

APPLICATION FOR A SPECIAL EXCEPTION: LETTER OF EXPLANATION

Property Information:

Owner: Congregation Kol Ami Inc.
DBA Congregation Kol Shalom and Tree of Life Pre-school
Address: 1909 Hidden Meadow Lane
Annapolis, Maryland 21401
District - 02 Subdivision - 000 Account Number - 90028883

PURPOSE OF APPLICATION:

This application is for a SPECIAL EXCEPTION for a CHILD CARE CENTER OTHER THAN AS A HOME OCCUPATION for a property located in an R-1 Zoning.

BACKGROUND:

The subject property was purchased by Congregation Kol Ami Inc. in 1981. (The congregation presently does business as Congregation Kol Shalom after a merger with another congregation). The building has been in continual use as a synagogue and religious school since its purchase (except during the brief periods when there was construction, Covid 19, or summer recesses).

In 1992, the original residential structure was remodeled and added onto to better accommodate the use requirements of the Congregation. Those modifications were intended to improve the quality of the spaces and address building code and ADA compliance for the Sanctuary and Class Rooms. That scope of work was performed under a Building Permit that was issued at that time.

By 2013, the Congregation determined that it wanted to expand the religious school to include classes for pre-school age children. While the existing religious school met during after school hours and on Sundays, it was decided that the pre-school classes would occur within the normal operating hours of a typical pre-school. In order to meet the COMAR standards for pre-school age children, and accommodate the needs of the religious school, in 2014, the building was expanded. That expansion included classrooms that were fully compliant with COMAR requirements for pre-school age children.

H A L P E R N

A R C H I T E C T S

2238-A BAY RIDGE AVENUE ANNAPOLIS, MARYLAND 21403

410 263 1909

www.HalpernArchitects.com | JHalpern@HalpernArchitects.com

The 2013-2014 addition was constructed under an approved Building Permit (B-02300136) and Grading Permit (G02015621). The use of the proposed pre-school was discussed with Planning and Zoning during the permit process for this work. At the time, based on a ruling from Larry Tom, the pre-school was considered to be a permitted use since it was a pre-schools operating within an existing religious facility with a planned enrollment of less than 60 students.

Occupancy and Use permits were issued by the County at completion of construction. Kol Shalom has continued to operate the preschool continuously since those permits were issued in the belief that the Pre-school was a permitted use, and that those permits were all that were required.

In 2024, it was determined that under A.A.Co. Code section 18-11-112, the pre-school was operating as a non-conforming use since a special exception had never been obtained. While the pre-school probably could get certification as an existing non-conforming use, the congregation has elected to apply for an after-the- fact Special Exception. There is no construction or site work associated with this application for a Special Exception. This Letter of Explanation is intended to address the requirements for application and approval of that Special Exception.

EXPLANATION OF COMPLIANCE WITH SECTION § 18-11-112:

Child Care Centers Other Than As a Home Occupation.

(1) The facility shall be located on a lot of at least one acre for a center with less than 60 children and on a lot of at least two acres for a center with 60 children or more.

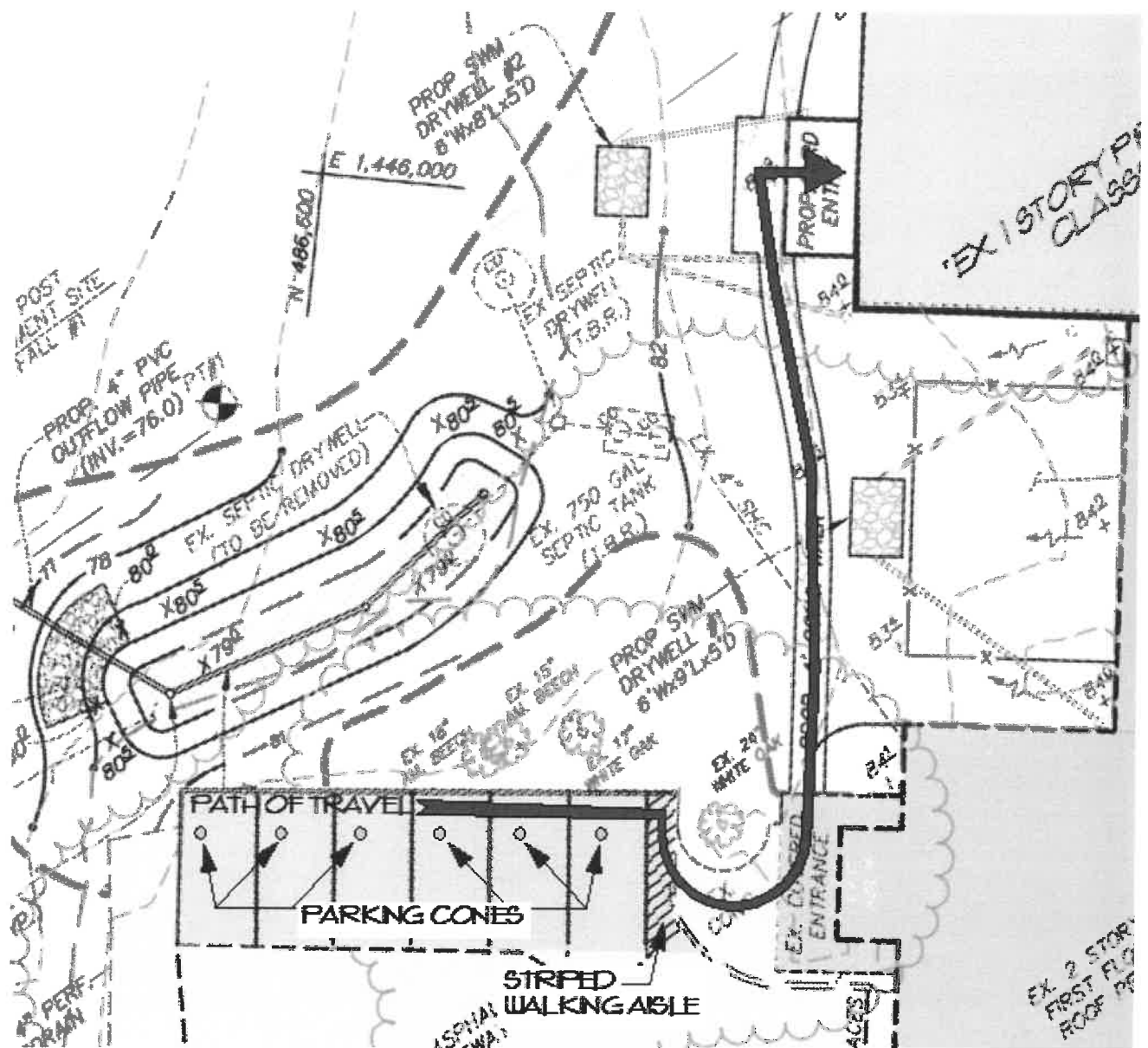
The Child Care facility is on the grounds of the synagogue for Congregation Kol Shalom. The site is 2.4 acres in size. The preschool is certified by the State up to a limit of 39 students per day in accordance with COMAR and as such will remain below 60 children.

