

# VICINITY MAP

SCALE: 1" = 2,000'

## GENERAL NOTES

THE SUBJECT PROPERTY IS ZONED RR-DEO PER THE 2013 COMPREHENSIVE ZONING PLAN.

THE PLAN REFLECTS EXISTING CONDITIONS THAT WERE AUTHORIZED BY BA-02-52C, ALLOWING AN EXISTING DAYCARE WITHIN A RELIGIOUS FACILITY, UTILIZING THE CONDITIONAL USE PROVISIONS OF THE HOWARD COUNTY ZONING CODE (131.N.13). THE PURPOSE OF THIS APPLICATION IS DUE TO A LAPSE OF THE DAYCARE USE FOR MORE THAN TWO YEARS.

RELATED DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: SDP-89-161, SDP-95-022, SDP-98-128, BA-86-03E, BA 93-34E, BA 93-51V, BA 97-30E & BA 02-52C.

LANDSCAPING FOR THE SITE HAS BEEN PREVIOUSLY ADDRESSED BY SDP-98-128. NO ADDITIONAL LANDSCAPING IS REQUIRED.

PARCEL 178 = 5.06 AC.

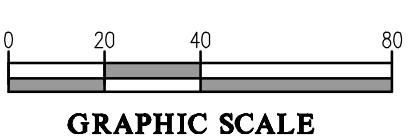
MAXIMUM BUILDING HEIGHT PER RR ZONING - 40 FEET

EXISTING BUILDING HEIGHT - 36 FEET +/-

THERE ARE NO 100-YEAR FLOODPLAIN, STREAMS, FORESTS OR THEIR BUFFERS WITHIN THE SITE.

WETLANDS SHOWN PER SDP-98-128.

- SITE ACCESS IS PROVIDED FROM MD RTE 32, A PUBLIC ROAD.
- THERE ARE NO CEMETERIES OR HISTORIC STRUCTURES WITHIN OR ADJACENT TO THE SITE.
- EXISTING AND PROPOSED USE: RELIGIOUS FACILITY & DAYCARE.
- THE SITE IS SERVED BY A PRIVATE WELL AND SEPTIC SYSTEM.
- BUILDING AREA (2 LEVELS)  
-EXISTING: 12,590 SF X 2= 25,180 SF
- LOT COVERAGE  
MAXIMUM LOT COVERAGE = 25%  
EXISTING LOT COVERAGE = 12,590 SF (5.7%)
- GREEN AREA WITHIN BUILDING ENVELOPE 131.O.N.f(3)  
= 39,504 SF (36.3%),
- DAYCARE CAPACITY  
EXISTING - 0 STUDENTS  
PROPOSED - 2 SHIFTS OF 39 STUDENTS.



# GRAPHIC SCALE

 <b>GLW</b> <small>PLANNING   ENGINEERING   SURVEYING</small>		DESIGNED BY:								PREPARED FOR:			
												FRIENDSHIP BAPTIST CHURCH	
<small>3909 NATIONAL DRIVE   SUITE 250   BURTONSVILLE, MD 20866   GLWPA.COM PHONE: 301-421-4024   BALT: 410-880-1820   DC&amp;VA: 301-989-2524   FAX: 301-421-4186</small>		DRAWN BY:								1" = 30'		RR-DEO	
												SYKESVILLE, MD 21784	
<small>DATE: 12/16/2025 4:17 PM, LAS</small>		CHECKED BY:								DATE:		TAX MAP - GRID:	
												DEC, 2025	
		DATE:		REVISION:				BY APP'R.				SHEET:	
												1 OF 1	
<b>CONDITIONAL USE PLAN</b> <b>FRIENDSHIP BAPTIST CHURCH</b> <b>1391 SYKESVILLE ROAD</b> <b>Parcel 78</b>													
<b>ELECTION DISTRICT No. 3</b> <b>HOWARD COUNTY, MARYLAND</b>													