



July 16, 2020

Kimberly Kepnes
3585 Church Road
Ellicott City, MD 21043

RE: WP-20-083 Mt. Ida

Dear Ms. Kepnes:

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)** which states that a site development plan, approved by the Department of Planning and Zoning, is required for new or expanded non-residential development or any establishment of use or change in use.

Approval is subject to the following conditions:

1. Revise the plan exhibit per the attached comments from the Division of Land Development and the Development Engineering Division and submit an original 24"X36" mylar to DPZ within 45-days for signature and retention (**on or before August 30, 2020**). The associated building permit will not be released until the mylar receives signature approval.
2. The applicant shall comply with all applicable County and State regulations and obtain all necessary permits from the Department of Inspections, Licenses and Permits.
3. The parking lot must be striped in accordance with the approved plan and provide the required handicap space.
4. The principal permitted use of the property is a Bed and Breakfast Inn. Community meeting houses and commercial establishments for receptions and parties are permitted as an accessory use if it is incidental to the principal use or structure, serves no other use or structure, and is subordinate in area, intensity and purpose to the principal use or structure. Any other use will require a site development plan, alternative compliance or plan exhibit modification.

Our decision was made based on the following:

1. **Unreasonable hardship or practical difficulties may result from strict compliance with the regulations.**

Requiring a site development plan would create an extraordinary hardship for the applicant. There are no exterior changes to the existing building and no disturbance is proposed on the site. Stormwater management is not required, and any interior changes will be reviewed as part of the building permit process. Requiring a site development plan for interior improvements to the existing building would

extend the timeline for obtaining a building permit and require additional effort and resources by County staff. The plot plan exhibit will serve as a suitable substitute for the change in use.

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.

If you have any questions, please contact Justin Schleicher at (410) 313-2350 or email at jschleicher@howardcountymd.gov.

Sincerely,

DocuSigned by:

Anthony Cataldo

1EB7E47BA22B49A

Anthony Cataldo, Chief

Division of Land Development

AC/JS

cc: Research
DED
DLD - Julia Sauer
Real Estate Services

**Department of Planning and Zoning
Division of Land Development**

RE: WP-20-083 Mt. Ida (3691 Sarah's Lane)

Planner: Justin Schleicher

1. According to the parking tabulation there are 13 parking spots required, but only 12 are shown on the plan. Please be sure to provide adequate parking on site for the proposed use.
2. Please provide the SDP Department of Planning and Zoning signature block on the exhibit. The mylars will be circulated and signed by DPZ when submitted.
3. Please add a note on the plan which states "This change in use is exempt from the requirements of Section 16.1200 of the Howard County Code for Forest Conservation per Section 16.1202(b)(1)(xiii) – an activity on a previously developed area covered by an impervious surface and located in the Priority Funding Area".
4. Please list all conditions of approval on the mylar plan.

DEPARTMENT OF PLANNING AND ZONING
DEVELOPMENT ENGINEERING DIVISION

May 26, 2020

TO: Anthony Cataldo, Chief
Division of Land Development

FROM: Chad Edmondson, Chief *CE*
Development Engineering Division

Project Engineer: Heather Pandullo

RE: DP&Z File #: WP-20-083

Mt. Ida

DED: After review of the submitted information requesting a waiver of the Subdivision and Land Development Regulations, Section 16.155(a)(ii) which requires a Site Development Plan for any nonresidential property change in use, this Division has no objection subject to adding a note to the Alternative Compliance exhibit referring to the May 15, 2020 APFO study submitted and approved.

