December 24, 2020

TECHNICAL STAFF REPORT

Board of Appeals Hearing of January 7, 2021

Case No./Petitioner: BA-16-034C – Glenelg Country School, Inc.

Request: Enlargement and modification to an existing Conditional Use for a Private School (Academic) (Section 131.0.N.48.)

Location: 12793 Folly Quarter Road
Tax Map 22, Parcel 146; Tax Map 22, Parcel 74, Lot 1 & Lot PAR A; Tax Map 28, Parcel 345, Lot 24-C (the "Property").

Area of Property: 94.041 acres

Conditional Use Area: 85.132 acres

Zoning: RR-DEO (Rural Residential – Density Exchange Option Overlay)
I. CONDITIONAL USE PROPOSAL

The Property is the site of the Glenelg Country School, a pre-K-12 private school with an approved enrollment of 782 students and 133 employees. The school consists of approximately 196,464 square feet of classroom/instruction space, approximately 20,000 square feet of accessory buildings, six athletic fields, an outdoor amphitheater, and an observatory.

The Petitioner proposes a multi-phased expansion to the school over a 10-year period consisting of:

**Phase 1**

Time Frame: 2 years

- A 420 square foot storage building adjacent to athletic field #3 (P1)
- A 2,300 square foot portable classroom located west of the Upper School (P3)
- A 840 square foot portable classroom located west of the Lower School (P7)
- A 2,200 square foot storage building located west of the Primary School (P9)
- A 400 linear foot sound wall six feet in height (P10)

**Phase 2**

Time Frame: 10 years

<table>
<thead>
<tr>
<th>Change</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Students:</td>
<td>188</td>
</tr>
<tr>
<td>Employees:</td>
<td>11</td>
</tr>
</tbody>
</table>

- A 11,000 square feet, three story addition to the south side of the Upper School (P2)
- A 42,500 square foot, two-story Performing Arts Center with 450 seats and classroom space located west side of the Upper School (P4)
- A 46-space parking lot located on the west side of the main drive north of the Middle School Building/Performing Art Center (P5)
- A 44-space parking lot with associated lighting located on the west side of the main drive northwest of the Manor House/Lower School (P6)
- An 18,000 square foot, two story pre-school (Little Dragons) building located southwest of the Manor House/Lower School where a playground is currently located (P8)

**Unspecified Phase**

- 22 parking spaces west of the Primary School Building (E21)
- 1 ADA parking space west of the operations cottage (E22)
- Scoreboard on athletic field #5
- Playground and equipment for the Primary School (E21) and Little Dragons Building (P8)
- Sidewalk from the Lower School gymnasium (E10) to the Manor Building (E17)
Existing Buildings

The Petitioner is seeking retroactive approval of the following existing buildings and structures:

- A 207 square foot storage shed near the tennis courts (E7)
- An outdoor amphitheater (E12)
- First and third base dugouts (E13)
- A 266 square foot mail receiving building (E19)
- A 290 square foot fuel storage shed (E24)
- 7 flagpoles (EF)
- Playground equipment

II. BACKGROUND INFORMATION

A. Site Description

The 94.041-acre Property is irregularly-shaped and comprised of four properties, the largest of which is Parcel 146 at approximately 80.75 acres. The main entrance to the Property is on Folly Quarter Road and is offset to the southeast of Maryvale Court. There is also a secondary right-in entrance from eastbound Folly Quarter Road further to the west of the main entrance.

The campus consists of Primary, Lower, Middle, and Upper School buildings totaling 196,464 square feet. Ancillary buildings/facilities consist of the headmaster’s residence, a cottage, six athletic fields, two portable classrooms, maintenance buildings, outdoor amphitheater, and an observatory.

A portion of the Lower School building is an historic building known as Glenelg Manor (HO-15) which was constructed in the early 1850s and is a significant example of the Gothic Revival architectural style.

