

12/30/97 T/C W/C. REID: WHERE'S W/S AB? 9/70

HE WILL INVESTIGATE

4 CALL BACK

MR



**HOWARD COUNTY HEALTH DEPARTMENT**

Joyce M. Boyd, M.D., County Health Officer

June 3, 1997

**MEMORANDUM**

TO: Cindy Hamilton, Planner II  
Division of Land Development

FROM: Mark Rifkin *MR*  
Water and Sewerage Program

RE: WP-97-128  
South Hanover Road Property

COMMENTS: Granting requested waiver would not be recommended.

County records do not indicate that this property is connected to public sewerage, and no septic system is shown on the waiver exhibit plan. This property should be connected to public sewerage prior to consideration of any addition, change in use or increase in flow.

The engineer should submit a schedule for proper well and septic system abandonment prior to next project submittal.

It is unknown if the proposal is intended to be a wholesale or retail food operation. Proposed wholesale food operations are subject to review by the Division of Food Control of the Maryland Department of Health and Mental Hygiene. Proposed retail food operations are subject to review by the Howard County Health Department Food Protection Program. The appropriate review must be completed prior to building permit approval.

*John Minor (Ecodynamics) completed Phase I - passed no contam. 8/21/97 MR*

The existing use and location of the property generate concerns regarding potential soil contamination and underground storage tanks, which are to be resolved with Bert Nixon of the Howard County Health Department Community and Environmental Health Services Program prior to building permit approval.

*MTG W/ J. PAREKH TO REVIEW ABOVE DETAILS. PUB SEWER TO BE CONN FOR EX. DWELLING. ~~SUGGESTED~~ HE REPORTED MR BP TO BE APPLIED FOR ONLY FOR S/HELL ADDITION W/R. BANES cc: Robert Banes Bert Nixon File I SUGGESTED CONTACT BE MADE W/DMMH MR 6/18*



Health

RIEMER MUEGGE  
& ASSOCIATES INC

ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING

July 8, 1997

Mr. Richard Blood  
Division of Land Development  
3430 Court House Drive  
Ellicott City, Maryland 21043

Re: South Hanover Road Property  
Parcel 297, WP-97-128  
Our Project #97155

Dear Mr. Blood:

Enclosed for approval are six (6) prints of a revised waiver petition exhibit. The following are in response to comments received from the various agencies.

**Department of Inspections, Licenses and Permits (dated May 28, 1997)**

- 1a-c Enclosed is a plan addressing the handicap parking and access. We have provided spot elevations, the location of the door access and the van-accessible parking space with signage.
2. Done.
3. Done.

**Howard County Health Department (dated June 3, 1997)**

Per our meeting with Mark Rifkin, since we are proceeding with a shell permit only, the issue of State Health Department approval does not apply. The developer is aware that the tenant improvement plans will need to address State Health Department requirements. As shown, we are proposing a hook-up to the public water and sewer. Abandonment of the existing septic will occur prior to commencement of construction. It is also understood that prior to tenant improvement permits, investigation concerning soil contamination and extent of storage tanks will be completed. Based on this discussion, the Howard County Health Department may approve the site plan waiver. *and well as agreed to w/lay P. of Reimer*

**Development Engineering Division**

Per our meeting with Chuck Dammers, stormwater management is not an issue at this stage, but will be addressed at time of ultimate site development. The water and sewer lines are labeled. The gravel lot is of undetermined age.

If you need additional information, please call us.

Very truly yours,

RIEMER MUEGGE & ASSOCIATES, INC.

