

ZK

Department of Planning and Zoning
Howard County, Maryland
Recommendations/Comments

Date: October 6, 2016

Hearing Examiner 12/12/16

Planning Board _____ Board of Appeals _____ Zoning Board _____

Petition No. BA-16-027C Map No. _____ Block _____ Parcel _____ Lot _____

Petitioner: _____ Richard Waskey for Windsor Mill Gospel Hall, Inc.

Petitioner's Address: _____

Address of Property: _____

Return Comments by November 21, 2016 to Public Service and Zoning Administration

Owner: (if other than applicant) _____

Owner's Address: _____

Petition: _____ SEE APPLICATION

- To:
- _____ MD Department of Education – Office of Child Care
 - _____ 3300 N. Ridge Road, Ste. 190, EC, MD 21043 (Louis Valenti)
 - _____ ~~_____~~ Bureau of Environmental Health
 - _____ Development Engineering Division
 - _____ Department of Inspections, Licenses and Permits
 - _____ Department of Recreation and Parks
 - _____ Department of Fire and Rescue Services
 - _____ State Highway Administration
 - _____ Sgt. Karen Shinham, Howard County Police Dept.
 - _____ James Irvin, Department of Public Works
 - _____ Office on Aging, Terri Hansen (senior assisted living)
 - _____ Police Dept., Animal Control, Deborah Baracco, (kennels)
 - _____ Susan Fitzpatrick, Health Dept. (Nursing & Res. Care)
 - _____ Land Development - (Religious Facility & Age-Restricted Adult Housing)
 - _____ Housing and Community Development
 - _____ Resource Conservation Division – Beth Burgess
 - _____ Route 1 Cases – DCCP – Kristen O'Connor
 - _____ Telecommunication Towers – (Comm. Dept.)

COMMENTS:



For DPZ Office use only:	
BA CASE NO.	BA-16-027C
Date Submitted	8/30/16

**CONDITIONAL USE PETITION
TO THE HOWARD COUNTY HEARING AUTHORITY**
(This application will only be accepted after a pre-submission meeting. See attached info.)

1. Conditional Use Request

Conditional Use Category CHURCH / HOUSE OF WORSHIP

Section 131.0.N. _____

Specific Use Requested BIBLE MEETINGS, PRAYER SERVICES, AND WORSHIP OF GOD

2. Name of Petitioner RICHARD WASKEY (TRUSTEE) FOR:

Trading as (If applicable) WINDSOR MILL GOSPEL HALL INC - BETHANY LANE

Mailing Address 9012 FURROW AVE ELLICOTT CITY MD 21042

Phone Number(s) 410-265-6111

E-Mail Address rwaskey@meausa.com

Name of Principal Contact (If different) _____

3. Counsel for Petitioner N/A

Mailing Address _____

Phone Number(s) _____

E-Mail Address _____

4. Conditional Use Site Description

Address/Street for Property 10002 REED LANE

Tax Map 17 Grid 20 Parcel 107 Lot _____

Department of Assessments and Taxation Account No. 02248506

Total Land Area of Property 2.15 (Acres) (_____ Square Feet) Check one.

Election District 7 CONGRESSIONAL / 9A LEGISLATIVE Zoning of Property R 20

Subdivision Name and Plat No. (If Applicable) _____

Total Land Area of Use (If different than above) _____ (_____ Acres) (_____ Square Feet)

4. Petitioner's Interest in Subject Property

OWNER (Including joint ownership)

OTHER (Described and give name and address of owner)

Name of Owner Windsor Mill Gospel Hall, Inc. / Richard Waskey

Mailing Address 9012 Furrow Ave. Ellicott City MD 21042

If the Petitioner is not the owner, written authorization must be submitted from the owner.

5. Conditional Use Plan Requirements

If the petition is approved, the Conditional Use plan will be made a part of the Decision and Order, subject to modifications and conditions required by the Hearing Authority. The Conditional Use plan must be drawn to scale and must include the items listed below:

- (a) Courses and distances of outline boundary lines and the size of the property
- (b) North arrow
- (c) Zoning of subject property and adjoining properties
- (d) Scale of plan SCALE 3/4" ON 1" = 1' AND N TITLE BLOCK
- (e) Existing and proposed uses, structures, natural features and landscaping
- (f) Location and surface material of existing and proposed parking spaces, driveways, and points of access; number of existing and proposed parking spaces
- (g) Same as (e) and (f) above, of adjoining properties
- (h) Location of existing and/or proposed well and private septic easement area, if property is to be served by private water and septic facilities N/A PUBLIC WATER
- (i) Election District in which the subject property is located
- (j) Tax Map and Parcel Number(s) of the subject property
- (k) Name of local community in which the subject property is located or name of nearby community ELICOTT CITY ?
- (l) Name, mailing address, telephone number (and e-mail address, if any) of the Petitioner RICHARD WASKEY
- (m) Name, mailing address, telephone number (and e-mail address, if any) of Counsel N/A
- (n) Name, mailing address, telephone number of property owner CHURCH
- (o) Floor area and height of structures, setback distances from property lines, and other numerical values necessary for the examination of the petition
- (p) Location of subject property in relation, by approximate dimension, to the center line of nearest intersection of two public roads AT INTERSECTION OF REED LANE + BETHANY LANE
- (q) Ownership of abutting roads, right-of-way width, and existing pavement width
- (r) Any other information as may be necessary for full and proper consideration of the petition

