

MEMORANDUM

DATE: October 31, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0014-SPHA - Appeal Period Expired

The appeal period for the above-referenced case expired on October 28, 2013. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

IN RE: **PETITIONS FOR SPECIAL HEARING ***
AND VARIANCE
(200 Bloomsbury Avenue) *
1st Election District *
1st Council District *
International Society for *
Krishna Consciousness, *Legal Owner* *
Petitioner *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2014-0014-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed by Lawrence E. Schmidt, Esquire, of Smith, Gildea & Schmidt, LLC, on behalf of International Society for Krishna Consciousness, the legal owner. The Special Hearing was filed pursuant to §1B01.1.B.1.g(6) of the Baltimore County Zoning Regulations ("B.C.Z.R."), to approve the site plan for a proposed building for religious worship and that the same is exempt from Residential Transition Area (RTA) requirements. In addition, a Petition for Special Variance was filed pursuant to B.C.Z.R. §4A02.4.G.1 to permit a proposed building for religious worship where it has been determined through the Basic Services Mapping Standards that the capacity of the public facilities (transportation) necessary to accommodate additional development is less than sufficient. Finally, a Petition for Variance (as an alternative to the Petition for Special Hearing) was filed as follows: (1) to permit an RTA of 35 feet in lieu of the required 100 feet pursuant to §1B01.1.B.1.a(1); (2) to permit an RTA buffer of 0 feet in lieu of the required 50 feet pursuant to §1B01.1.B.1.e(5); (3) to permit an RTA setback of 35 feet in lieu of the required 75 feet pursuant to §1B01.1.B.1.e(5); and (4) to permit a building height within the RTA of 48 feet in lieu of 35 feet pursuant to §1B01.1.B.1.e(5). The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

ORDER RECEIVED FOR FILING

Date

9/16/13

By

sen

Appearing at the public hearing in support of the requests were Amrish Patel, Shanker and Santosh Gupta, Steve Szili and Chester Luczak. Lawrence E. Schmidt, Esquire, of Smith, Gildea & Schmidt, LLC appeared and represented the Petitioner. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations. Berchie Manley, a resident of the area and former member of the Baltimore County Council, appeared and opposed the petition. Finally, Terry Curtis of Department of Public Works (DPW) attended the hearing and testified the plan is in compliance with the County's flood plain requirements.

Substantive Zoning Advisory Committee (ZAC) comments were received from the Bureau of Development Plans Review (DPR) and the Department of Planning (DOP). The DPR indicated that if the proposed Temple is restricted from having meetings or services between the hours of 4 and 6 PM on weekdays (due to rush hour traffic) then they would not be opposed to the Special Variance. The DOP indicated that the RTA exemptions would not compromise the residential integrity of the neighborhood and that they did not oppose the Special Variance.

The Special Variance pertains to the failing intersection at Bloomsbury and Frederick Road; specifically, the northbound direction on Bloomsbury Avenue during the weekday evening rush hour. Mr. Patel testified there will be no church services offered during the weekdays. He indicated the church has about 60 parishioners for services offered on Sunday 4-6 pm. Otherwise, the facility will only be used periodically throughout the week and during 4 or 5 holidays observed by the parishioners. In addition, Mr. Patel confirmed that no school or day care programs will be offered. In these circumstances, there is no reason to believe the proposed use would exacerbate in any way the traffic conditions on Bloomsbury Avenue in the evening weekday period. Thus, I find the impact of the proposed development will be less than that assumed by the standards and regulations that would otherwise prohibit the use. In addition, the

ORDER RECEIVED FOR FILING

Date 9/16/13
By den

grant of the Petition will not adversely impact any pending applications for reserve capacity certificates. As such, the Petitioner has satisfied the requirements set forth in B.C.Z.R. §4A02.4.G and the Special Variance will be granted.

The Petition for Special Hearing seeks confirmation that the proposed building for religious worship is entitled to an exemption from the Residential Transition Area (RTA) regulations. The B.C.Z.R. provides that a "new church or other building for religious worship" is not subject to the RTA regulations provided the improvements will be compatible with the surrounding residential premises. The subject property is bordered by only one single family dwelling, which is owned by a church member. The property is bound on the north and west by Baltimore County owned facilities, and the site plan shows the site will be improved with landscaping. In these circumstances, I believe the Petitioner is entitled to an exemption from the RTA regulations.

Pursuant to the advertisement, posting of the property, and public hearing, and after considering the testimony and evidence offered, I find that Petitioners' Special Hearing and Special Variance requests should be granted.

THEREFORE, IT IS ORDERED this 16th day of September, 2013, by this Administrative Law Judge, that Petitioners' request for Special Hearing filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to approve the site plan for a proposed building for a religious worship and that the same is exempt from Residential Transition Area (RTA) requirements, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 9/16/13

By slr

IT IS FURTHER ORDERED that Petitioners' Special Variance request pursuant to § 4A02.4.G.1 to permit a proposed building for religious worship where it has been determined through the Basic Services Mapping Standards that the capacity of the public facilities (transportation) necessary to accommodate additional development is less than sufficient, be and is hereby GRANTED.

IT IS FURTHER ORDERED that Petitioners' Variance request as follows: (1) to permit an RTA of 35 feet in lieu of the required 100 feet pursuant to §1B01.1.B.1.a(1); (2) to permit an RTA buffer of 0 feet in lieu of the required 50 feet pursuant to §1B01.1.B.1.e(5); (3) to permit an RTA setback of 35 feet in lieu of the required 75 feet pursuant to §1B01.1.B.1.e(5); and (4) to permit a building height within the RTA of 48 feet in lieu of 35 feet pursuant to §1B01.1.B.1.e(5), be and is hereby DISMISSED WITHOUT PREJUDICE.

The relief granted herein shall be subject to the following:

- Petitioner may apply for its appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- There shall be no day care center or services offered at the subject property.
- There shall be no school programs of any sort conducted on the subject property.
- The Petitioner shall not conduct organized religious services on weekdays between 4 and 6 PM.

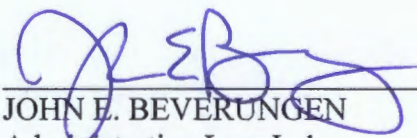
Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JEB/sln

ORDER RECEIVED FOR FILING

Date

By


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

September 16, 2013

Lawrence E. Schmidt, Esquire
Smith, Gildea & Schmidt, LLC
600 Washington Avenue
Suite 200
Towson, Maryland 21204

RE: Petitions for Special Hearing and Variance
Property: 200 Bloomsbury Avenue
Case No.: 2014-0014-SPHA

Dear Mr. Schmidt:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

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 Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

c: Terry Curtis, Department of Public Works (DPW)
Berchie Manley, 402 Montemar Avenue, Catonsville, Maryland 21228

IN RE: **PETITIONS FOR SPECIAL HEARING** *
AND VARIANCE
(200 Bloomsbury Avenue) *
1st Election District *
1st Council District *
International Society for *
Krishna Consciousness, *Legal Owner* *
Petitioner *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2014-0014-SPHA

* * * * *

ORDER ON MOTION FOR RECONSIDERATION

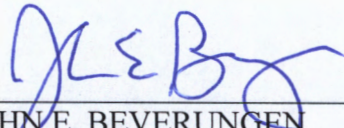
Now pending is a motion for reconsideration filed by the Office of People's Counsel. In that motion, Mr. Zimmerman requests that the Order in the above matter be revised, to reflect that a portion of the relief granted was in the nature of an "exception" (rather than a wholesale "exemption") from the Residential Transition Area (RTA) regulations. Petitioner sought relief from the RTA regulations under BCZR section 1B01.1.B.1 (g) 6, which pertains to a "new church or other building for religious worship." That provision is identified as an "exception" to the RTA regulations, not an exemption, as stated in the Order.

The exception is available when the proposed improvements will be compatible with the surrounding premises, and will not endanger the general welfare of the community. The Petitioner in this case satisfied that standard. As noted in the Order, the property has for many years been used for worship, and thus the use will not change, nor will the intensity according to the witnesses. In addition, the subject property is surrounded by County-owned property and institutional uses (including a residential facility for children). In these circumstances, I believe the Petitioner has satisfied the requirements for the RTA exception set forth in the above-cited regulation.

WHEREFORE, for the foregoing reasons, it is this 26th day of September 2013 Ordered the Motion for Reconsideration be and is hereby GRANTED, to reflect that the nature of the relief granted in the above case was in the nature of an exception (rather than an exemption) from the RTA regulations. All other aspects of the September 19, 2013 Order in the above matter are hereby reaffirmed.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JEB/sln



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

September 26, 2013

Peter Max Zimmerman
Office of People's Counsel
105 West Chesapeake Avenue, Room 204
Towson, Maryland 21204

MOTION FOR RECONSIDERATION

RE: Petitions for Special Hearing and Variance
Case No.: 2014-0014-SPHA
Property: 200 Bloomsbury Avenue

Dear Mr. Zimmerman:

Enclosed please find a copy of the decision rendered in the Motion for Reconsideration.

In the event any party finds the Motion for Reconsideration 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 Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

C: Lawrence E. Schmidt, Esquire, Smith, Gildea & Schmidt, LLC
600 Washington Avenue, Suite 200, Towson, Maryland 21204
Terry Curtis, Department of Public Works (DPW)
Berchie Manley, 402 Montemar Avenue, Catonsville, Maryland 21228



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

address 200 Bloomsbury Ave, Catonsville MD 21228

which is presently zoned DR-2

Deed Reference 5513/226

10 Digit Tax Account # 0119450134

Property Owner(s) Printed Name(s) International Society for Krishna Consciousness, Baltimore Chapter, et al.

