



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

TECHNICAL STAFF REPORT

Hearing Examiner Hearing of April 7, 2026

Case No./Petitioner: BA-25-023C – Friendship Baptist Church

Request: Conditional Use for a Child Day Care Center and Nursery School (Section 131.0.N.13)

Location: 1391 Sykesville Road, Sykesville, MD 21784
Tax Map 9, Grid 12, Parcel 178 (the "Property")

Property Size: 5.06 acres

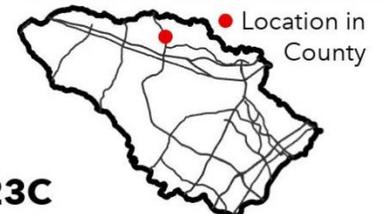
Zoning: RR-DEO (Residential: Single)



Howard County Department of Planning & Zoning
Maryland Department of Planning
February, 2026

Zoning & Vicinity 1391 Sykesville Road

- Zoning**
- RC-DEO
 - RR-DEO
 - 1391 Sykesville Road



0 0.03 0.06 mi.

BA-25-023C

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

I. **CONDITIONAL USE PROPOSAL**

The Property is developed with an existing religious facility, Friendship Baptist Church. The Petitioner is proposing to expand the child day care by increasing the capacity to 110 students, originally approved for thirty-nine children per morning session and thirty-nine children per afternoon session. The Petitioner is also proposing to modify the operating hours to Monday-Friday 9 A.M.- 3 P.M. The original child day care was approved in February 2003 under BA-02-052C. No expansion to the existing structure is proposed.

II. **BACKGROUND INFORMATION**

A. Site Description

The Property is developed as a religious facility and includes an existing church that was constructed in 1990 with a child day care approved with BA-02-052C. The site has 170 parking spaces located behind the church building. There is an existing fenced playground on site for the day care that is also located behind the church building. Ingress and egress to the site is provided by Sykesville Road (Maryland Rt. 32) via a 24-foot paved driveway. The property has three approved site development plans (SDP-89-161, SDP-95-022 & SDP-98-128).

B. Vicinal Properties

Direction	Zoning	Land Use
North	RR-DEO	Single-Family Residential
South	RR-DEO	Emory Farm Lane
East	RR-DEO	Single-Family Residential
West	RC-DEO	Sykesville Road

C. Roads

Sykesville Road has two-travel lanes with a center turn lane for left turning vehicles. The speed limit is 50 miles per hour. Annual Average Daily Traffic (AADT) from the Maryland Department of Transportation reports a 24,580 AADT for this portion of MD32 north of Old Frederick Road.

D. Water and Sewer Service

The Property is not within the Planned Service Area for water/sewer services.

The site is currently served by private water and septic.

E. General Plan

The Property is designated Rural Living on the Future Land Use Map of HoCo by Design. Sykesville Road is State owned and is designated as an intermediate arterial road.

F. Agency Comments

Agency comments are attached.

III. ZONING HISTORY

Case No: BA-86-003E
Request: Special exception for a religious facility
Action: Approved, November 13, 1986

Case No: BA-93-057V
Request: Variance for setback reduction to parking lot
Action: Approved, May 24, 1994

Case No: BA-97-30E
Request: Expansion of religious facilities
Action: Approved, October 16, 1997

Case No: BA-02-052C
Request: Conditional use for a child day care
Action: Approved, February 19, 2003

Churches, convents and monasteries were permitted as a matter of right in the R-R zoning district until 1977, when it changed to a special exception. Child day care centers and nurse schools are a permitted conditional use in the RR zoning district. The Decision and Order for BA-97-30E was for the expansion of the religious facility to construct a two-story addition. The religious facility was originally approved in 1986 with BA-89-003E. The Decision and Order for BA-02-052C was for an expansion for the child day care. The D&O further states the day care use and religious facility are often not in use at the same times, "The (day care) proposed hours of operation would be Monday-Friday, 9 A.M.- 3:30 P.M." with sessions two and a half hours in length and "The religious facility currently holds church services and programs primarily on Sunday mornings and evenings, Wednesday evenings..."

IV. EVALUATION AND CONCLUSIONS

A. Evaluation of the 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 Child Day Care Centers, properly sited facilities are considered compatible with residential areas.

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 child day care center will be located within the existing religious facility and will utilize an existing outdoor play area. The Property is 5.06 acres, which exceeds the three-acre lot size requirement. The religious facility's parking lot contains 170 spaces, the majority of which will be available during the daytime for drop-off/pick up of children. Sykesville Road is appropriate for the type and number of vehicles associated with the increase in students.

The nature and intensity of the proposed use, the size of the Property in relation to the use, and the location of the site with respect to the streets that provide access, are such that the overall intensity and scale of the use are appropriate.

