



Howard County Maryland
Department of Planning and Zoning
3430 Courthouse Drive, Ellicott City, MD 21043

(410) 313-2350
www.howardcountymd.gov

DPZ Office Use only:

Case No: _____

Date Filed: _____

Conditional Use Petition

Conditional Use Petition Request

Conditional Use Category:

Nursing Homes and Residential Care Facilities

Conditional Use Section Number:

131.0.N.37

Proposed Use:

Petitioner is proposing a 12-bed nursing home facility. Please see narrative supplement for more information.

Petitioner's Representative Information

Petitioner's Representative Name: Sang Oh

Address: 5100 Dorsey Hall Drive, Ellicott City, MD, 21042

Phone: (410) 964-0300

Email: soh@talkin-oh.com

Profession: Attorney

Petitioner Information

Petitioner Name: Kathryn Krenzer

Petitioners Business Name/Trading As: ALMD UNLIMITED LLC

Address: 11752 Clarksville Pike, Clarksville, MD, 21029

Phone: (410) 627-9227

Email: Kparks09@gmail.com

Petitioner's Interest in Subject Property: Joint 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: Single family detached

Existing Use: Residential

Property Owner: COOGAN DAVID, KRENZER KATHRYN COOGAN

Property Address: 11752 Clarksville Pike, Clarksville, MD, 21029-1237

Tax Map: 29

Grid: 14

Parcel/Lot Number: Parcel 114, Lot 5

Zoning District: RC-DEO

County Council District: Council District 5 - David Yungmann

Total Site Area: .96

Conditional Use Area: .96

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 Conditional Use plan is in harmony with the land uses and policies in the HoCoByDesign. Please see narrative supplement for more details.

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 nature and intensity of the proposed 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 uses are appropriate to the site. Please see narrative supplement for more details.

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 conditional use will not generate adverse impacts greater at the subject Property than elsewhere in the zone. Please see narrative supplement for more details.

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 conditional use will not hinder or discourage the development and/or use of adjacent land and structures more at the subject Property than elsewhere in the zone. Please see narrative supplement for more details.

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 parking being restricted to the residents of the facility (who ordinarily do not drive), 2 to 3 staff and 1 or 2 guests, additional parking is not necessary.

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 proposed conditional use will not adversely impact the convenience or safety of the use of the driveway.

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

There are no environmentally sensitive areas on the Property or near the Property.

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

The nearest historic site in the Manatee Farm Tannant House at 11901 Route 108. Located approximately 0.35 miles away, the Manatee Farm Tannat House is not visible from the subject Property.

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

06/29/2026

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

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 Kathryn Krueger Date 8-3-26

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: Sang Oh

Signature Date: 2026-8-3 09:49:23

CONTACT US

Department of Planning and Zoning

Public Service and Zoning Division

3430 Court House Drive, Ellicott City, MD 21043

TEL: 410.313.2350



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Property Owners Authorization for Zoning Petitions

Any Zoning Petition not submitted and otherwise signed by the Property Owner shall be submitted with written authorization from the Property Owner authorizing the Petitioner to act on behalf of the Property Owner.

I (we): ALMD UNLIMITED LLC (c/o Kathryn Krenzer)
(Print Property Owner(s) Name / Firm / Organization)

Hereby Authorize: Petitioner ALMD UNLIMITED LLC authorizes Sang W. Oh and Talkin & Oh, LLP
(Print Petitioner Name/Organization)

For Subject Property: 11752 Clarksville Pike, Clarksville MD 21029
(Print Subject Property Address)

To apply for the following Zoning Petition:

- | | |
|--|---|
| ☐ Administrative Adjustment | ☐ Non-Conforming Use (Hearing Examiner) |
| ☐ Nonconforming Use Confirmation (Division) | ☐ Amend the Zoning Map of Howard County |
| ☐ Temporary Use Permit | ☐ Amend the Zoning Regulations of Howard County |
| ☐ Non-Residential Variance | ☐ Preliminary Development Plan in a MXD District |
| ☐ Residential District Variance | ☐ Amended Preliminary Development Plan |
| ☒ Conditional Use | ☐ Other (Explain): |

The undersigned property owner does further authorize the Petitioner to make applications for any and all site plans and/or permits necessary to implement its plan in relation to the aforementioned conditional Zoning Petition.

ALMD UNLIMITED LLC, c/o Kathryn Krenzer
Name

Kathryn Krenzer
Property Owners Signature

8/3/26
Date

kparks09@gmail.com
Property Owners Email

11752 Clarksville Pike, Clarksville MD 21029
Property Owners Address

(410) 627-9227
Property Owners Phone