CASE NUMBER 2014-0014-SPHA Filing Date 7/19/13 Estimated Posting Date 7/28/13 Reviewer G.H

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☒ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

See attachment 1

2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a **Variance** from Section(s)

See attachment 1

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "To Be Presented At Hearing". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Lawrence E. Schmidt, Smith, Gildea & Schmidt, LLC

Name- Type or Print

Signature

600 Washington Avenue, Suite 200, Towson, MD

Mailing Address

City

State

21204

(410) 821-0070

lschmidt@sgs-law.com

Zip Code

Telephone #

Email Address

Legal Owners:

Amrish Patel, Authorized Signatory for International Society for Krishna Consciousness, Baltimore Chapter

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

12135 Fulton Ridge Drive, Fulton

MD

Mailing Address

City

State

20759

(301) 980-4745

amrish.patel@abconsultants.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Lawrence E. Schmidt, Smith, Gildea & Schmidt, LLC

Name - Type or Print

Signature

600 Washington Avenue, Suite 200, Towson, MD

Mailing Address

City

State

21204

(410) 821-0070

lschmidt@sgs-law.com

Zip Code

Telephone #

Email Address

ATTACHMENT 1 TO PETITION FOR ZONING RELIEF

200 Bloomsbury Road

Special Hearing relief:

1. In the alternative to the Petition for Variance, to approve the site plan for a proposed building for religious worship and that the same is exempt from Residential Transition Area (RTA) requirements pursuant to BCZR § 1B01.1.B.1.g(6).
2. For such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Special Variance relief:

1. To permit a proposed building for religious worship where it has been determined through the Basic Services Mapping Standards that the capacity of the public facilities (transportation) necessary to accommodate additional development is less than sufficient pursuant to BCZR § 4A02.4.G.1.

Variance relief:

1. In the alternative to the Petition for Special Hearing, to permit an RTA of 35 feet in lieu of the required 100 feet pursuant to BCZR § 1B01.1.B.1.a(1); and
2. In the alternative to the Petition for Special Hearing, to permit an RTA buffer of 0 feet in lieu of the required 50 feet pursuant to BCZR § 1B01.1.B.1.e(5); and
3. In the alternative to the Petition for Special Hearing, to permit an RTA setback of 35 feet in lieu of the required 75 feet pursuant to BCZR § 1B01.1.B.1.e(5); and
4. In the alternative to the Petition for Special Hearing to permit a building height within the RTA of 48 feet in lieu of 35 feet pursuant to BCZR § 1Bo1.1.B.e(5).
5. For such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

ZONING PROPERTY DESCRIPTION FOR 200 BLOOMSBURY AVENUE

Beginning at the point on the west side of Bloomsbury Avenue, which is 40' wide at the distance of 1,694 feet south of the centerline of the nearest improved intersecting street Frederick Road (MD 144), which is 60 feet wide.

Thence the following courses and distances.

1. S 72° 32' 29" W, 254.05 feet
2. S 13° 48' 31" W, 243.58 feet
3. N 76° 42' 29" E, 20.00 feet
4. N 13° 48' 31" W, 75.00 feet
5. N 76° 42' 29" E, 233.54 feet, back to the point of beginning as recorded in Deed Liber 5513 and Folio 226, containing 46,526 square feet or 1.0681 acres, located in the 1st Election District and 1st Council District.

2014-0014-SPA-A

**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: 2014-0014-SPHA
Petitioner: International Society for Krishna Consciousness, Baltimore Chapter
Address or Location: 200 Bloomsbury Ave.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Debbie Gaskins
Address: 600 Washington Ave
Suite 200
Towson, MD 21204
Telephone Number: 410-821-0070

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 101523

Date: 7/19/13

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
7/19/2013 7/19/2013 09:14:16 6
FEB W006 WALKIN ITAY IST
RECEIPT # 686887 7/19/2013 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 101523

Recpt Tot \$770.00
\$770.00 CK \$1.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	800	0000		6150				770.00

Total: 770.00

Rec From: Larry Schmidt
For: 2014-0014-SPHA

CASHIER'S

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 08/19/2013

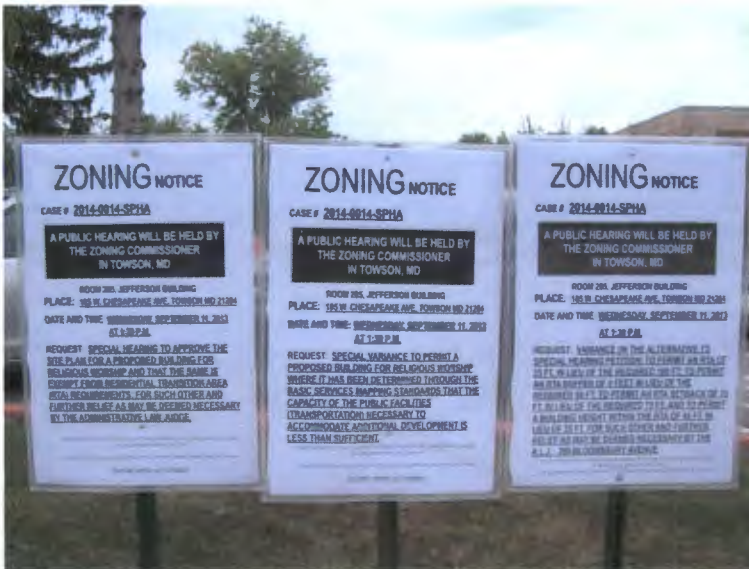
Case Number: 2014-0014-SPHA

Petitioner / Developer: LAWRENCE SCHMIDT, ESQ.~AMRISH PATEL

Date of Hearing (Closing): SEPTEMBER 11, 2013

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

The sign(s) were posted on: AUGUST 18, 2013



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

August 22, 2013

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on August 22, 2013

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: #2014-0014-SPHA

200 Bloomsbury Avenue
W/s Bloomsbury Avenue, 1,694 ft. S/of centerline of Frederick Road

1st Election District - 1st Councilmanic District

Legal Owner(s): international Society for Krishna Consciousness, Amrith Patel

Special Hearing: to approve the site plan for a proposed building for religious worship and that the same is exempt from Residential Transition Area (RTA) requirements; for such other and further relief as may be deemed necessary by the Administrative Law Judge. **Special Variance** to permit a proposed building for religious worship where it has been determined through the Basic Services Mapping Standards that the capacity of the public facilities (transportation) necessary to accommodate additional development is less than sufficient. **Variance** (in the alternative to Special Hearing petition) to permit an RTA of 35 ft. in lieu of the required 100 ft.; to permit an RTA buffer of 0 feet in lieu of the required 50 ft.; to permit an RTA setback of 35 ft. in lieu of the required 75 ft.; and to permit a building height within the RTA of 48 ft. in lieu of 35 ft. For such other and further relief as may be deemed necessary by the ALJ.

Hearing: Wednesday, September 11, 2013 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
08/417 August 22

941794

TO: PATUXENT PUBLISHING COMPANY
Thursday, August 22, 2013 Issue - Jeffersonian

Please forward billing to:

Debbie Gaskins
Smith, Gildea & Schmidt, LLC
600 Washington Ave., Ste. 200
Towson, MD 21204

410-821-0070

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2014-0014-SPHA

200 Bloomsbury Avenue

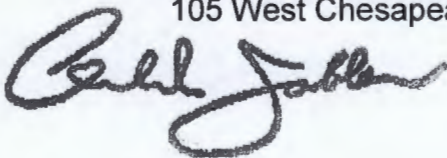
W/s Bloomsbury Avenue, 1, 694 ft. S/of centerline of Frederick Road

1st Election District – 1st Councilmanic District

Legal Owners: International Society for Krishna Consciousness, Amrish Patel

Special Hearing to approve the site plan for a proposed building for religious worship and that the same is exempt from Residential Transition Area (RTA) requirements; for such other and further relief as may be deemed necessary by the Administrative Law Judge. Special Variance to permit a proposed building for religious worship where it has been determined through the Basic Services Mapping Standards that the capacity of the public facilities (transportation) necessary to accommodate additional development is less than sufficient. Variance (in the alternative to Special Hearing petition) to permit an RTA of 35 ft. in lieu of the required 100 ft.; to permit an RTA buffer of 0 feet in lieu of the required 50 ft; to permit an RTA setback of 35 ft. in lieu of the required 75 ft.; and to permit a building height within the RTA of 48 ft. in lieu of 35 ft. For such other and further relief as may be deemed necessary by the ALJ.

Hearing: Wednesday, September 11, 2013 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

August 5, 2013

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2014-0014-SPHA

200 Bloomsbury Avenue

W/s Bloomsbury Avenue, 1, 694 ft. S/of centerline of Frederick Road

1st Election District – 1st Councilmanic District

Legal Owners: International Society for Krishna Consciousness, Amrish Patel

Special Hearing to approve the site plan for a proposed building for religious worship and that the same is exempt from Residential Transition Area (RTA) requirements; for such other and further relief as may be deemed necessary by the Administrative Law Judge. Special Variance to permit a proposed building for religious worship where it has been determined through the Basic Services Mapping Standards that the capacity of the public facilities (transportation) necessary to accommodate additional development is less than sufficient. Variance (in the alternative to Special Hearing petition) to permit an RTA of 35 ft. in lieu of the required 100 ft.; to permit an RTA buffer of 0 feet in lieu of the required 50 ft; to permit an RTA setback of 35 ft. in lieu of the required 75 ft.; and to permit a building height within the RTA of 48 ft. in lieu of 35 ft. For such other and further relief as may be deemed necessary by the ALJ.

