



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive

Ellicott City, Maryland 21043

410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

TECHNICAL STAFF REPORT

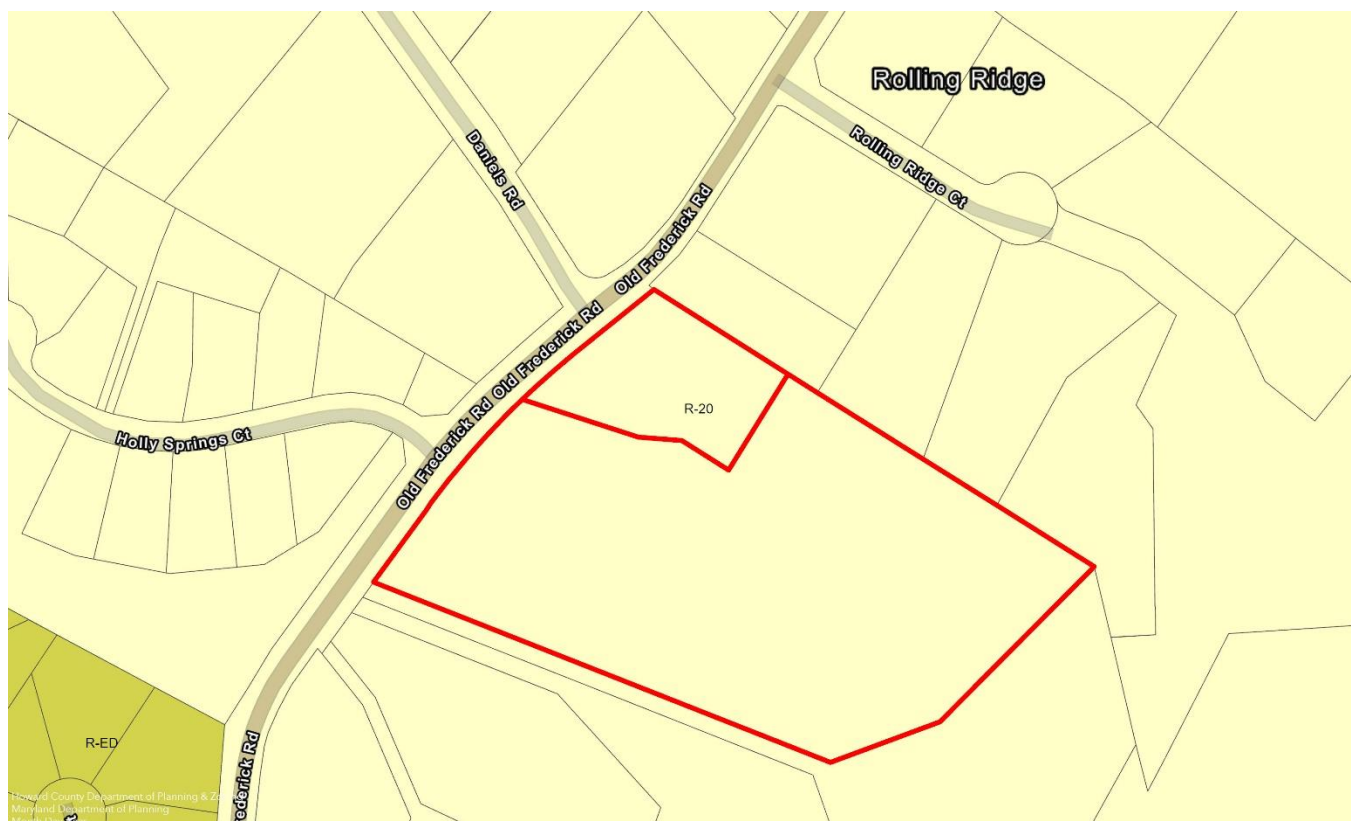
Hearing Examiner Hearing of November 5, 2025

Case No./Petitioner: BA-25-018C – Waverly Investors, LLC

Request: Conditional Use for Age-Restricted Adult Housing (Section 131.0.N.1.a)

Location: 8501 & 8507 Old Frederick Road
Tax Map 18, Grid 7, Parcel 19, Lots 1&2, zoned R-20
(the "Property")

Conditional Use Area: 7.88+/- acres



Zoning & Vicinity

8501 & 8507 Old
Frederick Road



0 0.03 0.06 mi.