*Chris J. Reid*  
Chris J. Reid, P.E.  
Project Manager

CJR/mm  
Enclosure

cc: Wade Minor  
Chris Lester

1971-1972

# RIEMER MUEGGE & ASSOCIATES INC

ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING

---

## **WAIVER PETITION SOUTH HANOVER ROAD PROPERTY Tax Map 38, Parcel 297**

### **Howard County Subdivision and Land Development Regulations**

**Section 16.155(a)(1)(ii):**                      **which requires a site development plan for non-residential changes in use unless the Department of Planning and Zoning determines that less than 5000 square feet of site disturbance and no significant alteration to access, parking, circulation, drainage, landscaping, structures, or other site features are required.**

### **BACKGROUND**

The owner of the South Hanover Road property, Eugene Leager, is proposing to change the use of the site from storage of used automobiles to an office and storage facility for food items, specifically fish. There is a structure on the existing site which will remain. A 2832 square foot addition will be added to the existing structure, and a loading dock will be added. The interior of the structure will be used as an office and refrigerated area for the storage of fish. Less than 5,000 square feet will be disturbed, and the new additions will not encroach within the building restriction lines as established in the Howard County Zoning Regulations.

OE #1 01 01 01 01 01

01 01 01 01 01 01

## JUSTIFICATION

1. The request to waive the required Site Development Plan serves to avoid unnecessary expenses and process/production time by Howard County officials, private consultants, and the property owner in preparing and reviewing plans for the minimal amount of change to the site that is proposed. Less than 5,000 square feet will be disturbed and all of the additions to the existing building will be within the building restriction lines. Access will remain via Smith Avenue. No additional parking or driveway paving will be added.
2. The intent of the Regulations are served to a greater extent through approval of this waiver request in that this request and the accompanying plan exhibit describe the proposed improvements to the site to the extent necessary to understand that major alterations are not to occur to the site, and that the health, safety, and general welfare of the residents of the county will not be jeopardized by this waiver request.
3. Approval of this request will not be detrimental to the public interest. The site is surrounded by R-12 zoning. The change in use from storing old automobiles to a business office and food storage facility is an improvement to the property. Preparation of an SDP will not provide any further information than what will be required through the building permit process.
4. Approval of this waiver will not nullify the intent of the Regulations because this waiver request and plan exhibit fully describe the minimal disturbance to the site and the proposed change in use. It further serves to minimize the expense and time that would be required to prepare a site development plan.



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

Date: 2/19/97

Planning Board 4/10/97 Board of Appeals 4/24/97 Zoning Board \_\_\_\_\_

Petition No. BA 96-64E&V Map No. 38 Block 9 Parcel 188 & 789 Lot \_\_\_\_\_

Return comments by 3/24/97 to Comprehensive Planning and Zoning Administration.

Location of Property: E side of Hanover Road (6096 Hanover Rd)

Applicant: Chun Chong You & Myung Ae You, t/a Ban Suk Presbyterian Church of America

Applicant's Address: 322 Macintosh Drive, Glen Burnie, MD 21061

Owner: (if other than applicant) Hilda Baker

Owner's Address: 6095 Hanover Road, Hanover, MD 21076

Petition: Special exception for a religious facility and variance to reduce the 20' setback from the eastern property line to 10' and reduce the 20' use setback from 20' to 5'.

\*\*\*\*\*

TO:

<u>          </u>	Department of Education
<u>          </u>	Bureau of Environmental Health
<u>          </u>	Development Engineering Division
<u>          </u>	Department of Inspections, Licenses and Permits
<u>          </u>	Department of Recreation and Parks
<u>          </u>	Department of Fire and Rescue Services
<u>          </u>	State Highway Administration
<u>          </u>	Mark Paterni, Howard County Police Department
<u>          </u>	James Irvin, Department of Public Works
<u>          </u>	MD Depart. of Human Resources, Fran Sterner (child day care)
<u>          </u>	Office on Aging, Debra Lewis (senior assisted living)
<u>          </u>	Police Department, Animal Control, Brenda Purvis (kennels)

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

RECEIVED  
FEB 26 1959  
P 1:59

**SPECIAL EXCEPTION PETITION  
TO THE HOWARD COUNTY BOARD OF APPEALS**

96 DEC 30 PM 4: 29

For DPZ office use only:  
CASE NO. DP96-642W  
DATE FILED 12/30/96  
DATE ACCEPTED \_\_\_\_\_  
FOR SCHEDULING \_\_\_\_\_

