



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

June 14, 2016

Mt. Gregory United Methodist Church
2325 Route 97
Cooksville, MD 21723
Attn: Charles Dorsey

RE: WP-16-117 Mt. Gregory United Methodist Church

Dear Mr. Dorsey:

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)(3)** which requires the approval of a site development plan for conditional uses which include exterior site improvements. The waiver request is to construct a building addition to accommodate ADA-compliant restroom facilities and a small classroom.

Approval is subject to the following conditions:

1. Compliance with the Decision & Order for BA-15-007C&V dated July 9, 2015.
2. The petitioner shall revise the waiver plan exhibit in accordance with the attached DLD and DILP comments and submit an original mylar to the Department of Planning & Zoning for signature within 45 days of the waiver approval letter (on or before July 29, 2016). All improvements shown on the signed waiver plan exhibit shall be constructed per the approved plan exhibit.
3. The petitioner shall comply with all applicable County and State regulations and obtain all necessary permits from the Department of Inspections, Licenses and Permits.

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties

Strict compliance with the regulations would create a hardship for the petitioner. Mt. Gregory United Methodist Church has attempted to raise funds for the past 25 years with hopes of building a new sanctuary. However, due to their aging congregation, they wish to use the monies raised thus far to provide much-needed ADA-compliant restroom facilities and a small classroom for Sunday school and bible study classes. The addition will also allow other visiting church members to have better access to restroom facilities when they visit. Strict compliance with the regulations would quickly consume their existing funds. The existing church is over 140 years old and in need of upgrades that will make it compliant with County codes.

Not Detrimental to the Public Interest

The proposal will not be detrimental to the public interest because the proposed building addition will comply with all applicable State and County regulations. The applicant will be required to obtain all necessary permits.

The waiver plan exhibit will serve as a substitute for a formal site development plan and will be signed and retained by the County. The church building and parking areas are existing and the applicant only proposes to build an addition to the church building in order to provide ADA-compliant restrooms and additional classroom space. No additional traffic is anticipated by the proposed addition.

Will not nullify the intent or purpose of the regulations

Approval of this waiver will not nullify the intent or purpose of the regulations. The purpose of a site development plan is to indicate the location and construction specifications for buildings, structures, grading, etc. The proposed limit of disturbance will not exceed 2,700 square feet, which will not require stormwater management. The waiver plan exhibit will serve as a suitable substitute for a site development plan by providing the necessary details to verify compliance with the regulations. No environmental resources will be impacted by the proposed development.

Indicate this waiver petition file number, request, section of the regulations, action, conditions of approval, and date on all related plats, site development plans and building permits. This requested waiver will remain valid for one year from the date of this letter or as long as the construction permits remain in active processing.

If you have any questions, please contact Eric Buschman at (410) 313-2350 or email at ebuschman@howardcountymd.gov.

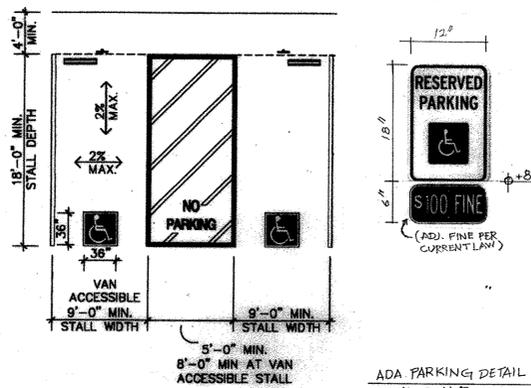
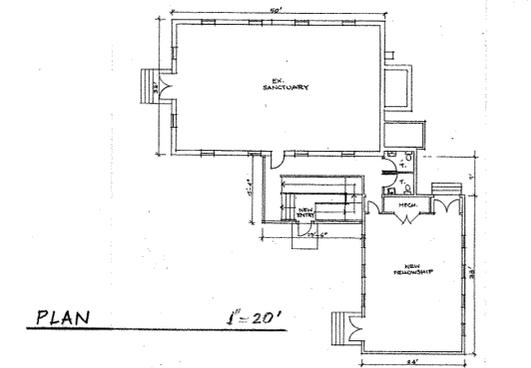
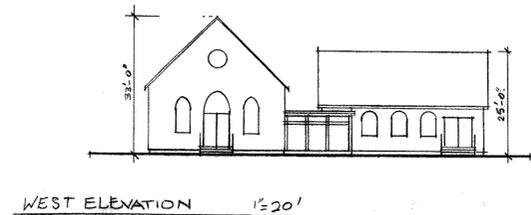
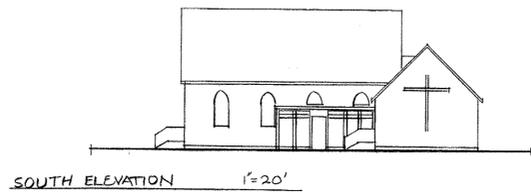
Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/eb

