

Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

Main: 410-313-2640 | Fax: 410-313-2648

TDD 410-313-2323 | Toll Free 1-866-313-6300

www.hchealth.org

Facebook: www.facebook.com/hocohealth

Twitter: [HowardCoHealthDep](https://twitter.com/HowardCoHealthDep)

Maura J. Rossman, M.D., Health Officer

MEMORANDUM

TO: Kent Sheubrooks, Chief
Division of Land Development

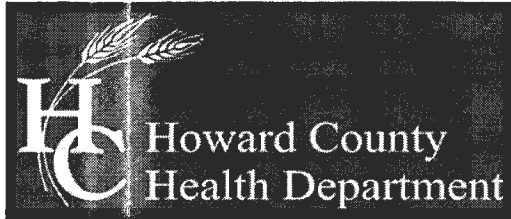
FROM: Jeff Williams
Program Supervisor, Well & Septic Program
Bureau of Environmental Health

DATE: May 23, 2019

RE: WP-19-096, 13743 Old Rover Road *REVISED*

The Health Department is revising comments made on May 22, 2019 regarding this petition.

- The Health Department has no objection to the proposal once the plot plan is revised to show the location of the septic tank and a relocation of the proposed play area to not overlap the tank or the sewage disposal area.



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MEMORANDUM

TO: Kent Sheubrooks, Chief
Division of Land Development

FROM: Jeff Williams
Program Supervisor, Well & Septic Program
Bureau of Environmental Health

DATE: May 22, 2019

RE: WP-19-096, 13743 Old Rover Road

The Health Department has reviewed the above referenced petition and has the following comments:

- I made the following comments for BA-17-025C:
 - The application makes it unclear whether the structure will be used as a daycare in addition to still being a residence or will be solely a daycare center. The onsite sewage disposal system and area are likely not adequate to accommodate a residence plus a daycare facility.
 - The proposed play area overlaps the sewage disposal area and appears to be located on top of the septic tank.
- It is the Health Department's position that a SDP would be an appropriate and useful tool to address the above comments and display the necessary sewage disposal area and system needed for the proposed use.
- It is unclear whether a building permit will be required for this upgraded use. In the event that a building permit is not required, a site development plan would be the only mechanism for the Health Department to verify that the sewage disposal system and sewage disposal area are adequate for the proposed expansion in use. It is very possible that the existing system and area are not adequate as stated in our comments for BA-17-025C. It is also possible that a permit for only the driveway will not be sent to the Health Department for review, leaving us out of the loop to enforce the above mentioned requirements.

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: April 26, 2019

DPZ File No. WP-19-0

Department of Planning and Zoning

- 1 Research
- 1 Resource Conservation (Historic/Ag Pres)
- Public Service and Zoning Administration
- Address Coordinator

- 1 Comprehensive & Community Planning
- 2 Development Engineering Division
- Other
- 1 File

See:

Agencies

- 1 Soil Conservation District
- 1 Department of Inspections, Licenses & Permits
- 1 Department of Fire and Rescue Services
- 1 State Highway Administration
- 1 Health Department
- 1 Public School System
- 1 Recreation and Parks
- 1 Office of Transportation
- MD Aviation Administration
- WSSC (Non-Residential Only)

- Tax Assessment
- Verizon
- BGE
- Cable TV
- Police
- MTA
- Finance
- 1 DPW, Real Estate Services
- DPW, Construction and Inspection
- DPW, Bureau of Utilities

