

## Calvary Baptist Church Academy

407 MARLEY STATION ROAD GLEN BURNIE, MARYLAND 21060

410-768-5306 Elementary Office • 410-768-5324 Middle/High School Office www.cbcaknights.org

APP. EXHIBIT# |
CASE: 2023-0194-S
DATE: | 23/24

#### AFFIDAVIT OF POSTING

This affidavit of posting hereby certifies that notice of application for a variance has been posted on <u>January 8, 2024</u>, on property subject of Case <u>No. 2023-0194-S</u> as required by the Anne Arundel County code.

Hannah Greathouse,

/ Common promo

Calvary Baptist Church Preschool Director

















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APP. EXHIBIT# 2

CASE: 2023 - 0194-5

Council Baradel ATTN: Joe Devlin 125 West Street, 4th Floor Annapolis, MD 21401

## To Whom It May Concern:

This letter shall serve as an authorization for Hannah Greathouse to act on the behalf of Calvary Baptist Church in all legal matters related to our Special Exception application process and hearings.

I understand that this authorization will grant them the right to represent me in any and all legal proceedings, communicate with the court on my behalf, and take any action they deem necessary. I also understand that this authorization includes the right to settle any claims or disputes.

Sincerely,

Pastor Donald White

12-13-23

WENHL

APP. EXHIBIT# 3

CASE: 2023-0194-S

DATE: \( \sqrt{23} \right{24} \)

For Office Use Only  CASE #  FEE PAID  DATE	Buarans		For Office Use Only  ZONE  CRITICAL AREA: IDA LDA RCA  BMA: Yes No. OF SIGNS	
SPECIAL EXCEPTION APPLICATION  NOTE: This form can be downloaded to your computer and filled out utilizing Adobe Reader (or similar product). It can also be printed and filled out by hund.  Applicant(a):				
Area 5.36 AU (Sq.Ft, or Acres ) Subdivision Name  or 905 ATTA PRINTOUS  Description of Special Exception Requested (Brief, detail fully in letter of explanation)  PANN A CHIVO CATAS CENTER IN AN ANA ZONTO 125  POR 18 - 4-106 OF THE COPE.  The applicant hereby certifies that he or she has a financial, contractual, or proprietary interest in the property; that he or she is authorized to make this application; that the information shown on this application is correct; and that he or she will comply with all applicable regulations of Anga, Arundel County, Maryland.  Applicant's Signature Oll With Owner's Signature Oll With				
Print Name  EXT CALVARY BRO  Mailing Address 40.7 MMC  City, State, Zip 6400 BAMB  Work Phone 493-362	12 CHMUA 24 STAFAY M - MO 708C - 207.6	Print Name  Glailing Address  City, State, Zip  Work Phone  Home Phone  Cell Phone	THE AS APPLICATED	
* * * Below For Office Use Only * * *  Application accepted by Anne Arundel County Office of Planning and Zonling:  Initials Date  Special Exception to				

## BO D & DOWGIALLO, P.A.

Engineers, Surveyors & Planners

Maryland Professional Engineering Firm License No. 47.

DATE:

APP. EXHIBIT# 4

CASE: 2023-0194-5

DATE: \/23/24

November 10, 2023

Anne Arundel County Office of Planning and Zoning 2664 Riva Road Annapolis, MD 21401 Attn: Mr. Donal Dyott Re: Calvary Baptist Church 407 Marley Station Road Glen Burnie MD 21060 Tax #3298-9004-5720 (see att'd. list)

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 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 Markey 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 two plats has been attached to provide additional clarity. (Exhibits 1 and 2, with the general location of the Church property shaded yellow). 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 (Exhibit 3), utilized by the Church campus, on-site parking and vehicle/pedestrian traffic patterns have been designed to ensure safety. Areas for safe dropoffs 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 employs safety patrol officers located throughout the site and at the intersection of Cooper Road and Marley Station Road to help monitor the safe flow of cars coming in and out of the campus.

