



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

September 28, 2018

Richard Waskey
9012 Furrow Avenue
Ellicott City, MD 21042

RE: WP-18-134 – 10002 Reed Lane

Dear Mr. Waskey:

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

As of the date of this letter, the Planning Director **approved** your request for an alternative compliance of **Section 16.155(a)(1)(ii)** of the Subdivision & Land Development Regulations, which states that a site development plan, approved by the Department of Planning & Zoning, is required for the establishment of a use or change in use, unless the Department of Planning and Zoning determines that the establishment or change in use will cause less than 5,000 square feet of site disturbance, that no significant alteration to access, parking, circulation, drainage, landscaping, structures, or other site features is required, and that the proposed use does not qualify as redevelopment that requires stormwater management in accordance with the design manual.

Approval is subject to the following conditions:

1. Compliance with all conditions outlined in BA-16-027C. Be advised, the conditional use will become null and void unless a building permit conforming to the conditional use plan is obtained within two (2) years (March 19, 2019), and substantial construction in accordance with the building permit is completed within three (3) years (March 19, 2020) from the date of the Decision and Order.
2. The alternative compliance plan exhibit shall serve as the substitute for a site development plan for the change in use. No disturbance is permitted beyond the proposed limit of disturbance (LOD) as shown on the plan exhibit.
3. Revise the plan exhibit per the attached comments from the Division of Land Development and submit a 24" X 36" original signed and sealed mylar with standard SDP signature blocks to DPZ within 45 days for signature and retention (**on or before November 12, 2018**). The associated building permit will not be released until the mylar receives signature approval. Please schedule an appointment with Carol Stirn at 410-313-2350 to submit the original mylar plan exhibit drawing.
4. Landscaping is required to be planted in accordance with the approved plan. This Department will perform an inspection to verify installation of the required plant materials. This inspection will occur **on or about September 28, 2019**. Should your landscaping be installed prior to that date, you may contact this office in writing to request an earlier inspection date. The inspection fee required for this project is **\$100.00**. This fee will be collected at the time of mylar submission.
5. 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:

Requiring a site development plan would create an extraordinary hardship for the applicant. No changes are proposed that would require the review of a site development plan. Only minor exterior modifications are proposed and will be reviewed with the interior renovations as part of the building permit process. Requiring a site development plan for the minor improvements required by the Department of Inspections, Licensing and Permits would likely delay approval for more than six months and cost the developer a large sum of money in consultant and processing fees. The mylar plan exhibit will serve as a suitable substitute for a site development plan since there are no major improvements proposed to the property.

Not Detrimental to the Public Interest/ Will not nullify the intent or purpose of the regulations:

Approval of this alternative compliance request would not be detrimental to the public interest or nullify the intent of the regulations. The proposed plan for the property will maintain a residential character and not change the current atmosphere of the neighborhood. Also, the church services at this location will not be held during peak traffic times. The mylar plan exhibit is sufficient for reviewing the minor changes to the existing gravel lot which will be used to provide adequate onsite parking. The proposed interior renovations will be reviewed as part of the building permit process.

Indicate this alternative compliance 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 alternative compliance approval will remain valid for one year from the date of this letter or as long as a subdivision or site development plan is being actively processed in accordance with the processing provisions of the Regulations.

This requested alternative compliance will remain valid for the time period specified in the conditions of approval.

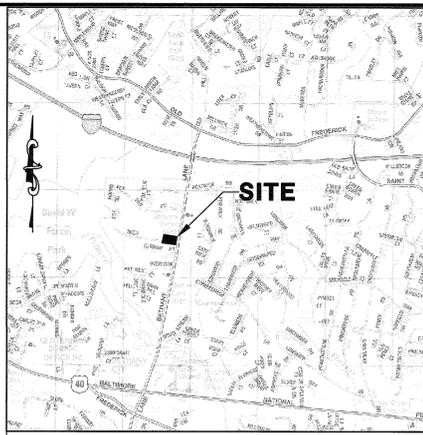
If you have any questions, please contact Justin Schleicher at (410) 313-2350 or email at jschleicher@howardcountymd.gov.

