



메릴랜드 제일장로교회

FIRST KOREAN PRESBYTERIAN CHURCH OF MARYLAND
8430 Glenmar Rd, Ellicott City, Maryland 21043
410-680-8007 (Office) fkpcmaryland@gmail.com

Child Day Care Centers and Nursery Schools, Day Treatment and Care Facilities

- A. On-site circulation and parking areas shall be designed to minimize vehicular/pedestrian conflicts and to provide safe areas for dropping off and picking up passengers.

Vehicles will access the site by turning from Maryland Route 104 (Waterloo Road) onto Glenmar Road. From Glenmar Road, vehicles will enter the property via the first designated entrance. Upon entry, vehicles will proceed to the left and circulate down toward the lowest parking area. This circulation pattern allows vehicles to loop around the parking area and approach the central (main) building entrance in an orderly manner.

This traffic flow pattern is intentionally designed to provide sufficient stacking space within the site, thereby accommodating a high volume of vehicles and minimizing the potential for queuing on public streets, even during peak periods of increased activity. Vehicles will exit the property back onto Glenmar Road, which further contributes to the reduction of traffic congestion on adjacent public roadways.

This circulation and access plan enhances safety for both pedestrians and drivers, promotes efficient vehicle movement, and ensures compliance with accepted traffic engineering practices for pick-up and drop-off operations at educational or child care facilities.

REVISED



B. The minimum lot size in the RC and RR Districts shall be three acres and the minimum lot size in the R-ED, R-20, R-12, R-SC, R-SA-8, R-A-15, R-APT, R-VH, HO or HC Districts shall be one acre, except that uses approved prior to October 6, 2013 shall not be subject to this criteria.

Answer: The church has 3.8400 AC of the property land area.

An official website of the State of Maryland. [Here's how you know.](#)

Maryland.gov Maryland State Jobs Translate

[View Map](#) [No Ground Rent Redemption on File](#) [No Ground Rent Registration on File](#)

Special Tax Recapture: None

Account Number: District - 01 Account Identifier - 185748

Owner Name: ATLANTIC KOREAN-AMERICAN PRESBYTERY OF THE PRESBYTERIAN CHURCH (USA) INC.

Mailing Address: 8430 GLENMAR RD ELLICOTT CITY MD 21043

Premises Address: 8430 GLENMAR RD ELLICOTT CITY 21043 0000

Owner Information

Use: EXEMPT COMMERCIAL
Principal Residence: NO
Deed Reference: /17733/ 00405

Location & Structure Information

Legal Description: LTS 23 27 21,910 SQ 8430 GLENMAR RD AND WATERLOO ROAD SES

Map	Grid	Parcel	Neighborhood	Subdivision	Section	Block	Lot	Assessment Year	Plot No.
0037	0013	0287	3000014	0000			23 27	2024	

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1963	20,858 SF		3.8400 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		CHURCH	/	C4			

Base Value

Value Information

Value	Phrase in Assessments	As of
As of 01/01/2024	As of 07/01/2025	As of 07/01/2026
Land: 1,254,500	1,254,500	
Improvements: 3,206,200	3,594,000	
Total: 4,460,700	4,848,500	
Preferential Land: 0	0	

- C. Outdoor play areas or activity areas shall be fenced, located to the side or rear of the principal structure, and buffered from adjoining residential properties by landscaping or adequate distance or both.**

Answer: Outdoor play areas/activity areas are fenced and located on the side entrance of the Educational Building. And, buffered from adjoining residential properties.



Picture c.1 (Playground Location)



Picture c.2 (Playground Entrance)



Picture c.3 (Playground entrance gate)



Picture c.4 (Playground with fence)



Picture c.5 (Playground with fence 2)

D. Parking areas shall be located and landscaped to minimize their visibility from roads and adjacent residential properties.

Answer: The visibility of the parking lot to the residential properties is minimized by the trees around the parking lot



Picture d.1 (Side parking lot view to the residential area 1)



Picture d.2 (Back parking lot view to the residential area)