Hearing: Wednesday, September 11, 2013 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Lawrence Schmidt, 600 Washington Ave., Ste. 200, Towson 21204
Amrish Patel, 12135 Fulton Ridge Dr., Fulton 20759

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, AUGUST 22, 2013.**
- (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.

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE *
200 Bloomsbury Avenue; W/S Bloomsbury * OF ADMINISTRATIVE
Avenue, 1694' S of c/line Frederick Road * HEARINGS FOR
1st Election & 1st Councilmanic Districts *
Legal Owner(s): Amish Patel * BALTIMORE COUNTY
Petitioner(s) *
* 2014-014-SPHA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED

AUG 01 2013

Carol S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of August, 2013, a copy of the foregoing Entry of Appearance was mailed to Lawrence Schmidt, Esquire, Smith, Gildea & Schmidt, 600 Washington Avenue, Suite 200, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>8/1/13</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>C</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
<u>9/10/13</u>	PLANNING (if not received, date e-mail sent _____)	<u>C</u>
<u>7/30/13</u>	STATE HIGHWAY ADMINISTRATION	<u>Noobj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>8/22/13</u>	
SIGN POSTING	Date: <u>8/18/13</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

September 4, 2013

Amrish Patel
12135 Fulton Ridge Drive
Fulton MD 20759

RE: Case Number: 2014-0014 SPHA, Address: 200 Bloombury Avenue

Dear Mr. Patel:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 19, 2013. This letter is not an approval, but only a **NOTIFICATION**.

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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Lawrence E Schmidt, Esquire, 600 Washington Avenue, Suite 200, Towson MD 21204

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 7-30-13

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County

Item No 2014-0014-SHA
Special Hearing Special Variance
Amish Patel
200 Bloomsbury Avenue

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2014-0014 SHA

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Richard Zeller'.

Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

Carl Richards Jr

From: Glenn Berry
Sent: Wednesday, December 09, 2015 12:56 PM
To: Carl Richards Jr
Cc: Donald Brand
Subject: B862740 200 Bloomsbury Ave

Carl,
Permit B862740 was issued on 6/12/2015. We received a complaint that the building was larger than listed on permit 48' X 96' X 48'. When inspected we have found the building to be one and one half feet larger than permitted in both length and width. The setbacks are front 101', sides 35' and 89' and rear 55'. Don and I would like to know if building would still be approved if it would have been 50' X 98' X 48'. I need to respond to a neighbor and councilmen Quirk's office.
Thanks,
Glenn

Glenn Berry
Chief Building Inspector
gberry@baltimorecountymd.gov

County Office Building
111 West Chesapeake Ave.
Towson Md. 21204
Room G-21

410-887-3953/ Fax 410-887-8081

TIME: 08:35:47 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 06/12/2015
DATE: 12/10/2015 APPROVALS DETAIL SCREEN KLL 14:27:48

PERMIT #: B862740 CONTROL #: C-

AGENCY	DATE	CODE	COMMENTS
-----	-----	----	-----
BLD PLAN	02/10/2015	01	YAP(05 LETTER)
FIRE	02/10/2015	01	YAP/JEG
SEDI CTL	06/12/2015	01	SC-6/12/15 RB/MB
ZONING	11/07/2014	01	RDD/KLC
PUB SERV	05/18/2015	01	OK-DAK AND JMST
ENVRMNT	11/26/2014	01	JGR/DVL 11/26
PLANNING	11/07/2014	01	DZ/KLC
PERMITS	06/12/2015	01	KLL (P)

01 THRU 09 INDICATES AN "APPROVAL" ** 10 THRU 99 INDICATES A "DISAPPROVAL"

ENTER - GENERAL PERMIT PF4 - ISSUE PERMIT
PF3 - INSPECTIONS PF8 - GENERAL SCREEN W/NEXT PERMIT CLEAR - MENU

TIME: 08:36:24 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 11/07/2014
DATE: 12/10/2015 GENERAL PERMIT APPLICATION DATA KLC 14:51:47

PERMIT #: B862740 PROPERTY ADDRESS
RECEIPT #: A703455 200 BLOOMSBURY AVE
CONTROL #: C- SUBDIV: 1694 S FREDERICK RD
XREF #: B862740 TAX ACCOUNT #: 0119450134 DISTRICT/PRECINCT 01 01

OWNERS INFORMATION (LAST, FIRST)

FEE: 1,863.00 NAME: INTERNATIONAL SOCIETY FOR KRISHNA CONSCIOUSNESS
PAID: 1,863.00 ADDR: 200 BLOOMSBURY AVE, 21228
PAID BY: APPL

DATES

APPLICANT INFORMATION

APPLIED: 11/07/2014 NAME: AMRISH PATEL
ISSUED: 06/12/2015 COMPANY: AB CONSULTANTS INC
OCCPNY: ADDR1: 9450 ANNAPOLIS RD
FINAL INSPECT: ADDR2: LANHAM MD 20706
INSPECTOR: 01C PHONE #: 301-309-3091 LICENSE #:
NOTES: KLC

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

TIME: 08:36:30 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 11/07/2014

DATE: 12/10/2015 BUILDING DETAIL 1 KLC 15:09:16

DRC# 051413A

PERMIT # B862740 PLANS: CONST 02 PLOT 9 PLAT 0 DATA 3 EL 1 PL 1

TENANT

BUILDING CODE: CONTR: TBD

IMPRV 1 ENGNR:

USE 09 SELLR:

FOUNDATION BASE WORK: CONSTRUCT 3-STY TEMPLE. 48'X96'X48'=10,600SF.

SEE B862742 FOR RAZING OF EXISTING TEMPLE UPON

CONSTRUC FUEL SEWAGE WATER COMPLETION.

1E 1E

CENTRAL AIR

ESTIMATED COST

1,500,000. PROPOSED USE: TEMPLE

OWNERSHIP: 1 EXISTING USE: VACANT

RESIDENTIAL CAT:

#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:

1 FAMILY BEDROOMS: PASSWORD:

ENTER - NEXT DETAIL	PF2 - APPROVALS	PF7 - PREV. SCREEN	PF9 - SAVE
PF1 - GENERAL PERMIT	PF3 - INSPECTIONS	PF8 - NEXT SCREEN	CLEAR - MENU

TIME: 08:36:35 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 11/07/2014
DATE: 12/10/2015 BUILDING DETAIL 2 KLC 15:09:16

PERMIT #: B862740	BUILDING SIZE	LOT SIZE AND SETBACKS
	FLOOR: 10,600SF	SIZE: 1.06AC
	WIDTH: 48'	FRONT STREET:
GARBAGE DISP:	DEPTH: 96'	SIDE STREET:
POWDER ROOMS:	HEIGHT: 48'	FRONT SETB: 101'
BATHROOMS:	STORIES: 3	SIDE SETB: 35'/89'
KITCHENS:		SIDE STR SETB:
	LOT NOS:	REAR SETB: 55'
	CORNER LOT: 2	

ZONING INFORMATION

DISTRICT:	BLOCK:	ASSESSMENTS
PETITION:	SECTION:	LAND: 0084500.00
DATE:	LIBER:	IMPROVEMENTS: 0142700.00
MAP:	FOLIO:	TOTAL ASS.:
	CLASS: 01	

PLANNING INFORMATION

MSTR PLAN AREA: SUBSEWER: CRIT AREA: PASSWORD:

ENTER - NEXT DETAIL	PF2 - APPROVALS	PF7 - PREV. SCREEN	PF9 - SAVE
PF1 - GENERAL PERMIT	PF3 - INSPECTIONS	PF8 - NEXT SCREEN	CLEAR - MENU

John Beverungen - Fwd: Re: ZAC Agenda Case #2014-0014-SPHA, 200 Bloomsbury Ave

From: Peter Zimmerman
To: Beverungen, John
Date: 09/11/13 11:57 AM
Subject: Fwd: Re: ZAC Agenda Case #2014-0014-SPHA, 200 Bloomsbury Ave
CC: Curtis, Terry; Kennedy, Dennis; Lanham, Lynn; Ischmidt@sgs-law.com

Dear Judge Beverungen,

This zoning case is scheduled for this afternoon at 1:30 PM. Please accept this note, even at this time just before the hearing. I am sending this e-mail also to Lawrence Schmidt, attorney for petitioner, and various departmental representatives.

I must alert you to a floodplain issue which DPW was reviewing with the Petitioner, Mr. Patel, as shown in the e-mails below.

I assumed that DPW would issue a comment prior to the hearing, as they usually do where there are floodplain cases.

I spoke this morning with Terry Curtis of DPW this morning, and apparently their review was not yet complete, perhaps awaiting further information from petitioner. In any event, they have not yet issued their comment. Mr. Curtis then called me back and indicated he would attend the hearing, review the site plan, and hopefully make some observations.

I also spoke this morning with Lawrence Schmidt by phone to alert him to the issue.

Accordingly, I respectfully that any final decision on the case await resolution of the floodplain issue identified by DPW, but still pending. Whether or not that may be clarified or resolved by Mr. Curtis at the hearing remains to be seen.

Meanwhile, I note that Dennis Kennedy has commented for the Bureau of Development Plans regarding the special variance petition involving the F level Frederick Road/Bloomsbury Avenue intersection and indicated that a weekday rush hour restriction would suffice so as not affect the intersection.

The Planning Department has issued a favorable recommendation concerning the RTA exception, indicating that they see no compromise to the residential integrity of the neighborhood, subject to proposing conditions regarding submission of building elevations, and a significant restriction of ancillary uses such as a day care center or school because of the impact on the deficient traffic area.