RE: 13743 Old Rover Road

ENCLOSED FOR YOUR Signature Approval Review & Comments Files

THE ENCLOSED Original Pre-Packaged Plan Set

<u>Plans</u>	<u># of Plans</u>
<input type="checkbox"/> Sketch Plan	<input type="checkbox"/>
<input type="checkbox"/> Prel Equiv Sketch Plan	<input type="checkbox"/>
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/>
<input type="checkbox"/> Final Plat/Plat of Easement/RE Plat	<input type="checkbox"/>
<input type="checkbox"/> Final Constr Plans (RDS)	<input type="checkbox"/>
<input type="checkbox"/> Final Development Plan	<input type="checkbox"/>
<input type="checkbox"/> Site Development Plan	<input type="checkbox"/>
<input type="checkbox"/> Landscape Plan/Supplemental Plan	<input type="checkbox"/>
<input type="checkbox"/> Grading Plan	<input type="checkbox"/>
<input type="checkbox"/> House Type Revision/Walk-Thru Red-Line	<input type="checkbox"/>
<input type="checkbox"/> Water and Sewer Plan	<input type="checkbox"/>

<u>Supplemental Documents</u>
<input type="checkbox"/> Wetlands Report
<input type="checkbox"/> Soils/Topo Map/Drain Area Map
<input type="checkbox"/> FSD/FCP/Worksheet and Application
<input type="checkbox"/> Declaration of Intent (Forest Cons)
<input type="checkbox"/> Drainage and/or Computation/Pond Safety Comps
<input type="checkbox"/> Preliminary Road Profiles
<input type="checkbox"/> APFO Roads Test/Mitigation Plan/Traffic Study
<input type="checkbox"/> Noise Study
<input type="checkbox"/> Sight Distance Analysis/Speed Flow Study
<input type="checkbox"/> Floodplain Study
<input type="checkbox"/> Stormwater Management Comps/Geo-Tech Report
<input type="checkbox"/> Industrial Waste Survey (DPW)
<input type="checkbox"/> Road Poster Form Letter
<input checked="" type="checkbox"/> Justification Letter
<input type="checkbox"/> Perc Plat
<input type="checkbox"/> Scenic Road Exhibits
<input type="checkbox"/> Deeds
<input type="checkbox"/> Photographs
<input type="checkbox"/> Retaining Wall Comps/Details
<input type="checkbox"/> Poster/Community or HDC Meeting Information
<input type="checkbox"/> Route 1 Details/Summary

<u>Applications</u>	<u># of Plans</u>
<u>15</u> Alternative Compliance Application	<u>15</u>
<input type="checkbox"/> Planning Board Application	<input type="checkbox"/>
<input type="checkbox"/> ASDP/CSDP Application	<input type="checkbox"/>
<input type="checkbox"/> DED Application/Checklist	<input type="checkbox"/>
<input type="checkbox"/> DED Fee Receipt/Deeds/Cost Estimate	<input type="checkbox"/>
<input type="checkbox"/> Overall Scaled Composite	<input type="checkbox"/>
<input type="checkbox"/> Water & Sewer Plans	<input type="checkbox"/>
<input type="checkbox"/> List of Street Names	<input type="checkbox"/>

WAS: Received Tentatively Approved Recorded
 Received and Revised Approved On April 26, 2019

COMMENTS: _____ Due- 17 Working Days: 05/20/19

Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

DPZ STAFF INITIALS:

**Howard County Department of Planning and Zoning
Division of Land Development**

ALTERNATIVE COMPLIANCE APPLICATION

[Alternative Compliance from Subdivision and Land Development Regulations]

19-094

Date Submitted/Accepted _____ DPZ File Number _____

I. Site Description

Subdivision Name/Property Identification: N/A
 Location of property: 13743 Old River Rd West Friendship, MD 21794
(Street Address and/or Road Name)

residential (Existing Use) child day care center - 12 children (Proposed Use)

0015 (Tax Map No.) 0013 (Grid/Block No.) PARA (Parcel No.) 81 (Election District)

RR-DEO (Zoning District) 4.03 AC (Total Site Area)

Provide a brief site history including reference to all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, alternative compliance petitions, etc.)