(2) Onsite circulation and parking areas shall be designed to minimize vehicular and pedestrian conflicts and to provide safe areas for the dropping off and picking up of passengers.

Per the preliminary review comments by the Department of Planning and Zoning, the drop off and pick up procedures have been reviewed and altered to provide additional safety for the children. As amended, during school hours parking cones are placed in six designated drip off and pick up parking spaces. During drop off, parents are required to only park in those spaces marked by cones. The parents park and then walk their children into the preschool. Similarly, parents pick up their children by parking in those marked spaces and walking into the preschool. They then escort their children back to the cars.

Since neither the drop offs and pick-ups occur simultaneously, there typically has been adequate drop off and pick up parking spaces. On the rare occasions when there has been more cars than spaces, the parents have plenty of space on site to queue and wait for a space.

The cones are placed roughly 5 feet from the edge of the paving, which creates a dedicated safe walking path of travel for the parents and children. (Please see the enlarged drawing of the parking area below for the location of the parking cones and path of travel)



Additionally, there is a separate walkway between the main drop off area and the preschool classroom entrance. That walkway is not adjacent to the parking or drive areas. The hand off between the parents and the pre-school staff occurs inside the building at the foyer of the preschool.

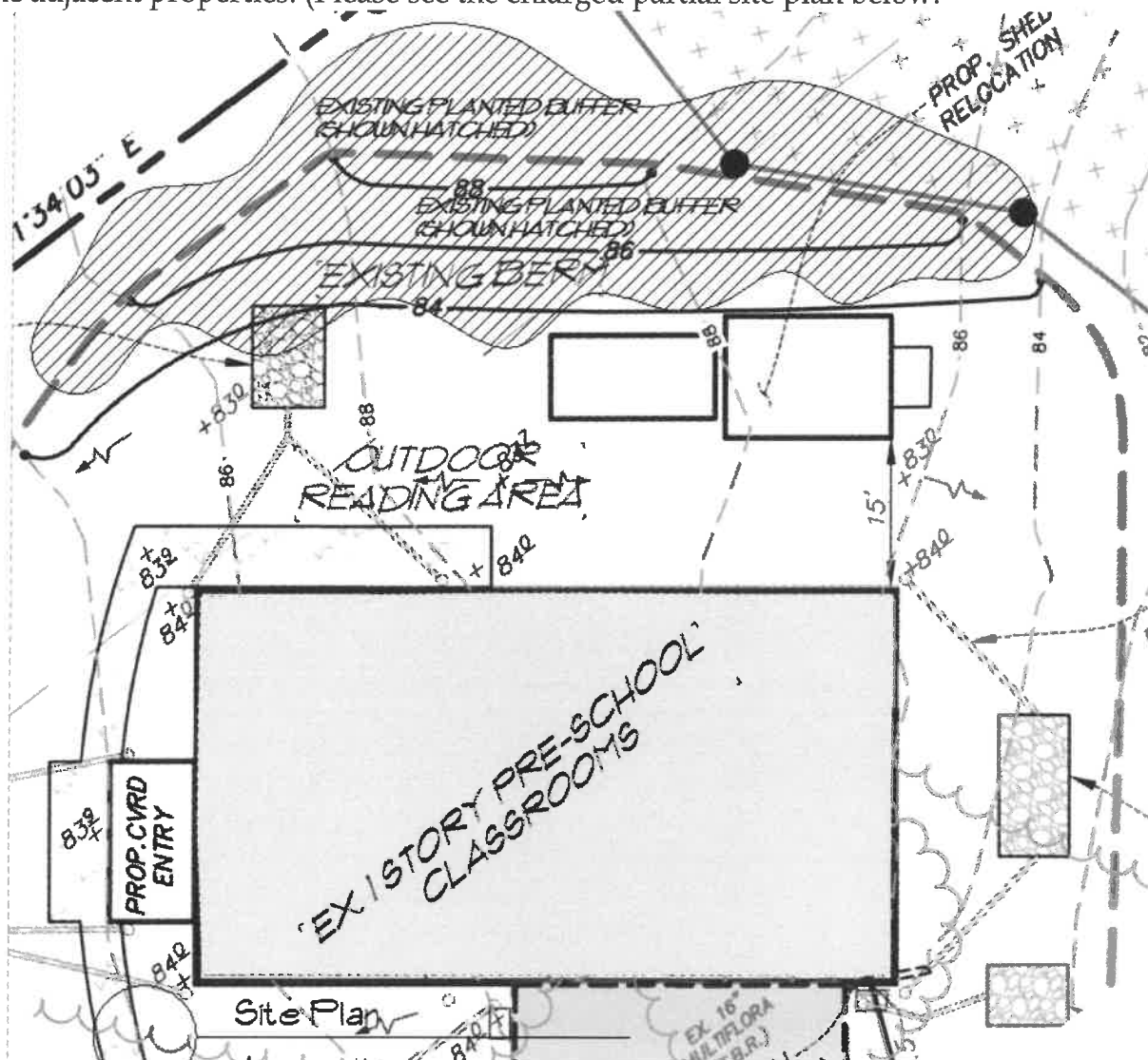
(3) Outdoor play areas or activity areas shall be fenced and located to the side or rear of the principal structure. The fence shall comply with the side and rear setbacks for accessory structures as provided in the bulk regulations of the residential district in which the child care facility is to be located.

There are several outdoor areas used by the preschool. The first area is a fenced in outdoor play yard. That is located within a courtyard on the side of the building. That play yard faces the walls of the building on three sides. The fourth side is fenced and faces an unoccupied wooded area approximately 60 to 80 feet away.

The second outdoor area is an outdoor reading area. By way of background, the activities that take place in this area are purposefully intended to be quieter and more contemplative and are not considered to be 'free play'. (Any free play takes place within the fenced yard.)

The activities that occur in this area might include an outdoor story-time, teachings by the Rabbi, or an outdoor religious service. These activities are always accompanied by both teachers or other adults, who are doing the readings, and by additional adults, who are solely providing additional supervision and back-up. Because the activities that occur in this area tend towards quieter activities, and because the preschool has a focus on an appreciation and connection to nature, the buffers and barriers have been created with natural materials rather than fencing in the form of manmade materials and hard construction.

