



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-25-036
Date Filed: 9/16/2025

Conditional Use Petition

Conditional Use Petition Request

Conditional Use Category:

Child Day Care Centers and Nursery Schools, Day Treatment and Care Facilities

Conditional Use Section Number:

131.0.N.13

Proposed Use:

Petitioner proposes to increase the student occupancy allowance without altering the structure of the building. See narrative supplement for additional information.

Petitioner's Representative Information

Petitioner's Representative Name: Sang Oh

Address: 5100 Dorsey Hall Drive, Ellicott City, MD, 21042441

Phone: (410) 964-0300

Email: soh@talkin-oh.com

Profession: Attorney



Petitioner Information

Petitioner Name: Friendship Baptist Church

Petitioners Business Name/Trading As:

Address: 1391 Sykesville Road, Sykesville, MD, 217840000

Phone: (410) 964-0300

Email: soh@talkin-oh.com

Petitioner's Interest in Subject Property: Sole Owner

If the petitioner is not the property owner, please explain:

Property Information

Are there multiple properties involved with this petition? Single Property

Property Description: Commercial Religious Facility

Existing Use: Commercial - Religious

Property Owner: Friendship Baptist Church

Property Address: 1391 SYKESVILLE RD , SYKESVILLE, MD, 21784-0000

Tax Map: 9

Grid: 12

Parcel/Lot Number: 178/1

Zoning District: RR-DEO

County Council District: Council District 5 - David Yungmann

Total Site Area: 5.06

Conditional Use Area: 5.06

Subdivision Name (If applicable):

Site Development Plan (If applicable):

Plat Number and recordation date (If applicable):

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:

See narrative supplement B.1.

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:

See narrative supplement B.2.

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 narrative supplement B.3.a.

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:

See narrative supplement B.3.b.

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:

See narrative supplement B.3.c.

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 narrative supplement B.3.d.

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

See narrative supplement B.3.e.

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

See narrative supplement B.3.f.

Prior Petition

Does this Property have a prior Conditional Use or Special Exception for this use?

Yes

Prior Zoning case number/s

BA-86-03E, BA-93-34E, BA-93-57V, BA-97-30E, BA 02-052C

Has the petitioner completed the required Pre-Submission Community Meeting?

Yes

Date of Pre-Submission meeting

08/28/2025

Does this property location OR Conditional Use type require Design Advisory Panel (DAP) review?

No

If yes, please explain

Is the Property on the Howard County Historic list or otherwise require Advisory comments from the Historic Preservation Commission (HPC)?

No

If yes, please explain

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

 Date 9/17/25

If the Property Owner is not the Petitioner, you must submit a signed [Property Owners Authorization](#).
Process information and submittal requirements can be found on the [ProjectDox website](#).

Digitally Signed by: Sang Oh

Signature Date: 2025-9-16 10:23:29

CONTACT US

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Public Service and Zoning Division
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