



AGENDA

Board of Zoning Appeals Meeting

7:00 PM - Wednesday, January 4, 2023

Frostburg Municipal Center Meeting Room - 37 Broadway

Page

1. CALL TO ORDER - CHAIR
2. ROLL CALL - CHAIR
Julia Williams, Kevin Wagner, Brian Alderton, Constance Loucks, Tom Vogtman, Alternate Member Kitty Davis
 - 2.1. **Appointment of Chairperson**
3. PLEDGE OF ALLEGIANCE - CHAIR
4. CASE NUMBER 2616 - 121 MCCULLOH STREET - SPECIAL EXCEPTION & VARIANCES
 - 4.1. **Statement of Appeal/Meeting Procedure - Chair** 3 - 4
[Statement of Appeal - 121 McCulloh Street](#)
 - 4.2. **Swearing in of Witness - Chair**

Do you solemnly declare or affirm under the penalties of perjury that the testimony you are about to give will be the truth, the whole truth and nothing but the truth?
 - 4.3. **Applicant/Proponent Presentation of Case - Applicant/Proponent** 5 - 48
[BOZA Application - 121 McCulloh Street](#)
[Aerial Map](#)
[House Floor Plan - 121 McCulloh Street](#)
[Interior Photos - 121 McCulloh Street](#)
[Accessory Classroom Space - 121 McCulloh Street](#)
[Lewis-Roach MSDE License](#)
[City of Frostburg Family Childcare Home U&O Permit](#)
[MSDE Facility Inspection Report - 121 McCulloh Street](#)
[OSFM Report - 121 McCulloh Street](#)
[Health Department Inspection - 121 McCulloh Street](#)
[Letters of Support - 121 McCulloh Street](#)
[Neighbor Support Letters - 121 McCulloh Street](#)
[Off Street Parking & Dropoff - 121 McCulloh Street](#)
[Exterior Lighting & Security - 121 McCulloh Street](#)
[Census Data - 121 McCulloh Street](#)
 - 4.4. **Presentation of Planning Commission Review - Staff** 49
[E-6 Planning Commission Recommendation](#)
 - 4.5. **Opponent Presentation of Case - Public**

4.6. **Presentation Rebuttal - Applicant**

4.7. **Executive Session - Board of Zoning Appeals**

i. Discussion of Findings, Conclusions and Conditions

ii. Motion to Approve/Deny Application/Postpone
Hearing - Discussions Regarding the Same

iii. Alternative Motions - Discussions Regarding the Same

5. ADJOURNMENT

Frostburg's Board of Zoning Appeals

Statement of Appeal

Hearing Date: **January 4, 2023**

Case # **2616**

CHAIRMAN: This public hearing of the Frostburg Board of Zoning Appeals, as advertised in local newspapers to be held at the Frostburg Municipal Center located at 37 Broadway on Wednesday, January 4, at 7:00, pursuant to Section 1.18 of the Frostburg Zoning Ordinance, is now in Session. Board members present are: Julia Williams, Connie Loucks, Brian Alderton, Tom Vogtman, and Kevin Wagoner.

This Public hearing is being conducted for the purpose of hearing the appeal of owner Siobhan Lewis-Roach, who is requesting approval of a variance in regard to Home Occupation uses in the "R2" Neighborhood Residential District pursuant to Sec. 8.1.D.6 of the Frostburg Zoning Ordinance to expand the occupancy of an existing Family Childcare Home, Sec. 8.1.E.1.a to permit more than one nonresident employee at the Family Childcare Home, and Sec. 8.1.E.3 to permit more than 500 square feet to be used for a Home Occupation use. The property owner is also requesting approval of a special exception process to permit the operation of a private school within the residence, pursuant to Sec. 3.2.C.13.

Meeting procedure is as follows: when you are called to testify, please come forward, state your name and address and proceed with your testimony. While testimony is being presented, other persons present will refrain from interrupting. Only testimony of persons recognized by the Chair will have any bearing on the decision of the Board. Decisions made by the Board of Appeals may be appealed to the Circuit Court for

Allegany County, 30 Washington Street, Cumberland. Testimony will now be taken from persons, agents, or council who have indicated their desire to testify.

CITY OF FROSTBURG BOARD OF ZONING APPEALS

FORMAL APPLICATION



DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY HALL
59 E. MAIN STREET, P.O. BOX 440
FROSTBURG, MD 21532

Case # _____	Application Type
Hearing Date: <u>1/4/2022</u>	<input checked="" type="checkbox"/> Special Exception <input type="checkbox"/> Administrative Error <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Other: _____

Applicant's Name: Siobhan Lewis-Roach
 Applicant's Address: 121 McCulloh St Frostburg MD 21532
 Phone No.: 301-997-8353

Property Location: 121 McCulloh St Frostburg MD 21532
Physical address or distance and direction from nearest intersection

Property Dimensions: Property Land: 8320 SQ FT Property House: 2200 SQ Feet
 Tax Map: 0202 Parcel: 0011 Lot: 109 52X160 | Election District: 12
 Current Zoning Classification: _____ Current Use: Residential Home / Family Daycare (8 children)

REQUEST: I am requesting an exemption to have a USE and OCCUPANCY Permit that will allow for a large family daycare license, a non public nursery school and elementary school license. Variance for total sq footage of home over 500 sq ft and more than 25% of total. Variance to be able to have three employees.

PLEASE EXPLAIN WHY YOU BELIEVE THE BOARD SHOULD GRANT YOUR REQUEST (use attachments as needed):
 Quality daycare, PreK, and Private school options are lacking in the City of Frostburg. Many daycares in the area are full with a waiting list, mine included. This would allow me to care for more children and help city residents and FSU employees remain in work and have care for their children. Please see additional support letters and attachments.

Please read and sign below:
As specified under Section 115.07 of the City of Frostburg Zoning Ordinance, any Application for Special Exception or Variance must be presented to the Frostburg Planning Commission for review prior to the hearing date. The Planning Commission may enter a formal recommendation to the Board of Appeals to include an assessment of the impact that the Variance or Special Exception will have in respect to the City's Comprehensive Plan. The recommendation of the Commission is not binding upon the Board of Appeals.
You are encouraged to attend the Planning Commission Meeting. The next meeting is December 14th, 2022, at 7:00 pm at the Frostburg Community Center, 27 S Water St., Frostburg, Maryland. Failure to attend or to provide sufficient information for review by the Planning Commission could result in an unfavorable recommendation by the Planning Commission.

Applicant's Signature: *Siobhan Lewis-Roach* Date: 11-26-22

Information Required for Appeal, if applicable (*drawings must be to scale*):
 Parking Site Plan Floor Plan Site Plan Survey Other: _____

FOR CITY USE ONLY
 Board of Zoning Appeals Fee: \$ 250 | Payment Type Cash Check No.: 0006
 Application Date: _____ Taken by: _____ Status: APPROVED DENIED
 Permit Issue Date: _____ Issued by: _____

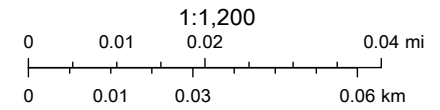
Community Development Signature: _____ CASE NO. _____

