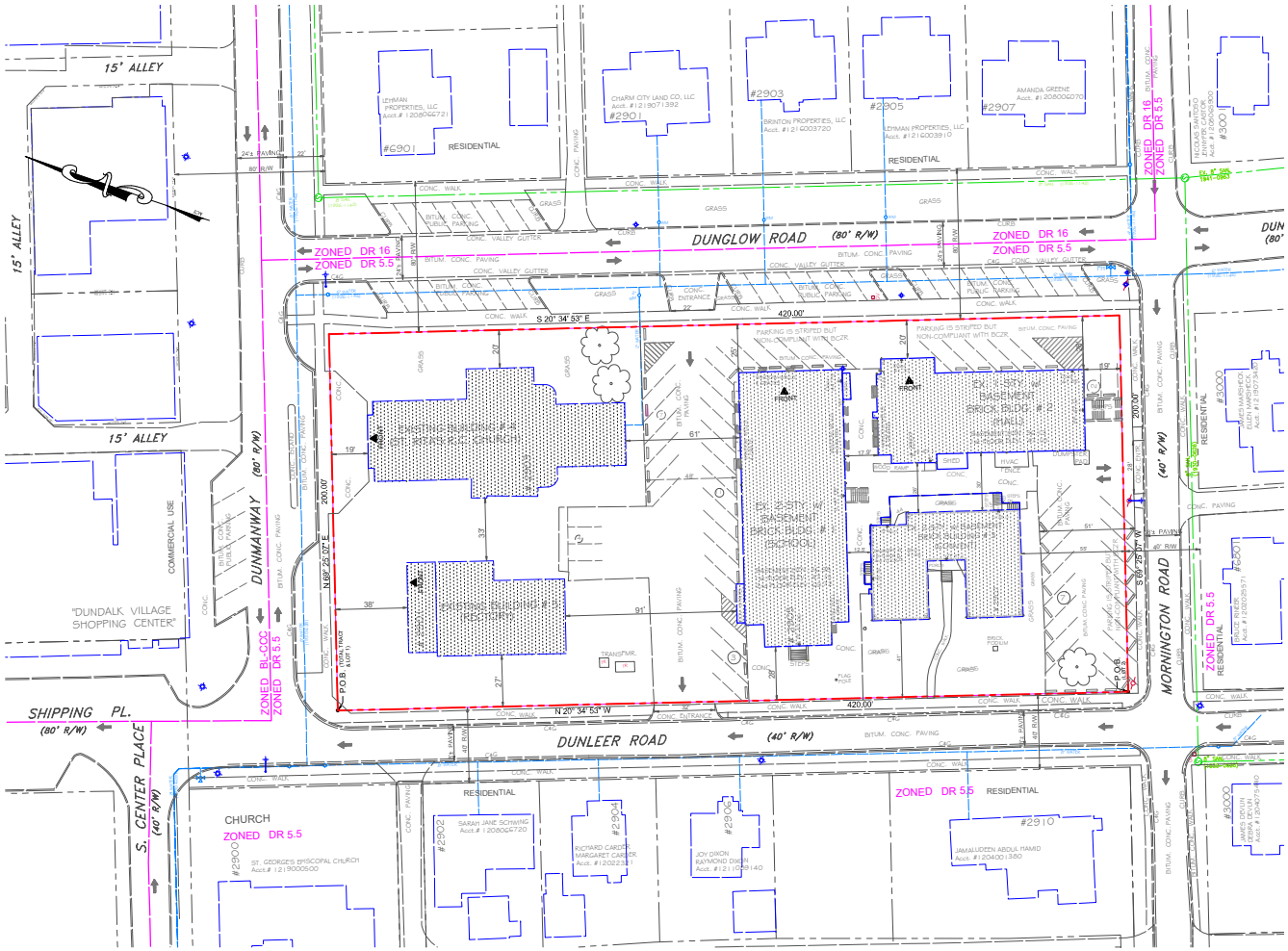
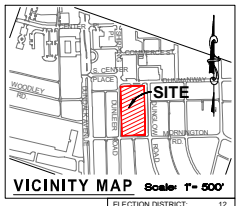


PLAN Scale: 1" = 30'



VICINITY MAP Scale: 1" = 500'

ELECTION DISTRICT:	12
COUNCILMANIC DISTRICT:	7
ADC MAP:	4820G10

LEGEND

- DECIDUOUS TREE
- FIRE HYDRANT
- GAS VALVE
- GAS METER
- SANITARY CLEAN OUT
- SANITARY SEWER MANHOLE
- WATER METER
- WATER VALVE
- UTILITY POLE
- LIGHT
- STREET LIGHT
- PARKING CURB STOP
- EXISTING BUILDING
- PROP. BUILDING ADDITION

GENERAL NOTES

1. DEVELOPER / CONTRACT PURCHASER: (LOT NO. 2) FAMILY CRISIS CENTER OF BALTIMORE COUNTY, Inc. P.O. Box 3909, 10 Dunmanway, Dundalk, Maryland 21222 Attn.: Amie E. Post, Executive / Clinical Director Tele: 410-458-4483 Email: amie@familycriscenter.net

   OWNER: ST. RITA'S ROMAN CATHOLIC CONGREGATION, Inc. c/o ROMAN CATHOLIC ARCHBISHOP OF BALTIMORE, a corporation sole 320 Cathedral Street, Baltimore, Maryland 21201 Attn: John H. MacSherry, Jr., AOB Real Estate Manager Tele: 410-547-5367 Email: John.MacSherry@archbalt.org

   DEVELOPER: (LOT NO. 1) ST. RITA'S ROMAN CATHOLIC CONGREGATION, Inc. 2907 Dunleer Road, Baltimore, Maryland 21222 Attn: Rev. Daniel Gee, Pastor Tele: 410-284-0388

2. PROPERTY LOCATION: 2907 DUNLEER ROAD
   TAX ACCOUNT NO.: 1219000950
   TAX MAP: 103, Parcel 501
   PLAT REF:
   DEED: JLE 30704, folio 367
   LOT AREA: 84,005 sf = 1.93 ac.

3. ELECTION DISTRICT: 12
   COUNCILMANIC DIST.: C-7

4. ZONING: DR-5.5 (Zoning Map 103B3)

5. EXISTING LAND USE: Improved with existing Church (250 seats) and accessory uses to include Rectory, School, Social Hall, Convent and off-street parking.

   PROPOSED LAND USE: Subdivision of Church and Rectory into Lot 1 with use of Church and Rectory to remain. Subdivision of School, Social Hall and Convent buildings into Lot 2. Demolition of existing Convent building. Convert School and Social Hall into use of Comunity Care Center. Use of Community Care Center requires a Zoning Special Exception in the D.R. 5.5 zoning district.

6. SCOPE OF WORK: On Lot 2, raze existing Convent building. Construct proposed building addition to connect School and Social Hall buildings and provide an elevator for interior ADA accessibility. Proposed exterior pedestrian ramps for ADA accessibility. Reconfigure existing off-street parking. Interior renovations to convert School and Social Hall for use of Community Care Center to include offices, assembly spaces, and transitional housing apartments.

7. BUILDING AREA: LOT 1 - CHURCH

Building	Area	Uses
Church	6,477 sf	Church with 250 seats
Rectory Level 1	3,760 sf	Accessory residential
Rectory Level 2	3,033 sf	Accessory residential
Total BLDG. Area (Lot 1)	13,270 sf	

   BUILDING AREA: LOT 2 - COMMUNITY CARE CENTER
   NOTE: Existing BLDG. # 3 (Convent) shall be demolished.

