



TECHNICAL STAFF REPORT

Hearing Examiner Hearing of August 18, 2026

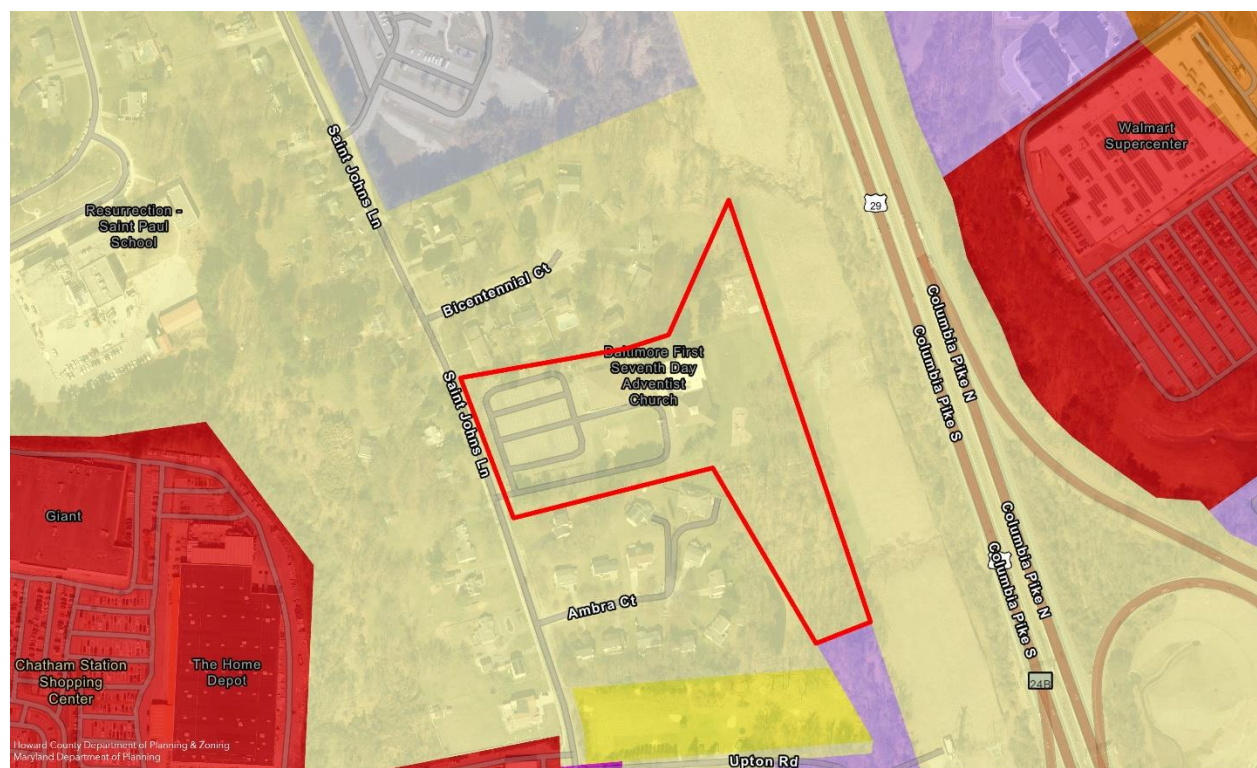
Case No./Petitioner: BA-26-010C – Kenisha Martins, Persons’ First, Inc.

Request: Conditional Use for a Day Treatment and Care Facilities (Section 131.0.N.13)

Location: 3291 Saint Johns Lane
 Tax Map 24, Grid 5, Parcel 21 (the "Property")

Property Size: 8.97 acres (Conditional Use Area: approximately 2,075 square feet)

Zoning: R-20 (Residential: Single)



Zoning & Vicinity

3291 SAINT JOHNS LN



0 245 490 Feet

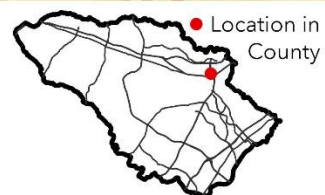
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Zoning

