



HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

3430 Courthouse Drive

■ Ellicott City, Maryland 21043 ■

410-313-2330

James Irvin, Director  
jirvin@howardcountymd.gov

FAX 410-313-3408  
TDD 410-313-2323

December 1, 2010

Mr. and Mrs. Edward F. Prozeller  
10838 Hunting Lane  
Columbia, Maryland 21044

SUBJECT: Emergency Metropolitan District Inclusion

Dear Mr. and Mrs. Prozeller:

This is to advise you that the Director of Public Works has approved your request for emergency incorporation of your property into the Metropolitan District. Enclosed for your files is a copy of the signed Administrative Decision, which shows that the effective date of the incorporation is December 1, 2010.

Thank you for your interest. Should you have any further questions, please do not hesitate to contact me at 410-313-4419 or [cdryden@howardcountymd.gov](mailto:cdryden@howardcountymd.gov).

Sincerely,

Charlotte R. Dryden  
Real Estate Services Division

CRD/d

cc: Files

ADMINISTRATIVE DECISION  
BY THE DIRECTOR OF PUBLIC WORKS  
HOWARD COUNTY, MARYLAND

DECEMBER 1, 2010  
DATE

METROPOLITAN DISTRICT DECISION NUMBER 8-2010 (Emergency)

WHEREAS, Section 18.101(a) of the Howard County Code provides that only a parcel of land located in the Metropolitan District of Howard County, Maryland may be served by public water or sewer;

WHEREAS, Section 18.101(H) of the Howard County Code provides that the Director of Public Works shall have the authority to approve the emergency incorporation of a parcel of land into the Metropolitan District if the parcel meets the following conditions and criteria:

1. The improved parcel of land shall contain five (5) acres or less and shall be located within the existing perimeter of the Metropolitan District.
2. The subject parcel is located in the "Planned Service Area" in the Howard County Master Plan for Water and Sewerage and the Department of Planning and Zoning has indicated that inclusion of the subject parcel into the Metropolitan District will not violate the intent of the General Plan.
3. The improved parcel shall front on a water and/or sewer main which is capable of providing service to the parcel.
4. A bona fide need shall exist for such service as shall be determined in writing by the County Health Department.

WHEREAS, pursuant to Section 18.101(H) of the Howard County Code, Edward F. Prozeller and Eleanor P. Prozeller, Property Owners, have filed a petition in writing entitled "Petition to Incorporate a Single Parcel of Land into the Metropolitan District of Howard County, Maryland" with the Director of Public Works to incorporate into the Metropolitan District the following described and referred to parcel of land:

Property Owner: Edward F. Prozeller and Eleanor P. Prozeller

Location: 10838 Hunting Lane, Columbia, Maryland 21044-4208

Tax Map: 41      Grid No: 5      Parcel: 273      Lot: 59

Tax ID. No. 05-356431      Parcel Size: 1 acre

Election District: Fifth      Present Zoning: R-20

Deed Date: June 6, 1975      Liber/Folio: 723/615

NOW THEREFORE, this 1st day of December, 2010, after due consideration of the information provided in the petition and the determination by the Howard County Health Department that a bona fide need exists for the incorporation, the Director of Public Works, having found the petition for incorporation of a parcel into the Metropolitan District meets the criteria set forth in Section 18.101(H), does hereby approve incorporation of the subject parcel into the Metropolitan District of Howard County.

As a condition of being incorporated into the Metropolitan District, the property owner(s) shall pay all applicable Metropolitan District charges and any interest thereon as set forth in Subtitle 3 "Water And Sewer Charges And Assessments" of Title 20 "Taxation And Public Credit" of the Howard County Code, including, but not limited to:

WATER/SEWER CONNECTION CHARGES

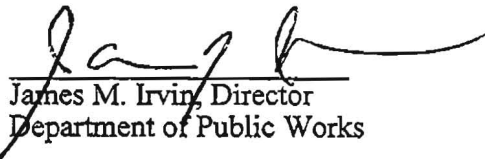
IN-AID-OF-CONSTRUCTION CHARGES

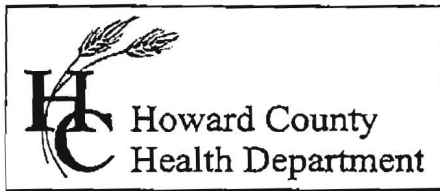
WATER/SEWER CHARGES AND SURCHARGES

FRONT FOOT BENEFIT ASSESSMENT CHARGES

AD VALOREM CHARGES

Be it, therefore approved that this Metropolitan District incorporation shall become effective this 1st day of December, 2010.