The Property slopes from the highest elevation in front of the Manor House/Lower School down in all directions, but particularly to the southeast where the elevation drops more than 100 feet to the lowest point near the southeast corner. Two large wooded areas are located between the main drive and Maisel Farm Lane on the northwest side and a Forest Conservation Easement area is located southeast of the Middle School Building/Performing Art Center. There are also wooded perimeter buffer areas along the rear lot lines and along much of the private Folly Quarter Road on the southeast side of the Property.

B. Vicinal Properties

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RR-DEO</td>
<td>Single Family Residences</td>
</tr>
<tr>
<td>South</td>
<td>RR-DEO</td>
<td>Single Family Residences</td>
</tr>
<tr>
<td>East</td>
<td>RR-DEO</td>
<td>Single Family Residences</td>
</tr>
<tr>
<td>West</td>
<td>RR-DEO</td>
<td>Single Family Residences</td>
</tr>
</tbody>
</table>
C. Roads

Folly Quarter Road has two travel lanes within a variable-width right-of-way. In front of the Property are acceleration and deceleration lanes for Maryvale Court, which can also be used as a pass-by lane for the entrance to the Property. The main ingress and egress for the Property has very short acceleration and deceleration areas. The speed limit on Folly Quarter Road is 40 miles per hour and 30 miles per hour during school hours.

There is one point of access from the Property to Maisel Farm Lane to the west located near the southwest corner of the Property, behind the residential cottage. Maisel Farm Lane is a narrow road, approximately 11 to 12 feet wide, and there is no posted speed limit.

The traffic volume on Folly Quarter Road was 4,402 AADT (Annual Average Daily Traffic) in 2019.

D. Water and Sewer Service

The Property is not in the Metropolitan District or the Planned Service Area.

The site is served by private water and septic facilities.

E. General Plan

The Property is designated Low Density Development on the Designated Place Types Map of the PlanHoward 2030 General Plan.

Folly Quarter Road is a Major Collector.

F. Agency Comments

Agency comments are attached.

III. ZONING HISTORY

A. Case No. BA 80-17N
Petitioner: Glenelg Country School, Inc.
Request: Confirmation and expansion of a nonconforming private school use to allow the construction of a gymnasium building.
Action: Granted, August 5, 1980

B. Case No. BA 82-04N
Petitioner: Glenelg Country School, Inc.
Request: Enlargement of a nonconforming private school so as to construct an outdoor in-ground swimming pool in an R District
Action: Granted, August 23, 1982

C. Case No. BA 84-23E&V
Petitioner: Glenelg Country School
Request: Special exception for a private academic school and a variance from the minimum setback requirements from the property line separating Parcels146 and
Case No.: BA-16-034C
Petitioner: Glenelg Country School, Inc.

356 to allow the construction of a high school facility.
Action: Granted, September 24, 1984

D. Case No. BA-93-10E
Petitioner: Glenelg Country School
Request: Special Exception to expand an existing private academic school.
Action: Granted, May 20, 1993

E. Case No. BA-95-46E
Petitioner: Glenelg Country School
Request: Special Exception for the expansion of a private school.
Action: Granted, February 6, 1996

F. Case No. BA-99-51E&V
Petitioner: Glenelg Country School
Request: Special Exception for the enlargement of an existing private school and a variance to reduce the required 30-foot structure and use setback to 0 feet for a school building.
Action: Granted, May 16, 2000

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.

While Howard County General Plan policies are not directly related to Conditional Use requests for Private Schools, properly sited private schools are compatible with residential areas. The Property is designated Low Density Development on the Designated Place Types Map of the PlanHoward 2030 General Plan and is designated Institutional on the Land Use Map. Folly Quarter Road is depicted as a Major Collector on the Transportation Map of the PlanHoward 2030 General Plan.

The private was found to be in harmony with the Howard County General Plan in BA-99-51E&V. The proposal is an expansion of the existing school facilities approved in BA-99-51E&V.

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 existing school consists of approximately 196,464 square feet in buildings E6, E9, E10, E17, and E21, approximately 20,000 square feet of accessory structures space, and multiple outdoor recreation areas on an 85 acre campus.

