



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

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TECHNICAL STAFF REPORT

Planning Board Meeting of November 14, 2024

Case No./Petitioner: ZRA-211 – Anwer Hasan

Request: To amend Section 116.0.D.3.b of the Planned Employment Center (PEC) zoning district to require structures where research and development require an air permit from the Maryland Department of the Environment (MDE) is conducted to be 1,800 feet from a residential lot line.

- 1) amend Section 116.0.D.3.b. to establish additional setbacks for Research and Development Facilities to be a minimum of 1,800 feet from a residence.

I. BACKGROUND AND HISTORY OF EXISTING ZONING REGULATIONS

Planned Employment Center Zoning District:

In 1985, the Planned Employment Center (PEC) Zoning District was added to the Zoning Regulations with the purpose to "...provide for comprehensively planned employment centers combining research and development, office, light manufacturing and assembly, limited commercial and other enumerated uses." During this time, the use of *engineering and scientific research or development facilities* was permitted as a matter of right.

The PEC zoning district has been amended as described below:

In 1997, ZRA-15 (CB65-1997) permitted the use of certain adult entertainment businesses.

During the 1993 Comprehensive Zoning Plan, the list of permitted uses was amended. This included the removal of the *engineering and scientific research or development facilities* use which was replaced with "Research and development establishments or professional and business offices which may include manufacturing, fabrication, production, testing, repair, storage, sale or resale of materials, goods and products incidental to the principal use and located on the same lot as the principal use. Manufacturing uses permitted only in the M-2 district are prohibited."

In 1998, ZRA-18 (CB8-1998) established that certain commercial service uses that were originally permitted under a floor area and lot coverage limitation, are now permitted as a matter of right with no area limitations. This ZRA also established other commercial and light industrial uses as permitted as a matter of right in the district.

In 2003, ZRA-45 (CB50-2004) permitted adult book or video stores, subject to the requirements of Section 128.H.

In 2008, ZRA-88 (CB27-2008) permitted certain retail and personal service uses within the B-1 zoning district by right in certain circumstances.

In 2007, ZRA-90 (CB72-2007) permitted the use of Housing Commission Housing Developments, subject to the requirements of 128.K.

During the 2013 Comprehensive Zoning Plan (CZP), several permitted by right uses were removed from the PEC district including "Research and development establishments or professional and

business offices which may include manufacturing, fabrication, production, testing, repair, storage, sale or resale of materials, goods and products incidental to the principal use and located on the same lot as the principal use. Manufacturing uses permitted only in the M-2 district are prohibited.”

The removal made existing legally established research and development facilities nonconforming, which is described in further detail below.

In 2021, ZRA-197 (CB17-2021) added the uses of rooftop solar collectors and ground-mount solar collectors.

Nonconforming Uses

Pursuant to Section 129.0, a nonconforming use is any lawful existing use, whether of a structure or a tract of land, which does not conform to the use regulations of the zoning district in which it is located, either on the effective date of these Regulations or as a result of any subsequent amendment thereto. This may occur through Zoning Map and Zoning Text Amendments that impact the types of uses permitted.

A nonconforming use may continue to operate unless it ceases for any reason for a period of more than two years, or is changed to a conforming use, then any future use of such land or structures shall be in conformity with the standards specified by these Regulations for the zoning district in which such land or structure is located.

II. DESCRIPTION OF PROPOSAL

This section contains a summary of the Petitioner’s proposed amendment. The Petitioner’s proposed amendment text is attached as Exhibit A.

The Petitioner asserts that “PEC zoned businesses are engaging in chemical testing and/or research which is producing carcinogenic emission harmful to residences in close proximity. A buffer is needed between the chemical testing and/or research facility and residences to protect the health of children and adults. A minimum setback of 1,800 feet or greater is needed between the chemical testing and/or research location and residences to minimize Health, Safety and Operational Risks from toxic fumes, fire, explosion and excursion.”