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

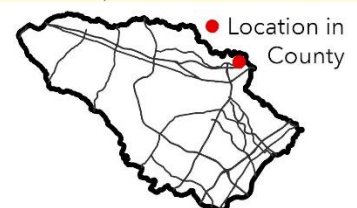
Zoning

BA-25-018C

Zoning

R-20
R-ED

R-20 (Residential: Single)



I. CONDITIONAL USE PROPOSAL

The Petitioner proposes an Age-Restricted Adult Housing (ARAH) development consisting of 26 units: 10 single-family semi-detached (“SFSD”), 15 single-family attached (“SFA”) and 1 single-family detached (“SFD”). The development includes a 560 square-foot community center that is within the existing historic house. All units will incorporate features from the Universal Design Guidelines. A condominium or homeowner association will be responsible for maintaining the common areas and enforcing the age restriction through a Declaration of Covenants.

II. BACKGROUND INFORMATION

A. Site Description

The Conditional Use site is comprised of two (2) subdivided lots that are zoned R-20 (Residential: Single). Lot 1 is an unimproved lot adjacent to Old Frederick Road. Lot 2 is developed with a single-family detached dwelling and accessory structures that have individual driveway access to Old Frederick Road. There is existing tree cover along the southeastern boundary of the site with 2.4597 acres within a protected forest conservation easement. There is also a stream buffer area that traverses the eastern portion of Lot 2, wetland system and steep slopes. The site rises from an elevation of 404 feet at the southeastern corner to 454 feet at the northwestern border.

Address	Lot	Current Use
8501 Old Frederick Road	1	Undeveloped
8507 Old Frederick Road	2	Single-family detached dwelling with a historic structure

B. Vicinal Properties

Direction	Zoning	Land Use
North	R-20	Single-Family Detached Residences
South	R-20	Single-Family Detached Residences
East	R-20	Open Space/ Single-Family Detached Residences
West	R-20	Old Frederick Road / Single-Family Detached Residences

C. Roads

Old Frederick Road has two travel lanes within a variable width right-of-way. The speed limit is 25 miles per hour. There is no Average Annual Daily Traffic count for this portion of Old Frederick Road.

D. Water and Sewer Service

The Property is in the Planned Service Area and is served by public water and sewer.

E. General Plan

The Property is designated Single-Family Neighborhood on the Future Land Use Map of HoCo By Design.

Old Frederick Road is designated as a Major Collector.

F. Agency Comments

Agency comments are attached.

III. ZONING HISTORY

There is no record of a Board of Appeals, Zoning Board, or any other Zoning cases for the Property.

IV. EVALUATION AND CONCLUSIONS

A. Evaluation of petition according to Section 131.0.B of the Zoning Regulations (general criteria for Conditional Uses):

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 use is in harmony with the following *HoCo By Design* policy that encourages housing options for residents at diverse life stages:

Policy DN 12: “Provide a range of affordable, accessible, and adaptable housing options for older adults and persons with disabilities.” Implementing Action #3 states “Encourage Age-Restricted Adult Housing (ARAH) developments to build small- to medium-scale housing units to include apartments, condominiums, townhomes, and missing middle housing.”

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 use(s) are appropriate for the site.*

The proposed development would consist of 26 ARAH dwelling units on 6.74 net acres, which equates to 3.86 dwelling units per net acre. This is less than the maximum density of four (4) dwelling units per net acre allowed for an ARAH development in the R-20 district. The development provides 5.35 acres or 69% of the Property as open space, which exceeds the 35% requirement. The Petitioner proposes a 560 square foot community center, which meets the 520 square foot minimum requirement. The Functional Road Classification Map of *HoCo By Design* designates Old Frederick Road as a Major Collector, which is an appropriate classification for the types and number of vehicles associated with the proposed use.

