

For Office Use Only

CASE # \_\_\_\_\_  
FEE PAID \_\_\_\_\_  
DATE \_\_\_\_\_



For Office Use Only

ZONE \_\_\_\_\_  
CRITICAL AREA: IDA \_\_\_ LDA \_\_\_ RCA \_\_\_  
BMA: Yes \_\_\_ No \_\_\_  
NO. OF SIGNS \_\_\_\_\_

SPECIAL EXCEPTION APPLICATION

NOTE: This form can be downloaded to your computer and filled out utilizing Adobe Reader (or similar product). It can also be printed and filled out by hand.

Applicant(s): Messiah United Methodist Preschool

(Applicant must have a financial, contractual, or proprietary interest in the property)

Property Address: 7401 E Furnace Branch Rd. Glen Burnie, MD 21060

Property Location: \_\_\_\_\_ feet of frontage on the (N, S, E, W) side of E. Furnace Branch Rd.;  
(Enter Street Name)  
\_\_\_\_\_ feet (S, E, W) of (Nearest intersecting street) Country Club Dr.  
(Enter Street Name)

12-digit Tax Account Number 05-130-02787615 Tax District ( ) Council District ( )

Waterfront Lot: Y  N  Corner Lot: Y  N  Deed Title Reference 1630/188

Zoning District RS Lot # \_\_\_\_\_ Tax Map 10 Block/Grid 14 Parcel 294

Area 2.77 acres (Sq Ft, or Acres) Subdivision Name \_\_\_\_\_

Description of Special Exception Requested (Brief, detail fully in letter of explanation)

Child care center other than as a home occupation to house a preschool for ages 2-4, and potential before + after school care

The applicant hereby certifies that he or she has a financial, contractual, or proprietary interest equal to or in excess of 10 percent of the property; that he or she is authorized to make this application; that the information shown on this application is correct; and that he or she will comply with all applicable regulations of Anne Arundel County, Maryland.

Applicant's Signature [Signature] Owner's Signature [Signature]

Print Name Tara K. Robinson - Messiah Preschool Print Name NORMAN W. HEIDRMAN  
CHAIRMAN, TRUSTEE COMMITTEE, MUMC

Mailing Address 7401 E. Furnace Branch Rd Mailing Address 7401 E. FURNACE BRANCH RD

City, State, Zip Glen Burnie MD 21060 City, State, Zip GLEN BURNIE MD 21060

Work Phone 410-761-0741 Work Phone 410-761-1944

Home Phone \_\_\_\_\_ Home Phone \_\_\_\_\_

Cell Phone 724-691-8198 Cell Phone \_\_\_\_\_

Email Address messiahumpreschool@gmail.com Email Address \_\_\_\_\_

\*\*\* Below For Office Use Only \*\*\*

Application accepted by Anne Arundel County Office of Planning and Zoning: \_\_\_\_\_  
Initials Date

Special Exception to \_\_\_\_\_

## Letter of Explanation

To Whom It May Concern,

Messiah United Methodist Church, located at 7401 E. Furnace Branch Rd. Glen Burnie, MD 21060, is seeking a Special Exception for a childcare center other than as a home occupation (18-11-112). The childcare center Messiah United Methodist Church seeks to house is a preschool program that would operate between the hours of 9am and 3pm Monday-Friday. The preschool would serve children between the ages of 2-4. The current church and school buildings have been in existence since 1956 and have been in compliance with building codes since that point. No additional structures will be erected for the Preschool, which the Special Exception will cover(18-16-304-a2). The property currently holds a zoning certificate of use to operate as a church and has a Special Exception for a before and after school program for children grades K-5. The church held a zoning certificate of use that included a preschool from 1990-2010, when rezoning was done to include a before and after school program. At that time, the zoning usage certificate that included the preschool was unknowingly removed and replaced with the Special Exception for a before and after school program only. In addition, the church has consistently been used as a preschool since the early 1990s (18-16-304-a9) and has not posed any environmental, public health or safety concern in all the time it has been open. No noise complaints have ever been reported because of the preschool and there have been no adverse effects for the community in which it is located. In fact, it could be argued that as a lower cost preschool center than many of the surrounding centers, with an impeccable community reputation, the preschool is a positive addition to the community (18-16-304-a1,3,4,8). Though just containing a preschool at this time, Messiah United Methodist Church/Preschool may consider including a before/after school program or other childcare services in the future. Messiah Preschool serves the purposes set forth in the County General Development plan by providing more equitable preschool access due to our lower cost. It promotes a healthy community through the well-rounded early education of the community's children and through increasing the preparedness of children for the coming years of formal education (18-16-304a7). Neither E. Furnace Branch Rd., nor Country Club Dr., which the property sits adjacent to, are major arterial roads. That being said, the parking lot entrance for Messiah Preschool and Church is off of Country Club Dr., classified as a collector road, which feeds into a residential area and receives vastly less general traffic than E. Furnace Branch Rd. With a maximum of 24 students and 6 employees at any given time, the amount of traffic created by the Preschool is minimal and is mitigated even further by the fact that the entrance is in an area with generally low regular traffic and no competing businesses causing congestion. It is not near another public service facility, therefore there are no obstructions caused to said facilities by the preschool or the traffic it attracts (18-16-304-a5) (18-11-112-5,6).

