
BOYD & DOWGIALLO, P.A.

Engineers, Surveyors & Planners
Maryland Professional Engineering Firm License No. 47570

October 31, 2023

Anne Arundel County
Office of Planning and Zoning
2664 Riva Road
Annapolis, MD 21401

Re: Calvary Baptist Church
407 Marley Station Road
Glen Burnie MD 21060
Tax #3298-9004-5720 (see att'd. list)

Attn: Mr. Donal Dyott

Dear Mr. Dyott:

On behalf of our client, Calvary Baptist Church, owner of the above-referenced property, we are submitting herein an application for Special Exception approval to allow a preschool (child-care center) at an area zoned R5, pursuant to Section 18-4-106 of the Anne Arundel County Code.

The subject property is within the property owned by the Calvary Baptist Church, in Glen Burnie, Maryland. The Calvary Baptist Church site contains several parcels of land (lots) which together comprise approximately 5.36 acres located at the intersection of Marley Station Road and Cooper Road, where Marley Station Road crosses over the Arundel Expressway (MD Route 10). The Calvary Baptist Church campus includes portions of parcels on either side of Cooper Road at this location, so the subdivision plat has been attached to provide additional clarity. The site is currently zoned R5, and is not within the limits of the Chesapeake Bay Critical Area, nor found to contain any bogs, wetlands or other environmental features per the County GIS maps.

The Calvary Baptist Church campus currently contains a worship center (church) and a private school for children from kindergarten through 12th grade. The Church campus also contains an area that was previously the location of a preschool (child-care center) for about 80 children. The preschool (child-care center) had operated for about 40 years until 2022 when its operation was terminated on-site due to licensing issues with the State, which have since been resolved. The current proposal involves obtaining a Special Exception to allow the Church to reinstate a child-care center on-site, at the portion of the Church campus where the preschool was previously operated. No new structures or other improvements are required at this time.

In accordance with Section 18-11-112 of the Code, a child-care center is permitted at the site under a Special Exception provided the following conditions are met:

1. *The facility is located on a site with at least two acres*

The site area of 5.36 acres exceeds the 2 acre minimum.

2. *On-site circulation and parking are designed to minimize vehicle and pedestrian conflicts and provide safe areas for drop-offs and pickup*

As shown on the attached parking and circulation plan, utilized by the Church campus, on-site parking and vehicle/pedestrian traffic patterns have been designed to ensure safety. Areas for safe drop-offs and pickups are provided via the existing parking spaces and drive aisles on-site. In addition, to provide greater safety during drop-offs and pickups, Calvary Baptist Church ensures safety patrol officers are located throughout the site and at the intersection of Cooper Road and Marley Station Road.

3. Outdoor play areas are to be fenced and to the side or rear of the principal structure and the fences shall comply with side and rear setbacks for accessory structure

As shown on the attached site plan, the outdoor play areas (the existing preschool playground) is at the rear of the principal structure to be used for the child-care center. The existing fences around the play areas comply with minimum setbacks for accessory structures as provided in the bulk regulations for the R5 district.

4. The activities on site shall be located in a manner to shield surrounding residential property owners from noise, hazards or offensive conditions

While the Calvary Baptist Church campus property is within the R5 district, and abuts residential properties along its southern border, the area to be utilized for the child-care center is located on a portion of the Church campus away from residential properties. The private school, basketball court, and soccer field separate the child-care center area, along with a grass buffer and fence. The outdoor play areas to be used for the child-care center are screened from the adjacent residential lots via the existing structures on-site, as shown on the attached site plan.

5. A facility in an RA district shall not be located along a scenic or historic road

This section does not apply, as the site is not zoned RA.

6. A facility located in a residential zoned district may not have an entrance on a minor arterial road or a road of higher classification unless the entrance is 500' from the entrance to a subdivision or commercial property

As shown on the attached site plan, the Church derives all access via Cooper Road, a local public road. The child-care center parking lot is directly off of Cooper Road, near its termination. The child-care center structure and outdoor play-area are accessed from that parking lot. Accordingly, the facility does not have an entrance on a minor arterial road or a road of higher classification.

7. A Special Exception granted under this section and in use prior to January 6, 2014, shall be governed by the law in effect at that date

The site is not subject to a prior Special Exception to permit a child-care facility.

