



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

www.howardcountymd.gov
FAX 410-313-3467
TDD 410-313-2323

January 25, 2013

Red Branch Warehouse Association, LP
8600 Snowden River Parkway, Suite #207
Columbia, Maryland 21045
Attn: Ivy Yates

RE: WP-13-109, Oakland Ridge Industrial Park, Lots 12 – 16 (Bridgeway Youth Ministry)

Dear Ms. Yates:

The Director of the Department of Planning and Zoning considered your request for a waiver from the Howard County Subdivision and Land Development Regulations.

As of the date of this letter, the Planning Director **approved** your request to waive **Section 16.155(a)(1)** of the Subdivision and Land Development Regulations, which states that a site development plan is required for any establishment of a non-residential use. The applicant is proposing to change the existing flex space use to a religious use for a youth ministry activity center.

Approval is subject to the following conditions:

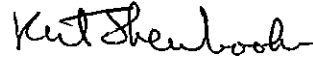
1. The waiver petition plan exhibit shall serve as the substitute for a site development plan for development. The waiver petition exhibit shall be submitted as an Original Mylar and receive signature approval from DPZ prior to applying for permits. The Original Mylar shall be submitted within 60-days of this letter (on or before March 26, 2013). All improvements shown on the exhibit must be constructed per the plan exhibit.
2. The proposed religious use for the Bridgeway Youth Center may not exceed 50 students on-site at one time in accordance with the Parking Analysis Chart on the plan exhibit.
3. Compliance with all applicable County and State Regulations and obtain all necessary permits from the Department of Inspections, Licenses and Permits prior to initiating development on-site.
4. Compliance with the bulk requirements for the NT Zoning District under FDP-25-A-IV.
5. Any students walking to and from the Bridgeway Church facility located at 9189 Red Branch Road to the Youth Ministry located at 9179 Red Branch Road using the existing trail/pathway shall be the responsibility of the Bridgeway church. The church is requested to provide directional signage and/or crosswalks through the parking lot serving the Youth Ministry to provide additional pedestrian safety for the children.

Indicate this waiver petition file number, request, section of the regulations, action, conditions of approval, and date on all related plats, and site development plans, and building

permits. This requested waiver will remain valid for the time period specified in the conditions of approval or as long as this permit remains in active processing.

If you have any questions, please contact Julia Boone at (410) 313-2350 or email at jboone@howardcountymd.gov.