121 McCulloh Street Aerial

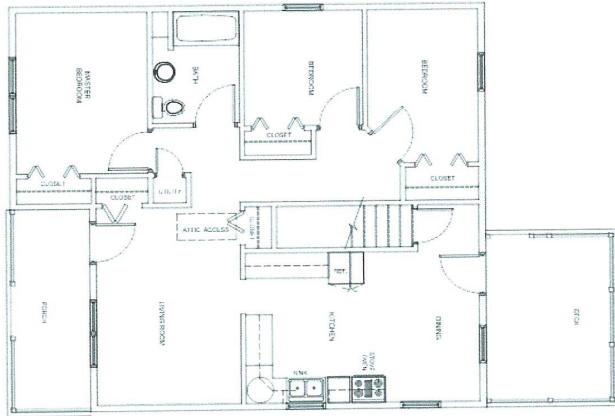


12/13/2022, 9:17:01 AM

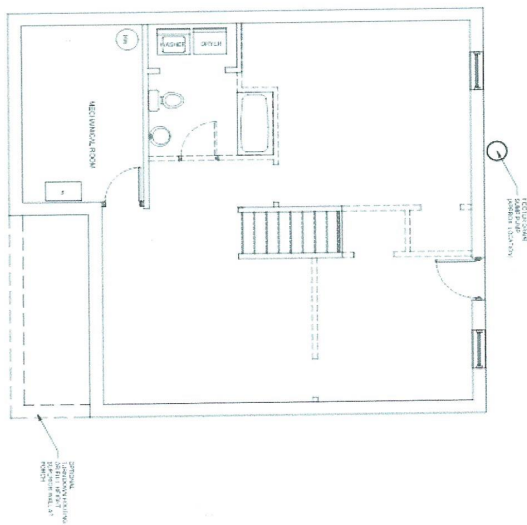
- Location Address
- Parcel Lines



Allegany County GIS
Copyright: © 2013 National Geographic Society, i-cubed |



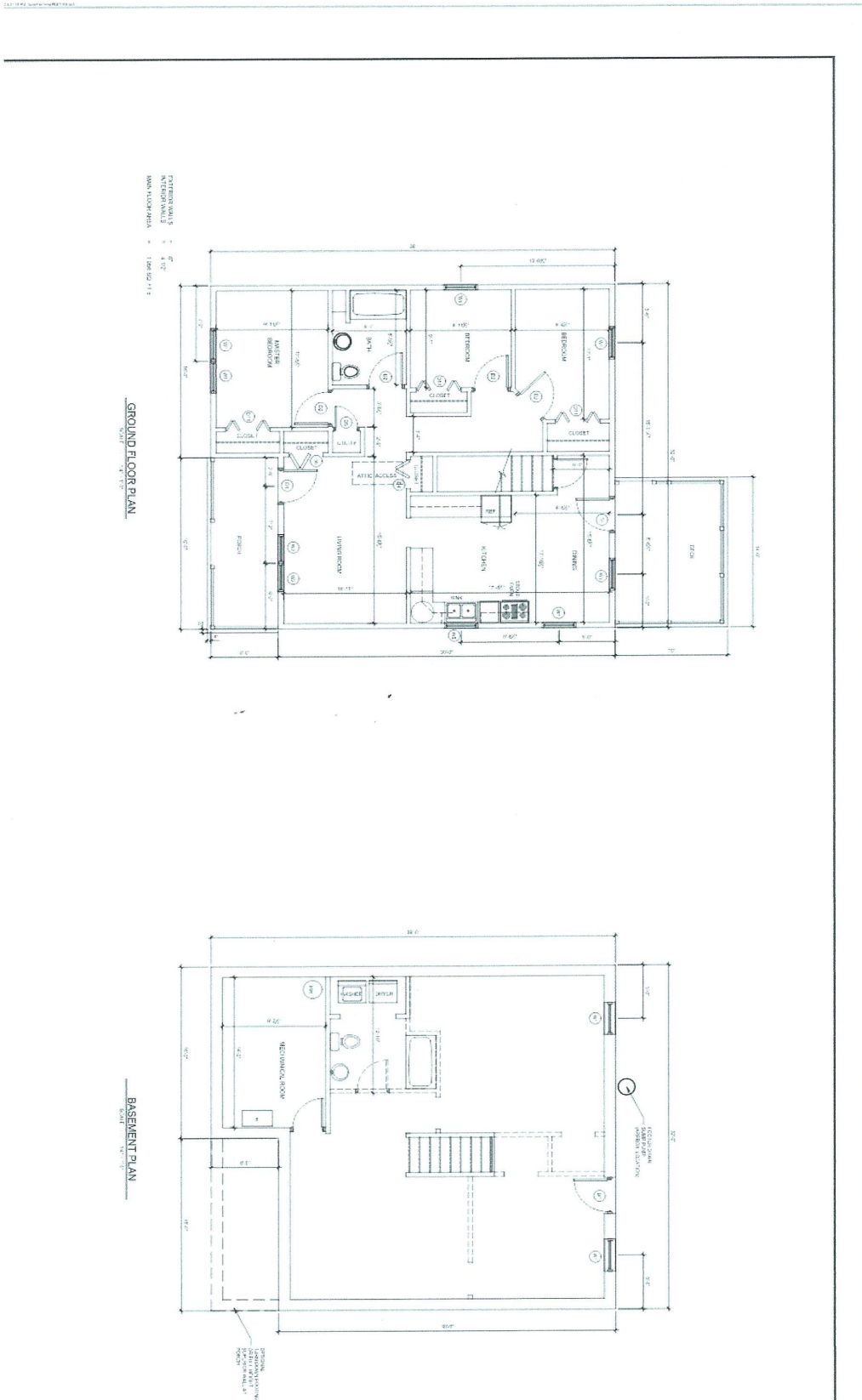
GROUND FLOOR PLAN

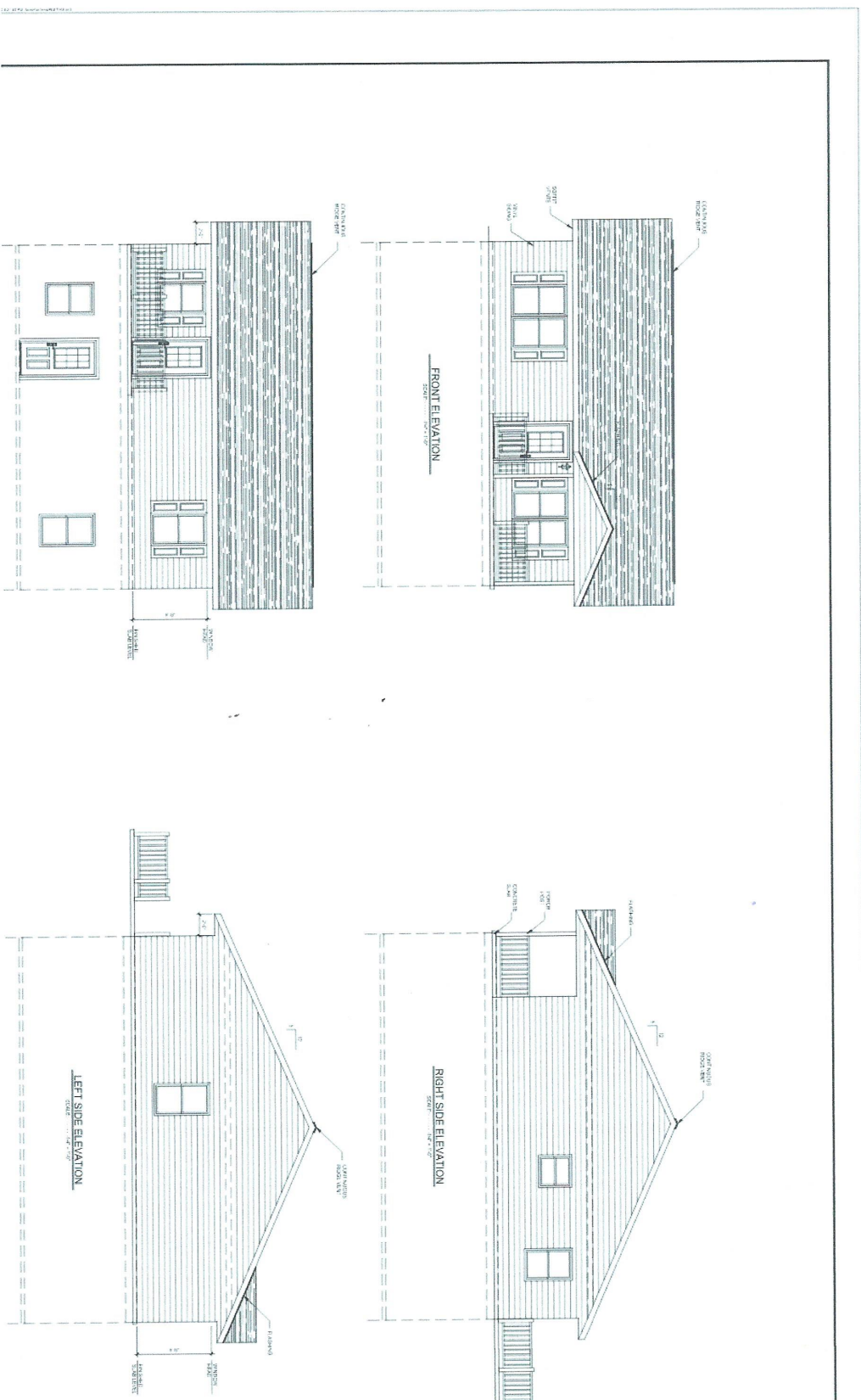


BASEMENT PLAN

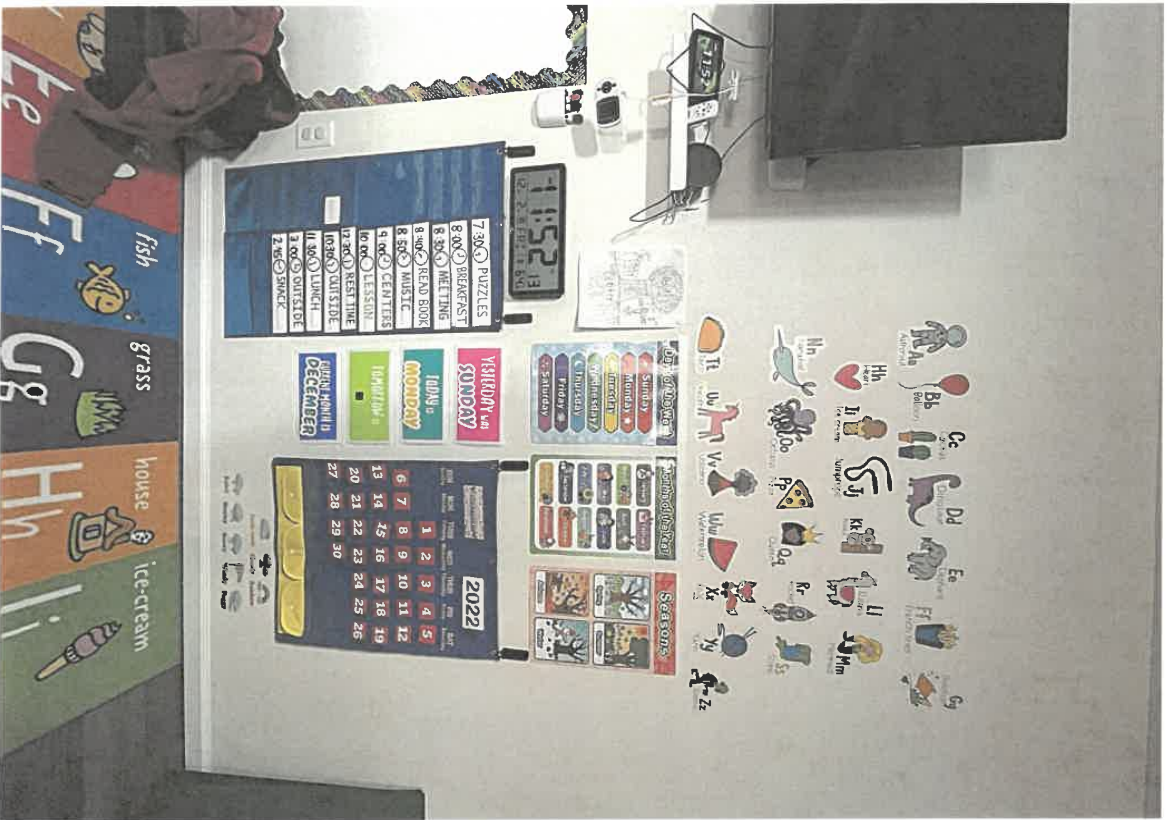
SYMBOLS :
 DIMENSIONS : 1/8" = 1'-0"
 FINISHES : SEE SPECIFICATIONS

D3S-03SWB	DIMENSIONED PLAN
Copyright 2021 Habitat for Humanity of Allegany County	
REVISIONS 1. 1/24/22 SEE DRAWING FOR REVISIONS	



















POST IN CONSPICUOUS PLACE - This Certificate of Registration is not transferable to another person, address, or location.

State of Maryland - Department of Education
 Division of Early Childhood
 Office of Child Care
CERTIFICATE OF REGISTRATION
 Region: 7
 County: 1 Allegany
 Registration Number: 256044
 First License/Registration Issued: 12/04/2019

This certifies that **Siobhan Lewis-Roach** is registered to operate a Family Child Care Home
 at **121 McCulloh Street, Frostburg, MD 21532**

The Office of Child Care issues this Certificate of Registration pursuant to Education Article, Sections 9-5-101 through 9-5-110, Sections 9-5-301 through 9-5-321 and COMAR 13A.05.01.15.

Current Status of Registration:	Issued on: 12/01/2021
	Revised on:
	Status: Continuing - Full

Approved Ages of Children in Care:	Under 2 years old *	2
	2 years through 5 years old	YES
	5 years through 12 years old	YES
	13 years through 30 years old	YES

Maximum number of family child care children approved for care at one time: **7**

Approved Hours of Operations:	Days:	YES
	Evenings:	YES
	Overnight:	NO
	Weekends:	NO

Accreditation:	Accredited:	NO
Agency:	Accrediting Agency:	