Section 116.0.D.3.b:

This section contains the structure and use setbacks in the PEC zoning district. The Petitioner is proposing an 1,800-foot distance separation between residential properties and nonconforming research and development uses in the PEC zoning district that require an air permit from MDE.

III. EVALUATION OF PROPOSAL

This section contains the Department of Planning and Zoning (DPZ) technical evaluation of ZRA-211 in accordance with Section 16.208.(d) of the Howard County Code.

- 1. The compatibility, including potential adverse impacts and consequences, of the proposed Zoning Regulation Amendment with the existing and potential uses of the surrounding areas and within the same zoning district.**

The PEC district was established to provide comprehensively planned employment centers that combine research and development, office, light manufacturing and assembly, limited commercial and other enumerated uses. The Future Land Use Map classifies the PEC zoning district as Suburban Commercial.

Setbacks are tools used in zoning to separate incompatible uses. Typically, the greater the distance, the less likely the use impacts to the surrounding communities because it provides sight, smell and noise separation. Existing nonconforming facilities can currently seek expansion through the Hearing Authority subject to the criteria in Section 129.0.E. One of the criteria requires compliance with bulk regulations, which includes setbacks.

Although unlikely to meet requirements for physical expansion of their facilities, legally established nonconforming research and development uses occurring in existing structures, including those which require an MDE air permit, would not be subject to this requirement.

2. The properties to which the Zoning Regulation Amendment could apply and, if feasible, a map of the impacted properties

The proposed amendment will apply to the entire PEC district and will impact 185 parcels. A map and list of the impacted properties is provided in Attachment A.

3. Conflicts in the Howard County Zoning Regulations as a result of the Zoning Regulation Amendment.

If adopted as written, this proposed ZRA would establish a setback for a use that is no longer permitted within the PEC zoning district, since the research and development facility use was removed from the permitted use section during the 2013 Comprehensive Zoning Plan as explained above.

The proposed 1,800 ft setback is inconsistent with setbacks required for research and development facilities permitted in other zoning districts including Transit Oriented Development (TOD) Section 127.4, Corridor Employment (CE) Section 127.2, Planned Office Research (POR) Section 115.0, Manufacturing – Light (M-1) Section 122.0, and Manufacturing – Heavy (M-2) Section 123.0. These districts all require a minimum structure and use setback of at least 100 feet from any residential zoning district for any permitted use including research and development facilities.

Additionally, the 1,800 ft setback is inconsistent with setbacks required for more intense land uses such as Rubble Landfill and Land Clearing Debris Landfill Facilities, Sawmills, Bulk Firewood Processing, Mulch Manufacturing, and Soil Processing that are allowed through the Conditional Use process. These uses require a minimum setback of 500 feet to the nearest residential structure on an adjacent lot.

4. The compatibility of the proposed Zoning Regulation Amendment with the Policies and objectives, specifically including the environmental policies and objectives, of the Howard County General Plan.

HoCo By Design, the County's recently adopted general plan, identifies the PEC district as a Suburban Commercial area that is created to contribute to the County's office employment base and serve the daily retail needs of office users and surrounding residential neighborhoods.

While the General Plan does not specifically address recommendations for the PEC district, the proposed ZRA may be consistent with the Policy Statements and Implementing Actions of the General Plan. While this amendment does not appear to conflict with the General Plan and may be aligned with policies to support increased environmental protections, there are policies that are also supportive of providing opportunities for innovative technologies that support the broader economic goals of the region. Relevant polices include:

Policy EH-1 recommends that the County "Continue to support the County's ecological health." **Implementing Action: 1** "Integrate the goals of protecting and restoring the County's ecological health when updating county programs, regulations, and policies"

Policy EP-4 recommends that the County "Support and diversify the local job market to maximize opportunities to grow regional employment." **Implementing Action: 2** "Promote green industries by creating incentives to attract new businesses demonstrating sustainable practices or developing sustainable technologies, materials, and products."

