

**FINDINGS AND RECOMMENDATION
OFFICE OF PLANNING AND ZONING
ANNE ARUNDEL COUNTY, MARYLAND**

APPLICANT: Congregation Kol Ami, Inc.
(DBA Congregation Kol Shalom and
Tree of Life Pre-school)

ASSESSMENT DISTRICT: 2

CASE NUMBER: 2024-0151-S

COUNCIL DISTRICT: 6

HEARING DATE: January 14, 2025

PREPARED BY: Jennifer Lechner
Planner



REQUEST

The applicant is requesting a special exception to allow a child care center other than as a home occupation in an R1 – Residential District at 1909 Hidden Meadow Lane in Annapolis.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of 2.41 acres of land and is located with frontage on the northeast side of Hidden Meadow Lane. It is identified as Lot 1 of Parcel 241 in Grid 15 on Tax Map 45 in the Best Gate subdivision, and is zoned R1 – Residential District. The site is currently improved with a combined synagogue and religious school building, a playground, an outdoor reading area, multiple storage buildings, parking, and other associated facilities.

PROPOSAL

The applicant seeks approval to perfect the operation of a child care center (preschool) for up to 39 children (as per their certification by the State).

FINDINGS

A review of the County aerial photography shows that the subject property is irregularly shaped and is surrounded by other R1 zoned properties.

Zoning Certificate of Use ZCU-1985-02543, registered a religious synagogue (1,000sqft chapel, 1,500sqft school, 1,300sqft garage & storage) on March 22, 1985.

Grading permit G02015621, to construct an addition to the existing facility, was issued on January 31, 2014 and passed its final inspection on September 15, 2016. The associated building permit, B02300136, to construct an addition to the existing synagogue/school, was issued on

February 3, 2014. During the permit review process, the parking requirements were evaluated and development impact fees were assessed for the classroom addition. The building permit passed its final inspection on March 18, 2015.

The approval of the preschool use under the building permit was based on the definition in the Family Law Article, § 5-570, of the State Code. Since that time, the child care section of the State Code was revised and now falls under the Education Article, § 9.5-401. As a result, the child care use on this property no longer complies with the County Zoning Ordinance, which allows the use by special exception, rather than by right, in the R1 District.

The applicant's letter explains that the existing structure has been used as a synagogue and religious school since its purchase in 1981. In 2014, the building was expanded to meet the COMAR standards for preschool age children, and to accommodate the needs of the religious school. Their letter further explains that the preschool, with a planned enrollment of less than 60 students, was a permitted use since it was operating within an existing religious facility. The applicant states that it has continued to operate the preschool continuously since those permits were issued. However, when they discovered that the preschool was currently operating as a nonconforming use, the congregation elected to apply for an after-the-fact special exception.

AGENCY COMMENTS

The **Development Division (Residential Team)** finds that the request is generally supportable.¹ Their Office recommends the addition of signage or pavement markings to enhance the safe operations of children being picked up or dropped off, and noted that the site plan does not indicate whether adequate parking is available, as no computations are provided. In addition, their Office recommends fencing the reading area in conformance with the bulk regulations for accessory structures.

The **Long Range Planning Section** commented that the proposal is generally consistent with the overall goals and policies of Plan2040 and the Region 7 Plan, and noted that the Region 7 Plan expresses support for childcare in residential zones.²

The **Fire Marshal** notes that any approval of this application does not take the place of any permitting requirements, code requirements, or inspections that may be required during the normal process of construction and adding or changing business uses.

The **Health Department** has no objection to the special exception request.

¹ Refer to the Development Division, Residential Team's Memo for their detailed comments.

² Refer to the Long Range Planning Team's Memo for their detailed comments.

SPECIAL EXCEPTION STANDARDS

The specific criteria by which a special exception for a child care center other than as a home occupation may be granted are set forth under § 18-11-112 of the County Zoning Ordinance. In addition, all special exceptions are subject to the general standards contained in § 18-16-304.

With regard to the specific special exception requirements of § 18-11-112, this Office submits the following findings:

- 1) The facility, for a proposed 39 children, is located on a lot consisting of 2.4 acres, which exceeds the one acre area requirement for a center with less than 60 children. The applicant meets this requirement.
- 2) The applicant provided a parking and circulation plan to demonstrate that on-site parking and vehicular/pedestrian traffic patterns have been designed to ensure safety. Areas for safe drop-offs and pick-ups are provided via the existing designated parking spaces on-site, with parking cones placed to create a walking path. The applicant meets this requirement.

Although it appears that the center provides adequate parking for the specific use (two spaces for every group of 10 children or less, or, a minimum of 8 spaces required with 25 provided), the on-site parking calculations for each of the various uses (synagogue, school, child care center) were not provided with this application. If parking is found to be insufficient for all of the uses of the property at the time of permit review, then the applicant will have to comply with any additional parking requirements.

