1:		Deed2:					
Seller:		Date:		Price:					
Type:		Deed1:		Deed2:					
Seller:		Date:		Price:					
Type:		Deed1:		Deed2:					
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2016		07/01/2017			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									
Homestead Application Status: No Application									

1. This information is provided for informational purposes only. It is not intended to constitute an offer of insurance or any other financial product. We have confidence in



Real Property Data Search (w2) Guide to searching the database

Search Result for HOWARD COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
Account Identifier:		District - 01 Account Number - 171313							
Owner Information									
Owner Name:		TSZ PROPERTIES LLC			Use:		RESIDENTIAL		
Mailing Address:		10382 BALTIMORE NATIONAL PK ELICOTT CITY MD 21042-			Principal Residence:		NO		
					Deed Reference:		/14919/ 00078		
Location & Structure Information									
Premises Address:		FOREST AVE ELKRIDGE 21075-0000			Legal Description:		LOTS 695-696 6000 SQ FOREST AVE HARWOOD PARK		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0038	0013	0873		0000			695	2015	Plat Ref:
Special Tax Areas:					Town:		NONE		
					Ad Valorem:		104		
					Tax Class:				
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use		
					6,000 SF				
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2015		07/01/2016		07/01/2017	
Land:	6,000		6,000						
Improvements	0		0						
Total:	6,000		6,000		6,000		6,000		
Preferential Land:	0						0		
Transfer Information									
Seller: KOWALSKI STANLEY A				Date: 05/16/2013		Price: \$235,000			
Type: ARMS LENGTH MULTIPLE				Deed1: /14919/ 00078		Deed2:			
Seller:				Date:		Price: \$0			
Type:				Deed1: /00407/ 00039		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2016		07/01/2017			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:				Special Tax Recapture:					
Exempt Class:				NONE					
Homestead Application Information									
Homestead Application Status: No Application									

1. The information on this page is derived from the Public Record System of the State of Maryland. While we have confidence in

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Real Property Data Search (w2) Guide to searching the database

Search Result for HOWARD COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
Account Identifier:		District - 01 Account Number - 191284							
Owner Information									
Owner Name:		TSZ PROPERTIES LLC			Use:		RESIDENTIAL		
Mailing Address:		10382 BALTIMORE NATIONAL PK ELLCOTT CITY MD 21042-			Principal Residence:		NO		
					Deed Reference:		/14919/ 00078		
Location & Structure Information									
Premises Address:		FOREST AVE ELKRIDGE 21075-0000			Legal Description:		LOTS 693-694 6000 SQ FOREST AVE HARWOOD PARK		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0038	0013	0873		0000			693	2015	Plat Ref:
Special Tax Areas:				Town:		NONE			
				Ad Valorem:		104			
				Tax Class:					
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
						6,000 SF			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2015		07/01/2016		07/01/2017	
Land:		6,000		6,000					
Improvements		0		0					
Total:		6,000		6,000		6,000		6,000	
Preferential Land:		0						0	
Transfer Information									
Seller: KOWALSKI STANLEY A			Date: 05/16/2013			Price: \$235,000			
Type: ARMS LENGTH MULTIPLE			Deed1: /14919/ 00078			Deed2:			
Seller: KOWALSKI STANLEY R			Date: 06/24/2011			Price: \$0			
Type: NON-ARMS LENGTH OTHER			Deed1: /13302/ 00001			Deed2:			
Seller:			Date:			Price: \$0			
Type:			Deed1: /00394/ 00396			Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2016		07/01/2017			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:				Special Tax Recapture:					
Exempt Class:				NONE					
Homestead Application Information									
Homestead Application Status: No Application									

1. The information on this page is for informational purposes only. It is not intended to be used for legal or other purposes. While we have confidence in

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Real Property Data Search (w2) Guide to searching the database

Search Result for HOWARD COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 01 Account Number - 176234			
Owner Information					
Owner Name:		EGGER JOHN M JR EGGER DEBRA J T/E		Use: TOWN HOUSE Principal Residence: YES	
Mailing Address:		6342 BEECHFIELD AVE ELKRIDGE MD 21075-5614		Deed Reference: /05069/ 00474	
Location & Structure Information					
Premises Address:		6342 BEECHFIELD AVE ELKRIDGE 21075-0000		Legal Description: LOT 690-B, 180 A 6342 BEECHFIELD AVE HARWOOD PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0038	0013	0873		0000	690B 2015
Assessment Year:		Plat No:		Plat Ref:	
2015					
Special Tax Areas:			Town:		NONE
			Ad Valorem:		104
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1985	1,100 SF		7,875 SF		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	END UNIT	SIDING	1 full/ 1 half	
Value Information					
		Base Value	Value As of 01/01/2015	Phase-In Assessments As of 07/01/2016 As of 07/01/2017	
Land:		116,200	100,000		
Improvements		89,300	111,000		
Total:		205,500	211,000	209,167	211,000
Preferential Land:		0			0
Transfer Information					
Seller: VALHALLA INVESTMENTS LLC		Date: 04/20/2000		Price: \$96,000	
Type: ARMS LENGTH IMPROVED		Deed1: /05069/ 00474		Deed2:	
Seller: SECRETARY OF HOUSING & URBAN		Date: 02/07/2000		Price: \$74,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /05008/ 00635		Deed2:	
Seller: ROSEMAN RICHARD S		Date: 03/19/1999		Price: \$101,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /04666/ 00077		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2016		07/01/2017	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 04/22/2010					

1. The State of Maryland, its agencies, departments, and officials are not liable for any errors or omissions in this information, and we have confidence in

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Real Property Data Search (w3) Guide to searching the database
 Search Result for HOWARD COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
Account Identifier:		District - 01 Account Number - 160923							
Owner Information									
Owner Name:		SHOBE GARY D SHOBE JEAN D			Use:		TOWN HOUSE		
Mailing Address:		6344 BEECHFIELD AVE ELKRIDGE MD 21075-5614			Principal Residence:		YES		
					Deed Reference:		/01349/ 00588		
Location & Structure Information									
Premises Address:		6344 BEECHFIELD AVE ELKRIDGE 21075-0000			Legal Description:		LOT 689-A .177 A 6344 BEECHFIELD AVE HARWOOD PARK		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0038	0013	0873		0000			689A	2015	Plat Ref:
Special Tax Areas:				Town:		NONE			
				Ad Valorem:		104			
				Tax Class:					
Primary Structure Built	Above Grade Enclosed Area			Finished Basement Area		Property Land Area		County Use	
1985	1,100 SF					7,875 SF			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	YES	END UNIT	SIDING	1 full/ 1 half					
Value Information									
			Base Value	Value	Phase-in Assessments				
				As of	As of	As of			
				01/01/2015	07/01/2016	07/01/2017			
Land:	116,200			100,000					
Improvements	94,900			118,000					
Total:	211,100			218,000	215,700	218,000			
Preferential Land:	0					0			
Transfer Information									
Seller: HARMAN BRIAN P			Date: 05/17/1985			Price: \$75,000			
Type: NON-ARMS LENGTH OTHER			Deed1: /01349/ 00588			Deed2:			
Seller: NEUBAUER CLIFFORD			Date: 09/05/1984			Price: \$11,800			
Type: NON-ARMS LENGTH OTHER			Deed1: /01281/ 00424			Deed2:			
Seller: VANE SR RONALD F			Date: 04/10/1981			Price: \$8,000			
Type: ARMS LENGTH IMPROVED			Deed1: /01048/ 00686			Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class	07/01/2016			07/01/2017			
County:		000	0.00						
State:		000	0.00						
Municipal:		000	0.00 0.00			0.00 0.00			
Tax Exempt:			Special Tax Recapture:						
Exempt Class:			NONE						
Homestead Application Information									
Homestead Application Status: Approved 10/28/2013									