Policy EP-7 recommends that the County "Monitor economic disrupters, such as new technologies, autonomous vehicles, teleworking, and e-commerce, and employ adaptive and innovative strategies to meet emerging economic shifts." **Implementing Action: 1** "Assess and adapt the Zoning Regulations to provide greater flexibility under broader use categories and respond to changing industries and technologies."

Environmental Policies and Objectives

The proposed ZRA 211 is not in conflict with the environmental policies and objectives in HoCo By Design, the County's General Plan. The proposed ZRA 211 would not change any development requirements for sensitive resource protection, stormwater management or forest conservation.

5. **If the zoning regulation text amendment would impact eight parcels of land or less: (i) A list of those impacted parcels; (ii) The address of each impacted parcel; (iii) The ownership of each impacted parcel; and (iv) The contact information for the owner, if an individual, or resident agent or owner, if a corporate entity, of each impacted parcel.**

The zoning regulation text amendment will impact 185 parcels. Therefore, this criterion does not apply.

DocuSigned by:

Lynda Eisenberg, Director
10/31/2024
Date

Exhibit A

Petitioner's Proposed Text

Section 116.0.D:

1. At least 25% of the gross area of the PEC District shall be open space.
2. The following maximum height limitations shall apply:
 - a. Structure with minimum setback from a public street80 feet
 - b. Structure with minimum setback from a residential district50 feet
 - c. Structure with an additional one foot in height for every 2 feet of setback above the minimum from a residential district80 feet
3. The following minimum requirements shall be observed:
 - a. District size50 contiguous acres
 - (1) Development projects of less than 50 acres permitted if contiguous to an existing Planned Employment Center.
 - (2) For the purposes of this section, lands which are divided by streets, roadways, highways, transmission pipes, lines or conduits, or rights-of-way in fee or by easement, owned by third parties, shall be considered to be contiguous, but such items shall not be included in determining the minimum area of the district.
 - b. Setbacks—structures and uses
 - (1) From residential districts, except for residential districts within a site plan approved under Section 100.0.G.275 feet
 - (2) From all other districts, except non-residential districts within same project30 feet
 - (3) From a public street right-of-way30 feet
Except for parking uses10 feet
 - (4) If a residential district is separated from the PEC District by a public street right-of-way, only the setback from the public street right-of-way shall apply.
 - (5) THE RESEARCH AND DEVELOPMENT USE THAT WAS PERMITTED AS A MATTER OF RIGHT WAS DELETED AS OF THE OCTOBER 6, 2013, ZONING REGULATIONS. NOTWITHSTANDING, CONTINUATION OF THESE USES AS NON-CONFORMING IN STRUCTURES WHERE RESEARCH AND DEVELOPMENT IS CONDUCTED WHICH REQUIRES AN AIR PERMIT FROM MARYLAND DEPARTMENT OF THE ENVIRONMENT SHALL BE AT LEAST 1,800 FEET FROM THE LOT LINE OF ANY RESIDENCE.

Example of how the text would appear normally if adopted:

Section 116.0.D:

1. At least 25% of the gross area of the PEC District shall be open space.
2. The following maximum height limitations shall apply:
 - a. Structure with minimum setback from a public street80 feet
 - b. Structure with minimum setback from a residential district50 feet
 - c. Structure with an additional one foot in height for every 2 feet of setback above the minimum from a residential district80 feet

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a. District size50 contiguous acres

(1) Development projects of less than 50 acres permitted if contiguous to an existing Planned Employment Center.