	Floor Level	Area	Uses
BLDG. # 1 (School)	Basement	7,813 sf	3 apts., offices, storage
	Level 1	7,813 sf	6 apts.
	Level 2	7,813 sf	6 apts.
Total BLDG. #1 Area		23,439 sf	
BLDG. # 2 (Hall)	Basement	4,835 sf	Offices and kitchen
	Level 1	4,835 sf	Offices and assembly area
Total BLDG. #2 Area		9,670 sf	
BLDG. ADDITION (Connector)	Basement	1,082 sf	Connector Bldg. 1 to Bldg. 2
	Level 1	1,000 sf	Connector Bldg. 1 to Bldg. 2
Total ADDITION Area		2,082 sf	
Total BLDG. Area (Lot 2)		35,191 sf	

8. BUILDING SETBACKS: (Non-Residential Principal Building Setbacks in D.R. 5.5 Zone) (BCZR 1B01.2.C.1.a.)

		Minimum	Existing	Proposed	Note
LOT 1 - BLDG. #4 CHURCH	Front:	40'	19' *	-	* Existing Condition
	Interior Side:	20'	33'	-	
	Street Corner Side:	35'	20' *	-	* Existing Condition
	Rear:	30'	61'	30'	
LOT 1 - BLDG. #5 RECTORY	Front:	40'	38' *	-	* Existing Condition
	Interior Side:	20'	33'	-	
	Street Corner Side:	35'	27' *	-	* Existing Condition
	Rear:	30'	91'	30'	
LOT 2 - COMMUNITY CARE CENTER	Front:	40'	20'	3' *	
	Interior Side:	20'	12'	30'	
	Street Corner Side:	35'	19' *	-	* Existing Condition
	Rear:	30'	28' *	-	* Existing Condition

9. PARKING REQUIRED: LOT 1 - CHURCH
   Required - 1.0 ps per 4 seats = 250 x 1 ps / 4 seats = 63 ps
   Existing - = 32 ps (Lot 1 and Lot 2)
   Proposed - = 39 ps (Lot 1 and Lot 2)
   The church was constructed in 1926 (per SDAT) prior to zoning regulations.
   LOT 2 - COMMUNITY CARE CENTER
   Required - To be determined by ALJ at hearing = ps
   Proposed - = 39 ps (Lot 1 and Lot 2)
   A joint use parking agreement between Lot 1 owner and Lot 2 owner will be created.

10. UTILITIES: Property is located within the Urban Rural Demarcation Line (URDL) and is served by existing public water and sanitary sewer.

11. HISTORIC: Site is not Historic nor located within a Historic District.
    COMMERCIAL REVITALIZATION DISTRICT: None
    ENTERPRISE ZONE: None
    PREVIOUS COMMERCIAL PERMITS: No record.
    PREVIOUS ZONING CASES: None.

12. ENVIRONMENTAL: Site is not located within the Chesapeake Bay Critical Area.
    There are no known historic buildings, archaeological sites, endangered species habitats, or hazardous material sites located on this property. There are no streams, floodplains, or wetlands on this property. There are no significant views or site features that the development proposal will negatively effect. There are no significant regulated plant or wildlife communities.

13. LANDSCAPING: A Final Landscape Plan in accordance with the current Landscape Manual shall be approved prior to issuance of permits.

14. FOREST CONSERVATION: Site shall comply with Baltimore County Forest Conservation Regulations.

15. STORMWATER MANAGEMENT: Site shall comply with Baltimore County Stormwater Management Regulations. Site is located within the Baltimore Harbor - Patapsco River Watershed.

16. BASIC SERVICES MAPS: Site is not located in any area of concern or deficiency for water, sewerage or transportation based upon Baltimore County Basic Services Maps effective 5-18-2020.

17. LIGHTING: All parking lot lighting shall reflect light downward and away from adjacent properties and public rights-of-way.

18. SIGNS: All existing and proposed signs shall comply with BCZR Sect. 405 and all zoning policies for D.R. zones.

EXISTING CONDITIONS

PLAN TO ACCOMPANY PETITIONS FOR ZONING SPECIAL HEARING, SPECIAL EXCEPTION, AND VARIANCES

30 0 30 60
Scale 1" = 30'

DESIGN AND DRAWING BASED ON MARYLAND COORDINATE SYSTEM HORIZONTAL – NAD 83/91 VERTICAL – NAVD 88

ARCHITECT:

hord | coplan | macht
Hord Coplan Macht, Inc.
700 E. Pratt St. Suite 1200 Baltimore, MD 21202
p. 410. 837. 7311

CIVIL ENGINEER / LAND SURVEYOR:

KCW ENGINEERING TECHNOLOGIES
KCW Engineering Technologies, Inc.
808 Landmark Drive, Suite 217
Glen Burnie, MD 21061
Phone: 410.768.7700
www.kcw-et.com

STATE OF MARYLAND KEVIN C. WALTERS No. 27016 PROFESSIONAL ENGINEER
3-4-2021

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. 27016. Expiration Date 01-31-2022.

OWNER / APPLICANT:
ST. RITA'S ROMAN CATHOLIC CONGREGATION, Inc.
2907 DUNLEER ROAD, DUNDALK, MD 21222
Attn: Rev. Daniel Gee, Pastor
Tele: 410-284-0388

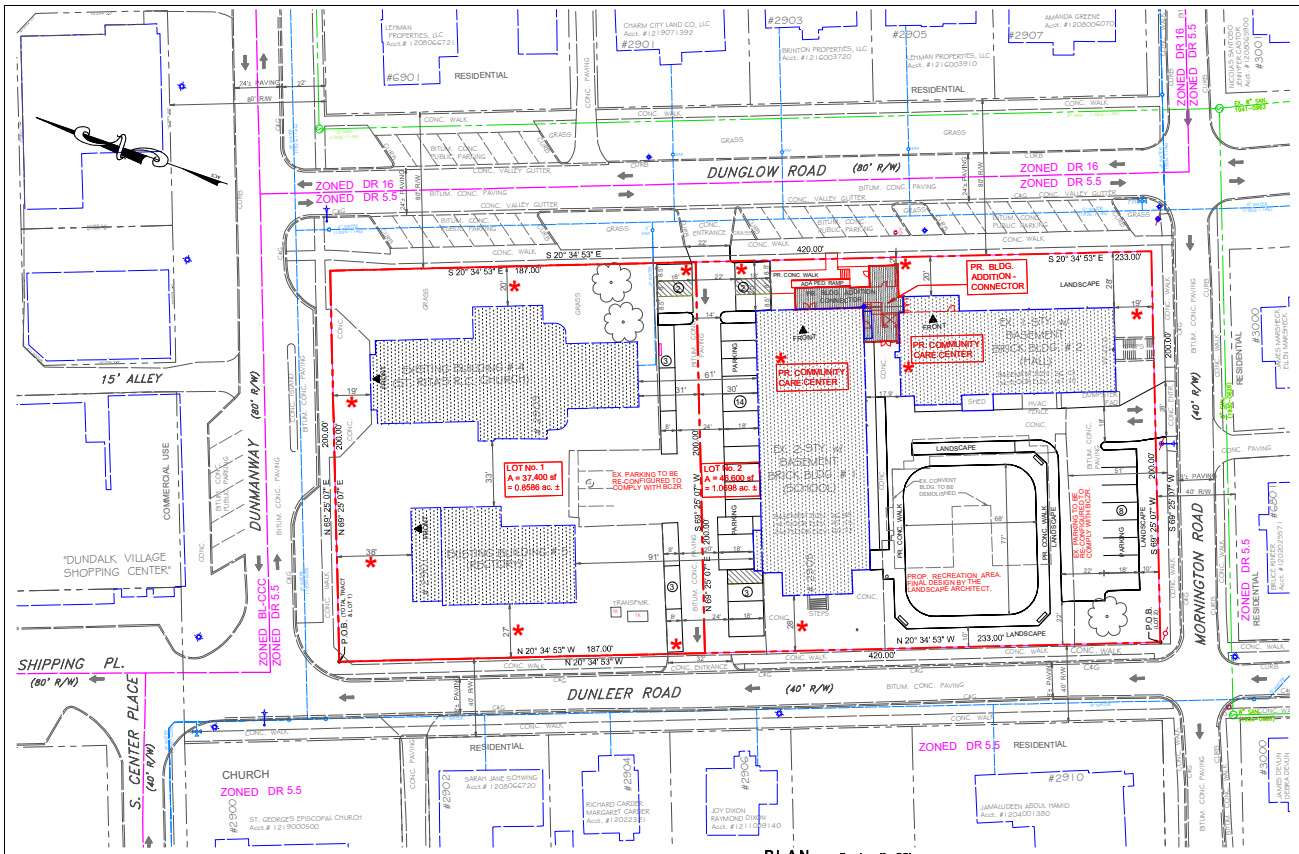
DEVELOPER / APPLICANT:
FAMILY CRISIS CENTER of BALTIMORE COUNTY, Inc.
P.O. Box 3909, 10 DUNMANWAY
DUNDALK, MD 21222
Attn: Amie E. Post, Executive / Clinical Director
Tele: 410-458-4357
Email: amie@familycrisiscenter.net

REVISIONS

DATE	DESCRIPTION
03-04-2021	ZONING EXHIBITS

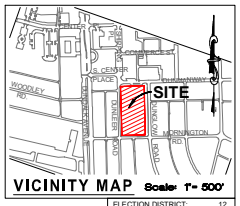
KCW J.O.:	2201442
SCALE:	1" = 30'
DESIGNED:	DLK
DRAWN:	KCW
CHECKED:	KCA
DATE:	Mar. 4, 2021
DWG. NO.:	Z-1

