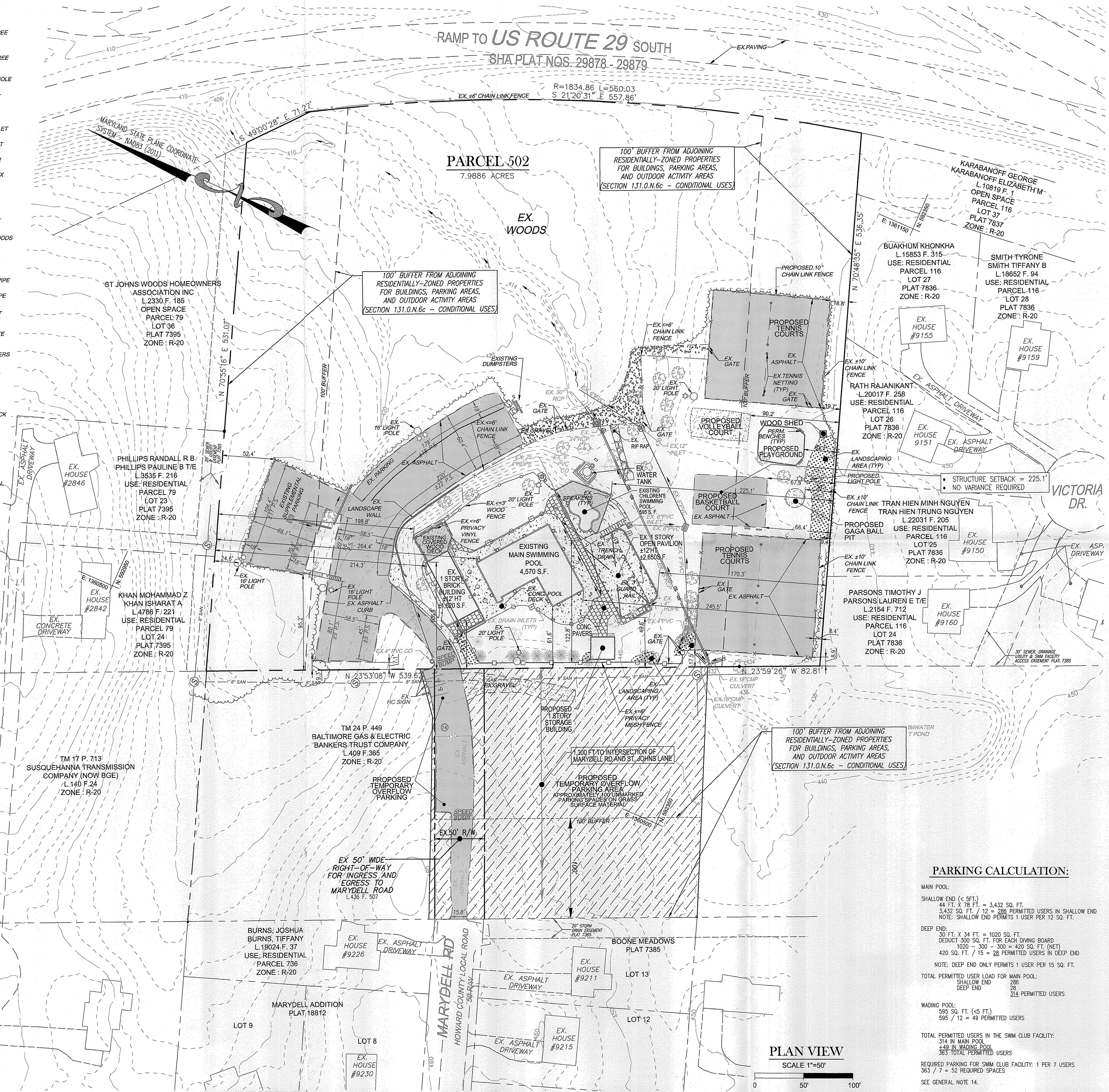
LEGEND

- DECIDUOUS TREE
- EVERGREEN TREE
- SANITARY MANHOLE
- DRAIN INLET
- CLEAN OUT
- GRATE TOP INLET
- WATER VAULT
- POOL FILTER
- ELECTRIC BOX
- LIGHTPOLE
- SPEAKER
- PERMANENT BENCH
- EDGE OF WOODS
- FENCE
- GATE
- SANITARY PIPE
- STORM PIPE
- ASPHALT ON SITE
- CONCRETE
- CONC. PAVERS
- RIP RAP
- GRAVEL
- WOOD DECK
- PS PARKING SPACES
- DIRECTION OF FLOW
- CONDITIONAL USE AREA LOCATED ON BGE PROPERTY 69,030sf or 1.58 Acres