We have received some indication of interest from area citizens, so there may be citizens in attendance at the hearing with other observations concerning the proposal.

We hope these observations are of assistance as you review the evidence at the hearing. Thank you in advance for your consideration of these matters.

Sincerely, Peter Max Zimmerman, People's Counsel

>>> Terry Curtis 8/27/2013 10:31 AM >>>
 Good morning all,

As of now, Mr. Patel has not contacted me about the site.

Have a great day,

Terry



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Jefferson Building
105 West Chesapeake Avenue, Room 204
Towson, Maryland 21204

410-887-2188
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

September 24, 2013

RECEIVED

SEP 24 2013

HAND DELIVERED

John Beverungen, Administrative Law Judge/Hearing Officer
The Jefferson Building
105 W. Chesapeake Avenue, Suite 103
Towson, Maryland 21204

OFFICE OF ADMINISTRATIVE HEARINGS

Re: International Society for Krishna Consciousness, et al. - Petitioner
200 Bloomsbury Avenue
2014-014-SPHA

Dear Judge Beverungen,

Please accept this letter as a Motion for Reconsideration under Rule 4K of the Opinion and Order dated September 19, 2013 in the above case, in the nature of clarification. The purpose is to clarify the nature of the residential transition area exception under BCZR 1B01.1.B.1(g), and subsection (g)6 specifically for new buildings used for religious worship.

The petition mislabels the request to "exempt" the proposed building "from Residential Transition Area (RTA) requirements" pursuant to said provision. The opinion and order carry forward this concept on page 3, in finding the project "exempt" and then granting it as such.

But the law does not exempt the proposed use. The law in subsection (g) allows for "Exceptions to residential transition." It does not provide for an "exemption." While the two words differ by only two letters (the "c" in exception and the "m" in exemption) and they sound similar, the difference in meaning is major. The "exception" translates to a kind of conditional RTA use, subject to satisfaction of the standards "... that the "proposed improvements are planned in such a way that compliance, to the extent possible with RTA requirements, will be maintained and that said plan can otherwise be expected to be compatible with the character and general welfare of the surrounding premises." It is analogous to a special exception, effectively an RTA conditional use, but with different standards from the BCZR Section 502.1 special exception.

The difference, moreover, is not purely technical. The word "exemption" suggests that the situation is not covered by the RTA law, or free from the law. If a proposal might be "exempt," it is plausible that the Department of Permits might approve the proposal without requiring the requisite hearing before the administrative law judge.

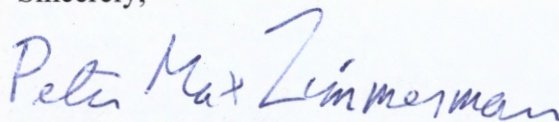
In conclusion, if you have been satisfied that the present proposal does meet the aforesaid standards both as to "compliance, as to the extent possible" as well as "compatible ... with the surrounding premises," then the appropriate grant is of an exception, not an exemption.

As a postscript, this is another case involving application of the RTA requirements (subject to exception standards) to buffer a use which is not a "dissimilar housing type" mentioned in the initial RTA purpose provisions of BCZR Section 1B01.1.B.1.(a)2. The 1992 legislation (Bill 40) amending the RTA law and enumerating so many exception uses illustrates that the RTA applies to many uses in different ways, along with other uses such as business parking in residential zones (BCZR Section 1B01.1.B.1.d(3), Bill 2, 1992).

To be sure, the substantive provisions of the law have evolved to go beyond the initial statement of purpose, so the law could benefit from some drafting refinement. Nevertheless, we remain convinced that the scope of the RTA law has perspicuously broadened to cover much than initially suggested in the purpose clause.

Thank you in advance for your reconsideration of this matter.

Sincerely,

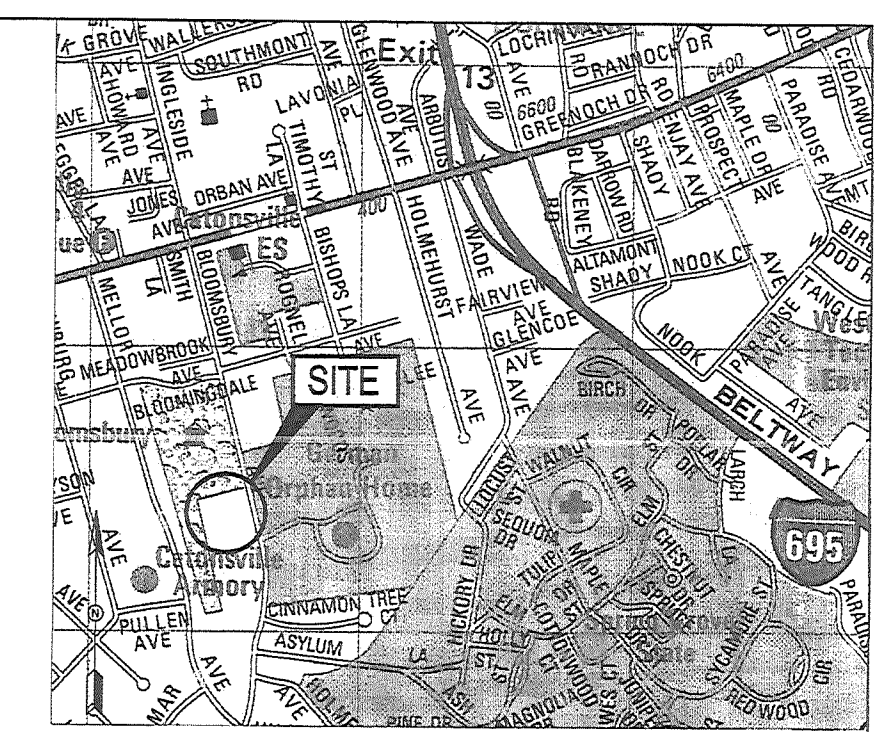
A handwritten signature in blue ink that reads "Peter Max Zimmerman". The signature is fluid and cursive, with the first name "Peter" and last name "Zimmerman" clearly legible.

Peter Max Zimmerman
People's Counsel for Baltimore County

cc: Lawrence Schmidt, Esquire, attorney for Petitioner
Berchie Manley, area resident
Carl Richards, Zoning Supervisor

FOR LOCATION OF UTILITIES
CALL 1-800-267-7777
OR LOG ON TO: <http://www.misutility.net/ITIC/>
48 HOURS IN ADVANCE OF ANY
WORK IN THIS VICINITY

PROPERTY OF
BALTIMORE COUNTY
PARCEL 359, 13055 / 742
ZONE: OR-1
TAX PIN: 2300003555
USE: GOVERNMENTAL



VICINITY MAP
1" = 1000'

GENERAL NOTES

- 1) THE TOPOGRAPHICAL SURVEY WAS PERFORMED BY AB CONSULTANTS, INC. ON MAY 14, 2013.
- 2) SITE ADDRESS:
200 BLOOMSBURY AVE, CATONSVILLE, MD, 21228
- 3) OWNER'S ADDRESS:
INTERNATIONAL SOCIETY FOR KRISHNA CONSCIOUSNESS ET AL
200 BLOOMSBURY AVE, CATONSVILLE, MD, 21228
ATTN: MR. AMRISH PATEL, (301) 980-4745, AMRISH595@GMAIL.COM
- 4) SITE AREA: 46,526.436 SF (1.0681 AC)
- 5) UTILITIES: PUBLIC WATER AND PUBLIC SEWER
- 6) THE SITE DOES LIE WITHIN THE FLOODPLAIN AS SHOWN ON F.I.R.M. #2400100388F, PANEL #388 OF 580 DATED SEPTEMBER 28, 2008.
- 7) SOIL CLASSIFICATION: B/C
- 8) ZONED: DR-2.0
- 9) LIBER 5513 FOLIO 00226
- 10) TAX MAP #0101, GRID 08, PARCEL 574, ZONING MAP #101A2
- 11) PROPERTY TAX ACCOUNT NUMBER: 0119450134
- 12) ELECTION DISTRICT 1, COUNCILMANIC DISTRICT 1
- 13) REGIONAL PLANNING DISTRICT: 324
- 14) CENSUS TRACT: 400400
- 15) WATERSHED: PATAPSCO RIVER L N BR
- 16) EXISTING / PROPOSED USE: RELIGIOUS WORSHIP
- 17) SETBACK: REQUIRED PROPOSED
FRONT: 60' 101'
SIDE: 30' 89' 35'
REAR: 40' 55'
BUILDING HEIGHT: 50' 48'
- 18) PROPOSED BUILDING:
UPPER LEVEL: 2,328 SQ. FT.
LOWER LEVEL: 4,206 SQ. FT.
BASEMENT: 4,091 SQ. FT.
- 19) PARKING CALCULATIONS:
NO. OF SEATS: 100
NO. OF PARKING SPACES REQUIRED: 25
NO. OF PARKING SPACES PROVIDED: 35
NO. OF HANDICAP PARKING SPACES REQUIRED: 2
NO. OF HANDICAP PARKING SPACES PROVIDED: 2
TYPICAL SPACE SIZE: 8.5'x18'
PAVING TYPE: MACADAM
SPACES PERMANENTLY STRIPED
AVERAGE DAILY TRAFFIC = 5
TRANSIT SERVICES ARE AVAILABLE TO SITE PER MD MASS TRANSIT ADMINISTRATION'S ACCESS BY DESIGN PUBLICATION.
- 20) FLOOR AREA CALCULATIONS:
11,028 SF / (46,526 SF + (187' x 20')) = 0.22 FAR
- 21) FIRE HYDRANTS LOCATED APPROX. 207' NORTH AND 214' SOUTH FROM THE PROPERTY.
- 22) THE PROPERTY LIES WITHIN AN AREA OF RECOMMENDED TRAFFIC IMPROVEMENT TO LEVEL 'F' PER THE BASIC SERVICES TRAFFIC MAP. AS THE HOURS OF SERVICES ARE ON SUNDAYS BETWEEN 4-7 PM, THE PROPOSED DEVELOPMENT OF THIS SITE WILL NOT INCREASE PEAK TRAFFIC LOAD FOR THE BLOOMSBURY AVE / FREDERICK RD / INGLESIDE AVE INTERSECTION.
- 23) THIS SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- 24) THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
- 25) EXISTING FREE STANDING SIGN WILL BE REPLACED BY AN UPDATED SIGN CONFORMING WITH BCZR SECTION 450 (SEE DIAGRAM).
- 26) NO ADDITIONAL LIGHTING IS PROPOSED FOR THIS SITE.
- 27) RTA GUIDELINES REQUIRE MAXIMUM OF 35' FOR BUILDING PROPOSED WITHIN THE RTA ZONE.
- 28) LIMIT OF DISTURBANCE: 35,313 SF (0.81 AC)
- 29) HAZARDOUS MATERIAL NEITHER EXIST NOR FOUND ON SITE.
- 30) WETLAND DOES NOT EXIST ON SITE.
- 31) EXISTING BLOCK BUILDING REMAINS ON SITE.
- 32) BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THE SUBJECT SITE IS WITHIN A TRAFFIC DEFICIENT AREA.
- 33) WATER SUPPLY FOR FIRE PROTECTION WILL BE CONSTRUCTED FOR THE PROPOSED BUILDING ONCE IT IS UNDER THE ROOF.
- 34) CRUSHER RUN ROAD FOR ACCESS OF EMERGENCY VEHICLES WILL BE MAINTAINED DURING THE CONSTRUCTION OF THE PROPOSED BUILDING.
- 35) BALTIMORE COUNTY FOREST CONSERVATION REQUIREMENTS WERE MET BY PAYING A FEE-IN-LIEU.
- 36) A FOREST CONSERVATION VARIANCE WAS APPROVED BY DEPS ON 4/8/13 TO REMOVE ONE SPECIMEN TREE.