cc: Research
DED
Real Estate Services



ADA PARKING DETAIL
NO SCALE

OWNER / DEVELOPER

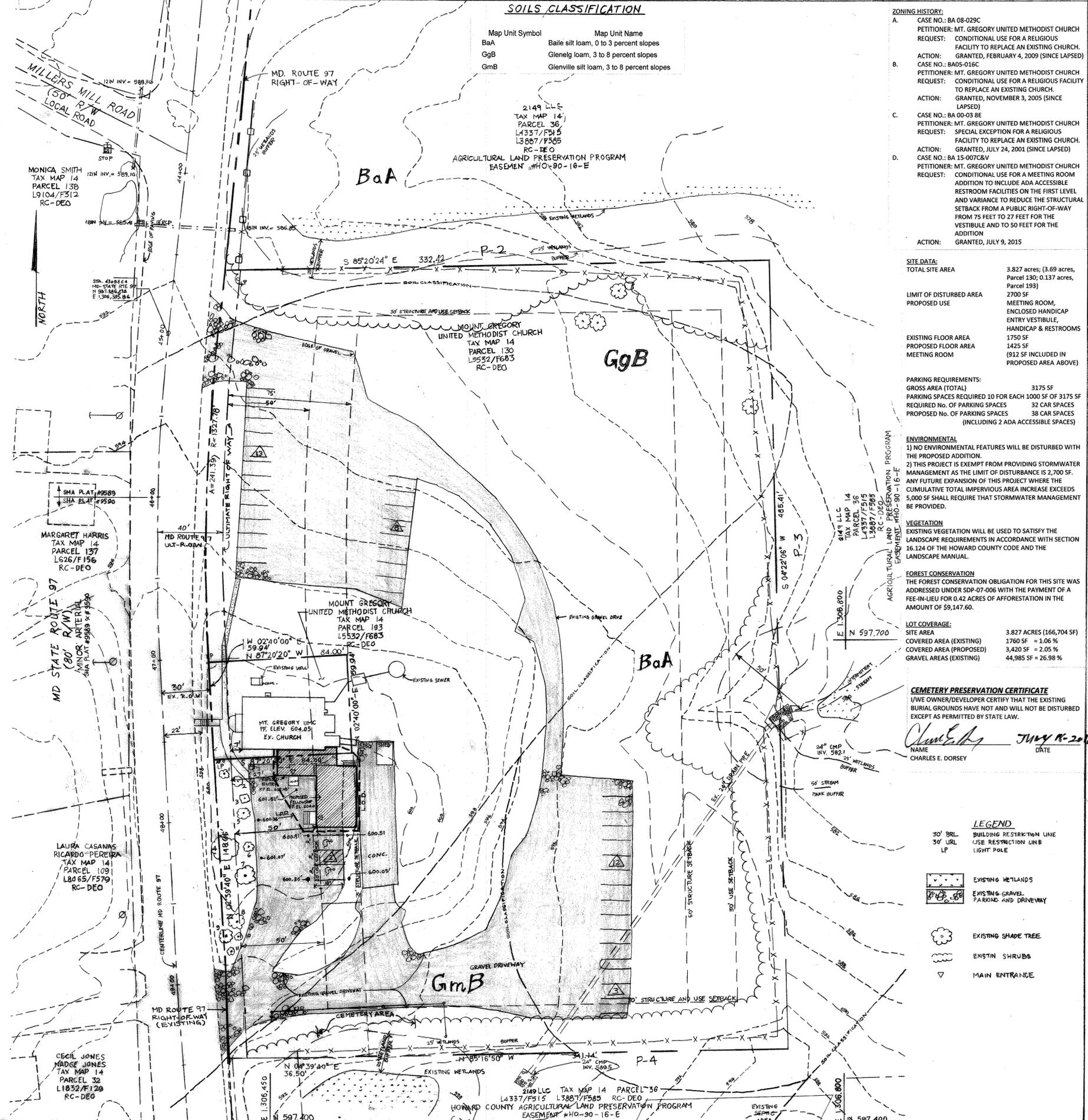
MOUNT GREGORY UNITED METHODIST CHURCH
2325 MARYLAND ROUTE 97
COOKVILLE MARYLAND, 21723

Charles E. Dorsey **JULY 18, 2016**
NAME DATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16061 EXP. DATE: 1/6/2018
Ashraf Shaker **7/16/16**
ASHRAF SHAKER DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature] **7-28-16**
Chief, Development Engineering Division Date
[Signature] **8/3/16**
Chief, Division of Land Development Date
[Signature] **8-2-16**
Director Date

TREE #	CALIPER	SPECIES
1	36"	AZALEA
2	20"	CEDAR
3	20"	CEDAR
4	16"	GUM
5	4"	CEDAR
6	3"	PIN OAK
7	6"	FORSYTHIA
8	19"	MAPLE
9	16"	GUM
10	12"	CEDAR
11	10"	CEDAR



