

IN RE: PETITION FOR SPECIAL HEARING
S/S Old Court Road, 1830' NE of the c/l
Dogwood Road
(9711 Old Court Road)
2nd Election District
1st Council District

Myanmar Buddhist Meditation Society
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-162-SPH
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, Myanmar Buddhist Meditation Society, by Mehm T. Thaung, Vice President, through their attorney, Michael P. Tanczyn, Esquire. The Petitioner requests a special hearing to approve an extension of the special exception relief granted in prior Case No. 00-046-X for a proposed Church or other buildings for religious worship, pursuant to Section 1A01.2.C.6 of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property and requested relief are more particularly described on the two-page site plan submitted into evidence and marked as Petitioner's Exhibits 1A and 1B.

Appearing at the requisite public hearing in support of the request were Mehm T. Thaung, Vice President, and Khin N. Win, Treasurer, for the Myanmar Buddhist Meditation Society, Douglas Soe Lin, Architect, and Herbert Malmud, the consultant who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the south side of Old Court Road, just east of that road's intersection with Dogwood Road in western Baltimore County. The property is presently improved with a single family dwelling which is currently occupied by two monks and one nun of the Buddhist religion. The property was the subject of prior Case No. 00-046-X in which the Petitioner came before me requesting a special exception to allow a proposed church or other buildings for religious worship

ORDER RECEIVED FOR FILING

Date 12/2/11

By [Signature]

on the site, pursuant to Section 1A01.2.C.6 of the B.C.Z.R. By Order dated November 18, 1999, I granted the special exception relief, subject to certain terms and conditions, including the requirement that the Petitioner obtain approval from the Department of Environmental Protection and Resource Management (DEPRM) for the proposed storm water management facility. Unfortunately, however, due to financial constraints, the Petitioner has not been able to proceed with its plans. Pursuant to Section 502.3 of the B.C.Z.R., the grant of a special exception use is only valid for a period of two years from the date of such approval, unless it is vested by actual construction. In this case, because the two-year period was due to expire, the instant Petition for Special Hearing was filed, seeking an extension of the approval granted in Case No. 00-406-X.

In addition to the requested extension, the Petitioner also requests approval of an amendment to the previously approved site plan, a copy of which was submitted into evidence as Petitioner's Exhibit 2. Again, due to financial limitations, the proposed construction has been reduced. As originally approved, the Petitioner proposed an addition to the existing dwelling, the construction of a second building for use as a prayer room, and the erection of a stupa, or pagoda, which is a religious shrine/statue to the Buddhist religion. However, the Petitioner has downsized the proposed freestanding building and the addition to the existing dwelling has been modified. Moreover, the stupa, or pagoda, will not be constructed at this time.

Based upon the testimony and evidence offered, I am persuaded to grant the requested relief. It is clear that an extension of the special exception is appropriate. Moreover, the proposed amendments will result in less construction/less disturbance on the site than originally approved. However, as a condition of the relief granted, I will require the Petitioner to consult with DEPRM relative to finalizing its storm water management plan. In this regard, it was indicated that the Petitioner has had discussions with DEPRM and that a preliminary system of storm water management has been devised. Apparently, in lieu of a storm water management facility, level spreaders will be used to disperse storm water. The Petitioner shall finalize the design of this system in consultation with DEPRM.

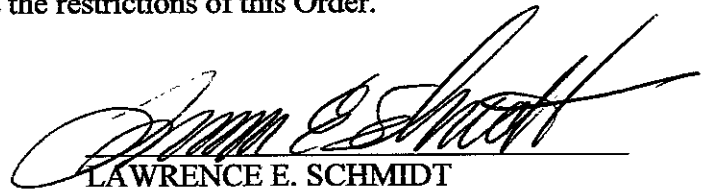
Additionally, the Maryland State Highway Administration (SHA) submitted a Zoning Advisory Committee (ZAC) comment in which they required the Petitioner obtain an access permit and complete certain improvements to Old Court Road. In this regard, it appears that the improvements recommended by the SHA might be deemed appropriate for a western church where traditional services are held with substantial numbers of individuals attending on a regular basis. However, as noted in the opinion issued in the prior case, members of this particular Buddhist congregation will arrive to meditate individually and there are but a couple of times a year where there is any appreciable number of individuals arriving on the site at any one time. The modest amount of traffic that may be generated by the proposed use does not justify significant road improvements. However, Mr. Lin did indicate that the Petitioner has agreed to make certain improvements to the curb cut, including a slight relocation of same to improve sight distance and access from Old Court Road. Therefore, I will require the Petitioner to consult with representatives of the SHA in the hope that they can reach a reasonable compromise for road improvements necessary to accommodate the proposed use.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of December, 2001 that the Petition for Special Hearing to approve an extension of the special exception relief granted in prior Case No. 00-046-X for a proposed Church or other buildings for religious worship, pursuant to Section 1A01.2.C.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), for an additional two-year period, or until November 18, 2003, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that an amendment to the previously approved site plan in Case No. 00-046-X to reflect the proposed modifications, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Prior to the issuance of any permits, the Petitioner shall finalize its storm water management plan and obtain approval of same from DEPRM.
- 3) The Petitioner shall be required to obtain an access permit from the Maryland State Highway Administration (SHA) and consult with that agency to develop a reasonable plan for road improvements along the subject property's frontage on Old Court Road.
- 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER REC'D FOR FILING
Date 12/27/11
BY [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

December 12, 2001

Mr. Mehm T. Thaung, Vice President
Myanmar Buddhist Meditation Society
9711 Old Court Road
Baltimore, Maryland 21244

RE: PETITION FOR SPECIAL HEARING
S/S Old Court Road, 1830' NE of the c/l Dogwood Road
(9711 Old Court Road)
2nd Election District – 1st Council District
Myanmar Buddhist Meditation Society - Petitioner
Case No. 02-162-SPH

Dear Mr. Thaung:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Kenneth A. McDonald, Jr., Chief, Engineering Access Permits Division,
Maryland State Highway Administration, P.O. Box 717, Baltimore, Md. 21203-0717
Mr. Herbert Malmud, H. Malmud Associates, Inc.
100 Church Lane, Baltimore, Md. 21208
Mr. Douglas Soe Lin, Soe Lin Tasse Architects
4340 E.W. Highway, Suite 105, Bethesda, Md. 20814
People's Counsel; Case File





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 9711 OLD CT RD 21244
which is presently zoned RC-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

CHURCH OR OTHER BUILDINGS FOR RELIGIOUS WORSHIP
PURSUANT TO BCZR 1A01.2C.6.

EXTENSION TO CASE 00.0046X

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Legal Owner(s):

MYANMAR BUDDHIST MEDITATION SOCIETY

Name - Type or Print

Signature

MEHM T. THAYNG V.P

Name - Type or Print

Signature 410-561-1892 hm

9711 OLD CT. RD 410-296-8823 wk

Address Telephone No.

BALTIMORE MD 21244

City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By BK Date 10/22/01

Attorney For Petitioner:

MICHAEL P. TANCZYN

Name - Type or Print

Signature

SUITE 106, 606 BALTIMORE AVE

Address Telephone No.

