



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 May 6, 2026

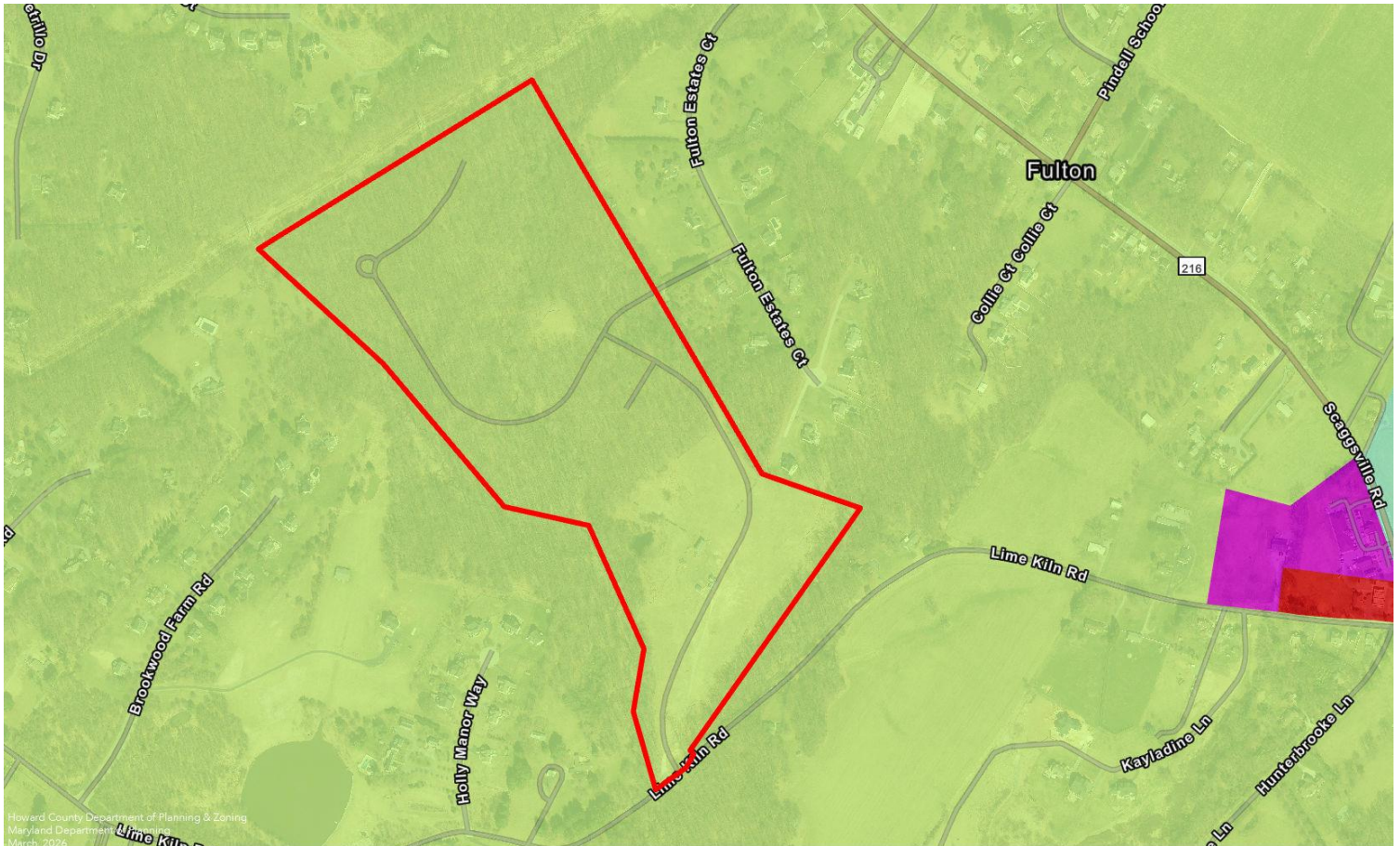
Case No./Petitioner: BA-26-007C – Rock Realty, Inc., c/o H&H Rock Companies

Request: Conditional Use for Age-Restricted Adult Housing (Section 131.0.N.1)

Location: 12170 Lime Kiln Road
Tax Map 40, Grid 24, Parcel 135, Lots PAR1, PAR 2, & PAR 3
(the "Property")

Conditional Use Area: 71.09 acres

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



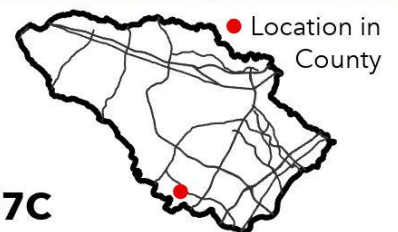
Zoning & Vicinity

12170 Lime Kiln Road

Zoning

- B-1
- B-2
- RR-DEO

- RR-MXD-3
- 12170 Lime Kiln Road



BA-26-007C



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

I. **CONDITIONAL USE PROPOSAL**

The Petitioner proposes to expand a previously approved Age-Restricted Adult Housing development by adding four (4) new single-family semi-detached dwelling units and one (1) new single-family detached dwelling unit for a total of 62 single-family semi-detached dwelling units and one single-family detached dwelling. The additional units are delineated as CU 59-63 on the Plan (Land Units 30, 31 & 32).

II. **BACKGROUND INFORMATION**

A. Site Description

The irregular-shaped Property is currently under construction for 58 single-family semi-detached units approved by BA-20-002C. Prior to this development, the Property contained a single-family dwelling and accessory buildings. 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. Prior to recent development, the site rose from an elevation of 350 feet along the south property line to 450 feet along the north property line with sloping topography in the middle of the property rising to an elevation of approximately 400 feet and 430 feet. Dense vegetation covered most of the back part of the Property.