Therefore, the Petitioner states the nature and intensity of the use, the size of the Property in relation to the use, and the location of the site, with respect to streets that provide access, are such that the overall intensity and scale of the use are appropriate.

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 district.*

The proposed development will consist of 26 dwelling units with associated parking, a community building, and open space in a residential zoning district. Some existing tree cover will be retained that will buffer adjacent uses. There is no evidence of atypical adverse effects such as noise, dust, fumes, odors, vibrations, increased lighting, hazards or other physical conditions that would be greater at the subject site than generally elsewhere in the R-20 zoning district.

- b. *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.*

The proposed dwellings comply with height requirements. The landscape plan depicts a Type A landscape buffer along the northern, southern and eastern perimeters and a Type B landscape buffer along Old Frederick Road. The Howard County Landscape Manual requires a Type C landscape buffer for single-family attached developments adjacent to single-family detached land uses and a Type C landscape buffer for the sides of single-family attached units adjacent to a roadway. The landscape plan will need to be revised at the site development plan stage to comply with the Landscape Manual requirements.

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

The Zoning Regulations require two (2) spaces per dwelling unit plus an additional 0.3 spaces per dwelling unit for visitor parking. The detached community building requires 10 spaces per 1,000 square feet of assembly area (Community Center). A total of 66 spaces are required for the 26 units and 560 square foot community center. The petitioner is proposing to provide two garage spaces and one driveway space per dwelling unit and 6 spaces adjacent to the community center for a total of 110 spaces provided. The proposed design will require landscaping around the entire perimeter of the Property and internal to the development that will appropriately buffer and screen the parking areas from adjoining properties.

- 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 ingress and egress will be via a new private driveway connecting to Old Frederick Road. The proposed entrance is approximately 290 feet southwest of the intersection of Old Frederick Road and Daniels Road. The posted speed limit on Old Frederick Road is 25 mph. The Conditional Use plan details the ARAH units to be served by an internal private drive. The proposed conditional use will not share access with other residential properties. Precise sight distance measurements can only be determined by a detailed sight distance analysis, which is typically conducted during Site Development Plan review. At the Design Advisory Panel (DAP) meeting on July 23, 2025, members of the DAP suggested “The applicant consider the waiver (Alternative Compliance) process to connect the street at Daniels to create a loop on the

project's internal street.”

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

The eastern portion of the Property contains existing tree cover, which is partially preserved in an existing forest conservation easement, a perennial stream, wetland area and steep slopes. The Conditional Use plan does not show impacts to these environmental areas. The remainder of the property consists of open area for the existing single-family home and accessory structures. With these elements, the proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere.

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

There is an existing historic structure, the Kefauver Boarding House (HO-283) on the Property. At the suggestion of the Historic Preservation Commission, the Petitioner is proposing to preserve the Kefauver House and repurpose 560 square feet of the first floor for use as interior community space. In addition, the WM Thompson Farmhouse (HO-874), the Thomas Farm Tenant House (HO-582) and the Linwood or Cobb House (HO-570) are located on the other side of Old Frederick Road along Daniels Road. Given the setback distances and proposed and existing landscaping on the respective properties, the proposed use does not have the potential to diminish the character and significance of any historic sites in the vicinity. Therefore, the proposed use will not have a greater potential to diminish the character and significance of historic sites in the vicinity than elsewhere.

B. Evaluation of petition according to Section 131.0.N.1 (Specific Criteria for Age-Restricted Adult Housing):

a. Age-Restricted Adult Housing, General

A Conditional Use may be granted in the RC, RR, R-ED, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, or R-APT District, for age-restricted adult housing, provided that:

- (1) Single-family detached, semi-detached, multi-plex, attached and apartment dwelling units shall be permitted, except that only detached, semi-detached, multi-plex and single-family attached units are permitted in developments with less than 50 dwelling units in the RC, RR, R-ED, R-20 and R-12 districts.*

The Property is zoned R-20, and the Petitioner proposes 26 single family units. The petitioner is proposing 10 single-family semi-detached units, 15 single-family attached units and 1 single-family detached unit. Therefore, this criterion is satisfied.