3. *The proposed use at the proposed location will not have adverse effects on vicinal properties above and beyond those ordinarily associated with such uses. In evaluating the proposed use under this standard, the Hearing Authority shall consider whether or not:*

a. *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 not be greater at the proposed site than it would generally be elsewhere in the same zoning district or other similar zoning district.*

The proposed use will not generate fumes or odors, nor will it cause glare vibrations, or hazards. The proposed use is unlikely to result in adverse effects at the Property greater than it would generally be elsewhere in the RR-DEO zoning district.

b. *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 Petitioner is not proposing any new landscaping or structures. The outdoor play area is located behind the church and is separated from adjacent residential properties by Sykesville Road, Emory Farm Lane, structure and use setbacks, existing vegetation, and an existing wetland and wetland buffer.

Therefore, 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 RR-DEO zoning district.

c. *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 off-street parking requirement for a religious facility is 10 spaces per 1,000 square feet of assembly areas and three (3) spaces per 1,000 square feet for a child day care center. A total of 147 parking spaces are provided on site and the Petitioner is not proposing to modify the square footage of the existing day care

use or religious facility assembly area. No changes are proposed to the parking and refuse areas.

- d. *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 existing ingress/egress areas to the Property were approved during the construction of the existing religious facility and no changes are being proposed to this area.

There are currently no acceleration or deceleration lanes on this portion of Sykesville Road. The project was previously approved with acceleration and deceleration lanes on Sykesville Road which were removed by Maryland State Highway Administration (MD SHA) in 2016. MD SHA recommends the applicant provide acceleration and deceleration lanes along Sykesville Road. The Property does not share a driveway with other residential uses.

MDOT SHA comments and revised comments are provided.

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

There is an existing wetland located on the Property. The Plan indicates the limits of the wetland and all structures are outside the wetland buffer. Therefore, the proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere.

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

The closest historic site in the vicinity (HO-868) the Richard Burgess Farmhouse, is located over 0.25 miles northwest of the Property and is separated by Sykesville Road. Therefore, the proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.

- B. Evaluation of petition according to Section 131.0.N.13 (Specific Criteria for a Conditional Use for Child Day Care Centers and Nursery School):

A Conditional Use may be granted in the RC and RR Districts, on properties that are not ALPP purchased or dedicated easement properties, and in the R-ED, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, R-APT, R-VH, HO, or HC Districts for day treatment and care facilities, child day care centers and nursery schools provided that:

- 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.*

Access to the site leads to a covered drop-off area and crosswalk in front of the church, to be used by attendees for the church and children in the day care. The Plan indicates via arrows the traffic circulation in the parking lot. The parking lot also has directional arrows painted on-site to control traffic flow.

- b. *The minimum lot size in the RC and RR Districts shall be three acres and the minimum lot size in the R-ED, R-20, R-12, R-SC, R-SA-8, R-A-15, R-APT, R-VH, HO or HC Districts shall be one acre, except that uses approved prior to October 6, 2013 shall not be subject to this criteria.*

The Property is zoned RR-DEO and is 5.06 acres.

- 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 existing outdoor play area is enclosed by a fence, located to the rear of the building and buffered from adjoining properties by existing vegetation and distance. No additional landscaping is proposed for the outdoor play area. The outdoor play area is over 200 feet from Sykesville Road.

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

The Petitioner proposes utilizing the religious facility's parking lot which was approved through SDP-98-128. No changes are proposed.

- 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 Petitioner is not constructing any new structures or additions for the proposed expansion of the child day care 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.

The site has frontage on Sykesville Road which is designated as an intermediate arterial.

- (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.*

All structures and outdoor activity areas are at least 50 feet from adjoining residential properties. A portion of the parking lot is 21 feet from an adjoining residentially zoned property, and this encroachment was approved in BA-02-052C.

- (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 Property is not changing from the previously approved Site Development Plan, and no additional structures are being proposed. There is at least 36% of open space available on the Property.

Approved by:

DocuSigned by:
Lynda Eisenberg
DE9E18E4B5B1444...