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 site plan submitted with this application, the outdoor play area (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 per the County's road classification chart, eliminating any need for a variance due to minimum intersection spacing. The 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 (Exhibit 1). The plat for the right of way project for the Arundel Expressway (MD Route 10) is attached at Exhibit 2. 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 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 church and 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 irrespective of its location within the zoning district

The proposed child-care center, to be re-established 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). As noted, the child care center has operated at the site for over 40 years without negative impacts on the neighborhood.

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

As before, the child-care center will 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 Calvary Baptist Church 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 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.

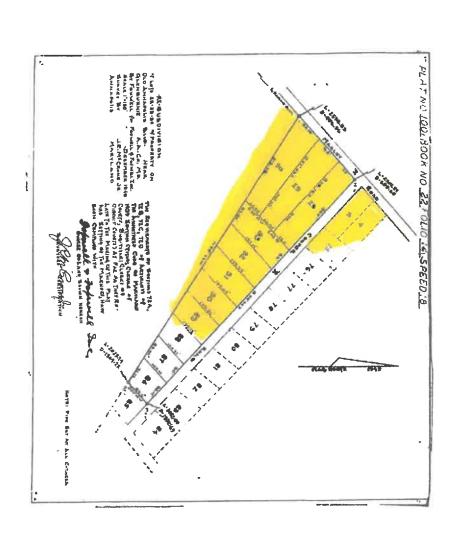
Very truly yours,

Boyd & Dowgiallo, P.A.

By:

Jerry Tolodziecki, P.E.

