



Howard County Maryland
Department of Planning and Zoning (410) 313-2350
3430 Courthouse Drive, Ellicott City, MD 21043 www.howardcountymd.gov

DPZ Office Use only:
Case No. **BA-25-008C**
Date Filed **4/24/2025**

Conditional Use Petition

Conditional Use Request

Conditional Use Category: Child Day Care Centers and Nursery Schools, Day Treatment and Care Facilities

Conditional Use Section Number(s): 131.0.N.13

Proposed Use: Weekday kindergarten openings

Petitioner Information

Name: YoungHo Lee
Trading As: First Korean Presbyterian Church of Maryland
Address: 2761 Flour Mill Dr. Midlothian, VA 23112
Phone: 8043356880
Email: pastoryhlee@gmail.com
Petitioner's Interest in the Property: Sole Owner

REVISED

Representative Information

Name: YongSoo Seo
Address: 8217 Tall Tree Ct, Ellicott City, MD, 21043
Phone: 4435405199
Email: fkpcmaryland@gmail.com
Profession: President of Board

Property Information

Property Address: 8430 Glemmar Rd, Ellicott City, MD. 21043
Total Site Area: 3.84 acres Use Area (if different): 3.84 Tax Map: 31 Grid: 13 Parcel: 267
County Council District: 1 Zoning District: R-20
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.

The proposed Conditional Use plan for continued operation as a religious facility and the addition of a kindergarten is in harmony with the land use goals and policies set forth in the Howard County General Plan. The use is compatible with existing surrounding land uses and contributes positively to the community by providing educational and spiritual services to local families. This proposal supports the General Plan's vision of maintaining strong, service-oriented institutions that enrich neighborhood life. The planned use reflects responsible site stewardship and promotes the public good, aligning with both county development objectives and the well-being of nearby residents.

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.

The nature and intensity of the proposed use, including both the continued operation of the church and the addition of a kindergarten, are well-suited to the size and characteristics of the site. The property offers sufficient space to accommodate the proposed activities without overcrowding or overuse. Furthermore, the site is appropriately located with convenient access to surrounding streets, allowing for safe and efficient traffic circulation. The scale and layout of the use are compatible with the surrounding neighborhood and are consistent with the intended zoning and land use patterns. Therefore, the overall intensity and scope of the proposed use are appropriate for the site and will not adversely impact the surrounding community.

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:

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.

The proposed use will not cause greater adverse effects such as noise, lighting, or other physical conditions than would typically occur in similar zoning districts.

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.

there will be no changes on the exterior of the building, same with the inside no major changes will occur

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.

we are expecting around 80 students.
the building has 150 parking space available.

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 property has two entrances and two exits, the drive way coming in nor out will not impact or cause any traffic since we are dividing the drop off and pick up into different time line (ex 6:30am - 9:30am) there will be trained traffic manager to handle the situation, and use direct exit and entrance

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 impact on environmentally sensitive areas than what is typical for similar uses in the same zoning district.

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

The proposed use will not diminish the character or significance of any historic sites in the area and is consistent with surrounding land use.

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 Young An Lee Date 5/4/25
Property Owner's Signature Youngho Lee Date 06/05/2025

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