1. PETITIONER'S NAME Chun Chong You & Myung Ae You  
TRADING AS (IF APPLICABLE) Ban Suk Presbyterian Church of America  
ADDRESS 322 Macintosh Drive, Glen Burnie, Maryland 21061  
PHONE NO. (W) 410 768-8021 (H) \_\_\_\_\_

2. COUNSEL FOR PETITIONER Ronald L. Spahn  
COUNSEL'S ADDRESS 5401 Twin Knolls Road, Suite 7, Columbia, MD 21045  
COUNSEL'S PHONE NO. (410) 992-9700

3. PROPERTY IDENTIFICATION:

ADDRESS OF SUBJECT PROPERTY 6095 Hanover Road  
Hanover, MD 21076

TOTAL ACREAGE OF PROPERTY 4.37 + acres

PROPERTY LOCATION:

ELECTION DISTRICT: 1st ZONING DISTRICT: R-12  
TAX MAP # 38 BLOCK # 9 PARCEL/LOT # 188 and 789  
SUBDIVISION NAME (if applicable): n/a

4. PETITIONER'S INTEREST IN SUBJECT PROPERTY:

☐ OWNER (including joint ownership) ☒ OTHER (describe and  
give name and address of owner) Contract purchaser  
Hilda M. Baker  
6095 Hanover Rd., Hanover, MD 21076

If the Petitioner is not the owner of the subject property,  
documentation from the owner authorizing the petition must  
accompany this petition.

Go to page 2.

PLEASE READ CAREFULLY  
DATA TO ACCOMPANY PETITION:

5. SPECIAL EXCEPTION PLAN:

If the petition is approved, the special exception plan, subject to modifications and conditions required by the Board of Appeals, will be made a part of the Board's Decision and Order. The special exception 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 property.
- ☐ (d) Scale of plan.
- ☐ (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 any adjoining property as necessary for proper examination of the petition.
- ☐ (h) Location of well and private sewerage easement area, if property is to be served by private water and sewer.
- ☐ (i) Election District in which the subject property is located.
- ☐ (j) Tax Map and parcel number on which the subject property is located.
- ☐ (k) Name of local community in which the subject property is located or name of nearby community.
- ☐ (l) Name and mailing address of the petitioner.
- ☐ (m) Name and mailing address of attorney, if any.
- ☐ (n) Name and mailing address of property owner.
- ☐ (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.
- ☐ (q) Ownership of effected roads.
- ☐ (r) A detailed description of all exterior building materials for all proposed structures.
- ☐ (s) Any other information as may be necessary for full and proper consideration of the petition.

Go to page 3.

6. SPECIAL EXCEPTION REQUEST.

The undersigned hereby petition the Board of Appeals for approval of a special exception under section(s) #131,N.45 of the Zoning Regulations for the following use: church with sancutary,  
Religious facility

7. DESCRIPTION OF PROPOSED USE:

The following items are intended to be answered by summary statements; the answers may be given below or attached to this petition form if additional space is needed:

A) The present use of the subject property: See attached

B) The specific proposed use of the subject property: See attached

C) A detailed description of the proposed use, including, where applicable: types of activities; hours of operation; number of employees, occupants, and customers; quantity and types of vehicles: See attached.

D) Additional information which will be needed to determine whether the special exception complies with the specific requirements of the applicable subsection within section 131.N. of the Zoning Regulations: See Attached.

Go to page 4.

E) How will the special exception affect the adjacent and vicinal properties? See Attached.

---

F) Any other factors which the Petitioner desires the Board to consider: See Attached.

---

---

8. PRIOR PETITIONS:

Has any petition for the same, or substantially the same, special exception as contained herein for the same property as the subject of this petition been disapproved by the Board of Appeals 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 setting forth new and different grounds on which re-submittal is based must be attached.