FAMILY CRISIS CENTER OF BALTIMORE COUNTY
& ST. RITA'S ROMAN CATHOLIC CONGREGATION
REDEVELOPMENT OF PART OF
ST. RITA'S ROMAN CATHOLIC CHURCH PROPERTY
2907 DUNLEER ROAD
ELECTION DISTRICT 12, C-7 BALTIMORE COUNTY, MARYLAND



PLAN

Scale: 1" = 30'



VICINITY MAP

Scale: 1" = 500'

ELECTION DISTRICT:	12
COUNCILMANIC DISTRICT:	7
ADC MAP:	4820G10

GENERAL NOTES

1. DEVELOPER / CONTRACT PURCHASER: (LOT NO. 2) FAMILY CRISIS CENTER OF BALTIMORE COUNTY, Inc.
P.O. Box 3909, 10 Dunmanway, Dundalk, Maryland 21222
Attn.: Amie E. Post, Executive / Clinical Director
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Tele: 410-547-5367 Email: John.MacSherry@archbalt.org

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Attn: Rev. Daniel Gee, Pastor
Tele: 410-284-0388

2. PROPERTY LOCATION: 2907 DUNLEER ROAD
TAX ACCOUNT NO.: 1219000950
TAX MAP: 103, Parcel 501
PLAT REF:
DEED: JLE 30704, folio 367
LOT AREA: 84,000 sf ± 1.93 ac.

3. ELECTION DISTRICT: 12
COUNCILMANIC DIST.: C-7

4. ZONING: DR-5.5 (Zoning Map 103B3)

5. EXISTING LAND USE: Improved with existing Church (250 seats) and accessory uses to include Rectory, School, Social Hall, Convent and off-street parking.

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NOTE: Existing BLDG. # 3 (Convent) shall be demolished.

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		Minimum	Existing	Proposed	Note
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	Street Corner Side:	35 '	20 ' ★	-	* Existing Condition
	Rear:	30 '	61 '	30'	
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	Interior Side:	20 '	33 '	-	
	Street Corner Side:	35 '	27 ' ★	-	* Existing Condition
	Rear:	30 '	91 '	30'	
LOT 2 - COMMUNITY CARE CENTER	Front:	40 '	20 '	3 ' ★	
	Interior Side:	20 '	12 '	30 '	
	Street Corner Side:	35 '	19 ' ★	-	* Existing Condition
	Rear:	30 '	28 ' ★	-	* Existing Condition

9. PARKING REQUIRED: LOT 1 - CHURCH
Required - 1.0 ps per 4 seats = 250 x 1 ps / 4 seats = 63 ps
Existing - = 32 ps (Lot 1 and Lot 2)
Proposed - ★ = 39 ps (Lot 1 and Lot 2)
The church was constructed in 1926 (per SDAT) prior to zoning regulations.
LOT 2 - COMMUNITY CARE CENTER
★ Required - To be determined by ALJ at hearing = ps
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COMMERCIAL REVITALIZATION DISTRICT: None
ENTERPRISE ZONE: None
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PREVIOUS ZONING CASES: None.

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14. FOREST CONSERVATION: Site shall comply with Baltimore County Forest Conservation Regulations.

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17. LIGHTING: All parking lot lighting shall reflect light downward and away from adjacent properties and public rights-of-way.

18. SIGNS: All existing and proposed signs shall comply with BCZR Sect. 405 and all zoning policies for D.R. zones.

PROPOSED CONDITIONS

LEGEND

- DECIDUOUS TREE
- FIRE HYDRANT
- GV GAS VALVE
- GM GAS METER
- SANITARY CLEAN OUT
- SANITARY SEWER MANHOLE
- WM WATER METER
- WATER VALVE
- UTILITY POLE
- LIGHT
- STREET LIGHT
- PARKING CURB STOP
- EXISTING BUILDING
- PROP. BUILDING ADDITION

ZONING SPECIAL HEARING ★

PURSUANT TO § 500.7 OF THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR) TO DETERMINE WHETHER OR NOT THE ADMINISTRATIVE LAW JUDGE SHOULD APPROVE:

1. RESIDENTIAL TRANSITION AREA (RTA):
   a. To confirm that the proposed building addition is outside the RTA, and that the RTA regulations do not apply to the proposed addition, existing buildings or modified parking on the site.
   b. In the alternative, to grant an exception to the RTA to the proposed new uses and improvements pursuant to BCZR §1B01.1.B.1.g.(9).
   c. To permit the existing Rectory within the RTA buffer and setback as a non-conforming use.
2. PARKING DETERMINATION: (LOT No. 2)
   Request for a determination that the proposed joint use parking is sufficient for the proposed Community Care Center.
3. PARKING DETERMINATION: (LOT No. 1)
   Request for a determination that the non-conforming joint use parking is adequate for the existing church and rectory.
4. ROOMING OR BOARDING HOUSE:
   As an alternative to the Special Exception sought for a Community Care Center, for a Rooming and Boarding House in an individual building for up to 15 apartment units with kitchen facility.
5. ADDITIONAL RELIEF:
   For such other and further relief as the nature of the development may require.

ZONING VARIANCES ★

LOT No. 1 CHURCH

1. Variance for Church Building to permit a Front Yard setback of 19 ft. in lieu of the minimum required 40 ft. (Existing condition).
2. Variance for Church Building to permit a Street Corner Side Yard setback of 20 ft. in lieu of the minimum required 35 ft. (Existing Condition).
3. Variance for Rectory Building to permit a Front Yard setback of 38 ft. in lieu of the minimum required 40 ft. (Existing Condition).
4. Variance for Rectory Building to permit a Street Corner Side Yard setback of 27 ft. in lieu of the minimum required 35 ft. (Existing Condition).
5. Variance to permit 39 joint use parking spaces for a 250 seat place of worship and a rectory in lieu of required 63 p.s.
6. Variance for off-street parking setback of 0 ft. from right-of-way line in lieu of required 10 ft. (Existing Condition).
7. Variance from Residential Transition Area (RTA) to allow reconfigured parking within the RTA buffer and setback.

ZONING SPECIAL EXCEPTION ★

LOT No. 2
Zoning Special Exception to allow the use of
a Community Care Center in a D.R. 5.5 zone, or alternatively

To approve a Rooming and Boarding House with a Community Building used for civic, social and educational uses.

ZONING VARIANCES ★

LOT No. 2 COMMUNITY CARE CENTER

1. Variance to permit a Front Yard setback from Dunglow Road of 2 ft. in lieu of the required 40 ft.
2. Variance to permit a Street Corner Side Yard setback from Mornington Road of 19 ft. in lieu of the required 35 ft. (Existing Condition).
3. Variance to permit a Rear Yard setback from Dunleer Road of 28 ft. in lieu of the required 30 ft. (Existing Condition).
4. Variance for a parking setback of 0 ft. from right-of-way line in lieu of the required 10 ft. (Existing condition).
5. Variance from Residential Transition Area (RTA) to allow reconfigured parking within the RTA buffer and setback.
6. Variance from Residential Transition Area (RTA) to allow repurposed hall and school buildings within the within the RTA, buffer and setback.

30 0 30 60
Scale 1" = 30'

DESIGN AND DRAWING BASED ON MARYLAND COORDINATE SYSTEM HORIZONTAL – NAD 83/91 VERTICAL – NAVD 88

PLAN TO ACCOMPANY PETITIONS FOR ZONING SPECIAL HEARING, SPECIAL EXCEPTION, AND VARIANCES

FAMILY CRISIS CENTER OF BALTIMORE COUNTY
& ST. RITA'S ROMAN CATHOLIC CONGREGATION
REDEVELOPMENT OF PART OF
ST. RITA'S ROMAN CATHOLIC CHURCH PROPERTY
2907 DUNLEER ROAD
ELECTION DISTRICT 12, C-7 BALTIMORE COUNTY, MARYLAND

ARCHITECT:
hord | coplan | macht
Hord Coplan Macht, Inc.
700 E. Pratt St. Suite 1200 Baltimore, MD 21202
p. 410. 837. 7311

CIVIL ENGINEER / LAND SURVEYOR:
KCW ENGINEERING TECHNOLOGIES
KCW Engineering Technologies, Inc.
808 Landmark Drive, Suite 217
Glen Burnie, MD 21061
Phone: 410.768.7700
www.kcw-et.com

STATE OF MARYLAND PROFESSIONAL ENGINEER
3-4-2021

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. 27016. Expiration Date 01-31-2022.