- 3) The subject property is improved with multiple principal uses (i.e. religious facility, religious school, and preschool). An existing fenced outdoor play yard is located within a courtyard on the side of the building, and an existing outdoor reading area is located at the back of the building. The applicant contends that the existing berm topped with mature plantings and the existing sheds create a fence-like barrier that both visually and acoustically screens the reading area from the adjacent properties to the rear.

While the distances are not specifically labeled on the site plan, the play areas appear to comply with the minimum setbacks for accessory structures as provided in the bulk regulations for the R1 - Residential District. As adequate space exists to install a fence around the reading area as well, the applicant has the ability to meet this requirement.

- 4) The applicant contends that the site was developed in a manner that provides natural buffering between the synagogue, religious school, and pre-school, and its neighbors via

the berm, plantings, and the forest conservation area. There is no evidence that the existing child care center would result in additional noise, hazards, or other offensive conditions on the property since its permitted expansion in 2014. The applicant meets this requirement.

- 5) The site is zoned R1 - Residential District, therefore, this provision does not apply.
- 6) The site plan shows that the child care center parking lot is located directly off of Hidden Meadow Lane, a private road. The facility does not have an entrance on a minor arterial road or higher classification road. Therefore, this provision is satisfied.
- 7) The special exception application to allow a child care center at this location is subject to the current law in effect.

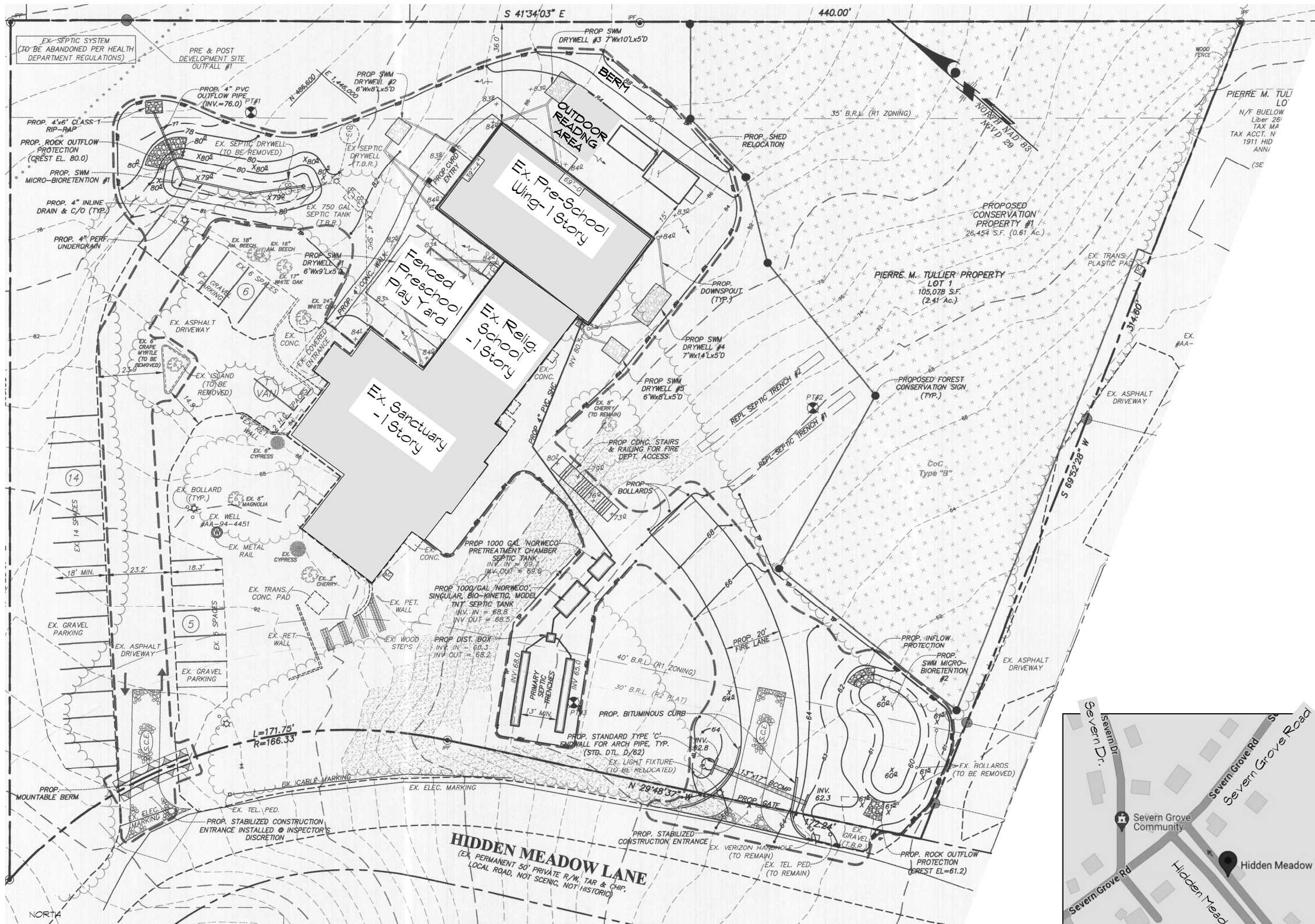
Concerning the general special exception standards of § 18-16-304, it is the opinion of this Office that the proposed child care center would not be detrimental to the public health, safety, or welfare. The facility would be compatible with the appropriate and orderly development of the R1 District, as there are no proposed physical changes to the exterior of the site. The operations related to the facility would be no more objectionable with regard to noise, fumes, vibration, or light to nearby properties than operations in other uses allowed in the district. Similarly, the use at the subject property would not have any adverse effects above and beyond those inherently associated with the use irrespective of its location within the zoning district. There is no evidence to indicate that the proposed use will conflict with an existing or programmed public facility, public service, school, or road. The proposal is consistent with the goals, policies, and strategies of Plan2040. Public need for the use is evidenced by the applicant's assertion of the preschool's consistent student enrollment, and their desire to bring the facility into compliance with the current laws. If approved, the applicant will be required to demonstrate compliance with the requirements of the County Landscape Manual at permitting.

