

LAND USE CASES

The following advanced takings and condemnation cases for road projects have been filed in the Circuit Court:

Pending Filed Condemnations

500933 Equipment Maintenance and Operation Center

Oakmont Ltd. Partnership, WMS L10-00066. Complaint for Condemnation filed 4/9/10. Case settled. Consent judgment and inquisition recorded 9/19/11. Certificate of payment filed. Case complete.

500311 Montrose Parkway West

Thomas Webb, et ux., Civil No. 119192, reopened.

500101 Travilah Road

Travillah - WHM, Civil No. 309451. Judgment and inquisition entered 5/4/10. Appeal taken by Defendant regarding remittitur of judgment.

Soleimanzadeh, Johanna. Complaint for Condemnation filed 4/10/09. A 3-day jury trial is scheduled for 5/10/10. Jury trial held. Certificate of payment filed. Defendant has appealed. Appeal dismissed.

Soleimanzadeh, Joseph. Complaint for Condemnation filed 4/10/09. A 3-day jury trial is scheduled for 4/26/10. The County's Motion for Summary Judgment granted. Defendant has appealed. Certificate of Payment filed. Briefs filed in the Court of Special Appeals.

Soleimanzadeh, Joseph and Khana. Complaint for Condemnation filed 4/10/09. The County's Motion for Summary Judgment granted. Defendant has appealed. Certificate of Payment filed. Briefs filed in the Court of Special Appeals.

500151 Woodfield Road Extended

Jack and Susan Poole, WMS L10-00459. Complaint for Condemnation filed 7/1/10. Jury trial held 6/27-29. Judgment and inquisition entered 6/30/11. Certificate of Payment filed. Case completed.

Omelka, Zbynek, et al., WMS L08-00511. Complaint for condemnation filed. Case settled. Consent judgment and inquisition recorded 11/7/11. Certificate of payment filed. Case complete.

Pending Advance Takings Filed

509781 Briggs Chaney Road

Gudelsky Assoc. I, WMS 97.06038. Filed 7/02/98. Defendant contacted.

Bottling Group, LLC, WMS 01-3026. Filed 01/9/03. Traffic study being conducted.

509995 Conference Center Intersection Improvements

1910 Rockville Pike, LLC, et al., WMS L08-00297. Petition of Advance Taking and Deposit of Funds filed 7/10/08.

500402 - Fairland Road

Tran, Hoang Nha Van and Nguyen, Thuy, WMS 05-2152. Filed 9/26/05. Settled per DPWT. Petition to Withdraw Funds being filed.

Pham, Diane & Long, WMS 05-2151. Filed 9/26/05. Deed and Petition to Withdraw sent to owner on 6/22/07.

500576 Father Hurley Boulevard Extended

Fairfield Germantown Farms, LP, et al., WMS L08-00388. Petition of Advance Taking and Deposit of Funds filed 7/8/08.

Wisteria Industrial park, LP, et al., WMS L08-00328. Petition of Advance Taking and Deposit of Funds filed 7/8/08.

509954 Germantown Road Extended

Neelsville Community Association, WMS 01-3262. Filed 12/28/01. Attempting to ascertain ownership.

508625 Middlebrook Road

Gunners Lake Two Condominium Unit Owners. Filed 9/24/97. Condominium council requests settlement delay until project is completed.

500311 - Montrose Parkway West

Washington Science Center, WMS 05-2327. Filed 8/19/05.

Pappageorgopoulos, Ilias, WMS 05-2277. Filed 8/17/05.

Tildenwood HOA, Inc., WMS 05-2272. Filed 8/17/05.

Woodmont Country Club, WMS 05-2280. Filed 8/17/05.

Kaiser Foundation Health Plan, Parcel K, WMS 05-2330. Filed 8/19/05. Funds withdrawn 5/21/07. Working with counsel to finalize deed.

Kaiser Foundation Health Plan, Parcel F, WMS 05-2329. Filed 8/19/05. Funds withdrawn 5/21/07. Working with counsel to finalize deed.

500106 - Mouth of Monocacy Road Bridge

Anderson, William, et al. L07-00042. Filed. 2/9/07.

509274 Robey Road

Bleil, D., WMS 97.08192. Filed 5/14/99. In negotiation.

Greencastle Manor. Filed 5/14/99. Individual contracts being negotiated with unit owners.

Greencastle Manor II. Filed 5/21/99. Individual contracts being negotiated with unit owners.

Vineyards Condominium Unit Owners. Filed 12/14/98. Individual contracts being negotiated with unit owners.

500101 - Travilah Road

Hsu, Gene and Shu Chen Tsai. L06-00276. Filed. 7/20/07.

Potomac Ridge HOA. L06-00291. Filed 5/10/07. Option contract signed and sent to DOT for further processing. Deed recorded. Case closed.

Soleimanzadeh, Khana and Joseph. L06-00298. Filed 5/15/07. Condemnation filed.

Soleimanzadeh, Joseph. L06-00299. Filed 5/15/07. Condemnation filed.

Wang, Jian and Cheng, Xiaobo. L06-00310. Filed 5/9/07. Option contract signed and sent to DOT for further processing. Deed recorded. Case closed.

Tavakoli, Parviz, et al. L06-00304. Filed 10/29/07.

509944 - Valley Park Drive

Damascus Townhouse Association. WMS 06-500. Filed 4/6/06.

500602 - White Oak Transit Center

Saul Subsidiary I, L.P. L09-00641. Petition for Advance Taking filed 10/30/09. Petition to withdraw funds filed 2/4/10.

Kramer, Rona, et al. L09-00642. Petition for Advance Taking filed 10/2/09.

500151 - Woodfield Road Extended

Conley, Barbara. L08-00548. 4/14/09. Filed.

Evangelical Luthern Church of the Redeemer. L08-00510. Filed 4/21/09. Funds withdraws. Option contract signed and sent to DOT for further processing. Case complete.

Omelka, Zbynek. L08-00511. Filed 4/14/09. Bank filed Petition to Withdraw Funds. Complaint for condemnation filed. Funds withdrawn. Case complete.

Snow, Margaret T. L08-00558. Filed 4/1/08. Funds withdrawn.

WJM Realty, Inc. L08-00611. Filed 4/1/08.