B. Vicinal Properties

Direction	Zoning	Land Use
North	RR-DEO	Potomac Electric Power Lines
South	RR-DEO	Single Family Residences / Undeveloped Land / Agricultural / Lime Kiln Road
East	RR-DEO	Single Family Residences / Undeveloped Land, Nicolar Drive
West	RR-DEO	Single Family Residences

C. Roads

Lime Kiln Road has two travel lanes within a 50-foot right-of-way. The speed limit is 30 miles per hour.

Traffic count data is not available for this portion of Lime Kiln Road.

D. Water and Sewer Service

The Property is not within the Planned Service Area for Water and Sewer. The Property is served by private well and septic.

E. General Plan

The Property is designated Rural Living on the Future Land Use Map of *HoCo By Design* adopted in 2023.

Lime Kiln Road is a minor collector.

F. Agency Comments

Agency comments are attached.

III. ZONING HISTORY

Case: BA-20-002C

Petitioner: Rock Realty, Inc. c/o H&H Rock Companies

Request: To construct 58 single-family semi-detached Age-Restricted Adult Housing units

Outcome: Approved, September 22, 2020

IV. EVALUATION AND CONCLUSIONS

A. Evaluation of 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.*

The proposed use is in harmony with the following *HoCo by Design* policy that encourages housing options for residents at diverse life stages:

Policy DN 12: “Provide a range of affordable, accessible, and adaptable housing options for older adults and persons with disabilities.” Implementing Action #3 states “Encourage Age-Restricted Adult Housing (ARAH) developments to build small- to medium-scale housing units to include apartments, condominiums, townhomes, and missing middle housing.”

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 Petitioner is proposing 63 dwelling units on 71.09 acres of land with a net acreage of 63.10 acres. In the RR zoning district, an ARAH development with 20 or more dwelling units may be approved up to a maximum residential density of 1 dwelling unit per net acre. The Petitioner is proposing 63 units, which is the maximum density permitted. The development complies with all setbacks, environmental buffers, and provides 50% open space.

Lime Kiln Road as a minor collector, which is an appropriate classification for the types and number of vehicles associated with the proposed use.

The existing ARAH development is approved with two points of access, one off Lime Kiln and a second point off of Nicolar Drive. No new access points are proposed under this request.

Therefore, the nature and intensity of the use, the size of the Property in relation to the use, and the location of the site, with respect to streets that provide access, are such that the overall intensity and scale of the use are appropriate.

3. *The proposed 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 be greater at the proposed site than it would generally be elsewhere in the same zoning district or other similar zoning district.*

The overall proposed development will consist of one (1) single-family dwelling and 62 single-family semi-detached dwellings. There is no evidence of 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.

The lighting generated by the proposed Conditional Use will be regulated by HCZR Section 134.0 and light trespass and must be under the permitted allowances.

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 buildings, structures, and fences comply with all setback and height requirements. The perimeter of the property is screened by existing or proposed landscaping. Parking areas and the community building are screened from adjoining properties with vegetation.

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 Zoning Regulations do not have parking requirements for ARAH single-family semi-detached units. Parking requirements for single-family detached and attached ARAH developments are 2 spaces per dwelling unit. Additionally, 10 parking spaces per 1,000 square feet of assembly area is required for the Community Center. The total requirement for this project is 158 spaces.

The Petitioner states each ARAH unit will include a two-car garage and a driveway which could accommodate two additional vehicles. The Community Center also includes 13 parking spaces. In total, the entire ARAH development will contain 265 parking spaces.

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 ingress and egress for the development was previously approved with the original ARAH development. No changes in access are proposed. There are two access points to the development: Lallybroch Lane and Nicolar Drive, which are both private roads. Lallybroch Lane feeds onto Lime Kiln Road which is designated as a minor collector road. Nicolar Drive feeds onto a Fulton Estates Court, which intersects Scaggsville Road, designated as a minor arterial. The development will not share a driveway with other residential properties.

- e. 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 stream and wetlands will be protected by 100 and 25-foot buffers, respectively. The proposed layout of the site results in 35.55 acres of open space. No disturbances to these environmental features are proposed under this request; therefore, the proposed use will not have greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere.

The property is located outside of the Planned Service Area (PSA) and is served by private water and sewer/septic. The Bureau of Environmental Health provided comments regarding sewage disposal requirements that are attached to this report.

- 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 (HO-419) is located approximately one-quarter mile to the southwest and is buffered from the proposed development by significant distance and dense forest. 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 petition according to Section 131.0.N.1 (Specific Criteria for Age-Restricted Adult Housing):

- a. Age-Restricted Adult Housing, General*
A Conditional Use may be granted in the RC, RR, R-ED, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, or R-APT District, for age-restricted adult housing, provided that:

- (1) *Single-family detached, semi-detached, multi-plex, attached and apartment dwelling units shall be permitted, except that only detached, semi-detached, multi-plex and single-family attached units are permitted in developments with less than 50 dwelling units in the RC, RR, R-ED, R-20 and R-12 districts.*

The Property is zoned RR, and the Petitioner is proposing single-family Detached (1) and semi-detached (62) dwellings. Therefore, this criterion is satisfied.

- (2) *In the RC, RR, R-ED, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, or R-APT Districts the development shall have a minimum of 20 dwelling units.*

The Property is zoned RR, and 63 dwelling units are proposed. Therefore, this criterion is satisfied.

