

**11074 Frederick Road, LLC - BA-22-031C**

**Amended Narrative Supplement in Support of**  
**Conditional Use Petition to the**  
**Howard County Hearing Authority**  
**(11074 Frederick Road, Ellicott City – a/k/a Tax Map 16, Parcel 98)**

The Petitioner hereby amends its response to paragraph #13 found on page 8 of its Petition for Conditional Use Narrative Supplement as provided below.

(13) *The development shall incorporate universal design features from the Department of Planning and Zoning guidelines that identify required, recommended, and optional features. The petition shall include descriptions of the design features of the proposed dwellings to demonstrate their appropriateness for the age-restricted population. The material submitted shall indicate how universal design features will be used to make individual dwellings adaptable to persons with mobility or functional limitations and how the design will provide accessible routes between parking areas, sidewalks, dwelling units, and common areas.*

**Response:** As indicated on **Exhibit A**, the petitioner has proposed dwellings that are appropriate for age-restricted housing through:

- No-step access to the front entrance where topography permits, otherwise, no-step side or garage entry to the first floor.
- 36” wide front door with exterior lighting at the entrance.
- All exterior doorways are at least 32” wide.
- Hallways are at least 36” wide.
- Complete living area including master bedroom and bath on ~~first~~ second floor with ADA accessible access to second floor provided by interior elevator.
- Lever handles on interior and exterior doors.
- Blocking for grab bars in bathroom walls and near toilet and shower.

Slopes of ramps on the exterior of units shall be in accordance with current Howard County Regulations.