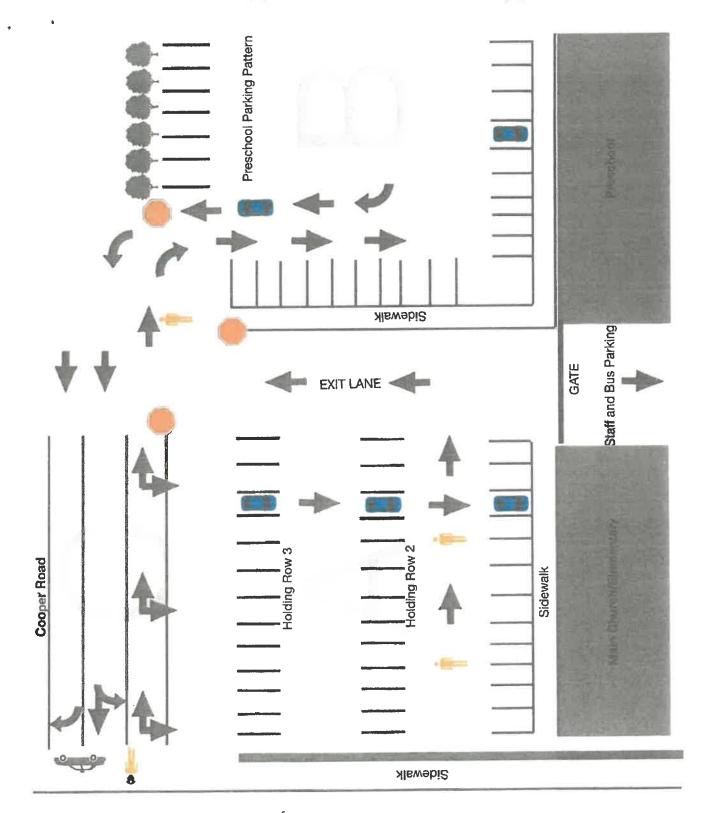
j.o.#203 cc: file enclosures







Marley Station Road



## 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.

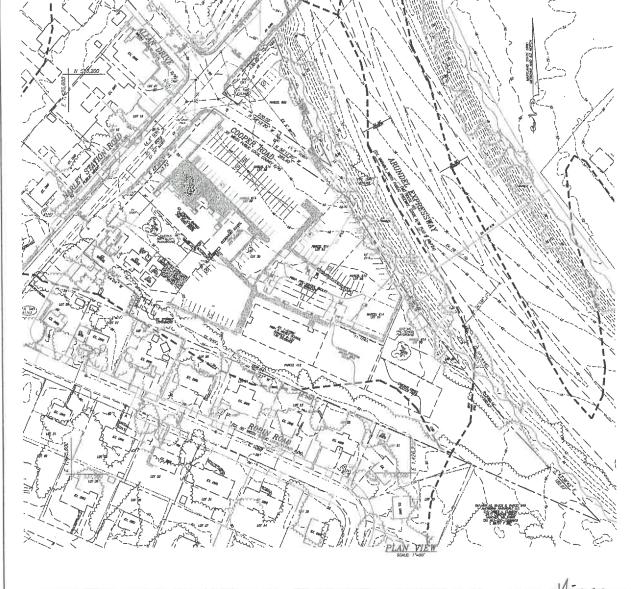
## Section B: Preschool Parking

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.

# APP. EXHIBIT# 5 CASE: 2023-0194-S



CENERAL NOTES

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#### SITE ANALYSIS

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OWNER/DEVELOPER
OWNER' BAPTIST CHURCH
407 Marley Slabion Road
Gen Durnie, MD 21050
443-952-2076
Email: hgratehouse@holmail.com

DATE BY

\\HAL\LAND PROJECTS 2020\J UKIT\20-203\DWO\20-203-SPECIAL-EXCEPTION.DWG //ADMINISTRATIVE-SITE-PLAN

kayland Professional Engineering Firm Unarese No. 47570

POYD & DOWGLALLO P.A.
ENGINEERS SUPPONS-PUMMENS
410 Honological Davis, Soils 5

Millies rille, Maryland 21108
(410) 739–1243 (7)
(410) 739–1243 (7)

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ADMINISTRATIVE SITE PLAN TO ACCOMPANY SPECIAL EXCEPTION APPLICATION SHEET NO. 1 OF 1

CALVARY BAPTIST CHURCH
PLAT BOOK 22 PAGE 14
TAX MAP 16, BLOCK 2, PAGE 14 & PARCEL 852
TAX MAP 16, BLOCK 26, PARCEL 412

ANNE ARUNDEL CO., MD 21060 JOB# 20-203

## Section A: Parking System

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## **Section B: Preschool Parking**

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APP. EXHIBIT# 7

CASE: 2023-0194-5

DATE: \( \alpha 23/24 \)

#### Good morning,

I would like to give a brief overview of our school's history and work within our community. Our school was established over 40 years ago. Our goal has always been to equip our students with the tools and knowledge they will need to make an impact on and be a light in this world. We challenge, train, mentor, teach, and care for each student that comes across our paths.

I'm aware that often the question raised is "Is another preschool really needed?" The answer is emphatically "yes!". The demand for programs providing childcare will continue to increase. In today's economy, it is necessary for both parents to work, which creates an urgent need for accountable and high-quality care arrangements for their children. Our enrollment history is indicative of this fact. In the past five years, our preschool enrollment ranged from 66-98 students. On average, each year we provide service to 81 families. Approximately 25% of those families have older, school-aged children enrolled in our K5-12th grade private school. These families have repeatedly communicated the importance of being able to drop all of their children off at the same location, where they know they will be properly cared for and challenged in their education.

Currently, each day we continue to have phone calls and emails from community members inquiring about when we will re-open our preschool. I, personally, have had many of my former student's parents contact me to communicate their desire to send their upcoming preschoolers to Calvary, and inquiring about how soon we will re-open. The interest and need is without a doubt, still present. Calvary has been a cornerstone in our community, providing not just education but a sense of continuity and support for families.

In addition to serving our community, our preschool has also provided services to educators within our institution whom have children that are pre-school age. Due to the interruption of the preschool, many of our staff members lost their childcare. This, in turn, forced them to find other employment or be inconvenienced with obtaining affordable, quality care for their children at a different location.

I cannot adequately express the impact our school is making in the lives of our students and families within our community. However, I implore you to allow us to continue with this meaningful work that began so many years ago.

Thank you for you time and consideration.

#### **Enrollment Statistics:**

18'-19': 98 enrolled; 14 had siblings 19'-20': 95 enrolled; 17 had siblings 20'-21': 66 enrolled; 13 had siblings 21'-22': 73 enrolled; 11 had siblings 22'-23': 76 enrolled; 18 had siblings