RECOMMENDATION

Based upon the standards set forth in § 18-16-304 and § 18-11-112 of the Code, under which a special exception to allow a child care center other than as a home occupation may be granted, the Office of Planning and Zoning recommends ***approval*** of the proposed special exception, conditioned on the applicant adding signage or pavement markings to enhance the safety of pedestrians, and installing a fence around the outdoor reading area.

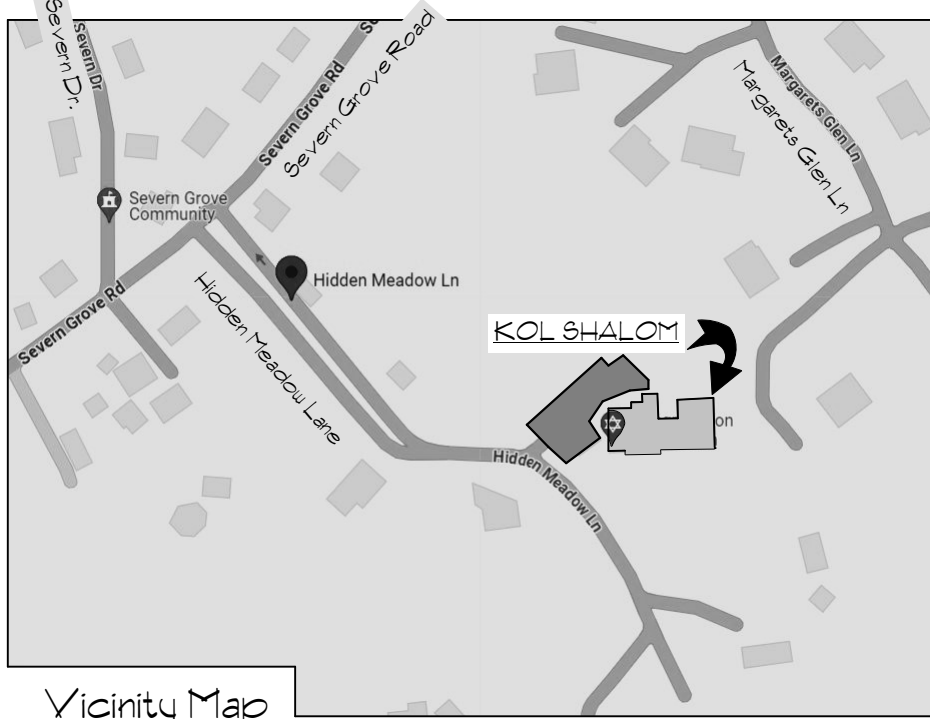
DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant(s) to construct the structure(s) as proposed, the applicant(s) shall apply for and obtain the necessary building permits and obtain any other approvals required to perform the work described herein. This includes but is not limited to verifying the legal status of the lot, resolving adequacy of public facilities, and demonstrating compliance with environmental site design criteria.

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.