TOWSON MD 21204

City State Zip Code

410 296 8823

Case No. 02-162-SPH

ORDER RECEIVED FOR FILING

Date 10/15/98
By

H. MALMUD & ASSOCIATES, INC.
100 CHURCH LANE
BALTIMORE, MARYLAND 21208

TELEPHONE 410 653-9511

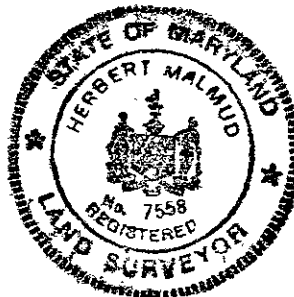
ZONING DESCRIPTION
9711 OLD COURT ROAD
BALTIMORE COUNTY, MARYLAND

BEGINNING AT A POINT ON THE SOUTH SIDE OF OLD COURT ROAD, 60 FEET WIDE, SAID POINT BEING 1830 FEET, MORE OR LESS, NORTHEASTERLY FROM THE CENTERLINE OF DOGWOOD ROAD THENCE LEAVING OLD COURT ROAD AND RUNNING THE THREE (3) FOLLOWING COURSES AND DISTANCES:

1. SOUTH 17 DEGREES 16' 37" EAST 762.59 FEET,
2. NORTH 35 DEGREES 13' 40" EAST 550.63 FEET AND
3. NORTH 14 DEGREES 08' 30" WEST 489.37 FEET TO THE SOUTH SIDE OF OLD COURT ROAD, THENCE BINDING THEREON:
4. BY A LINE CURVING TO THE LEFT WITH A RADIUS OF 1367.76 FEET, AN ARC LENGTH OF 469.97 FEET, CHORD BEARING SOUTH 65 DEGREES 12' 09" WEST 467.66 FEET TO THE PLACE OF BEGINNING.

CONTAINING 6.6 ACRES OF LAND, MORE OR LESS.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT FOR THE CONVEYANCE OF TITLE.



HERBERT MALMUD
REGISTERED LAND SURVEYOR
MARYLAND # 7558

OCTOBER 17, 2001

FILE: DES9711OLDCT

#162

E COUNTY, MARYLAND
UDGET & FINANCE
NEOUS RECEIPT

No. 06005

122/01 ACCOUNT R001-006 6150

AMOUNT \$ 250.00

See L n and Associates

Special Hearing

PINK - AGENCY

YELLOW - CUSTOMER

Item # 162

PAID RECEIPT

PAYMENT ACTUAL

0/22/2001 10/22/2001

PER M001 CASHIER JRIC JAF

RECEIPT # 048513

Dept 5 520 ZONING VERII

CR NO. 004617

Receipt Tot

250.00 CY
Baltimore County, M

CASHIER'S VALID

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-162-SPH
8711 Old Court Road
S/S Old Court Road, 1800' NE
corner of Dogwood Road
2nd Election District
1st Councilmanic District
Legal Owner(s): Martin T.
Tiong, Myanmar Buddhist
Meditation Society
Special Hearing: Special
Hearing to approve church
or other buildings for religious worship
Hearing: Tuesday, November 20, 2001 at 2:00 p.m.
in Room 407, County
Courts Building, 401 Bay
ley Avenue.

LAWRENCE F. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4388.

(2) For information concerning the file and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

JT/11/628 Nov. 6 CSD4643

CERTIFICATE OF PUBLICATION

11/9/2001

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 11/6/2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Williams

LEGAL ADVERTISING

CERTIFICATE POSTING

RE: Case No.: 02-162-SPH

Petitioner/Developer: _____

METIRN T. THAUNG

Date of Hearing/Closing: 12/11/01

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

9711 OLD COURT RD

The sign(s) were posted on _____

11/26/01

(Month, Day, Year)

Sincerely,

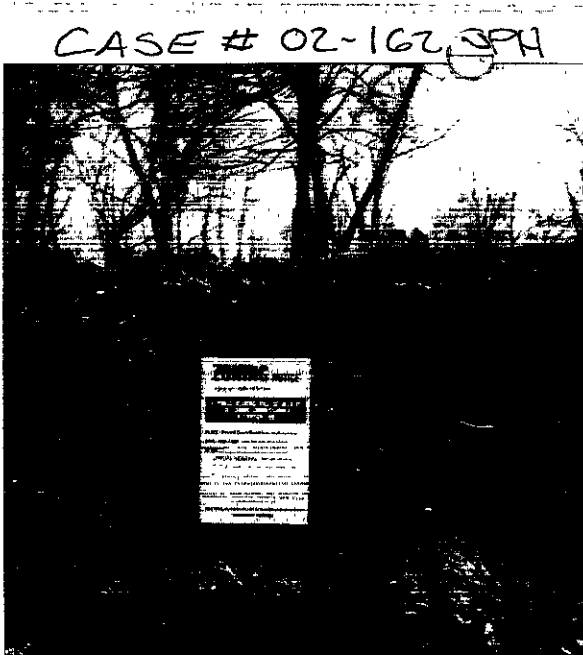
Richard E. Hoffman 11/26/01
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)



9711 OLD COURT RD

POSTED 11/26/01

Richard E. Hoffman 11/26/01

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: ~~02-162-SB/H~~ 02-162-SB/H
Petitioner: MYANMAR-BUDDHIST MEDITATION SOCIETY c/o MR. T. M. KHIN
Address or Location: 9711 OLD CT RD, BALTIMORE MD 21244

PLEASE FORWARD ADVERTISING BILL TO:

Name: MYANMAR-BUDDHIST MEDITATION SOCIETY c/o MR. T. M. KHIN
Address: 9711 OLD CT RD
BALTIMORE MD 21244
Telephone Number: 410-922-2227

Revised 2/20/98 - SCJ

copy given to Michael Greigg

TO: PATUXENT PUBLISHING COMPANY
Tuesday, November 6, 2001 Issue – Jeffersonian

Please forward billing to:

Myanmar – Buddhist Meditation Society
c/o Mr. T. M. Khin
9711 Old Court Road
Baltimore, MD 21244

410-922-2227

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-162-SPH

9711 Old Court Road

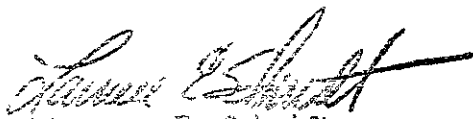
S/S Old Court Road, 1830' NE centerline of Dogwood Road

2nd Election District – 1st Councilmanic District

Legal Owner Mehm T. Thaung, Myanmar Buddhist Meditation Society

Special Hearing Special Hearing to approve church or other buildings for religious worship

HEARING: Tuesday, November 20, 2001 at 2 p.m. in Room 407 County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

October 29, 2001

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-162-SPH

9711 Old Court Road

S/S Old Court Road, 1830' NE centerline of Dogwood Road

2nd Election District – 1st Councilmanic District

Legal Owner Mehm T. Thaung, Myanmar Buddhist Meditation Society

Special Hearing Special Hearing to approve church or other buildings for religious worship

HEARING: Tuesday November 20, 2001 at 2 p.m. in Room 407 County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

C: Michael P. Tanczyn, Suite 106, 606 Baltimore Avenue Towson 21204
Mehm T, Thaung V.P. Myanmar Buddhist Meditation Society, 9711 Old Court Road,
Baltimore 21244

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY NOVEMBER 5, 2001**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE, FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

November 20, 2001

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-162-SPH

9711 Old Court Road

S/S Old Court Road, 1830' NE centerline of Dogwood Road

2nd Election District – 1st Councilmanic District

Legal Owner Mehm T. Thaung, Myanmar Buddhist Meditation Society

Special Hearing Special Hearing to approve church or other buildings for religious worship

HEARING: Tuesday December 11, 2001 at 11:00 a.m. in Room 407 County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

C: Michael P. Tanczyn, Suite 106, 606 Baltimore Avenue Towson 21204
Mehm T. Thaung V.P. Myanmar Buddhist Meditation Society, 9711 Old Court Road,
Baltimore 21244

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY NOVEMBER 26, 2001**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.





Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

November 29, 2001

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-162-SPH

9711 Old Court Road

S/S Old Court Road, 1830' NE centerline of Dogwood Road

2nd Election District – 1st Councilmanic District

Legal Owner Mehm T. Thaung, Myanmar Buddhist Meditation Society

Special Hearing Special Hearing to approve church or other buildings for religious worship

HEARING: Tuesday December 11, 2001 at 11:00 a.m. in Room 407 County Courts Building, 401 Bosley Avenue

Arnold Jablon G D Z
Director

C: Michael P. Tanczyn, Suite 106, 606 Baltimore Avenue Towson 21204
Mehm T. Thaung V.P. Myanmar Buddhist Meditation Society, 9711 Old Court Road,
Baltimore 21244

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY NOVEMBER 5, 2001**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

December 7, 2001

Michael P Tanczyn
Suite 106
606 Baltimore Avenue
Towson MD 21204

Dear Mr. Tanczyn:

RE: Case Number: 02-162-SPH, 9711 Old Court Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 22, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. G D Z
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Mehm T Thaung VP, Myanmar Buddhist Meditation Society, 9711 Old Court Road,
Baltimore 21244
People's Counsel

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: November 26, 2001

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For November 5, 2001
Item Nos. 121, 123, 124, 125, 126, 127,
128, 129, 130, 131, 133, 134, 135, ~~132~~
and 163

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

October 30, 2001

Department of Permits and
~~Development Management (PDM)~~
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: Brenda & John Creighton - 129
Carol Grap - 131
Maria & Seyed Shirazi - 132
Mehm T. Thaung, Myanmar Buddhist Meditation Society - 162

Location: DISTRIBUTION MEETING OF October 29, 2001

Item No.: 129, 131, 132, and 162

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: November 9, 2001

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 02-133 & 02-162**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A. Cunningham

Section Chief: Jeffrey W. Long

AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: October 31, 2001

Mr. Goerge Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 162 (BR)
MD 125
9711 Old Court Road
Mile Post 3.17

Dear Mr. Zahner:

This office has reviewed the referenced Item and has no objection to approval of the Special Hearing.

However we will require the owner to obtain an access permit through our office and as a minimum the following roadway improvements will be required:

- Deceleration lane 17' wide, 225' in length.
- Acceleration lane 17' wide and 250' in length.
- 25' wide curbed entrance.
- Highway widening dedication to an ultimate 80' Right-of Way.
- Hydraulic analysis.

Please have their representative contact this office regarding the roadway improvements conditioned to the permit.

Should any additional information be required please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

CC: Robert W. Bowling, P.E.

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL HEARING
9711 Old Court Road, S/S Old Court Rd,
1830' NE of c/l Dogwood Rd
2nd Election District, 1st Councilmanic

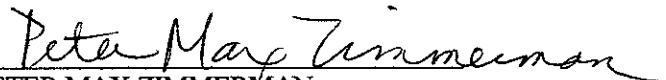
Legal Owner: Myanmar Buddhist Mediation Society
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-162-SPH

* * * * *

ENTRY OF APPEARANCE

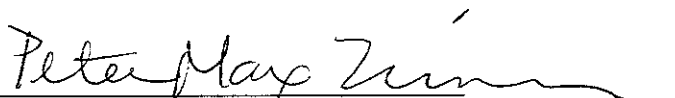
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of November, 2001 a copy of the foregoing Entry of Appearance was mailed to Michael P. Tanczyn, Esq., 606 Baltimore Avenue, Suite 106, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN

* BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* CASE NO. 02-162-SPH

*

*

*

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*

*

Petitioner

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* * * * *

Mr. Commissioner:

Please strike the appearance of the undersigned as attorney for the Petitioner in this matter.

Adopted

MICHAEL P. TANCZYK, Esquire
Suite 106, 606 Baltimore Avenue
Towson, Maryland 21204
(410) 296-8823
Attorney for the Petitioner

CERTIFICATE OF SERVICE

I HEREBY CERTIFY a copy of the foregoing Notice of Striking Appearance was mailed by first class mail, postage prepaid this 19th day of November, 2001 to Myanmar Buddhist Meditation Society, 9711 Old Court Road, Baltimore, Maryland 21244, and to Dr. Mehm T. Thaug, 1610 Barthel Road, Lutherville, Maryland 21093-1525.

Mal P. T...

MICHAEL P. TANCZYN, Esquire
Suite 106, 606 Baltimore Avenue
Towson, Maryland 21204
(410) 296-8823
Attorney for the Petitioner



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

January 17, 2002

Michael J. Walkley, P.E., President
Michael J. Walkley, P.A.
2000 Clipper Park Road, Suite 200
Baltimore, MD 21211

Dear Mr. Walkley:

RE: Spirit and Intent, ~~Case # 02-162-SPH~~ and Case # 00-046-X, 9711 Old Court Road, 2nd Election District

Your recent letter to Arnold Jablon, Director, was forwarded to me for reply. Based on the information provided therein and my review of the available zoning records, the following has been determined:

1. After consultation with the Zoning Commissioner, this office considers the four adjustments outlined in your letter and red-lined on the approved hearing plan, to be within the "spirit and intent" of the Baltimore County Zoning Regulations (BCZR), relative to the orders and plans contained in the above referenced zoning cases.
2. This "spirit and intent" approval is subject to any required change of occupancy permits, interior alteration permits, or other building permits. Contact the Permit Processing Office at 410-887-3900 in that regard.
3. If a permit is required, you must incorporate a copy of this response letter on all plans submitted for review.
4. This "spirit and intent" approval applies to the zoning regulations (BCZR) and policies only and does not apply to regulations enforced by other County and State agencies.

A copy of your letter, this response and the red-lined plan will be recorded and made a permanent part of the zoning case files.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

Jeffrey N. Perlow
Planner II
Zoning Review

JNP

Come visit the County's Website at www.co.ba.md.us





Oct. 18, 2001

Department of Permits and Development Management
111 West Chesapeake Avenue
Room 111
Towson MD 21204

Attn.: Mr. Arnold Jablon, Director PDM

RE: Request for Early Hearing Date for an Extension to special Exception Case
00-046x

Dear Mr Jablon,

The letter is to formally ask for the earliest possible special hearing date by law to hear a petition for an extension to a special exception case No. 00-046X.

This project is for the Myanmar Buddhist Meditation Society. They have asked us to follow up on the matter of the special exception. When we called to inquire about the status we found out that we are right at the thirty day mark. We have scrambled to get all the information together and submitted. We would like to ensure that the case be heard before Nov 18, 2001 when the case expires.

Please let us know what you can do and thank you for you help.

Sincerely,


Michael D. Greigg, AIA

SOE LIN & ASSOCIATES
ARCHITECTURE, PLANNING
INTERIORS
4340 EAST-WEST HIGHWAY
SUITE 105
BETHESDA, MARYLAND 20814
U.S.A.
WWW.SOE.LIN.COM
(301) 986-9300 FAX 986-0500

11/21/01
8
To: George
11/29/01 ua
File
Repost!

SL&A

November 21, 2001

RE: Newspaper posting for a Petition for Special Hearing for 9711 Old Court Road, Case
No. 02-162-SPH - Myanmar Buddhist Meditation Society.