ZONING HISTORY:
A. CASE NO.: BA 08-029C
PETITIONER: MT. GREGORY UNITED METHODIST CHURCH
REQUEST: CONDITIONAL USE FOR A RELIGIOUS FACILITY TO REPLACE AN EXISTING CHURCH.
ACTION: GRANTED, FEBRUARY 4, 2009 (SINCE LAPSED)
B. CASE NO.: BA05-016C
PETITIONER: MT. GREGORY UNITED METHODIST CHURCH
REQUEST: CONDITIONAL USE FOR A RELIGIOUS FACILITY TO REPLACE AN EXISTING CHURCH.
ACTION: GRANTED, NOVEMBER 3, 2005 (SINCE LAPSED)
C. CASE NO.: BA 00-03 8E
PETITIONER: MT. GREGORY UNITED METHODIST CHURCH
REQUEST: SPECIAL EXCEPTION FOR A RELIGIOUS FACILITY TO REPLACE AN EXISTING CHURCH.
ACTION: GRANTED, JULY 24, 2001 (SINCE LAPSED)
D. CASE NO.: BA 15-007C&V
PETITIONER: MT. GREGORY UNITED METHODIST CHURCH
REQUEST: CONDITIONAL USE FOR A MEETING ROOM ADDITION TO INCLUDE ADA ACCESSIBLE RESTROOM FACILITIES ON THE FIRST LEVEL AND VARIANCE TO REDUCE THE STRUCTURAL SETBACK FROM A PUBLIC RIGHT-OF-WAY FROM 75 FEET TO 27 FEET FOR THE VESTIBULE AND TO 50 FEET FOR THE ADDITION
ACTION: GRANTED, JULY 9, 2015

SITE DATA:
TOTAL SITE AREA: 3.827 acres (3.69 acres, Parcel 136; 0.137 acres, Parcel 193)
LIMIT OF DISTURBED AREA: 2700 SF
PROPOSED USE: MEETING ROOM, ENCLOSED HANDICAP ENTRY VESTIBULE, HANDICAP & RESTROOMS
EXISTING FLOOR AREA: 1750 SF
PROPOSED FLOOR AREA: 1425 SF
MEETING ROOM: (912 SF INCLUDED IN PROPOSED AREA ABOVE)

PARKING REQUIREMENTS:
GROSS AREA (TOTAL): 3175 SF
PARKING SPACES REQUIRED 10 FOR EACH 1000 SF OF 3175 SF
REQUIRED NO. OF PARKING SPACES: 32 CAR SPACES
PROPOSED NO. OF PARKING SPACES: 38 CAR SPACES (INCLUDING 2 ADA ACCESSIBLE SPACES)

ENVIRONMENTAL:
1) NO ENVIRONMENTAL FEATURES WILL BE DISTURBED WITH THE PROPOSED ADDITION.
2) THIS PROJECT IS EXEMPT FROM PROVIDING STORMWATER MANAGEMENT AS THE LIMIT OF DISTURBANCE IS 2,700 SF. ANY FUTURE EXPANSION OF THIS PROJECT WHERE THE CUMULATIVE TOTAL IMPERVIOUS AREA INCREASE EXCEEDS 5,000 SF SHALL REQUIRE THAT STORMWATER MANAGEMENT BE PROVIDED.

VEGETATION:
EXISTING VEGETATION WILL BE USED TO SATISFY THE LANDSCAPE REQUIREMENTS IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.

FOREST CONSERVATION:
THE FOREST CONSERVATION OBLIGATION FOR THIS SITE WAS ADDRESSED UNDER SDP-07-006 WITH THE PAYMENT OF A FEE-IN-LIEU FOR 0.42 ACRES OF AFFORESTATION IN THE AMOUNT OF \$9,147.60.

LOT COVERAGE:
SITE AREA: 3.827 ACRES (166,704 SF)
COVERED AREA (EXISTING): 1760 SF = 1.06%
COVERED AREA (PROPOSED): 3,420 SF = 2.05%
GRAVEL AREAS (EXISTING): 44,985 SF = 26.98%

CEMETERY PRESERVATION CERTIFICATE
I/WE OWNER/DEVELOPER CERTIFY THAT THE EXISTING BURIAL GROUNDS HAVE NOT AND WILL NOT BE DISTURBED EXCEPT AS PERMITTED BY STATE LAW.

Charles E. Dorsey **JULY 18, 2016**
NAME DATE
CHARLES E. DORSEY

LEGEND
30' BRL - BUILDING RESTRICTION LINE
30' URL - USE RESTRICTION LINE
LP - LIGHT POLE
[Symbol] - EXISTING WETLANDS
[Symbol] - EXISTING GRAVEL PARKING AND DRIVEWAY
[Symbol] - EXISTING SHADE TREE
[Symbol] - EXISTING SHRUBS
[Symbol] - MAIN ENTRANCE

WP-16-117
MAR 2016
REV. JUN 2015
REV. JUN 2015
REV. JUN 2016

ZONING DISTRICT: RC-DEO (RURAL CONSERVATION - DENSITY EXCHANGE OPTION)

MT. GREGORY UNITED METHODIST CHURCH
TAX MAP 14 - PARCEL 130 GRID 5 & PARCEL 193 GRID 11
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SITE & BUILDING ADDITION

ASH TREE ARCHITECTURE, L.L.C.
ASHRAF SHAKER - ARCHITECT
5114 Dorsey Hill Drive, Suite B, Ellicott City, Maryland 21042
(410) 707-5699