(2) For the purposes of this section, lands which are divided by streets, roadways, highways, transmission pipes, lines or conduits, or rights-of-way in fee or by easement, owned by third parties, shall be considered to be contiguous, but such items shall not be included in determining the minimum area of the district.

c. Setbacks—structures and uses

(1) From residential districts, except for residential districts within a site plan approved under Section 100.0.G.275 feet

(2) From all other districts, except non-residential districts within same project30 feet

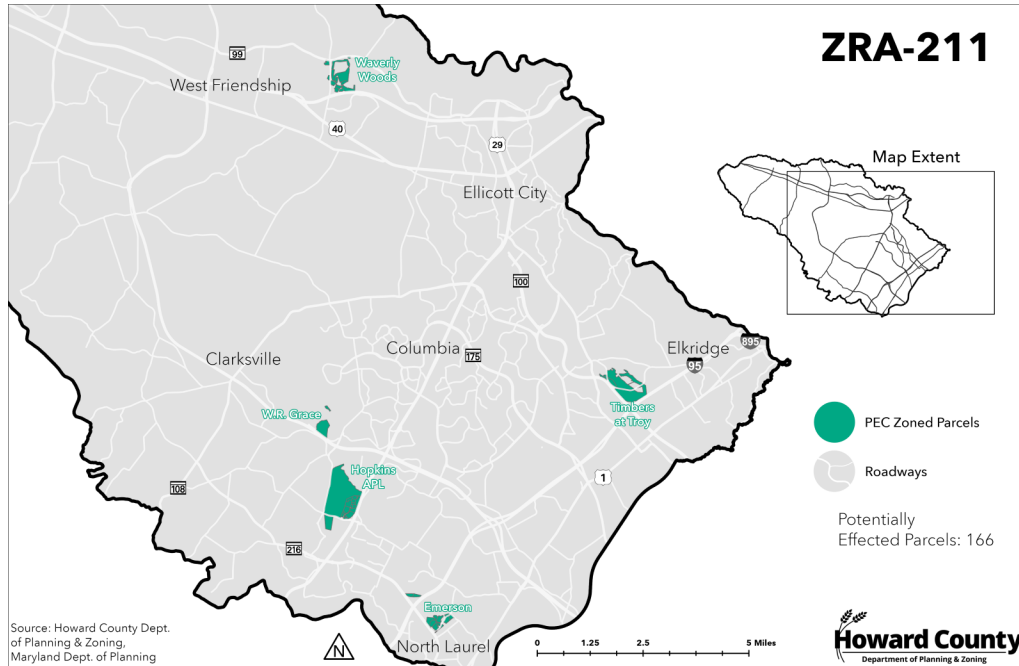
(3) From a public street right-of-way30 feet

Except for parking uses10 feet

(4) If a residential district is separated from the PEC District by a public street right-of-way, only the setback from the public street right-of-way shall apply.

(5) The research and development use that was permitted as a matter of right was deleted as of the October 6, 2013, zoning regulations. Notwithstanding, continuation of these uses as nonconforming in structures where research and development is conducted which requires an air permit from Maryland department of the Environment shall be at least 1,800 feet from the lot line of any residence.

Attachment A



Potentially Impacted Properties (Source: SDAT Records)

ACCTID	ADDRESS	OWNER	ACRES
1401275046	6030 MARSHALEE DR	LW REALTY LLC	1.821
1406572308		HOWARD COUNTY MD	3.48
1403327434	2201 WARWICK WAY	JCH WAVERLY WOODS 2201-2205 LLC	4.04
1406572278		HOWARD COUNTY MD	5.76
1405375827	11100 JOHNS HOPKINS RD	JOHNS HOPKINS UNIV	99.42
1403344126	2500 WALLINGTON WAY SUITE D08	SURREY HOLDINGS LTD LLC	0.871
1403344045	2500 WALLINGTON WAY SUITE D02	SURREY HOLDINGS LTD LLC	0.871
1403344088	2500 WALLINGTON WAY SUITE D05	SURREY HOLDINGS LTD LLC	0.871
1403344096	2500 WALLINGTON WAY SUITE D06	SURREY HOLDINGS LTD LLC	0.871
1403344118	2500 WALLINGTON WAY SUITE D07	SURREY HOLDINGS LTD LLC	0.871
1403344134	2500 WALLINGTON WAY SUITE D09	SURREY HOLDINGS LTD LLC	0.871
1403344169	2500 WALLINGTON WAY SUITE D12	SURREY HOLDINGS LTD LLC	0.871
1403344177	2500 WALLINGTON WAY SUITE D13	SURREY HOLDINGS LTD LLC	0.871
1403344207	2500 WALLINGTON WAY SUITE D16	SURREY HOLDINGS LTD LLC	0.871

