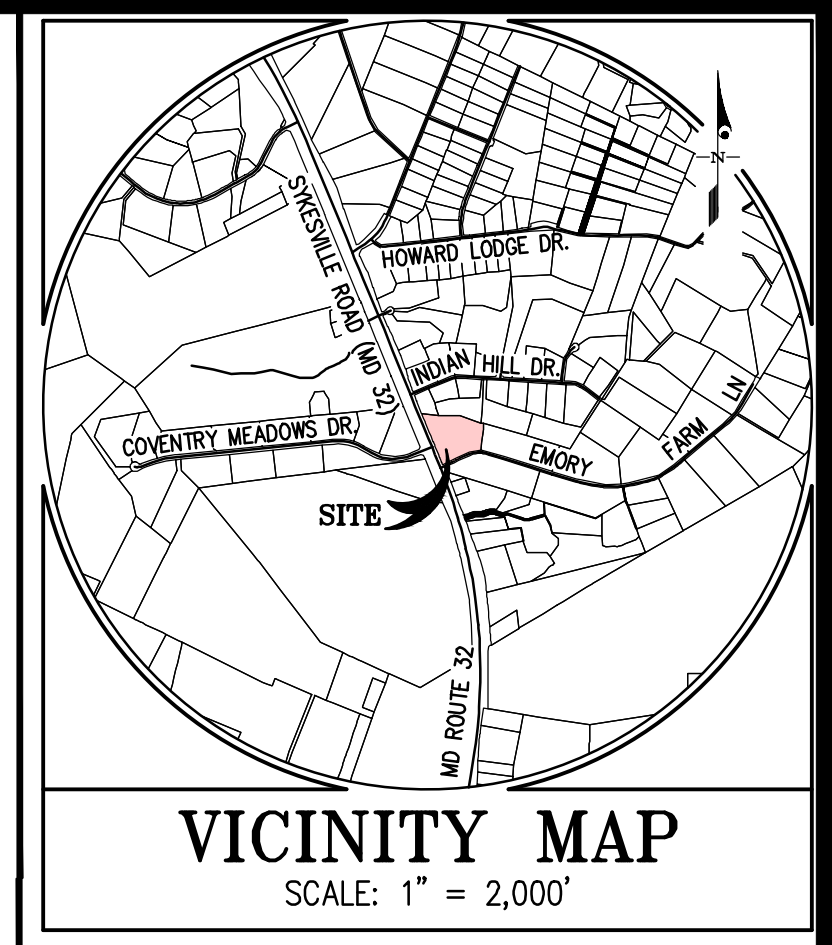
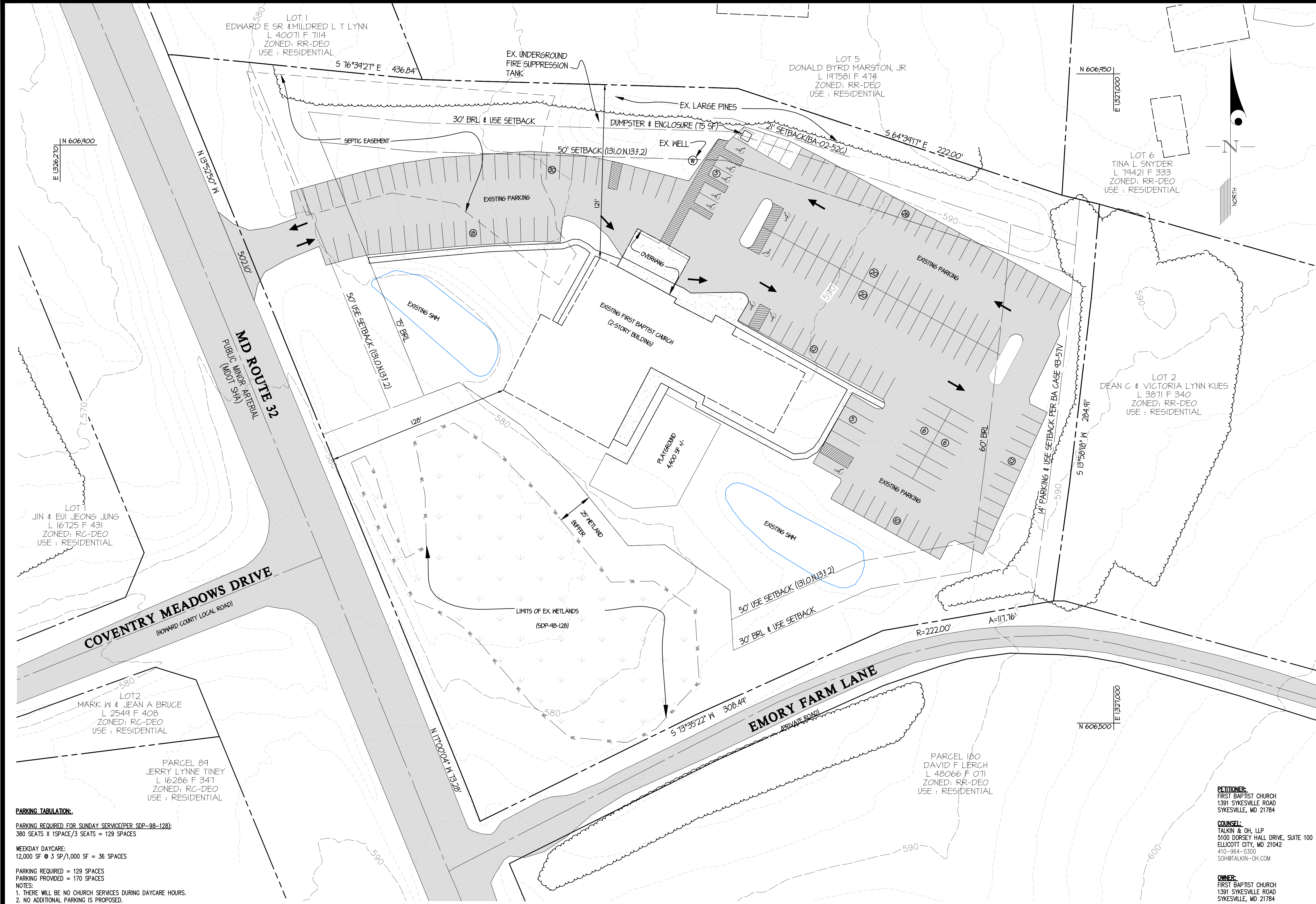