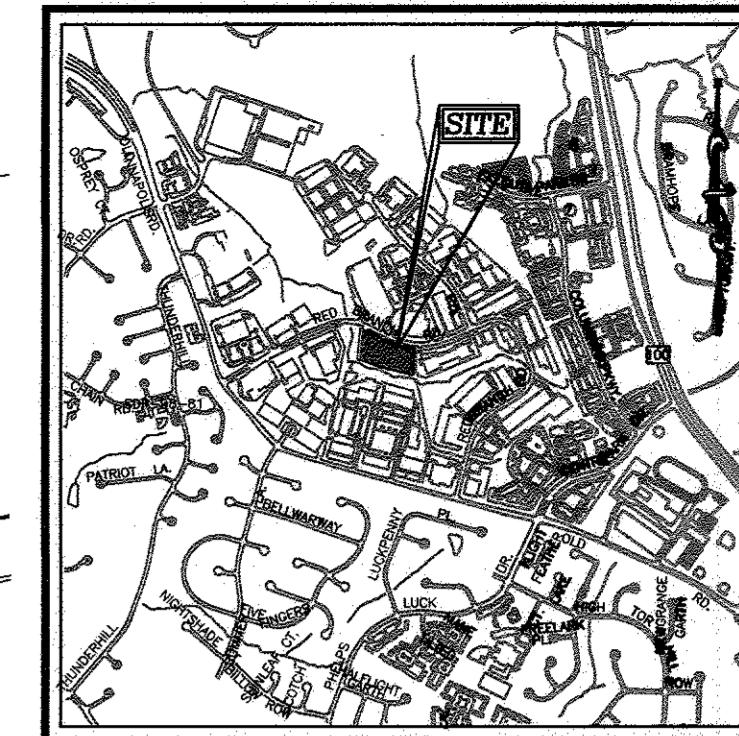
Sincerely,



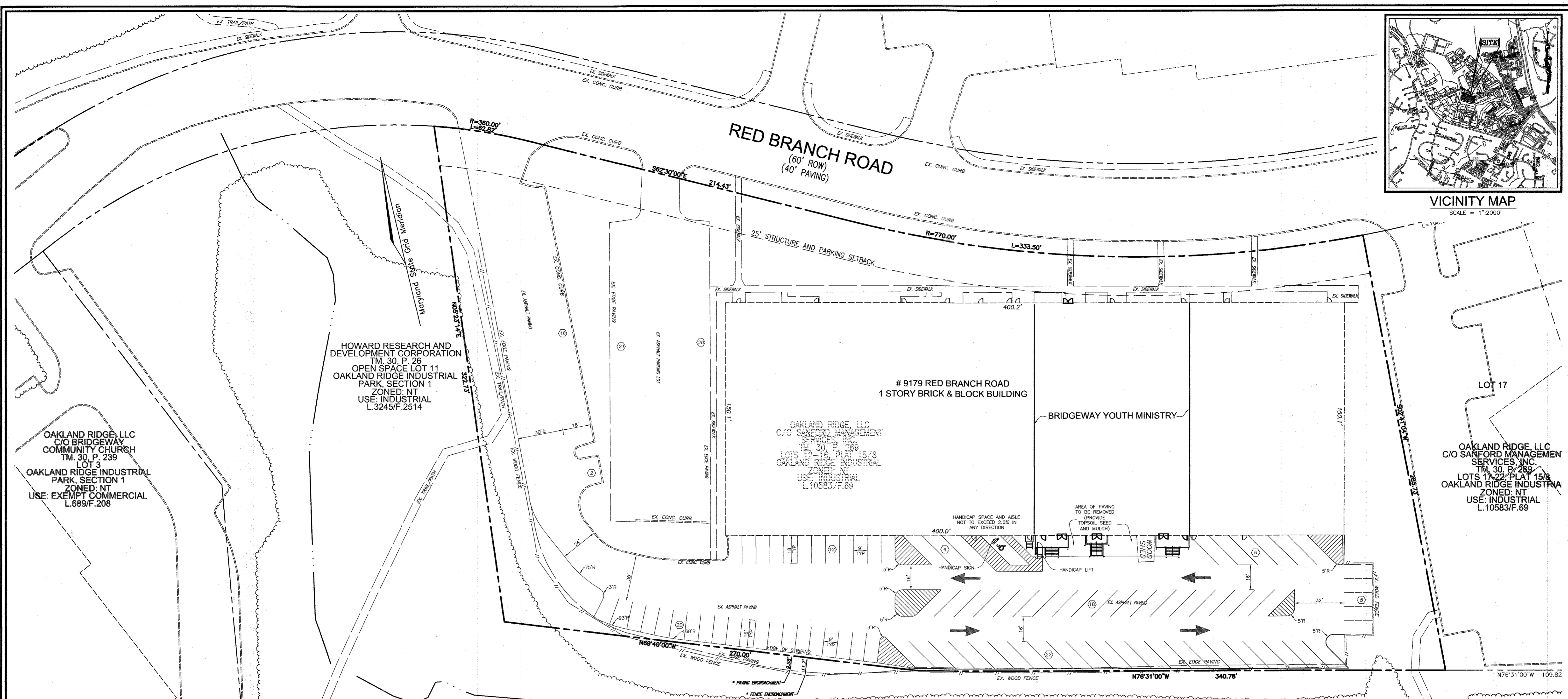
Kent Sheubrooks, Chief
Division of Land Development

KS/JB:jb

cc: Research
DED
DILP
Zoning
Robert H. Vogel Engineering, Inc.



VICINITY MAP
SCALE = 1"=2000'



HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 TM. 30, P. 26
 OPEN SPACE LOT 11
 OAKLAND RIDGE INDUSTRIAL PARK, SECTION 1
 ZONED: NT
 USE: INDUSTRIAL
 L.3245/F.2514

GENERAL NOTES:

1. PRESENT ZONED: NT
2. PROPERTY ADDRESS: 9179 RED BRANCH ROAD, ELICOTT CITY, MD 21043
3. PROPERTY IS LOCATED IN THE 2ND ELECTION DISTRICT.
4. SITE ANALYSIS: AREA OF PARCEL 269: 3.95 AC. EXISTING USE OF STRUCTURE: MIXED USE. LIMIT OF DISTURBED AREA: 4988 SF.
5. PLANNING AND ZONING REFERENCES: NONE
6. DEED REFERENCE: OAKLAND RIDGE, LLC, C/O SANFORD MANAGEMENT SERVICES, INC. P/LOT 30, P. 269. FOLIO 69, MARCH 2, 2007
7. PLAT REFERENCE: LOTS 12-18, OAKLAND RIDGE INDUSTRIAL PARK, SECTION 2, PLAT BOOK 112, FOLIO 38
8. FINAL DEVELOPMENT PLAN REF: FDP-25-A-IV, DATED FEBRUARY 1, 1998
9. THE TOPOGRAPHY SHOWN HEREON IS FROM A FIELD RUN LOCATION SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING INC., DATED JULY 22, 2010.
10. RED BRANCH ROAD IS A LOCAL PUBLIC ROAD.
11. NO WETLANDS, STREAMS, THEIR BUFFERS, OR 100 YEAR FLOODPLAIN LOCATED ON-SITE.
12. THE PURPOSE OF THIS EXHIBIT IS TO RESTRIPE THE EXISTING PARKING LOT, DOCUMENT PARKING PROVIDED ON-SITE AND LOCATE WALKWAY, EGRESS AND HANDICAP ACCESS FOR THE BRIDGEWAY YOUTH MINISTRY SPACE.
13. TOTAL PARKING PROVIDED: 148 SPACES
14. EXISTING PAVING TO BE REMOVED: 510 SF
15. THIS PROJECT IS SUBJECT TO WP-13-109, APPROVED JANUARY 25, 2013, TO WAIVE SECTION 16.155(c)(1), WHICH STATES THAT A SITE DEVELOPMENT PLAN IS REQUIRED FOR ANY ESTABLISHMENT OF A NON-RESIDENTIAL USE. APPROVAL OF THIS WAIVER SUBJECT TO THE FOLLOWING CONDITIONS:
 - A. THE WAIVER PETITION PLAN EXHIBIT SHALL SERVE AS THE SUBSTITUTE FOR A SITE DEVELOPMENT PLAN FOR SIGNATURE APPROVAL FROM DPZ PRIOR TO APPLYING FOR PERMITS. ALL IMPROVEMENTS SHOWN ON THE EXHIBIT MUST BE CONSTRUCTED PER THE PLAN EXHIBIT.
 - B. THE PROPOSED RELIGIOUS USE FOR THE BRIDGEWAY YOUTH CENTER MAY NOT EXCEED 50 STUDENT ON-SITE AT ONE TIME IN ACCORDANCE WITH THE PARKING ANALYSIS CHART ON THE PLAN EXHIBIT.
 - C. COMPLIANCE WITH ALL APPLICABLE COUNTY AND STATE REGULATIONS AND OBTAIN ALL NECESSARY PERMITS FROM THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS PRIOR TO INITIATING DEVELOPMENT ON-SITE.
 - D. COMPLIANCE WITH THE BULK REQUIREMENTS FOR THE NT ZONING DISTRICT UNDER FDP-25-A-IV.
 - E. ANY STUDENTS WALKING TO AND FROM THE BRIDGEWAY CHURCH FACILITY LOCATED AT 9169 RED BRANCH ROAD TO THE YOUTH MINISTRY LOCATED AT 9179 RED BRANCH ROAD USING THE EXISTING TRAIL/PATHWAY SHALL BE THE RESPONSIBILITY OF BRIDGEWAY CHURCH. THE CHURCH IS REQUESTED TO PROVIDE DIRECTIONAL SIGNAGE AND/OR CROSSWALKS THROUGH THE PARKING LOT SERVING THE YOUTH MINISTRY TO PROVIDE ADDITIONAL PEDESTRIAN SAFETY FOR THE CHILDREN.