1403597663	11100 BARNESLEY WAY	ELLICOTT CITY LAND HOLDING INC	2.84
1406572243	9025 STERLING DR	EMERSON DEVELOPMENT VI LLC	9.7
1406450288		STATE ROADS COMMISSION OF MD	4
1403338835	10707 BIRMINGHAM WAY	BONNIE BRANCH CORPORATION	0.18
1403338827	10709 BIRMINGHAM WAY	BONNIE BRANCH CORPORATION	0.18
1405433746	7700 MONTPELIER RD ALSO 7702 THRU 7710	7700 HOPKINS LLC	4.87
1406572316		EMERSON DEVELOPMENT HOMEOWNERS	2.48
1403341720	11090 DOVEDALE CT	11100 DOVEDALE LLC	1.02
1403341712	11100 DOVEDALE CT	11100 DOVESALE LLC	1.02
1403341704	11110 DOVEDALE CT	DOVEDALE REAL ESTAT TRUST	1.02
1403341690	11120 DOVEDALE CT	NARAYANAN SRIHARI	1.02
1403341682	11130 DOVEDALE CT	IT HOLDINGS LLC	1.02
1403341089	11215 DOVEDALE CT	TEDESCO FAMILY LLC	1.15
1403341070	11225 DOVEDALE CT	AVYAAN REALTY LLC	1.15
1403341062	11235 DOVEDALE CT	AVYAAN REALTY LLC	1.15
1403341054	11245 DOVEDALE CT	TEDESCO FAMILY LLC	1.15
1403341046	11255 DOVEDALE CT	WINNIE CLASS C LLC	1.15
1403341038	11265 DOVEDALE CT	KEY WEST INVESTORS LLC	1.15
1403341011	11275 DOVEDALE CT	BAF PROPERTIES LLC	1.15
1403341003	11285 DOVEDALE CT	LONGFIELD PROPERTIES LLC	1.15
1405431239		HOWARD COUNTY MARYLAND	4.17
1405433428	7701 MONTPELIER RD ALSO 7703 THRU 7707	THE JOHNS HOPKINS UNIVERSITY	12.32
1405435056	7710 MONTPELIER RD	MOR MONTPELIER 3 LLC	2.22
1403344037	2500 WALLINGTON WAY SUITE D01	SURREY HOLDINGS LTD LLC	0.871
1403344053	2500 WALLINGTON WAY SUITE D03	SURREY HOLDINGS LTD LLC	0.871
1403344061	2500 WALLINGTON WAY SUITE D04	SURREY HOLDINGS LTD LLC	0.871
1403344142	2500 WALLINGTON WAY SUITE D10	SURREY HOLDINGS LTD LLC	0.871
1403344150	2500 WALLINGTON WAY SUITE D11	SURREY HOLDINGS LTD LLC	0.871
1403344185	2500 WALLINGTON WAY SUITE D14	SURREY HOLDINGS LTD LLC	0.871
1403344193	2500 WALLINGTON WAY SUITE D15	SURREY HOLDINGS LTD LLC	0.871
1403341674	11140 DOVEDALE CT	IT HOLDINGS LLC	1.02
1405434858	7760 MONTPELIER RD	MP BUSINESS PARK LLC	5.32
1405434807	7750 MONTPELIER RD	MP BUSINESS PARK LLC	4.69
1405432588	7531 MONTPELIER RD	HOPKINS HOSPITALITY INVESTORS LLC	3.19
1405428246	7600 MONTPELIER RD	TC MONTPELIER LLC	13.24