The Church is currently located on a lot that 2.77 acres large, with existing buildings and facilities able to facilitate a preschool program which is intended to serve no more than 24 children at any given time (18-11-112-1). Messiah United Methodist Church has its own parking lot, located at the back of the church and meeting/classroom building extension, which can hold 25 cars a capacity. It is not shared with any other businesses or residences that is located off Country Club Dr., which is the less congested road adjacent to the property, creating a safe area for drop-off and pick-up (18-11-112-2). Within the 2.7 acres sits a fenced area 83'x 51' that is designated as an outdoor play area, complete with playground equipment use by the preschool. The fenced area sits back nearly 25 feet from the front of the main

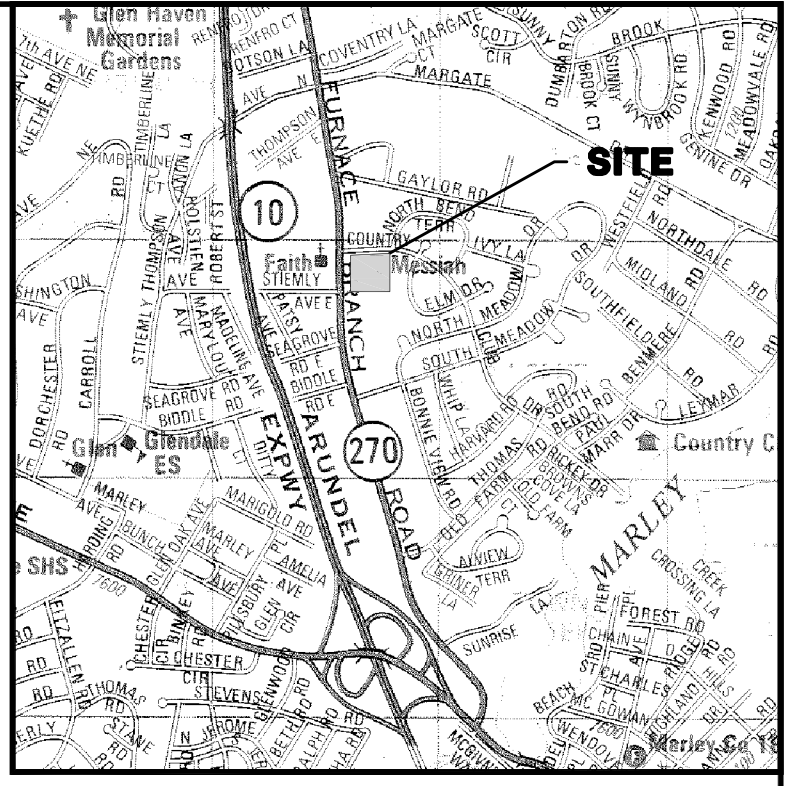
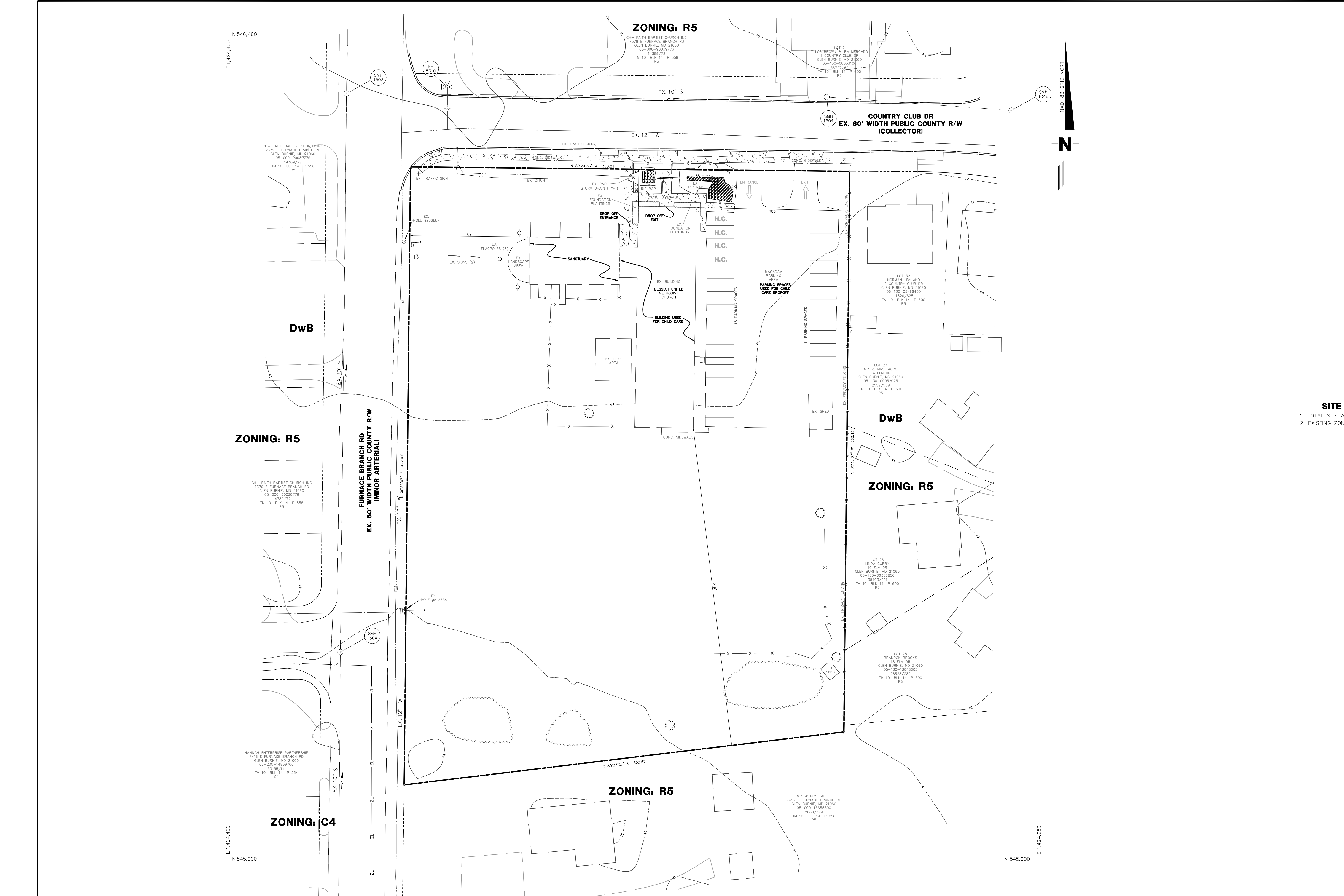
church building, which is nearly 75 feet off of Furnace Branch Rd. (18-11-112-3). The majority of the outdoor play time will occur within the fenced area, which faces Furnace Branch Rd. on the front side and is adjacent to the existing church hall and classroom building on the back side, shielding the residential area behind the church from any potential noise disturbance by the children. The playground is well over 150 ft away from any properties to the left, separated by an open field and trees. Classes take place inside the building and classrooms are separated from the nearest neighbors behind the church by the width of the parking lot (18-11-112-4). Because of the aforementioned explanation, a Special Exception to include Messiah United Methodist Preschool as a childcare center other than as a home occupation is warranted due to the property's adherence to zoning regulation as well as the school's long-standing positive reputation within the Glen Burnie area.