1. This information is provided for informational purposes only. It is not intended to be used for legal or other purposes. While we have confidence in

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Real Property Data Search (-w2) Guide to searching the database

Search Result for HOWARD COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
Account Identifier:		District - 01 Account Number - 191306							
Owner Information									
Owner Name:		HARWOOD PARK HOMES INC			Use:		RESIDENTIAL		
Mailing Address:		2965 BROOKWOOD RD ELLICOTT CITY MD 21042- 2501			Principal Residence:		NO		
					Deed Reference:		/09655/ 00558		
Location & Structure Information									
Premises Address:		FOREST AVE ELKRIDGE 21075-0000			Legal Description:		LOTS 677-682 18000 S FOREST AVE HARWOOD PARK		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0038	0013	0873		0000			677	2015	Plat Ref:
Special Tax Areas:					Town:		NONE		
					Ad Valorem:		104		
					Tax Class:				
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
						18,000 SF			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2015		07/01/2016		07/01/2017	
Land:		65,500		65,500					
Improvements		0		0					
Total:		65,500		65,500		65,500		65,500	
Preferential Land:		0						0	
Transfer Information									
Seller: HOOD MARY L/E ET AL				Date: 11/23/2005		Price: \$480,000			
Type: ARMS LENGTH MULTIPLE				Deed1: /09655/ 00558		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2016		07/01/2017			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:				Special Tax Recapture:					
Exempt Class:				NONE					
Homestead Application Information									
Homestead Application Status: No Application									

1. The Howard County Department of Assessor and Tax Collector is pleased to provide you with this information. While we have confidence in

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Real Property Data Search (w2) Guide to searching the database
 Search Result for HOWARD COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
Account Identifier:		District - 01 Account Number - 594778							
Owner Information									
Owner Name:		HARMONY BUILDERS INC			Use:		RESIDENTIAL		
Mailing Address:		4228 COLUMBIA RD ELLICOTT CITY MD 21042-			Principal Residence:		NO		
					Deed Reference:				
Location & Structure Information									
Premises Address:		FOREST AVE ELKRIDGE 21075-0000			Legal Description:		LOTS 721 & 722 6,000 SQ FOREST AVE HARWOOD PARK		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0038	0013	0873		2043			721	2015	Plat Ref:
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
						6,000 SF			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
Value Information									
			Base Value	Value	Phase-in Assessments				
				As of	As of		As of		
				01/01/2015	07/01/2016		07/01/2017		
Land:			83,500	111,000					
Improvements			0	0					
Total:			83,500	111,000	101,833	111,000			
Preferential Land:			0		0				
Transfer Information									
Seller:		Date:			Price:				
Type:		Deed1:			Deed2:				
Seller:		Date:			Price:				
Type:		Deed1:			Deed2:				
Seller:		Date:			Price:				
Type:		Deed1:			Deed2:				
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2016		07/01/2017			
County:		000		0.00		0.00			
State:		000		0.00		0.00			
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:				Special Tax Recapture:					
Exempt Class:				NONE					
Homestead Application Information									
Homestead Application Status: No Application									

A. This information is provided for informational purposes only. It is not intended to constitute an offer of insurance or any other financial product. While we have confidence in

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Real Property Data Search - (w2) - Guide to searching the database

Search Result for HOWARD COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 01 Account Number - 594779							
Owner Information									
Owner Name:		RAHMAN MOHAMMED JAHAN SHAKILA				Use:		RESIDENTIAL YES	
Mailing Address:		6358 FOREST AVE ELKRIDGE MD 21075-				Principal Residence:		YES	
						Deed Reference:		/15832/ 00200	
Location & Structure Information									
Premises Address:		6358 FOREST AVE ELKRIDGE 21075-				Legal Description:		LOTS 723 & 724 6,000 SQ' 6358 FOREST AVE HARWOOD PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0038	0013	0873		2043			723	2015	Plat Ref:
Special Tax Areas:						Town: NONE			
						Ad Valorem:			
						Tax Class:			
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
2014		2,168 SF		450 SF		6,000 SF			
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
2	YES	STANDARD UNIT		FRAME	2 full/ 2 half	1 Attached			
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2015		07/01/2016		07/01/2017	
Land:		126,000		126,000					
Improvements		193,600		284,600					
Total:		319,600		410,600		380,267		410,600	
Preferential Land:		0						0	
Transfer Information									
Seller: HARMONY BUILDERS INC				Date: 10/16/2014			Price: \$413,400		
Type: ARMS LENGTH IMPROVED				Deed1: /15832/ 00200			Deed2:		
Seller:				Date:			Price:		
Type:				Deed1:			Deed2:		
Seller:				Date:			Price:		
Type:				Deed1:			Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2016		07/01/2017			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:				Special Tax Recapture:					
Exempt Class:				NONE					
Homestead Application Information									
Homestead Application Status: Approved 05/05/2015									

1. The Howard County Department of Planning and Zoning has reviewed the information provided and has determined that the information provided is accurate and reliable. We have confidence in the information provided.