PLAN VIEW

SCALE 1"=50'

GENERAL NOTES

1. THE SITE IS ZONED R-20 PER 10/06/2013 COMPREHENSIVE ZONING PLAN.
2. DEED REFERENCES: LIBER 4536 FOLIO 507
   LIBER 347 FOLIO 288
   PROPERTY ADDRESS: 9200 MARYDELL RD, ELLICOTT CITY, MD 21042.
3. THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH SECTION 131.0.N.6 OF THE HOWARD COUNTY ZONING REGULATIONS.
4. THE PROJECT BOUNDARY AND LOCATIONS ARE BASED ON A FIELD SURVEY PREPARED BY VOGEL ENGINEERING+TIMMONS GROUP, DATED DECEMBER 16, 2024
5. THE PROJECT SITE (PARCEL 502) IS 7.9886 ACRES. THIS 7.9886 ACRES PARCEL IS SUBJECT OF THIS CONDITIONAL USE AND VARIANCE PETITION.
6. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY BENCHMARK 17EM3 AND STATION 17EF WERE USED FOR THIS PROJECT.
7. THE SITE IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.
8. THE PROJECT IS LOCATED INSIDE METROPOLITAN DISTRICT.
9. THERE IS NO 100-YEAR FLOODPLAIN LOCATED ON THE SUBJECT PROPERTY.
10. THERE ARE NO STEEP SLOPES WITH A CONTIGUOUS AREA OF 20,000SF LOCATED ONSITE.
11. THERE ARE NO WETLANDS, STREAMS OR BUFFERS LOCATED WITHIN THE DEVELOPED AREA.
12. THE PROJECT IS SUBJECT TO HOWARD COUNTY CONSERVATION EASEMENT LIBER 22269 FOLIO 482.
13. EXISTING USE: ATHLETIC FACILITIES, OUTDOOR
14. PROPOSED USE: ATHLETIC FACILITIES, OUTDOOR
15. THE "SUBJECT PROPERTY" CONSISTS OF THE SWIM CLUB PROPERTY (PARCEL 502) AND THE BGE PROPERTY (PARCEL 449). THERE ARE A TOTAL OF 94 PAVED PARKING SPACES ON THE "SUBJECT PROPERTY"
   PARCEL 502 : 79 SPACES ON PARCEL 502
   PARCEL 449 : 14 SPACES ON PARCEL 449
   (11 REGULAR SPACES, 3 ADA SPACES)
   PLUS AN ADDITIONAL 100 UNPAVED SPACES.
   TOTAL PARKING SPACES 193 SPACES