This Certificate of Registration is issued to the provider named above on condition that the provider agrees to comply with all applicable family child care laws and regulations. Failure to comply with applicable laws and regulations may result in an enforcement action against the Certificate of Registration, including but not limited to suspension or revocation of the Certificate or denial of a new Certificate. The provider must surrender this Certificate to the Office of Child Care upon suspension, revocation, voluntary closure, or denial of a new Certificate.

*No more than two children under the age of two, including the provider's own children, may be in care at any time unless approved in advance by OCC.

RESTRICTIONS/COMMENTS: Restrictions include after basement deck, front of house for catching and exiting. Anniversary month is NOVEMBER.
 Co-Providers:

Mohammed Choudhury
 State Superintendent of Schools
 Maryland State Department of Education

CITY OF FROSTBURG



Use and Occupancy Permit

(This permit must be posted in plain view.)

Land Use Permit #: 2020-011

Date: May 4, 2020

The City of Frostburg Issues this Use & Occupancy Permit To:

Owners Name: Siobhan Lewis-Roach
Owners Address: 121 McCulloh Street, Frostburg, MD 21532
For the purpose of: Use and Occupancy Permit- Family Childcare Home
Located At: 121 McCulloh Street, Frostburg, MD 21532

All construction has met applicable State Fire Codes and all provisions of the 2018 International Building Code (and references) for the use and classification proposed. Issuance of this permit shall not be construed as approval of a violation of any provisions of the City Building Code or other ordinances of the City of Frostburg. Proper licenses and certifications must be maintained in accordance with the Maryland State Department of Education- Office of Child Care and with the Maryland Office of the State Fire Marshal.