ADDITIONAL MATERIAL, FEES, POSTING AND ADVERTISING.

A) If desired, supplemental pages may be attached to the petition. The following number of petitions, plans and supplemental pages must be submitted: .

28 copies if the subject property adjoins a State road.  
24 copies if the subject property adjoins a County road.

B) The undersigned 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 Board of Appeals in connection with the filing of this petition.

The undersigned agrees to pay all costs in accordance with the current schedule of fees.

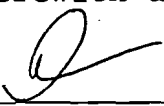
Go to page 5.

The undersigned also agrees to properly post the property at least thirty (30) days immediately prior to the hearing and to maintain the property posters as required and submit an affidavit of posting at, or before the time of the hearing. The undersigned also agrees to insert legal notices, to be published one (1) time in at least two (2) newspapers of general circulation in Howard County, as prepared and approved by the Department of Planning and Zoning, within at least thirty (30) days prior to the hearing, and to pay for such advertising costs; and further 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.

9. SIGNATURES.

The undersigned hereby affirms that all of the statements and information contained in, or filed with, this petition are true and correct.

The undersigned has read the instructions on this form, filing herewith all of the required accompanying information.

  
\_\_\_\_\_  
Signature of Attorney

  
\_\_\_\_\_  
Signature of Petitioner

  
\_\_\_\_\_  
Signature of Petitioner

For DPZ office use only: (Filing fee is \$650.00 plus \$15.00 per poster)

Hearing fee: \$ \_\_\_\_\_

Poster fee: \$ \_\_\_\_\_

TOTAL: \$ \_\_\_\_\_

Receipt No. \_\_\_\_\_

(Make checks payable to "Director of Finance")

Go to page 6.

10. PETITIONERS MUST INITIAL ONE OF THE FOLLOWING:

*CCY*  
*6/11/11* I wish to have a hearing date set by the Board of Appeals as soon as possible. I understand that the scheduled hearing date may be several months from now. I also understand that once a hearing date has been set, I cannot request a postponement or continuance, absent any extraordinary circumstances as determined by the Board.

I wish to have the Board of Appeals wait until after receiving the Planning Board recommendation before scheduling a hearing date for my case. By so doing, I may be allowed a postponement or continuance in order to amend and resubmit my petition if the petition receives an unfavorable recommendation. This resubmission would be made to the Department of Planning and Zoning and to the Planning Board. Postponement or continuance of the Planning Board meeting will allow consideration of an amended petition by the Planning Board and other County agencies.

11. GENERAL STANDARDS:

Petitioner must note that in addition to the specific requirements of the appropriate subsection within section 131.N of the Zoning Regulations, that special exceptions within residential developments in the R-ED, R-SC, R-SA-8, R-A-15, R-MH or R-VH districts are subject to the standards enumerated in section 131.C. All requests for special exceptions must meet the following general standards set forth in section 131.B. of the Zoning Regulations for approval:

1. The location and size of the use, the nature and intensity of the operation involved in (or conducted in connection with) the use, the size of the site in relation to the use, and the location of the site with respect to the streets giving access to the site are such that the use will be in harmony with the land uses and policies indicated in the Howard County General Plan for Howard County for the district in which it is located.

2. The use will not adversely affect vicinal properties.

3. The location, nature and height of structures, walls and fences, and the nature and extent of the landscaping on the site are such that the use will not hinder or discourage the development and use of adjacent land and structures.

4. Parking areas will be of adequate size for the particular use and will be properly located and suitably screened from adjoining residential uses, and the ingress and egress drives will be laid out so as to achieve even maximum safety.

5. If a special exception use is combined with other special exception uses or permitted uses on a site, the overall intensity and scale of uses on the site is appropriate given the adequacy of proposed buffers and setbacks and the land uses indicated in the General Plan for the site and surrounding properties.