Since the site meets the aforementioned requirements for the use of a child-care center in an area zoned R5, in accordance with the submittal requirements for a Special Exception listed on the Anne Arundel County website, we are submitting herewith the following:

- A copy of the prefile meeting findings
- This letter of explanation
- A copy of the Administrative Site Plan
- Copies of the assessment printouts and current deeds for the properties comprising the site
- A list of nearby property owners
- A copy of the topographical map for the site

In response to the pre-file comments dated March 29, 2023, a new Administrative Site Plan has been prepared (in conformance with Section 18-16-201(e) of the County Code) which shows that the site derives access via Cooper Road, a local public roadway, eliminating any need for a variance due to minimum intersection spacing. The original subdivision plat establishing the access via Cooper Road has also been provided to demonstrate that the plan meets the Special Exception requirements set forth above. In addition, the site plan shows the current location of the fences surrounding and enclosing the outdoor play areas, which have been identified as being relocated where necessary. Accordingly, the attached site plan illustrates the proposed child-care center meets the required setbacks as outlined in Section 18-11-112(3) of the County Code, eliminating the need for any variances to setbacks for recreation area improvements from the adjacent properties. Lastly, the current proposal does not involve any improvements to the existing buildings or parking areas which would require furtherance of landscaping or perimeter buffering. Therefore, on behalf of our client, we are submitting herein an application for a Special Exception to Article 18, Section 4-106 of the Code. It is our professional opinion that the Special Exception requested herein conforms to Article 18-16-304 as follows:

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

Given that the proposed use does not involve construction of any new buildings or other site improvements, the (re)establishment of a preschool on the established Calvary Baptist Church campus will not be detrimental to the public 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 attached site plan sets forth the existing buildings, parking lot, fence, and outdoor play area to be utilized for the use, along with the proposed access off of Cooper Road. The location of the existing Calvary Baptist Church and private school campus on the subject property along with the proposed preschool (child-care center), all accessed by Cooper Road and screened from adjacent properties will be compatible with the district.

(3) Operations related to the use will not be more objectionable with regard to noise, fumes, vibration or light to nearby properties other than operations in other uses allowed under this article

The proposed child-care center is located within the Calvary Baptist Church property, which is currently the location of an existing private school campus. The parking and site circulation plan is designed for safety, and the outdoor play area is screened from surrounding properties, minimizing noise or other impacts. No objectionable fumes, vibration or light are associated with this proposed preschool, making the proposed child-care center no more objectionable to the surrounding properties than 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 of irrespective of its location within the zoning district

The proposed child-care center, on the Calvary Baptist Church campus where a church and private school are currently in operation, will not have any adverse effects above and beyond those inherently associated with a preschool (child-care center).

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

The child-care center is proposed to be operated on the Calvary Baptist Church campus, where a private school and church are currently in operation and have been for over 50 years. The proposed child care center will be consistent with the current uses on-site, and will not conflict with any public facilities or services. The access from Cooper Road will not conflict with any existing or programmed road.

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

As noted in the Pre-File meeting minutes, the proposed use is consistent with Plan 2040 and the 2022 Water and Sewer Master Plan. Accordingly, the applicant anticipates receipt of written recommendations from the Health Department and the Office of Planning and Zoning upon their review of the proposed plan.

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

As noted in the Pre-File meeting minutes, the proposed use is consistent with Plan 2040 and is consistent with the County General Development Plan.

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

The site was previously the location of a child-care center (preschool) for about 80 children, demonstrating the public need for the use in this location because the use would not have existed if not for the public demand. The applicant wishes to reinstate the use of the child-care center on-site and expects the proposed preschool will serve 80 children if approved. The applicant has many families interested in using the child-care center should the Special Exception be approved.

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

Given that the site had previously been utilized for a child-care center and the site still meets the required criteria under 18-11-112, reinstatement of the use will not impact the required criteria. The applicant can meet the criteria, and will be able to maintain adherence for the child-care center.

(10) The application will conform to the Critical Area criteria

Not applicable, as the site is located outside Critical Area limits.