OWNER / APPLICANT:
ST. RITA'S ROMAN CATHOLIC CONGREGATION, Inc.
2907 DUNLEER ROAD, DUNDALK, MD 21222
Attn: Rev. Daniel Gee, Pastor
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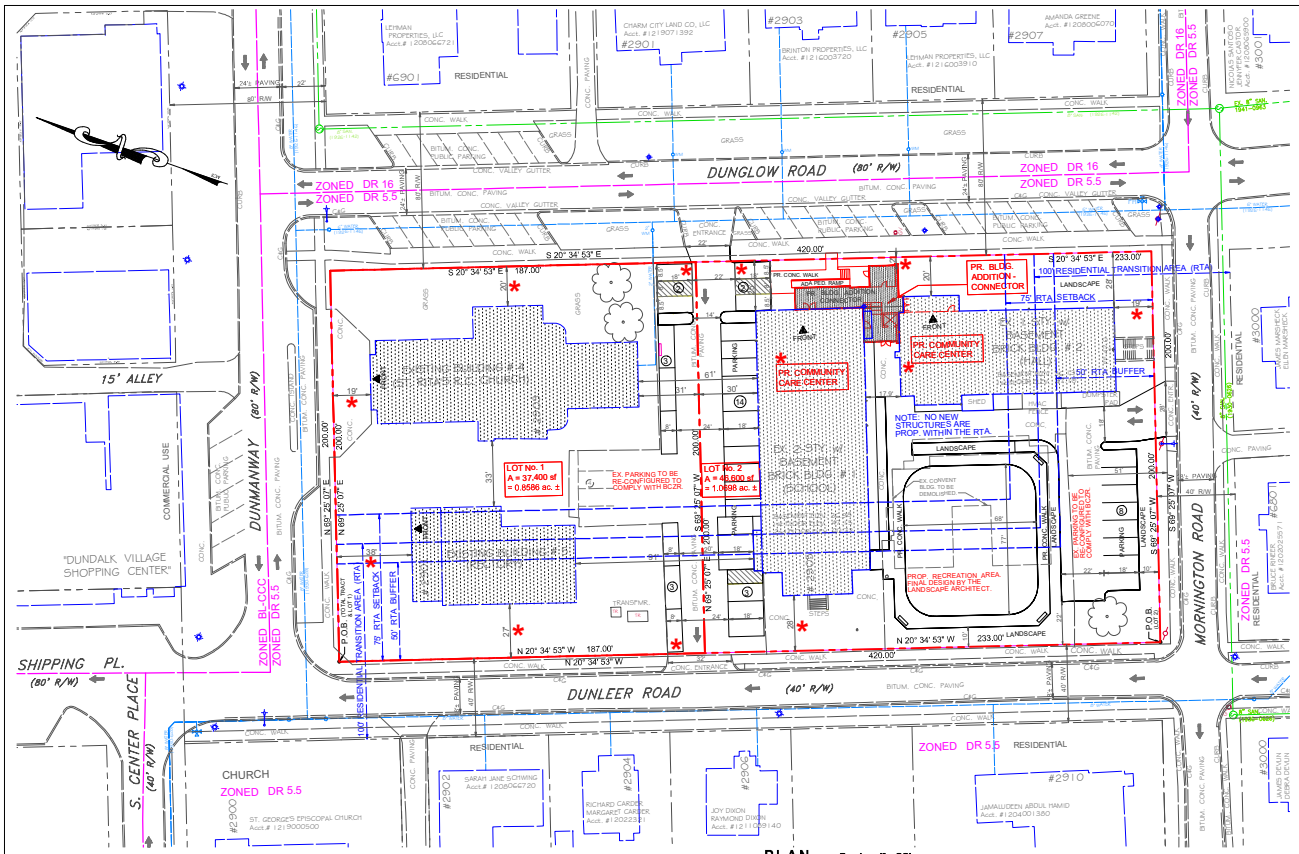
DUNDALK, MD 21222
Attn: Amie E. Post, Executive / Clinical Director
Tele: 410-458-4357
Email: amie@familycrisiscenter.net

REVISIONS

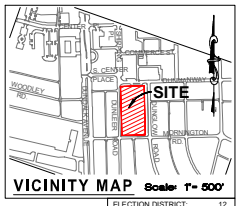
DATE	DESCRIPTION
03-04-2021	ZONING EXHIBITS

KCW J.O.:	2201442
SCALE:	1" = 30'
DESIGNED:	DLK
DRAWN:	KCW
CHECKED:	KCA
DATE:	Mar. 4, 2021
DWG. NO.:	Z-2



PLAN

Scale: 1" = 30'



VICINITY MAP

Scale: 1" = 500'

ELECTION DISTRICT:	12
COUNCILMANIC DISTRICT:	7
ADC MAP:	4820G10

GENERAL NOTES

1. DEVELOPER / CONTRACT PURCHASER: (LOT NO. 2) FAMILY CRISIS CENTER OF BALTIMORE COUNTY, Inc.
P.O. Box 3909, 10 Dunmanway, Dundalk, Maryland 21222
Attn.: Amie E. Post, Executive / Clinical Director
Tele: 410-458-4483 Email: amie@familycrisiscenter.net

OWNER: ST. RITA'S ROMAN CATHOLIC CONGREGATION, Inc.
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320 Cathedral Street, Baltimore, Maryland 21201
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TAX MAP: 103, Parcel 501
PLAT REF:
DEED: JLE 30704, folio 367
LOT AREA: 84,000 sf ± 1.93 ac.

3. ELECTION DISTRICT: 12
COUNCILMANIC DIST.: C-7

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8. BUILDING SETBACKS: (Non-Residential Principal Building Setbacks in D.R. 5.5 Zone) (BCZR 1B01.2.C.1.a.)

		Minimum	Existing	Proposed	Note
LOT 1 - BLDG. #4 CHURCH	Front:	40'	19' ★	-	* Existing Condition
	Interior Side:	20'	33'	-	
	Street Corner Side:	35'	20' ★	-	* Existing Condition
	Rear:	30'	61'	30'	
LOT 1 - BLDG. #5 RECTORY	Front:	40'	38' ★	-	* Existing Condition
	Interior Side:	20'	33'	-	
	Street Corner Side:	35'	27' ★	-	* Existing Condition
	Rear:	30'	91'	30'	
LOT 2 - COMMUNITY CARE CENTER	Front:	40'	20'	3' ★	
	Interior Side:	20'	12'	30'	
	Street Corner Side:	35'	19' ★	-	* Existing Condition
	Rear:	30'	28' ★	-	* Existing Condition

9. PARKING REQUIRED: LOT 1 - CHURCH
Required - 1.0 ps per 4 seats = 250 x 1 ps / 4 seats = 63 ps
Existing - = 32 ps (Lot 1 and Lot 2)
Proposed - ★ = 39 ps (Lot 1 and Lot 2)
The church was constructed in 1926 (per SDAT) prior to zoning regulations.
LOT 2 - COMMUNITY CARE CENTER
★ Required - To be determined by ALJ at hearing = ps
Proposed - ★ = 39 ps (Lot 1 and Lot 2)
★ A joint use parking agreement between Lot 1 owner and Lot 2 owner will be created.

10. UTILITIES: Property is located within the Urban Rural Demarcation Line (URDL) and is served by existing public water and sanitary sewer.

11. HISTORIC: Site is not Historic nor located within a Historic District.
COMMERCIAL REVITALIZATION DISTRICT: None
ENTERPRISE ZONE: None
PREVIOUS COMMERCIAL PERMITS: No record.
PREVIOUS ZONING CASES: None.

12. ENVIRONMENTAL: Site is not located within the Chesapeake Bay Critical Area.
There are no known historic buildings, archaeological sites, endangered species habitats, or hazardous material sites located on this property. There are no streams, floodplains, or wetlands on this property. There are no significant views or site features that the development proposal will negatively effect. There are no significant regulated plant or wildlife communities.

13. LANDSCAPING: A Final Landscape Plan in accordance with the current Landscape Manual shall be approved prior to issuance of permits.

14. FOREST CONSERVATION: Site shall comply with Baltimore County Forest Conservation Regulations.

15. STORMWATER MANAGEMENT: Site shall comply with Baltimore County Stormwater Management Regulations. Site is located within the Baltimore Harbor - Patapsco River Watershed.

16. BASIC SERVICES MAPS: Site is not located in any area of concern or deficiency for water, sewerage or transportation based upon Baltimore County Basic Services Maps effective 5-18-2020.

17. LIGHTING: All parking lot lighting shall reflect light downward and away from adjacent properties and public rights-of-way.