7. Additional Information Requirements

- a. Information regarding noise, dust, fumes, odors, lighting, vibrations, hazards or other physical conditions resulting from the use.
- b. Supporting documentation, such as traffic studies, market studies, and noise studies as may be required by the Department of Planning and Zoning or by the Zoning Regulations.
- c. For expansions and enlargements, previous case number(s) and information regarding compliance with previous requirements and conditions.

8. Summary of Request

The following items should be answered by summary statements. If additional space is needed, please attach a Supplement to this petition.

- a. The present use of the subject property VACANT HOUSE

- b. Details of the proposed use, including, **where applicable:** types of indoor and outdoor activities; hours of operation; number of employees, occupants, and/or customers; quantity and types of vehicles or equipment used; outdoor lighting to be used; quantities and capacities of materials stored; etc. NO OFFICE OR EMPLOYEES WILL BE INCLUDED IN PROPOSED USE. EXISTING STRUCTURE WILL BE RENOVATED AND USED FOR SMALL HOUSE OF WORSHIP. RELIGIOUS SERVICES WILL TAKE PLACE REGULARLY ON SUNDAYS + MONDAYS AND POSSIBLY ON A RARE OCCASION ON ANOTHER WEEKDAY. SERVICES WILL BE FOR APPROXIMATELY 40-60 MINUTES EACH TIME. THERE WILL BE NO OUTDOOR SERVICES OR SOCIAL EVENTS HELD ON THE PROPERTY. NUMBER OF MEMBERS ATTENDING REGULARLY WILL BE APPROXIMATELY 50. RESIDENTIAL TYPE LIGHTING WILL BE USED.

- c. Any additional information which will be useful in the evaluation of whether the Conditional Use complies with the specific criteria for the conditional use category within Section 131.0.N. INTERIOR RENOVATIONS WILL CREATE A 592 SQ FT ASSEMBLY ROOM, ENTRANCE FOYER, RESTROOM, AND SMALL PREP/SUPPLY ROOM. WILL BE USED FOR WORSHIP OF GOD, READING OF SCRIPTURES, AND PRAYER

- d. Will the Conditional Use generate any physical conditions such as noise, dust, fumes, odors, lighting, or vibrations which would be discernible from abutting and vicinal properties? NO

- e. Will the number of parking spaces be appropriate to serve the use and will the parking areas, loading areas, driveways, and trash receptacle areas be appropriately located and buffered from public roads and residential areas? YES. EXISTING PARKING AREA WILL BE SLIGHTLY MODIFIED TO ACCOMMODATE SUITABLE NUMBER OF SPACES AND PAVED.

- f. Will the ingress and egress driveway(s) provide safe access with adequate sight distance? _____
YES VISIBILITY IS VERY GOOD AND SAFE
-
- g. Are there any environmentally sensitive areas in the vicinity of the property and, if so, will the proposed use have any potential to affect such areas? NO
-
- h. Are there any historic sites in the vicinity of the property and, if so, will the proposed use have any potential to diminish the character and significance of such sites? NO
-

9. Prior Petitions

Has any petition for the same, or substantially the same, conditional use as noted above for the subject property been denied by the Hearing Examiner within twenty four (24) months of the date of this petition?

Yes No

If yes, and six (6) months have elapsed since the last hearing, an affidavit must be attached which states the new and different grounds on which this re-submittal is based.

10. Additional Materials, Fees, Posting and Advertising Requirements

a. Supplemental pages may be attached to the petition. **You must submit one original petition with original signatures, and one original of any other signed documents.** The following number of sets including petitions, plans and supplemental pages must be submitted:

- *If the subject property adjoins a State road- original and 20 copies (application & plans)*
- * • *If the subject property adjoins a County road- original and 18 copies (application & plans)*

b. The Petitioner signing below hereby agrees to furnish such additional plats, plans, reports or other materials as may be required by the Department of Planning and Zoning and/or the Hearing Authority in connection with this petition.

c. The Petitioner hereby agrees to pay all costs in accordance with the current schedule of fees.

d. The Petitioner hereby agrees to properly post the property at least thirty (30) days immediately prior to the Hearing Examiner public hearing; to maintain the public notice posters until the public hearing is concluded; and to submit an affidavit of posting at, or before the time of the initial public hearing. The Petitioner also hereby agrees to advertise the public hearing by means of legal notices as prepared and approved by the Department of Planning and Zoning to be published one (1) time in at least two (2) newspapers of general circulation in Howard County, at least thirty (30) days prior to the Hearing Examiner public hearing, and to pay for such advertising costs; and agrees to submit two (2) approved certificates of the text and publication date(s) of the advertisement at or before the time of the hearing.

