



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 December 2, 2025

Case No./Petitioner: BA-25-008C – First Korean Presbyterian Church of Maryland

Request: Conditional Use for a Child Day Care Center and Nursery School (Section 131.0.N.13)

Location: 8430 Glenmar Road, Ellicott City, MD 21043
Tax Map 31, Grid 13, Parcel 267 (the "Property")

Property Size: 3.84 acres (Conditional Use Area: approximately 9,858 square feet)

Zoning: R-20 (Residential: Single)

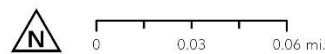


Zoning & Vicinity
8430 Glenmar Road

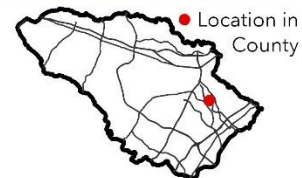
BA-25-008C

Zoning

R-20
R-SC



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



I. CONDITIONAL USE PROPOSAL

The Petitioner is proposing to add a kindergarten day care use to the existing religious facility at the Property. The petitioner has indicated that the total size of the day care use will be approximately 9,858 square feet and will be located within an existing structure on the Property. There will be approximately eighty (80) additional students in attendance at the day care facility.

II. BACKGROUND INFORMATION

A. Site Description

The Property is developed as a religious facility and includes an existing church that was constructed in 1954, an education/office building that was added in 1962, and another church building constructed in accordance with a special exception granted in 1987 (BA-86-054E). The site has 147 parking spaces. Access onto the site is by way of 5 access points. One two-way entrance onto Glenmar Road. A one-way exit onto Glenmar Road and two, one-way entrances to Glenmar Road. And one right turn exits onto Route 104. The site descends from an elevation of 510 feet at the southwest corner of the property to 464 feet at the eastern property line. The property has two approved site development plans (SDP-88-041 & SDP-94-127).

B. Vicinal Properties

Direction	Zoning	Land Use
North	R-20	Single-Family Residential / Waterloo Road
South	R-20	Single-Family Residential / Glenmar Road
East	R-20	Single-Family Residential
West	R-20	Single-Family Residential / Glenmar Road

C. Roads

Glenmar Road has two travel lanes within a 50-foot right-of-way. The speed limit is 25 miles per hour. Annual Average Daily Traffic data is not available for this portion of Glenmar Road.

Waterloo Road has two travel lanes with dedicated turn lanes within a 100-foot right-of-way. The speed limit is 45 miles per hour. In 2024 the Annual Average Daily Traffic data for this portion of Waterloo Road was 13,481 vehicle trips.

D. Water and Sewer Service

The Property is within the Planned Service Area for water/sewer services.

E. General Plan

The Property is designated Single-Family Neighborhood on the Future Land Use Map of HoCo by Design. Glenmar Road is a County owned Local Road. Waterloo Road is State owned and is designated as a Minor Arterial road.

F. Agency Comments

Agency comments are attached.

III. ZONING HISTORY

Case No: BA-86-054E

Request: Expansion of a Religious Facility Conditional Use

Action: Approved on April 14, 1987

Case No: BA-93-042E

Request: Expansion of a Religious Facility Conditional Use

Action: Approved on March 8, 1994

Churches, convents and monasteries were permitted as a matter of right in the R-20 zoning district until 1977, when it changed to a special exception. Child day care centers and nursery schools are a permitted conditional use in the R-20 zoning district. The Decision and Order for BA-86-054E indicates the education building is used for office space, Sunday school and a nursery school. It further states, "The nursery school enrollment is approximately 180 children from age 2 years through 4 years. Petitioner offers 2-day, 3-day, 4-day nursery school sessions in the mornings or afternoons. No more than 60 children attend any one session at a time. As it currently exists, the nursery school use is accessory to the principal religious facility use."

IV. EVALUATION AND CONCLUSIONS

A. Evaluation of the 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.*

While Howard County General Plan policies are not directly related to Conditional Use requests for Child Day Care Centers, properly sited facilities are considered compatible with residential areas.

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 child day care center will consist of 9,858 square feet within the existing religious facility and an outdoor play area. The Property is 3.84 acres, which exceeds the three-acre lot size requirement. The religious facility's parking lot contains 147 spaces, the majority of which will be available during the daytime for drop-off/pick up of children. Glenmar

Road is a Local Road and appropriate for the type and number of vehicles associated with the proposed use.

