



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 April 21, 2026

Case No./Petitioner:

BA-25-024C / Howard EcoWorks Inc. (Lori Lilly)

Request:

Conditional Use for a Landscape Contractor (Section 131.0.N.32)

Location:

14270 Burntwoods Road
Tax Map 14; Grid 24; Parcel 92, Lot PAR A (the "Property")

Property Size:

16.4 acres

Zoning

RR-DEO (Rural Residential – Density Exchange Option)



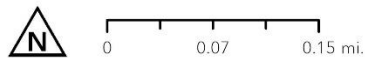
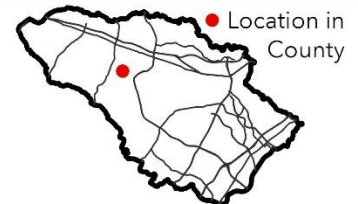
Zoning & Vicinity

14270 Burntwoods Road

BA-25-024C

Zoning

RR-DEO



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

I. **CONDITIONAL USE PROPOSAL**

The Petitioner is proposing a 10,406 square foot landscape contractor use. This includes an existing 3,110 square-foot barn, an existing 2,798 square-foot gravel area and a proposed 4,498 square-foot gravel area. The gravel area includes 10 parking spaces and storage for the landscape contractor use. The petitioner indicates that there would be 20 employees who will arrive on-site in the morning and afternoons to pick up or drop off commercial vehicle/equipment. The proposed hours of operation are 7:00 a.m. to 3:30 p.m. Monday to Friday. The use will not operate on the weekends, Saturdays or Sundays.

II. **BACKGROUND INFORMATION**

A. Site Description

The 16.4-acre site is an irregular shaped parcel containing five (5) existing structures: the principal dwelling, two (2) sheds, and two (2) barns with associated parking. The Property is encumbered by 6 acres of forest conservation easement area; there are no wetlands or streams on the Property. The site rises from an elevation of 560 feet along the southwestern corner property line to 620 feet at the northeastern corner of the Property. The Property is designated as a preservation parcel, as shown on the subdivision plat (Plat No. 13722), and is encumbered with a preservation easement that is recorded in Maryland Land Records as Liber 3912 Folio 631.

B. Vicinal Properties

Direction	Zoning	Land Use
North	RR-DEO	Single-Family Residential
South	RR-DEO	Single-Family Residential
East	RR-DEO	Single-Family Residential
West	RR-DEO	Single-Family Residential

C. Roads

Burntwoods Road has two travel lanes within an 80-foot right-of-way. The speed limit is 35 miles per hour. No changes to ingress or egress to the Property are proposed; however, it should be noted that the existing driveway is approximately 20 feet wide but would need to be expanded to 24 feet to meet commercial standards for two-way traffic. There is no Average Annual Daily Trips data for this section of Burntwoods Road.

D. Water and Sewer Service

The Property is outside of the Planned Service Area and is served by private water and septic facilities.

E. General Plan

The Property is designated Rural Living on the Future Land Use Map of HoCo By Design.

Burntwoods Road is a Major Collector Road.

F. Agency Comments

Agency comments are attached.

III. ZONING HISTORY

The Department of Planning and Zoning does not have record of any prior zoning petitions for the Property.

IV. EVALUATION AND CONCLUSION

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 HoCo By Design policies are not directly related to the Landscape Contractor use, operations that are properly sited and appropriately scaled are generally compatible with rural 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 16.4-acre Property exceeds the 5-acre minimum lot size required for Landscape Contractors in an RR district. The combined indoor and outdoor storage areas are 10,406 square feet, which is approximately 1.45% of the total acreage and does not exceed the 5% maximum allowed. Additionally, all existing structures and existing and proposed areas used for material and equipment storage comply with the 100-foot setback requirements. The proposed hours of operation are 7:00 a.m. to 3:30 p.m. Monday to Friday, with no operations taking place during the weekends.

The property has frontage on Burntwoods Road, which is designated as a Major Collector Road and is appropriate for the type and number of vehicles associated with the proposed use. The Property does not gain access from its public road frontage but from a shared driveway on an adjacent residential lot.

