



Conditional Use Petition

Conditional Use Request

Conditional Use Category: Historic Building Uses

Conditional Use Section Number(s): 131.0.N.27

Proposed Use: Historic Building Use - Office

Petitioner Information

Name: BFEA-Curtis Farm LLC See above

Trading As:

Address: 5771 Waterloo Road, Ellicott City , MD, 21043

Phone: 4109254566

Email: stephen@earealtycompanies.com

Petitioner's Interest in the Property: Sole Owner

Representative Information

Name: Christopher DeCarlo

Address: 210 W Pennsylvania Avenue, Suite 500, Towson, MD, 21204

Phone: 4104946226

Email: cmdecarlo@venable.com

Profession: Attorney

Property Information

Property Address: 5771 Waterloo Road, Ellicott City , MD, 21043

Total Site Area: 7.46 acres Use Area (if different): 7.46 Tax Map: 37 Grid: 1 Parcel:
751

County Council District: 2 Zoning District: R-20

Subdivision Name: SDP #:

General Standards Required for Approval

The Hearing Authority shall have the power to permit Conditional Uses, provided the following general

standards are met. Please explain how the proposed use complies with these criteria.

1. The proposed Conditional Use plan will be in harmony with the land uses and policies in the Howard County General Plan which can be related to the proposed use.

See attached Narrative Supplement.

2. The nature and intensity of the use, the size of the site in relation to the use, and the location of the site with respect to streets giving access to the site are such that the overall intensity and scale of the uses are appropriate for the site.

See attached Narrative Supplement.

3. The proposed use at the proposed location will not have adverse effects on vicinal properties above and beyond those ordinarily associated with such uses. In evaluating the proposed use under this standard, the Hearing Authority shall consider whether or not.

a. The impact of adverse effects such as, but not limited to, noise, dust, fumes, odors, intensity of lighting, vibrations, hazards or other physical conditions will be greater at the proposed site than it would generally be elsewhere in the same zoning district or other similar zoning districts.

See attached Narrative Supplement.

b. The location, nature and height of structures, walls or fences, and the nature and extent of the existing and proposed landscaping on the site are such that the use will not hinder or discourage the development or use of adjacent land and structures more at the subject site than it would generally elsewhere in the same zoning district or other similar zoning districts.

See attached Narrative Supplement.

c. The number of parking spaces will be appropriate to serve the particular use. Parking areas, loading areas, driveways and refuse areas will be appropriately located and buffered or screened from the public roads and residential uses to minimize adverse impacts on adjacent properties.

See attached Narrative Supplement.

d. The ingress and egress drives will provide safe access with adequate sight distance, based on actual conditions, and with adequate acceleration and deceleration lanes where appropriate. For proposed Conditional Use sites which have driveway access that is shared with other residential properties, the proposed Conditional Use will not adversely impact the convenience or safety of shared use of the driveway.

See attached Narrative Supplement.

e. The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere.

See attached Narrative Supplement.

f. The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.

Specific Criteria

Please attach a narrative explaining how the proposed use complies with each of the Historic Building Uses Specific Conditional Use Criteria.

Signatures

The undersigned hereby affirms that all of the statements and information contained in, or filed with this petition, are true and correct.

Petitioner's Signature Stephen J. Lerner Date 8 March 2025

Property Owner's Signature Stephen J. Lerner Date 8 March 2025

Process information and submittal requirements can be found on the ProjectDox website