9179 RED BRANCH ROAD PARKING ANALYSIS

NAME	USE	EMPLOYEES/STUDENTS	AREA (sq ft)	PARKING RATE	SPACES	SOURCE
SYSTEM CONCEPT	WAREHOUSE/IND	4	5000	1 PER 2 EMPLOYEES	2	FDP
DESI MARKET	RETAIL	1500	3500	5 PER 1000 SF	8	FDP
TAE KWAN DO	WAREHOUSE	2	3500	1 PER 2 EMPLOYEES	1	FDP
	STUDIO	25	4000	5 PER 1000 SF	20	FDP
	OFFICE		1000	2 PER 1000 SF	2	FDP
SHADOWLAND	RECREATION/PUBLIC		8500	5 PER 1000 SF	43	FDP
	OFFICE/STORAGE		1500	2 PER 1000 SF	3	FDP
GYMNASTICS	RECREATION/PUBLIC	50	17000	1 PER STUDENT & EMP	50	USER
	OFFICE/STORAGE		3000	2 PER 1000 SF	6	FDP
PROPOSED BRIDGEWAY YOUTH MINISTRY	YOUTH MINISTRY	50 STUDENTS AT ONE TIME	15000	1 PER 6 STUDENTS	9	ZONING REQ.
TOTAL				60000	144	REQUIRED PARKING
					148	PROPOSED PARKING

NOTES:
 1. Parking for gymnastic facility is conservative considering that most students are dropped and picked up.
 2. Bridgeway Church Aux Space is primarily a Sunday use. The gymnastic facility, Tae Kwon Do and System Concept do not operate on Sundays.
 3. Shadowland is predominantly a drop off and pick up facility. A majority of the parents do not remain on-site.
 4. Bridgeway Church is located on adjacent property. The proposed auxiliary space functions as a youth ministry.
 5. The parents will be parked on the adjacent Bridgeway Church property or the children will be dropped off.
 6. The proposed space will not be used for worship.
 7. Students can walk from the adjacent Church to the site.

LEGEND
 RIGHT-OF-WAY LINE
 PROPERTY LINE
 ADJ. PROPERTY LINE
 EXISTING EDGE OF PAVEMENT
 EXISTING CURB AND GUTTER
 EXISTING UTILITY POLE
 LIMIT OF DISTURBANCE

OWNER/DEVELOPER
 OAKLAND RIDGE, LLC
 C/O SANFORD MANAGEMENT SERVICES, LLC
 8600 SNOWDEN RIVER PARKWAY, SUITE 207
 COLUMBIA, MD 21045
 410-953-0222
 ATTN: IVY YATES

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 3/20/13
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 4/10/13
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 4/11/13
 DIRECTOR

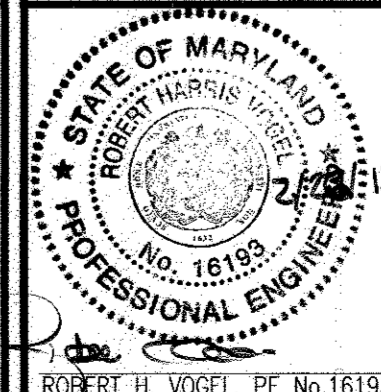
NO.	REVISION	DATE

EXHIBIT TO ACCOMPANY WAIVER PETITION

9179 RED BRANCH ROAD
 L.10583/F.69
 ZONED: NT

TAX MAP 30 GRID 17, 2ND ELECTION DISTRICT
 PARCELS 269
 HOWARD COUNTY, MARYLAND

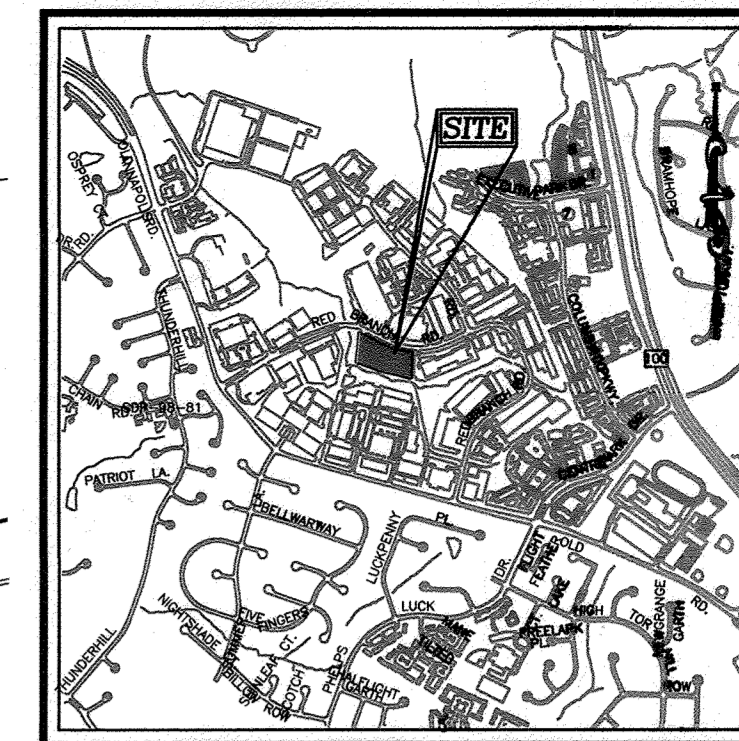
ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET, ELICOTT CITY, MD 21043
 TEL: 410.461.7666
 FAX: 410.461.8961