  
James M. Irvin, Director  
Department of Public Works



Bureau of Environmental Health  
7178 Gateway Drive Columbia, MD 21046  
(410) 313-2640 Fax (410) 313-2648  
TDD (410) 313-2323 Toll Free 1-866-313-6300  
Website: [www.hchealth.org](http://www.hchealth.org)

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**Peter L. Beilenson, M.D., M.P.H., Health Officer**

**MEMORANDUM**

**TO:** Carl Katenkamp  
Real Estate Services, Department of Utilities

**CC:** Charlotte Dryden  
Real Estate Services Division  
Howard County Department of Public Works

**FROM:** Dana Bernard  
Well and Septic Program  
Bureau of Environmental Health

**DATE:** December 1, 2010

**RE:** Property of Edward and Eleanor Prozeller  
10838 Hunting Lane  
Tax Map 41, Parcel 273, Lot # 59

The Howard County Health Department does not oppose an emergency inclusion in the Metropolitan District for connection to public water. An inspection conducted on the property on November 30, 2010 revealed that the owners of the property was obtaining water from the neighbor's home because the well was not producing clear water and not in sufficient quantities.

Upon connection to public water, the well must be properly sealed and abandoned by a licensed well driller. After completion of the abandonment, the Howard County Health Department must be notified and a well abandonment report must be submitted for our records.

Copy: Edward and Eleanor Prozeller, Property Owners  
File



Howard County  
Health Department

Bureau of Environmental Health  
7178 Gateway Drive Columbia, MD 21046  
(410) 313-2640 Fax (410) 313-2648  
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Peter L. Beilenson, M.D., M.P.H., Health Officer

MEMORANDUM

TO: Carl Katenkamp  
Real Estate Services, Department of Utilities

CC: Charlotte Dryden  
Real Estate Services Division  
Howard County Department of Public Works

FROM: Dana Bernard *Dana Bernard*  
Well and Septic Program  
Bureau of Environmental Health

DATE: December 1, 2010

RE: Property of Edward and Eleanor Prozeller  
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Copy: Edward and Eleanor Prozeller, Property Owners  
File

- c. The 8 inch water main constructed under Contract No. 24-3957 exists along HUNTING LANE Road, adjacent to the property, or \_\_\_\_\_ feet from the property.
- d. Capital Project N/A is proposed for the subject area with construction estimated to be completed by N/A. Rights-of-way WILL NOT (will, will not) be required on the subject property.
- e. The estimated construction cost to extend water to the project is \$ N/A (Attach estimate).
- f. Inclusion of the parcel into the Metropolitan District WILL NOT (will, will not) increase the County cost (by \$ N/A).
- g. Area IS NOT (is, is not) under a moratorium with an anticipated lifting date of N/A.
2. SEWER (Check appropriate items and fill in the blanks):
- a. Property: The subject property is located in the 0-5 YEAR (Existing and Under Construction, 0-5 Year, 6-10 Year, Comprehensive, No Planned Service, Parks and Open Space) Service Area of the Howard County Master Plan for Water and Sewerage dated JULY 2008.
- b. Drainage Area MIDDLE POINT Treatment Plant LITTLE POINT
- c. The 8 inch sewer main constructed under Contract No. 34-4350 exists along HUNTING LANE Road, adjacent to the property, or \_\_\_\_\_ feet from the property.
- d. Capital Project N/A is proposed for the subject area with construction estimated to be completed by N/A. Rights-of-way WILL NOT (will, will not) be required on the subject property.
- e. The estimated construction cost to extend sewer to the property is \$ N/A (Attach estimate).
- f. Inclusion of the parcel into the Metropolitan District WILL NOT (will, will not) increase the County cost (by \$ N/A).
- g. Area IS NOT (is, is not) under a moratorium with an anticipated lifting date of N/A.

3. APPLICABLE IN-AID-OF-CONSTRUCTION CHARGES.

- a. Standard Water and Sewer #600/SEWER #600/WATER
- b. Supplemental Sewer N/A
- c. Middle Patuxent Supplemental Sewer N/A

4. APPLICABLE AD VALOREM CHARGE

- a. Standard 3.08/\*100
- b. Middle Patuxent Supplemental N/A

5. CURRENT ACTION ON PROPERTY

- a. Rezoning Petition YES  NO
  - b. Subdivision in Process YES  NO
  - c. Action of a Capital Project in the Capital YES  NO
- Budget or 5 Year C.I.P. (Water, Sewer, Road, Bridge, Storm Drainage, Sidewalk, General County Police, Fire, Library, Recreation and Parks) affecting property.
- d. If yes, explain (if necessary attach additional pages)

PART THREE: COMMENTS AND RECOMMENDATIONS

THE PROPERTY IS AN OUT PARCEL WITHIN THE PLANNED SERVICE AREA. IT IS RECOMMENDED THAT THE PROPERTY BE INCORPORATED INTO THE METROPOLITAN DISTRICT.