Submitted conditional use application which was approved by hearing examiner on 3/25/19

II. Alternative Compliance Request

In accordance with Section 16.104 of the Howard County Subdivision and Land Development Regulations, the Department of Planning and Zoning, in conjunction with the Subdivision Review Committee may grant alternative compliances or modifications to the minimum requirements stipulated within the Regulations if it is determined that extraordinary hardships or practical difficulties may result from strict compliance with the regulations, or if it is determined that the regulations may be served to a greater extent by an alternative proposal.

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which an alternative compliance is being requested and provide a brief summary of the regulation. Attach a separate sheet if additional information is appropriate.

Section Reference No.	Summary of Regulation
1. <u>16.155(a)(3)</u>	<u>Requirement of Site Development Plan in</u> <u>Conditional cases</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

- d. **Design Advisory Panel (DAP)** – A pre-submission advisory meeting with the Design Advisory Panel is required for sketch and preliminary equivalent sketch plans that are submitted on or after November 3, 2008 for new development or redevelopment projects on parcels located in the U.S. Route 1 corridor that are zoned 'CE', 'CAC' or 'TOD' or that adjoin the Route 1 right-of-way and that are subject to the Route 1 Design Manual; on parcels located within the U.S. Route 40 corridor that are zoned 'TNC' or that are subject to the Route 40 Design Manual; on parcels which age-restricted adult housing is to be constructed pursuant to a conditional use; on redevelopment parcels located in the New Town Village Centers with boundaries proposed by a property owner or established by the Zoning Board or County Council; and for revitalization and redevelopment of Downtown Columbia in accordance with Sections 16.1501 and 16.1504 of the Howard County Code. The property owner/developer must contact the DPZ, Division of Comprehensive and Community Planning to verify this requirement and for information concerning the DAP meeting scheduling process and procedures. **The property owner/developer must submit a copy of the DAP project design recommendations to DPZ along with the initial subdivision plan application.**

V. **Plan Exhibit**

A. **Number of Copies Required**

The alternative compliance application must be accompanied by copies of a detailed plot plan, subdivision plat or site development plan **(15 sets of the completed alternative compliance application and plan exhibit if the subject property adjoins a County road; 19 sets for properties adjoining a State road).** In instances where the alternative compliance request concerns an approval extension or if an associated plan is in active processing, only 2 sets of plans are required along with 15 or 19 copies of the application form. **Plans must be folded to a size no larger than 7-1/2" x 12". The pre-packaging of plans and supplemental reports by SRC agency will be permitted by DPZ provided that each package contains a cover letter which itemizes all plans, reports and documents included in the package.**

Please be advised that all plan application submissions are ACCEPTED BY APPOINTMENT ONLY. All plan submission appointments must be scheduled with the Division of Land Development at (410) 313-2350.

Plan applications are available on the DPZ website at <https://howardcountymd.gov/Departments/Planning-and-Zoning/Land-Development>.

B. **Plan Requirement Checklist**

The detailed alternative compliance exhibit, plot plan, subdivision plan or site development plan must indicate the following required information relevant to the alternative compliance request to ensure acceptance of the alternative compliance application for processing.

Legend:	<u>✓</u> NA	Information Provided Not Applicable	<u>X</u> Information Not Provided, Justification Attached
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- ✓ 1. Vicinity map scale 1" = 2,000' indicating and identifying the total boundary of the property, exact site location, vicinity roads and north arrow.
- ✓ 2. Bearings and distances of property boundary lines for the entire tract and size of tract area.
- ✓ 3. North arrow and scale of plan.
- ✓ 4. Location, extent, boundary lines and area of any proposed lots.
- ✓ 5. Any existing or proposed building(s), structures, points of access, driveways, topography, natural features and other objects and/or uses on the subject and adjacent properties which may be relevant to the petition; i.e. historic structures, cemeteries or environmentally sensitive areas.
- ✓ 6. Delineation of building setback lines.
- ✓ 7. Delineation of all existing public road and/or proposed street systems.
- ✓ 8. Identification and location of all easements.
- ✓ 9. Approximate delineation of floodplain, streams, wetland and forested areas, if applicable, and/or