Sincerely,


Kent Sheubrooks, Chief
Division of Land Development

KS/JS

cc: Research
DED
Real Estate Services
MRA
Landscape Coordinator – Jen Wellen



VICINITY MAP SCALE: 1"=2000'
 MAP BOOK (ADC) PAGE 20 GRID B5
 COPYRIGHT ADC THE MAP PEOPLE
 PERMITTED USE NO. 21006237

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 REQUIRED
 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 CONSTRUCTED AFTER OCTOBER 18, 1993
 FROM ADJACENT LOT LINES FOR NON RESIDENTIAL STRUCTURES: 20 FEET
- TOTAL PERCENTAGE OF LOT COVERAGE FOR THE PROPOSED RELIGIOUS FACILITY USE: 6.7% (6,210 SF OF IMPERVIOUS COVERAGE)
- LIMITS OF DISTURBANCE WHICH INCLUDES THE HANDICAP AREA, ENTRY RAMP AND SANITARY SEWER CONSTRUCTION MEASURES 2,480 SF. PARKING LOT IS EXISTING GRAVEL, CONSIDERED IMPERVIOUS BY CODE, AND IS BEING PAVED OVER WITHIN THE CURRENT LIMITS OF PARKING AREA.
- TOPOGRAPHY AND EXISTING FEATURES ARE BASED ON HOWARD COUNTY GIS DATA. DATA HAS BEEN VERIFIED AND ADJUSTED PER SITE VISIT. EXISTING GAS LINES AND FINISHED FLOOR ESTIMATED FROM WATER CONTRACT #44-1787 AND SEWER CONTRACT NUMBER 20-1067. EXISTING SPOT SHOT SHOWN AT CORNER OF HOUSE MEASURED DOWN FROM FINISHED FLOOR AND ESTIMATED BASED ON FINISHED FLOOR ELEVATION.
- THE SITE BOUNDARY, BEARINGS AND DISTANCES ARE BASED ON A LOCATION SURVEY 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.
- EXISTING USE: RESIDENTIAL
- PROPOSED USE: RELIGIOUS FACILITY FOR GATHERINGS.
- ROAD CLASSIFICATIONS OF ADJACENT ROADS
 BETHANY LANE - MINOR ARTERIAL, PUBLIC ROAD
 REED LANE - LOCAL ROAD, PUBLIC ROAD
- PARKING REQUIREMENTS
 REQUIREMENTS FOR RELIGIOUS FACILITIES, STRUCTURES, AND LAND USED FOR RELIGIOUS ACTIVITIES: 10 SPACES PER 1000 SF IN THE ASSEMBLY AREAS
 PARKING PROVIDED = 10 SPACES, (1 TO BE VAN HANDICAP)
 ALLOWED RELIGIOUS FACILITY SIZE BY PARKING PROVIDED - 1,000 SQUARE FEET OF GATHERING SPACE
 THE SITE IS LOCATED ON BETHANY LANE AT THE INTERSECTION OF REED LANE AND BETHANY LANE.
- FOR PROPOSED SANITARY SEWER CROSSING OF COLONIAL PIPELINE, CALL 8-1-1 AT LEAST 48 HOURS IN ADVANCE BEFORE DIGGING. A REPRESENTATIVE FROM COLONIAL PIPELINE COMPANY SHOULD MARK THE EXACT LOCATION OF THE BURIED PIPELINE BEFORE THE CONSTRUCTION OF THE SANITARY HOUSE CONNECTION CROSSING. NO SPECIAL PERMITS ARE REQUIRED AS LONG AS PIPELINE CROSSINGS ARE 2 FEET MINIMUM SEPARATION. IF IT IS EVIDENT THAT THE SEWER LINE WILL BE LESS THAN 2 FEET IN DISTANCE FROM ANY COLONIAL PIPELINE, A LETTER OF PERMISSION WILL BE REQUIRED FROM COLONIAL PIPELINE IN ORDER TO PROCEED.
- THE SITE CURRENTLY CONTAINS NO WOODLAND AND CONSISTS OF VARIOUS SHADE TREES WITHOUT A DEVELOPED UNDERSTORY. NO EXISTING TREES OR WOODLAND ARE TO BE REMOVED WITH THIS PROPOSAL. THE LIMITS OF DISTURBANCE AREA HAS BEEN USED TO DETERMINE THE OBLIGATION FOR THIS CHANGE IN USE. A FOREST CONSERVATION WORKSHEET IS PROVIDED ON SHEET 2 OF THE PLAN SET. DUE TO MINOR OBLIGATION, FOREST CONSERVATION WILL BE DEFERRED AND ADDRESSED IN THE FUTURE UPON FURTHER DEVELOPMENT OF THIS PROPERTY.
- EXISTING TREES WERE FIELD VERIFIED BY MRA ON 8-6-18. WE ARE NOT PROPOSING THE REMOVAL OF ANY EXISTING TREES WITH BA 16-027C AND THE REQUIRED PERIMETER LANDSCAPING IS PROVIDED WITH RETENTION CREDIT FOR EXISTING VEGETATION AS SHOWN ON THE PLAN. PROPOSED LANDSCAPING FULFILLS THE BUFFER REQUIREMENTS FOR THE PARKING AREA TO THE ROADWAY AND ADJACENT PROPERTY.
- EXISTING SEPTIC SYSTEM TO BE ABANDONED. EXISTING SEPTIC TANK TO BE REMOVED OR BACKFILLED. EXISTING STRUCTURE TO BE CONNECTED TO PUBLIC SEWER PRIOR TO USE AND OCCUPANCY.
- CONDITIONAL USE NUMBER APPROVAL DATE BA CASE NUMBER 16-027C AND APPROVED MARCH 19, 2017. CONDITIONS OF APPROVAL AS FOLLOWS:
 1. THE CONDITIONAL USE SHALL BE CONDUCTED IN CONFORMANCE WITH AND SHALL APPLY ONLY TO THE USES AND STRUCTURES AS DESCRIBED IN THE PETITION AND AS DEPICED ON THE AMENDED CONDITIONAL USE PLAN AND NOT TO ANY OTHER ACTIVITIES, USES, STRUCTURES, OR ADDITIONS ON THE PROPERTY.
 2. PETITIONER SHALL COMPLY WITH ALL AGENCY COMMENTS.
 3. LIGHTING SHALL BE RESIDENTIAL IN CHARACTER AND ORIENTED AWAY FROM AREA RESIDENCES AND IN COMPLIANCE WITH COUNTY LIGHTING REGULATIONS.
 4. PETITIONER SHALL OBTAIN ALL REQUIRED PERMITS.
 5. PETITIONER SHALL COMPLY WITH ALL FEDERAL, STATE AND COUNTY LAWS AND REGULATIONS.
 6. ALL EXTERIOR LIGHTING SHALL COMPLY WITH ZONING REGULATIONS SECTION 134, OUTDOOR LIGHTING, OF THE HOWARD COUNTY ZONING REGULATIONS. PROPOSED LIGHTING FOR PARKING: PROHIBIT DARK BRONZE OUTDOOR INTEGRATED LED HIGH-OUTPUT FLOOD LIGHT WITH WALL PACK MOUNT KIT. MODEL# FSN50-PK-WK-BZ.
 PROPOSED LIGHTING FOR ENTRANCE DOOR: EXTERNAL RESIDENTIAL DOWNCAST LIGHTING, TO BE SELECTED BY OWNER.