11. Signatures

The Petitioner hereby affirms that he/she has read the instructions on this form, filing herewith all of the required accompanying information, and affirms that all of the statements and information contained in, or filed with, this petition are true and correct.

Richard A. Waskey
Signature of Petitioner _____ Date _____

RICHARD A. WASKEY (FOR WINDSOR MILL
GOSPEL HALL INC)
Print Name of Petitioner _____

Signature of Petitioner _____ Date _____

Print Name of Petitioner _____

Signature of Attorney _____ Date _____

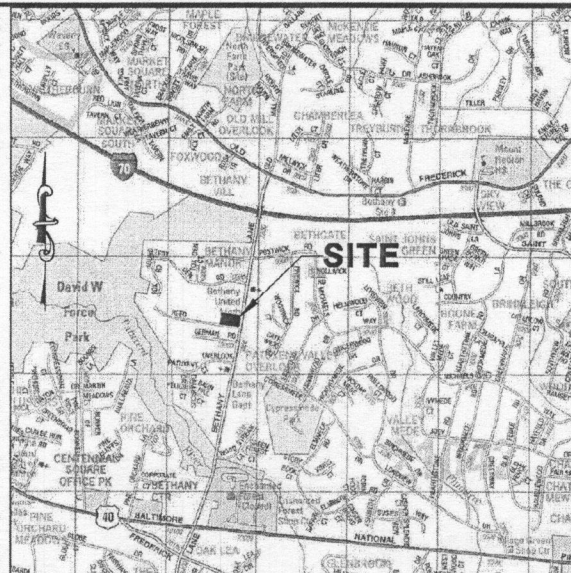
Print Name of Attorney _____

General Standards for Conditional Uses

All requests for conditional uses must meet the following general standards set forth in Section 131.0.B. of the Zoning Regulations for approval:

- ✓ 1. The proposed Conditional Use plan will be in harmony with the land uses and policies in the Howard County General Plan which can be related to the proposed use.
- ✓ 2. The nature and intensity of the use, the size of the site in relation to the use, and the location of the site with respect to streets giving access to the site are such that the overall intensity and scale of the use(s) are appropriate for the site.
- ✓ 3. The proposed use at the proposed location will not have adverse effects on vicinal properties above and beyond those ordinarily associated with such uses. In evaluating the proposed use under this standard, the Hearing Authority shall consider whether or not:
 - ✓ a. The impact of adverse effects such as, but not limited to, noise, dust, fumes, odors, intensity of lighting, vibrations, hazards or other physical conditions will be greater at the proposed site than it would generally be elsewhere in the same zoning district or other similar zoning districts.
 - ✓ b. The location, nature and height of structures, walls or fences, and the nature and extent of the existing and/or proposed landscaping on the site are such that the use will not hinder or discourage the development and/or use of adjacent land and structures more at the subject site than it would generally elsewhere in the same zoning district or other similar zoning districts.
 - ✓ c. The number of parking spaces will be appropriate to serve the particular use. Parking areas, loading areas, driveways and refuse areas will be appropriately located and buffered or screened from public roads and residential uses to minimize adverse impacts on adjacent properties.
 - ✓ d. The ingress and egress drives will provide safe access with adequate sight distance, based on actual conditions, and with adequate acceleration and deceleration lanes where appropriate. For proposed Conditional Use sites which have driveway access that is shared with other residential properties, the proposed Conditional Use will not adversely impact the convenience or safety of shared use of the driveway.
 - ✓ e. The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere.
 - ✓ f. The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.

In addition to the specific requirements of the appropriate subsection within Section 131.0.N of the Zoning Regulations, Conditional Uses within residential developments in the R-ED, R-SC, R-SA-8, R-H-ED, R-APT, R-A-15, R-MH or R-VH districts are subject to the standards enumerated in Section 131.0.C.