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Real Property Data Search (w2) Guide to searching the database
 Search Result for HOWARD COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
Account Identifier:		District - 01 Account Number - 168967							
Owner Information									
Owner Name:		RAMBHAROS RAJENDRA BECKER AIMEE			Use:		RESIDENTIAL		
Mailing Address:		6362 FOREST AVE ELKRIDGE MD 21075-			Principal Residence:		YES		
					Deed Reference:		/15933/ 00139		
Location & Structure Information									
Premises Address:		6362 FOREST AVE ELKRIDGE 21075-0000			Legal Description:		LOTS 725 & 726 6,000 SQ' FOREST AVE HARWOOD PARK		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0038	0013	0873		0000			725	2015	
Special Tax Areas:					Town:		NONE		
					Ad Valorem:		104		
					Tax Class:				
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use					
2012	2,140 SF	450 SF	6,000 SF						
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	YES	STANDARD UNIT	FRAME	3 full/ 1 half	1 Attached				
Value Information									
		Base Value	Value As of 01/01/2015	Phase-in Assessments					
				As of 07/01/2016	As of 07/01/2017				
Land:		126,000	126,000						
Improvements		187,100	295,800						
Total:		313,100	421,800	385,567	421,800				
Preferential Land:		0			0				
Transfer Information									
Seller:		HARMONY BUILDERS INC			Date:		12/18/2014		
Type:		ARMS LENGTH IMPROVED			Deed1:		/15933/ 00139		
					Price:		\$395,000		
					Deed2:				
Seller:		HARMONY BUILDERS INC			Date:		09/06/2012		
Type:		NON-ARMS LENGTH OTHER			Deed1:		/14266/ 00315		
					Price:		\$0		
					Deed2:				
Seller:		HARMONY BUILDERS INC			Date:		09/06/2012		
Type:		NON-ARMS LENGTH OTHER			Deed1:		/14268/ 00315		
					Price:		\$0		
					Deed2:				
Exemption Information									
Partial Exempt Assessments:		Class			07/01/2016	07/01/2017			
County:		000			0.00				
State:		000			0.00				
Municipal:		000			0.00 0.00	0.00 0.00			
Tax Exempt:					Special Tax Recapture:				
Exempt Class:					NONE				
Homestead Application Information									
Homestead Application Status: Approved 04/19/2016									

1. The data on this page is for informational purposes only. It is not intended to be used for legal or financial purposes. While we have confidence in

11

Real Property Data Search (w2) Guide to searching the database

Search Result for HOWARD COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 01 Account Number - 182676							
Owner Information									
Owner Name:		HMLUNG VAN LIAN ZINI		Use:		RESIDENTIAL YES			
Mailing Address:		6366 FOREST AVE ELKRIDGE MD 21075- 5812		Principal Residence:		YES			
				Deed Reference:		/16418/ 00020			
Location & Structure Information									
Premises Address:		6366 FOREST AVE ELKRIDGE 21075-5812		Legal Description:		LOTS 727-728 6000 SQ 6366 FOREST AVE HARWOOD PARK			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0038	0013	0873		0000			727	2015	Plat Ref:
Special Tax Areas:				Town:		NONE			
				Ad Valorem:		104			
				Tax Class:					
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
1976		1,040 SF				6,000 SF			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
1	YES	STANDARD UNIT	SIDING	1 full/ 1 half					
Value Information									
			Base Value	Value	Phase-in Assessments				
				As of	As of	As of			
				01/01/2015	07/01/2016	07/01/2017			
Land:		126,000		126,000					
Improvements		74,500		112,300					
Total:		200,500		238,300		225,700		238,300	
Preferential Land:		0						0	
Transfer Information									
Seller: ELMER BEVERLY BLACKWELL			Date: 09/02/2015			Price: \$260,000			
Type: ARMS LENGTH IMPROVED			Deed1: /16418/ 00020			Deed2:			
Seller: ELMER CHARLES DAVID			Date: 12/16/1994			Price: \$0			
Type: NON-ARMS LENGTH OTHER			Deed1: /03402/ 00543			Deed2:			
Seller: HORN ROBERT S JR			Date: 03/16/1990			Price: \$121,000			
Type: ARMS LENGTH IMPROVED			Deed1: /02146/ 00058			Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2016		07/01/2017			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:				Special Tax Recapture:					
Exempt Class:				NONE					
Homestead Application Information									
Homestead Application Status: Approved 10/07/2015									

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12

Real Property Data Search (w2) Guide to searching the database

Search Result for HOWARD COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
Account Identifier:		District - 01 Account Number - 174630							
Owner Information									
Owner Name:		PHILLIPS CHRISTOPHER			Use:		RESIDENTIAL		
Mailing Address:		6367 FOREST AVE ELKRIDGE MD 21075-5811			Principal Residence:		YES		
					Deed Reference:		/07836/ 00363		
Location & Structure Information									
Premises Address:		6367 FOREST AVE ELKRIDGE 21075-0000			Legal Description:		LOT 676 6000 SQ' 6367 FOREST AVE HARWOOD PARK		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0038	0013	0873		0000			676	2015	Plat Ref:
Special Tax Areas:				Town:		NONE			
				Ad Valorem:		104			
				Tax Class:					
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
2003		1,508 SF				6,000 SF			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	YES	STANDARD UNIT	FRAME	2 full/ 1 half	1 Attached				
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2015		07/01/2016		07/01/2017	
Land:		126,000		126,000					
Improvements		123,600		186,000					
Total:		249,600		312,000		291,200		312,000	
Preferential Land:		0						0	
Transfer Information									
Seller:		PILLAR HOMES LLC			Date:		11/21/2003		
Type:		ARMS LENGTH IMPROVED			Deed1:		/07836/ 00363		
					Deed2:		Price: \$258,000		
Seller:		PILLAR HOMES LLC			Date:		08/30/2002		
Type:		NON-ARMS LENGTH OTHER			Deed1:		/06382/ 00139		
					Deed2:		Price: \$0		
Seller:		EVANS WILLIAM L			Date:		06/18/2002		
Type:		ARMS LENGTH VACANT			Deed1:		/06235/ 00287		
					Deed2:		Price: \$45,000		
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2016		07/01/2017			
County:		000		0.00		0.00			
State:		000		0.00		0.00			
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:				Special Tax Recapture:					
Exempt Class:				NONE					
Homestead Application Information									
Homestead Application Status: Approved 12/02/2011									

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Sent To	Mark Begley
Street	Kim Myers Begley T/E
City, St	6326 Beechfield Ave
	Elkridge, MD 21075-5614

PS Form 3800, April 2013 PSN 7530-02-000-9077 See Reverse for Instructions

Howard County Council

George Howard Building
3430 Court House Drive
Ellicott City, Maryland 21043-4392

COUNCILMEMBERS

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Jennifer Terrasa
District 3
Mary Kay Sigaty
District 4
Greg Fox
District 5

March 15, 2017

Mark Begley
Kim Myers Begley T/E
6326 Beechfield Ave
Elkridge, MD 21075-5614

Dear Mark Begley & Kim Myers Begley T/E:

The County's records show that you have property in the vicinity of a planned but unbuilt portion of Forest Avenue. In accordance with the requirements of the County Code (Section 18.204), this letter is your notice that the County Council has received a petition to close that portion of Forest Avenue.