18. SIGNS: All existing and proposed signs shall comply with BCZR Sect. 405 and all zoning policies for D.R. zones.

LEGEND

- DECIDUOUS TREE
- FIRE HYDRANT
- GV GAS VALVE
- GM GAS METER
- SANITARY CLEAN OUT
- SANITARY SEWER MANHOLE
- WM WATER METER
- WATER VALVE
- UTILITY POLE
- LIGHT
- STREET LIGHT
- PARKING CURB STOP
- EXISTING BUILDING
- PROP. BUILDING ADDITION

ZONING SPECIAL HEARING ★

PURSUANT TO § 500.7 OF THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR) TO DETERMINE WHETHER OR NOT THE ADMINISTRATIVE LAW JUDGE SHOULD APPROVE:

1. RESIDENTIAL TRANSITION AREA (RTA):
   a. To confirm that the proposed building addition is outside the RTA, and that the RTA regulations do not apply to the proposed addition, existing buildings or modified parking on the site.
   b. In the alternative, to grant an exception to the RTA to the proposed new uses and improvements pursuant to BCZR §1B01.1.B.1.g.(9).
   c. To permit the existing Rectory within the RTA buffer and setback as a non-conforming use.
2. PARKING DETERMINATION: (LOT No. 2) Request for a determination that the proposed joint use parking is sufficient for the proposed Community Care Center.
3. PARKING DETERMINATION: (LOT No. 1) Request for a determination that the non-conforming joint use parking is adequate for the existing church and rectory.
4. ROOMING OR BOARDING HOUSE: As an alternative to the Special Exception sought for a Community Care Center, for a Rooming and Boarding House in an individual building for up to 15 apartment units with kitchen facility.
5. ADDITIONAL RELIEF: For such other and further relief as the nature of the development may require.

ZONING VARIANCES ★

LOT No. 1 CHURCH

1. Variance for Church Building to permit a Front Yard setback of 19 ft. in lieu of the minimum required 40 ft. (Existing condition).
2. Variance for Church Building to permit a Street Corner Side Yard setback of 20 ft. in lieu of the minimum required 35 ft. (Existing Condition).
3. Variance for Rectory Building to permit a Front Yard setback of 38 ft. in lieu of the minimum required 40 ft. (Existing Condition).
4. Variance for Rectory Building to permit a Street Corner Side Yard setback of 27 ft. in lieu of the minimum required 35 ft. (Existing Condition).
5. Variance to permit 39 joint use parking spaces for a 250 seat place of worship and a rectory in lieu of required 63 p.s.
6. Variance for off-street parking setback of 0 ft. from right-of-way line in lieu of required 10 ft. (Existing Condition).
7. Variance from Residential Transition Area (RTA) to allow reconfigured parking within the RTA buffer and setback.

ZONING SPECIAL EXCEPTION ★

LOT No. 2

Zoning Special Exception to allow the use of a Community Care Center in a D.R. 5.5 zone, or alternatively

To approve a Rooming and Boarding House with a Community Building used for civic, social and educational uses.

ZONING VARIANCES ★

LOT No. 2 COMMUNITY CARE CENTER

1. Variance to permit a Front Yard setback from Dunglow Road of 2 ft. in lieu of the required 40 ft.
2. Variance to permit a Street Corner Side Yard setback from Mornington Road of 19 ft. in lieu of the required 35 ft. (Existing Condition).
3. Variance to permit a Rear Yard setback from Dunleer Road of 28 ft. in lieu of the required 30 ft. (Existing Condition).
4. Variance for a parking setback of 0 ft. from right-of-way line in lieu of the required 10 ft. (Existing condition).
5. Variance from Residential Transition Area (RTA) to allow reconfigured parking within the RTA buffer and setback.
6. Variance from Residential Transition Area (RTA) to allow repurposed hall and school buildings within the within the RTA, buffer and setback.

30 0 30 60
Scale 1" = 30'

DESIGN AND DRAWING BASED ON MARYLAND COORDINATE SYSTEM HORIZONTAL – NAD 83/91 VERTICAL – NAVD 88

PROPOSED CONDITIONS - RESIDENTIAL TRANSITION AREA

PLAN TO ACCOMPANY PETITIONS FOR ZONING SPECIAL HEARING, SPECIAL EXCEPTION, AND VARIANCES

FAMILY CRISIS CENTER OF BALTIMORE COUNTY
& ST. RITA'S ROMAN CATHOLIC CONGREGATION
REDEVELOPMENT OF PART OF
ST. RITA'S ROMAN CATHOLIC CHURCH PROPERTY
2907 DUNLEER ROAD
ELECTION DISTRICT 12, C-7 BALTIMORE COUNTY, MARYLAND

ARCHITECT:

hord | coplan | macht
Hord Coplan Macht, Inc.
700 E. Pratt St. Suite 1200 Baltimore, MD 21202
p. 410. 837. 7311

CIVIL ENGINEER / LAND SURVEYOR:

KCW ENGINEERING TECHNOLOGIES
KCW Engineering Technologies, Inc.
808 Landmark Drive, Suite 217
Glen Burnie, MD 21061
Phone: 410.768.7700
www.kcw-et.com

STATE OF MARYLAND REGISTERED PROFESSIONAL ENGINEER
3-4-2021

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. 27016. Expiration Date 01-31-2022.

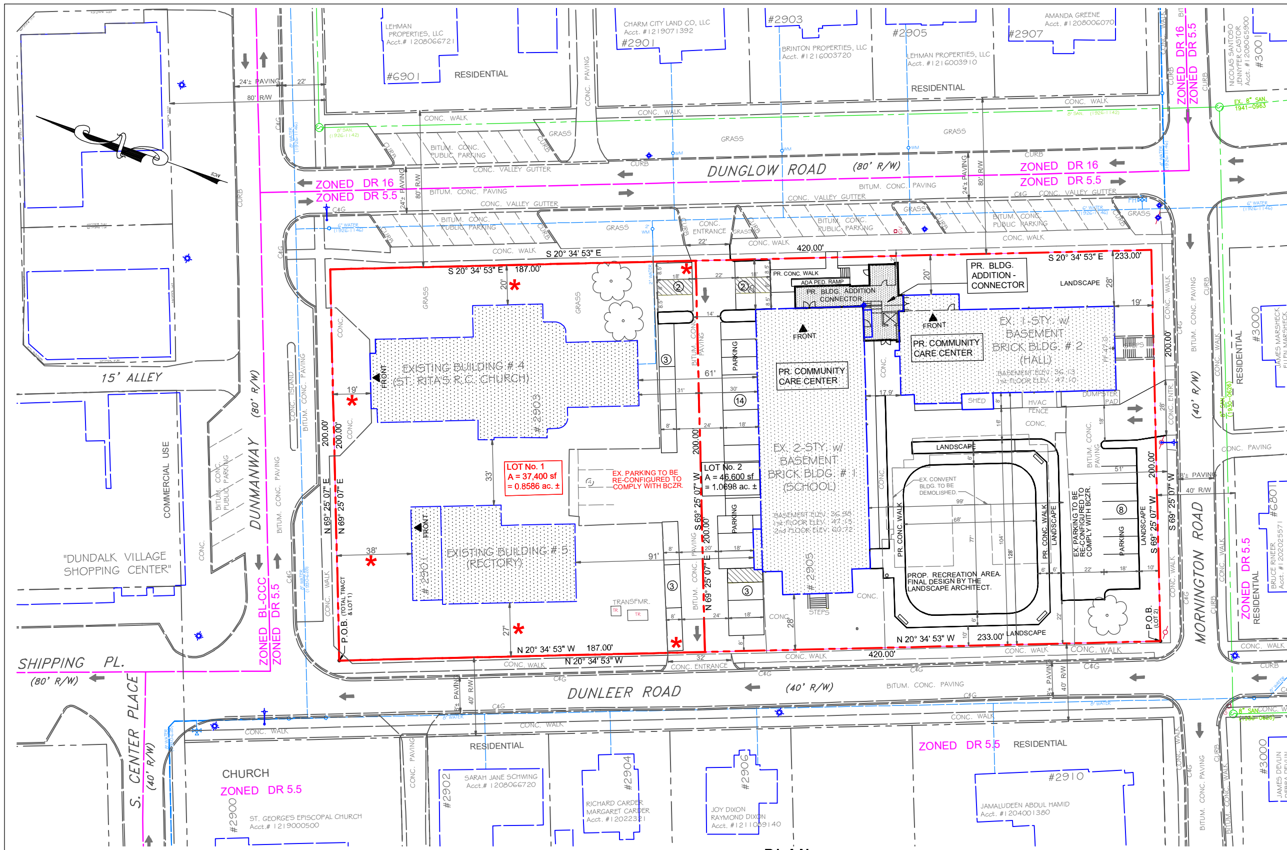
OWNER / APPLICANT:
ST. RITA'S ROMAN CATHOLIC CONGREGATION, Inc.
2907 DUNLEER ROAD, DUNDALK, MD 21222
Attn: Rev. Daniel Gee, Pastor
Tele: 410-284-0388