Attn.: Mr. George Vahner,

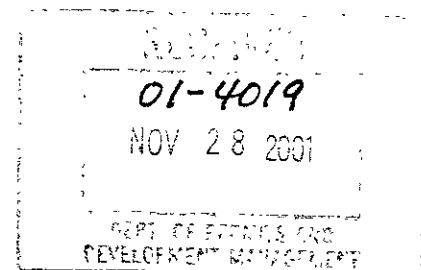
Pursuant to our conversation this afternoon concerning the Myanmar Buddhist Meditation Society's newspapers posting requirement announcing the hearing date and time for its Petition for Special Exception it is our understanding that Baltimore County had placed an ad in the paper as required for the initial hearing date. Now that the date has been pushed to a later date and time by the County the Society does not need to place another ad. We have stopped the placement of this second ad under your recommendation since the first meets the requirements of the county.

Thank you for all your help on this matter.

Regards,



Michael D. Greigg, AIA



1/4/02 MAILED PKG TO SOE LIN
MICHAEL J. WALKLEY, P.E.

Consulting Engineers

2000 Clipper Park Road
Suite 200
Baltimore, Maryland 21211
Telephone (410) 889-7700
Fax (410) 889-7756

Structural Engineering
Foundation Engineering
Construction Engineering
Forensic Engineering
Building Renovation

Bridge Renovation
Systems Engineering
Harbor Engineering
Civil Engineering
Industrial Buildings

January 3, 2002

Mr. Arnold Jablon, Director
Development Permit & Review Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: 9711 Old Court Road
Special Exception
Case # 00-046-X & Case # 02-162-SPH
MJW PA #W213

Dear Mr. Jablon;

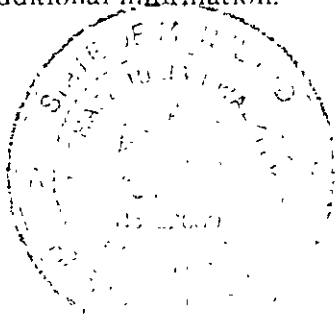
This is to request your determination that our plan meets the spirit and intent of the Special Exception granted for this property.

Enclosed please find a copy of the Plat to Accompany a Petition for a Special Exception Request dated October 21, 1999 marked in red with our proposed layout also enclosed is a copy of our proposed site plan, C-1 dated December 6, 2001 and a check for \$40.

Adjustments to the approved plan are fourfold:

1. Road access – shifting driveway entrance to east, slightly and widening for convenience of simultaneous egress and ingress and to avoid utilities.
2. Parking area – rearranging parking layout in order to preserve certain existing trees.
3. Building location – final location based on field run topography.
4. Pedestrian walkway – added paving

We believe that our engineered plan meets the spirit and intent of the Special Exception. Adjustments we have made are minor in nature done only for facilitating egress and preserving the existing forest and trees. Please call if you have any questions or require additional information.



Sincerely,
Michael J. Walkley, P.E.

Michael J. Walkley, P.E.
President

Enclosures
CC: Soe Lin & Associates
jmw/MJW
wpwin/wpdocs/W213

hs
12/11

LAW OFFICES
MICHAEL P. TANCZYN, P.A.

Suite 106 • 606 Baltimore Avenue
Towson, Maryland 21204

Phone: (410) 296-8823 • (410) 296-8824 • Fax: (410) 296-8827

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November 19, 2001

The Honorable Lawrence E. Schmidt
Zoning Commissioner of Baltimore County
Room 408, County Courts Building
401 Bosley Avenue
Towson, MD 21204

Re: Petition for Special Hearing for 9711 Old Court Road, Case No. 02-162-SPH
Legal Owner: Myanmar Buddhist Meditation Society

Dear Mr. Schmidt:

Enclosed herewith please find Notice of Striking Appearance in the above matter. It is my understanding that the case will be presented by Soe Lin and Associates, per Michael Greigg of that office.

Very truly yours,



Michael P. Tanczyn, Esquire

MPT/gr
Enclosure

cc: Dr. Mehm T. Thaung
Soe Lin & Associates

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

HERBERT MALMUD
H. MALMUD & ASSO INC

100 CHURCH LANE
BALTIMORE MD 21208

MEHM T. THAUNG V.P.
MYANMAR BUDDHIST MEDITATION
CTR.

1610 BARTHEL ROAD
LUTHERVILLE, MD. 21093-1525

KHIN N. WIN TREASURER
MBMS

1610 BARTHEL ROAD
LUTHERVILLE, MD 21093-1525

Douglas Joe Lin
Joe Lin + ASSC ARCHITECTS.

4340 E.W. Highway,
Suite 105.
Bethesda, MD. 20814



IN RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
NE/S Old Court Road, 2,000' E of the c/l	*	ZONING COMMISSIONER
Dogwood Road	*	OF BALTIMORE COUNTY
(9711 Old Court Road)	*	Case No. 00-046-X
2 nd Election District	*	
1 st Councilmanic District	*	
Myanmar Buddhist Meditation Society	*	
Petitioner	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Exception filed by the owner of the subject property, Myanmar Buddhist Meditation Society, by Mehm T. Thaung, Vice President, through their attorney, Michael P. Tanczyn, Esquire. The Petitioner requests a special exception to permit the use of the subject property for a church or other buildings for religious worship, pursuant to Section 1A01.2.C.6 of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Mehm T. Thaung, Aung Myint, Tim M. Khin and Khin N. Win, Members of the Myanmar Buddhist Meditation Society, owner of the subject property; Herbert Malmud, Registered Land Surveyor who prepared the site plan for this property; and, Michael P. Tanczyn, Esquire, attorney for the Petitioner. Also appearing in support of the request were nearby residents of the area, Rosalyn N. Roddy, and Mr. & Mrs. James A. Higgs, who reside immediately adjacent to the property. There were no Protestants.

Testimony and evidence received revealed that the subject property is an irregular shaped parcel consisting of a gross area of 6.6 acres, zoned R.C.2. The property is located on the south side of Old Court Road, just east of that road's intersection with Dogwood Road in western Baltimore County. As shown on the site plan, the property is presently improved with a one-story

dwelling that is currently occupied by two monks and one nun of the Buddhist religion. Mr. Malmud explained the proposed use of the property and the Petitioner's plans for improvements. These include an addition to the existing dwelling to provide more living space for the monks, the construction of a second building which will be used as a prayer room, and the erection of a stupa, or pagoda, which is a religious shrine/statue to the Buddhist religion.

Mr. Malmud also described the character of the subject property and surrounding community. Photographs were also submitted which depict the property and its environs. The photographs show that the property rises in grade from its frontage along Old Court Road to a plateau towards the rear of the lot. The existing and proposed improvements are located on that plateau. Immediately to the rear of the lot, the property slopes away and is wooded. Mr. Malmud described the proposed improvements and indicated that a storm water management plan to address runoff caused by the proposed improvements has been submitted to the Department of Environmental Protection and Resource Management for their review and approval. Apparently, the proposed storm water management system has been preliminarily accepted by DEPRM.

It is also to be noted that there are no public utilities to serve the subject property; however, a 10,000 sq.ft. septic reserve area is shown on the plan. Additionally, a parking lot for up to 50 cars will be provided on site. Mr. Malmud concluded that the proposed use of the property will not be detrimental to the health, safety or general welfare of the surrounding locale.

Also testifying in support of the request were Aung Myint and Mehm T. Thaung, both members of the Executive Council of the Myanmar Buddhist Meditation Society. They educated this Zoning Commissioner as to the customs and ways of the Buddhist religion. Under the Buddhist religion, individuals of that faith visit the temple for meditation and prayer services. Unlike a western church, there are not regularly scheduled services on any given day. Moreover, in regard to the number of individuals who will be using this site, Messrs. Thaung and Myint indicated that there would be three occasions during the course of the year when as many as 200 people could be present for fundraising and religious services. These events are typically scheduled for one in the spring, one in the summer and one in the fall. During other times of the

reside on the property. The significance of the stupa was also discussed. This structure will not be occupied; rather, it is a shrine or memorial which duplicates the holiest stupa located in Rangoon, Burma. The stupa will be less than 35 feet in height.