PETITION PREPARED BY:

[Signature]  
Water and Sewer Design Division

12/1/10  
Date

PETITION REVIEWED BY:

[Signature]  
Chief, Water and Sewer Design Division

12/1/10  
Date

[Signature]  
Chief, Bureau of Engineering

12/1/10  
Date

Maryland Department of Assessments and Taxation  
Real Property Data Search (vw3.1)  
HOWARD COUNTY

[Go Back](#)  
[View Map](#)  
[New Search](#)

**Account Identifier:** District - 05 Account Number - 356431

**Owner Information**

**Owner Name:** PROZELLER EDWARD F & WF      **Use:** RESIDENTIAL  
**Mailing Address:** 10838 HUNTING LN      **Principal Residence:** YES  
COLUMBIA MD 21044-4208      **Deed Reference:** 1) / 723/ 615  
2)

**Location & Structure Information**

**Premises Address**      **Legal Description**  
10838 HUNTING LN      LOT 59 S 5  
COLUMBIA 21044      10838 HUNTING LN  
HOLIDAY HILLS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
41	5	273					59	2	

**Special Tax Areas**      **Town Ad Valorem Tax Class**  
NO AV, METRO FIRE TAX

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1963	1,971 SF	1.00 AC	

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	BRICK

**Value Information**

	Base Value	Value	Phase-in Assessments	
			As Of 01/01/2008	As Of 07/01/2010
<b>Land</b>	337,500	337,500		
<b>Improvements:</b>	183,960	183,960		
<b>Total:</b>	521,460	521,460	521,460	NOT AVAIL
<b>Preferential Land:</b>	0	0	0	NOT AVAIL

**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	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0



12/1/2010

-78°03'20"

Disclaimer: Howard County, Maryland assumes no responsibility for the accuracy of this report or the information contained herein or derived therefrom. The user assumes all risks and liabilities whatsoever resulting from or arising out of the use of this information. There is no oral agreement or warranty relating to the use of this report.

By: Daniel L. Davis  
 Office: Bureau of Engineering  
 Map No: 2,640,001  
 Print Date: 12/1/2010

10838 Hunting Lane

 **Howard County**

Maryland Department of Assessments and Taxation  
 Real Property Data Search (v06.3)  
 HOWARD COUNTY

Go Back  
 View Map  
 New Search

Account Identifier: District - 05 Account Number - 356431

Owner Information			
Owner Name:	PROZELLER EDWARD F & WF	Use:	RESIDENTIAL
Mailing Address:	10838 HUNTING LN COLUMBIA MD 21044-4208	Principal Residence:	YES
		Deed Reference:	1) / 723/ 615 2)

Location & Structure Information	
Premises Address:	Legal Description
10838 HUNTING LN COLUMBIA 21044	LOT 58 S S 10838 HUNTING LN HOLIDAY HILLS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No. Plat Ref:
41	5	273					59	2	

Special Tax Areas	Town Ad Valorem Tax Class
	NO AV, METRO FIRE TAX

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1963	1,971 SF	1.00 AC	

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	BRICK

	Value Information			
	Base Value	Value As Of 01/01/2008	Phase-In Assessments	
			As Of 07/01/2010	As Of 07/01/2011
Land	337,500	337,500		
Improvements:	183,980	183,980		
<b>Total:</b>	<b>521,480</b>	<b>521,480</b>	<b>521,460</b>	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

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	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0
Tax Exempt:	NO	Special Tax Recapture:	
Exempt Class:		" NONE "	

GIS
1

Submit

Map
Find Results
Info Results

**Information**

Address: 10838 HUNTING LN

ADC Grid: 15-C12

BWI Height Restriction: Out

BWI Noise Zone: Out

Census Block: 1

Census Tract: 605102

Columbia Association:

Columbia Village: N/A

Congressional District: 3

Council District: 4

County Police Station: Southern District Headquarters

Election Precinct: 5-05

Fire Box Area: 1006

Fire Station: Rivers Park, Station 10

Highway Zone: C

Historic District: Out

Legal Description: IMPSLOT 59 S 5

Legislative District: 13

Major Watershed: Middle Patuxent River

Metropolitan: OUT

Neighborhood: N/A

Police Beat: D6

Police Statistical Zone: 516

Preservation Easement: N/A

School Elementary: Clemens Crossing ES

School Middle: Lime Kiln MS

School High: Atholton HS

School Planning ID: 1127

Sewer Service Area: 0 to 5 years

Sheriff Sector: 05

Street Own By: County - Intermediate

Water Service Area: 0 to 5 years

Zipcode: 21044

Zone: R-20

**GIS** 1

Submit

10838

HUNTING LN

5

All

Map Find Results Info Results Street Name Size 5 Quick Settings

The image shows a GIS web application interface. On the left is a search panel with a 'Submit' button and input fields containing '10838', 'HUNTING LN', '5', and 'All'. The main area displays a map of a residential neighborhood with streets labeled 'Hunting Ln', 'Vista Rd', and 'Judy Ln'. The map includes navigation icons and a 'Quick Settings' menu. The top of the interface features a 'GIS' logo and a page number '1'.