- (3) *Only detached and semi-detached units are permitted in the RC and RR Districts.*

The Property is zoned RR, and the Petitioner is proposing only single-family detached and semi-detached dwellings. Therefore, this criterion is satisfied.

- (4) *The maximum density shall be as follows: 1 unit per net acre in RC or RR*

The Property is zoned RR which has a maximum Conditional Use density of 1 dwelling unit per acre. The Property is 63.10 net acres. The Petitioner is proposing 63 units, which is the maximum density permitted. The proposed residential density is 0.99 dwelling units per net acre. Therefore, this criterion is satisfied.

- (5) *If the development results in increased density according to subsection (4) above, the site must have frontage on and direct access to a collector or arterial road designated in the General Plan.*

The proposed development has direct access on Lime Kiln Road, a minor collector.

- (6) *Site Design*

The landscape character of the site must blend with adjacent residential properties. To achieve this:

- a. *Grading and landscaping shall retain and enhance elements that allow the site to blend with the existing neighborhood.*

Single-family detached homes adjoin the Property on all sides. The development will be buffered by existing and proposed landscaping. There is existing vegetation along the west, north, and east property lines to allow the development to blend with the character of the surrounding neighborhoods.

- b. *The project shall be compatible with residential development in the vicinity by providing either:*

- i. *An architectural transition, with buildings near the perimeter that are similar in scale, materials and architectural details to neighboring dwellings as demonstrated by architectural elevations or renderings submitted with the petition; or*

The semi-detached buildings are designed to resemble single family detached homes and will be separated vertically into two units. The buildings will be similar to adjacent single-family dwellings in scale, materials, and architectural details.

- ii. *Additional buffering along the perimeter of the site, through retention of existing forest or landscaping, enhanced landscaping, berms or increased setbacks.*

While complying with *i* above, the site is also screened through existing vegetation.

- c. For projects with less than 50 dwelling units in the RC, RR, R-ED, R-20 and R-12 Districts, setbacks from existing public streets shall be the same as the setback required for residential uses on adjacent properties.*

The project proposes 63 dwelling units; therefore, this criterion does not apply.

(7) *Bulk Requirements:*

The proposed development appears to fully comply with all of the bulk requirements as outlined below:

a. Maximum Height:

- i. Apartments40 feet
 Except in R-SA-8, R-A-15 and R-APT55 feet*
- ii. Other principal structures34 feet*
- iii. Accessory structures15 feet*

The detailed height elevations of the proposed buildings will not exceed 34 feet.

b. Minimum structure and use setback:

- i. From public street right-of-way40 feet*
- ii. From residential lots in RC, RR, R-ED, R-20, R-12 or R-SC Districts:
 Apartments100 feet
 Single-family attached75 feet
 Single-family detached, semi-detached, and multi-plex40 feet*
- iii. From open space, multi-family or non-residential uses in RC, RR, R-ED, R-20, R-12 or R-SC30 feet*
- iv. From zoning districts other than RC, RR, R-ED, R-20, R-12 or R-SC20 feet*

All buildings comply with the required 40-foot setback from an external public street right-of-way and 40-foot setback from lots in the RR zoning district.

- c. Minimum structure setback from interior roadway or driveway for units with garages20 feet*

All dwellings along the interior roadway contain garages and comply with the 20-foot setback.

- d. Minimum structure setback from lot lines for single-family detached or multi-*

plex units

- i. Side10 feet
Except zero lot line dwellings0 feet
A minimum of 10 feet must be provided between structures*
- ii. Rear20 feet*

No fee-simple lots are proposed; therefore, this criterion does not apply.

e. Minimum distance between single-family detached and/or attached dwellings:

- i. For units oriented face-to-face30 feet*
- ii. For units oriented side-to-side15 feet*
- iii. For units oriented face-to-side or rear-to-side20 feet*
- iv. For units oriented rear-to-rear40 feet*
- v. For units oriented face-to-rear100 feet*

There is only one single-family detached unit and no attached dwellings units; therefore, this criterion does not apply.

f. Minimum distance between apartment buildings or between apartment buildings and single-family dwellings:

- i. For units oriented face-to-face30 feet*
- ii. For units oriented side-to-side15 feet*
- iii. For units oriented face-to-side or rear-to-side30 feet*
- iv. For units oriented rear-to-rear60 feet*
- v. For units oriented face-to-rear100 feet*

Apartments are not proposed; therefore, this criterion does not apply.

g. Apartment buildings and groups of single-family attached units may not exceed 120 feet in length. However, the Hearing Authority may approve a greater length, up to a maximum of 300 feet in R-SA-8, R-A-15 and R-APT, or 200 feet in other districts, based on architectural design that mitigates the visual impact of the increased length.

Apartments and single-family attached buildings are not proposed; therefore, this criterion does not apply.

(8) At least 50% of the gross site area in the RC, RR, R-ED Districts, at least 35% in the R-20, R-12, and R-SC Districts, and at least 25% in R-SA-8, R-H-ED, R-A-15 and R-APT Districts, shall be open space or open area in accordance with the Subdivision and Land Development Regulations. The open space or open area shall provide amenities such as pathways, seating areas and recreation areas for the residents, and shall be protective of natural features.

The Property is zoned RR and 50% of the site or 35.55 acres of open space is proposed.

(9) Accessory uses may include social, recreational, educational, housekeeping, security, transportation or personal services, provided that use of these services is limited to on-site residents and their guests.

A community center and walking trails will be provided for residents and their guests.