DEVELOPER / APPLICANT:
FAMILY CRISIS CENTER of BALTIMORE COUNTY, Inc.
P.O. Box 3909, 10 DUNMANWAY
DUNDALK, MD 21222
Attn: Amie E. Post, Executive / Clinical Director
Tele: 410-458-4357
Email: amie@familycrisiscenter.net

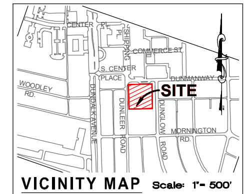
REVISIONS

DATE	DESCRIPTION
03-04-2021	ZONING EXHIBITS

KCW J.O.:	2201442
SCALE:	1" = 30'
DESIGNED:	DLK
DRAWN:	KCW
CHECKED:	KCA
DATE:	Mar. 4, 2021
DWG. NO.:	Z-3



PLAN Scale: 1"= 30'



VICINITY MAP Scale: 1"= 500'

ELECTION DISTRICT:	12
COUNCILMANIC DISTRICT:	7
ADC MAP:	4820G10

GENERAL NOTES

1. OWNER: ST. RITA'S ROMAN CATHOLIC CONGREGATION, Inc.
c/o ROMAN CATHOLIC ARCHBISHOP OF BALTIMORE, a corporation sole
320 Cathedral Street, Baltimore, Maryland 21201
Attn: John H. MacSherry, Jr., AOB Real Estate Manager
Tele: 410-547-5367 Email: John.MacSherry@archbalt.org

DEVELOPER: (LOT NO. 1) ST. RITA'S ROMAN CATHOLIC CONGREGATION, Inc.
2907 Dunleer Road, Baltimore, Maryland 21222
Attn: Rev. Daniel Gee, Pastor
Tele: 410-284-0388

2. PROPERTY LOCATION: 2907 DUNLEER ROAD
TAX ACCOUNT NO.: 1219000950
TAX MAP: 103, Parcel 501
PLAT REF:
DEED: JLE 30704, folio 367
LOT AREA: 84,000 sf = 1.93 ac.

3. ELECTION DISTRICT: 12
COUNCILMANIC DIST.: C-7

4. ZONING: DR-5.5 (Zoning Map 103B3)

5. EXISTING LAND USE: Improved with existing Church (250 seats) and accessory uses to include Rectory, School, Social Hall, Convent and off-street parking.

PROPOSED LAND USE: Subdivision of Church and Rectory into Lot 1 with use of Church and Rectory to remain.

6. SCOPE OF WORK: On Lot 1, the existing Church and Rectory shall remain. No improvements are proposed for Lot 1.

7. BUILDING AREA: LOT 1 - CHURCH USE

Building	Area	Uses
Church	6,477 sf	Church with 250 seats
Rectory Level 1	3,760 sf	Accessory residential
Rectory Level 2	3,033 sf	Accessory residential
Total BLDG. Area (Lot 1)	13,270 sf	

8. BUILDING SETBACKS: (Non-Residential Principal Building Setbacks in D.R. 5.5 Zone) (BCZR 1B01.2.C.1.a.)

		Minimum	Existing	Proposed	Note
LOT 1 - BLDG. #4 CHURCH	Front:	40 '	19 ' *	-	* Existing Condition
	Interior Side:	20 '	33 '	-	
	Street Corner Side:	35 '	20 ' *	-	* Existing Condition
	Rear:	30 '	61 '	30'	
LOT 1 - BLDG. #5 RECTORY	Front:	40 '	38 ' *	-	* Existing Condition
	Interior Side:	20 '	33 '	-	
	Street Corner Side:	35 '	27 ' *	-	* Existing Condition
	Rear:	30 '	91 '	30'	

9. PARKING REQUIRED: LOT 1 - CHURCH
Required - 1.0 ps per 4 seats = 250 x 1 ps / 4 seats = 63 ps
Existing - = 32 ps (Lot 1 and Lot 2)
Proposed - * = 39 ps (Lot 1 and Lot 2)
The church was constructed in 1926 (per SDAT) prior to zoning regulations.
LOT 2 - COMMUNITY CARE CENTER
Required - To be determined by ALJ at hearing = ps
Proposed - * = 39 ps (Lot 1 and Lot 2)
* A joint use parking agreement between Lot 1 owner and Lot 2 owner will be created.

10. UTILITIES: Property is located within the Urban Rural Demarcation Line (URDL) and is served by existing public water and sanitary sewer.

11. HISTORIC: Site is not Historic nor located within a Historic District.
COMMERCIAL REVITALIZATION DISTRICT: None
ENTERPRISE ZONE: None
PREVIOUS COMMERCIAL PERMITS: No record.
PREVIOUS ZONING CASES: None.

12. ENVIRONMENTAL: Site is not located within the Chesapeake Bay Critical Area. There are no known historic buildings, archaeological sites, endangered species habitats, or hazardous material sites located on this property. There are no streams, floodplains, or wetlands on this property. There are no significant views or site features that the development proposal will negatively effect. There are no significant regulated plant or wildlife communities.

13. LANDSCAPING: A Final Landscape Plan in accordance with the current Landscape Manual shall be approved prior to issuance of permits.

14. FOREST CONSERVATION: Site shall comply with Baltimore County Forest Conservation Regulations.

15. STORMWATER MANAGEMENT: Site shall comply with Baltimore County Stormwater Management Regulations. Site is located within the Baltimore Harbor - Patapsco River Watershed.

16. BASIC SERVICES MAPS: Site is not located in any area of concern or deficiency for water, sewerage or transportation based upon Baltimore County Basic Services Maps effective 5-18-2020.

17. LIGHTING: All parking lot lighting shall reflect light downward and away from adjacent properties and public rights-of-way.

18. SIGNS: All existing and proposed signs shall comply with BCZR Sect. 405 and all zoning policies for D.R. zones.

LEGEND

- DECIDUOUS TREE
- FIRE HYDRANT
- GV GAS VALVE
- GM GAS METER
- CO SANITARY CLEAN OUT
- S SANITARY SEWER MANHOLE
- WM WATER METER
- WATER VALVE
- UTILITY POLE
- LIGHT
- STREET LIGHT
- PARKING CURB STOP
- EXISTING BUILDING
- PROP. BUILDING ADDITION

ZONING SPECIAL HEARING *

PURSUANT TO § 500.7 OF THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR) TO DETERMINE WHETHER OR NOT THE ADMINISTRATIVE LAW JUDGE SHOULD APPROVE:

1. RESIDENTIAL TRANSITION AREA (RTA):
   a. To confirm that the proposed building addition is outside the RTA, and that the RTA regulations do not apply to the proposed addition, existing buildings or modified parking on the site.
   b. In the alternative, to grant an exception to the RTA to the proposed new uses and improvements pursuant to BCZR §1B01.1.B.1.g.(9).
   c. To permit the existing Rectory within the RTA buffer and setback as a non-conforming use.
2. PARKING DETERMINATION: (LOT No. 2)
   Request for a determination that the proposed joint use parking is sufficient for the proposed Community Care Center.
3. PARKING DETERMINATION: (LOT No. 1)
   Request for a determination that the non-conforming joint use parking is adequate for the existing church and rectory.
4. ROOMING OR BOARDING HOUSE:
   As an alternative to the Special Exception sought for a Community Care Center, for a Rooming and Boarding House in an individual building for up to 15 apartment units with kitchen facility.
5. ADDITIONAL RELIEF:
   For such other and further relief as the nature of the development may require.

ZONING VARIANCES *

LOT No. 1 CHURCH

1. Variance for Church Building to permit a Front Yard setback of 19 ft. in lieu of the minimum required 40 ft. (Existing condition).
2. Variance for Church Building to permit a Street Corner Side Yard setback of 20 ft. in lieu of the minimum required 35 ft. (Existing Condition).
3. Variance for Rectory Building to permit a Front Yard setback of 38 ft. in lieu of the minimum required 40 ft. (Existing Condition).
4. Variance for Rectory Building to permit a Street Corner Side Yard setback of 27 ft. in lieu of the minimum required 35 ft. (Existing Condition).
5. Variance to permit 39 joint use parking spaces for a 250 seat place of worship and a rectory in lieu of required 63 p.s.
6. Variance for off-street parking setback of 0 ft. from right-of-way line in lieu of required 10 ft. (Existing Condition).
7. Variance from Residential Transition Area (RTA) to allow reconfigured parking within the RTA buffer and setback.