- (2) In the RC, RR, R-ED, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, or R-APT Districts the development shall have a minimum of 20 dwelling units.*

The Property is zoned R-20, and the Petitioner proposes 26 single family units. Therefore, this criterion is satisfied.

- (3) Only detached and semi-detached units are permitted in the RC and RR Districts.*

The Property is zoned R-20; therefore, this criterion does not apply.

- (4) *The maximum density shall be as follows: for R-20 Zoning Districts of 20-49 dwelling units in the development, 4 units per net acre.*

The Property is zoned R-20 and the proposed density is 3.86 dwelling units per net acre (26 dwelling units/6.74 net acres). Therefore, the proposal would meet this criterion.

- (5) *If the development results in increased density according to subsection (4) above, the site must have frontage on and direct access to a collector or arterial road designated in the General Plan.*

The density of the proposed development is 3.86 dwelling units per net acre and exceeds the maximum density of two (2) dwelling units per net acre in the R-20 zoning district. The Property has frontage and direct access to Old Frederick Road, which is designated as a major collector.

- (6) *Site Design:*

The landscape character of the site must blend with adjacent residential properties. To achieve this:

- a. *Grading and landscaping shall retain and enhance elements that allow the site to blend with the existing neighborhood.*

The vicinal properties are zoned R-20 and are single-family detached homes. The Howard County Landscape Manual requires a Type C landscape buffer for single-family attached developments adjacent to single-family detached land uses and a Type C landscape buffer for the sides of single-family attached units adjacent to a roadway. The landscape plan will need to be revised at the site development plan stage to comply with the Landscape Manual requirements.

- b. *The project shall be compatible with residential development in the vicinity by providing either:*

- i. *An architectural transition, with buildings near the perimeter that are similar in scale, materials and architectural details to neighboring dwellings as demonstrated by architectural elevations or renderings submitted with the petition; or*

The Design Advisory Panel (DAP) reviewed the design for this development on July 23, 2025, and made four motions for the applicant to consider as the project moves through the design process. These comments will be further reviewed at the subsequent plan stage.

- DAP Motion #1: The applicant consider the waiver (Alternative Compliance) process to connect the street at Daniels to create a loop on the project's internal street.
- DAP Motion #2: Include one street tree per unit set in the landscape strip at the back of sidewalk
- DAP Motion #3: Include unit pavers at the two intersections and at all street crosswalks.
- DAP Motion #4: Specify tree species with non-extensive root

growth and avoid using trees that have potential to fail (e.g., silver maple)

The DAP motions and the Petitioner's responses to those motions are attached.

- ii. *Additional buffering along the perimeter of the site, through retention of existing forest or landscaping, enhanced landscaping, berms or increased setbacks.*

The petitioner proposes to retain five acres of the Property as open space, which will consist of existing forest, forest conservation easement and proposed landscaping. Landscaping will be required per the Howard County Landscape Manual and will be reviewed and evaluated at the site development plan stage.

- c. *For projects with less than 50 dwelling units in the RC, RR, R-ED, R-20 and R-12 Districts, setbacks from existing public streets shall be the same as the setback required for residential uses on adjacent properties.*

The Petitioner proposes 26 dwelling units within the R-20 district. The Conditional Use plan shows a 40-foot conditional use setback from Old Frederick Road and 50-foot setback from Old Frederick Road. The R-20 regulations require a 50-foot setback from a collector public street right-of-way. The proposed structures comply with the required 50-foot setback.

(7) *Bulk Requirements:*

The proposed development complies with all the bulk requirements as outlined below:

- a. *Maximum Height for Other principal structures ...34 feet*

The petitioner is proposing 34-foot-high single-family homes; therefore, the proposed structures will comply with this criterion.

- b. *Minimum structure and use setback:*

The placement of the proposed units comply with the required 50-foot setback from a public street right-of-way (per Section 131.0.N.1.a.(6)(c)), the 75-foot setback for single family attached units from residential lots, the 40-foot setback for single-family detached and single-family semi-detached from residential lots and the 30-foot setback from open space lots in the R-20 zoning district.

