

IN RE:	*	BEFORE THE
MARYLAND INTERNATIONAL	*	HOWARD COUNTY
SCHOOL INC.	*	HEARING EXAMINER
	*	Case No: BA 22-023C&V

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**NARRATIVE SUPPLEMENT TO  
CONDITIONAL USE AND VARIANCE PETITION**

Petitioner Maryland International School Inc., submits the following supplement to its Petition for approval of a conditional use expansion and variance:

Petitioner, and its predecessor in interest, has operated a nursery school and day care center at the Property since such uses were originally approved by the Board of Appeals in BA Case No. 00-15E, dated September 7, 2000. Due to the fact that Petitioner seeks to relocate this use pursuant to the requested expansion, the Department of Planning and Zoning has requested that Petitioner address the approval criteria under Section 131.0.N.13 of the Howard County Zoning Regulations.

- a. **On-site circulation and parking areas shall be designed to minimize vehicular/pedestrian conflicts and to provide safe areas for dropping off and picking up passengers.**

The proposed expansion improves the existing circulation on-site by providing a designated “drop-off/pick-up zone” proximal to the day-care facility.

- b. **NOT APPLICABLE**
- c. **Outdoor play areas or activity areas shall be fenced, located to the side or rear of the principal structure, and buffered from adjoining residential properties by landscaping or adequate distance or both.**

The proposed expansion complies with this criterion as demonstrated by the Conditional Use Exhibit. Furthermore, child care licensing requirements mandate that outdoor play area be fenced.

- d. **Parking areas shall be located and landscaped to minimize their visibility from roads and adjacent residential properties.**

The proposed expansion complies with this criterion as demonstrated by the Conditional Use Exhibit.

**REVISED**



- e. **The design and massing of proposed structures or additions to existing structures shall be generally compatible in scale and character with residential properties in the vicinity of the site, as demonstrated by architectural elevations or renderings submitted with the petition. Additional setbacks from property lines and landscape buffering shall be required if necessary to make the appearance of the site compatible with surrounding residential properties.**

The relocation of the existing day-care facility will be internal to the Property and buffered from surrounding residential properties by existing landscaping. Moreover, this Property had been developed as a school before many of the surrounding residential properties were developed. As such, the “character” of the surrounding residential neighborhoods has always been such to include an institutional use.

- f. **For facilities with a capacity of more than 30 children or adult clients at one time, the following standards apply:**

**(1) 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.**

**(2) Buildings, parking areas and outdoor activity areas will be at least 50 feet from adjoining residentially-zoned properties other than public road right-of-ways.**

**(3) At least 20% of the area within the building envelope shall 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 petition is in compliance with this criterion as demonstrated on the Conditional Use Exhibit.

**Additional comments:**

**Page 3, Item G – The Property includes environmentally sensitive areas including steep slopes, streams, wetlands and forest areas. Amend the narrative to address this criterion.**

There is an intermittent stream on site, which are protected with a 50’ buffer as demonstrated on the Conditional Use exhibit. There is a perennial stream shown with a 75’ buffer. There are no disturbances to streams or buffers. There are nine specimen trees on site. Petitioner only intends to remove two: one for building and the other for soccer field and wall.

The proposed expansion has minimized its impact on steep slopes through installation of a retaining wall. The project will be required to submit an Environmental Concept Plan during the Site Development Plan process.