In addition to the testimony offered by the applicant's witnesses, testimony was also received from Ms. Roddy and Mr. Higgs. Both of these neighbors support the project. They indicated that the members of the Myanmar Buddhist Meditation Society have been very good neighbors and that the proposed use of the property will not be detrimental to the surrounding locale. Mr. Higgs, in particular, indicated that the services and activities conducted on the property were peaceful and quiet and did not cause any disruption to the neighborhood. His only concern would be that unwarranted landscaping would be required in connection with the proposed improvements. In this regard, Mr. Higgs indicated that he and his wife enjoy the open vista which presently exists and do not want that disturbed.

Based upon the testimony and evidence presented, I am easily persuaded that the Petition for Special Exception should be granted. In my judgment, the proposed use is entirely appropriate. This is a relatively large site which can easily accommodate the proposed use. Moreover, the nature of the use is such that it will not be detrimental to the surrounding locale. Although easily confused with a western church facility by those unfamiliar with this religion, it is clear that the proposed use of the property by the Myanmar Buddhist Meditation Society will not generate the volumes of traffic, noise and detrimental impacts which might normally be associated with a western church.

As noted above, there are two buildings proposed for this site; namely, the existing dwelling and the proposed prayer room. As shown on the site plan, the two buildings will be located quite close to one another. It was explained at the hearing that the residence of the monks is considered a holy place and must be separated from the facility used by the general members of the Buddhist Meditation Society. Moreover, due to the topography of the land and the location of the septic reserve area, it appears that the proposed distance between the two buildings is appropriate.

the Buddhist Meditation Society. Moreover, due to the topography of the land and the location of the septic reserve area, it appears that the proposed distance between the two buildings is appropriate.

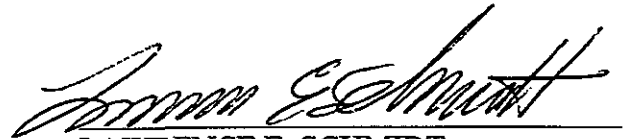
Insofar as the imposition of any restrictions on the granting of the special exception, I am hesitant to impose same. Clearly, the existing well and septic system should be evaluated prior to the issuance of any building permits to insure that there will be no adverse impacts or health concerns raised. Moreover, final computations in support of the storm water management plan should be submitted and approved by DEPRM prior to the issuance of any permits. The other typical requirements of that agency (regulations for the protection of water quality, streams, wetlands, floodplains, forest conservation regulations, etc.) should also be satisfied. However, owing to the unique use proposed for this site, I will not require the submittal of a landscape plan for review and approval. The buildings here are unique and Mr. Higgs' request for minimal disturbance of existing views is appropriate and warranted. As to the architectural design of the proposed buildings, that is an issue somewhat governed by the nature of the Buddhist faith. It was indicated that the buildings would be single story in height and the stupa less than 35 feet tall. It appears that these structures will not be entirely visible to surrounding properties, due to the topography of the property and the fact that a large portion of the site remains wooded.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth herein, the special exception shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 18th day of November, 1999 that the Petition for Special Exception to permit the use of the subject property for a church or other buildings for religious worship, pursuant to Section 1A01.2.C.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), and in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

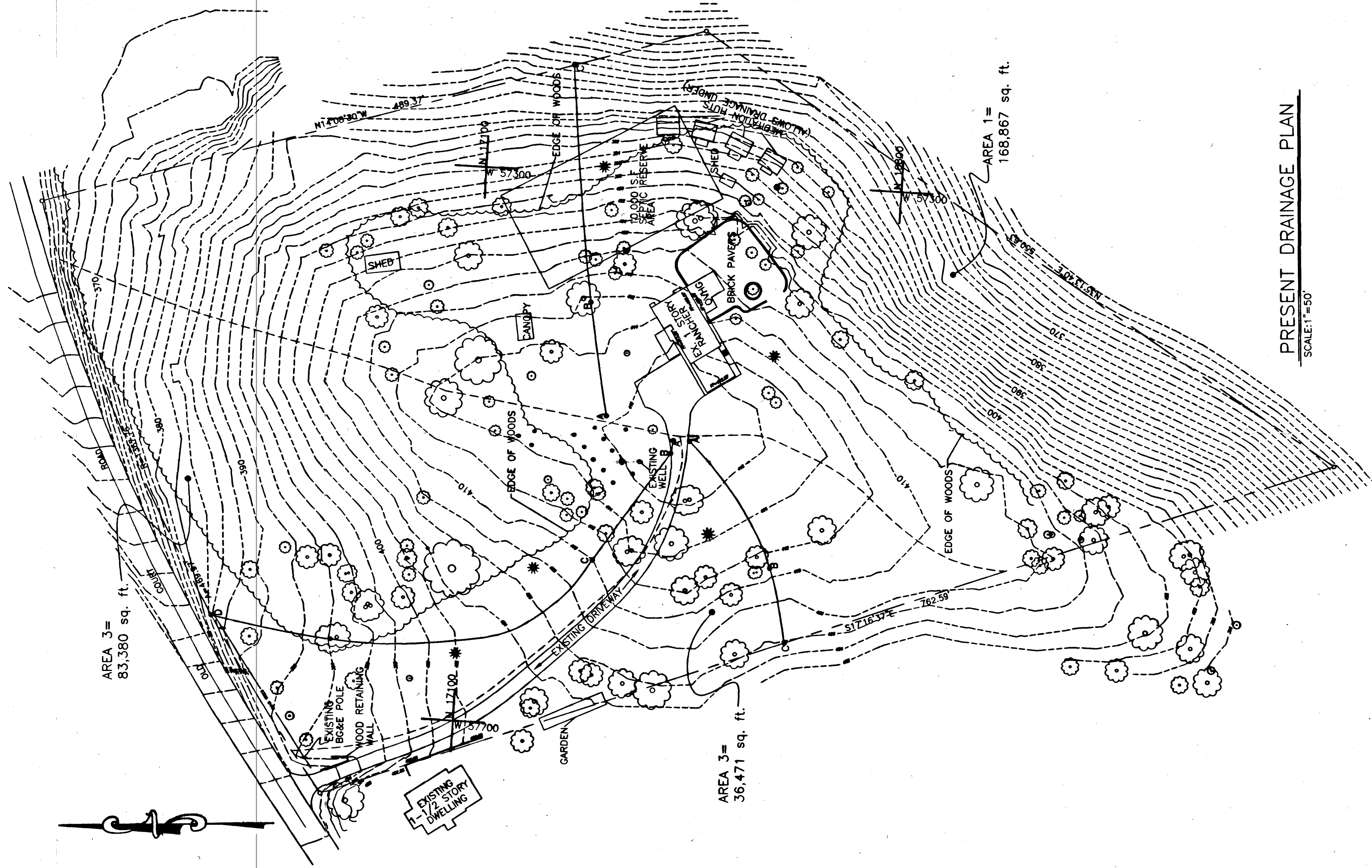
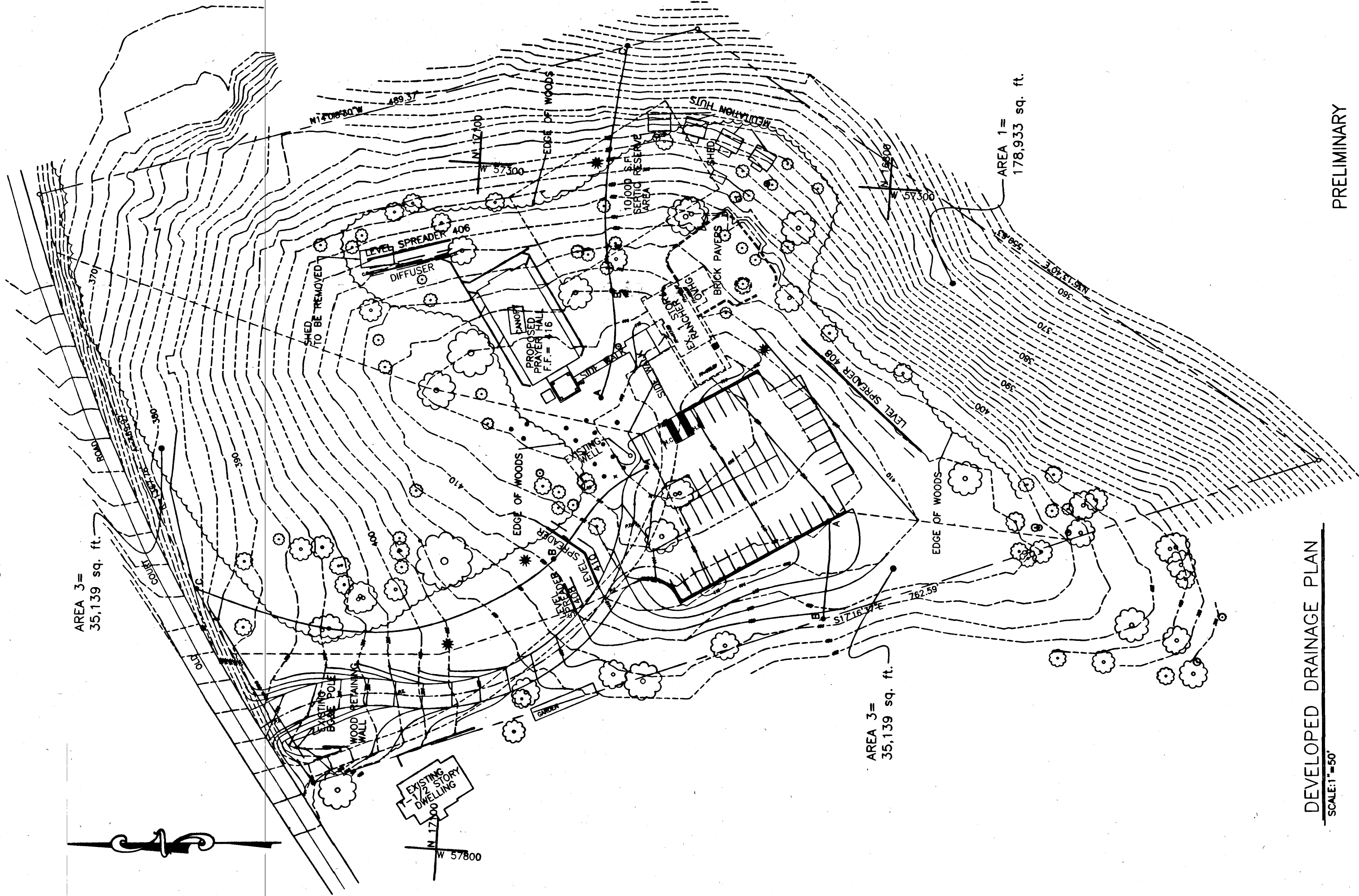
- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