Therefore, 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 is appropriate for the site.

3. *The 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 Property is 16.4 acres and all structures and areas that will be utilized by the landscape contractor are over 100 feet from adjacent properties. On-site activities will be limited to workday preparation for offsite jobs in the mornings and afternoons, with limited trips otherwise during the day. Existing and proposed vegetation and landscaping on the Property screen the proposed use from adjacent properties. The two existing barns will utilize motion sensing outdoor lighting that will be screened by existing vegetation with no other outdoor lighting proposed.

Therefore, the adverse effects associated with the proposed use, such as noise, dust, fumes, odors, vibrations, increased lighting, hazards or other physical conditions will not be greater at the subject site than generally elsewhere in the RR 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 proposed and existing structures/areas comply with all setback and height requirements outlined in Section 131.0.N.32 and the bulk requirements of the RR district. The existing driveway is a paved, dustless material; however, the existing and proposed parking and storage areas will be constructed with gravel. The Petitioner should explain how the dust will be mitigated while using this material. Due to the location, the proposed use will be effectively screened from adjacent properties.

Therefore, the proposed landscape contractor 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 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 Regulations do not contain an off-street parking requirement for a landscape contractor. The closest use category would be for home-based contractors which require 1 parking space per non-resident employee, plus 1 space per visitor. The petition indicates that there will be at least 20 employees on-site and 10 parking spaces will be provided, the Petitioner should evaluate if the proposed parking spaces will be sufficient for the use. The Property will be also used for a proposed philanthropic use

that will utilize additional parking areas. Company trucks will be used to go to jobsites, not the vehicles belonging to employees. As shown in the Conditional Use Plans, all parking areas and loading areas are properly located and screened from public roads and residential uses. The petition does not indicate whether there will be refuse areas located on the site.

- 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 entrance to Burntwoods Road was approved during the original construction of the dwelling and no changes are being proposed to this area. In its review of the petition, the Development Engineering Division indicated that the existing 20-foot-wide driveway would need to be expanded to 24 feet in order to meet commercial standards for two-way traffic. The Property does not gain access from its public road frontage but from a shared driveway on an adjacent residential lot.

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

The Property is encumbered with approximately 6 acres of forest conservation areas that will not be impacted by this proposed use. The next closest environmental area is a wetland buffer located over 500 feet away from the existing and proposed structures/areas. 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, The Knock-Frizzel-Day Farm (HO-998), is located over 0.31-miles to the southwest of the Property and is screened by existing structures, distance/topography, 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 the petition according to Section 131.0.N.32 (Specific Criteria for Landscape Contractors):

A Conditional Use may be granted in the RC and RR Districts for landscape contractors, provided that:

- a. *The site is at least 5 acres in area.*

The Property is 16.4 acres in size.

- b. *Buildings and outdoor areas to be used for parking, loading and storage of vehicles, equipment and tools and supplies shall be delineated on the Conditional Use plan and located at least 100 feet from lot lines and public roads.*

The proposed parking and storage areas, including the existing barn that will be used for equipment and supply storage, are located at least 100 feet from lot lines and the public road.

- c. *The location and design of the operation shall be such that the use will not be a nuisance to neighboring properties due to noise, dust or fumes.*

The proposed use areas are over 100 feet from neighboring properties. The primary use of the landscape contractor is the storage of equipment and supplies for off-site activities. The existing driveway is a paved, dustless material; however, the existing and proposed parking and storage areas will be constructed with gravel. The Petitioner should explain how the dust will be mitigated while using this material.

- d. *Buildings used for storage or offices will be screened or compatible in scale and character with other residential or agricultural structures in the vicinity. If new structures or additions to structures are proposed, architectural elevations or renderings must be submitted with the petition.*

No new structures are proposed. All existing and proposed storage areas related to the landscape contractor use are screened from neighboring properties by existing and proposed vegetation and landscaping.

- e. *Outdoor parking and storage areas shall be screened from neighboring properties and roads.*

Existing and proposed vegetation and landscaping on the Property will screen the parking and storage areas from adjacent properties and Burntwoods Road.