PROPERTY OF
GENERAL GERMAN ORPHAN ASSOCIATION
205 BLOOMSBURY AVE.
PARCEL 366
13055 / 742

PROPERTY OF
BALTIMORE COUNTY
PARCEL 359
13055 / 742
ZONE: DR 2
TAX PIN: 2300003555
USE: RECREATIONAL

UTILITY RECORD DRAWING REFERENCES:

WATER	84-0507, 0508, 0509; CWD44253
SEWER	25-264
ROADS	84-0294
STORM DRAINS	60-258, 258-9; 62-594; 73-0030; 99277DX0
GAS	1985 GM2630 - 07C277

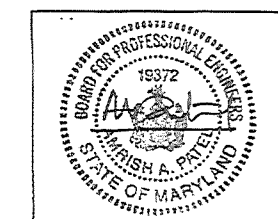
LEGEND

- PROPOSED BENCH
- PROPOSED PARKING LOT PAVEMENT WITH STRIPING AS SHOWN
- PROPOSED SIDEWALK & EXTERIOR STEPS
- PROPOSED BUILDING
- SIGN FACE

DELINQUENT ACCOUNT STATEMENT:

I, AMRISH PATEL, CERTIFY UNDER OATH THAT THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

OWNERS SIGNATURE: Amrish Patel DATE: 10/10/14



THIS PLAN IS PREPARED UNDER MY SUPERVISION AND APPROVED BY ME. THE PLAN IS ACCURATE AND IS IN COMPLIANCE WITH THE BALTIMORE COUNTY DEVELOPMENT REGULATIONS.

PARTIAL EXEMPTION

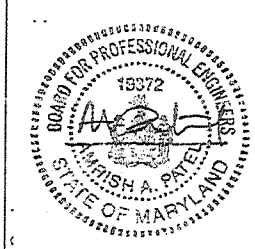
PARTIAL EXEMPTION B(8) WAS GRANTED ON 5/14/2013 DURING DEVELOPMENT REVIEW COMMITTEE HEARING. PAI #01-469 FOR THE CONSTRUCTION OF NEW TEMPLE BUILDING.

PAI NUMBER: 01-0578
TRACKING NUMBER: DRC-2013-00047
DRC NUMBER: 051413A; DIST. 1C1

DEVELOPMENT PLAN

HARE KRISHNA TEMPLE
200 BLOOMSBURY AVE
CATONSVILLE, BALTIMORE COUNTY, MD 21228

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. 15372 EXPIRATION DATE: 09/19/15



OWNER / APPLICANT
INTERNATIONAL SOCIETY FOR KRISHNA CONSCIOUSNESS ET AL
200 BLOOMSBURY AVE
CATONSVILLE, BALTIMORE, MD 21228
ATTN: MR. AMRISH PATEL
(301) 980-4745
AMRISH595@GMAIL.COM

AB CONSULTANTS, INC.
9450 ANNAPOLIS ROAD
LAHAM, MARYLAND 20706
PHONE: (301) 306-3091
FAX: (301) 306-3092

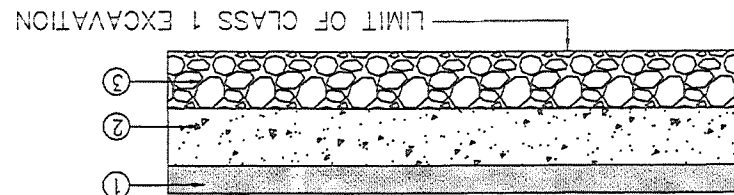
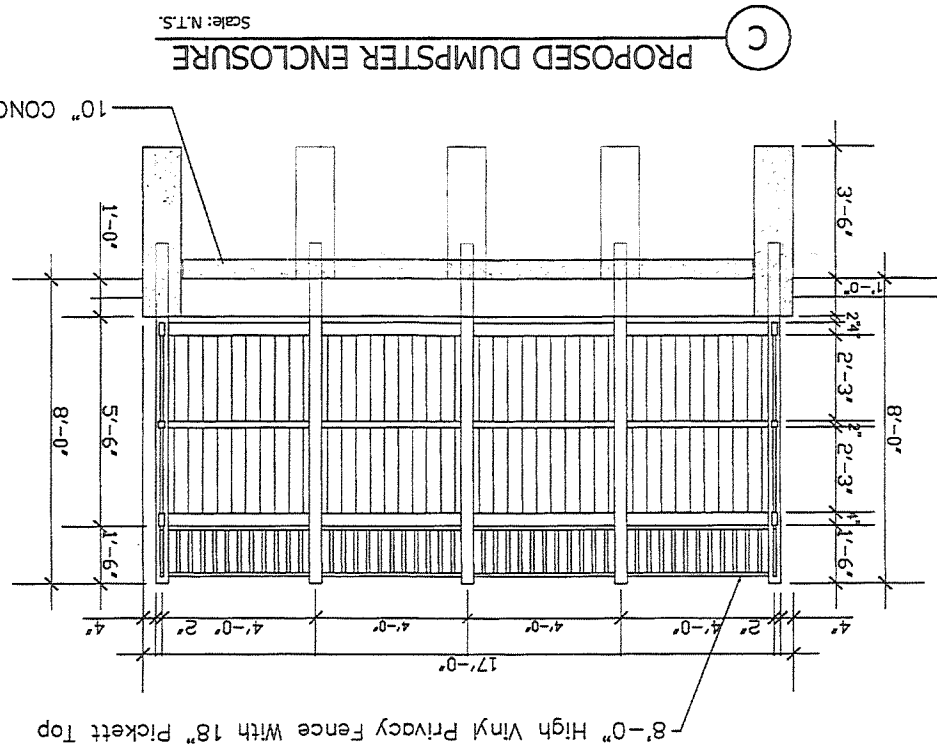
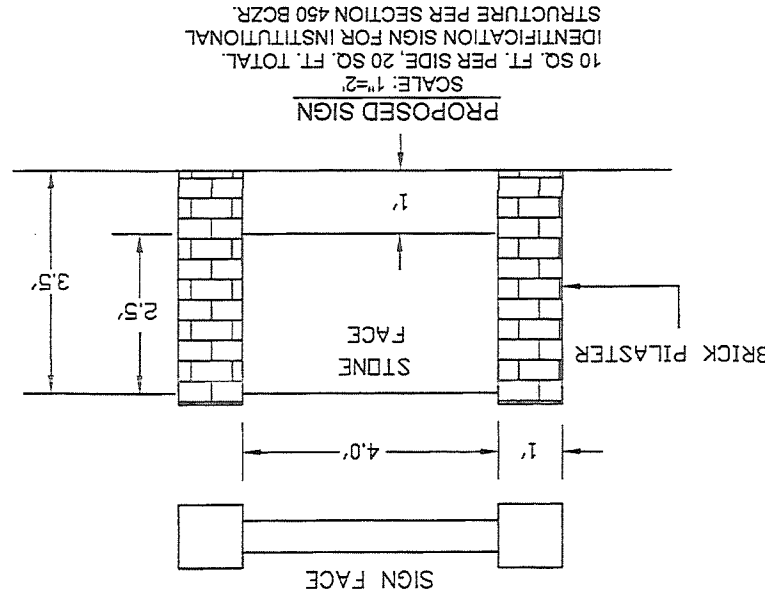
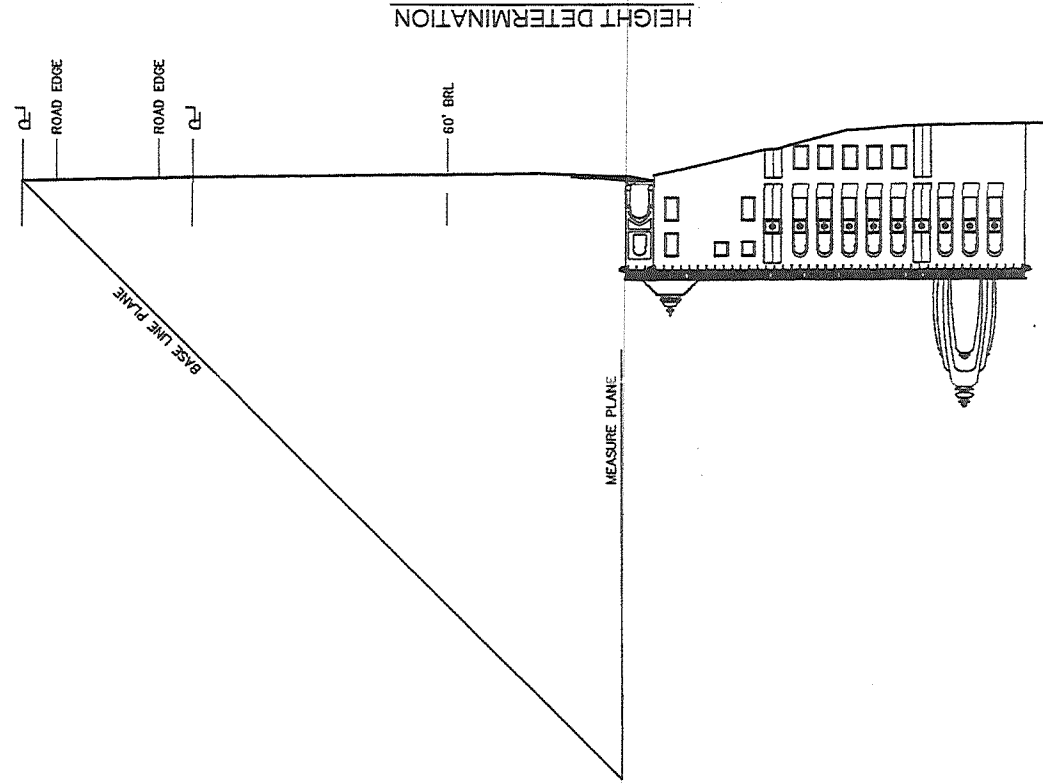
Date: 07/18/2014
Scale: 1"=20'