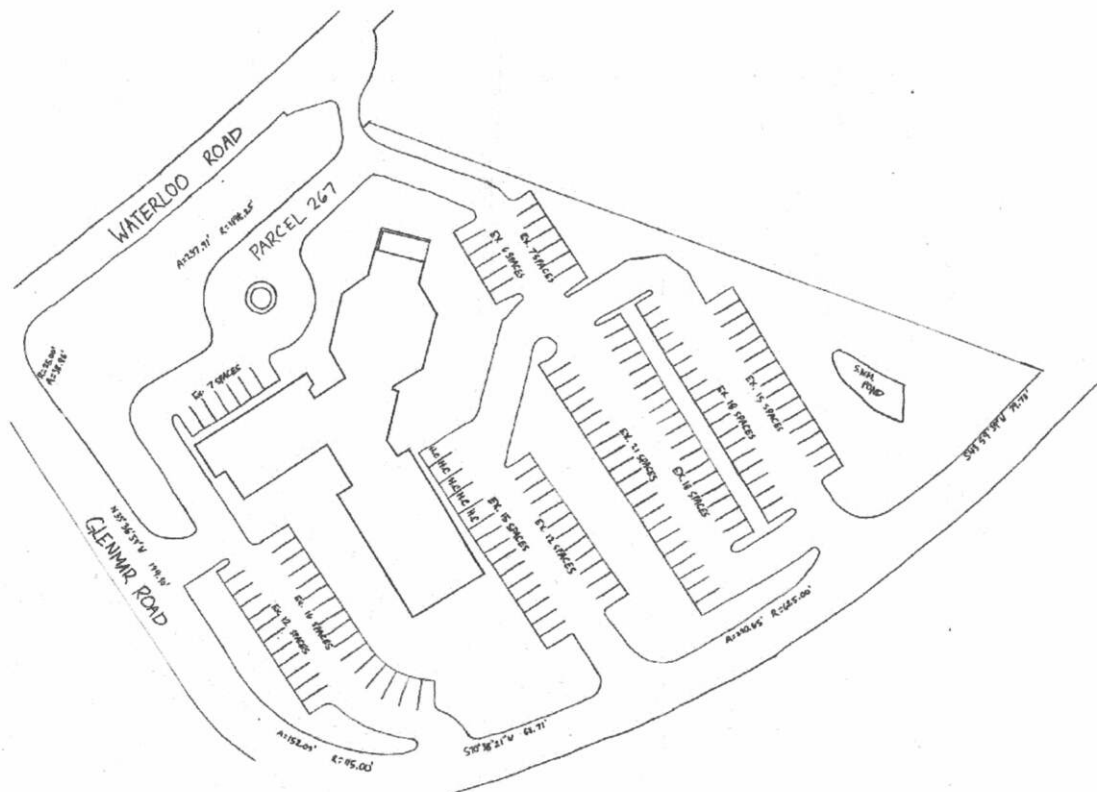


Picture d.3 (Side parking lot view to the residential area)

E. The design and massing of proposed structures or additions to existing structures shall be generally compatible in scale and character with residential properties in the vicinity of the site, as demonstrated by architectural elevations or renderings submitted with the petition. Additional setbacks from property lines and landscape buffering shall be required if necessary to make the appearance of the site compatible with surrounding residential properties.

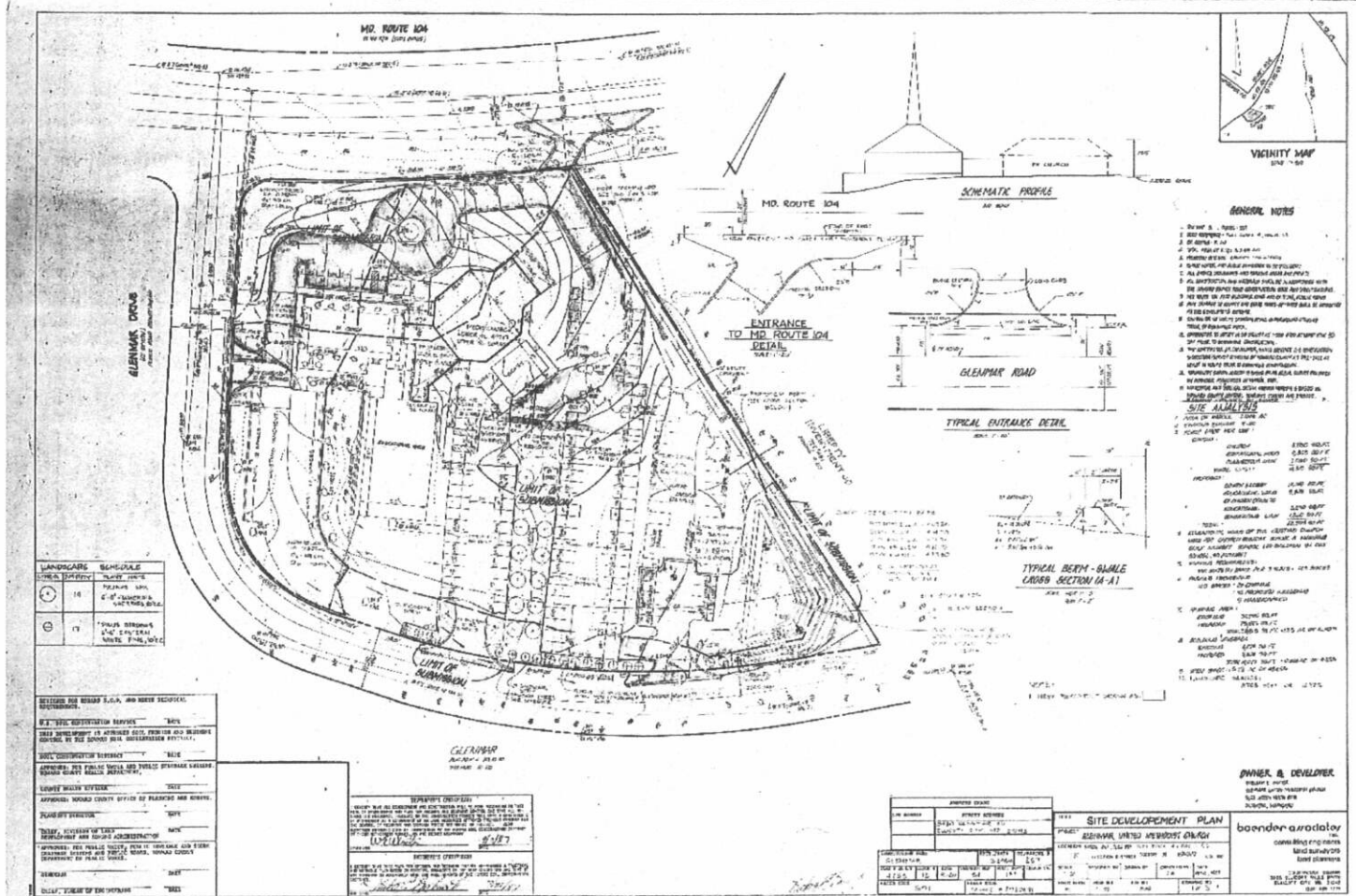
Answer: There will be no additions to the existing structure.