The reading area occurs on the back of the building and is separated from the nearest property line by an existing 4 to 5 foot high berm that also creates as a very small amphitheater facing the building. The top of that berm has mature plantings, which further screen the reading area from the adjacent properties. (Please see the enlarged partial site plan below.)



As can be seen in the photos below, the berm, existing sheds, and the density of the plantings form a natural fence-like barrier that both visually and acoustically screens the reading area.



Reading area looking South



Reading area looking Southeast



Reading area looking East at South end of the Area



Reading area looking East at North end of the Area



Reading area looking North



Reading area looking Northeast.

- (4) *The activities on the property shall be located in a manner to shield surrounding residential property from the effects of noise, hazards, or other offensive conditions.*

The site was developed in a manner that provides natural buffering between the synagogue, religious school, and pre-school and its neighbors. Those barriers are formed by the berm and plantings shown above and the forested conservation areas that were created at the time that the Pre-school was created.

- (5) *A facility located in an RA District shall be located on a road other than a scenic or historic rural road. The property is zoned R-1 and is not located on a scenic or historic road.*

(6) *A facility located in a residential zoning district may not have an entrance on a minor arterial road or a road of higher classification unless the entrance to the center is at least 500 feet from the entrance to a subdivision or commercial property.*

The facility is located on Hidden Meadow Lane, which is a private road that serves a small subdivision with six residential sites, and the synagogue site. Hidden Meadow Lane connects to Severn Grove Road. The entrance to the driveway at Kol Shalom property is approximately 600 feet from Severn Grove Road.

(7) *A special exception granted under this section and in use as of January 6, 2014 shall be governed by the law in effect as of that date.*

Per the background information provided above, while the synagogue and religious school was in existence prior to January 6, 2014, a Special Exception was neither applied for nor approved before that date. Therefore, it is acknowledged that the site will be governed by the current laws.

EXPLANATION OF COMPLIANCE WITH SECTION § 18-16-304. Special exceptions.

(1) *The use will not be detrimental to the public health, safety, or welfare;*

The pre-school is located in purpose built classrooms located and constructed to avoid being detrimental to the public (and occupant) health, safety or welfare.

(2) *The location, nature, and height of each building, wall, and fence, the nature and extent of landscaping on the site, and the location, size, nature, and intensity of each phase of the use and its access roads will be compatible with the appropriate and orderly development of the district in which it is located;*

The design of the building, and more specifically the portion of the building housing the pre-school, the playground fence, the nature and extent of landscaping on the site, and the location, size, nature, and intensity of each phase of the use and its access roads were designed to be compatible with the appropriate and orderly development of the district in which it is located;

(3) *Operations related to the use will be no more objectionable with regard to noise, fumes, vibration, or light to nearby properties than operations in other uses allowed under this article;*

The site planning and building design was developed so that operations will be no more objectionable with regard to noise, fumes, vibration, or light to nearby properties than operations in other uses allowed under this article.

(4) *The use at the location proposed will not have any adverse effects above and beyond those inherently associated with the use irrespective of its location within the zoning district;*

The proposed use at that location will not have any adverse impact beyond those of other uses that permitted within that zoning district.

(5) *The proposed use will not conflict with an existing or programmed public facility, public service, school, or road;*

This site is located on a private road in a comparatively low density area. There are no existing or planned public facility, public service, or road that will be impacted or in conflict with the proposed use as a preschool.

(6) *The proposed use has the written recommendations and comments of the Health Department and the Office of Planning and Zoning;*

The pre-school was reviewed and approved for construction by the Health Department and the Office of Planning and Zoning when the permit was issued and the building was constructed in 2014. This application does not include an intent to alter the building or its use relative to those 2014 approvals.

(7) *The proposed use is consistent with the County General Development Plan;*

The proposed use is consistent with the *County General Development Plan*.

(8) *The applicant has presented sufficient evidence of public need for the use;*

The evidence of sufficient public need for this use can be demonstrated by the fact that, after a few years of initial growth, the pre-school has had student enrollment at the maximum permitted within the Maryland State Department of Education: Division of Early Childhood-Office of Child Care issued Letter of Compliance, and the regulations within COMAR.

(9) *The applicant has presented sufficient evidence that the use will meet and be able to maintain adherence to the criteria for the specific use;*

The pre-school has been in operation on this site since the use permit was issued in 2014. That use has been in a manner that is consistent with adherence with the criteria for this specific use. No change of use that would impact adherence is to the criteria for this use.

(10) *The application will conform to the critical area criteria for sites located in the critical area; and*

The site and building in question is located completely outside of the Critical Area (RCA, LDA, or IDA areas). While not located within the Critical Area, consistent with environmental stewardship practices, storm water management and conservation easements were created at the time that the pre-school classrooms were constructed.

(11) *The administrative site plan demonstrates the applicant's ability to comply with the requirements of the Landscape Manual.*

The site design complied with the landscape manual in place at the time that the preschool was constructed. Additional, environmentally appropriate plantings have been added under separate approved site work permits in the period since.

Submitted by:



Jeffrey H. Halpern
Principal Architect
Halpern Architects



Attached Supplemental Supporting Documents

- 2013 Letter to Inspections and Permits Describing Planned Pre-school Use
- 2014 Building Permit
- Maryland State Department of Education: Division of Early Childhood, Office of Child Care issued Letter of Compliance

Documents Submitted under separate cover via the portal:

- Administrative Site Plan in accordance with Article 10-16-201(e)
- Critical Area Report
- Current Deed
- List of Nearby Property owners (Neighboring Parcel Labels)

12/19/2013

Mr. Daniel L. Kane
Director
Permit Application Center
Anne Arundel County
2664 Riva Road
Annapolis, Maryland 21401

Re: Building Permit No. B02300136

Dear Mr. Kane:

We are in receipt of a letter from your office dated December 17th, 2013, containing comments related to your review of building application materials related to an addition to and renovation of Congregation Kol Shalom in Annapolis. This letter is in response to a comment from the building and fire code reviewer, Jonathan Harberts, requesting a description of the operations of the classrooms.

The project contains six full-time classrooms, plus a library/seminar room. Two of the classrooms will be used as preschool classrooms for students between the ages of two and five years. Each of these preschool classrooms can accommodate a maximum of twelve students. The other four classrooms can accommodate up to a total of fifty-nine students. Students in the non-preschool classrooms will be between the ages of five and thirteen years. The total occupancy for the seven rooms is 104 people, including teachers and students.