- 2) Prior to the issuance of any permits, the Petitioner shall be required to comply with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) to insure that the existing well and septic system are sufficient to handle the proposed use of the site. In addition, the Petitioner shall finalize its plans for a storm water management facility and obtain approval of same from DEPRM, prior to the issuance of any building permits.
- 3) When applying for a building permit, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs



12101A

SHEET

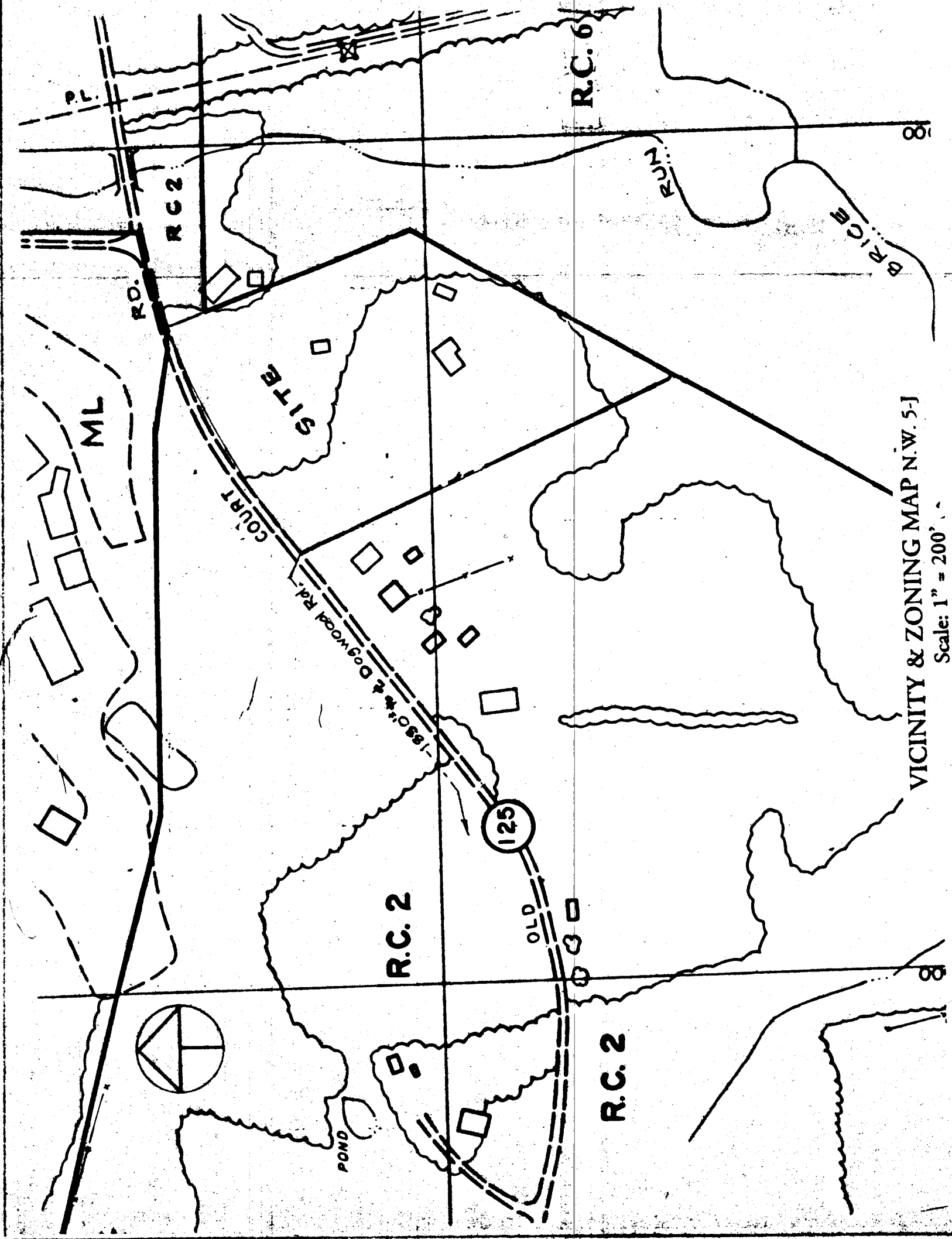
DA-1

CHECKED BY:	
DRAWN BY:	AKC
DATE:	11-00-01
FILE:	W213
SCALE:	1"=50'