B-1
 B-2
 B-2-TNC
 POR

BA-26-010C

R-12
 R-20
 R-A-15
 RSI
 Subject Property



I. CONDITIONAL USE PROPOSAL

The Petitioner is proposing to add a day treatment and care facility use to the existing religious facility at the Property but will operate separately from the religious institution. The petitioner has indicated that the total size of the day treatment and care facility use will be approximately 2,075 square feet and will utilize three (3) classrooms within an existing structure on the Property. There will be approximately thirty (30) additional students in attendance at the day treatment and care facility and will operate Monday through Friday 8:00 A.M. to 3:00 P.M. No outdoor areas are proposed.

The proposed facility will provide supportive services for individuals with disabilities, including programs focused on independent living skills, healthy living education, social development, vocational readiness, and structured opportunities for community participation and volunteer engagement.

II. BACKGROUND INFORMATION

A. Site Description

The Property is developed as a religious facility and includes an existing 12,567 square-foot church and 178 parking spaces. In 1996, a conditional use for a child daycare center and private academic school was granted, and subsequent expansions were approved. Access onto the site is by way of one two-way entrance onto Saint John’s Lane. The site descends from an elevation of 408 feet at the west corner of the Property to 378 feet at the northeastern property line. The property has two approved site development plans (SDP-79-058 & SDP-99-129).

B. Vicinal Properties

Direction	Zoning	Land Use
North	R-20	Single-Family Residential
South	R-20	Single-Family Residential
East	R-20	BGE R.O.W/ Route 29
West	R-20	Single-Family Residential / Saint Johns Lane

C. Roads

Saint Johns Lane has two travel lanes within a 60-foot right-of-way. The speed limit is 30 miles per hour. In 2024 the Annual Average Daily Traffic data for this portion of Saint Johns Lane was 5,951 vehicle trips.

D. Water and Sewer Service

The Property is within the Planned Service Area for water/sewer services.

E. General Plan

The Property is designated Single-Family Neighborhood on the Future Land Use Map of HoCo by Design. Saint Johns Lane is a County owned Minor Collector.

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F. Agency Comments

Agency comments are attached.

III. ZONING HISTORY

Case No: BA-956-C

Request: Special Exception for a religious facility

Action: Granted, April 14, 1978

Churches, convents and monasteries were permitted as a matter of right in the R-20 zoning district until 1977, when it changed to a special exception.

Case No: BA-95-070EV

Request: Expansion of a Religious Facility Conditional Use to establish a child day care center and private academic school along with a variance to reduce the 20-foot use setbacks

Action: Granted, May 30, 1996

Case No.: BA-98-053E

Request: Expansion of a child day care center and a private academic school.

Action: Granted, March 18, 1999

*Although the petition requested the expansion of a child day care center, the expansion was never constructed and is not established by this case.

Case No.: BA-07-007C

Request: Expansion to the existing religious facility

Action: Granted, April 23, 2007

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 Day Treatment and Care Facilities; 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 day treatment facility will consist of 2,075 square feet and will utilize three (3) classrooms within an existing religious facility. No outdoor areas are proposed. The Property is 8.97 acres, which exceeds the one-acre lot size requirement. The religious facility's parking lot contains 178 spaces, the majority of which will be available during

the daytime for drop-off/pick up. Saint Johns Lane is a Minor Collector and appropriate for the type and number of vehicles associated with the proposed use.

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 use of the access driveway may generate some noise but will not be significant due to infrequent use. The proposed use is unlikely to result in adverse effects at the Property greater than it would generally be elsewhere in the R-20 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 proposed use will be within an existing religious facility. No outdoor areas are proposed.

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 R-20 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. The Regulations do not specifically give parking ratios for Day Treatment Facility uses; the closest use category would be child day care centers which requires and three (3) spaces per 1,000 square feet. A total of 178 parking spaces is on site, and the Petitioner is not proposing to modify the square footage of the existing 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. The Property does not share a driveway with other residential uses.