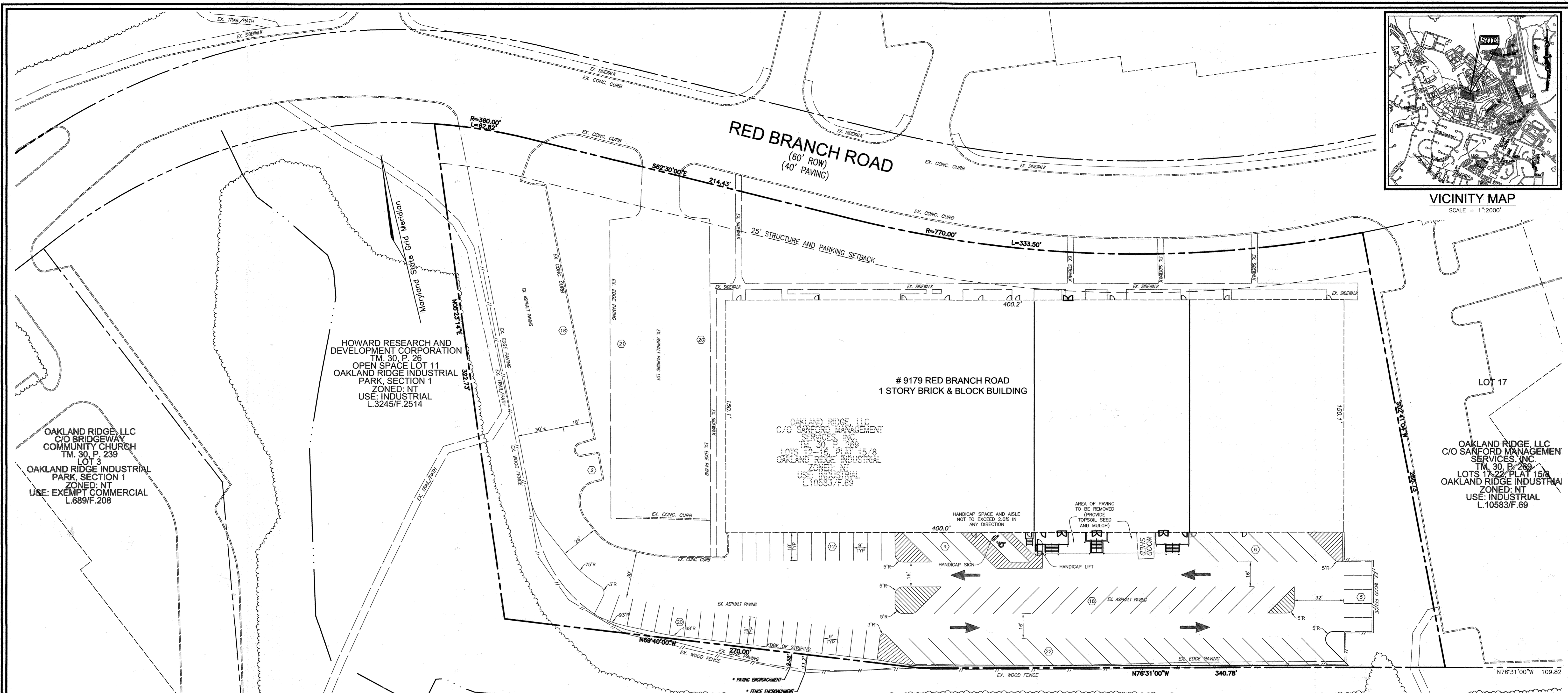
PROFESSIONAL CERTIFICATE
 DESIGN BY: RHV
 DRAWN BY: DZ
 CHECKED BY: RHV
 DATE: JAN. 30, 2013
 SCALE: 1"=30'
 W.O. NO.: 10-22

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE 03-27-2014.