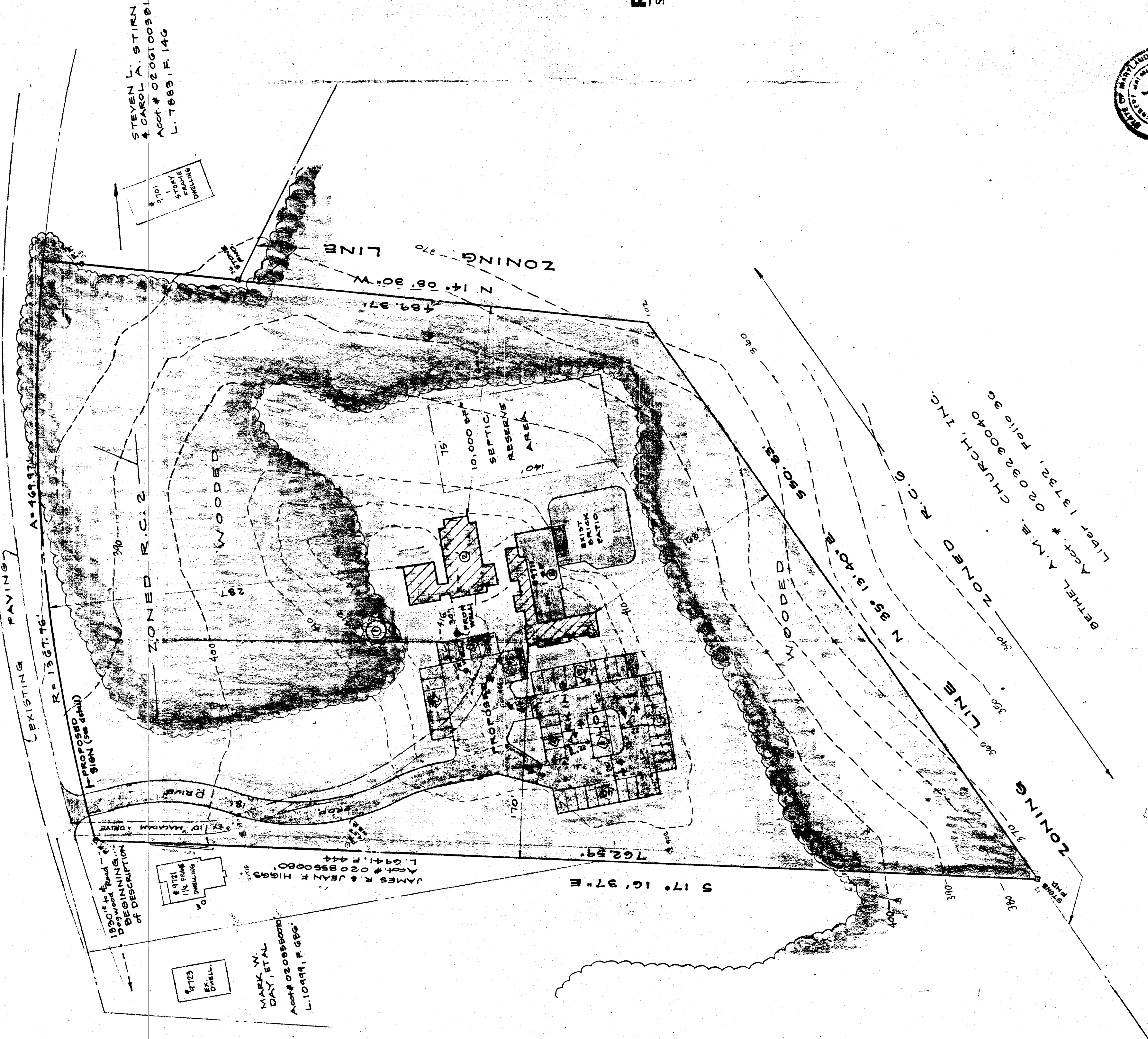
MICHAEL J. WALKLEY, P. A.
Consulting Engineers
2000 Clippert Park Road, Suite 200
Baltimore, Maryland 21211
Telephone (410) 889-7700
Fax (410) 889-7756

MYANMAR BUDDHIST MEDITATION SOCIETY
1711 OLD COURT ROAD BALTIMORE, MD.

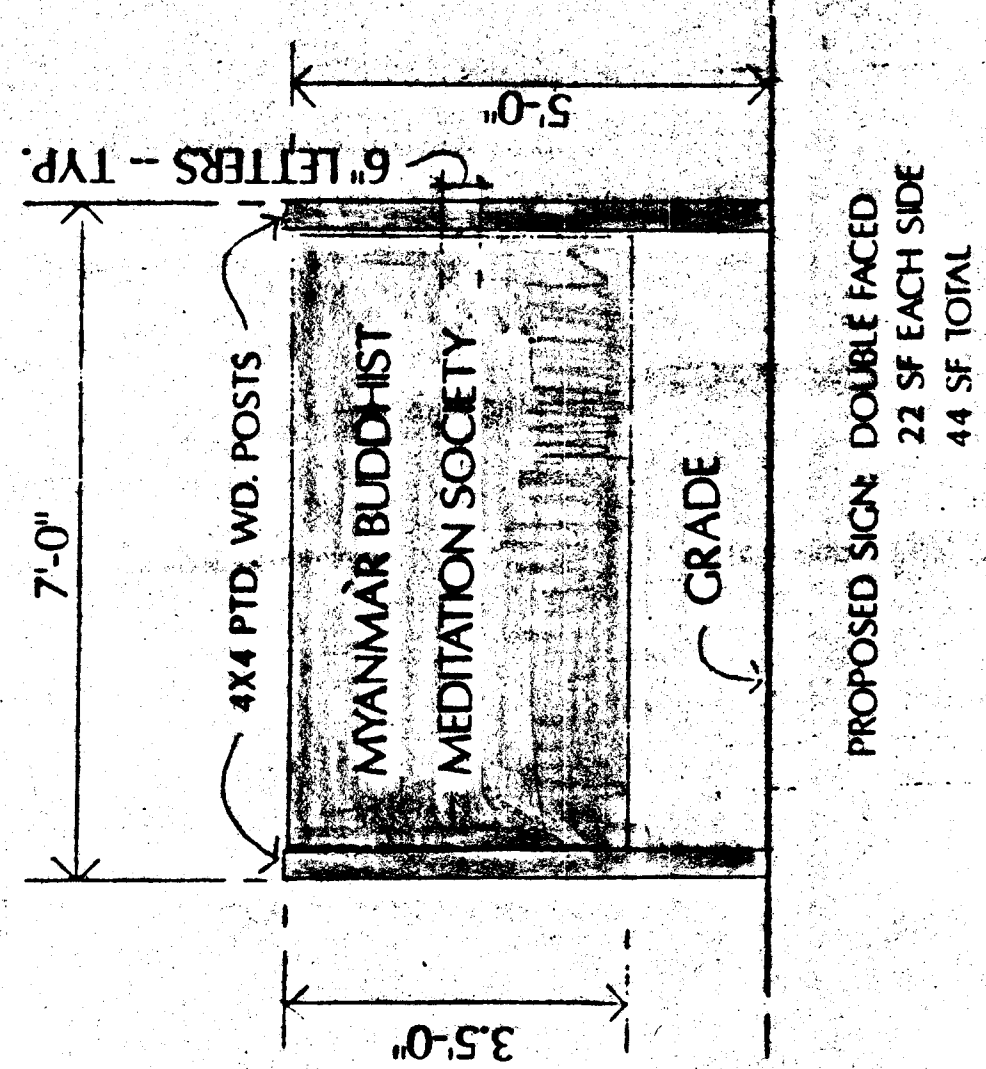
[illegible]