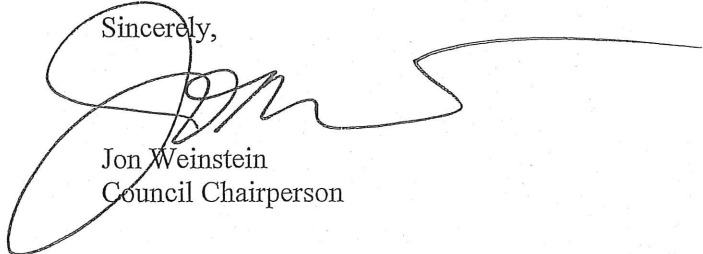
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It is expected that the road closing Resolution will be introduced before the Council on April 3, 2017, with a public hearing on April 19, 2017, and a final vote on May 1, 2017.

You, or any member of the public, may testify at the hearing, which begins at 7:00 p.m., or if you wish, you may send written testimony by email (councilmail@howardcountymd.gov) or postal mail to the Council in care of:

Jessica Feldmark, Administrator
Howard County Council
3430 Courthouse Drive
Ellicott City, MD 21043

Sincerely,



Jon Weinstein
Council Chairperson

7015 0640 0003 3579 2796

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$
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Street and A	
City, State, Z	

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Christopher Phillips
 6367 Forest Ave
 Elkridge, MD 21075

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

County Council

Large Howard Building
100 Court House Drive
Elkridge, Maryland 21043-4392

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- Calvin Ball, Vice Chairperson
District 2
- Jennifer Terrasa
District 3
- Mary Kay Sigaty
District 4
- Greg Fox
District 5

March 15, 2017

Christopher Phillips
6367 Forest Ave
Elkridge, MD 21075

Dear Christopher Phillips:

The County's records show that you have property in the vicinity of a planned but unbuilt portion of Forest Avenue. In accordance with the requirements of the County Code (Section 18.204), this letter is your notice that the County Council has received a petition to close that portion of Forest Avenue.

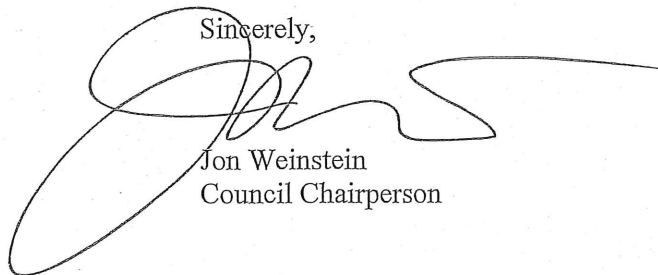
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Jessica Feldmark, Administrator
Howard County Council
3430 Courthouse Drive
Ellicott City, MD 21043

Sincerely,



Jon Weinstein
Council Chairperson

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage	\$	

Sent To Christopher Phillips
6367 Forest Ave
Street and A Elkridge, MD 21075
City, State, &

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

County Council

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Ellicott City, Maryland 21043-4392

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- Calvin Ball, Vice Chairperson
District 2
- Jennifer Terrasa
District 3
- Mary Kay Sigaty
District 4
- Greg Fox
District 5

March 15, 2017

Christopher Phillips
6367 Forest Ave
Elkridge, MD 21075

Dear Christopher Phillips:

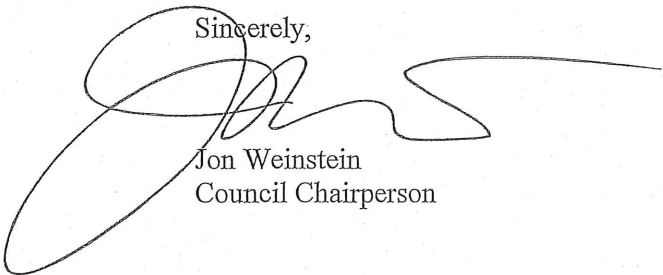
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Jessica Feldmark, Administrator
Howard County Council
3430 Courthouse Drive
Ellicott City, MD 21043

Sincerely,

Jon Weinstein
Council Chairperson

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<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ _____	
Total Post \$ _____	
Sent To Mr. & Mrs. Dennis Odonnell 6332 Beechfield Ave Elkridge, MD 21075-5614	
Street and City, State	
PS Form 3800, April 2015 PSN 7530020003047 See reverse for instructions	

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George Howard Building
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- Calvin Ball, Vice Chairperson
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District 4
- Greg Fox
District 5

March 15, 2017

Mr. & Mrs. Dennis Odonnell
 6332 Beechfield Ave
 Elkridge, MD 21075-5614

Dear Mr. & Mrs. Dennis Odonnell:

The County's records show that you have property in the vicinity of a planned but unbuilt portion of Forest Avenue. In accordance with the requirements of the County Code (Section 18.204), this letter is your notice that the County Council has received a petition to close that portion of Forest Avenue.

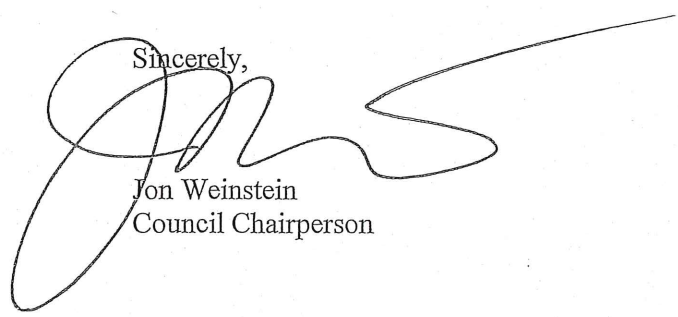
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Jessica Feldmark, Administrator
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 3430 Courthouse Drive
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Sincerely,



Jon Weinstein
 Council Chairperson

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Postmark
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Postage	\$
Total Post	\$

Sent To	James E Roberts
---------	-----------------

Sent To	Baran T/C
---------	-----------

Street and	5534 Montgomery Road
------------	----------------------

City, State	Ellicott City, MD 21043-7022
-------------	------------------------------

City, State	Ellicott City, MD 21043-7022
-------------	------------------------------

PS Form 3800, April 2015 PSN 7530-02-000-9047	SEE REVERSE FOR INSTRUCTIONS
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District 3
Mary Kay Sigaty
District 4
Greg Fox
District 5

March 15, 2017

James E Roberts
John Baran T/C
5534 Montgomery Road
Ellicott City, MD 21043-7022

Dear James E Roberts & John Baran T/C:

The County's records show that you have property in the vicinity of a planned but unbuilt portion of Forest Avenue. In accordance with the requirements of the County Code (Section 18.204), this letter is your notice that the County Council has received a petition to close that portion of Forest Avenue.