C-4

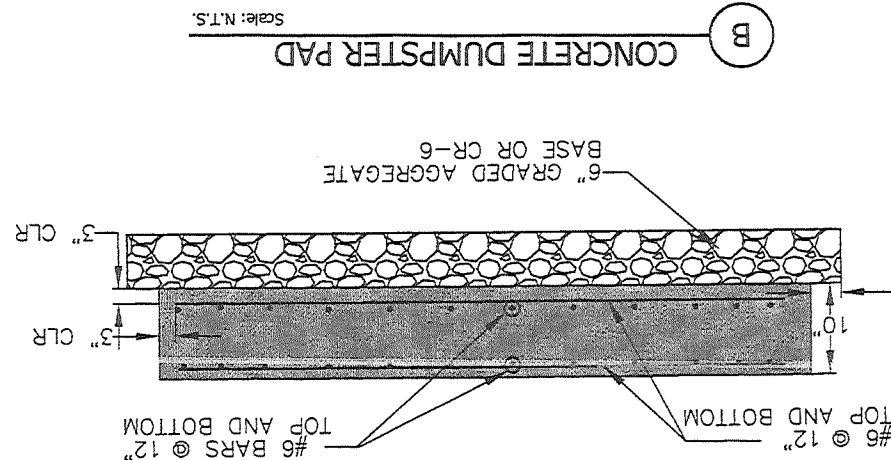
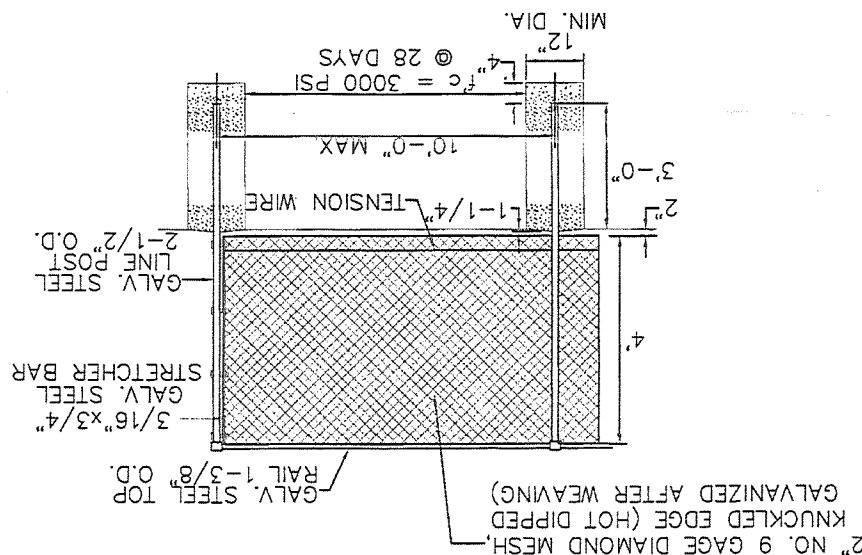
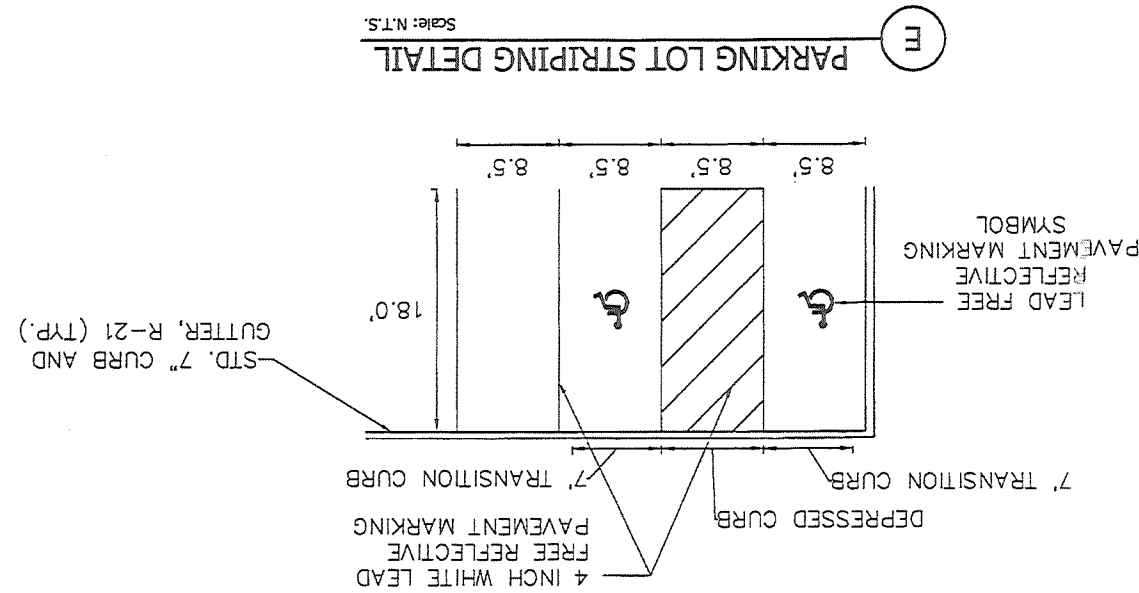
ZONING ORDER

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE

- IN RE: PETITIONS FOR SPECIAL HEARING
(200) CONSUMERS' ADVANCEMENT
1st Judicial District
1st Council District
International Society for
Krstina Consciousness, Legal Owner
Petitioner
- * BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
- * Case NO. 2017-0014-SPHA

[illegible][illegible]

- | | |
|----|---|
| 1. | 1 1/2" HMA SUPERPAVE 9.5 MM FOR SURFACE, PG 70-22 |
| 2. | 4 1/2" HMA SUPERPAVE 25.0 MM FOR BASE, PG 64-22 |
| 3. | 6" GRADED AGGREGATE BASE COURSE (OR CR-6) |



Professional Engineer Seal for the State of Maryland, License No. 19372, signed by Jamish A. Patel.