HALPERN ARCHITECTS

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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

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

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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.*

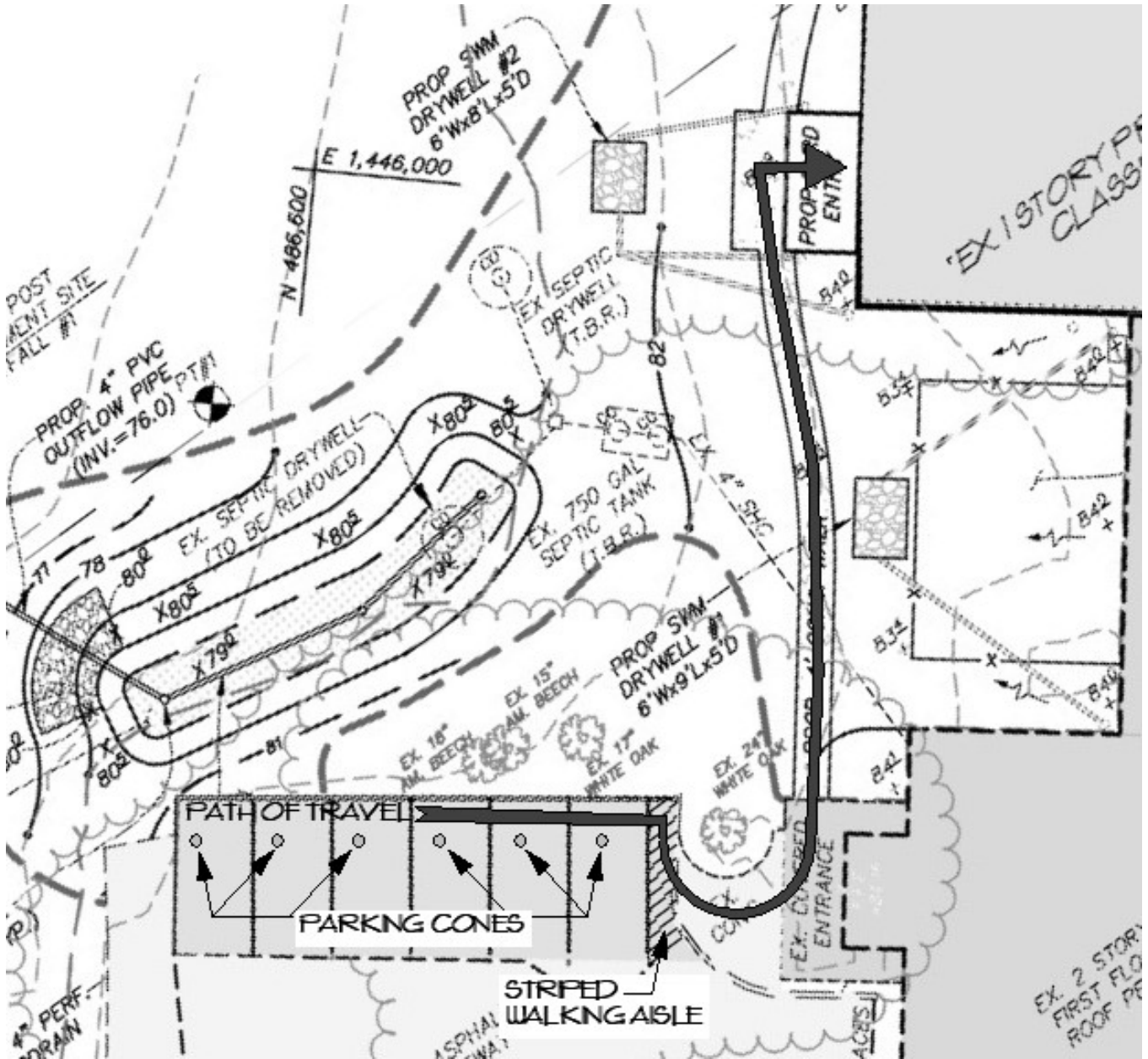
The Child Care facility is on the grounds of the synagogue for Congregation Kol Shalom. The site is 2.4 acres in size. The preschool is certified by the State up to a limit of 39 students per day in accordance with COMAR and as such will remain below 60 children.

(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.

