



VICINITY MAP
SCALE: 1" = 2,000'

GENERAL NOTES

1. THE SUBJECT PROPERTY IS ZONED RR-DEO PER THE 2013 COMPREHENSIVE ZONING PLAN.
2. 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.
3. 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.
4. LANDSCAPING FOR THE SITE HAS BEEN PREVIOUSLY ADDRESSED BY SDP-98-128. NO ADDITIONAL LANDSCAPING IS REQUIRED.
5. PARCEL 178 = 5.06 AC.
6. MAXIMUM BUILDING HEIGHT PER RR ZONING - 40 FEET
7. EXISTING BUILDING HEIGHT - 36 FEET +/-
8. THERE ARE NO 100-YEAR FLOODPLAIN, STREAMS, FORESTS OR THEIR BUFFERS WITHIN THE SITE.
9. WETLANDS SHOWN PER SDP-98-128.
10. SITE ACCESS IS PROVIDED FROM MD RTE 32, A PUBLIC ROAD.
11. THERE ARE NO CEMETERIES OR HISTORIC STRUCTURES WITHIN OR ADJACENT TO THE SITE.
12. EXISTING AND PROPOSED USE: RELIGIOUS FACILITY & DAYCARE.
13. THE SITE IS SERVED BY A PRIVATE WELL AND SEPTIC SYSTEM.
14. BUILDING AREA (2 LEVELS)
-EXISTING: 12,590 SF X 2 = 25,180 SF
15. LOT COVERAGE
MAXIMUM LOT COVERAGE = 25%
EXISTING LOT COVERAGE = 12,590 SF (5.7%)
16. GREEN AREA WITHIN BUILDING ENVELOPE 131.0.N.(3)
= 39,504 SF (36.3%),
17. DAYCARE CAPACITY
EXISTING - 60 STUDENTS
PROPOSED - 110 STUDENTS (9AM - 3PM).



PARKING TABULATION:
PARKING REQUIRED FOR SUNDAY SERVICE (PER SDP-98-128):
 380 SEATS X 1 SPACE/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.

PETITIONER:
 FIRST BAPTIST CHURCH
 1391 SYKESVILLE ROAD
 SYKESVILLE, MD 21784
COUNSEL:
 TALKIN & OH, LLP
 5100 DORSEY HALL DRIVE, SUITE 100
 ELLICOTT CITY, MD 21042
 410-964-0300
 SOH@TALKIN-OH.COM
OWNER:
 FIRST BAPTIST CHURCH
 1391 SYKESVILLE ROAD
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DESIGNED BY:					
DRAWN BY:					
CHECKED BY:					
DATE		REVISION		BY	APPR.

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
FEB., 2026	9 - 12	1 OF 1