(11) The Administrative Site Plan demonstrates the applicants ability to comply with the Landscape Manual

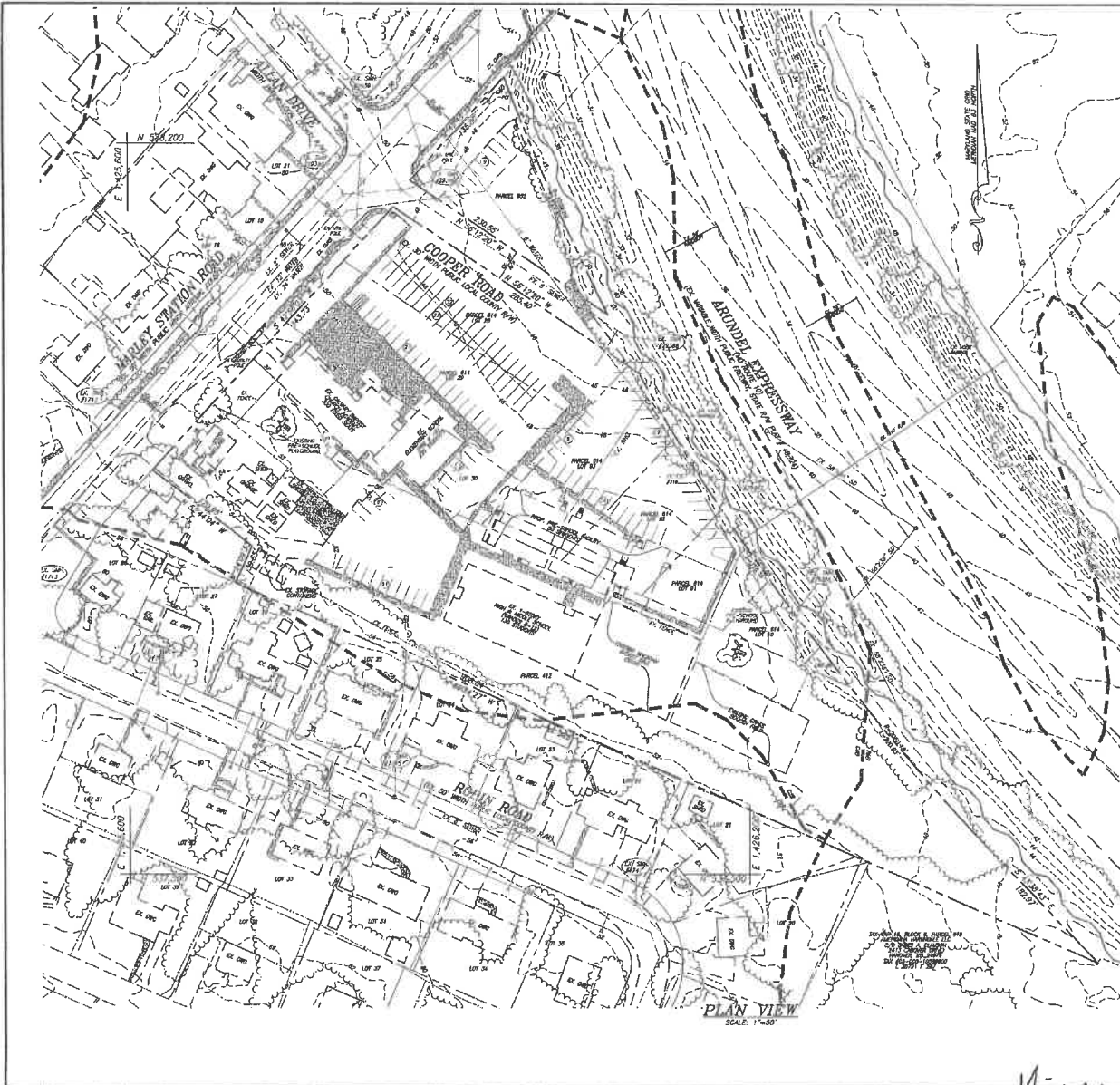
Since the proposed use does not require any exterior improvements to existing buildings, parking or other structures on-site, the reinstatement of a child-care center at the site will retain the existing character of the neighborhood, consistent with the goal of the County Landscape Manual. The applicant's plan demonstrated the ability to comply with the Landscape Manual.

We appreciate your attention in this matter, and if you have any questions or require any additional information regarding this request, please do not hesitate to contact our office.

Very truly yours,
Boyd & Dowgiallo, P.A.