- c. *Minimum structure setback from interior roadway or driveway for units with garages ...20 feet*

The petitioner is proposing single-family homes with garages; the proposed structures comply with this criterion.

d. Minimum structure setback from lot lines for single-family detached units:

The proposed ARAH project is comprised of semi-detached and attached single-family dwellings and 1 single-family detached dwelling. The proposed single-family detached dwelling complies with the minimum structure setbacks.

e. Minimum distance between single-family detached and/or attached dwellings:

The proposed ARAH project is comprised of semi-detached and attached single-family dwellings and 1 single-family detached dwelling. Units oriented face-to-face comply with the 30-foot setback. Units oriented side-to-side comply with the 15-foot setback. Units oriented face-to-side or rear-to-side comply with the 20-foot setback. Units oriented rear-to-rear comply with the 40-foot setback.

f. Minimum distance between apartment buildings or between apartment buildings and single-family dwellings:

The proposed ARAH project does not include apartment buildings; therefore, this criterion does not apply.

g. Apartment buildings and groups of single-family attached units may not exceed 120 feet in length.

The proposed ARAH includes four groups of SFAs units with the maximum length of 120 feet. Therefore, the proposed SFA units comply with this criterion.

(8) At least 50% of the gross site area in the RC, RR, R-ED Districts, at least 35% in the R-20, R-12, and R-SC Districts, and at least 25% in R-SA-8, R-H-ED, R-A-15 and R-APT Districts, shall be open space or open area in accordance with the Subdivision and Land Development Regulations. The open space or open area shall provide amenities such as pathways, seating areas and recreation areas for the residents, and shall be protective of natural features.

The Property is 7.88 gross acres and is zoned R-20. The required open space is 2.76 acres (35%), and the petitioner proposes 5.35 acres of open space (69% of the site). This open space includes persevered forest areas, a seating area and a picnic area.

(9) Accessory uses may include social, recreational, educational, housekeeping, security, transportation or personal services, provided that use of these services is limited to on-site residents and their guests.

No accessory uses are proposed.

(10) At least one on-site community building or interior community space shall be provided that contains a minimum of:

- a. 20 square feet of floor area per dwelling unit, for the first 99 units with a minimum area of 500 square feet, and*

The Petitioner is proposing 26 ARAH units requiring a 520 square foot community building. As shown on the Conditional Use Plan, the petitioner is proposing a 560 square foot community center within an existing historic structure located near the entrance of the proposed development. Therefore, the proposed community building complies with this criterion.

- b. 10 square feet of floor area per dwelling unit for each additional unit above 99.*

This proposed development consists of 26 units; therefore, this criterion does not apply.

- (11) *Loading and trash storage areas shall be adequately screened from view.*

As indicated in the Conditional Use Plan, refuse collection will be at the curb for each unit. It is anticipated that the proposed ARAH units will utilize standard household trash containers.

- (12) *For a development that will be built in phases, open space areas, recreational facilities and other accessory facilities shall be provided in each phase to meet the needs of the residents. The developer shall provide a schedule for the installation of facilities at the time the Conditional Use is approved.*

The development will not be constructed in phases; therefore, this criterion does not apply.

- (13) *The petition shall establish how the age restrictions required under the definition of this use will be implemented and maintained over time. If the development will not be a rental community under single ownership, an entity such as a condominium association or homeowners association shall be established to maintain and enforce the age restrictions in addition to County enforcement of zoning regulations.*

The age restriction will be established, implemented and maintained through a Declaration of Covenants administered by the condominium or homeowners' association.

- (14) *All open space, common areas and related improvements shall be managed and maintained by a common entity, either the owner of the development, a condominium association, or a homeowner's association.*

The Petition states that a condominium or homeowners' association will also manage and maintain open space, common areas, and related improvements.

- (15) *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 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.*

The Petitioner proposes to incorporate the following universal design features in all units:

- No-step front access to the front entrance
- 36" wide front door with exterior lighting.
- All exterior doorways at least 32" wide.
- Hallways at least 36" wide.
- Blocking for grab bars in bathroom walls near toilet and shower
- Slopes of ramps on the exterior of units shall be in accordance with current Howard County regulations.