Phase 1 consists of minor accessory structures, a sound wall, and two portable classrooms.
Phase 2 consists of an 11,000 square foot addition to the upper school that is 245 feet from the closest property line, a 42,500 square foot performing arts center attached to the Upper School that is over 350 feet from the closest property line, and an 18,000 square foot early learning building that is 151 feet from the closest property line. All proposed buildings/additions are located adjacent to existing buildings within the functional area of the existing campus. The existing and proposed vegetation will provide adequate screening from adjacent residential properties. Additionally, the Conditional Use Plan indicates that approximately 79% of the Property will be green space.

According to Sec. 131.0.N.48, the minimum lot size for a Private School is three acres and the proposed conditional use area is 85.132 acres. Furthermore, 100 students are permitted per acre; therefore, a total of 8513 students are allowed on the Property. The Petitioner is proposing a maximum enrollment in Phase 2 of 958 students.

The Functional Road Classification Map of PlanHoward 2030 depicts both Folly Quarter Road as a Major Collector, which is an appropriate classification for the types and number of vehicles associated with the proposed use.

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 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 proposed academic school buildings and additions will primarily be indoor uses. 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.

4. *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 maximum height allowed in the RR Zoning District is 40 feet for principal structures and 25 feet for accessory structures. All proposed structures comply with these requirements, except for the Performing Arts Center, which is described as 46 feet tall in note 26 and +75 feet in the proposed use chart. Sec. 131.0.48.3 allows 1 foot of additional height for every 2 feet of additional setback provided the building is no more than three stories. The Performing Arts Center will be two stories and is over 300 feet from the closest property line; therefore, either height is permitted. However, the actual height should be clarified.

The 11,000 square foot addition to the upper school is 245 feet from the closest property line and the 18,000 square foot early learning building is 151 feet from the closest
property line. All proposed buildings/additions are located adjacent to existing buildings within the functional area of the existing campus.

A type "B" vegetative buffer is proposed along the frontage of Folly Quarter Road to screen the school from the public right-of-way. A type "C" buffer or equivalent is proposed along the remaining property lines to screen the school from adjacent residential properties. Therefore, the use will not hinder or discourage the development and/or use of adjacent land and structures more at the subject site than generally elsewhere in the RR zoning district.

5. 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.

A detailed chart showing the required/provided parking for all proposed uses is depicted on the Conditional Use plan. A total of 305 parking spaces are required and 414 are provided.

All new parking areas are appropriately buffered or screened from the roads and residential uses either by distance, existing vegetation, fences/walls, or both.

A type "B" vegetative buffer is proposed along the frontage of Folly Quarter Road to screen the school from the public right-of-way. A type "C" buffer or equivalent is proposed along the remaining property lines to screen the school from adjacent residential properties.

6. 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 posted speed limits on Folly Quarter Road are 30 miles per hour during school times and 40 miles per hour at other times. Based on existing conditions, the proposed access point on Folly Quarter Road is approximately 545 feet from a bend in the road and a decrease in elevation located to west. According to the American Association of State Highway and Transportation Official (AASHTO) guidelines, based on estimated stopping sight distance of 200 feet for a car going 30 miles per hour and 305 feet for a car going 40 miles per hour, the existing access point on Folly Quarter Road appears to provide safe access with adequate stopping sight distance. However, Folly Quarter road is a Major Collector. In order to verify sight distance for such a road classification, AASHTO recommends an intersection sight distance analysis be conducted in addition to a stopping sight distance analysis.

A professional sight distance analysis would need to be conducted to conclusively evaluate sight distance at the proposed location. A professional sight distance analysis is typically conducted when the Site Development Plan is submitted. Approval of the Site Development Plan would be contingent upon compliance with all Howard County design criteria, including sight distance.
7. The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere.

A minor stream is located within the Forest Conservation Area on the Property and a minor stream is located south of the property near the athletic field. The proposed enlargements and modifications are located at least 400 feet from these environmental features and will not have a potential to cause any adverse impacts.

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

The Manor House portion of the Lower School is a significant historic building known as Glenelg Manor (HO-15). Based upon review by DPZ Historic Resources staff and the County’s Architectural Historian, only two structures have the potential to impact the character and significance of this resource- the elementary classroom building and the portable classroom. The elementary classroom is situated in a linear fashion adjacent to the newer classroom additions and does not detract from character or significance of the historic site.