## **Bernard , Dana**

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**From:** Dryden , Charlotte  
**Sent:** Wednesday, December 01, 2010 4:52 PM  
**To:** Bernard , Dana; Katenkamp, Carl  
**Subject:** RE: Emergency Inclusion

Hi Dana,

Thank you for the memo. Please send the signed version to my attention. Also, Carl Katenkamp and I are in the same office, Real Estate Services Division, Department of Public Works.

Charlotte R. Dryden  
Real Estate Services Division  
Howard County Department of Public Works  
3430 Court House Drive  
Ellicott City, Maryland 21043  
410-313-4419 - Phone  
410-313-3408 - Fax  
[cdryden@howardcountymd.gov](mailto:cdryden@howardcountymd.gov)

---

**From:** Bernard , Dana  
**Sent:** Wednesday, December 01, 2010 4:47 PM  
**To:** Dryden , Charlotte; Katenkamp, Carl  
**Subject:** Emergency Inclusion

Mrs. Dryden,

If you have any additional questions please don't hesitate to give me a call. I can be reached at the number listed below.

Dana Bernard, Environmental Sanitarian  
Bureau of Environmental Health  
Well and Septic Program  
Development and Coordination  
Phone (410) 313-2775  
Fax (410) 313-2648  
E-mail: [dbernard@howardcountymd.gov](mailto:dbernard@howardcountymd.gov)



HOWARD COUNTY, MARYLAND  
DEPARTMENT OF PUBLIC WORKS  
INFORMATION SHEET  
TO INCORPORATE PARCEL(S) OF LAND  
INTO THE METROPOLITAN DISTRICT

DATE: 12/1/10

PART ONE: REAL ESTATE SERVICES DIVISION

1. NAME OF PROPERTY OWNER(S): Edward F. Prozeller and Eleanor P. Prozeller
2. ADDRESS OF PROPERTY: 10838 Hunting Lane  
Columbia, Maryland 21044-4208
3. LOCATION OF PROPERTY: (A) TAX MAP 41 (E) NO. OF ACRES 1.00 acre  
(B) PARCEL NO. 273 (F) LIBER/FOLIO 723/615  
(C) LOT NO. 59 (G) ELECTION DISTRICT 5th  
(D) GRID NO. 5 (H) ZONED R-20
4. IS THE PROPERTY PHYSICALLY LOCATED WITHIN THE APPROVED PERIMETER OF THE METROPOLITAN DISTRICT?  YES NO
5. IMPROVED PARCEL CONTAINING 5 ACRES OR LESS?  YES NO
6. PROPERTY MEETS HEALTH DEPARTMENT REQUIREMENTS OF "BONA FIDE NEED" AS STIPULATED IN SECTION 18.101A TO TITLE 18 OF THE HOWARD COUNTY CODE? (ATTACH LETTER FROM HEALTH DEPARTMENT)  YES NO
7. AD VALOREM CHARGE PAID?  
(a) Standard YES NO  
(b) Middle Patuxent Supplemental YES NO
8. WAS THE PROPERTY A SUBJECT OF A PREVIOUS METROPOLITAN DISTRICT PETITION? YES  NO
9. TO PUBLIC WORKS BOARD OR COUNTY COUNCIL: Admin Decision
10. IS PROPERTY EXEMPT FROM WATER & SEWER CHARGES? YES NO  
(IF YES EXPLAIN IN PART THREE-COMMENTS & RECOMMENDATIONS)
11. ASSESSED AMOUNT FROM BUREAU OF REVENUE AND CUSTOMER SERVICE: \_\_\_\_\_ (DATE)

PART TWO: WATER AND SEWER REQUIREMENTS - WATER AND SEWER DESIGN DIVISION

1. WATER (Check appropriate items and fill in the blanks):
  - a. Property: The subject property is located in the 0-5 Year  
(Existing and Under Construction, 0-5 Year, 6-10 Year, Comprehensive, No Planned Service, Parks and Open Space) Service Area of the Howard County Master Plan for Water and Sewerage dated July 2008.
  - b. Pressure Zone 550 Water Source Baltimore Co