Day school classes will be provided Monday through Friday. Extended day care will be provided before and after classes, approximately from 8:00 am through 6:00 pm. The extended day will end at approximately 4:30 pm on Fridays to observe the Sabbath.

Religious education classes for students between five and thirteen years of age will be held on Wednesday evenings between 5:00 and 6:30 pm, and on Sunday mornings between 9:30 and 12:30.

Students in the school will not be incapacitated or incapable of self-preservation. The younger children in the preschool classrooms will require a reasonable amount of assistance due to their age.

We hope that this letter provides the information you require about the operations of the school. Please contact Alan Cook at Halpern Architects at (410) 263-1909 if further information is required.

Respectfully,

Dr. Howard Salob
President
Congregation Kol Shalom



Building Permit Application

Permit Application Center
2664 Riva Road
Annapolis MD 21401

| | | | | | | | | | |
|---|-------------|------------|---------------------|--------------------------|--|--------------|---|--|--|
| Permit Number | | Fee | | | | | | | |
| Date | 11/25/13 | Tax Acct # | 02 - 000 - 90028883 | Perc # | TO2040517 | UA/PWA# | | | |
| Site Address | | | | Map | Block | Parcel | Lot(s) | | |
| 1909 Hidden Meadow Lane | | | | 45 | 15 | 241 | | | |
| City | | | State | Zip | Subdivision | | | | |
| Annapolis | | | MD | 21401 | Pierre M. Tullier Property | | | | |
| Suite # | Tenant Name | | | Tenant Location | | | | | |
| N/A | N/A | | | N/A | | | | | |
| Property Owner Information | | | | | Contractor's Information | | | | |
| Company Name | | | | Lic Type & # | | Company Name | | | |
| Congregation Kol Shalom | | | | | | TBD | | | |
| Name | | | | | Name | | | | |
| | | | | | | | | | |
| Mailing Address | | | | | Mailing Address | | | | |
| 1909 Hidden Meadow Lane | | | | | | | | | |
| City | | State | Zip | City | | State | Zip | | |
| Annapolis | | MD | 21401 | | | | | | |
| Telephone | | | | Telephone | | | | | |
| (410) 266-6006 | | | | | | | | | |
| Email | | | | | Email | | | | |
| | | | | | | | | | |
| Applicant Information | | | | | Engineer Information | | | | |
| Company Name | | | | Company Name | | | | | |
| Halpern Architects | | | | Drum, Loyka & Associates | | | | | |
| Name | | | | | Name | | | | |
| Alan Cook, R.A. | | | | | Mark Evans | | | | |
| Mailing Address | | | | | Mailing Address | | | | |
| 914 Forest Drive, Suite 202 | | | | | 1410 Forest Drive, Suite 35 | | | | |
| City | | State | Zip | City | | State | Zip | | |
| Annapolis | | MD | 21403 | Annapolis | | MD | 21403 | | |
| Telephone | | | | | Telephone | | | | |
| (410) 263-1909 | | | | | (410) 280-3122 | | | | |
| Email | | | | | Email | | | | |
| acook@halpernarchitects.com | | | | | mevans@drumloyka.com | | | | |
| Architect Information | | | | | Permit Type-Check One | | | | |
| Company Name | | | | | <input type="checkbox"/> New | | <input type="checkbox"/> Sprinklers | | |
| Halpern Architects | | | | | <input checked="" type="checkbox"/> Addition | | <input type="checkbox"/> Accessory Structure- indicate heights of: | | |
| Name | | | | | <input checked="" type="checkbox"/> Alteration/Repairs | | Principal _____ ft _____ in | | |
| Alan Cook, R.A. | | | | | <input type="checkbox"/> Sign | | Accessory _____ ft _____ in | | |
| Mailing Address | | | | | | | | | |
| 914 Forest Drive, Suite 202 | | | | | | | | | |
| City | | State | Zip | | | | | | |
| Annapolis | | MD | 21403 | | | | | | |
| Telephone | | | | | | | | | |
| (410) 263-1909 | | | | | | | | | |
| Email | | | | | Is this permit application to resolve a violation? | | | | |
| acook@halpernarchitects.com | | | | | <input type="checkbox"/> Yes | | <input checked="" type="checkbox"/> No | | |
| Describe Proposed Work: | | | | | | | | | |
| Construct classroom addition to existing synagogue/school. Repair existing interior walls and trim, repair and replace existing siding, re-roof existing building, repaint existing interior. | | | | | | | | | |

Residential Building Permit Application Details

| Property Details | | | | Construction Details | | | | | | |
|---------------------------------|------------------------------|-----------------------------|--------------|--------------------------|--|------------------------------|-----------------------------|---------------|------------------------------|-----------------------------|
| Corner Lot | <input type="checkbox"/> Yes | <input type="checkbox"/> No | Public Water | <input type="checkbox"/> | Width | X | Length | Total Sq. Ft. | | |
| Waterfront | <input type="checkbox"/> Yes | <input type="checkbox"/> No | Public Sewer | <input type="checkbox"/> | Unfinished Basement | X | | | | |
| Critical Area | <input type="checkbox"/> Yes | <input type="checkbox"/> No | Well | <input type="checkbox"/> | Finished Basement | X | | | | |
| Bog Area | <input type="checkbox"/> Yes | <input type="checkbox"/> No | Septic | <input type="checkbox"/> | 1st Floor | X | | | | |
| ADC Map | | | Mayo System | <input type="checkbox"/> | 2nd Floor | X | | | | |
| Zoning Classification | | | | | 3rd Floor | X | | | | |
| Name of Waterway | | | | | Garage/Carport | X | | | | |
| | | | | | Porch | X | | | | |
| Building Characteristics | | | | | Deck | X | | | | |
| Bldg Height: | Existing | Proposed | | | | | | | | |
| Number of Stories | | | | | | | | | | |
| Number of Bedrooms | | | | | | | | | | |
| Number of Baths | | | | | | | | | | |
| Smoke Detectors | | | | | | | | | | |
| Carbon Monoxide Detectors | | | | | | | | | | |
| Fireplace | | | | | | | | | | |
| Heating Fuel Type/AC | | | | | | | | | | |
| | | | | | Shed | X | | | | |
| | | | | | Other | | | | | |
| | | | | | Total Square Footage | | | | | |
| | | | | | Total Finished Area- per ANSI Z765-2003 | | | | | |
| | | | | | Cost of Work | \$ | | | | |
| | | | | | Grading Permit # | | | | | |
| | | | | | Proposed Work to Include (check all that apply): | | | | | |
| | | | | | Sprinklers | <input type="checkbox"/> Yes | <input type="checkbox"/> No | Plumbing | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| | | | | | Electric | <input type="checkbox"/> Yes | <input type="checkbox"/> No | Heating/AC | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