30 0 30 60
Scale 1" = 30'

DESIGN AND DRAWING BASED ON MARYLAND COORDINATE SYSTEM
HORIZONTAL – NAD 83/91
VERTICAL – NAVD 88

PROPOSED CONDITIONS - LOT 1
ST. RITA'S ROMAN CATHOLIC CHURCH

PLAN TO ACCOMPANY PETITIONS FOR ZONING SPECIAL HEARING AND VARIANCES

ARCHITECT:

hord | coplan | macht
Hord Coplan Macht, Inc.
700 E. Pratt St, Suite 1200 Baltimore, MD 21202
p. 410. 837. 7311

CIVIL ENGINEER / LAND SURVEYOR:

KCW ENGINEERING TECHNOLOGIES
KCW Engineering Technologies, Inc.
808 Landmark Drive, Suite 217
Glen Burnie, MD 21061
Phone: 410.768.7700
www.kcw-et.com

STATE OF MARYLAND — KEVIN CHARLES ANDERSON JR — No. 27016 — PROFESSIONAL ENGINEER
3-4-2021

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. 27016. Expiration Date 01-31-2022.

OWNER / APPLICANT:

ST. RITA'S ROMAN CATHOLIC CONGREGATION, Inc.
2907 DUNLEER ROAD, DUNDALK, MD 21222
Attn: Rev. Daniel Gee, Pastor
Tele: 410-284-0388

DEVELOPER / APPLICANT:

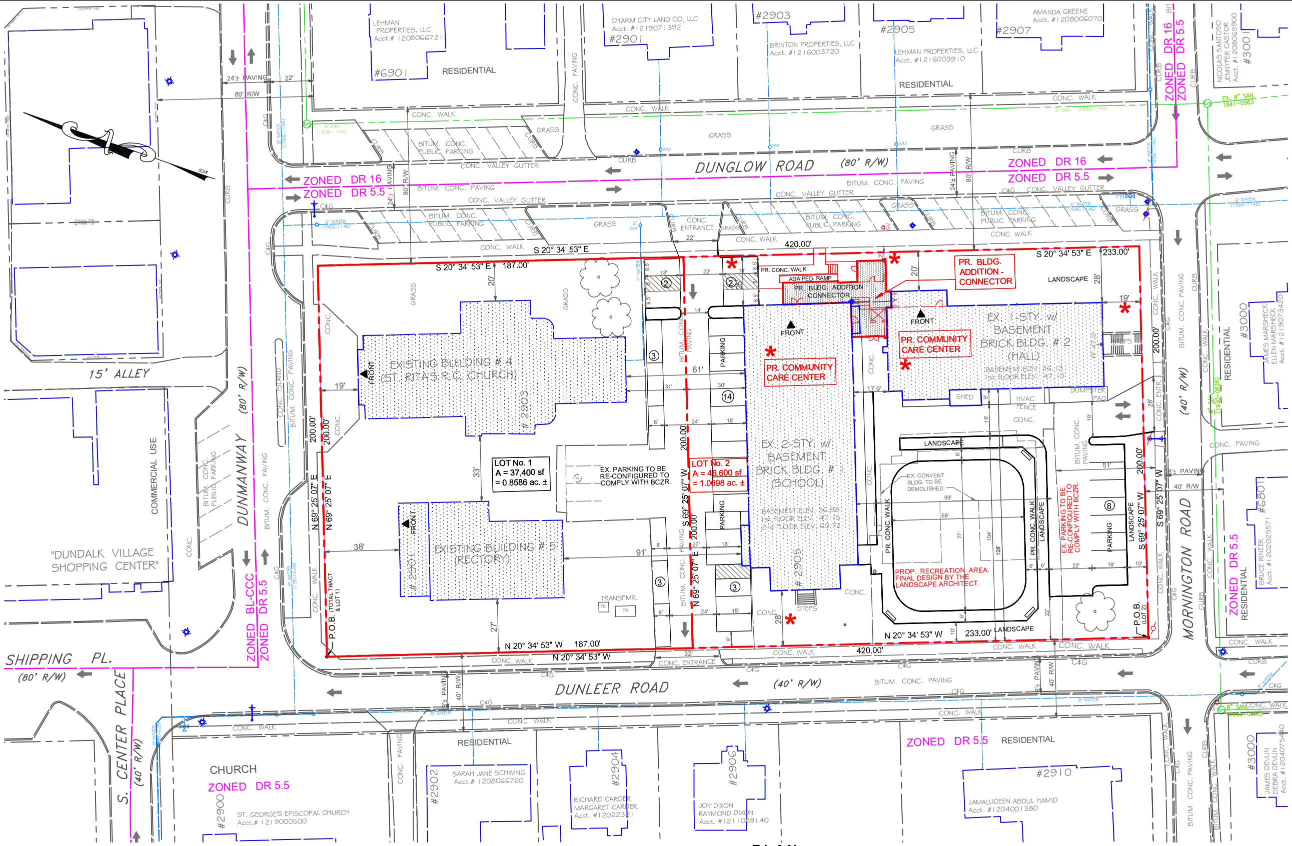
FAMILY CRISIS CENTER of BALTIMORE COUNTY, Inc.
P.O. Box 3909, 10 DUNMANWAY
DUNDALK, MD 21222
Attn: Amie E. Post, Executive / Clinical Director
Tele: 410-458-4357
Email: amie@familycrisiscenter.net

REVISIONS

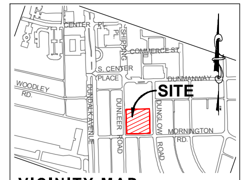
DATE	DESCRIPTION
03-04-2021	ZONING EXHIBITS

KCW J.O.:	2201442
SCALE:	1" = 30'
DESIGNED:	DLK
DRAWN:	KCW
CHECKED:	KCA
DATE:	Mar. 4, 2021
DWG. NO.:	Z-4

FAMILY CRISIS CENTER OF BALTIMORE COUNTY & ST. RITA'S ROMAN CATHOLIC CONGREGATION
REDEVELOPMENT OF PART OF
ST. RITA'S ROMAN CATHOLIC CHURCH PROPERTY
2907 DUNLEER ROAD
ELECTION DISTRICT 12, C-7 BALTIMORE COUNTY, MARYLAND



PLAN Scale: 1"= 30'



VICINITY MAP Scale: 1"= 500'

ELECTION DISTRICT:	12
COUNCILMANIC DISTRICT:	7
ADC MAP:	4820G10

GENERAL NOTES

1. DEVELOPER / CONTRACT PURCHASER / APPLICANT: (LOT NO. 2)
   FAMILY CRISIS CENTER OF BALTIMORE COUNTY, Inc.
   P.O. Box 3909, 10 Dunmanway, Dundalk, Maryland 21222
   Attn.: Amie E. Post, Executive / Clinical Director
   Tele: 410-458-4483 Email: amie@familycrisiscenter.net

   OWNER:
   ST. RITA'S ROMAN CATHOLIC CONGREGATION, Inc.
   c/o ROMAN CATHOLIC ARCHBISHOP OF BALTIMORE, a corporation sole
   320 Cathedral Street, Baltimore, Maryland 21201
   Attn: John H. MacSherry, Jr., AOB Real Estate Manager
   Tele: 410-547-5367 Email: John.MacSherry@archbalt.org

2. PROPERTY LOCATION: 2907 DUNLEER ROAD
   TAX ACCOUNT NO.: 1219000950
   TAX MAP: 103, Parcel 501
   PLAT REF:
   DEED: JLE 30704, folio 367
   LOT AREA: 84,000 sf = 1.93 ac.

3. ELECTION DISTRICT: 12
   COUNCILMANIC DIST.: C-7

4. ZONING: DR-5.5 (Zoning Map 103B3)

5. EXISTING LAND USE: Improved with existing Church (250 seats) and accessory uses to include Rectory, School, Social Hall, Convent and off-street parking.

   PROPOSED LAND USE: Subdivision of Church and Rectory into Lot 1 with use of Church and Rectory to remain. Subdivision of School, Social Hall and Convent buildings into Lot 2. Demolition of existing Convent building. Convert School and Social Hall into use of Comunity Care Center. Use of Community Care Center requires a Zoning Special Exception in the D.R. 5.5 zoning district.

6. SCOPE OF WORK: On Lot 2, raze existing Convent building. Construct proposed building addition to connect School and Social Hall buildings and provide an elevator for interior ADA accessibility. Proposed exterior pedestrian ramps for ADA accessibility. Reconfigure existing off-street parking. Interior renovations to convert School and Social Hall for use of Community Care Center to include offices, assembly spaces, and transitional housing apartments.