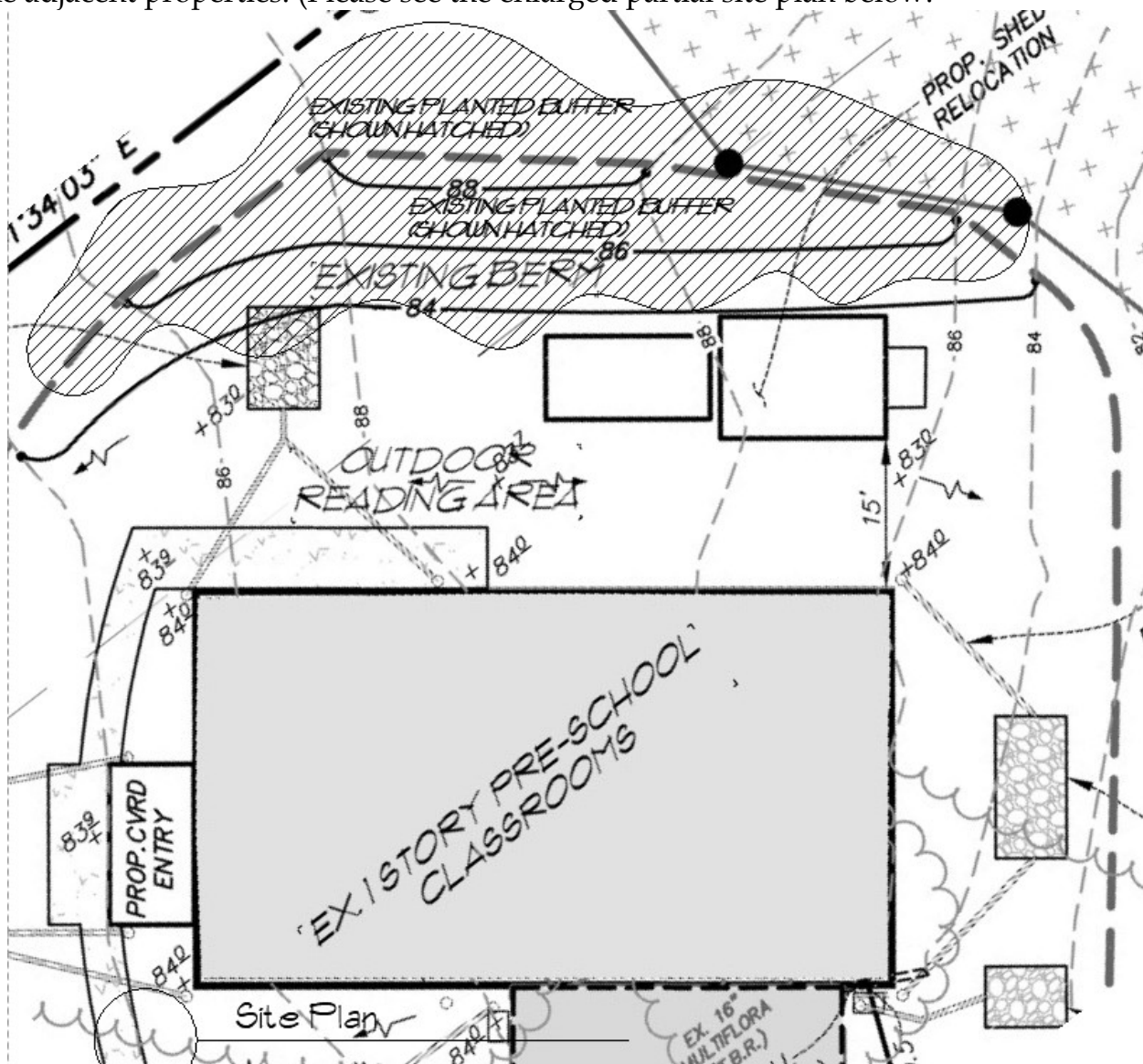
(3) *Outdoor play areas or activity areas shall be fenced and located to the side or rear of the principal structure. The fence shall comply with the side and rear setbacks for accessory structures as provided in the bulk regulations of the residential district in which the child care facility is to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

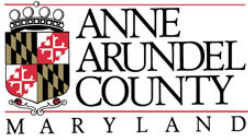
Religious education classes for students between five and thirteen years of age will be held on Wednesday evenings between 5:00 and 6:30 pm, and on Sunday mornings between 9:30 and 12:30.