(10) *At least one on-site community building or interior community space shall be provided that contains a minimum of:*

a. *20 square feet of floor area per dwelling unit, for the first 99 units with a minimum area of 500 square feet, and*

The Petitioner is required to provide 1,260 square feet of floor area (20 square feet per unit x 63 units = 1,260 square feet) for on-site community buildings or interior community space. The Petitioner satisfies this requirement by providing a 1,260-square foot community building.

b. *10 square feet of floor area per dwelling unit for each additional unit above 99.*

This criterion is not applicable since the proposed development consists of 63 units.

(11) *Loading and trash storage areas shall be adequately screened from view.*

Trash pickup within the development will be curbside pickup and no central trash storage area is proposed in connection with the dwelling units or the community building under this Petition. The proposed ARAH units will utilize standard household trash containers.

(12) *For a development that will be built in phases, open space areas, recreational facilities and other accessory facilities shall be provided in each phase to meet the needs of the residents. The developer shall provide a schedule for the installation of facilities at the time the Conditional Use is approved.*

The development will not be constructed in phases; therefore, this criterion does not apply.

(13) *The petition shall establish how the age restrictions required under the definition of this use will be implemented and maintained over time. If the development will not be a rental community under single ownership, an entity such as a condominium association or homeowners association shall be established to maintain and enforce the age restrictions in addition to County enforcement of zoning regulations.*

The Petitioner will establish a condominium association that will enforce the age restriction requirements through covenants and restrictions.

(14) *All open space, common areas and related improvements shall be managed and maintained by a common entity, either the owner of the development, a condominium association, or a homeowner's association.*

All open space, open area, common area and related improvements will be managed and maintained in perpetuity by a condominium association to be established by the Petitioner.

- (15) *The development shall incorporate universal design features from the Department of Planning and Zoning guidelines that identify required, recommended and optional features. The petition shall include descriptions of the design features of proposed dwellings to demonstrate their appropriateness for the age-restricted population. The material submitted shall indicate how universal design features will be used to make individual dwellings adaptable to persons with mobility or functional limitations and how the design will provide accessible routes between parking areas, sidewalks, dwelling units and common areas.*

The development will incorporate the following universal design features:

- No-step front access to the front entrance,
- 36” wide front door with exterior lighting,
- All exterior doorways are at least 32” wide,
- Slopes of ramps on the exterior of units shall be in accordance with current Howard County regulations.

- (16) *At least 10% of the dwelling units in the RC, RR, R-ED, R-20, R-12 and R-SC Districts, and at least 15% in the R-SA-8, R-H-ED, R-A-15 and R-APT Districts, shall be Moderate Income Housing Units.*

The Petitioner is proposing that 10% of the proposed housing units be Moderate Income Housing Units. Specifics of the MIHU’s will be addressed at the site development plan stage.

- (17) *Housing for the elderly special exceptions uses approved by the Board of Appeals on or prior to July 12, 2001 and constructed under the Zoning Regulations in effect at that time, may convert the existing dwelling units to age-restricted adult housing uses, with respect to minimum age restrictions only, without being subject to further hearing authority review and approval under current Conditional Use requirements, provided that the dwelling units are made subject to the new covenants and other legal means of enforcing the age-restricted adult housing minimum age restrictions, and that a copy of the recorded new covenants is submitted to the Department of Planning and Zoning to be filed in the original special exception case file.*

A special exception has not been approved by the Board of Appeals for this Property; therefore, this criterion does not apply.

- (18) *The Conditional Use plan and the architectural design of the building(s) shall have been reviewed by the Design Advisory Panel, in accordance with Title 16, Subtitle 15 of the Howard County Code, prior to the submission of the Conditional Use petition to the Department of Planning and Zoning. The Petitioner shall provide documentation with the petition to show compliance with this criterion.*

The Design Advisory Panel (DAP) reviewed the architectural designs on January 8, 2020, when the original conditional use case (BA-20-002C) was being discussed. At this meeting, DAP made motions regarding the central clubhouse location, revised loop trail system, project layout, and site landscaping, all which will not generally be affected through this expanded conditional use. Minutes from this DAP meeting have been provided. This expanded conditional use would be approved through the DAP administrative review process.

Case No.: BA-26-007C

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Petitioner: Rock Realty, Inc., c/o H&H Rock Companies

Approved by:

DocuSigned by:
Lynda Eisenberg
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3/27/2026

Lynda Eisenberg, AICP, 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: February 25, 2026
 Use Category: Age-Restricted Adult Housing (modification of previously approved case BA-20-002C)
 File No.: BA-26-007C
 Petitioner: Rock Realty
 Property Address: 12170 Lime Kiln Road
 Map No: 40
 Parcel: 135

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: March 11, 2026

COMMENTS: Health comments: This development utilizing shared well and shared sewer systems was approved by the Maryland Dept of the Environment for a specific number of housing units operating under groundwater appropriations and discharge permits. Any proposed additional units must be submitted to MDE for review. Additional units may not be built or connected to the shared systems without MDE approval.

____Jeff
 Williams_____

SIGNATURE



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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: March 11, 2026

COMMENTS: The Development Engineering Division takes NO EXCEPTION to the request for a conditional use for a residential development for adults 55 or older subject to meeting all current design criteria for stormwater management, road improvements to Lime Kiln Road, Sight Distance and APFO.

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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									
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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
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: March 11, 2026

COMMENTS: The Department of Fire and Rescue Services has no comment on, nor objection to, this request.