However, the portable classroom may compromise the historical significance of the site. According to the County’s Architectural Historian, “Glenelg Manor is one of the most architecturally significant buildings in Howard County. The historic core of Glenelg Manor consists of the main house with the circular drive in front and a group of outbuildings to the rear. Ideally, this core should be maintained with a suitable buffer between it and the new school buildings.” The proposed location of the portable classroom, hugging the historic core, and the diagonal placement of the portable classroom diminishes the integrity of the historic resource. To mitigate this impact, the classroom should be moved away from the historic building and placed perpendicular or parallel to the existing building.

Additionally, the portable classroom likely infringes on the view from the farm house and from the pedestrian pathway. The view from the rear of the house is from the original farm house and appears to look at the lawn and a historic outbuilding. In the current location, the portable classroom will be prominent from this view. A buffer should be established to respect the view shed and environmental setting.

Also in the vicinity, at 4317 Maisel Farm Lane, is another historic building called Glenelg Manor Farm (HO-238). This building is a stone house that is estimated to have been constructed in the 1870s and was at that time on a very large farm. Today it is on an approximately one-acre lot that is immediately to the west of the barn on the Site, and the original architectural rear of the house on its north side has been altered to become the functioning front entrance. This house appears to be properly screened and buffered from the proposed enlargements and modification.
C. Evaluation of petition according to Section 131.0.N.48. (Specific Criteria for Schools, Colleges, Universities – Private (Academic))

1. The maximum density permitted is 60 pupils per acre for lots less than three acres, and 100 pupils per acre for lots three acres or greater.

The proposed future enrollment of 958 students is well below the maximum density of 100 students per acre. Based on the 85.132 conditional use area, the proposed density is slightly above 11.25 students per acre.

2. In addition to meeting the minimum area requirements above, schools with residence accommodations shall provide an additional 500 square feet of lot area per site resident. Residents shall include students, staff members, caretakers and their families who reside on the site.

The only residential use on the Property is the existing Headmaster’s house. The lot size requirement for 958 students is 9.58 acres and the conditional use area is 85.132; therefore, there is sufficient area for one residence.

3. A private school may be erected to a greater height than permitted in the respective district, provided that no structure is more than three stories in height and the front, side and rear setbacks shall be increased two feet for each foot by which such structure exceeds the height limitation.

No structure is more than three stories. All structures comply with 40-foot principal use and 25-foot accessory structure height limits, except for the Performing Art Center, which is listed as 46 feet in note 26 and +75 feet in the proposed use chart. This height should be clarified. However, either height is permitted since the building is over 300 ft from the closest property line.

4. Sufficient off-street school bus loading areas shall be provided if bus service is provided for students.

A designated bus loading and unloading area adjoins the main driveway near the main entrance on Folly Quarter Road. The size of this space is sufficient for the proposed 6 mini-buses.

5. Outdoor uses will be located and designed to shield residential property from noise or nuisance. Play areas, athletic fields and similar uses shall be buffered from residential properties by fencing, landscaping, adequate distance or other appropriate means.

The only proposed outdoor uses are parking lots and a playground and all of these are appropriately located and screened from residential property by existing/proposed vegetation, buildings, and/or fences/walls.

6. Buildings, parking areas and outdoor activity areas will be at least 50 feet from adjoining residentially-zoned properties other than a public road right-of-way.

Four properties are included in the Conditional Use area. Pursuant to Sec 128.A.10, "when two or more contiguous lots or parcels are treated as a single parcel for
development purposes, the zoning structure and use setbacks from lot lines internal to the development shall not apply.

Since lot lines internal to the Conditional Use area do not require setbacks, all proposed buildings, parking areas, and outdoor activity areas are located at least 50 feet from adjoining residentially zoned properties. The existing storage shed (E25) does not comply with the 50-foot setback; therefore, the Petitioner proposes to partition it so that the portion in the 50-foot conditional use setback will not be used by the private school.