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 1909 Hidden Meadow Lane				Map 45	Block 15	Parcel 241	Lot(s)		
City Annapolis			State MD	Zip 21401		Subdivision Pierre M. Tullier Property			
Suite # N/A	Tenant Name N/A			Tenant Location N/A					
Property Owner Information					Contractor's Information				
Company Name Congregation Kol Shalom					Lic Type & #		Company Name TBD		
Name					Name				
Mailing Address 1909 Hidden Meadow Lane					Mailing Address				
City Annapolis		State MD	Zip 21401		City		State	Zip	
Telephone (410) 266-6006					Telephone				
Email					Email				
Applicant Information					Engineer Information				
Company Name Halpern Architects					Company Name Drum, Loyka & Associates				
Name Alan Cook, R.A.					Name Mark Evans				
Mailing Address 914 Forest Drive, Suite 202					Mailing Address 1410 Forest Drive, Suite 35				
City Annapolis		State MD	Zip 21403		City Annapolis		State MD	Zip 21403	
Telephone (410) 263-1909					Telephone (410) 280-3122				
Email acook@halpernarchitects.com					Email mevans@drumloyka.com				
Architect Information					Permit Type-Check One				
Company Name Halpern Architects					<input type="checkbox"/> New <input type="checkbox"/> Sprinklers				
Name Alan Cook, R.A.					<input checked="" type="checkbox"/> Addition <input type="checkbox"/> Accessory Structure- indicate heights of:				
Mailing Address 914 Forest Drive, Suite 202					<input checked="" type="checkbox"/> Alteration/Repairs Principal _____ft _____in				
City Annapolis		State MD	Zip 21403		<input type="checkbox"/> Sign Accessory _____ft _____in				
Telephone (410) 263-1909									
Email acook@halpernarchitects.com					Is this permit application to resolve a violation? <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	<input checked="" type="checkbox"/>	Length	Total Sq. Ft.		
Waterfront	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Public Sewer	<input type="checkbox"/>	Unfinished Basement	<input checked="" type="checkbox"/>				
Critical Area	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Well	<input type="checkbox"/>	Finished Basement	<input checked="" type="checkbox"/>				
Bog Area	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Septic	<input type="checkbox"/>	1st Floor	<input checked="" type="checkbox"/>				
ADC Map			Mayo System	<input type="checkbox"/>	2nd Floor	<input checked="" type="checkbox"/>				
Zoning Classification					3rd Floor	<input checked="" type="checkbox"/>				
Name of Waterway					Garage/Carport	<input checked="" type="checkbox"/>				
					Porch	<input checked="" type="checkbox"/>				
Building Characteristics					Deck	<input checked="" type="checkbox"/>				
Bldg Height:	Existing		Proposed		Shed	<input checked="" type="checkbox"/>				
Number of Stories					Other					
Number of Bedrooms					Total Square Footage					
Number of Baths					Total Finished Area- per ANSI Z765-2003					
Smoke Detectors					Cost of Work		\$			
Carbon Monoxide Detectors					Grading Permit #					
Fireplace					Proposed Work to Include (check all that apply):					
Heating Fuel Type/AC					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	<u>A- Assembly/ E- Education</u>
Construction Type	<u>III-B</u>
Existing Use	<u>Religious/ Education</u>
Proposed Use	<u>Religious/ Education</u>
Number of Elevators	<u>0</u>
Number of Standpipes	<u>0</u>
Smoke Detectors	<u>Yes</u>
Heating Fuel	<u>Electric heat pumps</u>
Number of Stories	<u>1</u>
Building Height: Existing	<u>31'</u> Proposed <u>31'</u>
Number of Fire Alarms	<u>NFPA 72 compliant system</u>
Total Square Footage	<u>8,121 SF</u>
Sprinklered Area Square Footage	<u>N/A</u>

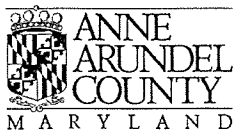
The applicant hereby certifies as follows: 1) that he/she is authorized to make this application; 2) that all information provided by the applicant, whether on an original application or on an application for a revision, is true and correct, including all information on any attachments hereto; 3) that, 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

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

TENANT CONGREGATION KOL SHALOM
 APPLC HALPERN ARCHITECTS

2664 Riva Road
 PO Box 6675
 Annapolis, MD 21401
 410-222-7784

BUILDING PERMIT

=====CONTRACTOR=====

OWNER
 XXXXXXXXXXXXXXXXXXXXXXXX
 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

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

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

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

=LOT CHARACTERISTICS=
 CORNER LOT N
 WATER FRONT LOT N

====PARKING====
 OFF STR 26
 HANDICAP

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:	39

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.

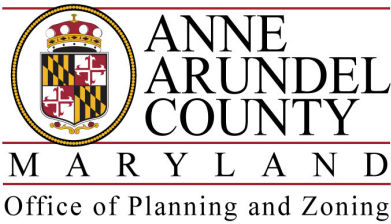
Issuance of this Letter of Compliance is expressly conditioned on the operator's consent to permit inspections by a designee of the State Superintendent of Schools of Maryland State Department of Education to determine whether (a) the operator is complying with the laws and regulations relating to the 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



Jenny B. Dempsey
Planning and Zoning Officer

MEMORANDUM

TO: File

FROM: Adam Knubel, Development Division, Residential Team, OPZ

SUBJECT: Congregation Kol Ami Inc., 2024-0151-S
1909 Hidden Meadow Lane, Annapolis, MD 21401

DATE: August 23, 2024

In response to your request for comments regarding a Special Exception after the fact for existing religious school to become compliant rather than have a non-conforming use designation, in an R-1 District, we defer to the Zoning Division on whether the applicant meets the Special Exception standards. Should the Special Exception be approved, the following comments are offered.

1. Per Article 17, Title 4, a Preliminary Plan (PP) and Site Development Plan (SDP) application must be submitted and approved. However, if the applicant feels that they can meet the criteria in Article 17-4-101(3) then they can submit an Administrative Decision application to waive the Preliminary Plan and Site Development Plan requirement.
2. As per Section 17-2-107(c), in the six-month period before the initial submission of a subdivision or preliminary plan that falls within the scope of this section, the developer shall hold a community meeting. Additionally, within 45 days after the submission of a site development plan that falls within the scope of this section, the developer shall hold a community meeting.
3. The existing landscaping will be evaluated against the requirements of the Anne Arundel County Landscape Manual for adequacy. If the existing landscaping does not meet the current requirements then supplemental plantings will be required.
4. The proposed development will be subject to Forest Conservation regulations. However, as per 17-6-301(c), this project may be able to be exempted by clearing less than 20,000 sq. ft. of forest, If so, a declaration of intent must be submitted.