Robert Ferguson
Battalion Chief
Office of the Fire Marshal



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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: March 11, 2026

COMMENTS: Community center must include accessible route and EV Charging stations shown on the SDP at time of review.

Andrew Arnold

SIGNATURE



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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: March 16, 2026

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

CRITERIA: Potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of Review:

- Approval of necessary plans by the Department of Planning and Zoning will be required prior to the issuance of the required grading and building permits. A new site development plan or a redline to an existing site development plan is required to show the proposed age restricted dwelling units, access driveways, utility and septic hookups and landscaping.
- Access to the proposed site will be provided via the existing Lallybroch Lane and Nicolar Drive from the Lime Kiln Road access.

CRITERIA: 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:

- The Landscape and screening requirements will be reviewed and evaluated at the SDP stage.

- Landscaping screening required for the proposed development of the age restricted dwelling units should be a Type C buffer. Preservation of existing vegetation can support or be used as credit in accordance with the 2026 Howard County Landscape Manual and will need to be shown on the forthcoming Site Development Plan.

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

- Parking requirements and areas for service to the age restricted adult housing units will be reviewed at the SDP Stage. If on-street parking has been restricted by the Department of Fire and Rescue Services additional parking may be required for the proposed use. The parking requirements will be reviewed and verified at the Site Development Plan stage.
- The adjacent uses are single family detached homes. The additional units shall be mitigated with adequate landscaping and screening to the best extent possible per the landscaping comments above and from maintaining existing forested areas and buffers.

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

- There do not appear to be additional environmental impacts beyond those approved with the previous design within the Limit of Disturbance as shown on the conditional use exhibit. A recertification of the wetland report will be required for the proposed development. 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 SDP. Any new proposed disturbances to protected environmental site elements may require approval of an alternative compliance request to the applicable Land Development Regulations.

CRITERIA: Design Advisory Panel Review:

- The proposed development is subject to the Design Advisory Panel (DAP) review as the project proposes construction of an age restricted adult housing community pursuant to a conditional use. The project was initially seen at the January 8, 2020 DAP meeting. The subsequent designs and plans address the DAP comments and motions made at the DAP meeting. The proposed project layout and circulation has generally remained the same with the inclusion of 5 additional units that were placed around the existing infrastructure. The DAP motions regarding the central clubhouse location, revised loop trail system, project layout, and site landscaping will not be generally affected through the new conditional use petition proposal. Based on this information the new conditional use would be approved through the DAP administrative review process.

DocuSigned by:
Nick Haines
36A0F48CA42347D...

Nick Haines



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: February 25, 2026
 Use Category: Age-Restricted Adult Housing (modification of previously approved case BA-20-002C)
 File No.: BA-26-007C
 Petitioner: Rock Realty
 Property Address: 12170 Lime Kiln Road
 Map No: 40
 Parcel: 135

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: March 11, 2026

COMMENTS: The Dept. of Recreation and parks takes no exception to the requested Conditional Use.

____Jason L. Thompson, PLA____

SIGNATURE



Agency Comment Form

Conditional Use

Date: February 25, 2026
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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	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: March 11, 2026

COMMENTS: The Resource Conservation Division (RCD) takes no exception to the proposed Conditional Use. The applicant is advised to maintain the required setbacks between the residential structures and the environmental features/buffers and Forest Conservation Easements in accordance with Section 16.120(b)(4)(iii) of the Subdivision & Land Development Regulations.

Eric Buschman 3/16/26
 SIGNATURE

n



Meeting Summary January 8, 2020



Attendance

Panel Members: Fred Marino, Chair - unexcused
Bob Gorman, Vice Chair
Ethan Marchant
Sujit Mishra - unexcused
Larry Quarrick
Vivian Stone

DPZ Staff: Nick Haines and Kaitlyn Clifford

1. **Call to Order** – DAP Vice Chair Bob Gorman opened the meeting at 7:02 p.m.
2. **Review of Plan No. 19-17:** Normandy Shopping Center, PAD Site, Ellicott City, MD

Owner/Developer: The Normandy Venture Limited Partnership
Architect/Engineer: Basher Design/Benchmark Engineering Inc.

Background

Normandy Shopping Center is a 200,000+ square foot commercial development, zoned B2-TNC, located at 8450 Baltimore National Pike. DAP is reviewing the proposed renovations for Parcel A, consisting of 9.55 acres along the northern portion of the site. The B-2 District (Business General) zoning permits commercial sales and services and has less restrictive design requirements than the elective TNC (Traditional Neighborhood Center) overlay zone. Applicable requirements from the Route 40 Design Manual include streetscape frontage improvements.

Applicant Presentation

The applicant proposes to renovate and reconfigure the former bank building pad site on Parcel A into a coffee shop. The 2,360 square foot single, story former bank building will include selective demolition, redesign of the facades, reconfiguration of the tenant space, a new outdoor dining area oriented toward Route 40, incorporation of a drive thru, landscaping and streetscape enhancements.

Exterior building materials include color variations of stone, masonry and block. Anodized aluminum will be incorporated along the exterior walls with light and dark fiber cement panels. Landscaping includes a combination of ornamental trees and shrubs.

Staff Presentation

The project is located within the Route 40 corridor and is subject to the requirements of the *Route 40 Design Manual*. Staff requested the DAP evaluate the following: site design and architecture focusing on parking and pedestrian circulation, hardscape, landscaping and screening, as it relates to Route 40; edge treatments and transitions along the front of the building and site perimeter; building scale, materials, and colors; and site lighting. Public comments were received prior to the meeting and staff provided the comments to the Panel and the applicants.