- f. *Minor repairs to vehicles or equipment are permitted, provided such activities take place inside a building. Body work, engine rebuilding, engine reconditioning, painting and similar activities are not permitted.*

The existing barn will be used for minor repairs to vehicles and equipment. The Petitioner will not perform body work, engine rebuilding, engine reconditioning, painting or similar activities on-site.

- g. *The area used for parking and storage of commercial vehicles, equipment, materials and supplies, whether exterior or interior, shall be limited to no more than 5% of the area of the lot.*

The total area that will be used for parking and storage of commercial vehicles, equipment, materials and supplies is 10,406 square feet or 1.45% of the 16.4-acre Property.

- h. *The Hearing Authority shall set limits on the maximum number of employees and shall set the days and hours of operation.*

The proposed hours of operation are from 7:00 a.m. to 3:30 p.m. Monday through Friday with no operations taking place during the weekend. The Petitioner has indicated that there will be at least 20 employees that will be on the Property at any given time.

- i. *A snow removal service shall not be conducted as an accessory use unless specifically authorized by the Hearing Authority, upon a finding that the noise and level of activity of such a service will not be a nuisance to the neighborhood.*

The Petitioner has indicated that there will not be any snow removal services conducted as part of the proposed landscape contractor use.

- j. *On an ALPP purchased or dedicated easement property, the following additional criteria are required:*

(1) The use shall not interfere with farming operations or limit future farming production.

(2) Any new building or building addition associated with the use, including any outdoor storage and parking area shall count towards the cumulative use cap of 2% of the easement.

The Property is encumbered by an environmental preservation easement. The landscape contractor use will not occur in areas where farming operations take place and will not impede such activities. No new structures or additions to existing structures are proposed. As shown on the plans, the existing barn and outdoor parking and equipment storage areas related to the proposed landscape contractor use encompass 10,406 square feet or 1.45% of the 16.4-acre site, not exceeding the 2% maximum use cap of the easement.

DocuSigned by:
Lynda Eisenberg
DE9E18E4B5B1444...

3/30/2026

Lynda D. 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: October 8, 2025
 se Category: Landscape Contractors
 ile No.: BA-25-024C
 etitioner: Lori Lilly (Howard Ecoworks, Inc.)
 roperty Address: 14270 Burntwoods Road
 ap No: 14
 arcel: 92

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: October 23, 2025

OMMENTS: _____

_____ We have no comments.

Paul Walsky
 Howard County Dept. of Rec. & Parks
 October 16, 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: October 8, 2025
 Use Category: Landscape Contractors
 File No.: BA-25-024C
 Petitioner: Lori Lilly (Howard Ecoworks, Inc.)
 Property Address: 14270 Burntwoods Road
 Map No: 14
 Parcel: 92

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: October 23, 2025

COMMENTS: The Development Engineering Division takes NO EXCEPTION to the request for a landscape contractor use based on the justification presented in the application. This is subject to meeting APFO requirements for the change in use of the property for the additional landscape contractor use and the submission of a Site Development Plan for the proposed improvements. An Environmental Concept Plan shall be approved prior to the submission of a Site Development Plan as the proposed improvements appear to exceed 5,000 sft. The access driveway shall be widened to be 24' wide to meet commercial standards for two-way traffic and stormwater management shall be addressed for all proposed improvements.

Jim Witmer

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: October 8, 2025
 Use Category: Landscape Contractors
 File No.: BA-25-024C
 Petitioner: Lori Lilly (Howard Ecoworks, Inc.)
 Property Address: 14270 Burntwoods Road
 Map No: 14
 Parcel: 92

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: October 23, 2025

COMMENTS: The Department of Fire and Rescue Services has no objection to this request. Any areas requiring a change-in-use must meet all requirements of the Howard County Fire Prevention Code for the new occupancy type.