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Jessica Feldmark, Administrator
Howard County Council
3430 Courthouse Drive
Ellicott City, MD 21043

Sincerely,


Jon Weinstein
Council Chairperson

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Postage	\$
Total Post	\$
Sent To	TSZ Properties LLC
Street and	10382 Baltimore National Pike
City, State,	Ellicott City, MD 21042

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

Howard County Council

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District 2
- Jennifer Terrasa
District 3
- Mary Kay Sigaty
District 4
- Greg Fox
District 5

March 15, 2017

TSZ Properties LLC
10382 Baltimore National Pike
Ellicott City, MD 21042

Dear TSZ Properties LLC:

The County's records show that you have property in the vicinity of a planned but unbuilt portion of Forest Avenue. In accordance with the requirements of the County Code (Section 18.204), this letter is your notice that the County Council has received a petition to close that portion of Forest Avenue.

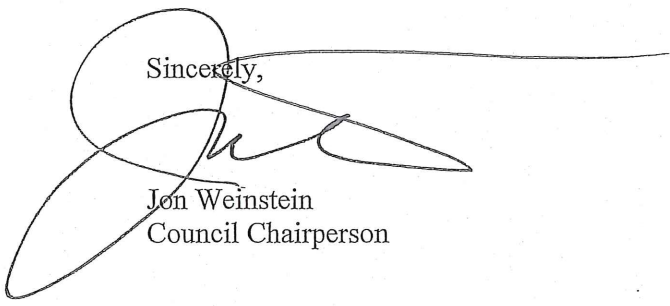
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Jessica Feldmark, Administrator
Howard County Council
3430 Courthouse Drive
Ellicott City, MD 21043

Sincerely,



Jon Weinstein
Council Chairperson

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Postmark
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Postage	\$
Total Pos	\$
Sent To	John M Egger Jr
Street an	Debra J Egger T/E
City, Stat	6342 Beechfield Ave Elkridge, MD 21075-5614

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Mary Kay Sigaty
District 4
Greg Fox
District 5

March 15, 2017

John M Egger Jr
Debra J Egger T/E
6342 Beechfield Ave
Elkridge, MD 21075-5614

Dear John M Egger Jr & Debra J Egger T/E:

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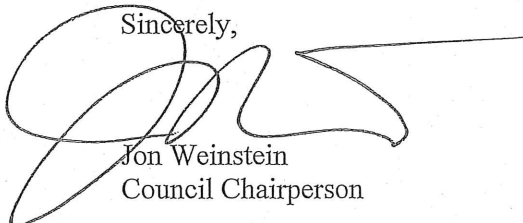
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Jessica Feldmark, Administrator
Howard County Council
3430 Courthouse Drive
Ellicott City, MD 21043

Sincerely,



Jon Weinstein
Council Chairperson

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	\$ _____
Total Postage	\$ _____
Sent To	Gary D Shobe
Street and	Jean D Shobe
City, State	6344 Beechfield Ave
	Elkridge, MD 21075-5614
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

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Calvin Ball, Vice Chairperson
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Jennifer Terrasa
District 3
Mary Kay Sigaty
District 4
Greg Fox
District 5

March 15, 2017

Gary D Shobe
Jean D Shobe
6344 Beechfield Ave
Elkridge, MD 21075-5614

Dear Gary D Shobe & Jean D Shobe:

The County's records show that you have property in the vicinity of a planned but unbuilt portion of Forest Avenue. In accordance with the requirements of the County Code (Section 18.204), this letter is your notice that the County Council has received a petition to close that portion of Forest Avenue.

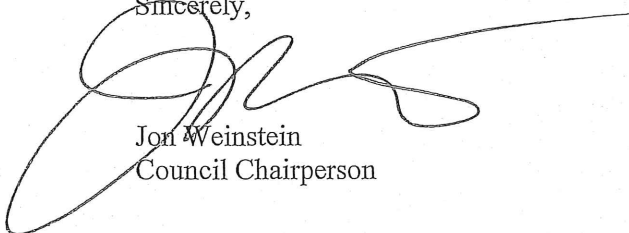
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3430 Courthouse Drive
Ellicott City, MD 21043

Sincerely,



Jon Weinstein
Council Chairperson

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<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
\$	
Total P&c	
\$	
Sent To	Harwood Park Homes Inc
Street a.	2965 Brookwood Rd
City, Sta	Ellicott City, MD 21042-2501

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 Ellicott City, Maryland 21043-4392

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Jon Weinstein, Chairperson
 District 1
 Calvin Ball, Vice Chairperson
 District 2
 Jennifer Terrasa
 District 3
 Mary Kay Sigaty
 District 4
 Greg Fox
 District 5

March 15, 2017

Harwood Park Homes Inc
 2965 Brookwood Rd
 Ellicott City, MD 21042-2501

Dear Harwood Park Homes Inc:

The County's records show that you have property in the vicinity of a planned but unbuilt portion of Forest Avenue. In accordance with the requirements of the County Code (Section 18.204), this letter is your notice that the County Council has received a petition to close that portion of Forest Avenue.

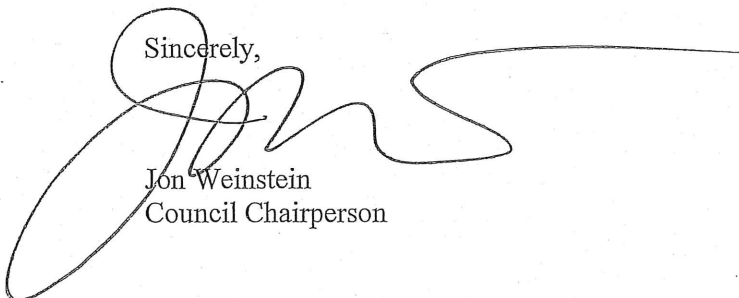
The County Council has received the petition from Meadowlark, LLC. The road closure requires approval by the County Council, which would be accomplished by passage of a Resolution to close the road.

It is expected that the road closing Resolution will be introduced before the Council on April 3, 2017, with a public hearing on April 19, 2017, and a final vote on May 1, 2017.

You, or any member of the public, may testify at the hearing, which begins at 7:00 p.m., or if you wish, you may send written testimony by email (councilmail@howardcountymd.gov) or postal mail to the Council in care of:

Jessica Feldmark, Administrator
 Howard County Council
 3430 Courthouse Drive
 Ellicott City, MD 21043

Sincerely,



Jon Weinstein
 Council Chairperson

7015 0640 0003 3579 2765

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage	\$	
Sent To		Mohammed Rahman
Street and Apt		Shakila Jahan
City, State, Z		6358 Forest Ave Elkridge, MD 21075

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

County Council

Large Howard Building
100 Court House Drive
Ellicott City, Maryland 21043-4392

COUNCILMEMBERS

- Jon Weinstein, Chairperson
District 1
- Calvin Ball, Vice Chairperson
District 2
- Jennifer Terrasa
District 3
- Mary Kay Sigaty
District 4
- Greg Fox
District 5

March 15, 2017

Mohammed Rahman
Shakila Jahan
6358 Forest Ave
Elkridge, MD 21075

Dear Mohammed Rahman & Shakila Jahan:

The County's records show that you have property in the vicinity of a planned but unbuilt portion of Forest Avenue. In accordance with the requirements of the County Code (Section 18.204), this letter is your notice that the County Council has received a petition to close that portion of Forest Avenue.

