



## Conditional Use Petition

### Conditional Use Petition Request

**Conditional Use Category:**

Age-Restricted Adult Housing

**Conditional Use Section Number:**

131.0.N.1.a

**Proposed Use:**

Age-restricted Adult Housing, 27 Units (Single Family Detached, Single Family Semi-Detached, Single Family Attached)

### Petitioner's Representative Information

**Petitioner's Representative Name:** Christopher DeCarlo

**Address:** 210 W. Pennsylvania Avenue, Suite 500, Towson, MD, 21204

**Phone:** 410 494 6226

**Email:** CMDeCarlo@Venable.com

**Profession:** Attorney

### Petitioner Information

**Petitioner Name:** Cadogan Property LLC

**Petitioners Business Name/Trading As:**

**Address:** 10611 Baltimore National Pike, Ellicott City, MD, 21204

**Phone:** 410 494 6226

**Email:** cmdecarlo@venable.com

**Petitioner's Interest in Subject Property:** Sole Owner

**If the petitioner is not the property owner, please explain:**

### Property Information

**Are there multiple properties involved with this petition?** Single Property

**Property Description:** Undeveloped

**Existing Use:** Vacant

**Property Owner:** Cadogan Property LLC

**Property Address:** 10611 Baltimore National Pike, Ellicott City, MD 21044, Ellicott City, MD, 21042

**Tax Map:** 16

**Grid:** 23

**Parcel/Lot Number:** 248

**Zoning District:** R-ED

**County Council District:** Council District 5 - David Yungmann

**Total Site Area:** 17.26

**Conditional Use Area:** 17.26 Acres

**Subdivision Name (If applicable):**

**Site Development Plan (If applicable):**

**Plat Number and recordation date (If applicable):**

## Conditional Use Petition General Criteria

The proposed Conditional Use plan will be in harmony with the land uses and policies in the Howard County General Plan which can be related to the proposed use:

See attached supplemental statement.

**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:**

See attached supplemental statement.

**The impact of adverse effects such as, but not limited to, noise, dust, fumes, odors, intensity of lighting, vibrations, hazards or other physical conditions will be greater at the proposed site than it would generally be elsewhere in the same zoning district or other similar zoning districts:**

See attached supplemental statement.

**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:**

See attached supplemental statement.

**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:**

See attached supplemental statement.

**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:**

See attached supplemental statement.

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

See attached supplemental statement.

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

See attached supplemental statement.

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## Prior Petition

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

No

**Prior Zoning case number/s**

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

Yes

**Date of Pre-Submission meeting**

10/20/2025

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

Yes

**If yes, please explain**

131.0.N.1.a.(18) requires DAP review. DAP reviewed the proposed plan on January 14, 2026.

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

No

**If yes, please explain**

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## Signatures

The undersigned hereby affirms that all of the statements and information contained in, or filed with this petition, are true and correct.

Petitioner's Signature

Date

3/30/26

R. JACOB HIKMAT, SOLB MEMBER.

If the Property Owner is not the Petitioner, you must submit a signed [Property Owners Authorization](#).

Process information and submittal requirements can be found on the [ProjectDox website](#).

Digitally Signed by: Christopher DeCarlo

Signature Date: 2026-3-20 15:30:42

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## CONTACT US

Department of Planning and Zoning

Public Service and Zoning Division

3430 Court House Drive, Ellicott City, MD 21043

TEL: 410.313.2350