- Answer (1): The church building has direct entrance and exit to Waterloo Road and Glenmar road



OWNER / DEVELOPER
First Korean Press
8430 Glenmar Road
Ellicott City, Maryland

Answer (2): Buildings, parking areas, and outdoor activity areas are at least 50 feet away from the adjoining residentially zoned properties.



Picture f.1 (Church building plan)

Answer (3): as the site development plan shows that the Open space on site / green space not used for the buildings, parking are or drive way is 2.07 ac (44% of the gross area)



DOWN ON LOTS
AS PER
IN PLAT 9120.
7/12/10/90

c. Case Numbers - Board of Appeals Case Number 93-421&V to allow the addition of two portable modular classrooms and 106 additional parking spaces, and for variances to reduce the required 20 foot use setback to 0 feet for 8 interior lot lines within the property.

d. Proposed Use of Structure - Same as existing, no change.
No new structures are proposed.

~~e. Total Number of Units Allowed - N/A~~

~~f. Total Number of Units Provided - N/A~~

~~g. Minimum Square Foot Floor Area - N/A~~

~~h. Maximum Number of Employees - N/A~~

i. Number of Parking Spaces Required - Seating Capacity - 380 -
Parking Required - 127 (380/3)

j. Number of Parking Spaces Provided on Site - 147 existing (Including 5 handicap spaces)
103 proposed
250 total

k. Open Space On-Site - 2.07 ac. and 44% of the gross area.

~~l. Recreation Open Space Required and Provided - N/A~~

m. Building Coverage of Site - 0.351 ac. and 7.5%

n. Paved Parking Lot Area On-Site - 2.29 ac. and 49%

GENERAL NOTES

1. All construction shall be in accordance with the Howard County Design Manual, Volume IV Standard Specifications and Details for Construction, latest edition.

2. The Contractor shall notify the Howard County Department of Public Works at (410) 313-3380 at least five days prior to the start of construction.

3. The Contractor shall notify Ms. Utility at (800) 257-7777 at least 48 hours prior to any excavation work.

4. Topographic Survey for Parcel 267 performed by Boender Associates, December 1993.
Topographic Survey for Lots 246-248 performed by Dewberry & Davis, October 1995.

5. Horizontal and vertical datum NAD83.

6. Location of existing utilities shown on these plans are approximate. Contractor to locate all existing utilities prior to construction.

7. All corrugated metal pipes to be aluminized.

8. Project is subject to State of Maryland DNR Non-tidal Wetlands Permit Number 94-NT-0618, AND WP-94-114 TO PERMIT DISTURBANCE TO ON-SITE WETLANDS AND BUFFERS.

9. Stormwater quantity management provided by regional facility, ref. F-88-44. Stormwater quality management provided as part of public drainage system improvements for Montgomery Meadows Section One Area Five, ref. F-88-287.