



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-26-608C
 Date Filed: 2/16/2026

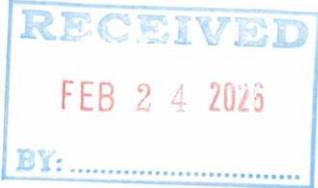
Conditional Use Petition

Conditional Use Petition Request

Conditional Use Category:
 Age-Restricted Adult Housing
Conditional Use Section Number:
 131.0.N.1
Proposed Use:
 26 Age Restricted Adult Housing Units

Petitioner's Representative Information

Petitioner's Representative Name: William Erskine
Address: 7021 Columbia Gateway Drive, COLUMBIA, MD, 21046
Phone: (301) 575-0363
Email: werskine@offitkurman.com
Profession: Attorney at Law



Petitioner Information

Petitioner Name: ESC Triadelphia Road, LLC
Petitioners Business Name/Trading As: ESC Triadelphia Road, LLC
Address: 5074 Dorsey Hall Drive, Ellicott City, MD, 21042
Phone: (443) 864-3479
Email: tfaris@elmstreetdev.com
Petitioner's Interest in Subject Property: Contract Purchaser
If the petitioner is not the property owner, please explain:

Property Information

Are there multiple properties involved with this petition? Single Property
Property Description: Three (3) Detached Single-family Dwellings with multiple outbuildings.
Existing Use: Residential/Agricultural
Property Owner: CAROL LORRAINE PFISTER, Personal Representative of the Estate of CAROLYN B. TWIGG; DONNA TWIGG, Personal Representative of the Estate of JOHN M. TWIGG, SR.; JOHN M. TWIGG, JR.
Property Address: 12668 Triadelphia Road, Ellicott City, MD, 21042
Tax Map: 22
Grid: 5
Parcel/Lot Number: 109 / 2
Zoning District: RR-DEO
County Council District: Council District 5 - David Yungmann
Total Site Area: 26.72
Conditional Use Area: 26.72
Subdivision Name (If applicable): N/A
Site Development Plan (If applicable): N/A
Plat Number and recordation date (If applicable): N/A

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 for age-restricted adult housing and is proposed to be located in the rural west. It will utilize a shared sewerage system and potentially one or more shared wells. This Petition, therefore, is in harmony with General Plan Policy DN-9, Implementing Action No. 3, and Policy DN-10. See uploaded supplemental narrative.

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 nature and intensity of the proposed ARAH conditional use is appropriate in relation to the size of the site and in relation to the use. The ARAH conditional use regulations in the RR-DEO district permit one (1) dwelling unit per net acre. The conditional use site contains 26.52 net acres. Consistent with the regulations, a total of 26 ARAH dwelling units are proposed for this Property. See uploaded supplemental narrative.

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 ARAH community will not create atypical adverse effects such as noise, dust, fumes, odors, vibrations, increased lighting, hazards or other physical conditions that would be greater at the subject site than generally elsewhere in the RR-DEO zoning district. See uploaded supplemental narrative.

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 ARAH community will consist of 26 single-family detached dwelling units each having an approximate footprint of 40' by 70'. There will be a mix of one-story and two-story dwellings. Therefore, the appearance of the proposed ARAH dwellings will be quite similar to other residential dwellings commonly found throughout the RR-DEO district. See uploaded supplemental narrative.

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:

A total of 115 +/- parking spaces proposed to serve the parking needs of the ARAH community. Each ARAH dwelling unit will have a two-car garage, plus two (2) driveway parking spaces for a total of four (4) parking spaces per ARAH unit. The community building will be served by a parking area providing a total of five (5) parking spaces. An additional six (6) guest parking spaces are provided adjacent to the private road and internal sidewalk. See uploaded supplemental narrative.

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:

Ingress and egress to the proposed development will be achieved by a 24' private road with a single access point onto Triadelphia Road. The proposed access point onto Triadelphia Road will provide safe access with adequate site distance. (See, attached Sight Distance Analysis). The need for acceleration/deceleration lanes has been evaluated, and it has been determined that they are not necessary or appropriate at this location.

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

As designed, the proposed Conditional Use Plan will protect and preserve environmentally sensitive areas and will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere. See uploaded supplemental narrative.

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

Howard Co. Historic Sites Inventory shows two historic sites in the vicinity of the proposed ARAH community. The views of the ARAH project from these sites are obstructed by expansive forested areas, undulating topography, intervening developed parcels, and considerable distance. Therefore, the proposed Conditional Use will not have a greater potential to diminish the character and significance of historic sites in the vicinity than elsewhere. See uploaded supplemental narrative.