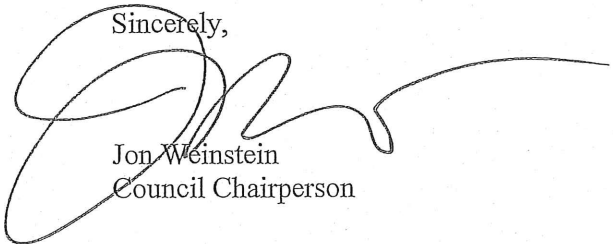
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You, or any member of the public, may testify at the hearing, which begins at 7:00 p.m., or if you wish, you may send written testimony by email (councilmail@howardcountymd.gov) or postal mail to the Council in care of:

Jessica Feldmark, Administrator
Howard County Council
3430 Courthouse Drive
Ellicott City, MD 21043

Sincerely,



Jon Weinstein
Council Chairperson

7015 0640 0003 3579 2772

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Certified Mail Fee	\$ _____
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	\$ _____
Total Postage	\$ _____
Sent To	Rajendra Ramnharos
Street and A	Aimee Becker
City, State, *	6362 Forest Ave Elkridge, MD 21075

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

County Council

Large Howard Building
100 Court House Drive
Ellicott City, Maryland 21043-4392

COUNCILMEMBERS

- Jon Weinstein, Chairperson
District 1
- Calvin Ball, Vice Chairperson
District 2
- Jennifer Terrasa
District 3
- Mary Kay Sigaty
District 4
- Greg Fox
District 5

March 15, 2017

Rajendra Ramnharos
Aimee Becker
6362 Forest Ave
Elkridge, MD 21075

Dear Rajendra Ramnharos & Aimee Becker:

The County's records show that you have property in the vicinity of a planned but unbuilt portion of Forest Avenue. In accordance with the requirements of the County Code (Section 18.204), this letter is your notice that the County Council has received a petition to close that portion of Forest Avenue.

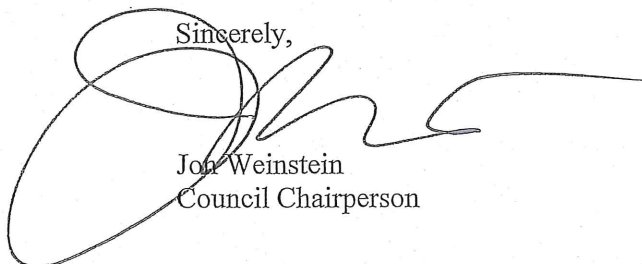
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You, or any member of the public, may testify at the hearing, which begins at 7:00 p.m., or if you wish, you may send written testimony by email (councilmail@howardcountymd.gov) or postal mail to the Council in care of:

Jessica Feldmark, Administrator
Howard County Council
3430 Courthouse Drive
Ellicott City, MD 21043

Sincerely,



Jon Weinstein
Council Chairperson

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$

Sent To	Lian Van Hmung Ni Zi
Street and	6366 Forest Ave
City, State	Elkridge, MD 21075

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Howard County Council

George Howard Building
3430 Court House Drive
Ellicott City, Maryland 21043-4392

COUNCILMEMBERS

Jon Weinstein, Chairperson
District 1
Calvin Ball, Vice Chairperson
District 2
Jennifer Terrasa
District 3
Mary Kay Sigaty
District 4
Greg Fox
District 5

March 15, 2017

Lian Van Hmung
Ni Zi
6366 Forest Ave
Elkridge, MD 21075

Dear Lian Van Hmung & Ni Zi:

The County's records show that you have property in the vicinity of a planned but unbuilt portion of Forest Avenue. In accordance with the requirements of the County Code (Section 18.204), this letter is your notice that the County Council has received a petition to close that portion of Forest Avenue.

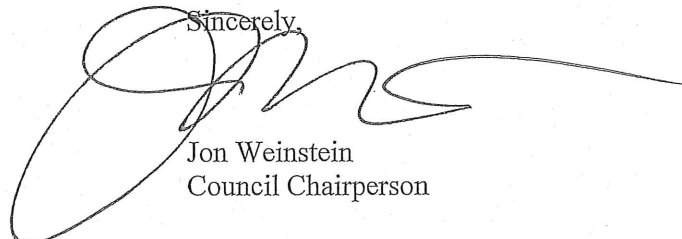
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You, or any member of the public, may testify at the hearing, which begins at 7:00 p.m., or if you wish, you may send written testimony by email (councilmail@howardcountymd.gov) or postal mail to the Council in care of:

Jessica Feldmark, Administrator
Howard County Council
3430 Courthouse Drive
Ellicott City, MD 21043

Sincerely,



Jon Weinstein
Council Chairperson

LAW OFFICES OF
TALKIN & OH, LLP
COLUMBIA OFFICE
5100 DORSEY HALL DRIVE
ELLICOTT CITY, MARYLAND 21042-7870

(410) 964-0300
(301) 596-6500
Fax: (410) 964-2008

January 30, 2017

The Honorable Jon Weinstein, Chair
Howard County Council
3430 Courthouse Drive
Ellicott City, MD 21043

RE: Request for Road Closure

Dear Mr. Weinstein:

Pursuant to Section 18.204 of the Howard County Code, please accept this letter on behalf of Meadowlark, LLC (the "Petitioner") as a request to close a portion of Forest Avenue as referenced and specified hereinafter.

To assist your review of this request, the following documents are attached:

- (1) A detailed description of that portion of Forest Avenue being requested to be closed (**EXHIBIT A**); and
- (2) A certified plat signed and sealed by a professional land surveyor which describes that area of Forest Avenue being requested to be closed (**EXHIBIT B**).

Forest Avenue is a not-yet-constructed road, which was proposed as part of the approval of Final Plan F-06-133 (the "Subdivision"). The lots that this road was intended to service will no longer be developed as originally planned. The Petitioner has determined that the Subdivision is not feasible and has, therefore, taken steps to have Howard County rescind and reverse the approval of the Subdivision.

The right-of-way containing Forest Avenue ("Right-Of-Way") is owned by Howard County. The Right-Of-Way was dedicated by the Petitioner to Howard

CMBRS
MS

2017 FEB -6 PM 2:00

HOWARD COUNTY COUNCIL
RECEIVED

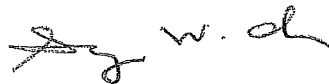
Jonathan Weinstein
January 27, 2017
Page 2 of 3

County under Council Resolution 143-2006. The return of the Right-Of-Way to Petitioner is a necessary part of vacating the approval of the Subdivision. There are no recorded easements on the Right-Of-Way. The closing of this section of Forest Avenue will not require any changes to traffic control devices.