1405428289		HOWARD COUNTY MD	19.27
1405432561	7601 MONTPELIER RD	LAUREL MARYLAND ASSOCIATES LLC	1.81
1403596396		WAVERLY WOODS DEVELOPMENT CORP	14.286
1405432596	7740 MONTPELIER RD	MP BUSINESS PARK LLC	2.43
1405439000	7500 MONTPELIER RD	CASCADE MONTPELIER LLC	1.63
1405428238	7651 MONTPELIER RD	MONTPELIER III LLC	12
1405432626		HOWARD COUNTY MARYLAND	1.38
1406572251	9005 STEPHENS RD	EMERSON DEVELOPMENT IV LLC	2.09
1403303438	2300 WAVERLY MANSION DR	HOWARD COUNTY MARYLAND	3.44
1403595995	11203 OLD FREDERICK RD	FARDA ENTERPRISES	0
1406450318		STATE ROADS COMMISSION OF MD	6.5
1406572235	9055 STERLING DR	EMERSON DEVELOPMENT VII LLC	10.41
1403595996	2020 MARRIOTTSVILLE RD SUITE C	MORRA MARRIOTTSVILLE LLC	0
1403595997	2020 MARRIOTTSVILLE RD SUITE D	Z & Y INVESTMENT LLC	0
1403595998	2020 MARRIOTTSVILLE RD SUITE E	KYLE BENJAMIN LLC	0
1403595999	2020 MARRIOTTSVILLE RD SUITE G	PROSPERITY INVESTMENT COMPANY LLC	0
1401275070	6085 MARSHALEE DR	MERRITT CPTF LYNDWOOD LLC	13.37
1405438993	7570 JOHNS HOPKINS RD	JH REALTY LLC	1.51
1403595994	2020 MARRIOTTSVILLE RD SUITE A	FARDA ENTERPRISES	0
1403342786		WAVERLY WOODS DEVELOPMENT	51.39
1405351251	7500 GRACE DR	GRACE CO W R	54.8
1405439019	7530 MONTPELIER RD	CASCADE MONTPELIER II LLC	1.36
1403327450	2100 WARWICK WAY	WAVERLY WOODS DEVELOPMENT CORP	5.12
1403316750		WAVERLY WOODS DEVELOPMENT	1.57
1401275054	6080 MARSHALEE DR	GREENWAY VILLAGE LLC	1.89
1406572227	9090 STERLING DR	EMERSON DEVELOPMENT II LLC	4.765
1406572197	8935 STEPHENS RD ALSO 8937 THRU 8955	EMERSON DEVELOPMENT LLC	10.1
1403342743		WAVERLY WOODS DEVELOPMENT	17.23
1406572189	8920 STEPHENS RD	EMERSON DEVELOPMENT XIII LLC	2.83
1403340813	2200 BRIGHTON RUN CT	BONNIE BRANCH CORPORATION	1.12

