



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-25-025C / Howard EcoWorks Inc. (Lori Lilly)

Request: Conditional Use for a Charitable or Philanthropic Institutions: Offices and Educational Programs (Section 131.0.N.12)

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

Property Size: 16.4 acres

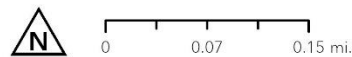
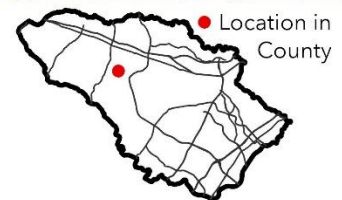
Zoning RR-DEO (Rural Residential – Density Exchange Option)



Zoning & Vicinity
14270 Burntwoods Road

BA-25-025C

Zoning
 RR-DEO



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

I. **CONDITIONAL USE PROPOSAL**

The Petitioner is proposing a charitable institution: office and educational program use consisting of 3,900 square-foot structure and 2,903 square feet for parking and storage. The Petitioner proposes using a portion of the parcel for outdoor areas to demonstrate principals and methods of environmental conservation. The petitioner indicates that there would be 20 employees consisting of landscaping/field crew and administrative staff. The proposed hours of operation are 8:00 a.m. to 4:00 p.m. Monday to Friday. The use will not operate on weekends.

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 with several forest conservation areas; 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 Philanthropic or Charitable uses, 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 3-acre minimum lot size required for Charitable or Philanthropic uses in the RR district. The combined office and parking areas are 6,803 square feet. The Petitioner states any outdoor uses on the Property would be minimal farming-type uses and impacts permitted in furtherance of the Petitioner's primary purpose as an environmental sustainability outreach charitable institution. The existing structures and parking areas dedicated for the office use comply with the 50-foot Charitable or Philanthropic Conditional Use setback.

Pursuant to Section 131.0.D.3 of the Regulations, *if more than one Conditional Use is located on a lot and the specific requirements of Section 131.0.N for the Conditional Uses are in conflict, the more stringent requirements shall apply to all Conditional Uses on the site.* The Petitioner is also seeking a Landscape Contractor Conditional Use (BA-25-024C) that requires a 5-acre minimum lot size and 100-foot setback from all lot lines. In accordance with the submitted plans, the existing structure that will be used for the philanthropic office use bisects the 100-foot setback.

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. The Petitioner is not proposing to construct any additional structures for the proposed use. 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 existing structure that will be used for the office is compliant with the 50-foot setback for Charitable and Philanthropic uses under Section 131.0.N.12. Pursuant to Section 131.0.D.3, *if more than one Conditional Use is located on a lot and the specific requirements of Section 131.0.N for the Conditional Uses are in conflict, the more stringent requirements shall apply to all Conditional Uses on the site.* The existing building bisects the 100-foot setback for a Landscape Contractor Conditional Use, which is also being sought by the Petitioner (BA-25-024C). The existing driveway is a paved, dustless material, and the parking areas that will be used by the charitable office will utilize grasspave parking pads. Due to the location, the proposed use will be effectively screened from adjacent properties.

Therefore, the proposed charitable office 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 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 charitable and philanthropic uses. The petition indicates that there will be 15 parking spaces provided on the Property designated for the Charitable and Philanthropic use, including two ADA accessible parking stalls. 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 several 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.12 (Specific Criteria for Charitable or Philanthropic Institutions: Offices and Educational Programs):

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

- a. The minimum lot size in the R-ED, R-20 and R-12 Districts shall be one acre. The minimum lot size in the RC and RR Districts shall be three acres.*

The Property is 16.4 acres in size.

- b. *The facility shall be limited to office functions and areas for meetings and educational programs related to the organization's primary purpose. The Hearing Authority must specify the allowed capacity and frequency of educational programs.*

The Petitioner acknowledges that the Property will be limited to office functions and areas for educational programs related to the organization. The Petition indicates that there will be 20 employees on-site at any given time and will operate between 8:00 a.m. to 4:00 p.m. Monday to Friday with no operations taking place over the weekends. The Petitioner should indicate how many educational events will take place on the Property and how many attendees will be present.