Please find enclosed a check in the amount of \$1,500.00 as the required fee for the instant request. Thank you for your time and consideration.

Very truly yours,

Talkin & Oh, LLP

A handwritten signature in black ink, appearing to read "Sang W. Oh". The signature is stylized and written in cursive.

By: Sang W. Oh

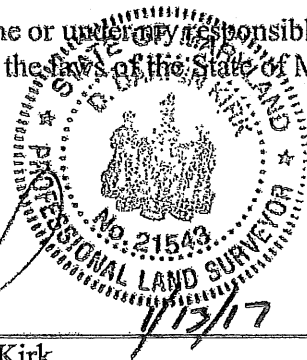
cc: Jessica Feldmark, Administrator, Howard County Council
B. Diane Wilson, Chief of Staff, Office of the County Executive
Jim Irvin, Director, Department of Public Works
Tom Butler, Deputy Director, Department of Public Works
Karen Stires, Acting Chief, Department of Public Works, Real Estate Services
Valdis Lazdins, Director, Department of Planning and Zoning
Gary L. Gardner, Chief, Police Department
John S. Butler, Chief, Department of Fire and Rescue Services

**Abandoned Part of
 Forest Avenue
 Plat of Harwood
 Plat book 60, Page 115**

Beginning for the same at the beginning of the South 36°45'01" East, 504.08 foot plat line, said point being labeled number five (5) on a plat entitled "Timber Ridge, Plat of Harwood Park, Lots 683-688 & 707-720 & Open Space Lots 704-A & 706-A" and recorded as plat number 19640 in the Land Records of Howard County, Maryland said point also being on the western right of way of Forest Avenue, thence running with Forest Avenue the following three (3) course and distance said courses being in the Maryland Coordinate System NAD83/91;

1. **North 27°45'01" East, 4.13 feet** to a point, thence
2. **North 20°01'30" East, 43.36 feet** to a point on the eastern right of way of Forest Avenue and being the corner of Lot 702 as show on plat entitled "Plat of Harwood" and recorded among the said Land Records in plat book 60, page 115, thence running with Lots 702 thru 684 and part of 683 as shown on abovementioned plat and passing over an iron pipe found at a distance of 379.61 feet
3. **South 36°45'01" East, 519.61 feet** to a point, thence crossing said Forest Avenue as shown on said Plat of Harwood to the western right of way of Forest Avenue
4. **South 53°14'58" West, 40.00 feet** to a point being 10.00 feet from an iron pipe found at the corner of Lots 720 and 721, thence with said western right of way of Forest Avenue and with Lots 706-A thru 719 and part of Lot 720 the following course and distance
5. **North 36°45'01" West, 494.08 feet** to the Point of Beginning, containing 20,262 square feet or 0.46515 acres of land, more or less.

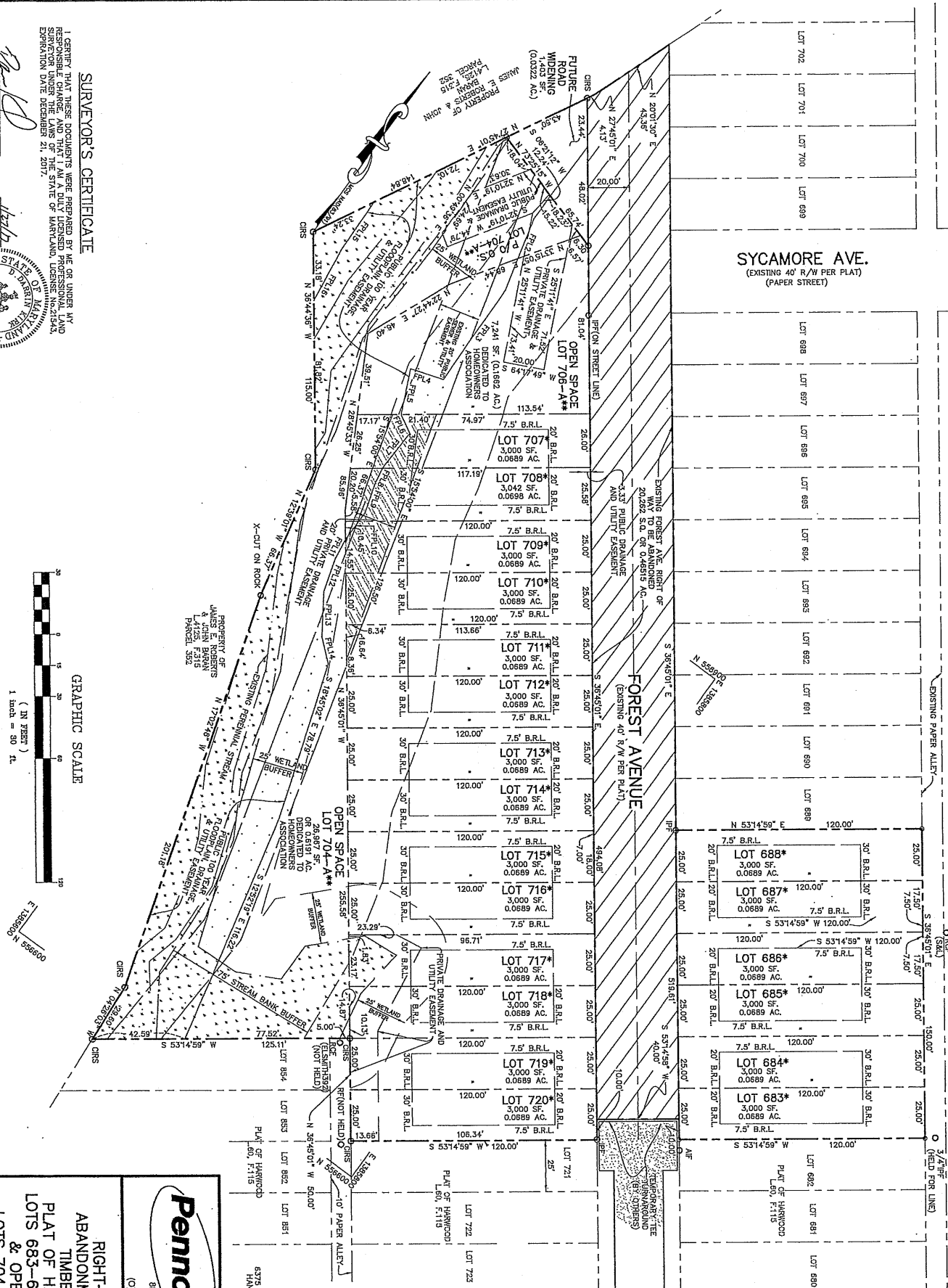
I hereby certify that this Survey was prepared by me or under my responsible charge, and that I am a duly licensed Professional Land Surveyor under the laws of the State of Maryland, License No. 21543, expiration date December 21, 2017.