VICINITY MAP SCALE: 1"=2000'
 MAP BOOK (ADC) PAGE 4815 GRID C-4
 COPYRIGHT ADC THE MAP PEOPLE
 PERMITTED USE NO. 21006237

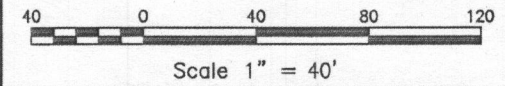
OWNER
 WINDSOR MILL GOSPEL HALL INC.
 10002 REED LANE
 ELLICOTT CITY, MD 21042-2238

PETITIONER
 RICHARD WASKEY
 6741 WHITESTONE ROAD
 BALTIMORE, MD 21207
 PHONE: 410.265.6111
 rwaskey@meusa.com


GENERAL NOTES

- TOTAL PROJECT AREA OF LOT 2/PARCEL 107 : ±2.15 ACRES
- SITE IS ZONED R20, SINGLE FAMILY RESIDENTIAL
- MAXIMUM HEIGHT - 34 FT PRINCIPAL STRUCTURE, 15 FT ACCESSORY STRUCTURE
- SETBACKS
 FROM MINOR ARTERIAL (BETHANY LANE)
 FRONT: 50 FEET, 40 FEET IF CONSTRUCTED AFTER OCTOBER 18, 1993
 FROM OTHER PUBLIC STREET RIGHT-OF-WAY
 FRONT OR SIDE: 50 FEET, 30 FEET IF CONST. AFTER OCTOBER 18, 1993
 FROM SIDE LOT LINE FOR STRUCTURE: 10 FEET
 FROM REAR LOT LINE FOR STRUCTURE: 30 FEET, 10 FEET ACCESSORY STRUCTURE
- TOPOGRAPHY AND EXISTING FEATURES ARE BASED ON HOWARD COUNTY GIS DATA. DATA HAS BEEN VERIFIED AND ADJUSTED PER SITE VISIT
- THE SITE BOUNDARY, BEARINGS AND DISTANCES ARE BASED ON A LOCATION DRAWING COMPLETED BY DULEY AND ASSOCIATES, INC AND DATED 9-22-15.
- NO 100-YEAR FLOODPLAIN OR WETLANDS EXISTS ON LOT 2.
- WATER AND SEWER IS PUBLIC AND THE SITE IS LOCATED WITHIN THE PLANNED SERVICE AREA BOUNDARY (PSA) AS DESIGNATED BY HOWARD COUNTY.
- SITE IS LOCATED IN THE LITTLE PATUXENT WATERSHED.
- HOWARD COUNTY HISTORIC INVENTORY SHOWS NO HISTORIC PROPERTIES ADJACENT TO LOT 2.
- THE SITE IS LOCATED WITHIN TIER 1, GROWTH TIER.
- THE SITE IS LOCATED WITHIN COUNCIL DISTRICT 5
- THE SITE IS LOCATED IN ELECTION PRECINCT 2-11
- EXISTING STRUCTURE IS 1-1/2 STORIES IN HEIGHT, APPROXIMATE FLOOR AREA IS ±1530 SQUARE FEET.
- THE SITE IS LOCATED ON BETHANY LANE AT THE INTERSECTION OF REED LANE AND BETHANY LANE.
- EXISTING USE: RESIDENTIAL
 PROPOSED USE: RELIGIOUS FACILITIES,
 STRUCTURES AND LAND USED PRIMARILY FOR RELIGIOUS ACTIVITIES.

SHEET:
C-01




P:\PROJ\19374-Reed Lane\Plans\DE\Overall\Plot\Plan_Sns\19374-ConditionalUsePlan.dwg, 8/23/2016 2:41:22 PM, jmittell, 1:1, Copyright 2016 Morris & Ritchie Associates, Inc.



MRA

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CONDITIONAL USE PLAN
 HOWARD COUNTY
 PARCEL 107 / LOT 2

10002 Reed Lane

TAX MAP 17, GRID 20
 COUNCIL DISTRICT 5, ELECTION PRECINCT 2-11
 ELLICOTT CITY, MARYLAND

DATE	REVISIONS	JOB NO.: 19374
		SCALE: 1" = 40'
		DATE: 08/22/16
		DRAWN BY: MAM
		DESIGN BY: MAM
		REVIEW BY: TM
		SHEET: 1 OF 1



Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

Main: 410-313-2640 | Fax: 410-313-2648

TDD 410-313-2323 | Toll Free 1-866-313-6300

www.hchealth.org

Facebook: www.facebook.com/hocohealth

Twitter: [HowardCoHealthDep](https://twitter.com/HowardCoHealthDep)

Maura J. Rossman, M.D., Health Officer

MEMORANDUM

TO: Geoff Goins
Division of Zoning Administration and Public Service

FROM: Jeff Williams
Program Supervisor, Well & Septic Program
Bureau of Environmental Health

RE: **BA-16-027C Windsor Mill Gospel Hall Inc**

DATE: December 6, 2016

The Health Department has reviewed the above referenced petition and has the following comments:

- The existing dwelling is connected to public water and served by a private onsite sewage system. Prior to Health Department approval of the proposed change in use, the structure must be connected to the public sewer system and the existing sewage disposal system along with any remaining onsite well must be properly abandoned.