PAI NUMBER: 01-0578
TRACKING NUMBER: DRC-2013-00047
DRC NUMBER: 051413A; DIST. 1C1

SITE DETAILS

HARE KRŠNA TEMPLE

200 BLOOMSBURY AVE
CATONSVILLE, BALTIMORE COUNTY, MD 21228

ENGINEER

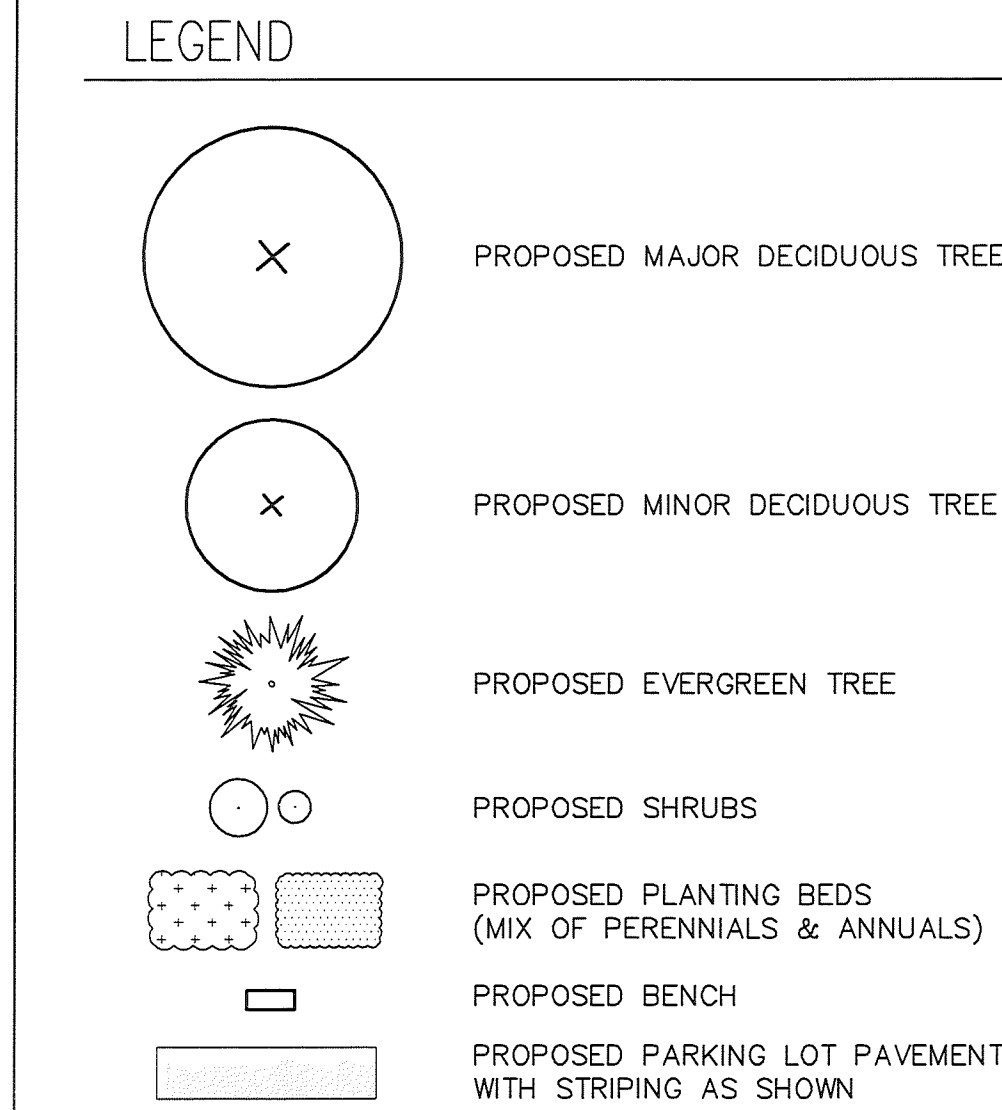
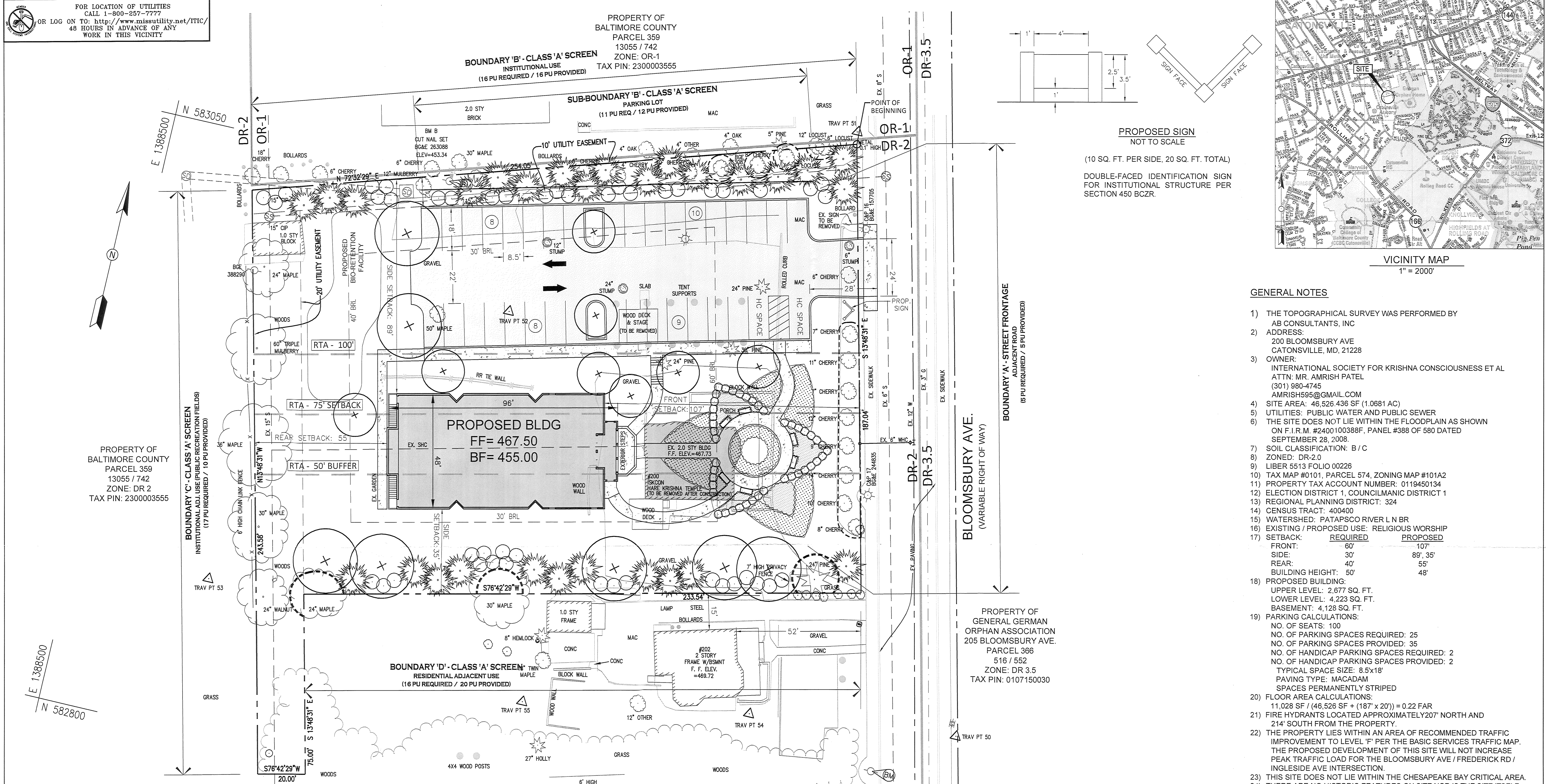
AB CONSULTANTS, INC.
3450 ANNAPOLIS ROAD

LANHAM, MARYLAND 20706
PHONE: (301) 306-3091
FAX: (301) 306-3092

OWNER/APPLICANT

FOR KRISHNA CONSCIOUSNESS ET AL
200 BL COMSBURY AVE
CATONSVILLE, BALTIMORE, MD 21228
ATTN: MR. AMRISH PATEL
(301) 980-4745
AMRISH595@GMAIL.COM

FOR LOCATION OF UTILITIES
CALL 1-800-257-7777
OR LOG ON TO: <http://www.missutility.net/ITIC/>
48 HOURS IN ADVANCE OF ANY
WORK IN THIS VICINITY



SCREENING REQUIREMENTS

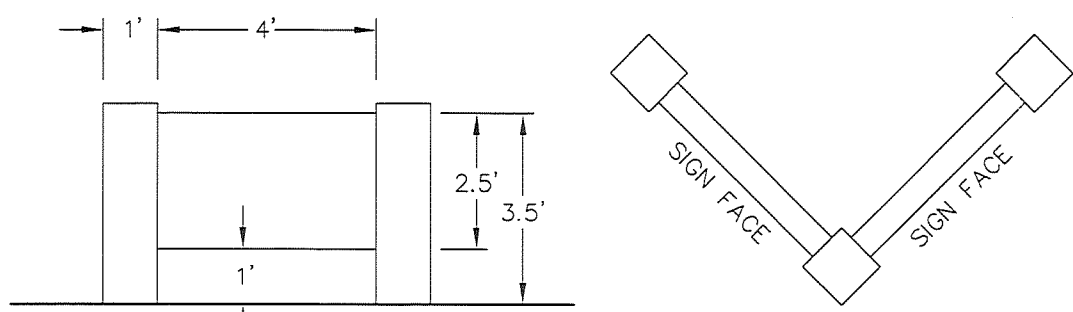
BOUNDARY 'A'
STREET FRONTAGE: ADJACENT ROAD
REQUIRED: 5 PU (1 PU / 40 LF)
PROVIDED: 5 PU
4 PU = 8 EXISTING MINOR DECIDUOUS CHEERY TREES
1 PU = 2 PROPOSED EVERGREEN TREES

BOUNDARY 'B'
ADJACENT USE: INSTITUTIONAL / PUBLIC RECREATION
CLASS 'A' SCREEN
REQUIRED: 16 PU (1 PU / 15 LF)
PROVIDED: 16 PU
3 PU = 3 EXISTING DECIDUOUS TREES
8 PU = 16 PROPOSED EVERGREEN TREES
5 PU = 25 SHRUBS