SPECIFIC CONDITIONAL USE CRITERIA

- MINIMUM LOT SIZE FOR RELIGIOUS FACILITIES, STRUCTURES AND LAND USED PRIMARILY FOR RELIGIOUS ACTIVITIES: ONE ACRE IN R20 ZONE; 1 ACRE PROVIDED ±2.15 ACRES
- STRUCTURES MAY BE ERRECTED TO A GREATER HEIGHT THAN PERMITTED IN THE R20 DISTRICT, PROVIDED THAT THE FRONT, SIDE AND REAR SETBACKS SHALL BE INCREASED ONE FOOT FOR EACH FOOT BY WHICH SUCH STRUCTURE EXCEEDS THE HEIGHT LIMITATION. WE ARE NOT PROPOSING ANY CHANGES TO THE HEIGHT OF THE EXISTING STRUCTURE.
- THE ACCESS TO THE FACILITY SHALL NOT BE ON A DRIVEWAY OR PRIVATE ROAD SHARED WITH OTHER USES.
- OUR DRIVEWAY IS NOT SHARED AND ONLY SERVES THE PROPOSED FACILITY'S PARKING AREA. REED LANE IS A SHARED ROAD
- THE HEARING AUTHORITY MAY APPROVE PARKING FACILITIES WHICH ARE ACCESSORY TO A RELIGIOUS FACILITY AND ARE LOCATED ON A SEPARATE LOT, BUT DO NOT MEET THE LOCATION REQUIREMENTS OF THE PARKING REGULATIONS BY BEING SEPARATED FROM THE RELIGIOUS FACILITY BY A PUBLIC STREET. THE PARKING LOT IS ADJACENT TO STRUCTURE AND IS LOCATED ON THE SAME LOT. NO CHANGES TO THIS LAYOUT ARE PROPOSED.
- THE RELIGIOUS FACILITY WILL NOT BE USED MONDAY THROUGH FRIDAY BETWEEN THE HOURS OF 7:00AM TO 9:00 AM OR BETWEEN 4:00PM TO 6:00PM TO ADDRESS POTENTIAL ADEQUATE PUBLIC FACILITIES ORDINANCE (APFO) ISSUES.

