



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-25-030C

Date Filed: 11/7/2025

## Conditional Use Petition

### Conditional Use Petition Request

**Conditional Use Category:**

Charitable or Philanthropic Institutions: Offices and Educational Programs

**Conditional Use Section Number:**

131.0.N.12

**Proposed Use:**

Nature based playspace with pervious ADA path



### Petitioner's Representative Information

**Petitioner's Representative Name:** Luke Groom

**Address:** 808 Landmark Drive, Suite 217, Glen Burnie, MD, 21061

**Phone:** (410) 768 7700

**Email:** lgroom@kcw-et.com

**Profession:** Civil Engineer

### Petitioner Information

**Petitioner Name:** Meg Boyd

**Petitioners Business Name/Trading As:** The Howard County Conservancy Inc

**Address:** 10520 Old Frederick Road, Woodstock, MD, 21163

**Phone:** (410) 465 8877

**Email:** meg.boyd@howardnature.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?** Multiple Properties

**Property Description:** Nature reserve with parking, pathways, and structures

**Existing Use:** Non-profit land trust operating a nature center

**Property Owner:** The Howard County Conservancy Inc

**Property Address:** 10520 Old Frederick Road, Woodstock, MD, 21163

**Tax Map:** 10

**Grid:** 24

**Parcel/Lot Number:** 315

**Zoning District:** RC-DEO

**County Council District:** Council District 5 - David Yungmann

**Total Site Area:** 83.7

**Conditional Use Area:** ~12,000 square feet

**Subdivision Name (If applicable):**

**Site Development Plan (If applicable):** SDP-02-123

**Plat Number and recordation date (If applicable):** F-04-019, F-07-033

## 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:

Narrative in next step of application.

**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:**

Narrative in next step of application.

**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:**

Narrative in next step of application.

**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:**

Narrative in next step of application.

**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:**

Narrative in next step of application.

**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:**

Narrative in next step of application.

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

Narrative in next step of application.

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

Narrative in next step of application.

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## Prior Petition

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

Yes

**Prior Zoning case number/s**

BA-02-10C, WP-03-146, BA-16-023C

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

Yes

**Date of Pre-Submission meeting**

10/20/2025

**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)?**

Yes

**If yes, please explain**

HO-406

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## 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 11-13-23

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: Kevin Anderson

Signature Date: 2025-11-7 09:47:03

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## CONTACT US

Department of Planning and Zoning

Public Service and Zoning Division

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TEL: 410.313.2350