- (16) *At least 10% of the dwelling units in the RC, RR, R-ED, R-20, R-12 and R-SC Districts, and at least 15% in the R-SA-8, R-H-ED, R-A-15 and R-APT Districts, shall be Moderate Income Housing Units.*

The Property is zoned R-20, thus 10% of the 26 dwelling units shall be Moderate Income Housing Units ("MIHU"). The petitioner indicated they will address this requirement at the site development plan stage.

- (17) *Housing for the elderly special exceptions uses approved by the Board of Appeals on or prior to July 12, 2001 and constructed under the Zoning Regulations in effect at that time, may convert the existing dwelling units to age-restricted adult housing uses, with respect to minimum age restrictions only, without being subject to further hearing authority review and approval under current Conditional Use requirements, provided that the dwelling units are made subject to the new covenants and other legal means of enforcing the age-restricted adult housing minimum age restrictions, and that a copy of the recorded new covenants is submitted to the Department of Planning and Zoning to be filed in the original special exception case file.*

A special exception has not been approved by the Board of Appeals for this Property; therefore, this criterion does not apply.

- (18) *The Conditional Use plan and the architectural design of the building(s) shall have been reviewed by the Design Advisory Panel, in accordance with Title 16, Subtitle 15 of the Howard County Code, prior to the submission of the Conditional Use petition to the Department of Planning and Zoning. The Petitioner shall provide documentation with the petition to show compliance with this criterion.*

The Design Advisory Panel (DAP) reviewed the Conditional Use Plan and the architectural designs on July 23, 2025. The Petitioner submitted the meeting summary for compliance with this criterion.

Approved by:

DocuSigned by:

Lynda Eisenberg
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10/20/2025

Lynda Eisenberg, Director

Date



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Ellicott City, Maryland 21043

410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

Agency Comment Form

Conditional Use

Date: August 5, 2025
Use Category: Age-Restricted Adult Housing
File No.: BA-25-018C
Petitioner: Waverly Investors, LLC
Property Address: 8501 & 8507 Old Frederick Road
Map No: 18
Parcel: 19

CONDITIONAL USE CRITERIA REVIEW BY AGENCY									
GENERAL CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	FD
Certification that the development shown on the plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x		x	x
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	x								
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.	x								
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.		x							x
The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere. (Streams, Wetlands, Floodplain, Forest Con., etc)	x	x			x	x			
The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.			x						
Design Advisory Panel review	x								

Comments Due: August 22, 2025

COMMENTS: Health has no objections to the conditional use. The existing conditions page was significantly lacking the on information about the existing well & septic components. I could not find records which showed that 8507 Old Frederick Rd was connected to public water and public sewer. I am bringing attention now stating that the private W&S components will need to be located and properly abandoned prior to demo permit release.

Zack Silvest

SIGNATURE



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

Comments Due: August 22, 2025

COMMENTS: DILP-No comments

__James Hobson 8/6/25

SIGNATURE



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

Comments Due: August 22, 2025

COMMENTS: The Development Engineering Division takes NO EXCEPTION to the request for an Age Restricted Adult Housing 26 Units (10 Semi-attached, 16 attached) based on the justification presented in the application. The proposed development shall meet all current design requirements including APFO, stormwater management, noise and sight distance requirements.

Jim Witmer

SIGNATURE



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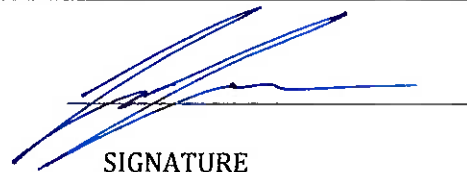
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esign Advisory Panel review	x								

omments Due: August 22, 2025

OMMENTS: The Dept. of Recreation & Parks Takes no exception to the conditional use proposed. When the site plan is submitted for this project, we would like to see the Forest Conservation easement expanded to include the entirety of the stream buffer area.