7. BUILDING AREA: LOT 2 - COMMUNITY CARE CENTER
   NOTE: Existing BLDG. # 3 (Convent) shall be demolished.

	Floor Level	Area	Uses
BLDG. # 1 (School)	Basement	7,813 sf	3 apts., offices, storage
	Level 1	7,813 sf	6 apts.
	Level 2	7,813 sf	6 apts.
	Total BLDG. #1 Area	23,439 sf	
BLDG. # 2 (Hall)	Basement	4,835 sf	Offices and kitchen
	Level 1	4,835 sf	Offices and assembly area
	Total BLDG. #2 Area	9,670 sf	
BLDG. ADDITION (Connector)	Basement	1,082 sf	Connector Bldg. 1 to Bldg. 2
	Level 1	1,000 sf	Connector Bldg. 1 to Bldg. 2
	Total ADDITION Area	2,082 sf	
	Total BLDG. Area (Lot 2)	35,191 sf	

8. BUILDING SETBACKS: (Non-Residential Principal Building Setbacks in D.R. 5.5 Zone) (BCZR 1B01.2.C.1.a.)

		Minimum	Existing	Proposed	Note
LOT 2 - COMMUNITY CARE CENTER	Front:	40 '	20 '	3 ' *	
	Interior Side:	20 '	12 '	30 '	
	Street Corner Side:	35 '	19 ' *	-	* Existing Condition
	Rear:	30 '	28 ' *	-	* Existing Condition

9. PARKING REQUIRED: LOT 1 - CHURCH
   Required - 1.0 ps per 4 seats = 250 x 1 ps / 4 seats = 635 ps
   Existing - = 32 ps (Lot 1 and Lot 2)
   Proposed - * = 39 ps (Lot 1 and Lot 2)
   The church was constructed in 1926 (per SDAT) prior to zoning regulations.
   LOT 2 - COMMUNITY CARE CENTER
   * Required - To be determined by ALJ at hearing = ps
   Proposed - * = 39 ps (Lot 1 and Lot 2)
   * A joint use parking agreement between Lot 1 owner and Lot 2 owner will be created.

10. UTILITIES: Property is located within the Urban Rural Demarcation Line (URDL) and is served by existing public water and sanitary sewer.

11. HISTORIC: Site is not Historic nor located within a Historic District.
    COMMERCIAL REVITALIZATION DISTRICT: None
    ENTERPRISE ZONE: None
    PREVIOUS COMMERCIAL PERMITS: No record.
    PREVIOUS ZONING CASES: None.

12. ENVIRONMENTAL: Site is not located within the Chesapeake Bay Critical Area. There are no known historic buildings, archaeological sites, endangered species habitats, or hazardous material sites located on this property. There are no streams, floodplains, or wetlands on this property. There are no significant views or site features that the development proposal will negatively effect. There are no significant regulated plant or wildlife communities.

13. LANDSCAPING: A Final Landscape Plan in accordance with the current Landscape Manual shall be approved prior to issuance of permits.

14. FOREST CONSERVATION: Site shall comply with Baltimore County Forest Conservation Regulations.

15. STORMWATER MANAGEMENT: Site shall comply with Baltimore County Stormwater Management Regulations. Site is located within the Baltimore Harbor - Patapsco River Watershed.

16. BASIC SERVICES MAP Site is not located in any area of concern or deficiency for water, sewerage and transportation based upon Baltimore County Basic Services Maps effective 5-18-2020.

17. LIGHTING: All parking lot lighting shall reflect light downward and away from adjacent and public rights-of-way.

18. SIGNS: All existing and proposed signs shall comply with BCZR Sect. 405 and all zoning policies for D.R. zones.

LEGEND

- DECIDUOUS TREE
- FIRE HYDRANT
- GV GAS VALVE
- GM GAS METER
- CO SANITARY CLEAN OUT
- S SANITARY SEWER MANHOLE
- WM WATER METER
- WATER VALVE
- UTILITY POLE
- LIGHT
- STREET LIGHT
- PARKING CURB STOP
- EXISTING BUILDING
- PROP. BUILDING ADDITION

ZONING SPECIAL HEARING *

PURSUANT TO § 500.7 OF THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR) TO DETERMINE WHETHER OR NOT THE ADMINISTRATIVE LAW JUDGE SHOULD APPROVE:

1. RESIDENTIAL TRANSITION AREA (RTA):
   a. To confirm that the proposed building addition is outside the RTA, and that the RTA regulations do not apply to the proposed addition, existing buildings or modified parking on the site.
   b. In the alternative, to grant an exception to the RTA to the proposed new uses and improvements pursuant to BCZR §1B01.1.B.1.g.(9).
   c. To permit the existing Rectory within the RTA buffer and setback as a non-conforming use.
2. PARKING DETERMINATION: (LOT No. 2)
   Request for a determination that the proposed joint use parking is sufficient for the proposed Community Care Center.
3. PARKING DETERMINATION: (LOT No. 1)
   Request for a determination that the non-conforming joint use parking is adequate for the existing church and rectory.
4. ROOMING OR BOARDING HOUSE:
   As an alternative to the Special Exception sought for a Community Care Center, for a Rooming and Boarding House in an individual building for up to 15 apartment units with kitchen facility.
5. ADDITIONAL RELIEF:
   For such other and further relief as the nature of the development may require.

ZONING SPECIAL EXCEPTION *

LOT No. 2
Zoning Special Exception to allow the use of a Community Care Center in a D.R. 5.5 zone, or alternatively

To approve a Rooming and Boarding House with a Community Building used for civic, social and educational uses.

ZONING VARIANCES *

LOT No. 2 COMMUNITY CARE CENTER

1. Variance to permit a Front Yard setback from Dunglow Road of 2 ft. in lieu of the required 40 ft.
2. Variance to permit a Street Corner Side Yard setback from Mornington Road of 19 ft. in lieu of the required 35 ft. (Existing Condition).
3. Variance to permit a Rear Yard setback from Dunleer Road of 28 ft. in lieu of the required 30 ft. (Existing Condition).
4. Variance for a parking setback of 0 ft. from right-of-way line in lieu of the required 10 ft. (Existing condition).
5. Variance from Residential Transition Area (RTA) to allow reconfigured parking within the RTA buffer and setback.
6. Variance from Residential Transition Area (RTA) to allow repurposed hall and school buildings within the within the RTA, buffer and setback.

30 0 30 60
Scale 1" = 30'

DESIGN AND DRAWING BASED ON MARYLAND COORDINATE SYSTEM
HORIZONTAL – NAD 83/91
VERTICAL – NAVD 88

PROPOSED CONDITIONS - LOT 2
FAMILY CRISIS CENTER OF BLTIMORE COUNTY
COMMUNITY CARE CENTER

PLAN TO ACCOMPANY PETITIONS FOR ZONING SPECIAL HEARING, SPECIAL EXCEPTION AND VARIANCES

ARCHITECT:

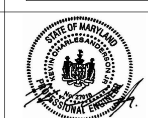
hord | coplan | macht

Hord Coplan Macht, Inc.
700 E. Pratt St, Suite 1200 Baltimore, MD 21202
p. 410. 837. 7311

CIVIL ENGINEER / LAND SURVEYOR:

KCW ENGINEERING TECHNOLOGIES

KCW Engineering Technologies, Inc.
808 Landmark Drive, Suite 217
Glen Burnie, MD 21061
Phone: 410.768.7700
www.kcw-et.com



3-4-2021

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. 27016.
Expiration Date 01–31–2022.

OWNER / APPLICANT:

ST. RITA'S ROMAN CATHOLIC CONGREGATION, Inc.
2907 DUNLEER ROAD, DUNDALK, MD 21222
Attn: Rev. Daniel Gee, Pastor
Tele: 410-284-0388

DEVELOPER / APPLICANT:

FAMILY CRISIS CENTER of BALTIMORE COUNTY, Inc.
P.O. Box 3909, 10 DUNMANWAY
DUNDALK, MD 21222
Attn: Amie E. Post, Executive / Clinical Director
Tele: 410-458-4357
Email: amie@familycrisiscenter.net

REVISIONS

DATE	DESCRIPTION
03-04-2021	ZONING EXHIBITS

KCW J.O.:	2201442
SCALE:	1" = 30'
DESIGNED:	DLK
DRAWN:	KCW
CHECKED:	KCA
DATE:	Mar. 4, 2021
DWG. NO.:	**Z-5**

FAMILY CRISIS CENTER OF BALTIMORE COUNTY & ST. RITA'S ROMAN CATHOLIC CONGREGATION
REDEVELOPMENT OF PART OF ST. RITA'S ROMAN CATHOLIC CHURCH PROPERTY
2907 DUNLEER ROAD
ELECTION DISTRICT 12, C-7 BALTIMORE COUNTY, MARYLAND