3/2/2026

Lynda Eisenberg, AICP, Director

Date



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350
 Lynda D. Eisenberg, AICP, Director FAX 410-313-3467

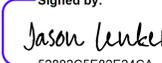
Agency Comment Form
 Conditional Use

Date: October 8, 2025
 Use Category: Child Day Care Centers and Nursery School, Day Treatment and Care Facilities
 File No.: BA-25-023C
 Petitioner: Friendship Baptist Church
 Property Address: 1391 Sykesville Road (03-285839)
 Map No: 9
 Parcel: 178

CONDITIONAL USE CRITERIA REVIEW BY AGENCY										
GENERAL CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	FD	
Certification that the development shown on the plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x	
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	x									
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.	x									
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.		x					x		x	
The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere. (Streams, Wetlands, Floodplain, Forest Con., etc)	x	x			x	x				
The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.			x							
Design Advisory Panel review	x									

Comments Due: October 22, 2025

COMMENTS: The Division of Land Development has reviewed the conditional use petition, BA-25-023C, and offers the following comments. Since there is no proposed expansion to the existing facility, no subsequent subdivision or site development plan review is required. If it is found that an expansion to the existing facility is necessary to accommodate the increase in child day care capacity, the expansion should be processed as a redline revision and will be reviewed for compliance with technical requirements at that stage. There is no evidence that the existing landscaping on the site hinders or discourages the development or use of adjacent properties. Since there is no proposed building expansion, the number of required parking spaces remains the same. The proposed child day care capacity increase does not adversely impact environmentally sensitive features since no development is proposed. This property does not fall within the Design Advisory Panel review area.

Signed by:

 52802C5E82E24CA...

SIGNATURE





HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

Agency Comment Form

Conditional Use

Date: October 8, 2025
 Use Category: Child Day Care Centers and Nursery School, Day Treatment and Care Facilities
 File No.: BA-25-023C
 Petitioner: Friendship Baptist Church
 Property Address: 1391 Sykesville Road (03-285839)
 Map No: 9
 Parcel: 178

CONDITIONAL USE CRITERIA REVIEW BY AGENCY										
GENERAL CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	FD	
Certification that the development shown on the plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x			x	x	x	x	x
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	x									
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.	x									
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.		x					x			x
The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere. (Streams, Wetlands, Floodplain, Forest Con., etc)	x	x				x	x			
The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.			x							
Design Advisory Panel review	x									

Comments Due: October 22, 2025

COMMENTS: Any increase in child occupancy shall be subject to review and approval from the MSDE Division of Early Childhood. Areas used for child care shall meet all requirements of the Howard County and State of Maryland Fire Prevention Codes including, but not limited to, fire protection systems and caretaker-to-child staffing ratios.

Robert Ferguson
 Battalion Chief
 Office of the Fire Marshal

Friendship Baptist Church, Sykesville - BA Case No. 25-023C

From Anish Thomas <AThomas10@mdot.maryland.gov>

Date Mon 12/22/2025 11:56 AM

To Weber, Hannah <hweber@howardcountymd.gov>

Cc Witmer, James <jwitmer@howardcountymd.gov>

 1 attachment (210 KB)

BA-25-023C Agency Comment SHA.pdf;

WARNING!!!

This email originated from someone outside of Howard County
DO NOT CLICK LINKS OR OPEN ATTACHMENTS
unless you recognize the sender and know for sure that the content is safe

Hi Hannah,

SHA had previously provided the attached comments for the subject request. In discussion with Brian Shepter from the County Executive's office, we are revising the comments as follows.

-No objection to the request. The SHA recommends the applicant evaluate providing acceleration and deceleration lanes along MD 32 to ensure safe and efficient site access. We request these improvements be considered as the project moves forward.

Also, the screenshot below is the part of the application that is inaccurate. There is no existing space for acceleration or deceleration as the shoulder is about 4-5 ft. it would need to be at least 9-10 ft. to be considered an adequate width.

- d. 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.*

All ingress and egress will continue to be via MD Route 32 (also known as "Sykesville Road"), an Intermediate Arterial. Acceleration/deceleration lanes are in front of the Property on each side of the driveway entrance. Safe access with adequate sight distance has been provided, based on actual conditions.

Please let me know if you have any questions.

Thanks,



roads.maryland.gov

Anish Thomas
Regional Engineer
District 7 Access Management

301.624.8152 office
athomas10@mdot.maryland.gov

Maryland State Highway Administration
5111 Buckeystown Pike, Frederick, MD 21704



[Maryland now features 511 traveler information!](https://chart.maryland.gov/)
Visit: <https://chart.maryland.gov/>



Please consider the environment before printing this email

LEGAL DISCLAIMER - The information contained in this communication (including any attachments) may be confidential and legally privileged. This email may not serve as a contractual agreement unless explicit written agreement for this purpose has been made. If you are not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication or any of its contents is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender indicating that it was received in error and delete the original message and any copy of it from your computer system.



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

Agency Comment Form

Conditional Use

Date: October 8, 2025
 Use Category: Child Day Care Centers and Nursery School, Day Treatment and Care Facilities
 File No.: BA-25-023C
 Petitioner: Friendship Baptist Church
 Property Address: 1391 Sykesville Road (03-285839)
 Map No: 9
 Parcel: 178

CONDITIONAL USE CRITERIA REVIEW BY AGENCY										
GENERAL CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	FD	
Certification that the development shown on the plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x			x	x	x	x	x
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	x									
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.	x									
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.			x					x		x
The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere. (Streams, Wetlands, Floodplain, Forest Con., etc)	x	x				x	x			
The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.				x						
Design Advisory Panel review	x									

Comments Due: October 22, 2025

COMMENTS: No objection to the request subject to providing adequate acceleration and deceleration lanes as appropriate per SHA access manual.

