



DPZ Office Use only:  
 Case No: DA-26-0070  
 Date Filed: 2/13/26

**Conditional Use Petition**

**Conditional Use Petition Request**

**Conditional Use Category:**  
 Age-Restricted Adult Housing

**Conditional Use Section Number:**  
 131.0.N.1.a.

**Proposed Use:**

Petitioner, Rock Realty, LLC, seeks Conditional Use approval for a residential development for adults 55 years or older. The development will feature 63 Age-Restricted Adult Housing ("ARAH") units. Please see the attached narrative supplement for more details.

**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

**RECEIVED**  
 FEB 20 2026  
 BY: .....

**Petitioner Information**

**Petitioner Name:** Rock Realty, LLC N/A  
**Petitioners Business Name/Trading As:**  
**Address:** 6800 Deerpath Road, Suite 100, Elkridge, MD, 21075  
**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:** Residential  
**Existing Use:** Residential  
**Property Owner:** Lyhus Development, LLC c/o H&H Rock Companies  
**Property Address:** 12170 Lime Kiln Road, Fulton, MD, 20759  
**Tax Map:** 40  
**Grid:** 24  
**Parcel/Lot Number:** Parcel 135/Buildable Bulk Parcel A (FKA Lots Lot PAR 1, Lot PAR 2, and Lot PAR 3)  
**Zoning District:** RR-DEO  
**County Council District:** Council District 4 - Deb Jung  
**Total Site Area:** 71.09  
**Conditional Use Area:** 71.09  
**Subdivision Name (If applicable):**  
**Site Development Plan (If applicable):**  
**Plat Number and recordation date (If applicable):** 26646; 6/28/24

## 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:**

The proposed use is in harmony with the land uses and policies in the Howard County General Plan. It complies with DN-12 Policy Statement to "provide a range of affordable, accessible, and adaptable housing options for older adults . . ." and to "encourage Age-Restricted Adult Housing (ARAH) developments to build small-to medium-scale housing units to include . . . townhomes . . . that allow senior to downsize and are affordable to low-and moderate-income households."

**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 overall intensity and scale of the use are appropriate for the site. The Property, at approximately 71.09 acres, is of a sufficient size to accommodate the proposed 63 ARAH units. The proposal does not exceed the base density and the amount of open space required exceeds the requirements. The Property has safe ingress and egress from Lime Kiln Road, a designated minor collector public road as determined previously. The addition of 5 lots does not alter the prior conclusion.

**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:**

The proposed use consists of SFSD units that are not known or expected to create any atypical adverse effects such as noise, dust, fumes, odors, intensity of lighting, vibrations, hazards or other physical conditions after construction. Please see section 3a. of the narrative supplement for additional details.

**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 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 RR-DEO Zoning District or other similar zoning districts. Please see section 3b. of the narrative supplement for additional details.

**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 number of parking spaces will be appropriate to serve the particular use. Please see section 3c. of the narrative supplement for additional details.

**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:**

As shown on the Plan, the proposed use will have safe ingress and egress from Lime Kiln Road, a designated minor collector public road. The proposed access provides adequate and safe sight distance. Additional information on this criterion may be provided at the hearing on this matter.

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

The environmentally sensitive areas on the Property consist of 7.26 acres of floodplain, 1.12 acres of steep slopes, two intermittent streams, and wetlands. The streams and wetlands will be protected by 100- and 25-foot buffers, respectively. Additionally, the proposed layout of the southern section results in 35.55 acres (50%) of open space. Please see section 3e. of the narrative supplement for additional details.

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

The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere. Please see section 3f. of the narrative supplement for additional details.

---

## Prior Petition

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

Yes

**Prior Zoning case number/s**  
BA-20-002C

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

**Date of Pre-Submission meeting**  
10/29/2025

**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

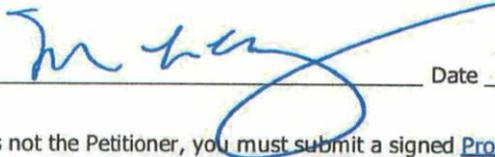
**If yes, please explain**

---

## 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

2/17/2026

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: 2026-2-12 15:47:05

---

## CONTACT US

Department of Planning and Zoning  
Public Service and Zoning Division  
3430 Court House Drive, Ellicott City, MD 21043  
TEL: 410.313.2350