ZB or BA CASE # \_\_\_\_\_  
PETITIONER Chun Chong You and Myung Ae You  
ADDRESS 322 Macintosh Drive, Glen Burnie, Maryland 21061

Affidavit made pursuant to the pertinent provisions of Title 22 of the Howard County Code as amended.

THE UNDERSIGNED DOES HEREBY DECLARE THAT NO OFFICER OR EMPLOYEE OF HOWARD COUNTY, WHETHER ELECTED OR APPOINTED, HAS RECEIVED PRIOR HERETO OR WILL RECEIVE SUBSEQUENT HERETO, ANY MONETARY OR MATERIAL CONSIDERATION, ANY SERVICE OR THING OF VALUE, DIRECTLY OR INDIRECTLY, UPON MORE FAVORABLE TERMS THAN THOSE GRANTED TO THE PUBLIC GENERALLY IN CONNECTION WITH THE SUBMISSION, PROCESSING, ISSUANCE, GRANT OR AWARD OF THE WITHIN APPLICATION OR PETITION IN ZB OR BA CASE # \_\_\_\_\_ FOR A ZONING CHANGE AS REQUESTED.

I, WE, DO SOLEMNLY DECLARE AND AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE CONTENTS OF THE AFOREGOING AFFIDAVIT ARE TRUE AND CORRECT TO THE BEST OF MY, OUR, KNOWLEDGE, INFORMATION AND BELIEF.

Witness

Witness

Witness

Signature

Date

Signature

Date

Signature

Date



ATTACHMENT TO SPECIAL EXCEPTION PETITION

7.A. Residence

7.B. The property is to be used for a religious facility. The church will convert the present house into a sanctuary with classrooms and residence for the pastor. The lower level of the house, which has a walkout entrance, will be divided into a sanctuary and class rooms for the children. The basement contains about 2250 square feet of space. The lower level has plumbing, which will allow the church to have kitchen and bathroom facilities on that level. The parking facilities shown on the plat will be built to accommodate the membership and will be expanded when the permanent facility is constructed. The pastor will live in the upstairs of the existing building. This arrangement is anticipated to be temporary until sufficient funds and membership allows the church to build the permanent facility shown on the plat. The existing house will then revert to a residence.

7 C. The existing facility will be used as a sanctuary for services with a Sunday School and the Pastor's residence. In addition, the facility will be used by study groups. Services will be held on Sunday morning and one or two evenings during the week. Sunday services will be from about nine a.m. till one p.m. Occasional evening services and studies will be from about seven p.m. till nine p.m.. The only employee will be the pastor. The vast number of vehicles will be passenger vehicles bringing members to church or classes with an occasional trucks making a delivery. The average vehicle will contain three passengers or a maximum of about 25 vehicles at Sunday services. Study groups will have less participants and less vehicles. When the church is built out about 76 cars at a maximum on Sundays. The church anticipates the initial membership to be between 65 and 75 members including children. The church's goal is 250 members including children.

The church anticipates when the new building is completed, more services would be held and greater use of the building for adult studies, Sunday school and social functions. The church use would be extended till about 4 p.m. on Sunday and one more evening per week. Social functions would be predominantly on Saturday Evening from 7 p.m. to 11 p.m..

7 D. The existing building, the proposed building and the parking lot are all within the building setbacks as shown on the plat. The proposed building's height is within the zoning bulk regulations for the R.-12 district. The land has no steep slopes, wetlands or hundred year flood plain. Hanover road immediately adjacent has no dangerous curves or other characteristics to make ingress and egress dangerous for vehicles coming from or to the property or on Hanover Road. Adequate screening will be provided. The property is served by water and sewer.

7 E. The Special Exception will not adversely effect the



adjacent and vicinal properties nor will the development hinder or discourage the development and use at the adjacent land and structures. During the first phase, the only addition will be a small parking lot ,which will be screened by trees and vegetation. The second phase, will only add parking places and the new sanctuary, which will attractively blend into the landscape. The traffic generated by the church will be during low travel times, especially Sunday morning.