By: 
Jerry Tolodziecki, P.E.

j.o.#203
cc: file
enclosures



- GENERAL NOTES**
1. Hold the Anne Arundel County Department of Planning and Code Enforcement, Environmental Programs, (410)222-7784 (48) forty-eight hour before beginning the work shown on these plans.
 2. The existing utilities and obstructions shown are from the best available records and shall be verified by the contractor under to construction. Necessary relocations shall be shown by the contractor to protect existing services and utilities, and any damage to them shall be the contractor's responsibility at all times.
 3. All utility lines shall be marked in accordance with the standards set forth in the Maryland Public Safety Code, Article 21, Subchapter 10, and the standards set forth in the National Fire Protection Association (NFPA) 790, Standard for Marking Utility Lines.
 4. Necessary additional utility relocations shall be indicated and all construction areas are protected and stabilized.
 5. The property and topographic information shown herein is based on field surveys performed by Boyd & Dowcinalo, P.A. and the A.C.D.C. 02-216.
 6. All detailed areas shall be worked in order as per plan.
 7. The user is responsible for utility relocation shown on these plans.
 8. The contractor shall mark out in the field all dimensions between the actual and the computed dimensions shown on these plans, the computed dimensions shall govern.
 9. All construction shall be in accordance with the 2011 Maryland Statewide and Specifications for 2015 Edition and Section 202.01.
 10. All easements, easements of public or others depending, as to be permitted unless otherwise indicated. All private easements have been indicated as such.
 11. The project is located within the Planning Code - 20-203.
 12. The boundary lines, bearings, and distances are shown herein for all adjacent owners, right-of-way, and any other lines from their platting is only. This drawing does not represent a field run survey of any parcel except the lots in Block 2, Parcel 614, Lots 20-22, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
 14. For 1984, see State Law 1980 Public 181, Law 2513 Public 188 and Law 1981 Public 274.



VICINITY MAP
SCALE: 1"=2000'

LEGEND

- Existing Curb
- Existing Sidewalk
- Existing Brick Fence
- Existing Free/Forest Canopy
- Existing Stormwater Basin
- Existing Stormwater Manhole
- Existing Sewer Manhole
- Existing Sewer Chamber
- Existing Gas Line
- Existing Gas Valve
- Existing Utility Pole
- Existing Guy Wire
- Existing Water Meter
- Existing Water Meter
- Existing Fire Hydrant
- Existing Sub Line

SITE ANALYSIS

Zoning	RS
Total Site Area	2,111,073 Sq.Ft. (48.36 Ac.)

CERTIFICATION NOTE
The property and topographic information shown herein is based on surveys performed by Boyd & Dowcinalo, P.A. and A.C.D.C. 02-216 and shall be verified prior to its use.

SOIL LEGEND
Light Purple-gray (1st) Soil Series and complex, 0 to 2 percent slope (A)
Dark Chestnut-Sombrino-Solon and complex, 0 to 2 percent slope (B)
Dark Chestnut-Sombrino-Solon and complex, 0 to 2 percent slope (C)
Dark Chestnut-Sombrino-Solon and complex, 0 to 2 percent slope (D)

WATER & SEWER SERVICE AREA
BUILD SERVICE AREA, BROCKMEYER CREEK SERVICE AREA, EXISTING SEWER SERVICE AREA, C&D CREEK SERVICE AREA

SETBACKS (ZONED RS)

* Data points must show at least 30' on abutting right-of-way.

SWM NOTE
IN ACCORDANCE WITH ARTICLE 21, SECTION 21-101 (D) OF THE ANNE ARUNDEL COUNTY CODE, THIS SITE IS EXEMPT FROM SWAMPLAND MANAGEMENT REGULATIONS SINCE THE PROPOSED IMPROVEMENTS DO NOT DISTURB OVER 1000 SQ. FT. OF SWAMP AND DO NOT INCLUDE A NEW SWAMP CREEK INSTALLATION.