- c. *Outdoor uses are limited to necessary parking and access, with the exception of nonprofit organizations whose primary purpose is environmental conservation, in which case the use may include outdoor areas used to demonstrate principals and methods of environmental conservation.*

The Petitioner is a nonprofit organization that focuses on environmental conservation. The Petitioner is proposing outdoor areas to demonstrate methods of environmental conservation and educational opportunities. Any other outdoor areas have limited access to visitors.

- d. *All parking areas and outdoor activity areas shall be screened from surrounding properties and roads by landscaping or other appropriate means and located and designed to shield residential property from noise or nuisance.*

All parking and outdoor areas will be screened from surrounding residential properties and roads by existing tree lines and vegetation. The proposed office use will not generate any noise or nuisances greater than elsewhere in the RR district.

- e. *The design of new structures or additions to existing structures shall be compatible in scale and character with residential development in the vicinity, as demonstrated by architectural elevations or renderings submitted with the petition.*

The Petitioner is not proposing any new structures or additions to existing structures. Existing structures will be screened from adjacent residential properties by existing and proposed landscape buffers.

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

Pursuant to Section 131.0.D.3 if more than one Conditional Use is located on a lot and the specific requirements of Section 131.0.N for the Conditional Uses are in conflict, the more stringent requirements shall apply to all Conditional Uses on the site. The existing structure that will be used for the office is compliant with the 50-foot setback for Charitable and Philanthropic uses under Section 131.0.N.12. The existing building bisects the 100-foot setback for a Landscape Contractor Conditional Use, which is also being sought by the Petitioner (BA-25-024C).

- g. *At least 20% of the area within the building envelope shall not be used for buildings, parking areas or driveways. The building envelope is formed by the required structure and use setbacks of the Zoning Regulations for the zoning district and the Subdivision and Land Development Regulations.*

The Petitioner's plan indicates that the impervious area within the building envelope that will be used for buildings, roads, parking areas or driveways will be 58,361 square feet or 24% of the Property. The Petitioner's narrative indicates 86% of the area within the building envelope is not used for buildings, parking areas, or driveways. This discrepancy should be clarified by the Petitioner.

DocuSigned by:

Lynda Eisenberg

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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

Date: October 8, 2025
 Use Category: Charitable or Philanthropic Institutions: Office and Educational Programs
 File No.: BA-25-025C
 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 conditional use for charitable or philanthropic institutions for offices and educational programs 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 offices and educational center 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 Witzner

 SIGNATURE



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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



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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: : DILP---The Maryland Accessibility Code Will require the on site structures be accessible. Produce a plan the shows how this will be done. Plan to include slopes, grades and dimensions as needed.

SIGNATURE



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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: 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 office and education 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



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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: In order to gain Health Department approval for expansion of uses on the property, we would need details of all current uses and specific details on each building's purpose. Health would require specific numbers for event details (maximum number), number of all employees currently, number of employees after potential conditional use approval, classroom size, is a residential house still being utilized, floorplans of buildings, and any other document that may potentially help determine an overall septic flow capacity for the property. It is very possible that septic system upgrades may be required and even more perc testing. For a similar response in correlation with this one, also see BA-25-024C for the same property.

Zack Silvast

SIGNATURE



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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



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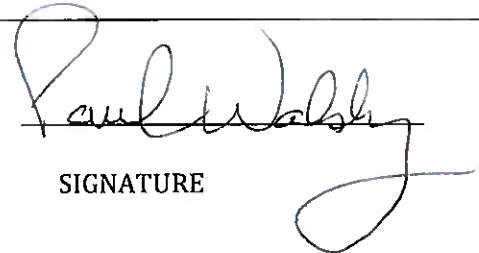
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Certification that the development shown on the plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x		x	x
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The 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: WE HAVE NO COMMENTS.

PAUL WALSKY
 HOWARD CO. REC. & PARKS
 OCT. 16, 2025



SIGNATURE