LEGEND

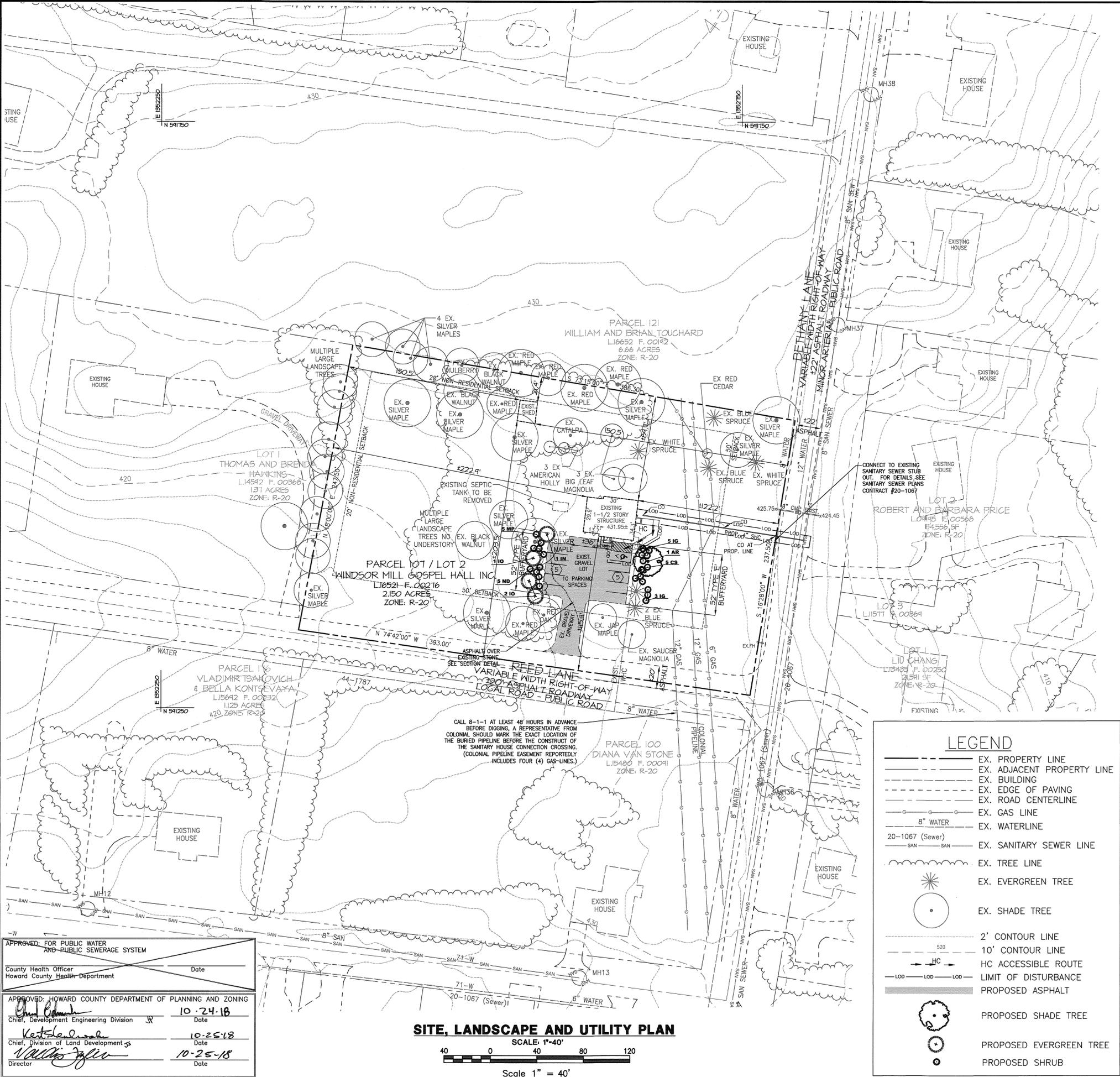
- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- EX. BUILDING
- EX. EDGE OF PAVING
- EX. ROAD CENTERLINE
- EX. GAS LINE
- 8" WATER
- EX. WATERLINE
- 20-1067 (Sewer)
- EX. SANITARY SEWER LINE
- EX. TREE LINE
- EX. EVERGREEN TREE
- EX. SHADE TREE
- 2' CONTOUR LINE
- 10' CONTOUR LINE
- HC ACCESSIBLE ROUTE
- LIMIT OF DISTURBANCE
- PROPOSED ASPHALT
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB

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

PETITIONER
 RICHARD WASKEY
 6741 WHITESTONE ROAD
 BALTIMORE, MD 21207
 PHONE: 410.265.8111
 rwaskey@meausa.com

MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
 14280 PARK CENTER DRIVE
 LAUREL, MD 20707
 (410) 792-9792 / (301) 776-1690
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 MRAGTA.COM
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<p>CONDITIONAL USE PLAN HOWARD COUNTY PARCEL 107 / LOT 2 WP-18-134</p> <p>10002 Reed Lane RELIGIOUS FACILITY/USE</p> <p>TAX MAP 17, GRID 20 COUNCIL DISTRICT 5, ELECTION PRECINCT 2-11 ELLICOTT CITY, MARYLAND</p>		
DATE	REVISIONS	JOB NO.: 19374
5/23/17	INCREASED WIDTH OF SIDEWALK TO 4'	SCALE: 1" = 40'
10/11/2018	ADDED 5'x5' PAD TO FRONT ENTRY	DATE: 10/11/2018
	FOREST CONS. TABULATIONS, DIMENSIONS	DRAWN BY: MAM
		DESIGN BY: MAM
		REVIEW BY: TM
		SHEET: 1 OF 2



SITE, LANDSCAPE AND UTILITY PLAN

SCALE: 1"=40'
 Scale 1" = 40'

APPROVED: FOR PUBLIC WATER AND-PUBLIC SEWERAGE SYSTEM

County Health Officer Howard County Health Department	Date
Approved: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING Chief, Development Engineering Division	10-24-18 Date
Chief, Division of Land Development	10-25-18 Date
Director	10-25-18 Date

P:\PROJ\18374-Reed Lane Plans\18374-CondUsePlan - sheet1.dwg, 10/17/2018 4:35:56 PM, MMSchickel
 1:1, Copyright 2018 Morris & Ritchie Associates, Inc.

LANDSCAPE NOTES

- CONTRACTOR SHALL CONTACT "MISS UTILITY" & SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE PROJECT PRIOR TO INSTALLATION.
- TREES SHALL BE LOCATED A MINIMUM OF 5' FROM SEWER/WATER CONNECTIONS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC AND PRIVATE UTILITIES, WATER AND SEWER LINES.
- CONTRACTOR SHALL SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS NOT TO IMPEDE DRAINAGE.
- ALL TREE PITS ARE TO BE COMPLETELY EXCAVATED IN ACCORDANCE WITH THE PLANTING DETAILS.
- CONTRACTOR MUST CONTACT THE OWNER AT LEAST TEN WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). CONTRACTOR MUST REPLACE ALL DEAD & UNACCEPTABLE PLANTINGS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.
- TREES SHALL BE PLANTED DURING ACCEPTABLE PLANTING SEASONS - BETWEEN MARCH 15 AND MAY 15 AND BETWEEN AUGUST 15 AND NOVEMBER 15 OR AS APPROVED BY OWNERS' REPRESENTATIVE.
- QUANTITIES SHOWN ON THE PLANT LIST ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY AND ARE NOT GUARANTEED TO BE ACCURATE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLAN AND QUANTITIES SHOWN IN THE PLANT LIST, THE QUANTITIES SHOWN ON THE PLAN SHALL APPLY.

- SUBSTITUTIONS:**
NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE PERMITTED WITHOUT WRITTEN AUTHORIZATION OF THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE. THIS SHALL APPLY TO SUBSTITUTIONS OF SPECIES, SIZE AND QUANTITY.
- PLANT QUALITY ASSURANCE:**
- ALL PLANT MATERIAL AND ROOT BALLS SHALL CONFORM TO THE STANDARDS OF NURSERY STOCK AND THE AMERICAN ASSOCIATION OF NURSERMEN.
 - TREES SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL DEVELOPED, DENSELY FOLIATED BRANCHES, AND VIGOROUS, FIBROUS ROOT SYSTEMS.
 - TREES SHALL BE FRESHLY DUG AND NURSERY GROWN. THEY SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT OR PROPERLY ACCLIMATED TO CONDITIONS OF THE LOCALITY OF THE PROJECT.
 - ALL PLANT MATERIAL SHALL BE FREE FROM DEFECTS AND INJURIES AND CERTIFIED BY APPROPRIATE FEDERAL AND STATE AUTHORITIES TO BE FREE OF DISEASE AND INSECT.
 - ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE GOOD QUALITY AND ARE IN HEALTHY GROWING CONDITIONS.
 - THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL, FOR A PERIOD OF ONE (1) FULL YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS, UNSATISFACTORY GROWTH, DISEASE OR DEATH. UNSATISFACTORY, UNHEALTHY, DYING OR DEAD PLANT MATERIAL (IN THE OPINION OF THE LANDSCAPE ARCHITECT) SHALL BE REPLACED WITH THE SAME SIZE AND SPECIES.
 - IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO ADEQUATELY AND PROPERLY MAINTAIN THE LANDSCAPED AREAS, WHICH SHALL INCLUDE WATERING, CLEANING OF WEEDS AND DEBRIS, PRUNING AND TRIMMING, REPLACEMENT OF DEAD OR DISEASED PLANTINGS AND FERTILIZING TO MAINTAIN HEALTHY GROWTH.