Commercial Building Permit Application Details

| | | | |
|----------------------|---------------------------|---------------------------------|--------------------------|
| Use Group | A- Assembly/ E- Education | Heating Fuel | Electric heat pumps |
| Construction Type | III-B | Number of Stories | 1 |
| Existing Use | Religious/ Education | Building Height: Existing | 31' |
| Proposed Use | Religious/ Education | Proposed | 31' |
| Number of Elevators | 0 | Number of Fire Alarms | NFPA 72 compliant system |
| Number of Standpipes | 0 | Total Square Footage | 8,121 SF |
| Smoke Detectors | Yes | Sprinklered Area Square Footage | N/A |


The applicant hereby certifies as follows: 1) that he/she is authorized to make this application; 2) that all information provided by the applicant, whether on an original application or on an application for a revision, is true and correct, including all information on any attachments hereto; 3) that, on an application for revision and all attachments thereto, he/she has brought to the attention of the Permit Application Center all changes being made from the original application and attachments thereto by highlighting those changes on this form and the attachments; 4) that he/she will comply with all regulations of Anne Arundel County which are applicable hereto; 5) that he/she will perform no work on the above property not specifically described in this application; 6) that he/she grants County officials the right to enter onto the property for the purpose of inspecting the work permitted and posting notices.

Signed _____
Owner/Agent

Date: November 27, 2013

Print Name: Jeffrey H. Halpern

Many subdivisions and neighborhoods within Anne Arundel County have private deed restrictions or covenants regulating building construction. Anne Arundel County staff will not determine whether or not the work covered by a permit satisfies these covenants. Obtaining a building permit does not relieve the homeowner of his responsibility for determining the nature of applicable covenants and private deed restrictions and complying with covenants. It is recommended that the Land Records Office of the Anne Arundel County Clerk of the Court's office be checked to determine whether or not covenants or restrictions exist that regulate the proposed work. You may also wish to check with your Civic or Homeowner's Association to see if other restrictions apply.


| | | | | |
|--|---|--|---|---------------------------------------|
|  | BUILDING ADDRESS 1909 HIDDEN MEADOW LN ANNAPOLIS MD 21401 | =====CONTRACTOR===== OWNER XXXXXXXXXXXXXXXXXXXXX XXXXXXXX, XX 11111 PHONE: () - COUNTY LICENSE: CTR 003157 STATE LICENSE: LICENSEE: PHONE: () - =====OWNER===== CH- CONGREGATION KOL AMI INC 1909 HIDDEN MEADOW LN ANNAPOLIS MD 21401 WORK: () - HOME: () - | Applic Date: 2013-11-27 Issue Date: 2014-02-03 | B - 02300136 ADC |
| | TAX ACCT NBR: 2000-9002-8883 SUBDIVISION: BEST GATE TAX MAP: 45 SQ. FT.: 2.41 BLOCK(ST): 15 LOT: 1 PARCEL: 0241 SECTION: DEED: 03436-131 BLOCK: PROP DESC: LT 1 OR 2.412 ACRES | BUILDING PERMIT TENANT CONGREGATION KOL SHALOM APPLC HALPERN ARCHITECTS | | |

| |
|--|
| IMP TYPE ADDITION LOC TYPE OF USE..... EDUCATIONAL/SCHOOL PROPOSED USE.... EDU/REL * ADDITION TO EX SYNAGOGUE/SCHOOL, REPAIR =HURRICANE= PRPSD WORK LINE1 EX INT WALLS & TRIM, REPAIR & REPLACE EX SIDING, RE- TIDE N LINE2 ROOF*RV 12/20/13 F/PLN CMNTS TT ZONE ELEV 00.00 FLOOD MAP 000 |
|--|

| | | |
|---|--|--|
| ==BUILDING CHARACTERISTICS== BUILDING HEIGHT (FT) NUMBER OF STORIES 1 ELEVATORS NUMBER OF STANDPIPES TYPE OF OWNERSHIP PR TYPE OF CONSTRUCTION 3B SMOKE DETECTORS (Y/N) SEWAGE DISPOSAL TYPE S WATER SUPPLY TYPE W HEATING FUEL E NBR OF FIRE ALARMS TOTAL AREA SQ. FEET 8121 SPRINK. AREA SQ. FT CONTRACT COST OF WORK \$ 590559 | ====BUILDING DIMENSIONS===== AREA LEN WIDTH UNFIN. BASEMENT FIN. BASEMENT 1ST FLOOR 2ND FLOOR GARAGE CARPORT PORCH DECK ===== AIRPORT ===== ZONE N NOISE N FLIGHT PATTERN N =LOT CHARACTERISTICS= CORNER LOT N WATER FRONT LOT N | GRAD PERM G02015621 NBR BEDRMS ====SETBACKS==== FRONT 40 REAR 35 SIDE (MIN) 15 SIDE (COMB) 40 SIDE ST MAJ ARTERY ===MAX HEIGHT=== STORIES 0.0 FEET 45 ===PARKING=== OFF STR 26 HANDICAP |
| ZONING R1 OSD FEE AMOUNT 0.00 OSD FEE CD DTE P.W. AGREEMENT FINISHED AREA 2644 CENSUS TRACT CRITICAL AREA N CRIT AREA MAP DRIVEWAY APRONS C STORMWATER MGMT | GIA NCL NCL A PERMIT UNDER WHICH NO INSPECTION HAS BEEN REQUESTED WITHIN ONE YEAR AFTER ISSUANCE SHALL EXPIRE. A PERMIT UNDER WHICH WORK COMMENCES WITHIN ONE YEAR SHALL BE CONSIDERED VALID IF CONSTRUCTION IS CONTINUOUS AND AT LEAST 33% IS COMPLETED EACH CONSECUTIVE YEAR FROM DATE OF ISSUANCE. INSPECTIONS ARE REQUIRED FOR FOOTING TRENCHES, FOUNDATION (WATERPROOFING-DRAIN TILE-BACKFILL), FRAMING, INSULATION AND FINAL. TWENTY-FOUR HOUR NOTICE IS REQUIRED FOR ALL INSPECTION REQUESTS. | |

