



**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-25-019C**

Date Filed **7/21/2025**

## Conditional Use Petition

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### Conditional Use Request

Conditional Use Category: Age-Restricted Adult Housing

Conditional Use Section Number(s): 131.0.N.1

Proposed Use: 62 unit Age-Restrict Adult Housing Units and related parking

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### Petitioner Information

Name: Hill Huang

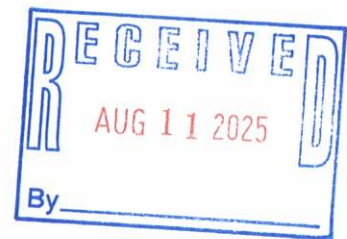
Trading As: Trotter 5857 LLC

Address: 1819 Panarama Court, McLean, VA, 22107

Phone: 5712433441

Email: hillhuang@yahoo.com

Petitioner's Interest in the Property: Sole Owner



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### Representative Information

Name: Tom Coale

Address: 54 State Circle, Annapolis, MD, 21401

Phone: 4436300507

Email: tom@perryjacobson.com

Profession: Attorney

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### Property Information

Property Address: 3173 Saint Charles Place, Ellicott City, MD, 21042

Total Site Area: 13.052 acres Use Area (if different): 13.052 Tax Map: 16 Grid: 23  
Parcel: 416

County Council District: 5 Zoning District: R-ED

Subdivision Name: Terra Maria SDP #:

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### 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.

The proposed Age-restricted Adult Housing development is consistent with HoCo By Design in providing apartment-style housing units, which diversify the existing age-restricted adult housing stock in accordance with Policy DN 12 (page DN-62). Howard County's General Plan emphasized the need for housing specifically designed for older adults and the need to provide smaller units when possible. This project would be one of the few ARAH conditional uses to include apartments.

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.

Petitioner is only using a small portion of this 13+ acre site for the proposed building and related parking. The Property adjoins Route 40 and a signalized intersection. This is an appropriate use to buffer surrounding residential from Route 40.

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.

As indicated above, the adverse impacts from this use at this location are not likely to be greater at this site than they would anywhere else in the zone. The Age-restricted Adult Housing conditional use allows for greater density than that proposed here. Lighting on the site will be directed away from the nearby residential properties and will be buffered by existing and proposed landscaping.

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.

The proposed and existing landscaping will buffer parking areas from surrounding residential properties. This proposal will not hinder or discourage the development of adjacent land in any way.

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.

Petitioner is providing 112 parking spaces, which exceeds the 81 spaces required under the Zoning Regulations.

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.

The proposed ingress and egress will be at the intersection of Route 40 and Turf Valley Road. This is presently a signalized intersection, and the Petitioner anticipates working with the Maryland Department of Transportation to achieve access and coordinate programming of the traffic signal accordingly.

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

There is an existing stormwater management pond with associated steep slopes. There are also Forest Conservation areas on the Property. The proposed building and related parking will not adversely impact these environmentally sensitive areas.

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

Petitioner is not aware of historic sites in the vicinity of the property.

### **Specific Criteria**

Please attach a narrative explaining how the proposed use complies with each of the Age-Restricted Adult Housing Specific Conditional Use Criteria.

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### **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**

Will T. Huang

**Date**

7/30/2025

**Property Owner's Signature**

Will T. Huang

**Date**

7/30/2025