Issuing Official's Signature: _____

Laura (L.J.) Bennett, Community Development Director

REGISTRATION #: 256044	<table border="1"> <tr><td>Complaint Investigation</td></tr> <tr><td>Monitoring</td></tr> <tr><td>Other</td></tr> </table> <input type="checkbox"/> Follow Up		Complaint Investigation	Monitoring	Other	<table border="1"> <tr> <td>5's (pre-school)</td> <td><input checked="" type="radio"/> Y</td> <td><input type="radio"/> N</td> <td>0</td> <td>0</td> <td>1</td> </tr> <tr> <td>5-12 (school-age)</td> <td><input checked="" type="radio"/> Y</td> <td><input type="radio"/> N</td> <td>0</td> <td>0</td> <td>2</td> </tr> <tr> <td>TOTAL</td> <td></td> <td></td> <td>3</td> <td>1</td> <td>3</td> </tr> <tr> <td>Overnight</td> <td></td> <td></td> <td>0</td> <td>0</td> <td>XXXXXX</td> </tr> <tr> <td>Head Start</td> <td></td> <td></td> <td>0</td> <td>XXXXXX</td> <td>XXXXXX</td> </tr> </table>			5's (pre-school)	<input checked="" type="radio"/> Y	<input type="radio"/> N	0	0	1	5-12 (school-age)	<input checked="" type="radio"/> Y	<input type="radio"/> N	0	0	2	TOTAL			3	1	3	Overnight			0	0	XXXXXX	Head Start			0	XXXXXX	XXXXXX
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TOTAL			3	1	3																																	
Overnight			0	0	XXXXXX																																	
Head Start			0	XXXXXX	XXXXXX																																	
JURISDICTION:	Fatality: 0	Serious Injury: 0																																				
REGION: 7	COMPLAINT #:																																					
EXCELS LEVEL:																																						
ACCREDITED: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	ACCREDITED BY:		EXP DATE:																																			
HOMEOWNER'S INSURANCE COVERAGE: <input type="checkbox"/> N/A <input type="checkbox"/> Y <input checked="" type="checkbox"/> N			EXP DATE:																																			
BUSINESS NAME:																																						
PROVIDER NAME: Siobhan Lewis-Roach																																						
CO-PROVIDER:																																						
ADDRESS: 121 McCulloh Street Frostburg MD 21532																																						
PERSONS INTERVIEWED: MS. LEWIS-ROACH																																						
TITLE(S): PROVIDER																																						
TELEPHONE: (301) 997-8353		E-MAIL: siobhan.lewis13@gmail.com																																				
		<input checked="" type="checkbox"/> Verified <input type="checkbox"/> N/A																																				

MARYLAND STATE DEPARTMENT OF EDUCATION - Office of Child Care - Licensing

PART 1 - MANDATORY REVIEW ITEMS

INSTRUCTIONS: (1) Review each regulation that applies to the inspection being conducted.
(2) The compliance status of an item listed under Part 2 may be recorded when deemed necessary.
(3) Initial/Resumption/Conversion/Full Inspection - Complete both Part 1 and Part 2.

C = In Compliance, D = Discussed, N = Not in Compliance, X = Not Inspected, NA = Not Applicable

- | | |
|------------------------------------------------------|--------------------------------------------------------------------|
| <u>C</u> .02.01D Certificate Conspicuously Displayed | <u>C</u> .06.02 Training Requirements |
| <u>C</u> .03.04A Emergency Forms | <u>C</u> .07.01 Prohibition of Abuse, Neglect, Injurious Treatment |
| <u>C</u> .03.05C-E Notification of Changes | <u>C</u> .07.02 Abuse and Neglect Reporting |
| <u>C</u> .04.03 Child Capacity | <u>C</u> .07.04 Child Discipline |
| <u>C</u> .05.03 Cleanliness and Sanitation | <u>C</u> .07.07 Child Security |
| <u>C</u> .05.04 Rooms Used for Care | <u>C</u> .08.01 General Child Supervision |
| <u>C</u> .05.05 Outdoor Activity Area | <u>C</u> .10.02 Potentially Hazardous Items |
| <u>C</u> .05.06 Rest Furnishings | <u>C</u> .10.06 Rest Time Safety |

PART 2 - GENERAL COMPLIANCE REVIEW

INSTRUCTIONS: The compliance status of an item listed under Part 1 is excepted (exc.) from recording under Part 2.

C = In Compliance, D = Discussed, N = Not in Compliance, X = Not Inspected, NA = Not Applicable

- | | |
|------------------------------------------------------------|---------------------------------------------------------|
| CHAPTER 02 REGISTRATION APPLICATION AND MAINTENANCE | CHAPTER 03 MANAGEMENT & ADMINISTRATION, CONT |
| <u>X</u> .03B Continuing Registration | <u>X</u> .02 Admission to Care |
| <u>X</u> .04B Conditional Status | <u>X</u> .03 Program Records |
| | <u>X</u> .04 Child Records [exc. A] |
| CHAPTER 03 MANAGEMENT & ADMINISTRATION | <u>X</u> .05 Notifications [exc. C-E] |
| <u>X</u> .01 Advertisement | <u>X</u> .06 Variances |

.03B Continuing Registration
X.04B Conditional Status

CHAPTER 03 MANAGEMENT & ADMINISTRATION

X.01 Advertisement

X.03 Program Records
X.04 Child Records [exc. A]
X.05 Notifications [exc. C-E]
X.06 Variances

MARYLAND STATE DEPARTMENT OF EDUCATION - Office of Child Care - Licensing

PART 2 - GENERAL COMPLIANCE REVIEW, CON'T

INSTRUCTIONS: The compliance status of an item listed under Part 1 is excepted (exc.) from recording under Part 2.

C = In Compliance, D = Discussed, N = Not in Compliance, X = Not Inspected, NA = Not Applicable

CHAPTER 04 OPERATIONAL REQUIREMENTS

X.01 Hours of Care
X.02 Age Group Enrollment

CHAPTER 05 HOME ENVIRONMENT & EQUIPMENT

X.01 Suitability of the Home
X.02 Lead-Safe Environment

CHAPTER 06 PROVIDER REQUIREMENTS

X.03 Provider Substitute
X.04 Additional Adult
X.05 Volunteers

CHAPTER 07 CHILD PROTECTION

X.03 Applicability to Residents
X.05 Parental Access
X.06 Authorized Release

CHAPTER 08 CHILD SUPERVISION

X.02 Off-Site Supervision
X.03 Water Activity Supervision
X.04 Overnight Care Supervision

CHAPTER 09 PROGRAM REQUIREMENTS

X.01 Activities
X.02 Materials/Equipment
X.03 Rest Periods

CHAPTER 10 SAFETY

X.01 Emergency Safety
X.03 Outdoor Safety
X.04 Water Safety
X.05 Transportation Safety

CHAPTER 11 HEALTH

X.01 Child Comfort/Welfare
X.02 Exclusion for Acute Illness
X.03 Infectious/Communicable Diseases
X.04 Medication Administration/Storage
X.05 Smoking
X.06 Consumption of Alcohol/Drugs

MARYLAND STATE DEPARTMENT OF EDUCATION - Office of Child Care - Licensing

PART 2 - GENERAL COMPLIANCE REVIEW, CON'T

INSTRUCTIONS: The compliance status of an item listed under Part 1 is excepted (exc.) from recording under Part 2.

C = In Compliance, D = Discussed, N = Not in Compliance, X = Not Inspected, NA = Not Applicable

CHAPTER 12 NUTRITION

X.01 Nutrition/Food Served
X.02 Food Storage/Cleanliness

CHAPTER 13 INSPECTIONS, COMPLAINTS & ENFORCEMENTS

X.01 Inspections
X.06 Emergency Suspension



DEPARTMENT OF STATE POLICE
OFFICE OF THE STATE FIRE MARSHAL



DAY CARE HOME FIRE SAFETY INSPECTION

PROVIDER NAME: Siobhan L Lewis-Roach
 ADDRESS: 121 McCullough Street
 CITY: Frostburg ZIP: 21502 COUNTY: Allegany
 CONDUCTED BY: Angie Hummel 8655 DATE: _____