- ✓ provide a professional certification that environmental features do not exist on the property.
- ✓ 10. Road profile to evaluate sight distance, if the application includes a request for direct access to a major collector or more restrictive roadway classification.
- ✓ 11. Any additional information to allow proper evaluation (e.g. for alternative compliance to wetland buffers an alternative analysis and mitigation proposal are needed; for alternative compliance to SDP requirements where there is no subdivision of land, an APFO Roads Test evaluation may be needed, for alternative compliance of final plat or SDP, a copy of property deeds to confirm legal creation or status of property is needed).
- ✓ 12. Photographs, perspective sketches or cross-sections as necessary to adequately portray the alternative compliance request.
- ✓ 13. The exhibit plans should be highlighted to accurately illustrate the requested alternative compliance(s) to allow proper evaluation (i.e. proposed grading, tree clearing or other disturbances within environmentally sensitive areas or buffers).
- ✓ 14. Submit 2 sets of photographs for all existing on-site structures.
- ✓ 15. Identify the location of any existing wells and/or private septic systems.

N/A

16. **Route 1 Manual**

Compliance with the Route 1 Manual is required for new development and some alterations or enlargements located in the CE, TOD and CAC zoning districts and for other zoning districts located within the Route 1 corridor. All plan submissions, beginning with the initial subdivision or site development plan, shall show all applicable streetscape, site and building designs responding to the Route 1 Manual's requirements and recommendations. All plan submissions shall provide a written summary of how the proposed design achieves the objectives of the Route 1 Manual. Also, building design and schematic architectural elevation details must be included with the initial subdivision or site development plan submission.

N/A

17. **Route 40 Design Manual**

Compliance with the Route 40 Design Manual is required for new development and redevelopment projects located in the Traditional Neighborhood Center (TNC) zoning districts and on parcels located within the Route 40 Corridor as defined in the Route 40 Design Manual. All plan submissions within the Route 40 corridor, beginning with the initial subdivision or site development plan, shall show all applicable streetscape, site and building designs responding to the Route 40 Design Manual's requirements and recommendations. All plan submissions within the Route 40 corridor shall provide a written summary of how the proposed design achieves the objectives of the Route 40 Design Manual. Also, building design and schematic architectural elevation details must be included with the initial subdivision or site development plan submission.

- ✓ 18. **Property Deeds** – Information to confirm the legal creation or status of the property to be improved. (Copy of deeds from Howard County Land Records Office or record plat name and recording reference number). **A complete chronological deed history is required for all deeded residential properties. Provide 2 copies of the recorded deeds for the subject property tracing its history back to 1960.**

- ✓ 19. Please complete the following:

A pre-submission meeting was held with DPZ on 3/25/19 with Michele L. LeFaivre [date], if applicable.
 [DPZ, Director, DLD Division Chief or other SRC representatives]

VI. **Fees**

The Alternative Compliance application fee shall be in accordance with the adopted fee schedule. All checks shall be made payable to the *Director of Finance*. **The petition will not be accepted for processing until the fee has been paid. Incomplete, Incorrect or missing information may result in the rejection of the application and could cause additional time to be required to revise the application for resubmittal and re-review.** For more information or questions, contact DPZ at (410) 313-2350.

Howard County Department of Planning and Zoning
Division of Land Development

**INITIAL SUBMISSION
ALTERNATIVE COMPLIANCE WORKSHEET**
(For DPZ Use Only)

Project Name _____ DPZ File No. _____
DPZ Plan Reviewer _____ Submission Date _____
Plan Consultant Representative _____ Time _____