- PLANTING LAYOUT APPROVAL:**
THE LANDSCAPE CONTRACTOR SHALL PROVIDE STAKES AND STAKEOUT PLANT LOCATIONS IN THE FIELD. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE SHALL OBSERVE THESE LOCATIONS PRIOR TO COMMENCING PLANT PIT EXCAVATION. THE LANDSCAPE CONTRACTOR SHALL MAKE ANY ADJUSTMENTS AS REQUESTED BY THE LANDSCAPE ARCHITECT.
- TREE PLANTING SOIL:**
- THE LANDSCAPE CONTRACTOR SHALL TEST THE SOIL FOR PH IN A MINIMUM OF THREE LOCATIONS FOR EACH SHRUB BED. A COPY OF THE TEST SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT AND THE CLIENT PRIOR TO PLANTING.
- TREE PLANTING:**
- TREE STAKING AND GUYING SHALL BE DONE PER DETAILS. CONTRACTOR SHALL ENSURE THAT TREES REMAIN PLUMB AND UPRIGHT FOR THE DURATION OF THE GUARANTEED PERIOD. STAKING TO BE REMOVED BY CONTRACTOR.
 - BALLED AND BURLAPPED ROOTS - BURLAP TO BE LOOSEND AND SPREAD AWAY OR CUT FROM ENTIRE TOP OF PLANT BALL. FOLD DOWN WIRE BASKETS OR CUT TOP OF BASKET BELOW SOIL LEVEL. ROOTS OF BARE ROOT PLANTS SHALL BE SPREAD CAREFULLY IN NATURAL POSITION. AMENDED SOIL SHALL BE WORKED AROUND ROOTS.
 - CONTAINER ROOTS - CONTAINERS SHALL BE REMOVED FROM ROOT MASS. LOOSEN THE FIBROUS ROOTS. AMENDED SOIL FOR ALL PLANTS SHALL BE LIGHTLY COMPRESSED TO ELIMINATE AIR POCKETS.
 - FERTILIZER FOR TREES SHALL BE ADDED TO THE PLANTING SOIL PRIOR TO MIXING. FERTILIZER SHALL BE SLOW RELEASE PACKETS OR TABLETS TO BE ADDED DEPENDING ON PLANT SIZE AND GROWER'S RECOMMENDATIONS. THOROUGHLY MIX ALL AMENDMENTS AND EXISTING SOIL PRIOR TO PLACEMENT.
 - PACK SOIL MIX FIRMLY AROUND THE ROOTS TO ELIMINATE AIR POCKETS. WHEN HOLE IS 3/4 FULL WITH SOIL MIX, FLOOD THE HOLE WITH WATER. AFTER DRAINING, FILL HOLE TO THE SURFACE WITH SOIL.
- MULCHING:**
THE LANDSCAPE CONTRACTOR SHALL INSTALL DOUBLE SHREDDED HARDWOOD BARK MULCH TO A DEPTH OF 2-3" UNDER AND SURROUNDING ALL NEW LANDSCAPED MASS PLANTING AREAS TO PROVIDE A UNIFORM AND CONTINUOUS SURFACE AND APPEARANCE BETWEEN AND AROUND ALL PLANT MATERIAL, BUILDING LINES AND PAVED AREAS. IN GENERAL, THIS PERTAINS TO ALL PLANT MATERIAL THAT IS PLANTED CLOSER THAN SIX FEET CENTER TO CENTER.

HOWARD COUNTY SPECIFIC LANDSCAPE NOTES

- AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN, SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.
- THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.

SCHEDULE A PERIMETER LANDSCAPE EDGE		
CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE: NON-RESIDENTIAL	E	D
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	52'	52'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	1 SHADE TREE	1 ORNAMENTAL 2 EVERGREEN
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NONE	NONE
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	1 SHADE 5 EVERGREEN NO SHRUBS	1.3 SHADE NO EVERGREEN 13 SHRUBS
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	1 EXISTING 4 EVERGREEN - 10 SHRUBS	1 SHADE 1 EXISTING - 13 SHRUBS

LANDSCAPE PLANT LIST						
Shade						
AR	1	Acer rubrum 'October Glory' October Glory Red Maple	2-1/2"-3" Cal	B & B	As shown	
Evergreens						
IN	1	Ilex 'Nellee R. Stevens' Nellee R. Stevens Holly	6'-8" Tall	B & B	As shown	
IO	3	Ilex opaca American Holly	6'-8" Tall	B & B	As shown	
Shrubs						
CS	5	Cornus stolonifera Red osier dogwood	24"-30" Tall	Cont	As shown	
IG	8	Ilex glabra 'Compacta' Compact Inkberry	24"-30" Tall	Cont	As shown	
MP	5	Myrica pensylvanica Bayberry	24"-30" Tall	Cont	As shown	
ND	5	Nandina domestica Heavenly bamboo	24"-30" Tall	Cont	As shown	