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 Special Exception 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 picked up or dropped off. Additionally, the site plan does not indicate whether adequate parking is available, as no computations are provided. Per Article 18-3-104, Religious facilities in combination with a school require 1 space for every 3 seats plus 1 space for every 15 classroom seats plus 1 space for every 5 seats in a multi- purpose room or 1 space for every 3 permanent auditorium seats. It is not possible to determine if the parking provided is sufficient with the limited information available

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.



M A R Y L A N D

Office of Planning and Zoning

Jenny B. Dempsey
Planning and Zoning Officer

MEMORANDUM

TO: Office of Planning and Zoning, Zoning Administration

FROM: Patrick Hughes, Long Range Planning

THROUGH: Cindy Carrier, Planning Administrator, Long Range Planning

SUBJECT: Long Range Planning Comments – Plan2040 and Region Plan Compliance

DATE: August 19, 2024

Name of Project: CH – Congregation Kol Ami, Inc.
Special Exception Case#: 2024-0151-S
Location: 1909 Hidden Meadow Lane, southeast of Severn Grove Road
Tax Map 45, Parcel 241
Region Planning Area: 7

Summary:

The applicant is proposing a Special Exception to conform with the current land use as a child care center in a R1 Residential area. The 2.41-acre property has been used as a synagogue and religious school since 1981 when Congregation Kol Ami (now operating as Congregation Kol Shalom) purchased the property. In 2013, the Congregation expanded their offering to classes for pre-school age children and constructed additional classroom space; the Congregation has operated a child care center since that time.

The site is currently zoned as R1 Residential and is designated for Neighborhood Preservation on the Plan2040 Development Policy Area Map. The site has a land use designation of Residential Low Density on the Plan2040 Planned Land Use Map. Surrounding parcels are all zoned as R1 Residential, are designated for Neighborhood Preservation on the Plan2040 Development Policy Area Map, and have a land use designation of Residential Low Density on the Plan2040 Planned Land Use Map. The site is not located within the County's Priority Funding Area or within the Critical Area.

This proposal is within Region Planning Area 7. The Region Plan was adopted in 2024.

Findings:

The proposal is generally consistent with the overall goals and policies of Plan2040 and the Region 7 Plan. The Region 7 Plan expresses support for childcare in residential zones with strategy BE1.1.d.

Recommendations:

None.

2024-0151-S

Menu Cancel Help

Task Details **Fire Marshal**

Assigned Date

08/02/2024

Assigned to

Robert Flynn

Current Status

Complete w/ Comments

Action By

Robert Flynn

Comments

The Fire Marshal's Office defers the decision on Zoning Changes to the Office of Planning and Zoning and the Office of Inspections and Permits Engineering. Any approval of this application does not take the place of any permitting requirements issued through the Inspections and Permits Office and any Fire Marshal code requirements and inspections that will be required during the normal process of construction and adding or changing business uses.

End Time

Billable

No

Time Tracking Start Date

In Possession Time (hrs)

Estimated Hours

0.0

Comment Display in ACA

- All ACA Users
- Record Creator
- Licensed Professional
- Contact
- Owner

Due Date

08/23/2024

Assigned to Department

Fire Marshal's Office

Status Date

08/05/2024

Overtime

No

Start Time

Hours Spent

0.0

Action by Department

Fire Marshal's Office

Est. Completion Date

Display E-mail Alerts

Display Comments

Task Specific Information

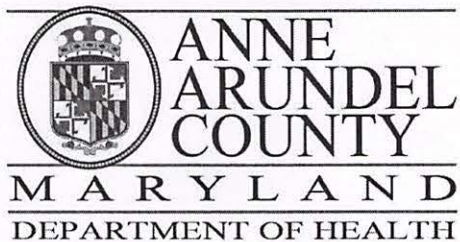
Expiration Date

Reviewer Phone Number

Review Notes

Reviewer Email

Reviewer Name





J. Howard Beard Health Services Building
3 Harry S. Truman Parkway
Annapolis, Maryland 21401
Phone: 410-222-7095 Fax: 410-222-7294
Maryland Relay (TTY): 711
www.aahealth.org