1406572219	9070 STERLING DR	EMERSON DEVELOPMENT VIII LLC	10.612
1405355370		JOHNS HOPKINS UNIVERSITY	258.54
1405371767	11101 JOHNS HOPKINS RD	11101 JOHNS HOPKINS ROAD	35.09
1403327418	2301 WARWICK WAY	TAYLOR TOWER LLC	1.4
1403345882	11055 STRATFIELD CT 1ST FLOOR	ALPHA RIDGE HOLDINGS LLC	1.33
1403345890	11065 STRATFIELD CT	ALPHA RIDGE HOLDINGS LLC	1.33
1403345904	11075 STRATFIELD CT 1ST FLOOR	ALPHA RIDGE HOLDINGS LLC	1.33
1403345912	11085 STRATFIELD CT	ALPHA RIDGE HOLDINGS LLC	1.33
1403345920	11055 STRATFIELD CT 2ND FLOOR	ALPHA RIDGE HOLDINGS LLC	1.33
1403345939	11075 STRATFIELD CT 2ND FLOOR	ALPHA RIDGE HOLDINGS LLC	1.33
1403346056	11116 DOVEDALE CT	BRUBAKER PHILIP A	1.02
1403327426	2251 WARWICK WAY	LAKE ROLAND RECREATION LLC	5.56
1403348229	11115 STRATFIELD CT 1ST FLOOR	MKW PROPERTIES LLC	0.7
1403348261	11115 STRATFIELD CT 2ND FLOOR	MKW PROPERTIES LLC	0.7
1403332195	10721 BIRMINGHAM WAY	BONNIE BRANCH CORPORATION	0
1403332411	10721 BIRMINGHAM WAY SUITE A	BONNIE BRANCH CORPORATION	0
1403332233	10725 BIRMINGHAM WAY	BONNIE BRANCH CORPORATION	0
1403332462	10725 BIRMINGHAM WAY SUITE A	BONNIE BRANCH CORPORATION	0
1403332284	10729 BIRMINGHAM WAY	BONNIE BRANCH CORPORATION	0
1403332500	10729 BIRMINGHAM WAY SUITE A	BONNIE BRANCH CORPORATION	0
1403332322	10733 BIRMINGHAM WAY	BONNIE BRANCH CORPORATION	0
1403332543	10733 BIRMINGHAM WAY SUITE A	BONNIE BRANCH CORPORATION	0
1403332594	10741 BIRMINGHAM WAY	BONNIE BRANCH CORPORATION	0
1403332802	10741 BIRMINGHAM WAY SUITE A	BONNIE BRANCH CORPORATION	0
1403332632	10745 BIRMINGHAM WAY	BONNIE BRANCH CORPORATION	0
1403332845	10745 BIRMINGHAM WAY SUITE A	BONNIE BRANCH CORPORATION	0
1403332675	10749 BIRMINGHAM WAY	BONNIE BRANCH CORPORATION	0
1403332896	10749 BIRMINGHAM WAY SUITE A	BONNIE BRANCH CORPORATION	0
1403332713	10753 BIRMINGHAM WAY	BONNIE BRANCH CORPORATION	0
1403332942	10753 BIRMINGHAM WAY SUITE A	BONNIE BRANCH CORPORATION	0
1403332764	10757 BIRMINGHAM WAY	BONNIE BRANCH CORPORATION	0
1403332985	10757 BIRMINGHAM WAY SUITE A	BONNIE BRANCH CORPORATION	0
1403345815	11015 STRATFIELD CT 1ST FLOOR	PROVERBS 31 16 LLC	1.33
1403345866	11015 STRATFIELD CT 2ND FLOOR	MALCOLM ELLIS ENTERPRISES LLC	1.33
1403345823	11025 STRATFIELD CT	WPI PROPERTY LLC	1.33
1403345831	11035 STRATFIELD CT 1ST FLOOR	WPI PROPERTY LLC	1.33
1403345874	11035 STRATFIELD CT 2ND FLOOR	SPB PROPERTIES LLC	1.33
1403345858	11045 STRATFIELD CT	WPI PROPERTY LLC	1.33