A CERTIFICATE OF OCCUPANCY IS REQUIRED TO BE ISSUED BY THE BUILDING OFFICIAL BEFORE THIS BUILDING MAY BE OCCUPIED. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL BUILDING, TRADE, HEALTH AND FIRE (IF REQUIRED) INSPECTIONS HAVE BEEN MADE AND APPROVED.
 NOTE: SEPARATE ELECTRICAL, MECHANICAL AND PLUMBING PERMITS ARE REQUIRED.

| | | | | |
|--------------|-----------------|-----------------|----------------|---------------|
| FTG _____ | BFILL _____ | INT-DTILE _____ | EX-DTILE _____ | SLAB _____ |
| FRAME _____ | INSUL _____ | CEILING _____ | STEEL _____ | PIER _____ |
| SPK RI _____ | SPK FINAL _____ | PROG _____ | FINAL _____ | FL CERT _____ |

| | | |
|--|--|--|
|  For Director of Inspections and Permits | FEE: \$ 4,375.00 Applic Date: 2013-11-27 Issue Date: 2014-02-03 | PROJECT NUMBER: B- 02300136 |
|--|--|--|

MARYLAND STATE DEPARTMENT OF EDUCATION
 Division of Early Childhood
 Office of Child Care

LETTER OF COMPLIANCE

The Office of Child Care issues this license pursuant to Education Article Sections 9-5-101 through 9-5-110, Sections 9-5-401 through 9-5-420, and COMAR 13A 17.01-17.

X In addition, an education program may be operated, pursuant to Education Article, Section 2-206, Annotated Code of Maryland and COMAR 13A 17.14.

Congregation Kol Shalom, Inc.

has been granted approval to operate the facility known as

Tree of Life Preschool at Congregation Kol Shalom

located at

1909 Hidden Meadow Ln, Annapolis, MD 21401-2941

and approved as specified below

| Key: 1=Child Care, 2=Educational Program, 3=Accredited | | | |
|---|----------|----------|----------|
| Approved for Ages: | 1 | 2 | 3 |
| 2 years | No | Yes | No |
| 3 years | Yes | Yes | No |
| 4 years | Yes | Yes | No |
| 5 through 15 yrs | Yes | | No |
| 16 through 20 yrs | Yes | | No |

| Approved to Operate: | |
|-----------------------------|---------------------|
| Months | January-December |
| Days | Monday-Friday |
| Hours | 07:30 AM - 05:30 PM |
| Total Capacity | 19 |

| Rooms Approved and Capacity: | |
|-------------------------------------|-----------------|
| Room | Capacity |
| Pre-School Room #1 | 20 |
| Pre-School Room #2 | 19 |

The following restrictions are in effect:

MSDE EDUCATIONAL PROGRAM HOURS ARE 9:00AM - NOON IN CLASSROOMS 1 AND 2. ANNIVERSARY MONTH IS JULY.

Issuance of this Letter of Compliance is expressly conditioned on the operator's consent to permit inspections by a designee of the State Superintendent of Schools of Maryland State Department of Education to determine whether (a) the operator is complying with the laws and regulations relating to the operation of a child care program and, if applicable, of an educational program; and (b) any complaints or unfavorable comments, which relate to the facility, are true and accurate.

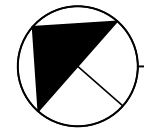
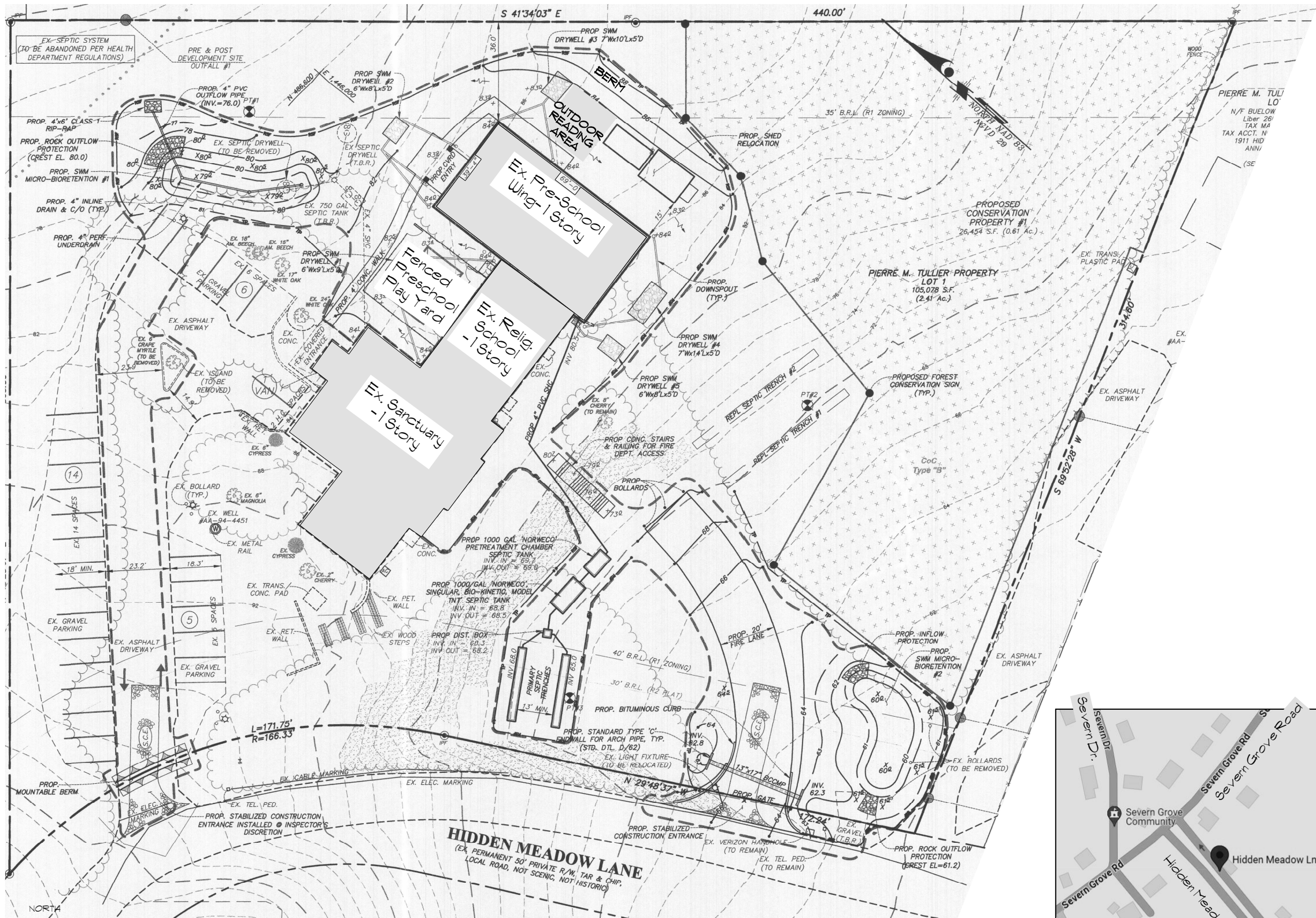
This Letter of Compliance is not transferable to another operator or location, and remains the property of the Office of Child Care. The operator must surrender this Letter of Compliance to the Office of Child Care upon suspension, revocation, voluntary closure, denial of a new Letter of Compliance, or change of facility ownership prior to its effective date.