7 F. the petitioners request the special exception be divided into two development stages. The first stage is the conversion of the existing house and the partial parking lot. The second phase is the extension of the parking lot and the building of the sanctuary. Petitioners request that they be given four (4) years to start the second phase.



December 13, 1996

Ronald L. Spahn  
Spahn, Harvis, Greenberg & Broida  
5401 Twin Knolls Road, Suite 7  
Columbia, MD 21045

RE: 6095 Hanover Road

Dear Mr. Spahn,

I, the owner of 6095 Hanover Road do hereby give the Ban Suk Presbyterian Church and the contract purchasers, Chun Chang You and Myung Ae You the right to file for a special exception for a religious facility.

If you should have any questions please contact my real estate agents, Sue Zitzer and Janice Kellner at 410-461-6066.

Very truly yours,

A handwritten signature in cursive script that reads "Hilda M. Baker".

Hilda M. Baker



RESIDENTIAL DISTRICT VARIANCE PETITION  
TO THE HOWARD COUNTY BOARD OF APPEALS

For DPZ office use only:  
CASE NO. OP 94-69251  
DATE FILED 12/20/96  
DATE ACCEPTED \_\_\_\_\_  
FOR SCHEDULING \_\_\_\_\_

1. PETITIONER'S NAME Chun Chong You & Myung Ae You  
TRADING AS (IF APPLICABLE) Ban Suk Presbyterian Church of America  
ADDRESS 322 Macintosh Drive, Glen Burnie, Maryland 21061  
PHONE NO. (W) (410) 768-8021 (H) \_\_\_\_\_

2. COUNSEL FOR PETITIONER Ronald L. Spahn  
COUNSEL'S ADDRESS 5401 Twin Knolls Road, Suite 7, Columbia, MD 21045  
COUNSEL'S PHONE NO. (410) 992-9700

3. PROPERTY IDENTIFICATION:  
ADDRESS OF SUBJECT PROPERTY 6095 Hanover Road  
Hanover, MD 21076  
TOTAL ACREAGE OF PROPERTY 4.37 + acres  
PROPERTY LOCATION:  
ELECTION DISTRICT: 1st ZONING DISTRICT: R-12  
TAX MAP # 38 BLOCK # 9 PARCEL/LOT # 188 and 789  
SUBDIVISION NAME (if applicable): n/a

4. PETITIONER'S INTEREST IN SUBJECT PROPERTY:  
☐ OWNER (including joint ownership) ☒ OTHER (describe and  
give name and address of owner) contract Purchaser  
Hilda Baker  
6095 Hanover Road, Hanover, MD 21076

If the Petitioner is not the owner of the subject property,  
documentation from the owner authorizing the petition must  
accompany this petition.

**NOTE:** Completed petition forms must be submitted before the  
first day of the month in order to be heard on the last Tuesday  
of the Month. Incomplete petitions may result in postponement.

The Board of Appeals may, at its discretion, refer a  
variance petition in a residential district to the Planning Board  
for review and a recommendation.

Go to page 2.

PLEASE READ CAREFULLY  
DATA TO ACCOMPANY PETITION:

5. VARIANCE PLAN.

No application for a variance shall be considered complete unless the plan indicates the required setback or other requirement, and the requested variance from the subject setback or other requirement. The submitted plans shall be folded to approximately 8 1/2 x 14 inches.

**The 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 property.
- ☐ (d) Scale of plan.
- ☐ (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 any adjoining property as necessary for proper examination of the petition.
- ☐ (h) Location of well and private sewerage easement area, if property is to be served by private water and sewer.
- ☐ (i) Election District in which the subject property is located.
- ☐ (j) Tax Map and parcel number on which the subject property is located.
- ☐ (k) Name of local community in which the subject property is located or name of nearby community.
- ☐ (l) Name and mailing address of the petitioner.
- ☐ (m) Name and mailing address of attorney, if any.
- ☐ (n) Name and mailing address of property owner.
- ☐ (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.
- ☐ (q) Ownership of affected roads.
- ☐ (r) A detailed description of all exterior building materials for all proposed structures.
- ☐ (s) Any other information as may be necessary for full and proper consideration of the petition.