DAP Questions and Comments

Site Design

DAP questioned the lack of cross walk designations from the bus stop to the coffee shop and the retail center for pedestrian safety. DAP noted concern with the cue stacking of the drive thru and the pedestrian traffic flow from the bus stop to the potential café and path to the retail center.

Architecture

DAP suggested adding shading elements such as an extended awning to the north façade which contains a large amount of glass.

Landscape

DAP asked the applicants to consider using more landscaping around the designated outside eatery for patron and vehicular safety and to provide further shade for the patrons. DAP additionally suggested to include a structure, such as a low planter wall that matches the stone of the building to separate the eatery and traffic flow. DAP noted that using native trees in the landscape plan such as a Willow Oak, Red Oak or Red Maple instead of exotic trees would help the biodiversity that is currently being lost from the Chesapeake Bay Region. DAP appreciated the applicants selection of Milk Weed and Purple Cone Flower with the submission.

DAP Motions for Recommendations

DAP Vice Chair Bob Gorman made the following motion:

That the applicant look into putting a cross walk between the bus stop and the tenant island with an associated side walk.

DAP member Larry Quarrick seconded.

Vote: 4-0

DAP member Larry Quarrick made the following motion:

That the applicants restudy the outdoor eating area and better define it with a structure such as a low planting wall to separate pedestrians from vehicular traffic.

DAP member Ethan Marchant seconded.

Vote: 4-0

DAP member Ethan Marchant made the following motion:

That the applicant consider the design of the area around the building as the potential of a drive thru tenant will affect traffic flow, and the impact that the drive thru may have on the intersection of the parking lot and Normandy Center Drive to possibly direct traffic to another entrance.

DAP member Vivian Stone seconded.

Vote: 4-0

3. Review of Plan No. 19-18: Lyhus Property, Fulton, MD

Owner/Developer: H&H Rock Companies

Architect/Engineer: Bohler Engineering

Background

The 71.09-acre site is comprised of Parcel 135 zoned RR-DEO. The property contains an existing House with access to Lime Kiln Road. The property also has road frontage from Nicolar Drive. The RR (Rural Residential) zoning allows age-restricted housing as a conditional use.

Applicant Presentation

Lyhus Property proposes an age-restricted community consisting of 58 single family, semi-detached homes. Each 40x60 home will have a two-stall garage and driveway parking spaces. Two units will share a common wall with the exterior appearance of a unified structure. The project will include a community center with direct access to Public Road B. Outdoor walking trails, trash receptacles, dog stations, and seating areas are proposed along the edges of the environmental areas.

The exterior design aesthetic will be visually similar is in keeping with the overall design philosophy of the district.

Staff Presentation

1. Staff requested the DAP evaluate and make recommendations on edge treatments and transitions within the property and to make recommendations on the proposed amenities and potentially how they could be expanded or improved. DPZ did not receive comments from the public.

DAP Questions and Comments

Site Design

DAP noted there were no sidewalks in the plan and the pathways that are show do not lead anywhere. DAP suggested extending the trails so the loops connect.

DAP stated that if the clubhouse was relocated, the stormwater pound could be used as an amenity or create more active recreation space.

DAP asked if curb and gutter would be added to the site. The applicant explained based on the site conditions and well box locations that curb and gutter would be added to some of the area but not the entire site. DAP encouraged the applicants to add sidewalk to at least one side of the street, suggesting it would be a nice amenity.

DAP asked the applicant if there was a way to change the layout of Condo Lot 6 to allow the condominiums to follow the natural topography of the site. The applicant explained that the layout is dictated by constraints, such as setbacks and perkable area.

DAP asked the applicants if driveways could be located between wells and septic disposal areas (SDA). The applicant said the Health Department will not allow an easement between a well and a house or a well and SDA.

Landscape

DAP suggested the applicants choose a reference site (on or off site) and have the landscape buffer mimic the representative plant communities.

DAP recommended the applicants scan the whole environmental area of the site to see if there is any way to control and remove the invasive materials, such as barberry, from the naturally preserved areas.

DAP Motions for Recommendations

DAP Vice Chair Bob Gorman made the following motion:

That the applicant explore opportunities to close loop trails and tie the homes into the trail systems and connect the trail system to the community center.

DAP member Ethan Marchant seconded.

Vote: 4-0

DAP Vice Chair Bob Gorman made the following motion:

That the applicant explore the option of relocating clubhouse to a more central location and relocating units to where the clubhouse currently is located.

DAP member Vivian Stone seconded.

Vote: 4-0

DAP member Ethan Marchant made the following motion:

That the applicants be more responsive to the natural topography of the site with the design of the northern portion of the property.

DAP member Vivian Stone seconded.

Vote: 4-0

DAP member Larry Quarrick made the following motion:

That the applicants allow the existing conditions of the site to give them clues on how to use landscaping throughout the site and to look at the conditions of the existing environmental areas to see if there needs to be any invasive plant material control or management.

DAP member Ethan Marchant seconded

Vote: 4-0

4. Other Business

DAP reviewed the proposed meeting schedule for 2020. DAP Vice Chair Bob Gorman made the motion to approve the meeting schedule.

DAP Member Vivian Stone seconded.

Vote: 4-0

5. Call to Adjourn

Vice Chair Bob Gorman adjourned the meeting at 8:11 p.m.