YES	NO	N/A	
			1. Staff to client ratio: (may be modified by AHJ where additional safeguards are in place)
			A. Family Day Care Home (up to 8 clients)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. The minimum staff to client ratio shall be not less than one staff for up to eight clients, including the caretakers own children who are incapable of self-preservation.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. There shall not be more than four clients incapable of self-preservation.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. A staff to client ratio of at least one staff member to every two clients incapable of self-preservation shall be maintained at all times.
			B. Group Day Care Home (9-12 clients)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. The minimum staff to client ratio shall be not less than two staff for up to twelve clients.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. There shall not be more than three clients incapable of self-preservation.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. At least one staff member shall be present, alert and on duty at all times.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Each room used for sleeping, living or dining purposes is provided with at least two means of escape. At least one of these means provides unobstructed travel to the outside of the building at ground level. A secondary means of escape is not needed in homes with approved automatic sprinkler protection.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. For group day care homes (9-12 clients), where clients are located above the level of exit discharge, an interior stairway may serve as the required primary means of escaped only if the stair is properly separated on all other levels with minimum ½-hour rated construction including a self-closing, positive latching 20-minute rated door assembly, to provide a protected route of travel to the exterior. A 1¾ solid wood door is acceptable as being about 20-minute rated. Separation of the escape route stair may not be required by the AHJ in homes having approved automatic sprinkler protection.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. If an operable exterior window is used as the second means of escape, that window shall provide: A. A clear opening at least 5.7 square feet in open area. B. A clear opening at least 5.0 square feet in area for windows at grade level. C. Minimum dimensions of 20 inches in width and 24 inches in height with the bottom of the opening not more than 44 inches above the floor.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. House numbers must be provided so as to be plainly legible and visible from the street or road fronting the day care home property.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6. Egress doors shall be operable from the direction of exit travel without the use of a key, tool or special knowledge. Dead bolt locks shall be provided with interior thumb turns or these locks shall be of the key capture design from which the key cannot be removed from the inside when the door is in the locked position.

RECEIVED BY: [Signature] DATE: 12/13/2022
 DSP-SFMP 042 (Rev 10/14) (page 1 of 3)

YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>7. When a sliding door is used as a means of escape from a day care home, the following shall be met:</p> <p>A. The sliding door must have no more than one easily operated latching or locking device that does not require any special knowledge, effort, key or tool to operate.</p> <p>B. There must not be any drapery, screen or storm door that could impede egress.</p> <p>C. The sill or track height shall not exceed one-half inch above the interior finish floor.</p> <p>D. The surface outside the door is an all-weather surface such as a deck, patio, sidewalk, etc.</p> <p>E. The floor level outside the door may be one step lower than the inside, but not more than 8 inches lower.</p> <p>F. The sliding door shall open to a clear open width of at least 28 inches.</p> <p>G. Prior to child care use each day, the sliding door must be unlocked and tested to the full required width to ensure it is operating properly. Door tracks shall be cleared during periods of snow or freezing rain.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>8. Clients located in a basement or story below the level of exit discharge must have at least one means of escape which discharges directly to the outside with the vertical travel to ground level not exceeding 8 feet. Acceptable primary means of escape include a door directly to the exterior, a door to an outside stairway leading to grade, or a properly separated interior stairway leading directly to the exterior:</p> <p>A. The use of Bilco type bulkhead doors is not permitted as the primary means of escape.</p> <p>B. Interior stairways serving as the primary means of escape from a basement level need to be separated from all other levels with construction having a minimum ½-hour fire resistance rating with openings provided with self-closing, positive latching 20-minute rated doors, to provide a protected route of travel to the outside. A 1 ¾ inch solid wood door may be accepted as having about a 20-minute rating. Separation of the interior egress stairway may not be required by the AHJ in homes having approved automatic sprinkler protection.</p> <p>C. All portions of the home in a basement are within one story of grade level.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>9. Appropriate normal illumination is provided for all means of egress, including the exit discharge.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>10. Each door used as a means of egress is at least 28 inches wide.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>11. Each closet door is arranged so that children can open the door from inside the closet.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>12. Each bathroom door is designed to permit the opening of the locked door by staff from the outside in an emergency. The key, tool or unlocking device should be stored above the door frame or should otherwise be located so as to be immediately available to staff in an emergency.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>13. Interior finish on walls and ceilings must be class A or B having a flame spread rating of 75 or less when installed in egress routes including corridors, stairs, lobbies or exits. Class A, B, or C interior finish materials having a flame spread rating of 200 or less is permitted in other areas of the day care home. Flammability certification shall be available for wood paneling and similar finish materials.</p>
			<p>14. Smoke Alarm / Detectors and Carbon Monoxide Alarms</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A. All dwellings units occupied for day care home purposes shall comply with the residential smoke alarm provisions of Public Safety Article 9-101 through 9-109 of the Annotated Code of Maryland. Smoke alarm requirements vary depending upon when the home was built.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>B. All rooms or areas used for sleeping or napping of day care clients (i.e. Day rooms, dining rooms, or bedrooms) must have a functioning single- or multiple-station smoke alarm.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>C. Smoke alarms in older homes shall be hardwired (AC) powered in all sleeping areas and all napping rooms, except that approved battery operated smoke alarms may be permitted where the facility has a testing, maintenance and battery replacement program. Where battery operated smoke alarms are permitted, they should be upgraded to sealed smoke alarms with long life 10 year batteries incorporating silence/hush button features.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>D. All smoke alarms shall be tested monthly to ensure that they will activate. The activation of smoke alarms during fire drills is encouraged.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>E. New day care homes with fuel fired equipment or attached enclosed parking structures need approved carbon monoxide alarms.</p>

YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	15. Based upon general observation, all electrical wiring is installed and maintained in accordance with appropriate provisions of the National Electric Code. The unauthorized use of extension cords for receptacles and outlets is prohibited.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16. Protective covers are provided for all electrical receptacles in areas occupied by day care clients.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17. All heating, ventilation and air conditioning equipment is installed and maintained in accordance with all applicable codes and the manufacturer's instructions.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18. The use of unvented fuel fired room heaters is not allowed in day care homes.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	19. All heating equipment in areas occupied by children are provided with partitions, screens, or other barriers to protect children from hot surfaces and open flames. All devices shall have tip over protection and shall be testing laboratory listed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	20. There is adequate ventilating air for combustion and ventilation of all heating equipment.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	21. There is at least one operable flashlight provided in a location accessible to the staff.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	22. Good housekeeping is maintained throughout all areas of the day care home.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	23. The home has an approved written fire emergency plan which addresses appropriate staff response to emergencies, protection and evacuation of the clients, notification of the fire department, etc. The plan should be readily available to supervisory personnel.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	24. A land-line telephone or a cellular telephone must be available at all times.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	25. Emergency egress and relocation drills shall be conducted at least monthly when the facility is in session with documentation to record the date, time, staff, number and ages of clients and an evaluation of each drill. Also, an Emergency/Disaster drill must be completed every six months.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	26. Flammable liquids and fuel fired equipment such as lawn mowers are properly stored outside of the home (not in the basement) to prevent possible ignition of accumulated flammable vapors.

NUMBER OF STAFF: 2 NUMBER OF CLIENTS: 8 INCAPABLE OF SELF-PRESERVATION: 2

AREAS APPROVED FOR SLEEPING OR NAPPING: _____

Day Care Area → 3B-2 Rooms up 51/113

COMMENTS (REQUIRED FOR ALL "NOT MET" ITEMS): _____

Work to be done family for 4 infant

Need 2nd person for Large Family Day Care - has 2 kids

Approved for Large Family Child Care Home - Approved

Home - 2 years old - sprinklered

Smoke detectors set up to call 911

OFFICE OF THE STATE FIRE MARSHAL
FIRE SAFETY INSPECTION - DATA REPORT

DATE OF INSPECTION: 11/12 STATE ID: _____

NAME OF OCCUPANCY: Siobhan L. Lewis - Roach

ADDRESS OF PROPERTY: 121 McCulloh Street

Suite/Room # _____ City Frostburg ZIP 21502

CONTACT PERSON: _____ Phone (301) 997-8353

TYPE OF INSPECTION: (Check One) Initial _____ Annual _____ Re-inspection _____ Other (Explain)

Explanation: Large Family Day Care - currently regular family day care

FPE/DFM/FSI: Angie Hummel ID #: 8655

BILL TO: _____ SAME AS PROPERTY

ADDRESS: _____ Suite/Room # _____

City _____ State _____ ZIP _____

PRIMARY USE/OCCUPANCY: Large Family Day Care Home CODE: RCH

_____ No. of Occupants _____ No. of Buildings _____ No. of Facilities

_____ No. of Beds _____ No. of Rooms/Suites _____ No. of Apartments

_____ No. of Square Feet _____ No. of Sites _____ No. of Acres

_____ No. of Hours @ \$ _____ per hour 2nd Reinspection Additional Reinspection

TOTAL INSPECTION FEE: \$ 75.00

VIOLATIONS:

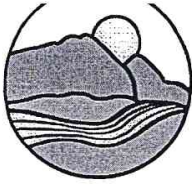
NO VIOLATIONS NOTED SEE LIST OF VIOLATIONS ON SEPARATE SHEET

REMARKS: _____

In accordance with Public Safety Article, Title 6, §6-308 of the Maryland Code, the State Fire Marshal shall collect a fee for conducting fire safety inspections. Accordingly, the cost of your inspection is \$ 75.00. Payment is due upon receipt of an invoice from the Office of the State Fire Marshal. The Fee Schedule for fire safety inspections is listed on the back of this report.

