



Conditional Use Petition

Conditional Use Petition Request

Conditional Use Category:

Child Day Care Centers and Nursery Schools, Day Treatment and Care Facilities

Conditional Use Section Number:

131.0.N.13

Proposed Use:

Proposed Use of Space Persons' First, Inc. will provide Day Habilitation Services focused on developing social, daily living, employment, and community engagement skills, with support tailored to each individual's Person-Centered Plan. Space Use: 2 Classrooms (Elementary & Kindergarten): Instruction, activities, life skills training, health education, and games 1 Classroom (Upper Middle): Team meetings and confidential planning ACS Room: Office, secure records storage, and meeting space.

Petitioner's Representative Information

Petitioner's Representative Name: KENISHA MARTIN

Address: 16429 Fife Way, Bowie, MD, 207161898

Phone: (443) 985 8336

Email: info@personsfirstinc.org

Profession: Executive Director



Petitioner Information

Petitioner Name: KENISHA MARTIN

Petitioners Business Name/Trading As: Persons' First, Inc.

Address: 16429 Fife Way, Bowie, MD, 207161898

Phone: (443) 985 8336

Email: info@personsfirstinc.org

Petitioner's Interest in Subject Property: Lessee

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

Property Information

Are there multiple properties involved with this petition? Single Property

Property Description: Institutional building (church facility).

Existing Use: Religious institution (church) with associated community activities.

Property Owner: Chesapeake Conference Seventh Day Adventist Church

Property Address: 3291 St Johns Ln, Ellicott City, MD 21042, Ellicott City , MD, 21042

Tax Map: 29

Grid: 5

Parcel/Lot Number: 21

Zoning District: R-20

County Council District: Council District 1 - Liz Walsh

Total Site Area: 8.97

Conditional Use Area: 8.97 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:

The proposed day treatment facility at 3291 St. Johns Lane is compatible with surrounding institutional and residential uses and supports Howard County's goals for community-serving and health-oriented facilities.

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 day treatment facility will occupy an existing institutional building on an 8.97-acre site, providing ample space for operations, parking, and access. The site's location along St. Johns Lane ensures safe ingress and egress, and the use's scale and intensity are consistent with surrounding institutional and residential properties.

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

The proposed day treatment facility will operate within an existing institutional building, and its activities are indoor and community-oriented. As such, there will be minimal noise, odors, dust, or other adverse effects, and the impact on surrounding properties will be no greater than that of similar institutional or community uses in the same zoning district.

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 day treatment facility will occupy three rooms within the existing institutional building. The building height, existing walls and landscaping provide adequate screening and buffers, ensuring the use will not hinder or discourage the development or use of adjacent properties.

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 proposed day treatment facility will occupy three rooms within the existing institutional building, which has ample on-site parking, driveways, and loading areas to accommodate the use. These areas are appropriately located and screened, ensuring minimal impact on adjacent properties and public roads.

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 day treatment facility will utilize the existing ingress and egress drives to the property, which provide safe access and adequate sight distance. Traffic associated with the facility will be minimal, and the use will not adversely impact the convenience or safety of any shared driveway access with adjacent residential properties.

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

The proposed day treatment facility will occupy three rooms within the existing institutional building, with no new construction or site disturbance. As a result, the use will not have a greater potential for adversely impacting environmentally sensitive areas than other similar institutional or community uses in the vicinity.

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

The proposed day treatment facility will occupy three rooms within the existing institutional building, with no exterior alterations or construction. The use will not have a greater potential for diminishing the character or significance of nearby historic sites than other similar institutional or community uses in the vicinity.

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

03/09/2026

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

No

If yes, please explain

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

No

If yes, please explain



Signatures

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

Petitioner's Signature  Date 3.25.2026

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: KENISHA MARTIN

Signature Date: 2026-3-23 20:33:55



CONTACT US

Department of Planning and Zoning

Public Service and Zoning Division

3430 Court House Drive, Ellicott City, MD 21043

TEL: 410.313.2350

**AFFIDAVIT OF POSTING
Pre-Submission Meeting**

Case: Persons' First, Inc. Day Program

STATE OF MARYLAND

COUNTY OF HOWARD

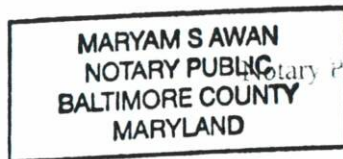
I, Kenisha Martin, HEREBY CERTIFY that to the best of my information, knowledge and belief the property which is the subject of the above-captioned petition has been posted in accordance with the following requirements of the Department of Planning and Zoning:

1. The poster(s) shall be erected and shall remain on the subject property for 30 days prior to and for 15 days after the hearings.
2. The poster(s) shall be erected using 2 wooden or metal stakes, one on each side of the poster.
3. The poster(s) shall be erected perpendicular to the road which serves as the mailing address of the subject property.