Go to page 3.

6. OTHER DATA TO ACCOMPANY PETITION.

The Petitioner must also submit with the petition an area location map (tax map) of the subject property, indicating the street address of the site, the zoning district of the site and the zoning district of all adjacent properties.

7. VARIANCE REQUEST.

The undersigned hereby petition the Board of Appeals for a variance from the requirement(s) of section 109D4, C, 3, of the Zoning Regulations to: (describe) reduce the set back of 20 feet on the eastern property line (rearline) from 20 to 10 feet approximately 60'. To reduce the proposed interior driveway from 20' to 5' for approximately 250' setback.

A) Describe why the Zoning Regulations in question would result in practical difficulties or unnecessary hardships in complying strictly with the bulk requirements:

(x) narrowness, (x) shallowness, (x) shape, ( ) topography, ( ) other; explain: see attached.

---

---

B) If exceptional narrowness, shallowness or shape of the property is claimed, give the date of the recording of the plat of present subdivision, if any: \_\_\_\_\_; or if property is not subdivided, give the date on which a deed conveying the identically bounded tract was first recorded: in liber 424, folio 499 and liber 1499, folio 162.

---

C) The intended use of the property, in the event the petition is granted: church & parsonage and lots

---

D) Any other factors which the Petitioner desires to have considered: See attached.

---

---

---

Go to page 4.

E) Explain why the requested variance is the minimum necessary to afford relief: see attached.

---

F) Is the property connected to: public water?: Y x N  
public sewer?: Y x N

G) If the requested variance is granted, would it impact the water and/or septic/sewer on the site? Y N x

H) If the requested variance is granted, would it increase the intensity of uses on the site? Y x N; if yes, explain: See special exceptions application.

---

I) If the requested variance is granted, would it increase traffic to or from the site? Y N x; if yes, explain: An existing driveway is already in place. This would be used for the lots to be subdivided. However, the church requested in the Special exceptions would increase the traffic to and from the site.

J) Describe in detail (i.e. width, type of paving, etc.) all means of vehicular access onto the site: paving will P-2 and meet the Howard County requirements and is 24 feet wide.

---

K) Describe the topography of the site: gently sloping down from the front to the rear of the lot.

---

L) Will the existing or proposed structure be visible from adjacent properties? Y x N; if yes, describe any proposed buffering or landscaping: Lot buffer is to be in accordance with type "C" buffer.

---

Go to Page 5

M) Describe any existing buffering or landscaping: \_\_\_\_\_  
See plat for existing tree lines

---

---

8. PRIOR PETITIONS. Has any petition for the same, or substantially the same, variance as contained herein for the same property as the subject of this petition been disapproved by the Board of Appeals within twenty four (24) months of the date of this petition?

( ) YES (x) NO If yes, and six (6) months have elapsed since the last hearing, an affidavit setting forth new and different grounds on which re-submittal is based must be attached.

8. ADDITIONAL MATERIAL, FEES, POSTING, AND ADVERTISING:

A) If desired, supplemental pages may be attached to the petition. The following number of petitions, plans and supplemental pages must be submitted:

23 copies if the subject property adjoins a State road.  
19 copies if the subject property adjoins a County road.

B) The undersigned agrees to furnish such additional plats, plans, reports or other material as may be required by the Department of Planning and Zoning and/or the Board of Appeals in connection with the filing of this petition.

The undersigned agrees to pay all costs in accordance with the current schedule of fees.