SIGNATURE



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

Agency Comment Form

Conditional Use

ate: October 8, 2025
 se Category: Child Day Care Centers and Nursery School, Day Treatment and Care Facilities
 ile No.: BA-25-023C
 etitioner: Friendship Baptist Church
 roperty Address: 1391 Sykesville Road (03-285839)
 ap No: 9
 arcel: 178

CONDITIONAL USE CRITERIA REVIEW BY AGENCY									
GENERAL CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	FD
ertification that the development shown on the plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x
he nature and extent of the existing and/or proposed landscaping on the site are such that the use will ot hinder or discourage the development and/or use of adjacent land and structures	x								
he number of parking spaces will be appropriate to serve the particular use. Parking areas, loading areas, riveways and refuse areas will be appropriately located and buffered or screened from public roads and residential uses to minimize adverse impacts on adjacent properties.	x								
he ingress and egress drives will provide safe access with adequate sight distance, based on actual onditions, and with adequate acceleration and deceleration lanes where appropriate.		x					x		x
he proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere. (Streams, Wetlands, Floodplain, Forest Con., etc)	x	x			x	x			
he proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.			x						
esign Advisory Panel review	x								

omments Due: October 22, 2025

OMMENTS: _____

I/e have no comments.

Paul Walsky
 Howard Co. Dept. of Rec. and Parks
 October 16, 2025

SIGNATURE



Agency Comment Form
 Conditional Use

Date: October 8, 2025
 Use Category: Child Day Care Centers and Nursery School, Day Treatment and Care Facilities
 File No.: BA-25-023C
 Petitioner: Friendship Baptist Church
 Property Address: 1391 Sykesville Road (03-285839)
 Map No: 9
 Parcel: 178

CONDITIONAL USE CRITERIA REVIEW BY AGENCY									
GENERAL CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	FD
Certification that the development shown on the plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x
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	x								
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.	x								
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.		x					x		x
The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere. (Streams, Wetlands, Floodplain, Forest Con., etc)	x	x			x	x			
The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.			x						
Design Advisory Panel review	x								

Comments Due: October 22, 2025

COMMENTS: The Resource Conservation Division has no objections to the proposed Conditional Use. The proposal to increase the student capacity at the daycare facility will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.

Eric Buschman 10/8/25

SIGNATURE



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

Agency Comment Form

Conditional Use

Date: October 8, 2025
 Use Category: Child Day Care Centers and Nursery School, Day Treatment and Care Facilities
 File No.: BA-25-023C
 Petitioner: Friendship Baptist Church
 Property Address: 1391 Sykesville Road (03-285839)
 Map No: 9
 Parcel: 178

CONDITIONAL USE CRITERIA REVIEW BY AGENCY									
GENERAL CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	FD
Certification that the development shown on the plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x
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	x								
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.	x								
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.		x					x		x
The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere. (Streams, Wetlands, Floodplain, Forest Con., etc)	x	x			x	x			
The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.			x						
Design Advisory Panel review	x								

Comments Due: October 22, 2025

COMMENTS: DILP---Not Approved. With the increase of students the petitioner must show the the building can comply with the building code for having the proper number of toilets etc plumbing code, ventilation-Mechanical code, Electrical code and the life safety code

__James Hobson 10/14/25

SIGNATURE



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

Agency Comment Form

Conditional Use

Date: October 8, 2025
 Use Category: Child Day Care Centers and Nursery School, Day Treatment and Care Facilities
 File No.: BA-25-023C
 Petitioner: Friendship Baptist Church
 Property Address: 1391 Sykesville Road (03-285839)
 Map No: 9
 Parcel: 178

CONDITIONAL USE CRITERIA REVIEW BY AGENCY									
GENERAL CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	FD
Certification that the development shown on the plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x
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	x								
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.	x								
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.		x					x		x
The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere. (Streams, Wetlands, Floodplain, Forest Con., etc)	x	x			x	x			
The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.			x						
Design Advisory Panel review	x								

Comments Due: October 22, 2025

COMMENTS: The Development Engineering Division takes NO EXCEPTION to the request to increase the student occupancy allowance for the existing daycare facility without altering the structure of the building based on justification presented in the application. This is subject to meeting the APFO traffic requirements for the increase in student allowance for the daycare facility.

SIGNATURE