Siobhan Lewis-Roach
RECIEVED BY (Please Print Full Name)

[Signature]
SIGNATURE 146774 1



Allegany County HEALTH DEPARTMENT

"Healthy People, Healthy Communities"



Jenelle Mayer, M.P.H., Health Officer
12501-12503 Willowbrook Road, SE
Cumberland, MD 21501-1745

301-759-5000 Phone
1-866-909-9629 Toll Free
<https://health.maryland.gov/allegany>

Environmental Inspection

Date: 12/13/22
Name: Siobhan Lewis-Roach
Address: 121 McCullough Street
Frostburg
Phone: 301-997-8353
Inspector: Misty Joy

OUTDOOR AREAS

Section A: Grounds and Building Exterior

1. All Buildings in good repair
2. Vehicle use areas, including loading and unloading areas, pedestrian walkways clearly marked.
3. Trip hazards present.
4. Grounds maintained in a clean, orderly and sanitary condition.
5. Evidence of standing water.
6. Evidence on the building of water damage or of condition that could cause water intrusion into the building: Drains and gutter systems in good repair.
7. Exterior walls and windows show water intrusion.
8. Contamination sources near outside air intakes. Air intakes protected by screens, louvers, or other filtering devices.
9. Peeling paint.
10. Damaged roofing.

Section B: Playgrounds

11. Playground equipment in good repair.
12. Free of trip hazards.
13. Equipment obstructions that may cause injury.
14. Free of entrapment hazards.
15. Area clean and sanitary.

Section C: Solid waste disposal/recycling areas

16. Trash and recycling containers equipped with lids and covered when not in use.
17. Evidence of pests or vermin.
18. Area clean and sanitary.

INDOOR AREAS

Section D: Indoor environment

19. Indoor environment clean, sanitary, and free of hazards.
Doors properly installed and maintained to fit tightly in their frame. Exterior doors shall have no cracks, gaps, or other visible openings that would allow the entry of insects or other pests into the building.
20. Evidence of moisture, water damage or water intrusion.
21. Storage of items that restrict routine maintenance or cleaning.
22. Evidence of pests or food source for pests present.
23. Furniture clean and in good repair.
24. Chemicals and cleaning products properly stored, labeled, and inaccessible to children.
25. Material Safety Data Sheets (MSDS) readily available for each chemical.
26. Walls clean, durable, and easily cleanable material.

Section E: Floors

27. Floors clean, durable, and easily cleanable.
28. Trip hazards present.
29. Carpeting or vinyl textile sanitary, dry, and secured to the floor.
30. Area rugs sanitary and in good repair.

Section F: Ceilings

31. Ceilings present, intact and sanitary.

32. Evidence of water damage, stains, suspected mold.
33. Evidence of chipping or peeling paint.

Section G: Windows

34. Window panes and frames clean, intact and properly caulked/glazed.

Section H: Heating, Ventilation, and Air Conditioning

35. Excessive noise or vibration.
36. Noxious odors.
37. Suspected mold or other debris on system components.
38. Unobstructed air supply diffusers, outlets and/or returns.
39. Provide adequate ventilation to prevent reasonable health complaints.

Section I: Animal(s)

40. Animals properly managed/behaved.
41. Excessive accumulation of animal waste.
42. Animal containers or cages equipped with properly fitting lids/doors.
43. Documentation of Rabies certificate
44. Adequate hand washing.
45. Animals in areas where foods and drinks are prepared/consumed.
46. Animal feeds stored in tightly sealed and labeled containers.
47. Animal foods stored separate from human foods.

Section J: Plumbing fixtures

48. Fixtures in good repair
49. Fixtures adequate in number for facilities purpose.

Section K: Lighting

50. Lighting adequate in all areas.

51. Lights protected from breakage in sensitive areas such as over food preparation surfaces.

Section L: Noise

52. Situation present that may constitute excessive and chronic noise exposure that may affect hearing.

Section M: Box and Stand Fans

53. Fans clean and in good repair
54. Fans properly guarded,
55. Ceiling fans clean and in good repair.

Section N: Extension Cords

56. Cords in good repair
57. Cords connected together.
58. Cords used in lieu of permanent wiring.

Section O: Electrical Switches and Outlets

59. Switches and outlets in good repair.
60. Switches and outlets properly covered.

Section P: Hallways and stairwells

61. Entrance and egress obstructed.
62. Stair treads and handrails secure and in good repair.

Section Q: Restrooms

63. Plumbing fixtures sanitary, operable, properly supplied and in good repair.
64. Hot and Cold running water.
65. Hand washing sinks provided with soap and paper towels.
66. Toilets sanitary, operable, properly supplied, and in good repair.
67. Adequate waste receptacles conveniently located.

68. Exhaust fans operable and continually operating while lights are on.
69. Adequate lighting.

Section R: Custodial closets

70. Doors locked when not in use.
71. Closet clean, sanitary, and organized.
72. Chemical stored and labeled in accordance with manufactures recommendations.
73. Sinks equipped with back flow prevention devises.
74. MSDS readily accessible for stored chemicals.

Section S: Mechanical Rooms

75. Doors locked when not in use.
76. Flammable or combustibile materials stored in an approved flammable storage cabinet.
77. Floors free of slip, trip, and fall hazards.
78. Items stored as to inhibit or restrict routine maintenance or cleaning.
79. MSDS readily accessible for all hazardous chemical used or stored in mechanical room.

Section T: First Aid or Health Care Room

80. Room equipped with appropriate first aide/health care supplies.
81. Direct telephone line to 911.
82. Current first aid reference documents.
83. Sharps/blooborne pathogen red bags containers
84. CPR/AED
85. Bloodborne pathogen training.
86. Mercury containing thermometers and sphygmomanometers.

Section U: Athletic /Locker room Facilities

87. Gym equipment and associated furnishings safe, sanitary, and in good repair.

- 88. Cleaning supplies readily available for equipment sanitizing.
- 89. Floor mats clean, and sanitized after each individual use.
- 90. Locker rooms clean, sanitized, and in good repair.
- 91. Restroom/shower areas clean, sanitized, and in good repair.
- 92. Evidence of sustained water condensation, water damage, or water intrusion, including but not limited to suspected mold, on any surface.

Section V: Special Environmental Issues

- 93. Ability to lock doors and restrict access to sensitive areas.
- 94. For natural gas, propane, or fuel oil is used on site, then proper shutoff valves and placards/labeling in place.
- 95. Elemental mercury thermometers, barometers, or other portable devices containing elemental mercury present.
- 96. Personal protective equipment adequate for facility.
- 97. First aid kits and blood borne pathogen protection.
- 98. Safety plan available adequate for facility.
- 99. Accumulations of dust, suspected mold, or other materials on surfaces not otherwise covered during inspection.
- 100. Appliances used in break rooms clean, sanitary, and in good repair. Food stored properly.