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ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Mt. Ida

Subdivision Name/Property Identification: Mt. Ida

Location of property: 3748 Church Road (aka 3691 Sarah's Lane) Ellicott City MD 21043

Existing Use: Non Profit Club, Lodge, Community Hall **Proposed Use:** Bed & Breakfast Inn, Community Meeting House and Commercial Establishment for Receptions and Parties

Tax Map: 25A **Grid:** **Parcel No:** 197 **Election District:** 1

Zoning District: HO **Total site area:** 3.63 acres

Please list all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, alternative compliance petitions, etc.). If no previous plans have been submitted, please provide a brief history of the site and related information to the request:

Mt. Ida is a historic building and site in Ellicott City. The historic building dates to c. 1828. The property is zoned Historic Office (HO) which supports the residential, office, non-profit and community gathering uses for which it has been widely known and utilized for many years. The current building use is Non-profit Club, Lodge and Community Hall. Applicant seeks a change of use to Bed & Breakfast Inn, Community Meeting House and Commercial Establishment for Receptions and Parties.

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which an alternative compliance is being requested and provide a brief summary of the request.

Section Reference No.	Brief Summary of Request
16.155	Waiver to a Site Development Plan - Change of Use Application from Non Profit Club, Lodge, Community Hall to Bed & Breakfast Inn, Community Meeting House and Commercial Establishment for Receptions and Parties

Signature of Property Owner: [Redacted]

Date:

2/25/2020

Signature of Petitioner Preparer: [Redacted]

Date:

Same

Name of Property Owner: Kimberly Kepnes and Nath

Name of Petition Preparer: Kimberly Kepnes

Address:

3585 Church Road

Address:

3858 Church Road

City, State, Zip:

Ellicott City MD 21043

City, State, Zip:

Ellicott City MD 21043

E-Mail:

kimberly.kepnes@monumentsothebysrealty.com

E-Mail:

kimberly.kepnes@monumentsothebysrealty.com

Phone No.:

443-250-4241

Phone No.:

443-250-4241

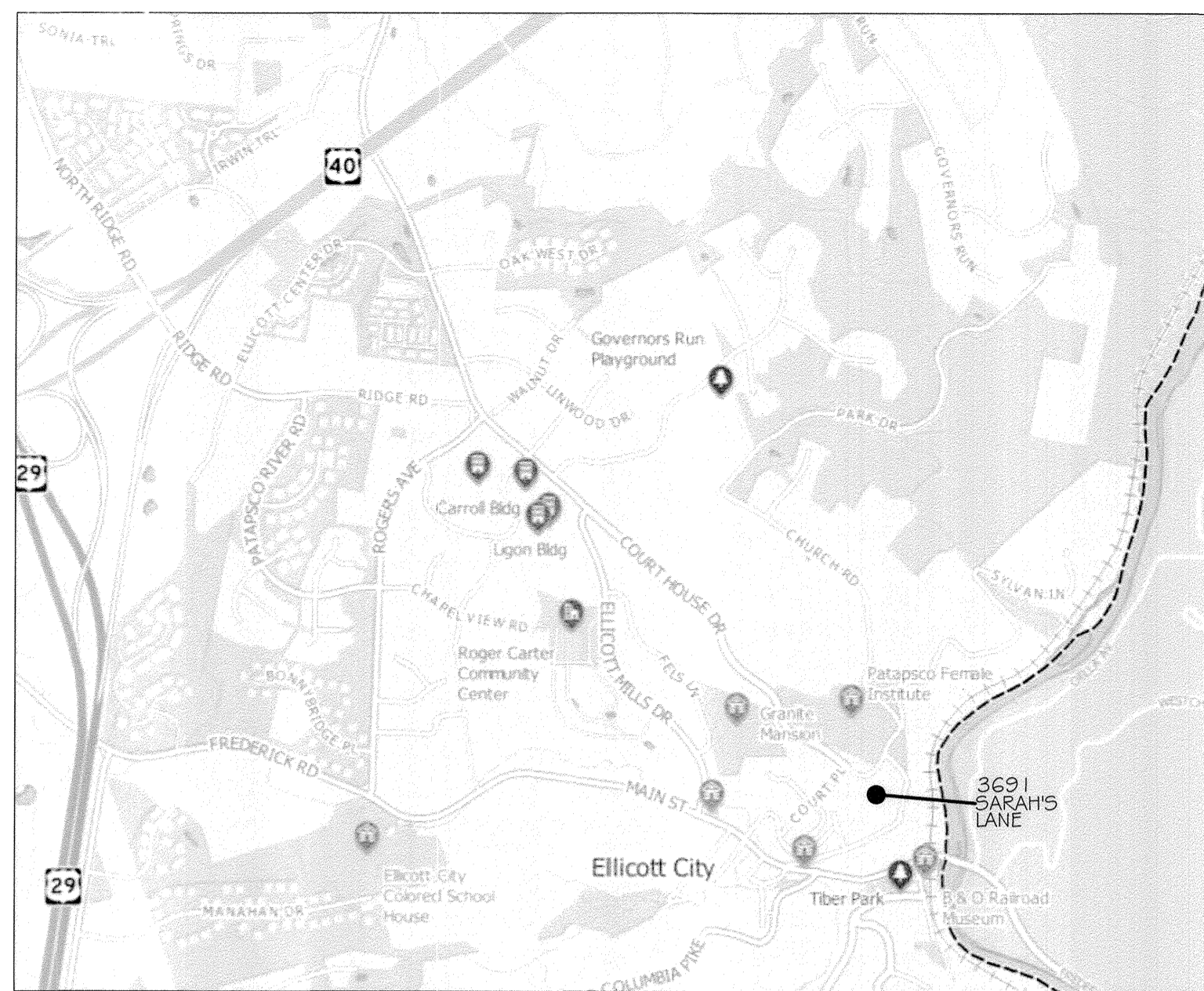
Contact Person:

Kimberly Kepnes

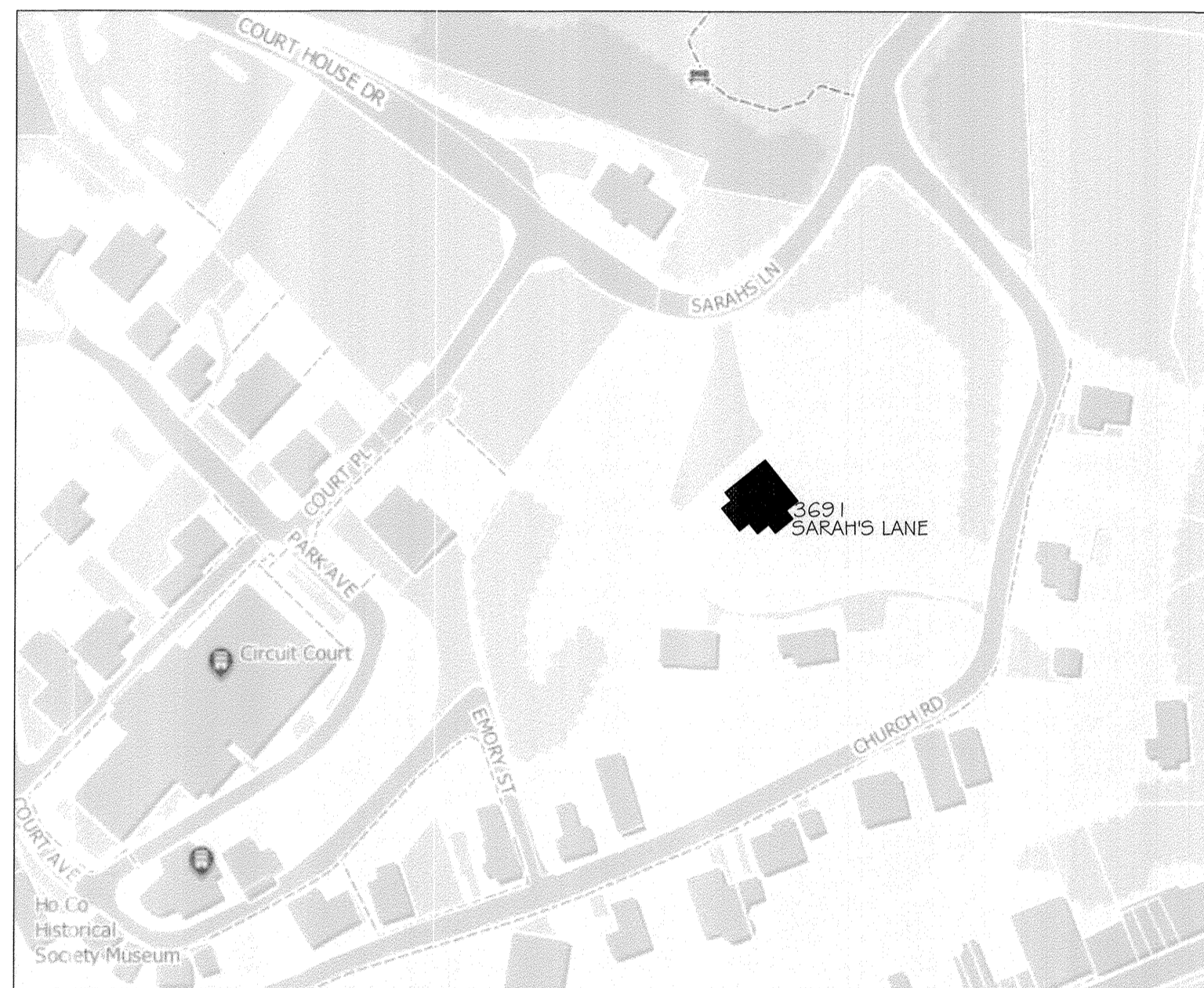
Contact Person:

Kimberly Kepnes

Owner's Authorization Attached

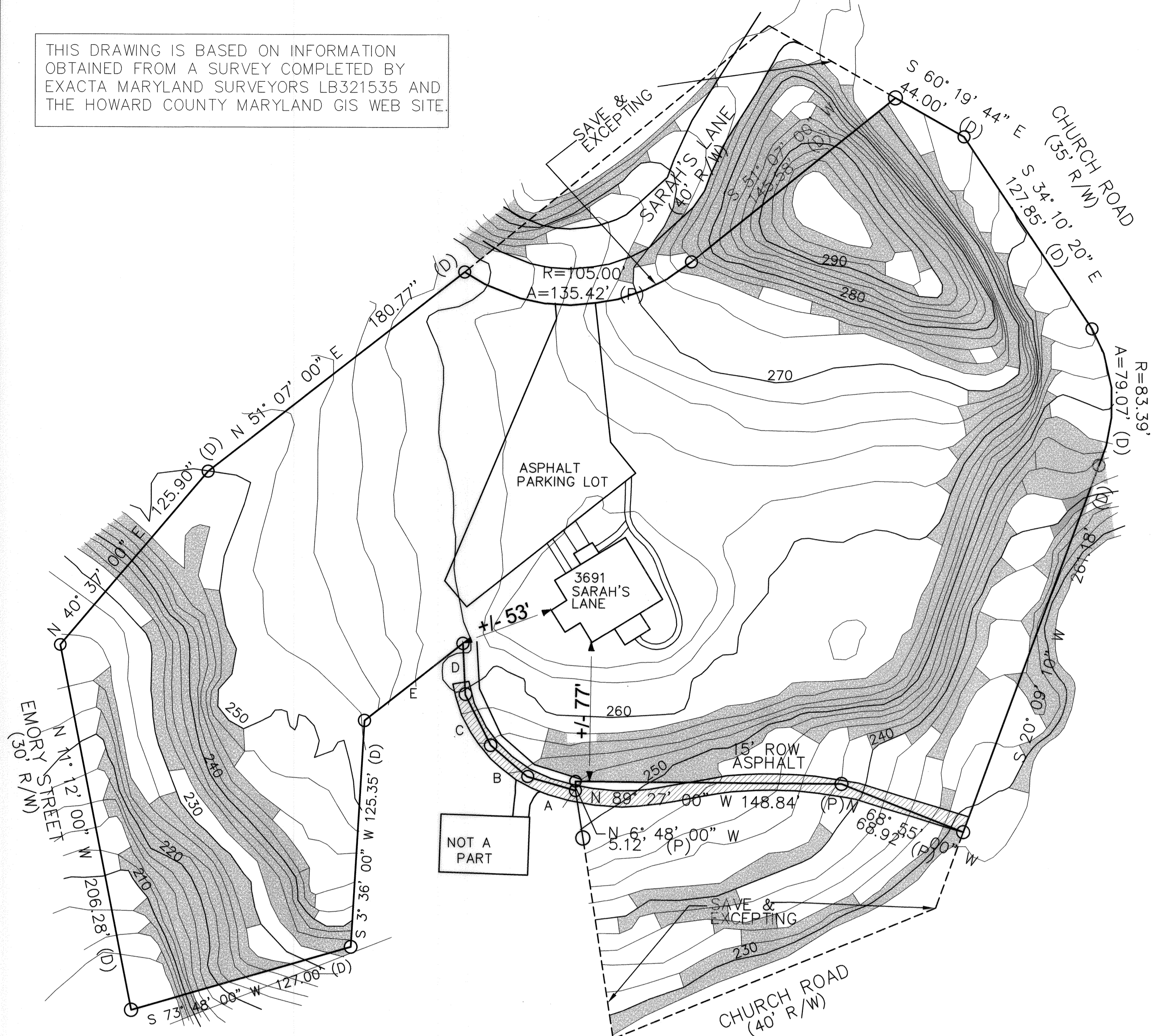


VICINITY MAP SCALE: 1" = 2000'
MAP 21, GRID C8

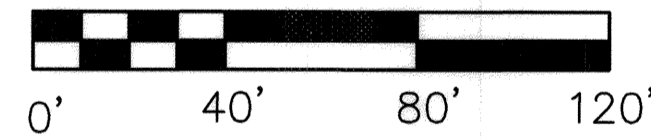


VICINITY MAP SCALE: 1" = 200'
MAP 21, GRID C8

THIS DRAWING IS BASED ON INFORMATION OBTAINED FROM A SURVEY COMPLETED BY EXACTA MARYLAND SURVEYORS LB321535 AND THE HOWARD COUNTY MARYLAND GIS WEB SITE.



SITE PLAN

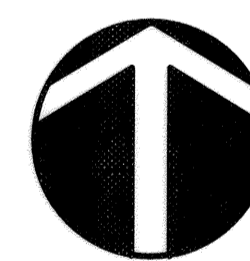


SCALE: 1" = 40.00'

STEEP SLOPES: >25%

E = N 3° 07' 00" W 28.43' (D)
 D = N 3° 07' 00" W 28.43' (D)
 C = N 27° 07' 00" W 31.44' (D)
 B = N 49° 10' 00" W 26.85' (D)
 A = N 73° 31' 00" W 28.06' (D)

NORTH



PROPERTY INFORMATION:

BUILDING ADDRESS:
3691 SARAH'S LANE
ELICOTT CITY, HOWARD COUNTY, MD 21043

DISTRICT: 02
ACCOUNT NUMBER: 231042

LEGAL DESCRIPTION: 3.631 AC. 3748 CHURCH ROAD ELICOTT CITY

TAX MAP: 025A
GRID: 0000
PARCEL: 0197
NEIGHBORHOOD: 30000.14

USE & OCCUPANCY:
TYPE B2: BUSINESS
ZONING: HO

EXISTING USE: NON-PROFIT CLUB, LODGE, COMMUNITY HALL
 NEW USE: FOUR BEDROOMS FOR BED & BREAKFAST - 1,036 SF
 NEW USE: SUPPORTING SPACES FOR BED & BREAKFAST INN - 2,197 SF
 NEW USE: BED & BREAKFAST TOTAL - 3,233 SF

ACCESSORY USE: COMMUNITY MEETING HOUSE, COMMERCIAL ESTABLISHMENT FOR RECEPTIONS AND PARTIES - 906 SF
 SUPPORTING SPACES FOR ACCESSORY USE - 425 SF
 ACCESSORY USE TOTAL SF: 1,331 SF