| | |
|------------|-------------------|
| Facility # | 250965 |
| School # | 09-02-0013 |
| Issued on | 08/01/2021 |
| Revised on | 09/22/2021 |
| Status | Continuing - Full |

Mohammed Choudhury

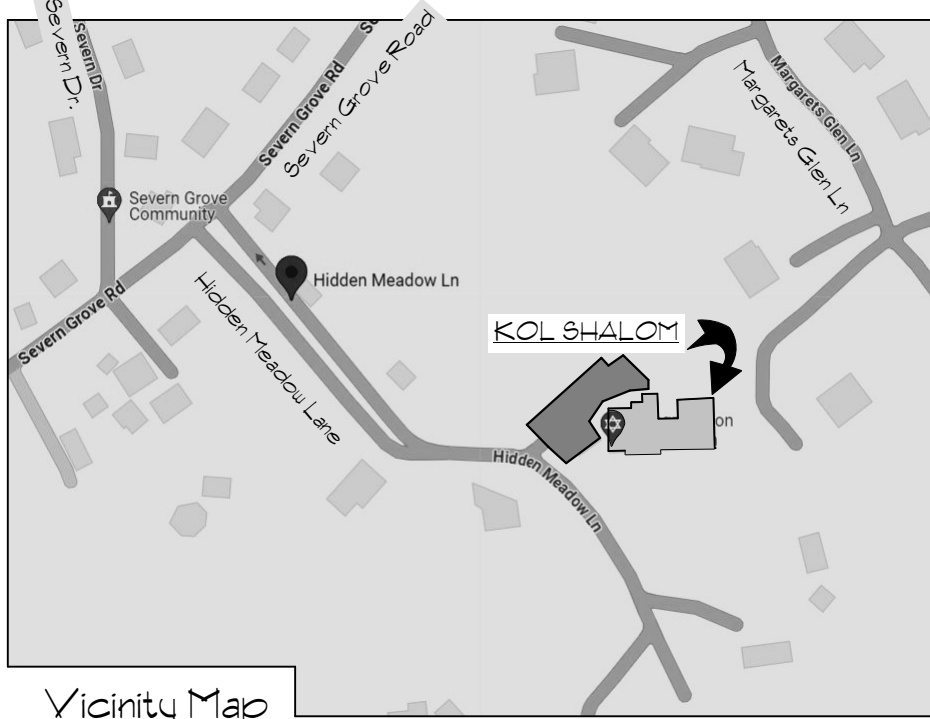
State Superintendent of Schools
 Maryland State Department of Education

C:\Arch-Shared Files\Archdata\Clients\Kol Shalom\Zoning\issue 2023\Special Exception Drawings.pln | Printed 11/13/2024 at 12:32 PM



Site Plan Note: 2014 As-Built Site Plan prepared by Drum-Loyka Civil Engineers with labeling added by Halpern Architects for Special Exception
1"=40.0'

NOTE: The Site Plan above is the as-built site plan that was submitted at completion of the work contained in 2013-2014 building & grading permit applications. Work labeled as "Prop" was performed during the 2014 construction process.



Vicinity Map
N.T.S.

HALPERN ARCHITECTS

914 FOREST DRIVE- SUITE 202
ANNAPOLIS, MD
410 263 1909 410 280 2542 fax
halpernarch@annapolis.net
www.halpernarchitects.com

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An Addition to CONGREGATION KOL SHALOM

1909 Hidden Meadow Lane
Annapolis, MD

PROJECT NO.
9913
DATE
6/7/2024
SCALE
As Noted

SHEET NO.

C-1

CRITICAL AREA COMMISSION
 CHESAPEAKE AND ATLANTIC COASTAL BAYS
 1804 WEST STREET, SUITE 100
 ANNAPOLIS, MD 21401

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Anne Arundel County

Date:

| Tax Map # | Parcel # | Block # | Lot # | Section |
|-----------|----------|---------|-------|---------|
| 0045 | 0241 | 0015 | 1 | 000 |
| | | | | |
| | | | | |

Tax ID: 02 000 90028883

| FOR RESUBMITTAL ONLY | |
|--|--------------------------|
| Corrections | <input type="checkbox"/> |
| Redesign | <input type="checkbox"/> |
| No Change | <input type="checkbox"/> |
| Non-Critical Area | <input type="checkbox"/> |
| *Complete Only Page 1 General Project Information | |

Project Name (site name, subdivision name, or other) Congregation K ol Shalom

Project location/Address 1909 Hidden Meadow Lane

City Annapolis Zip 21401

Local case number

Applicant: Last name Halpern First name Jeffrey

Company Halpern Architects

Application Type (check all that apply):

- | | | | |
|---------------------------|--------------------------|---|-------------------------------------|
| Building Permit | <input type="checkbox"/> | Variance | <input type="checkbox"/> |
| Buffer Management Plan | <input type="checkbox"/> | Rezoning | <input type="checkbox"/> |
| Conditional Use | <input type="checkbox"/> | Site Plan | <input type="checkbox"/> |
| Consistency Report | <input type="checkbox"/> | Special Exception | <input type="checkbox"/> |
| Disturbance > 5,000 sq ft | <input type="checkbox"/> | Subdivision | <input type="checkbox"/> |
| Grading Permit | <input type="checkbox"/> | Other | <input checked="" type="checkbox"/> |
| | | Special Exception no construction involved | |

Local Jurisdiction Contact Information:

Last name AACo Zoning Administration Section First name

Phone # 410-222-7437 Response from Commission Required By TBD

Fax # Hearing date TBD

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

Synagogue, Religious school, and Pre-school- There is no construction associated with this application and the site is not located within the 1000 foot Critical Area

| | | | |
|-----------------------|------------------------------|-----------------------|------------------------------|
| Intra-Family Transfer | Yes <input type="checkbox"/> | Growth Allocation | Yes <input type="checkbox"/> |
| Grandfathered Lot | <input type="checkbox"/> | Buffer Exemption Area | <input type="checkbox"/> |