Robert Ferguson
 Battalion Chief
 Office of the Fire Marshal



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: October 8, 2025
 Use Category: Landscape Contractors
 File No.: BA-25-024C
 Petitioner: Lori Lilly (Howard Ecoworks, Inc.)
 Property Address: 14270 Burntwoods Road
 Map No: 14
 Parcel: 92

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: October 23, 2025

COMMENTS: This property has an existing SDA (sewage disposal area) for the main building (a house according to records). If a barn or any other structure is being converted into an office with bathrooms; at the time of building permit submittal, Health would review all historic well & septic records and make sure that the existing septic system is sized appropriately for all of the combined uses on the property. It is possible that these proposals may require septic system upgrades and even additional perc testing. We would require additional details from the property owner to be able to make those determinations. It is also possible that current operations may not have an adequately sized septic system, the last records we have were a septic system repair for a residential house only.

Zack Silvast

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: October 8, 2025
 Use Category: Landscape Contractors
 File No.: BA-25-024C
 Petitioner: Lori Lilly (Howard Ecoworks, Inc.)
 Property Address: 14270 Burntwoods Road
 Map No: 14
 Parcel: 92

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	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			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: October 23, 2025

COMMENTS: The Resource Conservation Division (RCD) has no objection to the proposed Conditional Use.

Eric Buschman 10/9/25

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: October 8, 2025
 Use Category: Landscape Contractors
 File No.: BA-25-024C
 Petitioner: Lori Lilly (Howard Ecoworks, Inc.)
 Property Address: 14270 Burntwoods Road
 Map No: 14
 Parcel: 92

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	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		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: November 4, 2025

COMMENTS: **Please see comments below from the Division of Land Development:**

CRITERIA: Potential to comply with all technical requirements:

- A site development plan (SDP) for this development will be required should the conditional use be granted. As shown on the plan exhibit, the development has the POTENTIAL to comply with the technical requirements in subsequent plan stages. Proposed site improvements and features shall be evaluated by DPZ staff and county review agencies as part of the SDP submission requirements, including access requirements, parking, landscaping, forest conservation, etc.
 - DLD has concerns with General Note 20 on F-96-101 indicating “Preservation Parcel “A” is for the use of one single family detached dwelling unit only. There is an existing structure on Preservation Parcel “A” which is to remain”.
 - Please be informed that approval of a Conditional Use plan and specific site design does not serve as unwarranted hardship justification for any potential alternative compliance requests to the Subdivision and Land Development Regulations. If any changes do not qualify as “minor modifications” as defined in Section 131.0.1.2.c, these changes may require a new hearing by the Hearing Authority, unless otherwise specified in the Decision and Order.

CRITERIA: 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

- Landscape requirements will be reviewed and evaluated at the SDP stage.
- A type-C landscape perimeter edge will be required for the proposed landscape contractor use since all abutting properties are residential uses.

CRITERIA: The number of parking spaces will be appropriate to serve the particular use. Parking areas loading areas, driveway and refuse areas will be appropriate located and buffered or screened from public roads and residential uses to minimize adverse impacts on adjacent properties

- Parking requirements will be reviewed and evaluated at the SDP stage. DLD has concerns with potential issues regarding the proposed access location within the existing access easement. There does not appear to be enough area to provide adequate access within the existing easement for a commercial use.

CRITERIA: The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere (streams, wetlands, floodplain, forest conservation, etc.)

- There do not appear to be environmental impacts within the Limit of Disturbance as shown on the conditional use exhibit. An environmental concept plan for the site must be approved prior to the site development plan to identify any impacts to streams, wetlands, and their buffers, floodplain, steep slopes and specimen trees on site which are protected from disturbance per the Subdivision and Land Development Regulations. The existing natural environmental conditions of the subject site must be thoroughly assessed by an environmental professional and findings must be provided with the forthcoming plans.

CRITERIA: Design Advisory Panel review

- The proposed development is not subject to Design Advisory Panel (DAP) review as it is not within the boundaries of a DAP review area.

Please contact Justin Schleicher at (410) 313-3371 or jschleicher@howardcountymd.gov regarding any questions.



for

Jill Manion, Acting Chief
Division of Land Development