



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

June 27, 2019

Ms. Alexis Young
Your Journey Nursery and Preschool
13743 Old Rover Road
West Friendship, MD 21794

Dear Ms. Young:

RE: WP-19-096, 13743 Old Rover Road, Your Journey
Nursery and Preschool (BA-17-025c)

The Director of the Department of Planning and Zoning considered your request for an alternative compliance from the Howard County Subdivision and Land Development Regulations.

As of the date of this letter, the Planning Director **approved** your request for an alternative compliance of **Section 16.155(a)(1)(ii) of the Subdivision and Land Development Regulations, which states that a site development plan is required for any establishment of a non-residential use or change in use. The applicant is proposing to expand their existing family child care home facility to 12 children.**

Approval is subject to the following conditions:

1. The petitioner shall comply with all applicable County and State regulations and obtain all necessary permits from the Department of Inspections, Licenses and Permits.
2. Compliance with the conditions of approval in Board of Appeals Case No. 17-025C.
3. The parking spaces must comply with the 30' side use setback and the applicant shall provide the parking space landscape buffer plantings as shown on the site plan exhibit.

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties:

Requiring a site development plan would create an extraordinary hardship for the applicant. No changes are proposed that would require the review of a site development plan. In addition, the delay required to review a formal site development plan would prevent the applicant from immediately enrolling 4 additional children in the day care facility. Very minor exterior modifications are proposed (3 parking spaces and the installation of 4' high vinyl fence around the play area). These minor improvements do not warrant the need for a formal site development plan. The alternative compliance exhibit adequately meets the requirements of a site development plan.

Not Detrimental to the Public Interest:

Approval of this alternative compliance request would not be detrimental to the public interest. Minor exterior improvements are proposed which are adequately represent on the alternative compliance exhibit. Given the minor improvements, requiring the submission of a formal site development plan would not provide a more detailed plan than the alternative compliance exhibit.

Will not nullify the intent or purpose of the regulations:

Approval of this alternative compliance request will not nullify the intent of the regulations as minor exterior improvements are proposed and the alternative compliance exhibit adequately serves as a substitute for the site development plan.

Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval, and date on all related plats, and site development plans, and building permits. This alternative compliance approval will remain valid for one year from the date of this letter, or as long as the conditional use remains active.

If you have any questions, please contact Brenda Luber at (410) 313-2350 or email at BLuber@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/bl

cc: Research
DED
Real Estate Services