Sincerely,

Tara Robinson

Messiah United Methodist Preschool Director

**See Effected Properties list below**



**VICINITY MAP**  
 SCALE: 1" = 2,000'  
 Copyright ADC The Map People  
 Permitted Use Number 20403131

- SITE NOTES**
- TOTAL SITE AREA: 2.77 Ac.
  - EXISTING ZONING: R5

- LEGEND**
- - - - - Existing Contours
  - ~ ~ ~ ~ ~ Existing Tree Line
  - - - - - Soils Line
  - EX. 8" S Existing Sewer
  - EX. 6" SD Existing Storm Drain
  - EX. 8" W Existing Water
  - ⊙ Existing Tree
  - ⊕ Existing Pole
  - Existing Sewer Cleanout
  - ⊖ Existing Water Meter

**PLAN:**  
 SCALE: 1"=30'

**OWNER/DEVELOPER:**  
 MESSIAH METHODIST CHURCH  
 7401 E FURNACE BRANCH ROAD  
 GLEN BURNIE, MD 21060

#	REVISIONS:	APPROVED BY:	DATE:

**ANAREX, INC**  
 CIVIL ENGINEERING SERVICES  
 LAND SURVEYING

303 Najoles Road - Suite 114  
 Millersville, MD 21108-2512  
 Phone: 410-987-6901  
 www.anarex.com

SHEET 1 OF 1  
 ADMINISTRATIVE SITE PLAN

**MESSIAH UNITED METHODIST CHURCH**

7401 E FURNACE BRANCH RD  
 GLEN BURNIE, MD 21060

TAX MAP 10 BLOCK 14 PARCEL 294 TAX ACCOUNT # 05-130-02787615 ZONING: R5  
 DATE: AUGUST, 2023  
 FIFTH ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND 21060



## OFFICE OF PLANNING AND ZONING

### CONFIRMATION OF PRE-FILE MEETING

DATE OF MEETING July 28, 2023

P&Z STAFF Diane Windell, Rob Konowal, Mark Wildonger

APPLICANT/REPRESENTATIVE Messiah United Church EMAIL \_\_\_\_\_

SITE LOCATION 7401 E Furnace Branch Road LOT SIZE 2.7 acres ZONING R5

CA DESIGNATION n/a BMA \_\_ or BUFFER \_\_ APPLICATION TYPE Special Exception

Proposed Child Care Facility within existing church - 24 children, 6 employees,  
Parking for 25 Vehicles, Outdoor playground measures 51 feet by 81 feet

#### Comments

*Zoning* - Site Plan needs to show more detail, building setbacks, individual parking spaces, approximate location of child care in the building, show pick-up and drop-off area, on-site circulation for pick-up and drop-off and landscaping both existing and proposed.

**Please note:** If the distance between the existing building is less than 25 feet to the north property line then an application for a variance to the special exception provisions will be required for the playground as it would be located in the front yard. *Ref. Section 18-11-112 (3) Outdoor play areas or activity areas shall be fenced and located to the side or rear of the principal structure.*

*Development Division Residential Team* - Site Development Plan approval is not required. The Division had no comment on the site plan.

*Long Range Planning Division* - Comments were not available at this time.

#### INFORMATION FOR THE APPLICANT

Section 18-16-201 (b) Pre-filing meeting required. Before filing an application for a variance, special exception, or to change a zoning district, to change or remove a critical area classification, or for a variance in the critical area or bog protection area, an applicant shall meet with the Office of Planning and Zoning to review a pre-file concept plan or an administrative site plan. For single lot properties, the owner shall prepare a simple site plan as a basis for determining what can be done under the provisions of this Code to avoid the need for a variance.

\*\*\* A preliminary plan checklist is required for development impacting environmentally sensitive areas and for all new single-family dwellings. A stormwater management plan that satisfies the requirements of the County Procedures Manual is required for development impacting environmentally sensitive areas OR disturbing 5,000 square feet or more. State mandates require a developer of land provide SWM to control new development runoff from the start of the development process.

Section 18-16-301 (c) Burden of Proof. The applicant has the burden of proof, including the burden of going forward with the production of evidence and the burden of persuasion, on all questions of fact. The burden of persuasion is by a preponderance of the evidence.

A variance to the requirements of the County's Critical Area Program may only be granted if the Administrative Hearing Officer makes affirmative findings that the applicant has addressed all the requirements outlined in Article 18-16-305. Comments made on this form are intended to provide guidance and are not intended to represent support or approval of the variance request.