I. Application Requirements

Indicate Yes, No or N/A

- a. Application is complete
- b. Required number of plans and applications are provided.....
 ___ Plans (15 sets on County Road or
 ___ Applications 19 sets on State Road)
- c. Supplemental Information is provided
- d. Certification of pre-submission community meeting and summary of community comments with dated responses to all meeting attendees within 60 days is provided and three week notice given to DPZ and County Council, if applicable
- e. Certification of pre-submission HPC advisory meeting for new projects in Historic District or listed in Historic Sites Inventory
- f. Photographs of existing structures (for Historic Preservation Review)
- g. MAA Approval Letter (if applicable)
- h. Written summary of Route 1 Manual/Route 40 Design Manual compliance (if applic)
- i. DAP project design recommendation for Route 1/Route 40 projects

II. Fee Computation

Fee

Number of alternative compliance sections requested

* Base Fee for first two alternative compliance sections (\$450)

Fee for each additional alternative compliance section (___ additional alternative compliances x \$50 each)

* (Maximum fee of \$350 for Agricultural Preservation parcels)

TOTAL _____

III. Certification

Cash Receipt No. _____ Amount _____
SAP Acct 1000000000-3000-3000000000-PWPW000000000000-432530

Check issued by _____

___ Alternative Compliance application is accepted for processing.

___ Scheduled SRC meeting date.

___ Alternative Compliance application is rejected.

Reason: _____

___ Resubmission is accepted. Date _____ Staff initials _____

Comments/Notes _____

VII. Owner's/Petitioner's Certification

I/WE the undersigned fee simple owner(s) hereby make application to the Howard County Department of Planning and Zoning to provide an alternative compliance request of the minimum requirements of the Howard County Subdivision and Land Development Regulations. The undersigned hereby certifies the information supplied herewith is correct and complete, confirms that the regulations and policies as referred to in the attached are understood, and authorizes periodic on-site inspections by the Howard County Subdivision Review Committee agencies. ***If the applicant is the owner's agent, written documentation from owner granting that authority is required at the time of the submission.**

Owner's authorization attached *

Wayne Wise 4/26/19 Alexis Young 4/25/19
(Signature of Property Owner) (Date) (Signature of Petition Preparer) * (Date)
(Fee Simple Owner Only)

Wayne Wise
(Name of Property Owner)

Alexis Young
(Name of Petition Preparer, Surveyor/Engineering/Architect or Agent/Developer)

13743 Old Rover Rd
(Address)

13743 Old Road
(Address)

West Friendship, MD, 21794
(City, State, Zip Code)

West Friendship, MD, 21794
(City, State, Zip Code)

E-Mail wayne.wise@jhuapl.edu

E-Mail your.journeydaycare@gmail.com

443-677-7980
(Telephone) (Fax)

240-394-6311
(Telephone) (Fax)

Contact Person: Wayne Wise

Contact Person: Alexis Young

April 22,2019

Department of Planning and Zoning

Division of Land Development

Re: Letter of Justification

Dear the SRC Committee,

Your Journey Nursery and Preschool is at 13743 Old Rover Rd., West Friendship, MD 21794. We have been operating a family child care home with a maximum capacity of 8 children. Our primary goal is to provide children and families with a safe and nurturing environment for children to learn and grow. To accommodate more local families and expand our preschool program, we have applied for a conditional use permit to increase our capacity to 12 children. The hearing examiner granted the permit under the condition that we add three additional parking spaces (two of which would require additional asphalt to be laid). Conditional use cases involving exterior site improvements may require a site development plan. Strict adherence with the regulations requiring a site development plan would come at an exponential cost. This cost is combined with the costs associated with the conditional use permit application, posting of ads and posters, printing and purchasing our site plan, cost of compliance with state and local regulations for family child care providers, required training from the Maryland State Department of Education, and the cost of the site improvements themselves.

Approval of the alternative compliance will not be detrimental to the public interests. It will enable us to provide more local families with safe and reliable child care. It will not alter the essential character of the neighborhood and the parking spaces will be surrounded by a landscaping buffer and be within the 30' setback from adjacent properties.

The intent of the regulations will be served to a greater extent through the implementation of the alternative proposal. The addition of parking spaces will make entrance and exit safer and more efficient. This will improve the site function.