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

There is a stream buffer encumbering a small portion of the northernmost corner of the Property and is approximately 405 feet from the existing structure on the lot. However, the Petitioner is not proposing any new structures or modifications to any existing structures or parking areas. 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-142) the St John's Rectory and Cemetery, is located 0.40 mile to the south of the Property and is screened by existing structures, distance and vegetation. 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 Day Treatment and Care Facilities):

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.*

There is an existing drop-off/pick-up lane that will be used by the day treatment facility. The religious facility's parking lot contains 178 parking spaces, the majority of which will be available for drop-off/pick-up from 8:00 am – 3:00 pm Monday through Friday.

- 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 R-20 and is 8.97 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 Petitioner will be utilizing three (3) classrooms within the existing religious facility and is not proposing any outdoor play areas or activity areas. Therefore, this criterion does not apply.

- 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 BA-956-C. 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 day treatment facility use. The existing religious facility is being utilized for the proposed use, and no other changes are being made to the structure or landscaping.

- 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 Saint Johns Lane which is designated as a Minor Collector road.

- (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 parking areas are at least 50 feet from adjoining residential properties.

- (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*

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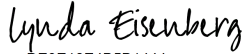
Petitioner: Kenisha Martin, Persons' First, Inc.

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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.

Approved by:

DocuSigned by:

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7/22/2026

Lynda Eisenberg, 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: April 7, 2026
Use Category: Day Treatment and Care Facility
File No.: BA-26-010C
Petitioner: Kenisha Martin
Property Address: 3291 St. Johns Lane
Map No: 24
Parcel: 21

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
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
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: April 21, 2026

COMMENTS: Health has no comments or objections to this conditional use. Subject property is connected to public water and public sewer

Zack Silvast

SIGNATURE



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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	
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: April 21, 2026

COMMENTS: Determination of maximum 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



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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
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: April 21, 2026

COMMENTS: The Dept. of Rec. & Parks takes no exception to the requested Conditional Use Petition

Jason L. Thompson, PLA

SIGNATURE



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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: April 21, 2026

COMMENTS: The Resource Conservation Division (RCD) has no objections to the proposed Conditional Use.

Eric Buschman 4/13/26

SIGNATURE



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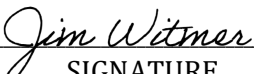
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Certification that the development shown on the plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x			x	x	x	x	
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The 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: April 21, 2026

COMMENTS: The Development Engineering Division takes NO EXCEPTION to the request for a conditional use for a childcare center, nursery school, day treatment or care facilities based on the justification presented in the application. This is subject to meeting all current development requirements such as APFO roads test, stormwater management, and connecting to public water and sewer. A Simplified ECP shall be approved for the new construction if the LOD exceeds 5,000 sft. If the LOD is under 5,000 sft then the exemption note for the improvements shall be included on the redline revision for SDP-99-129.


SIGNATURE



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CONDITIONAL USE CRITERIA REVIEW BY AGENCY

GENERAL CRITERIA

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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
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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: April 21, 2026

COMMENTS: The Division of Land Development (DLD) has no objection to this Conditional Use petition. Since the proposed use will take place within the existing building and no expansion is proposed, submission of a subdivision plan or Site Development Plan is not required. If this Conditional Use is approved, the applicant must submit a redline revision to the approved Site Development Plan, SDP-99-129, to note the change in use and update the parking chart. The existing parking appears adequate to support the change in use. The site is currently required to provide 128 parking spaces, and there are 178 parking spaces provided. Parking will be further evaluated with the redline. The subject property is located in the Design Advisory Panel review area and will need to be evaluated by the Design Advisory Panel or through an administrative review once a decision is made on the Conditional Use. There is no evidence that the existing landscaping on site will hinder or discourage the development and/or use of adjacent properties. Since no expansion to the existing development on site is proposed, additional landscaping is not required. There are no environmentally sensitive features on site, and there is no evidence that the proposed use will adversely impact environmentally sensitive features on vicinal properties since there is no proposed expansion to the existing development on the subject property.

Signed by:

Jason Linker

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SIGNATURE