PARKING TABULATION

Existing required church parking	300 (based on 1,000 seats = 150 spaces)
Existing required high & middle school parking	120 (students = 1,000/10 students = 2 spaces)
Existing required university student parking	220 (students = 1,000/10 students = 10 spaces)
Prop. required required parking	80 (students = 1,000/10 students = 8 spaces)
Total required parking	720 (spaces)
Existing parking spaces provided	110 (spaces)
Existing required parking spaces required	2 (spaces)
Existing remaining parking spaces provided	0 (spaces)

<p>OWNER/DEVELOPER CALVARY BAPTIST CHURCH 407 Marley Station Road Glen Burnie, MD 21060 443-962-2079 Email: hylatehouse@hotmail.com</p>	<p>Maryland Professional Engineering Firm License No. 42570 BOYD & DOWCINALO, P.A. ENGINEERS/SURVEYORS/PLANNERS 412 Headquarters Drive, Suite 5 Millersville, Maryland 21108 (410) 729-1234 (P) (410) 729-1243 (F) JERRY@BOYDPA.COM</p>		<p>ADMINISTRATIVE SITE PLAN TO ACCOMPANY SPECIAL EXCEPTION APPLICATION</p> <p>PROJECT NO.: 20-203 SHEET NO. 1 OF 1 DRAWN BY: LAK CHECKED BY: JET DATE: OCTOBER, 2023</p> <p>THIRD DISTRICT</p> <p style="text-align: right;">ANNE ARUNDEL CO., MD 21060</p>
<p>CALVARY BAPTIST CHURCH PLAT BOOK 22, PAGE 14 TAX MAP 16, BLOCK 2, PARCEL 614 & PARCEL 852 TAX MAP 16, BLOCK 9, PARCEL 412</p>		<p>JOB# 20-203</p>	



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE MEETING

DATE OF MEETING 3/29/2023 (via email)

P&Z STAFF Donnie D./Patrick H./Nick V.

APPLICANT/REPRESENTATIVE Hannah Greathouse EMAIL hgreathouse84@hotmail.com

SITE LOCATION 407 Marley Station Road Glen Burnie LOT SIZE 4.79 Acres ZONING R5

CA DESIGNATION NA BMA or BUFFER APPLICATION TYPE Special Exception

Site is currently improved with a church. The applicant claims that the church currently operates a preschool/child care center and wishes to get special exception approval in order to continue to operate the use. The preschool/child care will be for approximately 80 children.

COMMENTS

From Zoning: The site plan and justification are currently inadequate for submittal. The applicant needs to provide a site plan that clearly labels the structures and play areas that will be used as part of the child care center in addition to the drop off and pick up areas. It appears that the proposal needs two variances to conditions 18-11-112(3) and 18-11-112(6). The only fenced play area that is on the plans projects forward of the principal structure (church) and appears to be less than 40 feet from the front lot line. The provision outlines that it must be to the side or rear of the principal structure and it projects forward of it, and it requires that the fence meet the accessory structure setbacks of the underlying residential district. The front lot line setback for accessory structures in R5 is 40 feet and the fenced area appears to be closer than the church which is labeled as 40 feet from the front lot line. Secondly, Marley Station Road is a minor arterial road and the entrance to the site is less than 500 feet from Allen Drive which is an entrance to the Gerard Plaza subdivision. Finally the applicant needs to expand on the provided justification to outline how the proposal clearly complies with all of the specific and general special exception requirements. Since variances are required, the applicant will also need to provide justification on why the proposed variances meet the criteria found in 18-16-305.

From Residential Team: See full comments attached.

From Long Range Planning: Commented that the proposal is consistent with Plan2040 and the 2022 Water and Sewer Master Plan. (Full comments attached).

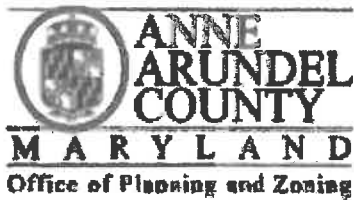
INFORMATION FOR THE APPLICANT

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

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

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

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



Jenny B. Jarkowski
Planning and Zoning Officer

MEMORANDUM

TO: Sterling Seay, OPZ/Planning Administrator/Zoning Division **FROM:**

Nick Vollentine, Development Division

SUBJECT: Calvary Baptist Church of Glen Burnie, MD

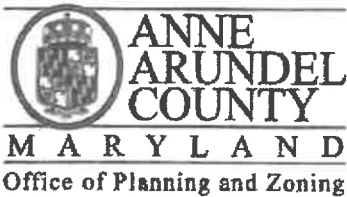
DATE: March 29, 2023

The subject Special Exception request is to allow the Calvary Baptist Church property to operate a child care center other than as a home occupation in the R5 zoning district. The request is being made retroactively as a child care center is currently in operation at the property. The letter of explanation for the request indicates that the child care center provides services for approximately 80 children. The Development Division has the following comments:

1. Site plans provided with the special exception application do not specify where the child care center operates from. It is not apparent that the existing development on site can be approved for adequacy of public facilities (APF) with the addition of the child care center. As per Article 17-4-201(a), Preliminary Plans must be submitted and approved. The plans must demonstrate that the existing facilities meet APF for fire suppression, roads, sewage disposal, storm drains, and water supply.
2. Following approval of the Preliminary Plans, Site Development Plans must be submitted and approved as per Article 17-4-202(a). If it is believed that the two processes are unneeded, a modification request to combine the Preliminary Plan and Site Development Plan processes can be submitted (see Article 17-2-108).
3. It is not clear that the existing development on site is compatible with bulk regulations for the R5 zoning district listed in Article 18-4-701. Setbacks must be delineated on the Preliminary Plans. A variance may be required if the existing structures are within setbacks.
4. It is not apparent that parking requirements for existing uses and the child care center are met by the existing development on site. Please see parking space requirements listed

in Article 18-3-104. The number of spaces required and the number of spaces provided must be tabulated on the Preliminary Plans.

5. The existing site layout does not meet landscape requirements listed in the County Landscape Manual. Landscape plantings are needed to meet standards for parking lots (Section V.B.) and nonresidential structures (Section V.D.). Approval of a landscape plan prepared by a registered landscape architect or a modification to landscape manual requirements may be necessary.



Jenny Jarkowski
Planning and Zoning Officer

MEMORANDUM

TO: Zoning Division

FROM: Patrick Hughes, Long Range Planning

THROUGH: Cindy Carrier, Planning Administrator, Long Range Planning

SUBJECT: Long Range Planning Comments

DATE: March 16, 2023

Name of Project: Calvary Baptist Church of Glen Burnie, MD
Case#: prefile
Location: south side of Marley Station Road, west of Arundel Expressway
Tax Map 16, Parcel 614
Region Planning Area: Region 3
Community: Glen Burnie

Summary:

The applicant is requesting a Special Exception to continue the operation of a childcare center other than a home occupation on a five-acre site in an R5 zone. The site is currently developed with a church, preschool, and school facility.

Plan2040 places the site and surrounding properties in the Neighborhood Preservation Development Policy Area. The site and surrounding properties are in the Low-Medium Density Residential Planned Land Use category, except for an adjoining property at the rear (south side) of the site in High Density Residential Planned Land Use. The site is within the Priority Funding Area and the Glen Burnie Sustainable Community overlay area.

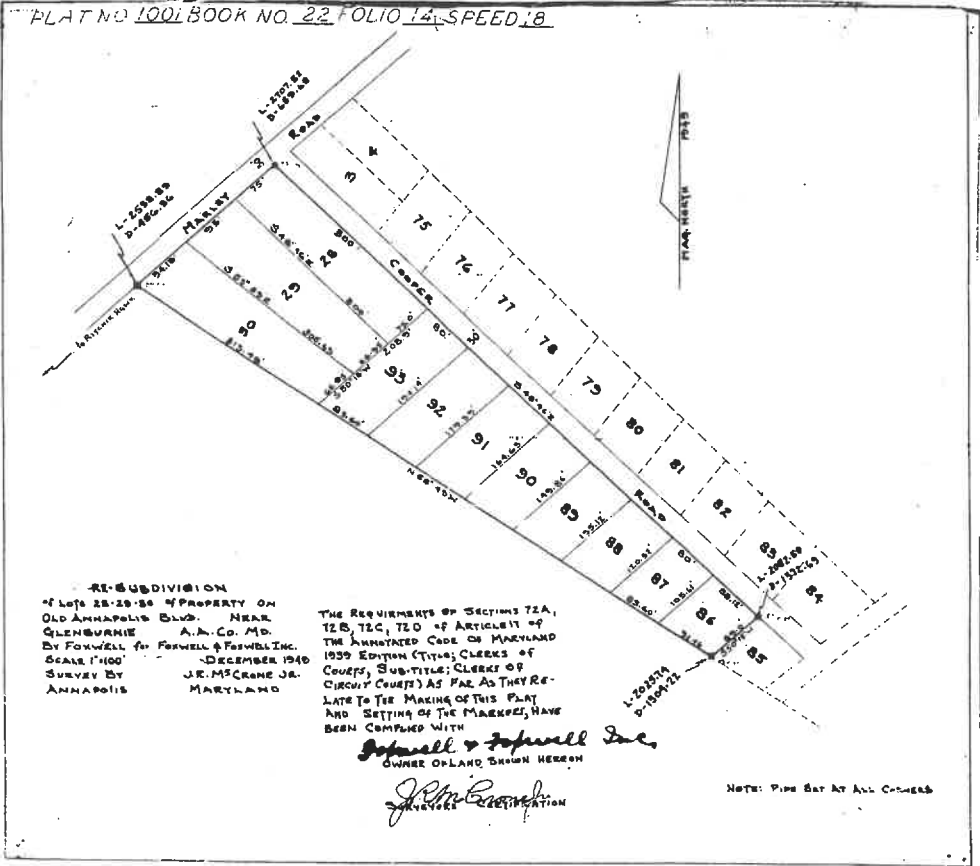
Findings:

Plan2040 General Development Plan:

Plan2040 does not have recommendations that are specific to this site, and the proposal is consistent with the goals, policies and strategies of Plan2040. No application for rezoning was filed during the 2011 comprehensive rezoning process.

The Water and Sewer Master Plan places the site in the Existing Sewer Service category (Cox Creek sewer service area) and the Existing Water Service category (Glen Burnie Low Water Pressure Zone 220). The proposal is consistent with the 2022 Water and Sewer Master Plan.

PLAT NO. 1001 BOOK NO. 22 FOLIO 14, SPEED 18

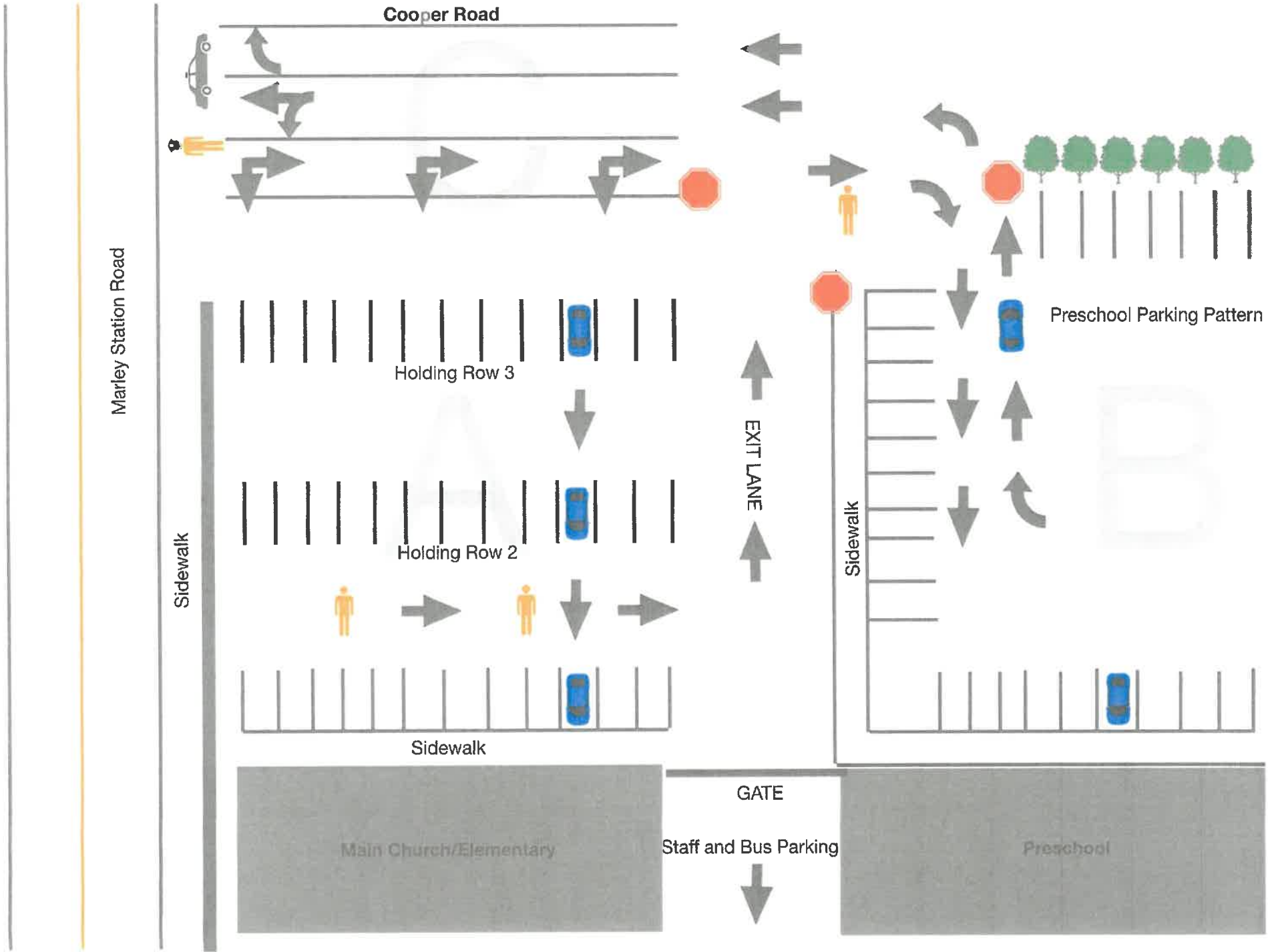


RE-SUBDIVISION
 OF LOTS 28-29-30 OF PROPERTY ON
 OLD ANNAPOLIS BLVD. NEAR
 GLENBURNIE A.M.C. MD.
 BY FOWELL & FOWELL INC.
 SCALE 1"=100' DECEMBER 1940
 SURVEY BY J.E. MCCRANE JR.
 ANNAPOLIS MARYLAND

THE REQUIREMENTS OF SECTIONS 72A,
 72B, 72C, 72D OF ARTICLE 17 OF
 THE ANNOTATED CODE OF MARYLAND
 1939 EDITION (TITLE: CLERK OF
 COURTS, SUB-TITLE: CLERK OF
 CIRCUIT COURTS) AS FAR AS THEY RE-
 LATE TO THE MAKING OF THIS PLAT
 AND SETTING OF THE MARKERS, HAVE
 BEEN COMPLIED WITH

Fowell & Fowell Inc.
 OWNERS OF LAND SHOWN HEREON
J.E. McCrane Jr.
 SURVEYOR

NOTE: PIPE SET AT ALL CORNERS



Section A: Parking System

In this organized system, vehicles are assigned specific areas for parking and waiting, known as "Holding Spots." These designated spots are primarily located in rows 2 and 3, each serving a particular purpose within the larger traffic management scheme.