The undersigned also agrees to properly post the property at least fifteen (15) days prior to the hearing and to maintain the property posters as required and submit an affidavit of posting at, or before the time of the hearing. The undersigned also agrees to insert legal notices, to be published one (1) time in at least two (2) newspapers of general circulation in Howard County, as prepared and approved by the Department of Planning and Zoning, within at least fifteen (15) days prior to the hearing, and to pay for such advertising costs; and further 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.

Go to page 5.

9. SIGNATURES.

The undersigned hereby affirms that all of the statements and information contained in, or filed with, this petition are true and correct.

The undersigned has read the instructions on this form, filing herewith all of the required accompanying information.

Chen Chan Ya Myung Yuen  
Signature of Petitioner

[Signature]  
Signature of Attorney

---

For DPZ office use only: (Filing fee is \$450.00 plus \$15.00 per poster.)

Hearing fee: \$ \_\_\_\_\_

Poster fee: \$ \_\_\_\_\_

TOTAL: \$ \_\_\_\_\_

Receipt No. \_\_\_\_\_

(Make checks payable to "Director of Finance")

---

Go to page 7

2B or BA CASE # \_\_\_\_\_

PETITIONER

Chun Chong You & Myung Ae You

Trading as

Ban Suk Presbyterian Church of America

ADDRESS

6095 Hanover Road, Hanover, Maryland 21076

Affidavit made pursuant to the pertinent provisions of Title 22 of the Howard County Code as amended.

THE UNDERSIGNED DOES HEREBY DECLARE THAT NO OFFICER OR EMPLOYEE OF HOWARD COUNTY, WHETHER ELECTED OR APPOINTED, HAS RECEIVED PRIOR HERETO OR WILL RECEIVE SUBSEQUENT HERETO, ANY MONETARY OR MATERIAL CONSIDERATION, ANY SERVICE OR THING OF VALUE, DIRECTLY OR INDIRECTLY, UPON MORE FAVORABLE TERMS THAN THOSE GRANTED TO THE PUBLIC GENERALLY IN CONNECTION WITH THE SUBMISSION, PROCESSING, ISSUANCE, GRANT OR AWARD OF THE WITHIN APPLICATION OR PETITION IN 2B OR BA CASE # \_\_\_\_\_ FOR A ZONING CHANGE AS REQUESTED.

I, WE, DO SOLEMNLY DECLARE AND AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE CONTENTS OF THE AFOREGOING AFFIDAVIT ARE TRUE AND CORRECT TO THE BEST OF MY, OUR, KNOWLEDGE, INFORMATION AND BELIEF.

Witness

Witness

Witness

Signature

Date

Signature

Date

Signature

Date



11



December 13, 1996

Ronald L. Spahn  
Spahn, Harvis, Greenberg & Broida  
5401 Twin Knolls Road, Suite 7  
Columbia, MD 21045

RE: 6095 Hanover Road

Dear Mr. Spahn,

I, the owner of 6095 Hanover Road do hereby give the Ban Suk Presbyterian Church and the contract purchasers, Chun Chang You and Myung Ae You the right to file for a special exception for a religious facility, and for variance regarding setbacks.

If you should have any questions please contact my real estate agents, Sue Zitzer and Janice Kellner at 410-461-6066.

Very truly yours,

*Hilda M. Baker*

Hilda M. Baker



7. A) The property is shaped like an L. The area immediately off of Hanover Road is the place where the church should be built. However, the area is narrow which requires the building to be placed with the longest side perpendicular to the road. The driveway to the parking lot will be up against the existing driveway which will be deeded to the lots to be created in the rear. Because of the narrowness of the lot the rear area of the parking lot where the vehicles turn and one parking space are in the rear set-back.

7. D) The variance of the set-backs do not impinge on any surrounding buildings. The driveway set back is actually adjacent to a proposed flag stem for the lots to be created in the rear so the rear lots share their own driveway.

7. E) The building is located so as to minimize the infringement of the parking area and the driveway. The building is angled so as to cause the driveway to infringe in the least amount. The parking lot infringement area is only used for turning vehicle except for one space which could be deleted.





TAX 38