The nature and intensity of the proposed use, the size of the Property in relation to the use, and the location of the site with respect to the 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 not be greater at the proposed site than it would generally be elsewhere in the same zoning district or other similar zoning district.*

The proposed use will not generate fumes or odors, nor will it cause glare vibrations, or hazards. The use of the access driveway may generate some noise but will not be significant due to infrequent use. The proposed use is unlikely to result in adverse effects at the Property greater than it would generally be 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 Petitioner is not proposing any new landscaping or structures. The outdoor play area is located at the rear of the Property and is separated from residential areas by distance and existing vegetation.

Therefore, 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 R-20 zoning district.

- 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 off-street parking requirement for a religious facility is 10 spaces per 1,000 square feet of assembly areas and three (3) spaces per 1,000 square feet for a child day care center. A total of 147 parking spaces are on site and the Petitioner is not proposing to modify the square footage of the existing day care use or religious facility assembly area. No changes are proposed to the parking and refuse areas.

- 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 existing ingress/egress areas to the Property were approved during the construction of the existing religious facility and no changes are being proposed to these area. The Property does not share a driveway with other residential uses.

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

There are no environmental features in close proximity to the Property. Therefore, 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.*

The closest historic site in the vicinity (HO-867) the Thompson House, is located 545 feet to the west of the Property and is screened by existing structures, and vegetation. Therefore, the proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.

B. Evaluation of petition according to Section 131.0.N.13 (Specific Criteria for a Conditional Use for Child Day Care Centers and Nursery School):

A Conditional Use may be granted in the RC and RR Districts, on properties that are not ALPP purchased or dedicated easement properties, and in the R-ED, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, R-APT, R-VH, HO, or HC Districts for day treatment and care facilities, child day care centers and nursery schools provided that:

- a. *On-site circulation and parking areas shall be designed to minimize vehicular/pedestrian conflicts and to provide safe areas for dropping off and picking up passengers.*

There is an existing drop-off/pick-up lane that will be used by the child day care center. Also, the religious facility's parking lot contains 147 parking spaces, the majority of which will be available for drop-off/pick-up of children from 7:15 am – 6:00 pm Monday through Friday.

- b. *The minimum lot size in the RC and RR Districts shall be three acres and the minimum lot size in the R-ED, R-20, R-12, R-SC, R-SA-8, R-A-15, R-APT, R-VH, HO or HC Districts shall be one acre, except that uses approved prior to October 6, 2013 shall not be subject to this criteria.*

The Property is zoned R-20 and is 3.84 acres.

- c. *Outdoor play areas or activity areas shall be fenced, located to the side or rear of the principal structure, and buffered from adjoining residential properties by landscaping or adequate distance or both*

The existing outdoor play area is enclosed by a fence, located to the rear of the building and buffered from adjoining properties by existing vegetation and distance. No additional landscaping is proposed for the outdoor play area. The outdoor play area is over 108 feet from closest residential property and over 180 feet from residences on adjoining properties.

- d. *Parking areas shall be located and landscaped to minimize their visibility from roads and adjacent residential properties.*

The Petitioner proposes utilizing the religious facility's parking lot which was approved through SDP-88-041. No changes are proposed.

- e. *The design and massing of proposed structures or additions to existing structures shall be generally compatible in scale and character with residential properties in the vicinity of the site, as demonstrated by architectural elevations or renderings submitted with the petition. Additional setbacks from property lines and landscape buffering shall be required if necessary to make the appearance of the site compatible with surrounding residential properties.*

The Petitioner is not constructing any new structures or additions for the proposed child day care use. The existing religious facility is being utilized for the proposed use, and no other changes are being made to the structure or landscaping.

- f. *For facilities with a capacity of more than 30 children or adult clients at one time, the following standards apply:*
 (1) *The site has frontage on and direct access to a collector or arterial road designated in the General Plan, except that expansions of a Conditional Use that was approved prior to July 12, 2001 are permitted.*

The site has frontage on Waterloo Road which is designated as a Minor Arterial road.

- (2) *Buildings, parking areas and outdoor activity areas will be at least 50 feet from adjoining residentially-zoned properties other than public road right-of-ways.*

All structures, parking areas and outdoor activity areas are at least 50 feet from adjoining residential properties.