I further certify that the poster(s) has been posted at least 21 days immediately prior to the meeting scheduled for **March 9, 2026**, giving notification of the place, date and time of the hearing.

Subscribed and sworn to before me on this 12th day of MARCH, 2026.

Petitioner's/Agent's Signature



Notary Public: 
My Commission expires: 04/03/2029.

Note: It is the responsibility of the Petitioner to ensure that all of the Posting requirements have been met. Failure to meet any of these requirements may result in the postponing and rescheduling a hearing in order to ensure the proper posting of the property. It is also the petitioner's responsibility to remove the poster 15 days after the hearing.



Persons' First, Inc.

Structure Description

Tenant Letter

Persons' First, Inc. adult day program serves to provide persons with opportunities for community base support in preparing and obtaining competitive employment, developing skills needed for community engagement through community-based activities with members of the community. Persons' First, Inc. Meaningful Day Service will also provide skill related activities that aim to teach and improve daily living skills, socialization skills and participation in meaningful activities. Persons' First Inc. recognize that persons with intellectual and or developmental disabilities need a structured care plan and support with their day-to-day activities and thus all services provided will be tailored with a structured schedule that is unique to their goals/outcomes, preferences, and desires.

Our space rented at 3291 St Johns Ln, Ellicott City, MD 21042 will provide persons with disabilities a space to participate in the following:

- Literacy classes [Math, English, Reading, and more]
- Arts and Craft activities
- Teaching of various life skills [Mock laundry]
- Health education courses; imparting health-related skills [Nutritional habits, physical activity, and various health topics]
- Games [Bingo, Jenga, Board Games, Cards and more]

One of the rooms will serve as venues for team meetings, ensuring that each individual receiving support has a confidential environment to discuss their service plans and additional matters

The space will store the following:

- Arts and craft materials [Markers, paint brushes, craft paper, crayons]
- Board games, cards games, books, pens, and pencils, and more.

Pre-Submission Community Meeting Minutes
Conditional Use Petition – 3291 St Johns Ln, Ellicott City, MD 21042

Meeting Date: 03/10/2026

Scheduled Time: 6:30 PM – 7:30 PM

Actual Time: 6:28 PM – 6:53 PM

Location: 3291 St Johns Ln, Ellicott City, MD 21042

Attendees

- Debbie Riviera – Community Member 1
 - Community Member 2 – Name not provided
 - Kenisha Martinn – Meeting Facilitator
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Meeting Discussion

1. Purpose of Conditional Use

- Community Member 2 asked about the purpose of the conditional use.
- Meeting Facilitator explained that **two classrooms at 3291 St Johns Ln** will be used to provide **day supports for persons with disabilities**, including teaching life skills and supporting community engagement.

2. Building Expansion Concern

- Community Member 2 expressed concern that there might be a building expansion.
- Meeting Facilitator clarified that **no expansion will occur**; the program will use the existing space.

3. Traffic Concerns

- Community Member 2 raised concerns about traffic in the neighborhood.
- Meeting Facilitator explained the program will have a **minimum of 10 vehicles** and operate **Monday – Friday, 8:00 AM – 4:00 PM**, which is not expected to impact local traffic.
- Community Member 1 stated that **parking and program hours are unlikely to impact neighborhood traffic**, noting minimal weekday traffic.

4. Materials Provided

- Meeting Facilitator provided the **company brochure** and **business card** at the close of the meeting.

Meeting Conclusion

The meeting concluded at 6:53 PM. All attendees had the opportunity to ask questions and receive answers. Written responses will be provided for any questions not fully addressed during the meeting.

Minutes Prepared By: Kenisha Martinn, Meeting Facilitator

Mail body: PFI Conditional Use