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CONDITIONAL USE CRITERIA REVIEW BY AGENCY									
GENERAL CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	FD
Certification that the development shown on the plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x			x	x	x	x
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	x								
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.	x								
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.		x					x		x
The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere. (Streams, Wetlands, Floodplain, Forest Con., etc)	x	x			x	x			
The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.			x						
Design Advisory Panel review	x								

Comments Due: August 22, 2025

COMMENTS:

On May 1, 2025 the Historic Preservation Commission provided Advisory Comments for the proposed development at 8507 Old Frederick Road, Ellicott City. The Commission appreciated the efforts made to save the historic house. A summary of the Commission's comments and the public testimony are provided below. Several of the recommendations from the Commission like saving a Holly Tree and shifting house lots to the back of the historic house to open the view from the road were made and using the historic 1st floor as the community center were accommodated.

1. **Viewshed/Lots 1-3** – A nearby homeowner with a professional background in historic preservation, said the view of the historic house from the road would not be preserved. She said lots 1-3 were shown as three stories high and would block the view of the historic house from the road and dominate the architectural character of the historic house, suggesting the developer move the block of lots 1-3 to the location of lots 5-7 and shift the other units around allowing lots 19-21 to be larger and setback further. Commissioners concurred that moving lots 1-3 would open up the viewshed of the historic house.

2. **Community Building** – Citizen asked for the ground floor of the historic house to be used as the community building, suggesting the existing door opening would accommodate ADA. The other Commissioners concurred with this suggestion of using the historic buildings first floor as a community center.

Commissioner also suggested moving the community building to the location of unit 26 and said that by putting a smaller building in that location it will provide some visual buffer room to the historic house, explaining that the bigger, taller units have the potential to overpower the historic home.

3. **Historic House** – The citizen said there was a generous amount of open space on the west side/Old Frederick Road side of the house and encouraged the developer to provide more space around the front and back of the house as well, suggesting lots 4-6 could be swapped for lots 1-3 and move three of them and shift the smaller units to where the community building is shown. Suggested removing the visible commercial buildings as they were not present on this historic road. anywhere. If lots 1-3 were commercial, she said commercial buildings should not be visible from Old Frederick Road, but would be fine if it is tucked behind where lots 5-7 are located.
4. **American Holly Tree** – The citizen noted a large holly, likely an American Holly, to the south/southeast behind the historic house that was not shown to the HPC or in the photos and has historic significance and context to the historic house. Requested retaining the tree by shifting the three possible commercial properties down, giving be more historic context. The Commissioners concurred with preserving the American Holly tree.
5. **Lots 4-7** – Commissioner asked if lots 4-7 can be grouped together to give the historic house more room on the east side. Commissioners concurred with this suggestion and recommended the engineer re-evaluate, explaining they understand the 75-foot setback, but the shorter wider units may better fit in that location. The Commission said it was important not to have structures crowding the historic house.
6. **Parking Spaces** – Commissioner recommended relocating the nine parking spaces next to the historic home throughout the site or shifting them on Road A opposite the historic house next to lot 26.
7. **Materials** – Commissioner said the stone veneer in the materials package looked fake and not compatible with the historic house. She appreciated the goal of trying to get a large granite stone, but said the proposed material looked like formstone. She recommended the developer use a higher quality stone veneer or suggested not replicating the look of the massive ashlar blocks of granite but instead using a fieldstone, something more delicate that has a realistic look to it. She said the proposed stone is not going to blend well. The other Commissioners concurred.
8. **Archeology** – The Commissioners suggested that some basic archeology should be done before construction to provide some historic understanding of the property.
9. **Outbuildings** – The Commissioners agreed the outbuildings to be demolished did not appear historic.