1403348245	11135 STRATFIELD CT 1ST FLOOR	MKW PROPERTIES LLC	0.7
1403348288	11135 STRATFIELD CT 2ND FLOOR	MKW PROPERTIES LLC	0.7
1403348296	11155 STRATFIELD CT 1ST FLOOR	WPI PROPERTY LLC	0.021
1403348342	11155 STRATFIELD CT 2ND FLOOR	WPI PROPERTY LLC	0.041
1403348326	11175 STRATFIELD CT 1ST FLOOR	WPI PROPERTY LLC	0.38
1403348350	11175 STRATFIELD CT 2ND FLOOR	WPI PROPERTY LLC	0.041
1403348334	11185 STRATFIELD CT	M & J TRINITY LLC	0.033
1403348237	11125 STRATFIELD CT	MKW PROPERTIES LLC	0.7
1403348253	11145 STRATFIELD CT	MKW PROPERTIES LLC	0.7
1403348318	11165 STRATFIELD CT	VAZHAYIL LLC	0.026
1401291459	6064 MARSHALEE DR	SARBHAN REALTY ELKRIDGE LLC	3.46
1403287076	11203 OLD FREDERICK RD	WAVERLY WOODS DEVELOPMENT CORP	5.932
1401274813	6100 MARSHALEE DR	HOWARD COUNTY MARYLAND	206.39
1406420818	9805 WHISKEY BOTTOM RD	EMERSON DEVELOPMENT HOMEOWNERS	14.53
1405432618		MONTPELIER OWNERS ASSOCIATION INC	5.46
1403335380	10711 BIRMINGHAM WAY	BONNIE BRANCH CORPORATION	0.141
1403335402	10711 BIRMINGHAM WAY SUITE A	BONNIE BRANCH CORPORATION	0.141
1403335372	10713 BIRMINGHAM WAY	BONNIE BRANCH CORPORATION	0.141
1403335399	10713 BIRMINGHAM WAY SUITE A	BONNIE BRANCH CORPORATION	0.141
1403333531	10717 BIRMINGHAM WAY	BONNIE BRANCH CORPORATION	0
1403332365	10717 BIRMINGHAM WAY SUITE A	BONNIE BRANCH CORPORATION	0
1403346706	2400 LONGSTONE LN SUITE C01	LONGSTONE LLC	1.38
1403346714	2400 LONGSTONE LN SUITE C02	LONGSTONE LLC	1.38
1403346722	2400 LONGSTONE LN SUITE C03	LONGSTONE LLC	1.38
1403346803	2400 LONGSTONE LN SUITE C09	LONGSTONE LLC	1.38
1403347370	2600 LONGSTONE LN SUITE B07	EMERALD SEA LLC	0.947
1403347443	2600 LONGSTONE LN SUITE B14	LONGSTONE INVESTMENTS LLC	0.947
1403347389	2600 LONGSTONE LN SUITE B06	OVERSEEK 102 LLC	0.947
1403347451	2600 LONGSTONE LN SUITE B13	LONGSTONE INVESTMENTS LLC	0.947
1403347397	2600 LONGSTONE LN SUITE B05	OVERSEEK 102 LLC	0.947
1403347478	2600 LONGSTONE LN SUITE B12	LONGSTONE INVESTMENTS LLC	0.947
1403347400	2600 LONGSTONE LN SUITE B04	G & P PROPERTIES LLC	0.947
1403347486	2600 LONGSTONE LN SUITE B11	LONGSTONE INVESTMENTS LLC	0.947
1403347419	2600 LONGSTONE LN SUITE B03	G & P PROPERTIES LLC	0.947
1403347494	2600 LONGSTONE LN SUITE B10	456 MAIN STREET LLC	0.947
1403347427	2600 LONGSTONE LN SUITE B02	G & P PROPERTIES LLC	0.947

1403347508	2600 LONGSTONE LN SUITE B07	456 MAIN STREET LLC	0.947
1403347435	2600 LONGSTONE LN SUITE B03	G & P PROPERTIES LLC	0.947
1403347516	2600 LONGSTONE LN SUITE B07	456 MAIN STREET LLC	0.947
1403346730	2400 LONGSTONE LN SUITE C04	LONGSTONE LLC	1.38
1403346749	2400 LONGSTONE LN SUITE C05	LONGSTONE LLC	1.38
1403346757	2400 LONGSTONE LN SUITE C06	LONGSTONE LLC	1.38
1403346765	2400 LONGSTONE LN SUITE C07	LONGSTONE LLC	1.38
1403346773	2400 LONGSTONE LN SUITE C08	LONGSTONE LLC	1.38
1403346811	2400 LONGSTONE LN SUITE C10	LONGSTONE LLC	1.38
1403346838	2400 LONGSTONE LN SUITE C11	LONGSTONE LLC	1.38
1403346846	2400 LONGSTONE LN SUITE C12	LONGSTONE LLC	1.38
1403327396		HOWARD COUNTY MD	1.24
1403349055	2470 LONGSTONE LN	TAYLOR FAMILY LP B	2.1