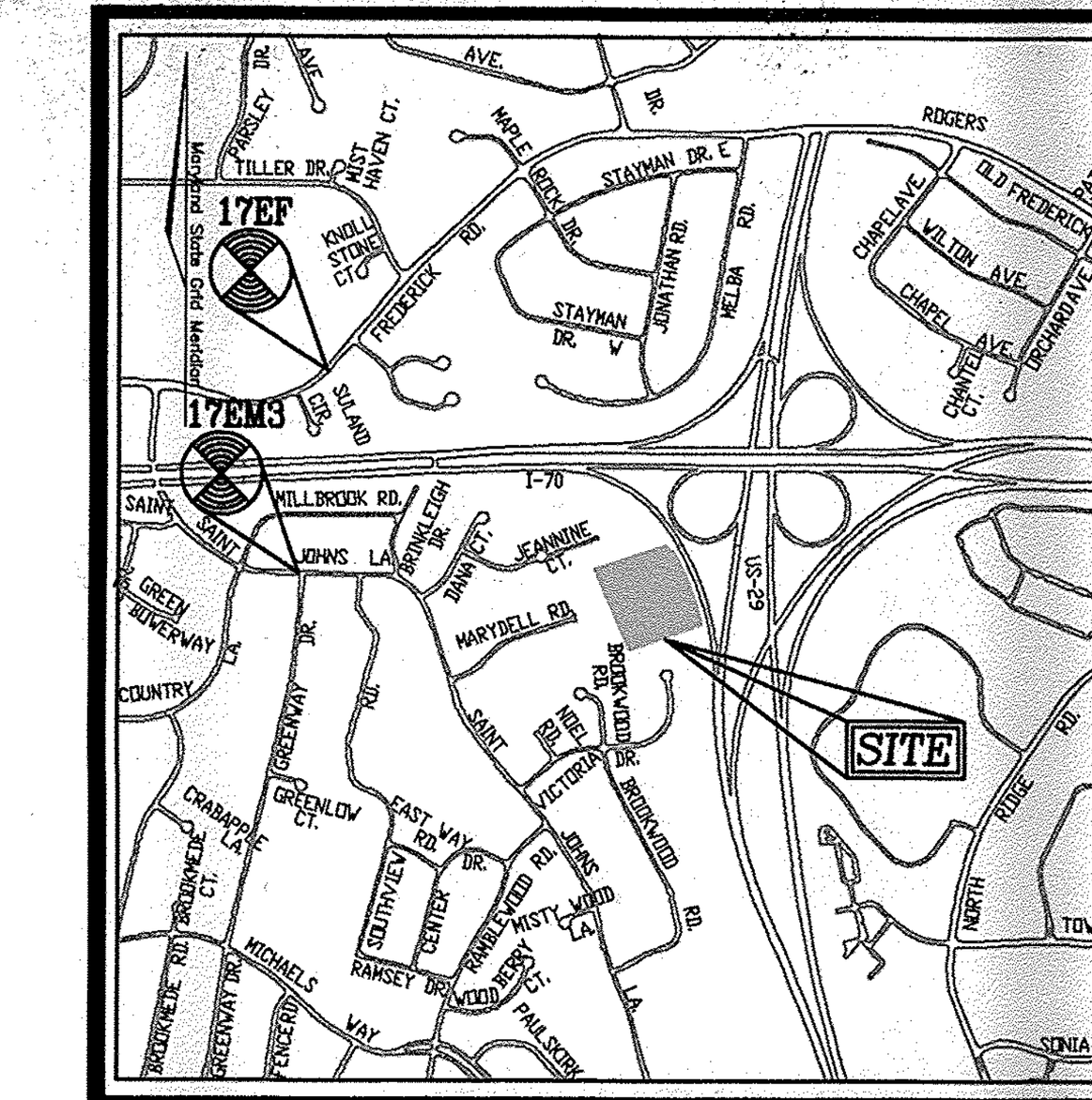
   PARKING REQUIRED: 52 SPACES
   (1 SPACE PER 7 POOL USERS)

PERMITTED USERS:		
	MAIN POOL	314 USERS
	WADING POOL	49 USERS
	TOTAL	363 USERS

16. EXISTING LIGHT POLES TO BE MODIFIED TO INCORPORATE SHIELDING TO DIRECT LIGHTNING DOWN AND AWAY FROM RESIDENTIAL PROPERTIES.
17. PROPERTY IS LOCATED IN THE ELLICOTT CITY COMMUNITY.
18. HOURS OF OPERATION:
   SATURDAY BEFORE MEMORIAL DAY THROUGH LABOR DAY (7 DAYS PER WEEK):
   6:00 AM FACILITY OPENS TO MANAGERS, POOL OPERATORS, LIFEGUARDS, SWIM TEAM, AND SIMILAR SMALL GROUPS.
   11:00 AM FACILITY OPEN TO GENERAL MEMBERSHIP.
   9:00 PM FACILITY CLOSED

   AFTER LABOR DAY THROUGH FRIDAY BEFORE MEMORIAL DAY (7 DAYS PER WEEK):
   POOLS CLOSE THE DAY AFTER LABOR DAY.
   TENNIS/PICKLEBALL COURTS ARE OPEN YEAR ROUND - DAYLIGHT HOURS ONLY.

   TWO (2) TIMES PER YEAR - THE FACILITY REMAINS OPEN TO THE GENERAL MEMBERSHIP UNTIL 10 PM FOR OUTDOOR MOVIE NIGHT.
19. THERE IS NO CONSTRUCTION PROPOSED BY THIS PLAN. THE PURPOSE OF THIS PETITION IS TO OBTAIN AN AUTHORIZATION TO UTILIZE EXISTING STRUCTURES AND USE AREAS IN ACCORDANCE WITH THE CONDITIONAL USE CRITERIA UNDER SEC. 131.0.N.6.