The approval of the alternative compliance will not nullify the intent of the regulations and we fully understand the importance of adhering to county standards. We have submitted a plan exhibit that includes all the required components. We will follow all county codes and the addition of the parking spaces will allow us to do so.

We appreciate your time and consideration and hope for a favorable outcome.

Best,

Alexis Young

Owner/Director

Your Journey Nursery and Preschool

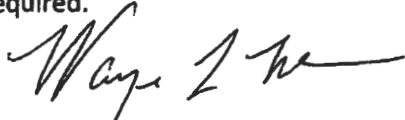
240-394-6311

Yourjourneydaycare@gmail.com

February 17, 2018

To whom it may concern,

Alexis P Young has my permission to utilize the address listed below for her daycare services. She has completed all of her certifications and provided Howard County with all of the documentation that was required.

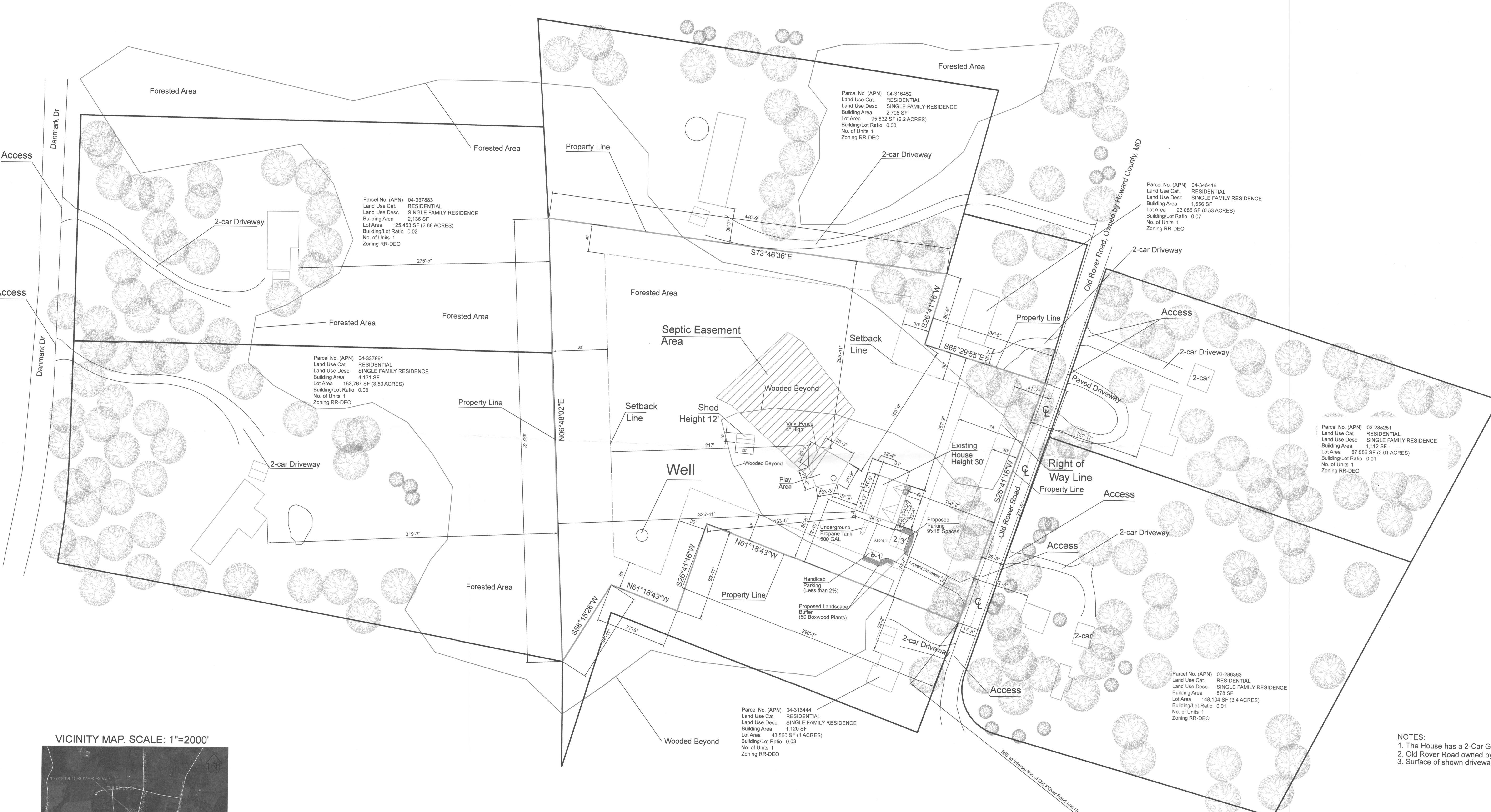
A handwritten signature in black ink, appearing to read "Wayne L Wise". The signature is written in a cursive style with a long horizontal stroke at the end.