PROPERTY AREA:
BUILDING: 4,564 SF
SITE AREA: 3.63 ACRES

PARKING:
NEW USE: FOUR BEDROOMS FOR BED & BREAKFAST - 1,036 SF - PARKING REQUIRED 4 SPACES/1 EACH PER BEDROOM

ACCESSORY USE:
ESTABLISHMENT FOR RECEPTIONS AND PARTIES - 906 SF - PARKING REQUIRED .9 X 10 = 9 SPACES

TOTAL PARKING: 13 SPACES

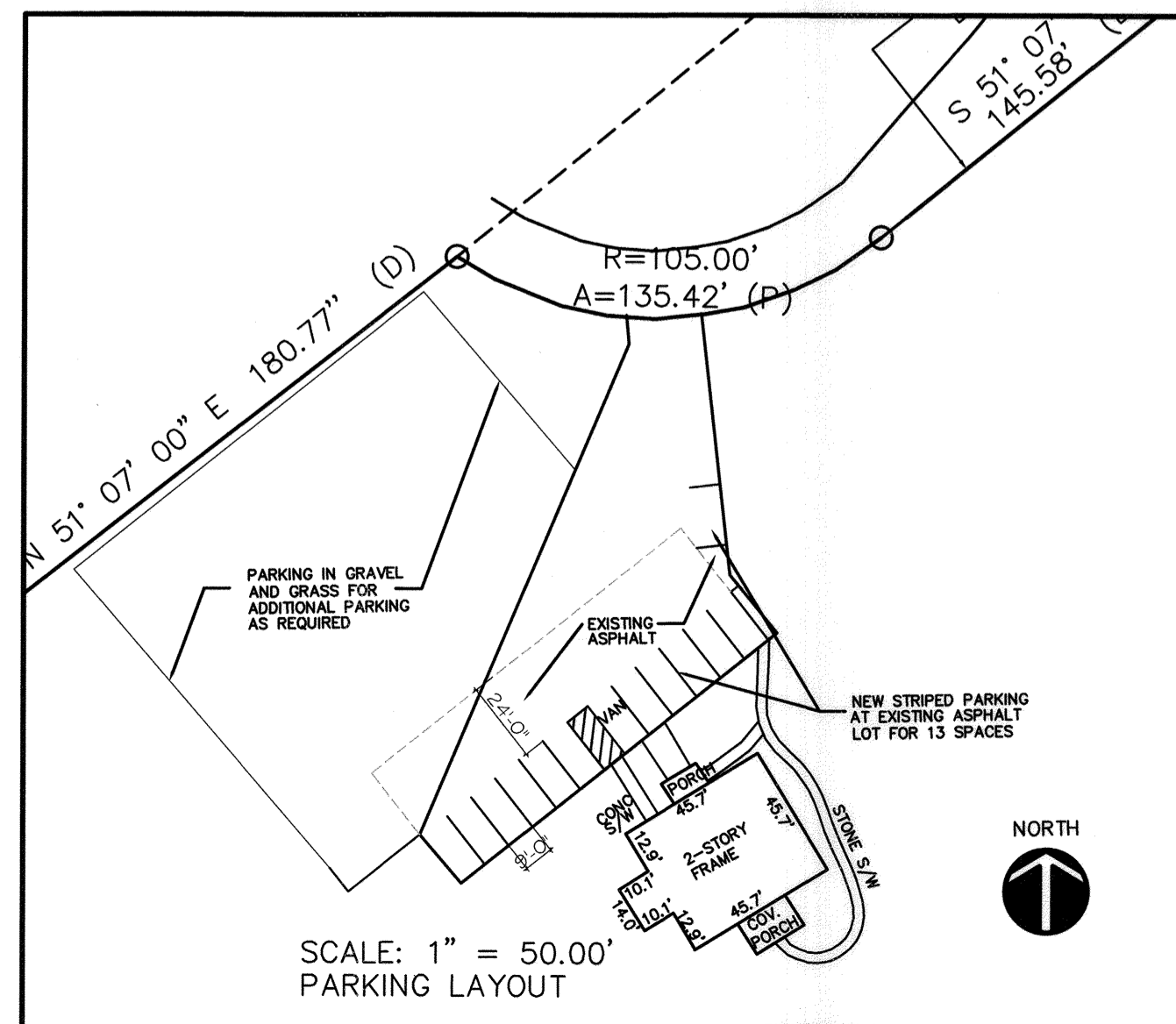
NOTE: THIS CHANGE IN USE IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION PER SECTION 16.1202(b)(1)(ii) - AN ACTIVITY ON A PREVIOUSLY DEVELOPED AREA COVERED BY AN IMPERVIOUS SURFACE AND LOCATED IN THE PRIORITY FLOODING AREA.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division *WCP* 08/14/20 Date