D. Darrin Kirk
 Professional Land Surveyor
 Maryland Registration No. 21543

SYCAMORE AVE.
(EXISTING 40' R/W PER PLAT)
(PAPER STREET)

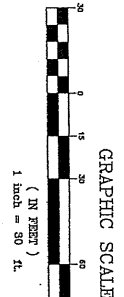
FOREST AVENUE
(EXISTING 40' R/W PER PLAT)



SURVEYOR'S CERTIFICATE

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 21813A3. EXPIRATION DATE DECEMBER 31, 2017.

D. DARRIN KIRK
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION NO. 21813A3



Pennoni
8318 Centre Park Drive, Suite 200
Columbia, Maryland 21045
(C) 410-997-8900 (F) 410-997-9282

OWNER
NATIONAL BK. LLC
6375 HANOVER CROSSING WAY
HANOVER, MD 21076-2000
TEL: 410.780.8585

**RIGHT-OF-WAY
ABANDONMENT EXHIBIT**
TIMBER RIDGE
PLAT OF HARWOOD PARK
LOTS 683-688 & 707-720
& OPEN SPACE
LOTS 704-A & 706-A

1ST REGION DISTRICT HOWARD COUNTY MARYLAND
GRID NO. 13. TAX MAP NO. 38 PARCEL 873 ZONED R-12
SCALE: 1"=30'
DATE: 01/27/17 SHEET: 1 OF 1

LAW OFFICES OF
TALKIN & OH, LLP
COLUMBIA OFFICE
5100 DORSEY HALL DRIVE
ELLICOTT CITY, MARYLAND 21042-7870

(410) 964-0300
(301) 596-6500
Fax: (410) 964-2008

January 30, 2017

The Honorable Allan H. Kittleman
Howard County Executive
3430 Courthouse Drive
Ellicott City, MD 21043

RE: Request for Disposition of Real Property

Dear Mr. Kittleman:

Please be advised that this office represents Meadowlark, LLC (the "Petitioner").

The purpose of this letter is to request Howard County's (the "County") cooperation to close and convey a 0.465 acre portion of dedicated right-of-way known as "Forest Avenue" (the "Right-Of-Way") as shown on the attached "Right-Of-Way Abandonment Exhibit" (the "Exhibit"). The Right-Of-Way was originally owned by Petitioner. Petitioner dedicated the Right-Of-Way to the County with the submission of Final Plan F-06-133 in order to have a proposed Forest Avenue serve the development of residential units on lots 683-688 & 707-720 ("Lots"). The Howard County Council accepted the offer of dedication under Council Resolution 143-2006.¹ Forest Avenue, however, has never been constructed.

Since the time of approval of Final Plan F-06-133 and the dedication of the Right-Of-Way, the Petitioner has determined that its property cannot be developed in accordance with Final Plan F-06-133. Consequently, the Petitioner, after conferring with the County, undertook the appropriate actions to have the County rescind the approval of Final Plan F-06-133. The closure and return of the previously dedicated Right-Of-Way from the County to the Petitioner is necessary to complete this rescission.

¹The Howard County Council removed a provision that required construction of the new portion of Forest Avenue on or before December 31, 2008 via Council Resolution 174-2012.

JW
MS
JF

2017 FEB - 6 PM 2:02

HOWARD COUNTY COUNCIL
RECEIVED

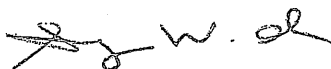
Allan H. Kittleman
January 27, 2017
Page 2 of 2

Pursuant to Section 4.201 of the Howard County Code, please accept this letter on behalf of Petitioner as a request to introduce legislation to dispose of real property contained within the Right-Of-Way following the closing of that portion of Forest Avenue referenced and specified on the Exhibit. Furthermore, in consideration of Petitioner's Request for Road Closure to the County Council, a copy of which is also being provided to your office, we also request that the advertising and bidding requirements for Section 4.201 be waived and that the 0.465 acres in question be conveyed by the County to the Petitioner for one dollar. The Petitioner owns the undeveloped land which adjoin the Right-Of-Way. The land in question only has value to the Petitioner or the owner of the undeveloped land. The conveyance of the Right-Of-Way in question from the County to the Petitioner would assist the property owner in the event that some configuration of development would proceed in the future.

Thank you for your time and consideration of this request.

Very truly yours,

Talkin & Oh, LLP



By: Sang W. Oh

cc: ✓ Honorable Jon Weinstein, Chair, Howard County Council
Jessica Feldmark, Administrator, Howard County Council
B. Diane Wilson, Chief of Staff
Jahantab Siddiqui, Deputy Chief of Staff
Jennifer Sager, Legislative Coordinator, County Administration
Jim Irvin, Director, Department of Public Works
Karen Stires, Acting Chief, Department of Public Works, Real Estate Services
Valdis Lazdins, Director, Department of Planning and Zoning

Sayers, Margery

From: Buchman, Lori
Sent: Monday, October 31, 2016 12:22 PM
To: Sayers, Margery
Subject: Road Closure

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

2/7/2017 12:28 PM Cashier 0062
T/Ref 0004268921 Reg 0004 Tran No 1061
Cash Report: 170208-01 for 2/8/2017

Hi Margery,

The account to deposit the road closure fee is:

G/L 489900
B/A 1300
Fund 1000000000

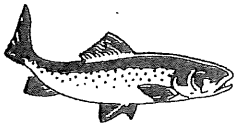
Please let me know if you have any additional questions.

Thank you,
Lori

01 - Main Location
General Collections
1000000000-1300-489900-1300000000
Description: Road Closure Fee
Grant#:
Validation Number: 756465 \$1,500.00
=====
Total \$1,500.00
Check (\$1,500.00)
Check No. 2251

Thank You!

Lori Buchman
Bureau Chief of Accounting
Howard County Government
410-313-4051
lbuchman@howardcountymd.gov



Meadowlark, L.L.C.
610 Mark S. Pritchett
6375 Hanover Crossing Way
Hanover, Maryland 21076

2251

65-233/550

Pay to the Order of Howard County Director of Finance Date 1/30/17
One thousand five hundred and 00/100 \$ 1500.00
Dollars

THE COLUMBIA BANK
7168 COLUMBIA GATEWAY DRIVE
COLUMBIA, MD

For

Rebecca S. Pritchett

⑈002251⑈ ⑆055002338⑆ ⑆17 013097 01⑈