Lyhus Property

***12170 Lime Kiln Road
Fulton, MD***

Howard County

Design Advisory Panel Application

December 2019



Development Team

Developer / Applicant:



Planning / Civil Engineering / Landscape Architecture:



BOHLER
ENGINEERING

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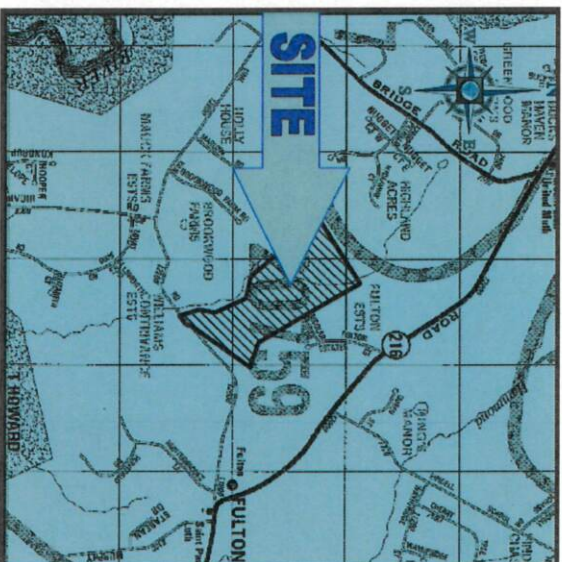
Project Overview

The property is zoned RR-DEO which allows 62 age-restricted active adult housing units under the conditional use provision to that zone. H&H Rock Companies recognizes the increasing demand of Baby Boomers to age in place in their hometown, as well as the limited capacity of the school system. It has also been established that age-restricted communities generate less traffic during peak hours when congestion is most prevalent.

For these reasons, H&H Rock Companies is committed to the development of approximately 58 age-restricted active adult housing units that will be comprised of single family, semi-detached homes.



Aerial Photo



Context Photos



Program Summary

Proposed Development Program

Single Family, Semi Detached Dwellings(40 Feet Wide)

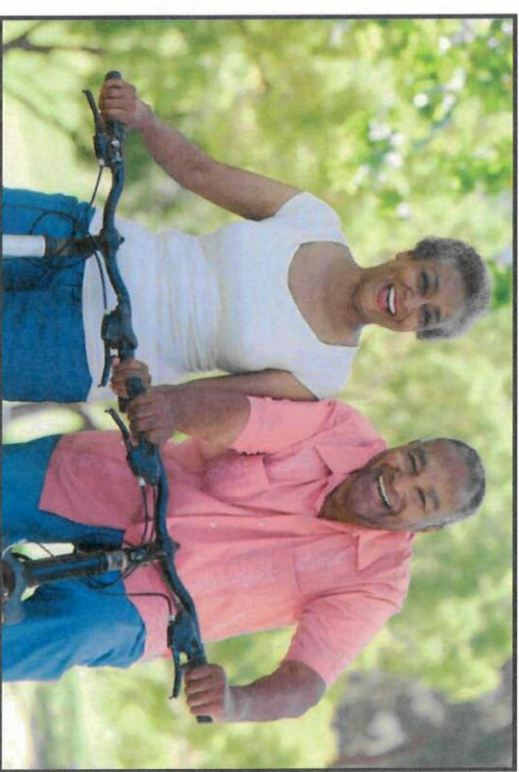
58

TOTAL

58 units

Community Amenities

- Community Center
- Walking Trails
- Outdoor Seating Areas
- Active Open Space Areas
- Passive Open Space Areas



Residential Elevations

Single Family, Semi-Detached Homes

40' x 60' Individual Unit - Typical

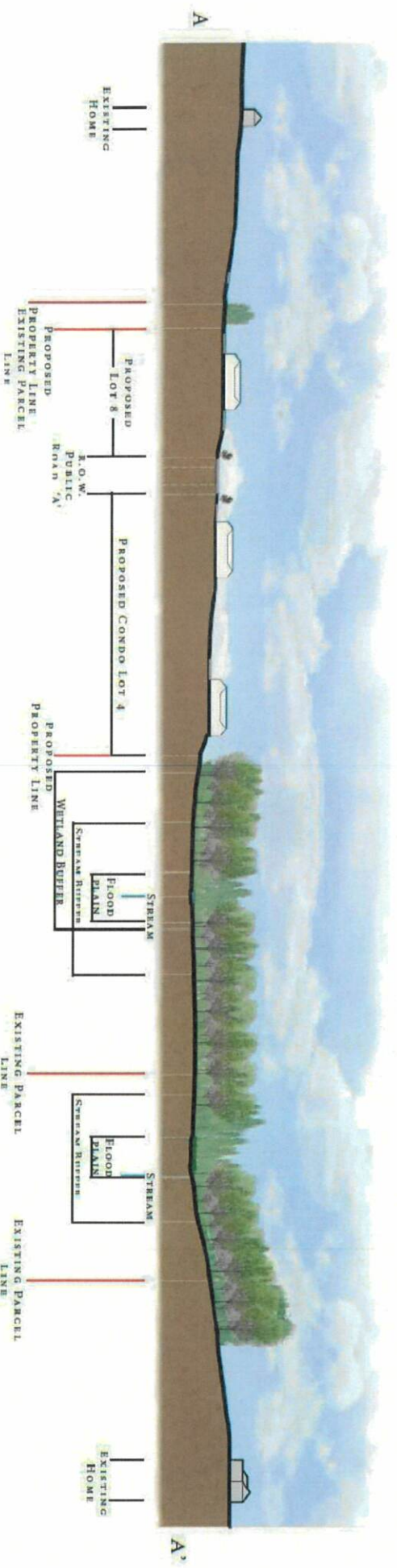
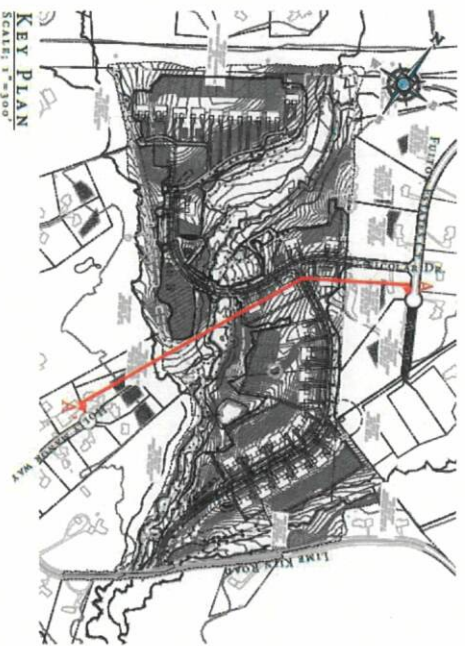