VICINITY MAP

SCALE: 1" = 2000'
ADC MAP/ GRID No21A5

PREVIOUS REFERENCES:

1. CASE No 483-C APPROVED ON APRIL 28, 1965 FOR A SPECIAL EXCEPTION FOR THE PRIVATE SWIM CLUB.
2. SUBJECT TO SECTION 131.0.D.4 REGARDING VARIANCES:

   THE HEARING AUTHORITY MAY APPROVE VARIANCES TO THE BULK REGULATIONS IN SECTION 131.0.N IN ACCORDANCE WITH VARIANCE PROVISIONS OF SECTION 130.0.B FOR MODIFICATION AND EXPANSION OF
   A. EXISTING CONDITIONAL USES THAT WERE APPROVED PRIOR TO JULY 12, 2001 AND
   B. CONDITIONAL USES FILED ON OR BEFORE MARCH 4, 2001 AND APPROVED AFTER JULY 12, 2001.

CONDITIONAL USE REQUEST:

1. SECTION 131.0.N.6 -
ATHLETIC FACILITIES, OUTDOOR
FOR STRUCTURAL OR RECREATIONAL USES NOT ORIGINALLY INCLUDED IN BOARD OF ZONING APPEALS CASE No 483-C.
REFERENCE HISTORIC HOWARD COUNTY GIS AERIAL TO VERIFY ORIGINALLY CONSTRUCTED IMPROVEMENTS:
   A. 1-STORY BRICK BUILDING
   B. SWIMMING POOL
   C. OPEN PAVILION
   D. PARKING AREA

2. THIS CONDITIONAL USE PETITION INCLUDES:
   A. CHILDREN POOL
   B. TENNIS COURTS
   C. VOLLEYBALL COURT
   D. BASKETBALL COURT
   E. FENCED SAND PLAY AREA
   F. COVERED WOOD DECK, ADJACENT TO 1-STORY BRICK BUILDING
   G. PLAYGROUND
   H. 1-STORY STORAGE BUILDING
   I. SUPPLEMENTAL PARKING

VARIANCE REQUESTS:

SECTION 131.0.N.6.c
TO REDUCE THE REQUIRED 100' SETBACK FROM RESIDENTIALLY ZONED PROPERTIES TO A MINIMUM OF 8.4' FOR THE STRUCTURES AND OUTDOOR ACTIVITIES AREAS. THE SPECIFIC REDUCED SETBACKS ARE AS FOLLOWS:
1. ALL BUILDINGS, PARKING AREAS, AND OUTDOOR ACTIVITY AREAS SHOWN ON THE PLAN THAT ARE LOCATED WITHIN 100 FEET OF A RESIDENTIALLY ZONED PROPERTY THAT RELATES OR PERTAINS IN ANY WAY TO THE UTILIZATION OF THE PROPERTY AS AN ATHLETIC FACILITY, OUTDOORS AS REQUESTED UNDER THIS PETITION AND AS SHOWN ON THE PLAN.
2. LOWER SUPPLEMENTAL PARKING AREA (INCLUDING EX. LIGHT POLE).
3. PORTIONS OF EX. TENNIS COURTS.
4. EX. 10' CHAIN LINK FENCE SURROUNDING PORTIONS OF UPPER AND LOWER TENNIS COURTS.
5. PORTIONS OF EX. BASKETBALL COURT.
6. GA-GA BALL COURT.
7. PORTIONS OF EX. VOLLEYBALL COURTS.
8. EX. PLAYGROUND WITH PLAYGROUND EQUIPMENT.
9. PORTIONS OF EX. TENNIS AND PICKLE BALL COURTS, AND SIMILAR COURT RELATED ACTIVITIES.

SECTION 108.0.D.4.C(1)(B)
TO REDUCE THE 10' MINIMUM SIDE SETBACK REQUIREMENT FOR STRUCTURES TO 1' (A VARIANCE OF 9'). THE SPECIFIC REDUCED SETBACKS ARE AS FOLLOWS:
1. PORTION OF UPPER TENNIS COURT: 8.4'
2. CHAIN LINK FENCE (APPURTENANT TO UPPER TENNIS COURTS): 1'

SECTION 108.0.D.4.C(2)
TO REDUCE THE 20' MINIMUM SETBACK FROM A LOT LINE FOR USES (OTHER THAN STRUCTURES) TO 0' (A VARIANCE OF 20'). THE SPECIFIC REDUCED SETBACKS ARE AS FOLLOWS:
1. ANY ACTIVITY, INCLUDING BUT NOT LIMITED TO GROUNDS MAINTENANCE AND THE REPLACEMENT, REPAIR AND MAINTENANCE OF STRUCTURES, TAKING PLACE ON THE PROPERTY THAT IS LOCATED WITHIN 20 FEET OF AN EXTERNAL LOT LINE THAT RELATES OR PERTAINS IN ANY WAY TO THE UTILIZATION OF THE PROPERTY AS AN ATHLETIC FACILITY, OUTDOOR USE AS REQUESTED UNDER THIS PETITION AND AS SHOWN ON THE PLAN: 0'
2. TENNIS, PICKLE BALL, AND SIMILAR COURT RELATED ACTIVITIES TAKING PLACE ON THAT PORTION OF THE UPPER AND LOWER TENNIS COURTS THAT IS LOCATED WITHIN 20 FT. OF A LOT LINE: 8.4'