- (3) *At least 20% of the area within the building envelope shall be green space, not used for buildings, parking area or driveways. The building envelope is formed by the required structure setbacks from property lines and public street rights-of-way.*

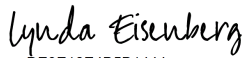
Case No.: BA-25-008C

Petitioner: First Korean Presbyterian Church of Maryland

Page | 7

The Property is not changing from the previously approved Site Development Plan, and no additional structures are being proposed. There is at least 45% of open space available on the Property.

Approved by:

DocuSigned by:

DE9E18E4B5B1444...

11/10/2025

Lynda Eisenberg, Director

Date



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

ate: July 14, 2025
se Category: Child Day Care Centers and Nursery Schools, Day Treatment and Care Facilities
ile No.: BA-25-008C
etitioner: YoungHo Lee (First Korean Presbyterian Church of Maryland)
roperty Address: 8430 Glenmar Road
ap No: 31
arcel: 267

CONDITIONAL USE CRITERIA REVIEW BY AGENCY									
GENERAL CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	FD
ertification 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
he 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								
he 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								
he 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
he 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			
he proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.			x						
esign Advisory Panel review	x								

omments Due: July 28, 2025

OMMENTS:

/e have no comments.

Paul Walsky
Howard Co. Rec. & Parks
July 29, 2025

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: July 14, 2025

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

File No.: BA-25-008C

Petitioner: YoungHo Lee (First Korean Presbyterian Church of Maryland)

Property Address: 8430 Glenmar Road

Map No: 31

Parcel: 267

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: July 28, 2025

COMMENTS: [RCD has no Comments on BA-25-008C](#)

[Beth Burgess](#)

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: July 14, 2025

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

File No.: BA-25-008C

Petitioner: YoungHo Lee (First Korean Presbyterian Church of Maryland)

Property Address: 8430 Glenmar Road

Map No: 31

Parcel: 267

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: July 28, 2025

COMMENTS: The Development Engineering Division takes NO EXCEPTION to the request for a conditional use for a child day care center and nursery school, day treatment and care facility. The existing Site Development Plan shall be redlined to show the new use, and the submission shall include an APFO Study for the change in use to add the daycare and childcare center.

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: July 14, 2025

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

File No.: BA-25-008C

Petitioner: YoungHo Lee (First Korean Presbyterian Church of Maryland)

Property Address: 8430 Glenmar Road

Map No: 31

Parcel: 267

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: July 28, 2025

COMMENTS: DILP—Be advised that a Change-in use will require compliance with the Maryland Accessibility Code and a Fire suppression system may be required.

James Hobson,
7/14/25_____

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: July 14, 2025

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

File No.: BA-25-008C

Petitioner: YoungHo Lee (First Korean Presbyterian Church of Maryland)

Property Address: 8430 Glenmar Road

Map No: 31

Parcel: 267

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: July 28, 2025

COMMENTS: DAP review is not required. A redline revision to SDP-94-127 will be required to document the additional use of a private kindergarten school at the location should the conditional use be approved. It is anticipated that existing on-site parking will be sufficient for the addition of a weekday school since school hours will be different from the church's peak parking needs. However, the parking chart should be updated to reflect the number of parking spaces required for the school.

There are no impacts to environmental features or landscaping, and the use will not hinder or discourage the use or development of adjacent properties. The plan has the potential to comply with all technical requirements.

Jill Manion, DLD

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: July 14, 2025

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

File No.: BA-25-008C

Petitioner: YoungHo Lee (First Korean Presbyterian Church of Maryland)

Property Address: 8430 Glenmar Road

Map No: 31

Parcel: 267

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: July 28, 2025

COMMENTS: Change in-use to a school facility will require submitted/updated floor plans for existing kitchen & menu if serving food. Health has no objections to proposal.

Zack Silvest

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: July 14, 2025

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

File No.: BA-25-008C

Petitioner: YoungHo Lee (First Korean Presbyterian Church of Maryland)

Property Address: 8430 Glenmar Road

Map No: 31

Parcel: 267

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: July 28, 2025

COMMENTS: The Department of Fire and Rescue Services has no objection to this request. Areas of the building that are subject to a Change-of-Use must comply with all requirements of the Howard County Fire Prevention Code for the appropriate new occupancy type.

Robert Ferguson
Battalion Chief
Office of the Fire Marshal