OLD COURT ROAD
MD. STATE RTE 125



STEVEN L. STERN
& CAROL A. STERN
ACCT # 0205100591
L-7883, F. 146



PROPOSED SIGN ELEVATION
SCALE: 1/2" = 1'-0"

NOTES

1. OWNER/PETITIONER:
MYANMAR-BUDDHIST MEDITATION SOCIETY
C/O MR. T.M. KHIN
9711 OLD COURT ROAD, BALTIMORE, MD 21244
TELEPHONE (410) 521-1111
FAX (410) 521-1111
TAX MAP #6 GRID 6, PARCEL 148
ACCOUNT No. 0211151050
2. EXISTING ZONING: R.C. 2
3. PRIVATE WATER AND SEWER SERVES THIS SITE. NO FIRE HYDRANTS SERVE THIS SITE.
4. THE PURPOSE OF THIS ZONING REQUEST IS FOR A SPECIAL EXCEPTION TO ALLOW A HOUSE OF WORSHIP IN A R.C. 2 ZONE PURSUANT TO ZONING REGULATIONS 1.01.12.C.6 AS APPROVED IN CASE # 20-040-X
5. THE COMPUTED AREA OF THE PROPERTY IS 6.6 ACRES +/-

PARKING DATA

BASED ON 200 MEMBERS DIVIDED BY 4 EQUALS 50 PARKING SPACES REQUIRED AND PROVIDED.
THE PROPOSED PARKING LOT WILL BE A DURABLE AND DUSTLESS SURFACE AND BE DESIGNED TO MEET ALL BALTIMORE COUNTY CODE REQUIREMENTS.

BUILDING LEGEND:

1. PROPOSED STUPA (STATUE)
 2. PROPOSED PRAYER ROOM
 3. EXISTING MONKS QUARTERS
- EXISTING AND PROPOSED BUILDING ONE STORY WITH WALKOUT BASEMENT.
PROPOSED BUILDING AND ADDITION TO EXISTING BUILDING, SHOWN:

ALL PLANS SUBMITTED FOR SITE IMPROVEMENTS AND BUILDING MUST COMPLY WITH GOVERNMENT AGENCY COMMENTS AND REQUIREMENTS.

THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL AGREEMENTS, EASEMENTS, RIGHTS OF WAY AND/OR COVENANTS OF RECORD AND LAW.

THE PROPERTY OUTLINE SHOWN HEREON WAS ESTABLISHED FROM FIELD LOCATIONS OF PROPERTY LINES AND STONES FOUND AND FROM AVAILABLE DATA. IT IS SHOWN FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR ESTABLISHING PROPERTY LINES. A TITLE SEARCH WAS NOT FURNISHED FOR THIS PROPERTY.

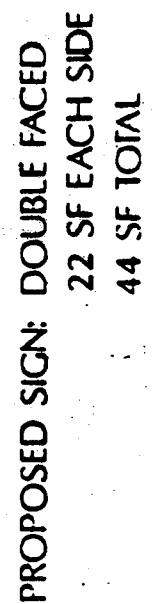
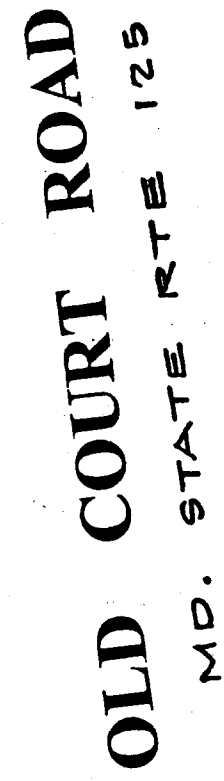


Prepared by:
H. Mahmud & Associates, Inc.
100 Church Lane
Baltimore, Maryland 21208
Telephone 410 653-9511

Scale: 1" = 50'
October 17, 2001

PLAT TO ACCOMPANY A
PETITION FOR A SPECIAL
HEARING REQUEST
9711 OLD COURT ROAD
2ND ELECTION DISTRICT
COUNCILMANIC DISTRICT No. 1
BALTIMORE COUNTY, MARYLAND

10/17/01



PROPOSED SIGN ELEVATION

SCALE: 1/2" = 1'-0"

APPROVED AS BEING WITHIN
THE SPIRIT AND INTENT OF
PLANS AND ORDERS IN ZONING
CASES 02-162-SPH & 00-046-X

SIGNED BY Jeffrey Penlow DATE 1/17/02

PLAT TO ACCOMPANY A PETITION FOR A SPECIAL HEARING REQUEST

**9711 OLD COURT ROAD
2ND ELECTION DISTRICT
COUNCILMANIC DISTRICT No. 1
BALTIMORE COUNTY, MARYLAND**

Scale: 1" = 50'

October 17, 2001

Prepared by:

H. Malmud & Associates, Inc.
100 Church Lane
Baltimore, Maryland 21208

100 Church Lane
Baltimore, Maryland 21208

Telephone 410 653-9511



THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL AGREEMENTS, EASEMENTS, RIGHTS OF WAY AND/OR COVENANTS OF RECORD AND LAW.

THE PROPERTY OUTLINE SHOWN HEREON WAS ESTABLISHED FROM FIELD LOCATIONS OF PROPERTY PIPES AND STONES FOUND AND FROM AVAILABLE DATA; IT IS SHOWN FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR ESTABLISHING PROPERTY LINES. A TITLE SEARCH WAS NOT FURNISHED FOR THIS PROPERTY.

NOTES

- 1 OWNER/PETITIONER:
KYANNA-BUDDHIST MEDITATION SOCIETY
C/O MR. T.M. KHIN
9711 OLD COURT ROAD BALTIMORE, MD 21244
TELEPHONE: 410 922-2227
DEED REFERENCE: LIBER 12071, FOLIO 750
TAX MAP 86, GRID 6, PARCEL 148
ACCOUNT No. 0211151050
- 2 EXISTING ZONING: R.C. 2 -
- 3 PRIVATE WATER AND SEWER SERVES THIS SITE. NO FIRE HYDRANTS
SERVE THIS SITE.
- 4 THE PURPOSE OF THIS ZONING REQUEST IS FOR A
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C.A.S.E. # 00-046-X
THE COMPUTED AREA OF THE PROPERTY IS 6.6 ACRES +/-

PARKING DATA

BASED ON 200 MEMBERS DIVIDED BY 4 EQUALS 50 PARKING SPACES
REQUIRED AND PROVIDED.

THE PROPOSED PARKING LOT WILL BE A DURABLE AND DUSTLESS SURFACE AND BE DESIGNED TO MEET ALL BALTIMORE COUNTY CODE REQUIREMENTS.

BUILDING LEASE NO:

- ① PROPOSED STUPA (STATUE)
② PROPOSED PRAYER ROOM
③ EXISTING MONKS QUARTERS
EXISTING AND PROPOSED BUILDING,
ONE STORY WITH WALKOUT BASEMENT.

ALL PLANS SUBMITTED FOR SITE IMPROVEMENTS AND BUILDING PERMIT MUST COMPLY WITH ALL GOVERNMENT AGENCY COMMENTS AND REQUIREMENTS.