Section W: Potable Water

- 101. Public water utilized. Yes No
- 102. Meets Water Well/Spring Requirements. COMAR 26.08.02 "Water Quality"
- 103. Well constructed according to COMAR 26.04.04 "Well Construction".
- 104. Bacteriological samples collected Yes/No (date: / /)
Results:
- 105. Chemical Samples collected Yes/No (date: / /)
Results:

Section X: Sewage

- 106. Public sewage utilized. Yes No

- 107. Meets On-site sewage disposal requirements. COMAR 26.04.02 "Sewage Disposal on-site".
- 108. Tank inspected Yes/No (date: / /).
- 109. Dye test conducted Yes/No (date: / /)

Section X Public Food Service

- 110. Meets Public Food service requirements COMAR 10.15.03.
- 111. Referred to Food service inspection staff Yes/No (date: / /)
- 112. Required to have license Yes/No
- 113. Currently Licensed: Yes/No

Section Y Public Swimming Pools/Spa

- 114. Swimming pools /spa present Yes/No
- 115. Required to meet public swimming pool or spa requirements COMAR 10.17.01
- 116. Currently meets public swimming pool and spa requirements. Yes/No

Section Z Inspection Notes

Animals

2 cats } Current on rabies
2 dogs }

Garbage 1x week

Gas Hot H₂O



December 2, 2020

Greetings,

I am writing to you today in support of Ms. Siobhan Lewis-Roach's application to expand her child care business. As the Executive Director for the Family Child Care Alliance of Maryland, I can speak to the importance of this expansion in light of recent legislation passed in Annapolis.

In 2021, Maryland passed a "landmark piece of legislation...which includes comprehensive changes to nearly every aspect of Maryland's public schools and early childhood programs." Among its many components, the Blueprint for Maryland's Future legislation encourages the development of private, high-quality PreK programs such as those operated by Ms. Lewis-Roach. By 2031, the legislation mandates that most of Maryland's four-year-olds (and many three-year-olds) will have access to free or low-cost PreK programs. In addition, to help persevere the child care infrastructure, the legislation also mandates that by 2031, half of Maryland's PreK children should be in non-public school programs such as family child care homes offering PreK and center-based PreK programs.

In order to meet that mandate, it is imperative that we collectively work to develop and support high-quality PreK programs in child care centers and family child care businesses. The ASPIRE program was created by the Family Child Care Alliance of Maryland to help achieve that goal. Through a rigorous vetting process, the Alliance selects family child care providers across the state that are committed to delivering high-quality PreK instruction as defined by the state. Ms. Lewis-Roach was selected to join the program as she has demonstrated her commitment to this shared goal. She has a master's degree and currently holds a PreK to 3rd-grade teaching certification from the state, which would allow her to work in any public school system as a PreK teacher.

Rather than work in a public school, she has chosen a different path and is creating a high-quality PreK program within her family child care business. These small businesses are crucial to our ability to accommodate all of the children coming into the PreK system over the next ten years. School districts, by mandate, will not be able to serve all of those children, so it is imperative that we build the supply of PreK programs in family child care businesses and centers.

It is also relevant to mention that Ms. Lewis-Roach's business is the only PreK program of its kind in Allegany county. Given the city's desire to bring more employees into the city, the availability of high-quality PreK and child care are key components in all such efforts.

We are deeply supportive of the family child care option for families with young children because it is one that many families prefer over other pay-for-care options. Parents like the convenience of a local neighborhood care option. They love that their children are in small, home-like environments and not in

large classrooms with up to twenty other children. Most importantly, parents have the opportunity to develop deep relationships with their family child care providers, unlike in many other settings. This creates an environment in which parents and the provider can become true partners in the nurturing of the child.

Please do not hesitate to contact me if you have any questions regarding my comments or the ASPIRE program.

Best regards,

A handwritten signature in black ink, appearing to read 'Bill Hudson', with a long horizontal flourish extending to the right.

Bill Hudson
Executive Director
Bill.Hudson@fccamd.org

www.fccamd.org



November 30, 2022

City of Frostburg
37 S Broadway
Frostburg, MD 21532

To Whom It May Concern:

We are pleased to offer this letter of support for the opening of a Large Family Child Care home in Frostburg, MD. As the local child care resource and referral agency, Child Care Choices (CCC) assists parents with finding child care solutions every day.

Ms. Roach's request to open a Large Family Child Care home will not only serve the growing child care needs of the area, but provide much needed educational and support services to the children and families that are served.

According to the Maryland Family Network 2022 Report on Child Care Demographics and Trends, the number of family child care homes in Allegany County, MD has dropped from 55 to 42 since 2017. The report also shows an estimated total available capacity for regulated child care in Allegany County to be 1,468 children. According to the 2020 US Census, the population of children under the age of 5 is 3,115 (4.6% of the total population of 67,729).

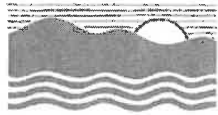
Currently Frostburg has 5 regulated family child care homes and 1 center based program serving children birth to 5. High quality, regulated child care programs are an essential part of the economic development and stability of the communities in which they are located. Children are able to grow and learn in safe, enriching environments while parents are able to work to support their families. We enthusiastically support Ms. Roach's desire to increase the availability of childcare in this underserved area.

Sincerely,

Program Director

Mental Health Association of Frederick County
226 South Jefferson Street, Frederick MD 21701
301.662.4549, www.fcmha.org





University of Maryland
 CENTER FOR ENVIRONMENTAL SCIENCE
 APPALACHIAN LABORATORY

November 28, 2022

Dear City of Frostburg Board of Zoning Appeals,

I am writing in support of a special exception allowing a Large Family Child Care Home within Frostburg City limits for Roots Learning Center (RLC). After an 8 month search for childcare, my daughter has attended RLC for the past 3 months. Access to this childcare has been critical for my wife and myself to continue working our respective full time jobs. In our experience with RLC, it has also been apparent that our child receives a very high quality of care with a strong focus on early childhood education. Our family hopes RLC operations continue to grow and contribute similarly to other families in the Frostburg area.

As an Assistant Professor at the UMCES Appalachian Laboratory, this daycare has been critical to my family. Moreover, there are limited local childcare options which meet rigorous requirements of MSDE certification. In this regard, I expect RLC will contribute to Frostburg's overall appeal as a permanent place of residence for other UMCES and Frostburg State University faculty and staff.

Siobhan Lewis-Roach has invested an incredible amount of time, resources, education, and capital into establishing Roots Learning Center. She has an extensive background in Early Childhood Education, including a Masters Degree in Education, and several local, state, and federal certifications. Additionally, according to checkcmd.org, where parents go to find licensed childcare providers in Maryland, Siobhan Lewis-Roach is one out of only two childcare homes in Frostburg with a Level 3 Maryland EXCELS score and has submitted documentation for levels 4 and 5.

Roots Learning Center will continue to expand the childcare capacity in the City, which will "allow Frostburg to provide basic services" and "promote a successful and livable small city" in accordance with section 129 of the Frostburg City Plan.

Thank you very much for your consideration.

Sincerely,

Rodney Richardson
 Assistant Professor
 Appalachian Laboratory
 University of Maryland Center for Environmental Science
 301 Braddock Road, Frostburg, MD 21532
 rodney.richardson@umces.edu

APPALACHIAN LABORATORY CHESAPEAKE BIOLOGICAL LABORATORY HORN POINT LABORATORY
 INSTITUTE OF MARINE AND ENVIRONMENTAL TECHNOLOGY MARYLAND SEA GRANT COLLEGE

AN INSTITUTION OF THE UNIVERSITY SYSTEM OF MARYLAND

November 28, 2022

Dear City of Frostburg Board of Zoning Appeals,

My name is Karen Kerns, and I am writing on behalf of Roots Learning Center to enthusiastically support the special exception to allow a Large Family Child Care Home in Frostburg City limits. I work at FSU and my grandchildren go here and I am very happy with the care they receive. I would very much like to see Roots Learning Center grow so other families in Frostburg can benefit from the wonderful care they would receive.