LI CAD/DRAWINGS/25063 PLANS BY GLW/CONDITIONAL USE PLAN/25063_CONDITIONAL USE.dwg, PLOTTED:12/16/2023 4:17 PM, LAST SAVED:12/16/2023 4:17 PM, PLOTTED BY: Don Swenney



- 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 131.0.N.(3)
= 39,504 SF (36.3%),
 - DAYCARE CAPACITY
EXISTING - 0 STUDENTS
PROPOSED - 2 SHIFTS OF 39 STUDENTS.

PARKING TABULATION:

PARKING REQUIRED FOR SUNDAY SERVICE(PER SDP-98-128):
380 SEATS X 1SPACE/3 SEATS = 129 SPACES

WEEKDAY DAYCARE:
12,000 SF @ 3 SP/1,000 SF = 36 SPACES

PARKING REQUIRED = 129 SPACES
PARKING PROVIDED = 170 SPACES

NOTES:
1. THERE WILL BE NO CHURCH SERVICES DURING DAYCARE HOURS.
2. NO ADDITIONAL PARKING IS PROPOSED.



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PHONE: 301-421-4024 | BAL: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY:					
DRAWN BY:					
CHECKED BY:					
DATE		REVISION		BY	APP'R.

DESIGNED BY:					
DRAWN BY:					
CHECKED BY:					
DATE		REVISION		BY	APP'R.

PREPARED FOR:

FRIENDSHIP BAPTIST CHURCH
1391 SYKESVILLE ROAD
SYKESVILLE, MD 21784

CONDITIONAL USE PLAN

FRIENDSHIP BAPTIST CHURCH
1391 SYKESVILLE ROAD
Parcel 178

ELECTION DISTRICT No. 3

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 30'	RR-DEO	25063
DATE	TAX MAP - GRID	SHEET
DEC., 2025	9 - 12	1 OF 1