



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-25-0240
Date Filed: 9/24/2025

Conditional Use Petition

Conditional Use Petition Request

Conditional Use Category:

Landscape Contractors

Conditional Use Section Number:

131.0.N.32

Proposed Use:

Landscape Contractor Use. See attached narrative supplement.



Petitioner's Representative Information

Petitioner's Representative Name: Sang Oh

Address: 5100 Dorsey Hall Drive, Ellicott City, MD, 21042

Phone: (410) 964-0300

Email: soh@talkin-oh.com

Profession: Attorney

Petitioner Information

Petitioner Name: Howard EcoWorks, Inc. Attn: Lori Lilly, Founder and Executive Director

Petitioners Business Name/Trading As: Howard EcoWorks

Address: 9770 Patuxent Woods Drive, Suite 309, Columbia, MD, 21046

Phone: 443-518-7666

Email: llilly@howardecoworks.org

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: main building, two sheds, and two barns (not all part of CU)

Existing Use: Residential

Property Owner: Howard EcoWorks, Inc.

Property Address: 14270 Burntwoods Road, Glenwood, MD, 21738

Tax Map: 14

Grid: 24

Parcel/Lot Number: 92/PAR A

Zoning District: RR-DEO

County Council District: Council District 5 - David Yungmann

Total Site Area: 16.4

Conditional Use Area: 0.25

Subdivision Name (If applicable): Holly Hills Section 2 (#1004)

Site Development Plan (If applicable):

Plat Number and recordation date (If applicable): 13722, recorded 5/11/99

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 attached narrative supplement Section 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 attached narrative supplement Section 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 attached narrative supplement Section 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 attached narrative supplement Section 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 attached narrative supplement Section 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 attached narrative supplement Section B.3.d.

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

See attached narrative supplement Section 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 attached narrative supplement Section B.3.f.

Prior Petition

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

No

Prior Zoning case number/s

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

Yes

Date of Pre-Submission meeting

07/08/2025

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 9/25/25

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: 2025-9-24 15:10:27

CONTACT US

Department of Planning and Zoning

Public Service and Zoning Division

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TEL: 410.313.2350