1 SHEET OF 1



VICINITY MAP
SCALE = 1"=2000'



HOWARD RESEARCH AND DEVELOPMENT CORPORATION
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OAKLAND RIDGE INDUSTRIAL PARK, SECTION 1
ZONED: NT
USE: INDUSTRIAL
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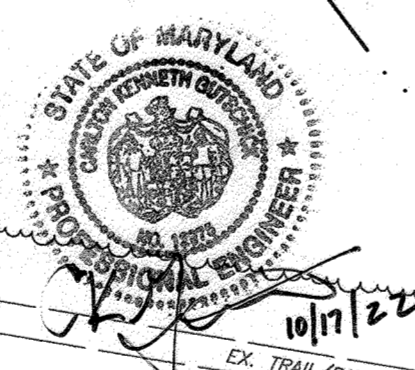
OAKLAND RIDGE, LLC
C/O BRIDGEWAY COMMUNITY CHURCH
TM. 30, P. 239
LOT 3
OAKLAND RIDGE INDUSTRIAL PARK, SECTION 1
ZONED: NT
USE: EXEMPT COMMERCIAL
L.689/F.208

9179 RED BRANCH ROAD
1 STORY BRICK & BLOCK BUILDING

OAKLAND RIDGE, LLC
C/O SANFORD MANAGEMENT SERVICES, INC.
TM. 30, P. 269
LOTS 17-22, PLAT 15/R
OAKLAND RIDGE INDUSTRIAL PARK, SECTION 1
ZONED: NT
USE: INDUSTRIAL
L.10583/F.69

Revision by GLW
Professional Certification

I hereby certify that these documents were prepared or approved by me and that I am a duly licensed Professional Engineer under the laws of the state of Maryland.
License No. 12975
Expiration Date: May 26, 2024



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- DEED REFERENCE:
OAKLAND RIDGE, LLC
P/O LUBER, 10583, FOLIO 69
MARCH 2, 2007
- PLAT REFERENCE:
LOTS 12-16
DATED FEBRUARY 1, 1988
FINAL DEVELOPMENT PLAN REF: FDP 25-A-IV
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ATTN: IVY YATES

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OFFICE/STORAGE	OFFICE/STORAGE	1	1500	2 PER 1000 SF	3	FOP
RECREATION/PUBLIC	RECREATION/PUBLIC	60	1000	1 PER STUDENT @ EMP	50	USER
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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 8/29/13
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 4/26/13
DIRECTOR
DATE: 4/16/12

9179 Red Branch Road Parking Analysis

Name	Use	Employees/Courts	Area (SF)	Parking Rate	Spaces
Shadowland	Recreation	N/A	13,500	1/1000 SF**	13
Shadowland	Office/Storage	N/A	1,500	2/1000 SF**	3
Desi Bazaar	Retail	N/A	1,500	5/1000 SF**	8
Desi Bazaar	Warehouse	2	3,500	1/2 EMP**	1
Pill Pickers	Pickleball Courts	6	15,000	6/Court**	36
N/A	Vacant Portion of Bldg.	N/A	25,000	1.75/1000**	44
				Parking Required	100
				Parking Provided	100**

*Base parking study by The Traffic Group dated 7-20-2012
**Per FDP or ZR, as applicable.
The Traffic Group Parking Study actually shows less parking in use as of 7-22-2012.
Notes:
1. Future occupancy of the vacant tenant space may require an amended parking analysis approved by DPZ.
2. APFO study to include Pickleball use was approved October 6, 2012.

NO.	REVISION	DATE
1	Update Parking Analysis per TRG study dated 7-20-2012	10/11/2012

EXHIBIT TO ACCOMPANY
WAIVER PETITION

9179 RED BRANCH ROAD
L.10583/F.69
ZONED: NT

TAX MAP 30 GRID 17
2ND ELECTION DISTRICT
PARCELS 269
HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLICOTT CITY, MD 21043
TEL: 410-461-7666
FAX: 410-461-8961

PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975, EXPIRATION DATE 05-26-2014.
DESIGN BY: RHV
DRAWN BY: DZ
CHECKED BY: RHV
DATE: JAN. 30, 2013
SCALE: 1"=30'
W.O. NO.: 10-22
1 SHEET OF 1