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

07/10/2025

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

Yes

If yes, please explain

The DAP reviewed the Conditional Use Plan and architecture on October 8, 2025, and December 17, 2025 (see Planning Director's Endorsement dated February 10, 2026).

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

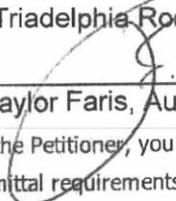
No

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.

ESC Triadelphia Road, LLC

Petitioner's Signature By:  Date 2/17/26

Taylor Faris, Authorized Signatory

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: Bill Erskine

Signature Date: 2026-2-16 11:43:06

CONTACT US

Department of Planning and Zoning

Public Service and Zoning Division

3430 Court House Drive, Ellicott City, MD 21043

TEL: 410.313.2350



Howard County Maryland
Department of Planning and Zoning
3430 Courthouse Drive, Ellicott City, MD 21043

dpzzoning@howardcountymd.gov

(410) 313-2350

Property Owners Authorization for Zoning Petitions

Any Zoning Petition not submitted and otherwise signed by the Property Owner shall be submitted with written authorization from the Property Owner authorizing the Petitioner to act on behalf of the Property Owner.

I (we): Carol Lorraine Pfister PR, Donna Jean Twigg PR, and John M. Twigg Jr.
(Print Property Owner(s) Name / Firm / Organization)

Hereby Authorize: ESC Triadelphia Road LLC
(Print Petitioner Name/Organization)

For Subject Property: Twigg Property, 12668 Triadelphia Road, Ellicott City, MD 21042
(Print Subject Property Address)

To apply for the following Zoning Petition:

- | | |
|--|---|
| <input type="checkbox"/> Administrative Adjustment | <input type="checkbox"/> Non-Conforming Use (Hearing Examiner) |
| <input type="checkbox"/> Nonconforming Use Confirmation (Division) | <input type="checkbox"/> Amend the Zoning Map of Howard County |
| <input type="checkbox"/> Temporary Use Permit | <input type="checkbox"/> Amend the Zoning Regulations of Howard County |
| <input type="checkbox"/> Non-Residential Variance | <input type="checkbox"/> Preliminary Development Plan in a MXD District |
| <input type="checkbox"/> Residential District Variance | <input type="checkbox"/> Amended Preliminary Development Plan |
| <input checked="" type="checkbox"/> Conditional Use | <input type="checkbox"/> Other (Explain): |

The undersigned property owner does further authorize the Petitioner to make applications for any and all site plans and/or permits necessary to implement its plan in relation to the aforementioned conditional Zoning Petition.

DocuSigned by:

8179B15FEB204EB...

2/4/2026

Signed by:

2DA4DC53F21A404...

Property Owners Signature 2/4/2026

Signed by:

1D6DF1802AE141A...

Date 2/4/2026

Property Owners Email

caroltwigg@gmail.com

donnajeantwigg@gmail.com

mike.twigg@outlook.com

Property Owners Address

Property Owners Phone



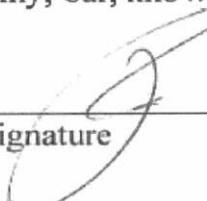
ZONING PETITION AFFIDAVIT

Petitioner Name: ESC Triadelphia Road, LLC
 Property Address: 12668 Triadelphia Road, Ellicott City
 Zoning Petition Type: Age-Restricted Adult Housing Conditional Use

Affidavit made pursuant to the pertinent provisions of Title 22 of the Howard County Code as amended.

The undersigned does hereby declare that no officer or employee of Howard County, whether elected or appointed, has received prior hereto or will receive subsequent hereto, any monetary or material consideration, any service or thing of value, directly or indirectly, upon more favorable terms than those granted to the public generally in connection with the submission, processing, issuance, grant or award of the attached application for a zoning petition as requested for the property referenced above.

I we, do solemnly declare and affirm under the penalties of perjury that the contents of the foregoing affidavit are true and correct to the best of my, our, knowledge, information and belief.

<u>TAYLOR FARRIS</u>		<u>2/20/26</u>
Petitioner Name	Signature	Date

<u>Jason Van Kirk</u>		<u>2/20/26</u>
Witness Name	Signature	Date

_____	_____	_____
Witness Name	Signature	Date

This Affidavit must be signed, scanned and uploaded through the ProjectDox Zoning Petition Application process at <https://howard-md-us.avolvecloud.com/ProjectDox/>

For more information or questions, contact DPZ at (410) 313-2350.