Chief, Division of Land Development *JS* 8/26/20 Date

Director *Ally Conner* 8/27/20 Date



SCALE: 1" = 50.00'
PARKING LAYOUT

APPROVAL CONDITIONS

- REVISE THE PLAN EXHIBIT PER THE ATTACHED COMMENTS FROM DIVISION OF LAND DEVELOPMENT AND THE DEVELOPMENT ENGINEERING DIVISION AN SUBMIT AN ORIGINAL 24X36 MYLAR TO DPZ WITHIN 45-DAYS FOR SIGNATURE AND RETENTION (ON OR BEFORE AUGUST 30, 2020). THE ASSOCIATE BUILDING PERMIT WILL NOT BE RELEASED UNTIL THE MYLAR RECEIVES SIGNATURE APPROVAL.
- THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE COUNTY AND STATE REGULATIONS AND OBTAIN ALL NECESSARY PERMITS FROM THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS.
- THE PARKING LOT MUST BE STRIPED IN ACCORDANCE WITH THE APPROVED PLAN AND PROVIDE THE REQUIRED HANDICAP SPACE.
- THE PRINCIPAL PERMITTED USE OF THE PROPERTY IS A BED AND BREAKFAST INN, COMMUNITY MEETING HOUSES AND COMMERCIAL ESTABLISHMENTS FOR RECEPTIONS AND PARTIES ARE PERMITTED AS AN ACCESSORY USE IF IT IS INCIDENTAL TO THE PRINCIPAL USE OR STRUCTURE, SERVES NO OTHER USE OR STRUCTURE, AND IS SUBORDINATE IN AREA, INTENSITY AND PURPOSE TO THE PRINCIPAL USE OR STRUCTURE. ANY OTHER USE WILL REQUIRE A SITE DEVELOPMENT PLAN, ALTERNATIVE COMPLIANCE OR PLAN EXHIBIT MODIFICATION.

SIGNATURE BLOCK

OWNER/DEVELOPER:	KIMBERLY KEPNES & NATHAN SOWERS
	3585 CHURCH ROAD, ELICOTT CITY MD 21043
	KIMBERLY: 443-250-4241 NATHAN: 410-206-3658
ARCHITECT:	JULIE JUNKIN, J-SQUARED ARCHITECTS, LLC
	1001 S YORK ST., DENVER, CO 80209 P: 410-961-3601
PROJECT NAME:	MOUNT IDA
ZONING:	HO OFFICE/COMMERCIAL
TAX MAP:	025A
ELECTION DISTRICT:	02
STREET ADDRESS:	3691 SARAH'S LANE, ELICOTT CITY, MD 21043
PARCEL NUMBER:	0197
PERMIT:	
FILE REFERENCE:	WP-20-083 (Section 16.155(a)(1)(ii))
TAX MAP:	025A



J-SQUARED ARCHITECTS, LLC
1001 S YORK ST
DENVER, CO 80209
410.961.3601
jjunkin@j-squareddesign.net

MOUNT IDA
3691 SARAH'S LANE
ELICOTT CITY, MD 21043



PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND I AM A FULLY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 12436
EXPIRATION DATE: 3/30/22

DRAWN BY:
J. JUNKIN

ORIGINAL SUBMITTAL DATE:
2/17/2020

REVISIONS:
5/4/2020
8/4/2020

SCALE:
AS NOTED

JOB NUMBER:
19-03

SHEET NO.
G-1