Residential Floor Plan

Single Family, Semi-Detached



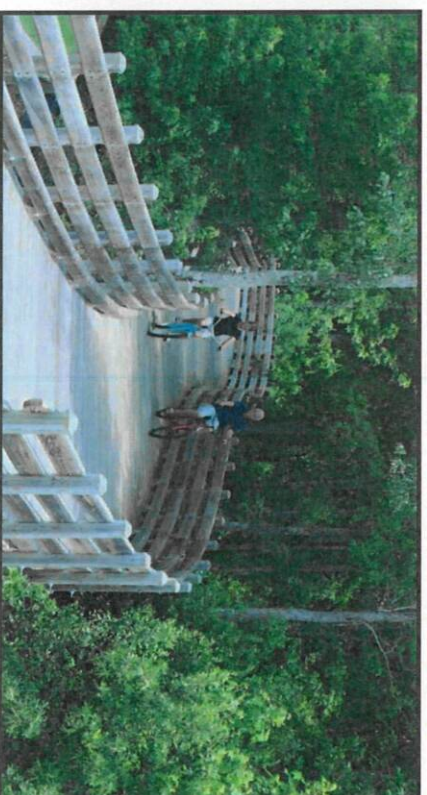
Cross Section of Subject Property



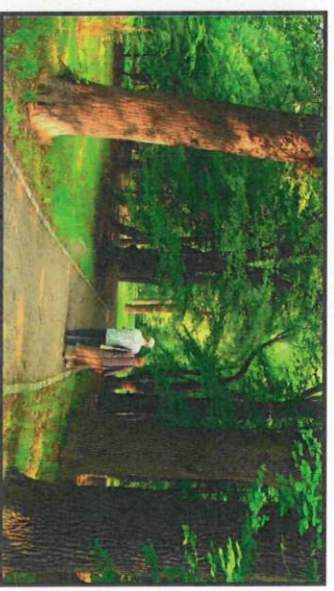
Community Center and Amenities



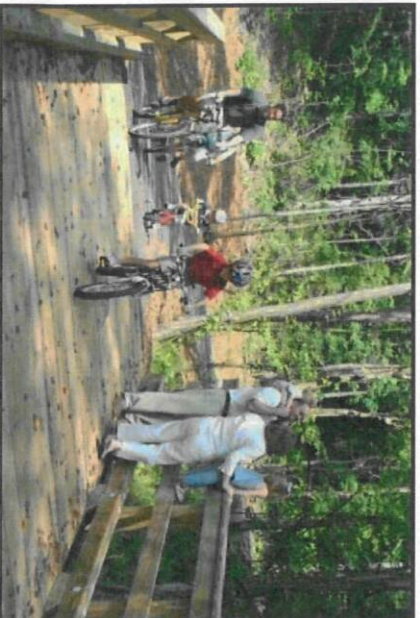
Community Center



Footbridge



Woodland Trail



Bike Path & Footbridge



Woodland Trail



Outdoor Seating Areas

Gina Pagani

From: Alexa Apgar <aapgar@talkin-oh.com>
Sent: Monday, November 17, 2025 12:38 PM
To: Alexa Apgar; Gina Pagani
Cc: Alex Votaw; laurel1923@aol.com; crawmen1@verizon.net
Subject: Maple Highlands Pre-submission Meeting Minutes
Attachments: Meeting Minutes Maple Highlands (Lyhus).pdf; Conditional Use Process.pdf

Good Morning,

You are receiving this email because you requested to be added to the correspondence list for this matter, or because you attended the Pre-submission meeting and provided your contact information. Please see the attached meeting minutes for the Pre-submission meeting that occurred on October 29th, 2025. Also attached, you will find the overview of the Conditional Use process.

Feel free to contact our office if you have any questions.

Have a great day!

Alexa Apgar
Legal Assistant
Talkin & Oh, LLP
5100 Dorsey Hall Drive
Ellicott City, MD 21042-7870
410-964-0300
410-964-2008 fax
aapgar@talkin-oh.com



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Gina Pagani

From: Alexa Apgar <aapgar@talkin-oh.com>
Sent: Monday, November 17, 2025 12:21 PM
To: Alexa Apgar; Gina Pagani
Cc: ggee12141@icloud.com; Jamie Fraser; rjrobbins@comcast.net; alex@macygnelson.com; Laurel7923@aol.com; ametzler78@yahoo.com; Jwmiddleton@verizon.net; Crawmea1@verizon.net; sgbiordi@verizon.net
Subject: Maple Highlands Pre-submission Meeting Minutes
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Have a great day!

Alexa Apgar
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