



Howard County Maryland
Department of Planning and Zoning
 3430 Courthouse Drive, Ellicott City, MD 21043

(410) 313-2350
 www.howardcountymd.gov

DPZ Office Use only:
 Case No BA-25-016C
 Date Filed 6/25/2025

Conditional Use Petition

Petitioner Information

Name: Wayne Lawson
 Trading As:
 Address: 3707 Perry St, Brentwood, MD, 20722
 Phone: 4437994358
 Email: lawsonwayne9@gmail.com
 Petitioner's Interest in the Property: Joint Owner



Representative Information

Name: Wayne Lawson
 Address: 3707 Perry St, Brentwood, MD, 20722
 Phone: 4437994358
 Email: lawsonwayne9@gmail.com
 Profession: University staff

Property Information

Property Address: 3992 College Ave, Ellicott City, MD, 21043
 Total Site Area: 0.694 acres Use Area (if different): 0.694 Tax Map: 25 Grid: 14
 Parcel: 54
 County Council District: 2 Zoning District: R-ED
 Subdivision Name: SDP #:

Conditional Use Petition General Criteria

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.

Yes. The proposed use is residential consistent with the R-ED zoning requirements.

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 use(s) are appropriate for the site.

Yes. This request contemplates no structural changes to the property. Our plan is to retain the current character of the property as containing two families. The current designation assumes that the landowner and the tenant are the two occupants. Our proposal is to adjust the

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.

No change to current conditions is contemplated by this proposal. We do not expect any change from current conditions as it pertains 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 as a result of this proposal.

The location, nature and height of structures, walls or fences, and the nature and extent of the existing and/or proposed landscaping on the site are such that the use will not hinder or discourage the development and/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.

This request contemplates no structural changes to the property

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 public roads and residential uses to minimize adverse impacts on adjacent properties.

The number of parking spots is appropriate for two families which we intend to retain.

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.

Our plan is to retain the current character of the property as containing two families. The driveway access that is shared with other residential properties will not change based on the proposed plan and the proposed Conditional Use will not adversely impact the convenience or safety of shared use of the driveway.

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

Our plan is to retain the current character of the property as containing two families. Therefore, the proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere.

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

Our plan is to retain the current character of the property as containing two families. Therefore, the proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.

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 Wayne Lawson Date 07/03/2023

Property Owner's Signature Wayne Lawson Date 07/03/2023

Process information and submittal requirements can be found on the [ProjectDox website](#)

Conditional Use Application
BA-25-016C

Table of Exhibits

BA-25-016C

Exhibit A

- Site Plan..... **Page: A1**

Exhibit B

- Conditional Use Petition //
Narrative..... **Page: B1 - 2**

Exhibit C

- Pre-Submission Community
Meeting Notes..... **Page: C1 - 3**

Table of Exhibits
BA-25-016C

Exhibit B