7. At least 20% of the area within the building envelope will be green space, not used for buildings, parking area or driveways. The building envelope is formed by the required structure setbacks from property lines and public street rights-of-way.

The Conditional Use Plan indicates that the area of the building envelope is 74.52 acres and 17.83 acres is used for buildings, parking area, and driveways; therefore, 76.1% is greenspace.

8. The site has frontage on and direct access to a collector or arterial road designated in the General Plan, except that expansions of a Conditional Use that was approved prior to July 12, 2001 are permitted.

The Site has frontage on and direct access to Folly Quarter Road, a Major Collector.

9. The minimum lot size in the RC and RR Districts for a new private academic facility is three acres. The minimum lot size in the R-20, R-ED, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, R-APT, R-MH, or R-VH Districts for a new private academic facility is one acre. An existing private academic facility is not required to comply with this criterion.

The conditional use area is zoned RR and is 85.132 acres.

Approved by:  

Amy Gowan, Director  
Date 12-23-20
Subject: Board of Appeals Case No: BA-16-034c
Applicant: Gленelg Country School
Petition: A conditional use for schools, colleges, university – private (academic).

To: Division of Public Service and Zoning Administration
Department of Planning and Zoning

From: Development Engineering Division
Department of Planning and Zoning

Date: October 26, 2020

The Development Engineering Division has reviewed the above referenced petition and has no objection.

Based on an examination of the petition, we offer the following comments:

1. The request appears to have no adverse engineering impact on the adjacent properties.

2. All improvements must comply with current Howard County design criteria including APFO requirements and stormwater management.

If you have any questions concerning this matter, please contact me at extension 3450.

Chad Edmondson, P.E.
Chief

CE/pmt

cc: Thomas Meunier, Director, Department of Public Works
Philip M. Thompson, Engineer, Development Engineering Division
Tom Butler, Chief, Bureau of Engineering, Department of Public Works
Reading File

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Subject: BA-16-034C&V Glenelg Country School (Appeal Petition)

To: Geoff Goins, Division Chief
Division of Public Service and Zoning Administration

Through: Anthony Cataldo, Division Chief
Division of Land Development

From: Julia Sauer, Division of Land Development

Date: November 3, 2020

The Division of Land Development has reviewed the conditional use exhibits that are subject to Petition of Appeal of Hearing Examiner Decision to the Howard County Board of Appeals and offers the following advisory comments, which will be evaluated during the subdivision and/or site development plan review phase.

1. Approval of a site development plan is required to establish the use and construct the proposed improvements pursuant to Section 16.155(a) of the Subdivision and Land Development Regulations.

2. This development must comply with the Forest Conservation Act and Section 16.1200 of the Howard County Code. Parcel 146, Parcel A and Lot 1 have addressed the forest conservation requirements under F-00-117 and SDP-97-007. Parcel 345/24C and the easement area have not addressed forest conservation requirements.

3. Landscaping must comply with Section 16.124 of the Howard County Subdivision and Land Development Regulations and the Landscape Manual. The buffer types are correct for each perimeter labeled on the conditional use landscape plan sheets. Up to 100% of the planting requirement may be met by preserving existing vegetation. A minimum buffer width of 30 feet of existing vegetation must be preserved in all non-residential districts. For preservation areas of lesser widths, a tree preservation plan showing the location of trees within the preserved area must be provided. In any case, the Department of Planning and Zoning may require the applicant to provide supplemental planting if existing vegetation cannot provide adequate screening or buffering. Similarly, walls, hedges, and fences may be credited towards meeting 100% of the required landscape planting; however, the Department of Planning and Zoning may require at least 1 tree per 60 linear feet of wall or one shrub or vine per linear feet of wall or fence if the fence or wall does not have architectural articulation. The Division of Land Development will evaluate credit for existing vegetation and features at the site development plan stage.
Department of Planning and Zoning  
Howard County, Maryland  
Recommendations/Comments  

Date: October 23, 2020

Planning Board

Hearing Examiner

Board of Appeals

01/07/2021

Zoning Board

Petition No. BA-16-034C

Map No.  Block  Parcel  Lot

Petitioner:  Glenelg Country School

Petitioner’s Address:

Address of Property:  SEE PETITION

Return Comments by  11/06/20  to Public Service and Zoning Administration

Owner:  (if other than applicant)

Owner’s Address:

Petition:  SEE APPLICATION

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To:

MD Department of Education – Office of Child Care
3300 N. Ridge Road, Ste. 190, EC, MD 21043 (Louis Valenti)

Bureau of Environmental Health

Development Engineering Division

Department of Inspections, Licenses and Permits

Department of Recreation and Parks

Department of Fire and Rescue Services

State Highway Administration

Sgt. Karen Shinham, Howard County Police Dept.

James Irvin, Department of Public Works

Office on Aging, Terri Hansen (senior assisted living)

Police Dept., Animal Control, Deborah Baracco, (kennels)

Susan Fitzpatrick, Health Dept. (Nursing & Res. Care)

Land Development - (Religious Facility & Age-Restricted Adult Housing)

Housing and Community Development

Resource Conservation Division – Beth Burgess

Route 1 Cases – DCCP – Kristin O’Connor

Telecommunication Towers – (Comm. Dept.)

Division of Transportation – Dave Cookson

COMMENTS: WE HAVE NO COMMENTS.

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SIGNATURE
Department of Planning and Zoning
Howard County, Maryland
Recommendations/Comments

Date: October 23, 2020

Planning Board

Hearing Examiner

Board of Appeals 01/07/2021

Zoning Board

Petition No. BA-16-034C

Map No. ______ Block ______ Parcel _____ Lot __________

Petitioner: Glenelg Country School

Petitioner’s Address: ____________________________

Address of Property: SEE PETITION

Return Comments by 11/06/20 to Public Service and Zoning Administration

Owner: (if other than applicant) ____________________________

Owner’s Address: ____________________________

Petition: SEE APPLICATION

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To: MD Department of Education – Office of Child Care
    3300 N. Ridge Road, Ste. 190, EC, MD 21043 (Louis Valenti)
    X Bureau of Environmental Health
    X Development Engineering Division
    X Department of Inspections, Licenses and Permits
    X Department of Recreation and Parks
    X Department of Fire and Rescue Services
    X State Highway Administration
    Sgt. Karen Shinham, Howard County Police Dept.
    James Irvin, Department of Public Works
    Office on Aging, Terri Hansen (senior assisted living)
    Police Dept., Animal Control, Deborah Baracco, (kennels)
    Susan Fitzpatrick, Health Dept. (Nursing & Res. Care)
    X Land Development - (Religious Facility & Age-Restricted Adult Housing)
    Housing and Community Development
    X Resource Conservation Division – Beth Burgess
    X Route 1 Cases – DCCP – Kristin O’Connor
    Telecommunication Towers – (Comm. Dept.)
    Division of Transportation – Dave Cookson

COMMENTS:

No Comments

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SIGNATURE
Department of Planning and Zoning
Howard County, Maryland
Recommendations/Comments

Date: October 23, 2020

Planning Board ___________________________ Hearing Examiner ___________________________
Board of Appeals 01/07/2021 Zoning Board ___________________________

Petition No. BA-16-034C Map No. __________ Block ________ Parcel ________ Lot __________

Petitioner: Glenelg Country School

Petitioner's Address: ___________________________

Address of Property: SEE PETITION

Return Comments by 11/06/20 to Public Service and Zoning Administration

Owner: (if other than applicant) ___________________________

Owner's Address: ___________________________

Petition: SEE APPLICATION

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To: ___________________________

* MD Department of Education – Office of Child Care
  3300 N. Ridge Road, Ste. 190, EC, MD 21043 (Louis Valenti)
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* Housing and Community Development
* Resource Conservation Division – Beth Burgess
* Route 1 Cases – DCCP – Kristin O'Connor
* Telecommunication Towers – (Comm. Dept.)
* Division of Transportation – Dave Cookson

COMMENTS: No comment nor objection to approval.

D. Scott Newill MDOT SHA D7
SIGNATURE