Project Type (check all that apply)

| | | | |
|--------------------|--|--------------------------|--------------------------|
| Commercial | <input type="checkbox"/> | Recreational | <input type="checkbox"/> |
| Consistency Report | <input type="checkbox"/> | Redevelopment | <input type="checkbox"/> |
| Industrial | <input type="checkbox"/> | Residential | <input type="checkbox"/> |
| Institutional | <input checked="" type="checkbox"/> | Shore Erosion Control | <input type="checkbox"/> |
| Mixed Use | <input type="checkbox"/> | Water-Dependent Facility | <input type="checkbox"/> |
| Other | <input checked="" type="checkbox"/> <u>Religious/educational</u> | | |

SITE INVENTORY (Enter acres or square feet)

| | Acres | Sq Ft | Total Disturbed Area | Acres | Sq Ft |
|------------|-------|--------------------------------|----------------------|-------|--------------------------------|
| IDA Area | | <input type="text" value="0"/> | | | <input type="text" value="0"/> |
| LDA Area | | <input type="text" value="0"/> | | | |
| RCA Area | | <input type="text" value="0"/> | # of Lots Created | | |
| Total Area | | <input type="text" value="0"/> | | | |

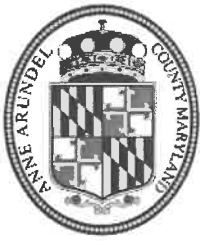
| | Acres | Sq Ft | | Acres | Sq Ft |
|--------------------------------|-------|-------|-----------------------|-------|-------|
| Existing Forest/Woodland/Trees | | N/A | Existing Lot Coverage | | N/A |
| Created Forest/Woodland/Trees | | N/A | New Lot Coverage | | N/A |
| Removed Forest/Woodland/Trees | | N/A | Removed Lot Coverage | | N/A |
| | | | Total Lot Coverage | | N/A |

VARIANCE INFORMATION (Check all that apply)

| | Acres | Sq Ft | | Acres | Sq Ft |
|------------------------|-------|--------------------------------|------------------------|-------|--------------------------------|
| Buffer Disturbance | | <input type="text" value="0"/> | Buffer Forest Clearing | | <input type="text" value="0"/> |
| Non-Buffer Disturbance | | <input type="text" value="0"/> | Mitigation | | <input type="text" value="0"/> |

| | | | |
|----------------------|--|-------------------------|--------------------------|
| <u>Variance Type</u> | | <u>Structure</u> | |
| Buffer | <input type="checkbox"/> | Acc. Structure Addition | <input type="checkbox"/> |
| Forest Clearing | <input type="checkbox"/> | Barn | <input type="checkbox"/> |
| HPA Impact | <input type="checkbox"/> | Deck | <input type="checkbox"/> |
| Lot Coverage | <input type="checkbox"/> | Dwelling | <input type="checkbox"/> |
| Expanded Buffer | <input type="checkbox"/> | Dwelling Addition | <input type="checkbox"/> |
| Nontidal Wetlands | <input type="checkbox"/> | Garage | <input type="checkbox"/> |
| Setback | <input type="checkbox"/> | Gazebo | <input type="checkbox"/> |
| Steep Slopes | <input type="checkbox"/> | Patio | <input type="checkbox"/> |
| Other | <input checked="" type="checkbox"/> <u>Special Exception</u> | Pool | <input type="checkbox"/> |
| | no new construction | Shed | <input type="checkbox"/> |
| | | Other | <input type="checkbox"/> |

Existing Religious/
Educational



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE MEETING

DATE OF MEETING June 2024

P&Z STAFF Rob Konowal, Residential Team - Lori Allen

APPLICANT/REPRESENTATIVE Halpern Architects EMAIL Jhalpern@halpernarchitects.com

SITE LOCATION 1909 Hidden Meadow Lane (2024-0054-P) LOT SIZE 2.4 acres ZONING R1

CA DESIGNATION n/a BMA or BUFFER APPLICATION TYPE Special Exception for Child Care Center

SE to allow a Childcare Center in existing religious facility building – Proposed to accommodate 39 students

See letter of explanation

COMMENTS

Zoning Comment: Letter of explanation speaks to both specific and general special exception standards for granting a child care center. Site Plan appears to be adequate provided Development Division comments are addressed.

Residential Team Comments: The Residential Team finds that the request for a Special Exception after the fact for the religious school to exist in a R1 Zoning District is generally supportable. There are seven criteria to meet the Conditional Use requirements of Article 18-11-112 and it is possible to confirm that five of those are met or not applicable.

The applicant did not provide sufficient information to evaluate criterion #2 regarding whether safe parking and circulation is provided. This Office recommends the addition of signage or pavement markings to enhance safe operations of children being dropped off or picked up.

The site plan provided shows that there is a fenced children's playground on site, which supports criterion #3. However, the reading area to the east of the building is not fenced and therefore, this Office recommends fencing the reading area in conformance with the bulk regulations for accessory structures per Article 18-4-501. The fencing would also provide a screen from the school use to the adjacent single family dwelling. Additional landscaping to provide a buffer in this area would enhance the screening such as 3'-6' perennial plantings, as is required by Class "A" Screening in the Landscape Manual.

INFORMATION FOR THE APPLICANT

Section 18-16-201 (b) Pre-filing meeting required. Before filing an application for a variance, special exception, or to change a zoning district, to change or remove a critical area classification, or for a variance in the critical area or bog protection area, an applicant shall meet with the Office of Planning and Zoning to review a pre-file concept plan or an administrative site plan. For single lot properties, the owner shall prepare a simple site plan as a basis for determining what can be done under the provisions of this Code to avoid the need for a variance.

*** A preliminary plan checklist is required for development impacting environmentally sensitive areas and for all new single-family dwellings. A stormwater management plan that satisfies the requirements of the County Procedures Manual is required for development impacting environmentally sensitive areas OR disturbing 5,000 square feet or more. State mandates require a developer of land provide SWM to control new development runoff from the start of the development process.

Section 18-16-301 (c) Burden of Proof. The applicant has the burden of proof, including the burden of going forward with the production of evidence and the burden of persuasion, on all questions of fact. The burden of persuasion is by a preponderance of the evidence.

A variance to the requirements of the County's Critical Area Program may only be granted if the Administrative Hearing Officer makes affirmative findings that the applicant has addressed all the requirements outlined in Article 18-16-305. Comments made on this form are intended to provide guidance and are not intended to represent support or approval of the variance request.