Row 1 - Child Pick-Up :The vehicles in row 1 are picking up their children. Once these vehicles have successfully retrieved their passengers, they proceed to exit the area, creating space for others. This systematic departure allows for an efficient flow of vehicles.

Rows 2 and 3- Meanwhile, the vehicles in rows 2 and 3 patiently wait in their designated Holding Spots. As vehicles in row 1 exit, a spot in row 1 becomes available. At this point, the vehicles in rows 2 and 3 are directed to move forward into these newly vacant spots by the traffic management team.

Safety Measures-Ensuring the safety of all involved, Safety Patrol Officers are a vital component of this traffic management system. These officers play a crucial role in guiding traffic, ensuring that vehicles navigate the area smoothly and without incident. Their presence adds an extra layer of safety and organization to the entire process.

Section B: Preschool Parking

As with the Elementary Parking System, Safety Patrol Officers are in place to direct traffic and ensure a safe flow of vehicles. Stop signs are also present to direct drivers. Parents park in open parking spots, retrieve their children from the classroom, then exit the parking area.

Section C: Entering and Exiting Parking Lot

Vehicles turn from Marley Station Road onto Cooper Road, then enter our facility parking areas. A police officer is in place at the intersection of Marley Station Road and Cooper Road to direct and ensure a smooth flow of traffic. Stop signs and Safety Patrol Officers are also present to aid in proper flow.