Wayne L Wise

13743 Old Rover RD

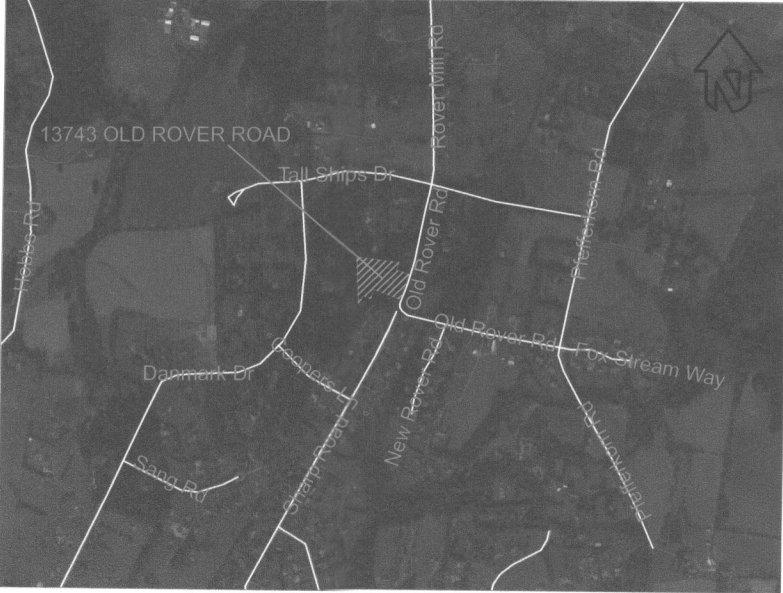
West Friendship, MD 21794

443-677-7980



NOTES:
 1. The House has a 2-Car Garage, concrete.
 2. Old Rover Road owned by Howard County, MD
 3. Surface of shown driveways is asphalt.

VICINITY MAP. SCALE: 1"=2000'



Owner: Wayne Wise 13743 Old Rover Rd.,
 West Friendship, MD 21794
 wayne.wise@huapl.edu 4436777980
 Petitioner: Alexis Young yourjourneydaycare@gmail.com
 13743 Old Rover Rd, West Friendship, MD 21794 (240)-394-6311

Council:
 Parcel No. (APN) 04-331338
 Tax Map Number: 15
 Parcel Number: 195
 Land Use Cat. RESIDENTIAL
 Land Use Desc. SINGLE FAMILY RESIDENCE
 Building Floor Area: 2625 SF
 Area to be Used as Daycare: 1000 SF
 Lot Area 175547 SF (4.03 ACRES)
 Building/Lot Ratio 0.01
 Zoning (Assessor) RR-DEO
 Election District:

Address of the Howard County Health Department
 8930 Stanford Blvd, Columbia, MD 21045
 Conditional use request for the entire lot

13743 Old Rover Rd
 West Friendship, MD 21794
 Scale: 1"=50'