Tonii Gedin, RN, DNP
Health Officer

MEMORANDUM

TO: Sadé Medina, Zoning Applications
Planning and Zoning Department, MS-6301

FROM: Brian Chew, Program Manager
Bureau of Environmental Health 

THROUGH: Don Curtian, Director
Bureau of Environmental Health 

DATE: August 12, 2024

RE: CH-Congregation KOL AMI, INC.
1909 Hidden Meadow Lane
Annapolis, MD 21401

NUMBER: 2024-0151-S

SUBJECT: Variance/Special Exception/Rezoning

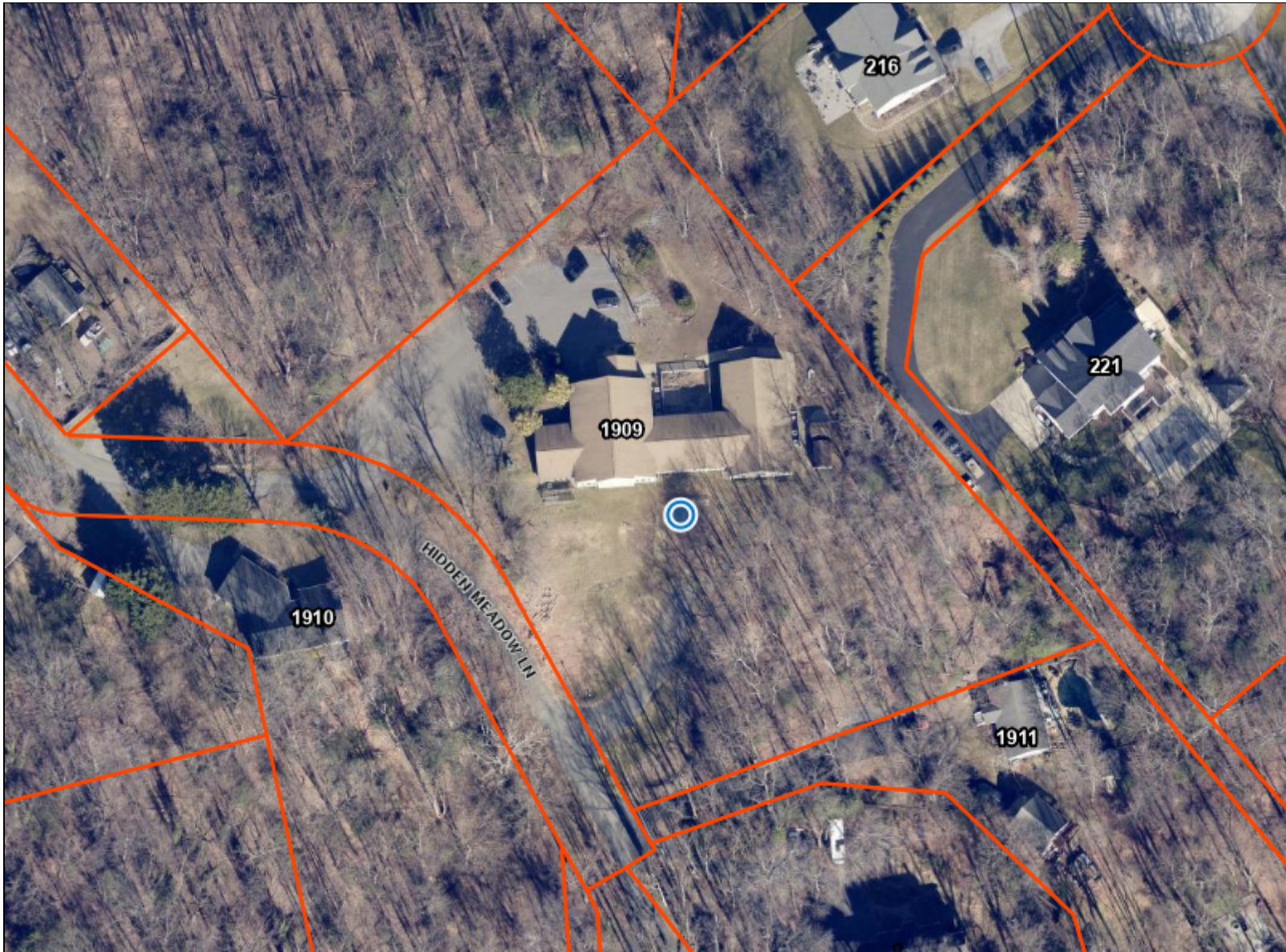
The Health Department has reviewed the above referenced special exception to allow a child care center other than as a home occupation in an RI - Residential District.

The Health Department has no objection to the above referenced special exception.

If you have further questions or comments, please contact Brian Chew at 410-222-7413.

cc: Sterling Seay

1909 Hidden Meadow Lane (2024-0151-S)



Legend

Foundation

Addressing



Parcels



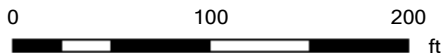
Parcels - Annapolis City



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

none

Notes



THIS MAP IS NOT TO BE
USED FOR NAVIGATION