PARKING CALCULATION:

MAIN POOL:

SHALLOW END (< 5FT.)
44 FT. X 78 FT. = 3,432 SQ. FT.
3,432 SQ. FT. / 12 = 286 PERMITTED USERS IN SHALLOW END
NOTE: SHALLOW END PERMITS 1 USER PER 12 SQ. FT.

DEEP END:
30 FT. X 34 FT. = 1020 SQ. FT.
DEDUCT 300 SQ. FT. FOR EACH DIVING BOARD
1020 - 300 - 300 = 420 SQ. FT. (NET)
420 SQ. FT. / 15 = 28 PERMITTED USERS IN DEEP END

NOTE: DEEP END ONLY PERMITS 1 USER PER 15 SQ. FT.

TOTAL PERMITTED USER LOAD FOR MAIN POOL:
SHALLOW END 286
DEEP END 28
314 PERMITTED USERS

WADING POOL:
595 SQ. FT. (<5 FT.)
595 / 12 = 49 PERMITTED USERS

TOTAL PERMITTED USERS IN THE SWIM CLUB FACILITY:
314 IN MAIN POOL
+49 IN WADING POOL
363 TOTAL PERMITTED USERS

REQUIRED PARKING FOR SWIM CLUB FACILITY: 1 PER 7 USERS
363 / 7 = 52 REQUIRED SPACES

SEE GENERAL NOTE 14.

OWNER/PETITIONER
NORTH ST. JOHNS SWIM CLUB
ATTN: BRIAN SWEET
P.O. BOX 473
ELLICOTT CITY, MD 21041
410-313-9234
EMAIL: bsweet98@gmail.com

COUNSEL
WILLIAM E. ERSKINE ESQUIRE
OFFIT KURMAN
7021 COLUMBIA GATEWAY DR., SUITE 200
COLUMBIA, MD 21046
443-864-8844
EMAIL: werskine@offitkurman.com

NOTE:
THE PETITIONER HAS BEEN AUTHORIZED TO UTILIZE A PORTION OF THE BGE PROPERTY (P. 449) AS SHOWN ON THIS PLAN FOR OVERFLOW PARKING ON A SEASONAL TEMPORARY BASIS.

BALTIMORE GAS AND ELECTRIC COMPANY
1068 NORTH FRONT STREET, ROOM 302
BALTIMORE, MARYLAND 21202

ATTN: MANAGER - REAL ESTATE UNIT
COPY TO: SUPERVISOR OF FORESTRY OPERATIONS
BALTIMORE GAS AND ELECTRIC COMPANY
1068 N. FRONT STREET, ROOM 302
BALTIMORE, MD 21202

NO.	REVISION	DATE

EXHIBIT TO ACCOMPANY
CONDITIONAL USE AND VARIANCE PETITION

RECEIVED NOV 10 2026

NORTH ST. JOHNS SWIM CLUB

9200 MARYDELL ROAD
ELLICOTT CITY, MARYLAND 21042

TAX MAP: 17, GRID 16, PARCEL 502
DEED REF: L.436/F.507
TAX MAP: 24, GRID 18, PARCEL: 449
DEED REF: L.409/F.365

ZONED: R-20
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

EXSITE ENGINEERING AND SURVEYING, LLC
8165 Cyprus Cedar Lane - Suite 201
Ellicott City, Maryland 21043
Tel: 410-320-8517 - connect@exsite-llc.com

STATE OF MARYLAND ERIC DAVID SALMI NO. 21639 PROFESSIONAL LAND SURVEYOR

ERIC D. SALMI, PLS No.21639

DESIGN BY:	EXSITE
DRAWN BY:	EDS
CHECKED BY:	EXSITE
DATE:	OCTOBER 2026
SCALE:	AS SHOWN
W.O. NO.:	25-031

PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21639 EXPIRATION DATE: 01-03-2028

SHEET 1 OF