Beth Burgess 8/22/25

SIGNATURE



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive

Ellicott City, Maryland 21043

410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

Agency Comment Form

Conditional Use

Date: August 20, 2025
 Use Category: Communication Tower
 File No.: BA-25-018C
 Petitioner: Waverly Investors, LLC
 Property Address: 8501 & 8507 Old Frederick Road
 Map No: 18
 Parcel: 19

CONDITIONAL USE CRITERIA REVIEW BY AGENCY

GENERAL CRITERIA

	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	FD
Certification that the development shown on the plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x		x	x
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	x								
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.	x								
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.		x							x
The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere. (Streams, Wetlands, Floodplain, Forest Con., etc)	x	x			x	x			
The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.			x						
Design Advisory Panel review	x								

Comments Due: August 22, 2025

COMMENTS: Please see the comments below from the Division of Land Development:

CRITERIA: Potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of Review:

- Approval of necessary plans by the Department of Planning and Zoning will be required prior to the issuance of the required grading and building permits. A new site development plan is required to show the proposed age restricted attached dwelling units, road network, grading, stormwater management, site amenities, and landscaping.
- Access to the proposed site will be provided from the current access location at the intersection of Holly Springs Court.
- The applicant has completed and responded to the DAP motions that were made at the July 23, 2025 DAP Meeting. The applicant will make efforts to address the DAP motions with the submissions of subsequent final plan and site development plan stages.

CRITERIA: 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:

- The Landscape and screening requirements will be reviewed and evaluated at the SDP stage.
- Landscaping screening required for the proposed development of the residential buildings should be a Type C buffer for single family attached units adjacent to single family detached units. The perimeter landscaping requirements will need to be updated to be more in line with the Howard County Landscape Manual requirements. Preservation of existing vegetation can support or be used as credit in accordance with the Howard County Landscape Manual.
- The Design Advisory Panel made the motion to Specify tree species with non-extensive root growth and avoid using trees that have potential to fail (e.g., silver maple). This guideline should be followed with plant selections at the SDP plan stage.

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

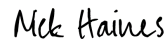
- Parking requirements and areas for the proposed age restricted residential development will be reviewed at the SDP Stage. The private road network will be constructed to serve the proposed development. Parking will be addressed through garage parking spaces within the individual units, the individual driveways, and off street parking spaces provided near the entrance and the community building and historic house.
- The adjacent uses surrounding the development area are residential and some of the buildings that are part of the existing neighborhood are in close proximity to the proposed site. The roads, parking areas, new units and their driveway areas shall be mitigated with adequate landscaping and screening to the best extent possible per the landscaping comments above.

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

- There appear to be some minor environmental impacts within the Limit of Disturbance as shown on the conditional use exhibit. An environmental concept plan for the site must be approved prior to the site development plan to identify any impacts to nearby streams, wetlands, and their buffers, floodplain, steep slopes and specimen trees on site which are protected from disturbance, per the Subdivision and Land Development Regulations. The existing natural environmental conditions of the subject site must be thoroughly assessed by an environmental professional and findings must be provided with the forthcoming SDP. Any proposed disturbances to protected environmental site elements may require approval of an alternative compliance request to the applicable Land Development Regulation.

CRITERIA: Design Advisory Panel Review:

- The proposed development is subject to Design Advisory Panel (DAP) review and was reviewed at the July 23, 2025 meeting. The DAP made motions toward the proposed designs which the applicant has responded to and completed the DAP process. The dap comments and motions made will be addressed under subsequent plan stages.

DocuSigned by:

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Nick Haines



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive

Ellicott City, Maryland 21043

410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

Agency Comment Form

Conditional Use

Date: August 5, 2025
Use Category: Age-Restricted Adult Housing
File No.: BA-25-018C
Petitioner: Waverly Investors, LLC
Property Address: 8501 & 8507 Old Frederick Road
Map No: 18
Parcel: 19

CONDITIONAL USE CRITERIA REVIEW BY AGENCY										
GENERAL CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	FD	
Certification that the development shown on the plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x		x	x	
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	x									
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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.		x							x	
The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere. (Streams, Wetlands, Floodplain, Forest Con., etc)	x	x			x	x				
The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.			x							
Design Advisory Panel review	x									

Comments Due: August 22, 2025

COMMENTS: The Department of Fire and Rescue Services has no comment on, nor objection to, this request.

Robert Ferguson
Battalion Chief
Office of the Fire Marshal