This daycare facility will contribute to Frostburg's appeal as a permanent place of residence for Frostburg State University staff, since there are limited childcare options available that meet the rigorous requirements of MSDE certification. I have worked at FSU for over 22 years and when my own children were very small it would have been very beneficial to have a more childcare options especially a large family child care facility like Roots Learning Center.

Siobhan Lewis-Roach has invested an incredible amount of time, resources, education, and capital into establishing Roots Learning Center. She has an extensive background in Early Childhood Education, including a Masters Degree in Education, and several local, state, and federal certifications. Additionally, according to checkcmd.org, where parents go to find licensed childcare providers in Maryland, Siobhan Lewis-Roach is one out of only two childcare homes in Frostburg with a Level 3 Maryland EXCELS score and has submitted documentation for levels 4 and 5.

I grew up in the Frostburg and is where I graduated from high school. The city has grown over the years and more and more people find it to be a safe community and a place they want to raise their children. More child care resources would be a wonderful benefit as Frostburg grows and expands.

Roots Learning Center will continue to expand the childcare capacity in the City, which will "allow Frostburg to provide basic services" and "promote a successful and livable small city" in accordance with section 129 of the Frostburg City Plan.

Thank you very much for your consideration.

Sincerely,

Karen Kerns

Karen Kerns
346 Allegany Street
Frostburg, MD 21532
240-920-7084

November 28.2022

Dear City of Frostburg Board of Zoning Appeals,

My name is Jennifer Georgeson, and I am writing on behalf of Roots Learning Center to enthusiastically support the special exception to allow a Large Family Child Care Home in Frostburg City limits.

This daycare facility will contribute to Frostburg's appeal as a permanent place of residence for Frostburg State University staff, since there are limited childcare options available that meet the rigorous requirements of MSDE certification. We moved to Frostburg in 2017 for my husband to teach at Frostburg State University, and he received official tenure for the 2022-2023 school year. With four growing children and my work in digital marketing, we have looked for daycare options for several years, and this in-home facility is the most appealing in terms of convenience of location, knowledgeable staff, and flexible hours to accommodate changing schedules.

Siobhan Lewis-Roach has invested an incredible amount of time, resources, education, and capital into establishing Roots Learning Center. She has an extensive background in Early Childhood Education, including a Masters Degree in Education, and several local, state, and federal certifications. Additionally, according to checkccmd.org, where parents go to find licensed childcare providers in Maryland, Siobhan Lewis-Roach is one out of only two childcare homes in Frostburg with a Level 3 Maryland EXCELS score. She is seeking to surpass this level and apply for federal funding as it is a federal priority to increase access to childcare.

I love Frostburg and I am dedicated to nurturing growth opportunities for a more sustainable future. I am currently serving as the President of the Board of Directors for FrostburgFirst, and I also volunteer at Beall Elementary as a coach for the First Lego League team, sponsored through REACT Allegany. I am the parent representative on the Local Management Board for Allegany County, and I have also served on the Board of Directors for Wholesome Harvest Co-op. As an active community member in the Frostburg community, I am fully in favor of this endeavor, which will allow several families more opportunities to contribute to workforce shortages across many sectors

Roots Learning Center will continue to expand the childcare capacity in the City, which will "allow Frostburg to provide basic services" and "promote a successful and livable small city" in accordance with section 129 of the Frostburg City Plan.

Thank you very much for your consideration.

Sincerely,

Jennifer Georgeson

To City Planning and Zoning Committee,

I have worked at Roots Learning Center since August of this year. I am a current Early Childhood and Elementary Education major at Frostburg State University. While working at Roots Learning I have learned what it takes to open up a school and provide appropriate care to young children. While I have learned a lot in my studies at FSU I have gained invaluable lessons from my time at Roots and learning first hand on the job. I have gained so much training and knowledge I can use in educating children here and in the future at potentially my own location. Siobhan works with FSU and communicates with professors there in the education department to allow for us to have opportunities to do our observations in a real world location with children of an appropriate age. FSU no longer houses the children's center for us to do this and often we are left observing in older elementary classes and Siobhan allows us the appropriate age range and classroom set up to complete our work needed for our degree.

Please consider allowing her to have the appropriate licenses so she and I may continue this work with the young children we work with.

Erin Bryce
PreK Teacher at Roots Learning Center

Dear Frostburg City Zoning Board,

I live on McCulloh St and have never had any issues with the daycare being on the same street.

Dale W Jacobs

109 McCulloh Street

Dale W Jacobs

Dear Frostburg City Zoning Board,

I live next to Siobhan Lewis on McCulloh St and I have never had an issue come from her having a daycare.

Kathleen Smith
Kathleen Smith

Dear Frostburg City Zoning Board,

I live on McCulloh St and have never had any issues with the daycare being on the same street.

Carbrey Gutzey

101 McCulloh St

Dear Frostburg City Zoning Board,

I live on McCulloh St and have never had any issues with the daycare being on the same street.

Courtney Gutzey

101 McCulloh St

Dear Frostburg City Zoning Board,

My name is Jessica Smith and I live on McCulloh St where Siobhan Lewis has had a daycare. Her daycare since she moved here a few years ago. Her daycare has never negatively impacted my living on the street. I've never had any parking or noise issues from it. I am thankful for it being there in case I need Siobhan to care for my children in an emergency situation.

Jessica Smith 1-3-22
Jessica Smith

Dear Frostburg City Zoning Board,

I live next to Siobhan Lewis on McCulloh St and I have never had an issue come from her having a daycare.

Pamela Sitchell





Population



**Population Estimates, July 1 2022,
(V2022)**

Allegheny County, Maryland: NA



**Population Estimates, July 1 2021,
(V2021)**

Allegheny County, Maryland: **67,729**



**Population estimates base, April 1, 2020,
(V2022)**

Allegheny County, Maryland: NA



**Population estimates base, April 1, 2020,
(V2021)**

Allegheny County, Maryland: **68,106**



**Population, percent change - April 1,
2020 (estimates base) to July 1, 2022,
(V2022)**

Allegheny County, Maryland: NA





Persons under 5 years, percent

Allegany County, Maryland: ⚠️ 4.6%



Persons under 18 years, percent

Allegany County, Maryland: ⚠️ 17.5%



Persons 65 years and over, percent

Allegany County, Maryland: ⚠️ 20.4%



Female persons, percent

Allegany County, Maryland: ⚠️ 47.4%

Race and Hispanic Origin



White alone, percent

Allegany County, Maryland: ⚠️ 87.7%



Black or African American alone, percent (a)

Allegany County, Maryland: ⚠️ 8.5%

Children under 5: 3116

Allegany County:

Large Family: 3 x 12 capacity = 36

Small Family: 38 x 8 capacity = 304

Centers: 19X 20-40 capacity = 760 (high estimate)

1100 estimate for availability of care openings in a licensed program

Leaving over 2000 children in the county without an option for licensed reliable care

Frostburg's Board of Zoning Appeals

Official Recommendation

By

Frostburg's Planning & Zoning Commission

Date of Planning and Zoning Commission Meeting: **December 14, 2022**

Board of Zoning Appeals

City of Frostburg

Case # **2616**

Applicant's Name: **Siobhan Lewis-Roach**

Applicant's Address: **121 McCulloh Street, Frostburg, MD 21532**

Location of Property: **121 McCulloh Street, Frostburg, MD 21532**

Zoning District: **"R2" Neighborhood Residential District**

Variance:

Special Exception: **XX**

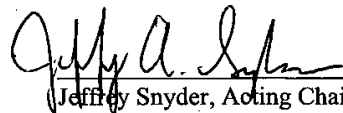
Other:

The Frostburg Planning & Zoning Commission officially recommends the following with respect to the aforementioned case:

Approve: **XX** Deny:

Stipulations or Reasons:

Date: December 15, 2022



Jeffrey Snyder, Acting Chairman
Planning and Zoning Commission