**FOREST CONSERVATION WORKSHEET
VERSION 1.0
(Enter in Yellow Cells)**

NET TRACT AREA:

A. Total tract area.....= 0.10
 B. Area within 100 year floodplain.....= 0.00
 C. Area to remain in agricultural production.....= 0.00
 D. Net tract area.....= 0.10

LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)

Input the number "1" under the appropriate land use zoning, and limit to only one entry.

ARA	MDR	IDA	HDR	MPD	CIA
0	0	0	1	0	0

E. Afforestation Threshold.....= 15% x D = 0.00
 F. Conservation Threshold.....= 20% x D = 0.00

EXISTING FOREST COVER:

G. Existing forest cover (excluding floodplain).....= 0.00
 H. Area of forest above afforestation threshold.....= 0.00
 I. Area of forest above conservation threshold.....= 0.00

BREAK EVEN POINT (BEP):

J. Forest retention above threshold with no mitigation (BEP).....= 0.00
 K. Clearing permitted without mitigation.....= 0.00

PROPOSED FOREST CLEARING:

L. Total area of forest to be cleared.....= 0.00
 M. Total area of forest to be retained.....= 0.00

PLANTING REQUIREMENTS:

N. Reforestation for clearing above conservation threshold.....= 0.00
 P. Reforestation for clearing below conservation threshold.....= 0.00
 Q. Credit for retention above conservation threshold.....= 0.00
 R. Total reforestation required.....= 0.00
 S. Total afforestation required.....= 0.00
 T. Total reforestation and afforestation required.....= 0.00

NOTE: DUE TO MINOR OBLIGATION, FOREST CONSERVATION WILL BE DEFERRED AND ADDRESSED IN THE FUTURE UPON FURTHER DEVELOPMENT OF THIS PROPERTY.

ORDER

Based upon the foregoing, it is this 19th day of March 2017, by the Howard County Board of Appeals Hearing Examiner, ORDERED:

That the Petition of Richard Waskey, Trustee for Windsor Mill Gospel Hall, Inc., Bethany Lane for a religious facility conditional use in an R-20 (Residential: Single) Zoning District, is hereby GRANTED.

Provided, however, that:

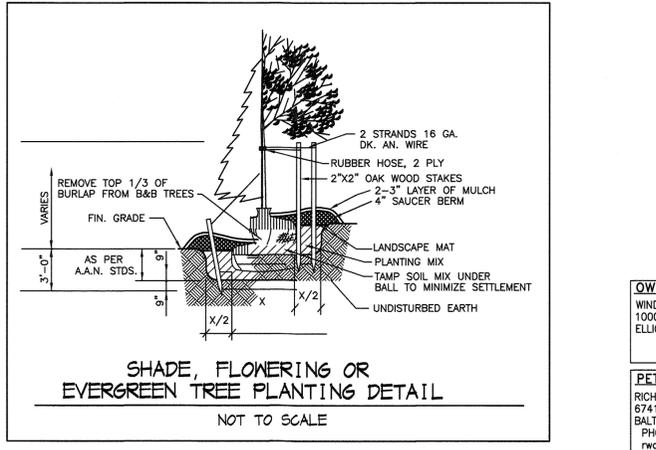
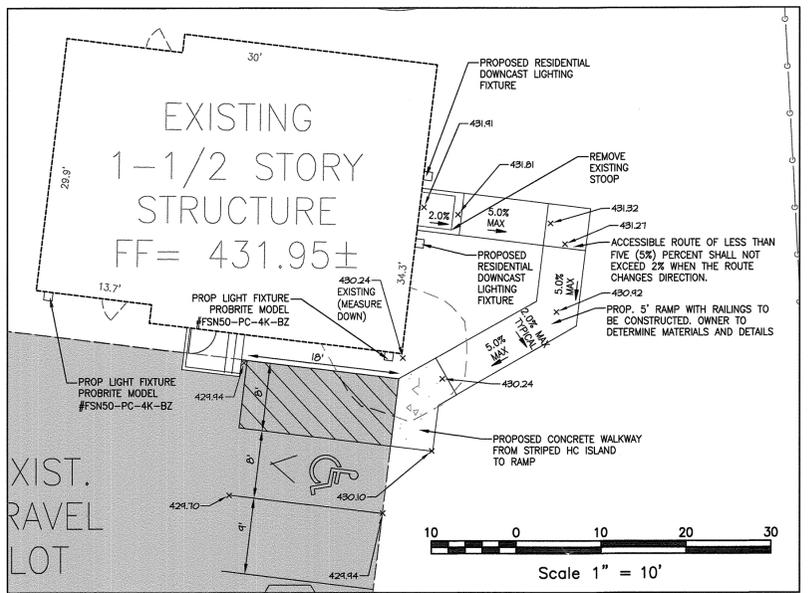
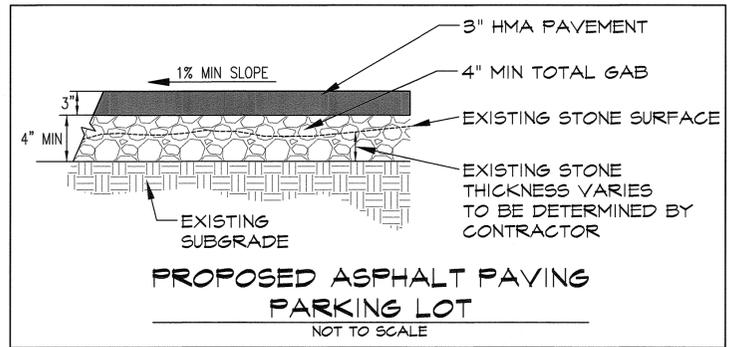
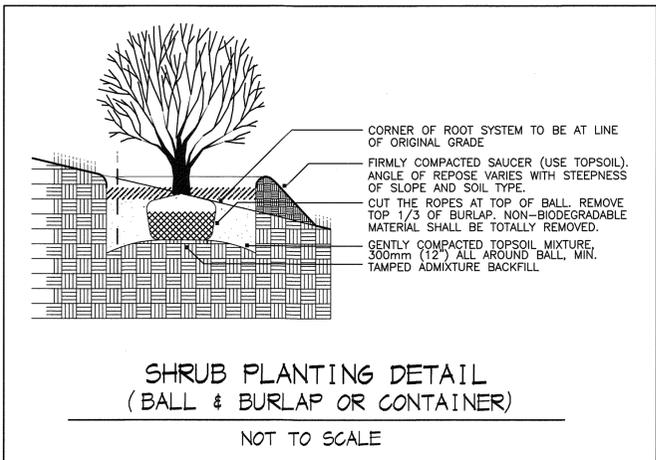
- The Conditional Use shall be conducted in conformance with and shall apply only to the uses and structures as described in the petition and as depicted on the Amended Conditional Use Plan and not to any other activities, uses, structures, or additions on the Property.
- Petitioner shall comply with all agency comments.
- Lighting shall be residential in character and oriented away from area residences and in compliance with county lighting regulations.
- Petitioner shall obtain all required permits.
- Petitioner shall comply with all federal, state and county laws and regulations.

HOWARD COUNTY BOARD OF APPEALS
 HEARING EXAMINER

 Michèle L. LaFaire

Date Mailed: 3/20/17

Notice: A person aggrieved by this decision may appeal it to the Howard County Board of Appeals within 30 days of the issuance of the decision. An appeal must be submitted to the Department of Planning and Zoning on a form provided by the Department. At the time the appeal decision is filed, the person filing the appeal must pay the appeal fees in accordance with the current schedule of fees. The appeal will be heard de novo by the Board. The person filing the appeal will bear the expense of providing notice and advertising the hearing.



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEM

County Health Officer
 Howard County Health Department

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 10-24-16
 Chief, Division of Land Development 10-25-16
 Director 10-25-16

MORRIS & RITCHEY ASSOCIATES, INC.
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 FAX: (410) 792-7395
 MRAGTA.COM
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MRA

MD PROFESSIONAL CERTIFICATION
 MICHAEL A. MITCHELL, RLA
 LICENSE NO.: 3111
 EXPIRATION DATE: 11/21/2019

CONDITIONAL USE PLAN
 HOWARD COUNTY
 PARCEL 107 / LOT 2
 WP-18-134

10002 Reed Lane
 RELIGIOUS FACILITY/USE
 TAX MAP 17, GRID 20
 COUNCIL DISTRICT 5, ELECTION PRECINCT 2-11
 ELLICOTT CITY, MARYLAND

DATE	REVISIONS	JOB NO.:
5/23/17	INCREASED WIDTH OF SIDEWALK TO 4', ADDED 5'x5' PAD TO FRONT ENTRY	19374 SCALE: 1" = 40' DATE: 10/17/2018
10/11/2018	FOREST CONS. TABULATIONS, DIMENSIONS	DRAWN BY: MAM DESIGN BY: MAM REVIEW BY: TM
		SHEET: 2 OF 2

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@meauso.com