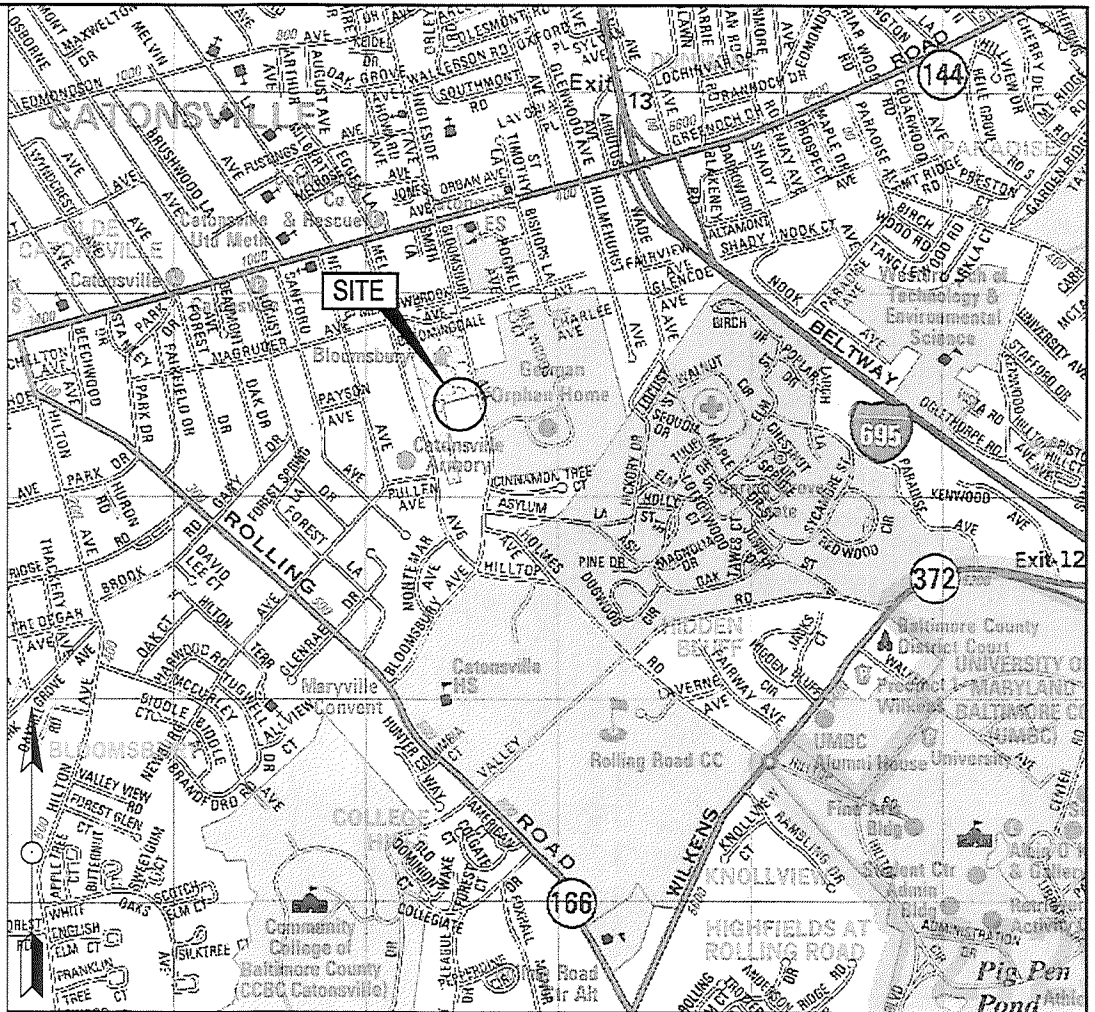
SUB-BOUNDARY 'B' - PARKING LOT
ADJACENT USE: INSTITUTIONAL / PUBLIC RECREATION
CLASS 'A' SCREEN
REQUIRED: 11 PU (1 PU / 15 LF)
PROVIDED: 12 PU
3 PU = 3 EXISTING DECIDUOUS TREES
6 PU = 12 PROPOSED EVERGREEN TREES
3 PU = 15 SHRUBS

BOUNDARY 'C'
ADJACENT USE: INSTITUTIONAL / PUBLIC RECREATION
CLASS 'A' SCREEN
REQUIRED: 17 PU (1 PU / 15 LF)
PROVIDED: 10 PU OF EXISTING DECIDUOUS TREES

BOUNDARY 'D'
ADJACENT USE: RESIDENTIAL
CLASS 'A' SCREEN
REQUIRED: 16 PU (1 PU / 15 LF)
PROVIDED: 20 PU
6 PU = 3 EXISTING DECIDUOUS & EVERGREEN TREES
5 PU = 5 PROPOSED MAJOR DECIDUOUS TREES
5 PU = 10 PROPOSED EVERGREEN TREES
4 PU = 20 SHRUBS



PROPOSED SIGN
NOT TO SCALE
(10 SQ. FT. PER SIDE, 20 SQ. FT. TOTAL)
DOUBLE-FACED IDENTIFICATION SIGN
FOR INSTITUTIONAL STRUCTURE PER
SECTION 450 BCZR.



VICINITY MAP
1" = 2000'

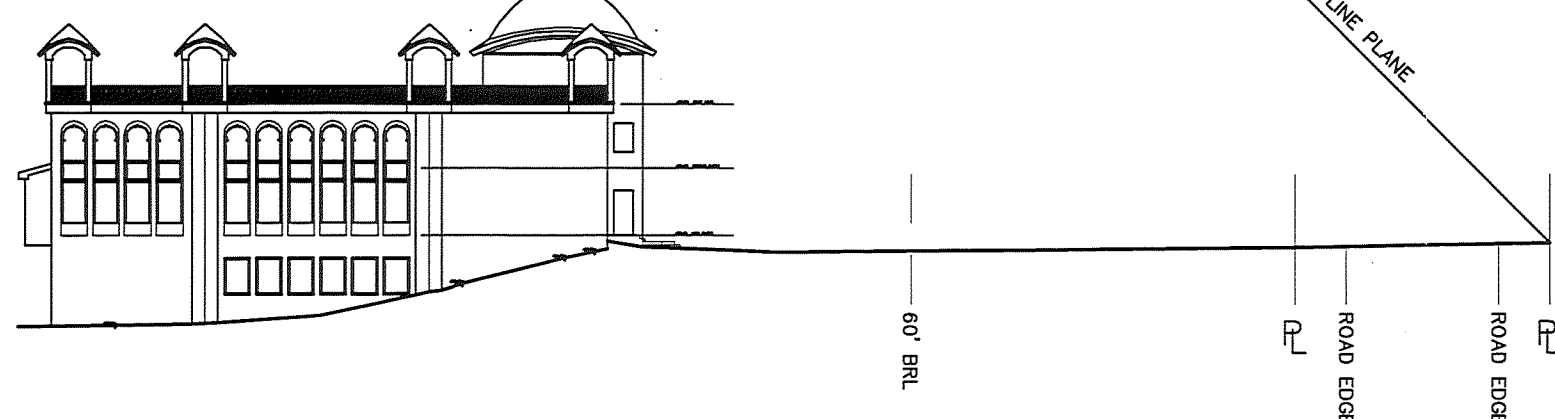
GENERAL NOTES

- THE TOPOGRAPHICAL SURVEY WAS PERFORMED BY AB CONSULTANTS, INC.
- ADDRESS: 200 BLOOMSBURY AVE CATONSVILLE, MD, 21228
- OWNER: INTERNATIONAL SOCIETY FOR KRISHNA CONSCIOUSNESS ET AL ATTN: MR. AMRISH PATEL (301) 980-4745 AMRISH595@GMAIL.COM
- SITE AREA: 46,526.436 SF (1.0681 AC)
- UTILITIES: PUBLIC WATER AND PUBLIC SEWER
- THE SITE DOES NOT LIE WITHIN THE FLOODPLAIN AS SHOWN ON F.I.R.M. #2400100388F, PANEL #388 OF 580 DATED SEPTEMBER 28, 2008.
- SOIL CLASSIFICATION: B / C
- ZONED: DR-2.0
- LIBER 5513 FOLIO 00226
- TAX MAP #0101, PARCEL 574, ZONING MAP #101A2
- PROPERTY TAX ACCOUNT NUMBER: 0119450134
- ELECTION DISTRICT 1, COUNCILMANIC DISTRICT 1
- REGIONAL PLANNING DISTRICT: 324
- CENSUS TRACT: 400400
- WATERSHED: PATAPSCO RIVER L N BR
- EXISTING / PROPOSED USE: RELIGIOUS WORSHIP
- SETBACK:

	REQUIRED	PROPOSED
FRONT:	60'	107'
SIDE:	30'	89', 35'
REAR:	40'	55'
BUILDING HEIGHT:	50'	48'
- PROPOSED BUILDING:
UPPER LEVEL: 2,677 SQ. FT.
LOWER LEVEL: 4,223 SQ. FT.
BASEMENT: 4,128 SQ. FT.
- PARKING CALCULATIONS:
NO. OF SEATS: 100
NO. OF PARKING SPACES REQUIRED: 25
NO. OF PARKING SPACES PROVIDED: 35
NO. OF HANDICAP PARKING SPACES REQUIRED: 2
NO. OF HANDICAP PARKING SPACES PROVIDED: 2
TYPICAL SPACE SIZE: 8.5'x18'
PAVING TYPE: MACADAM
SPACES PERMANENTLY STRIPED
- FLOOR AREA CALCULATIONS:
11,028 SF / (46,526 SF + (187' x 20')) = 0.22 FAR
- FIRE HYDRANTS LOCATED APPROXIMATELY 207' NORTH AND 214' SOUTH FROM THE PROPERTY.
- THE PROPERTY LIES WITHIN AN AREA OF RECOMMENDED TRAFFIC IMPROVEMENT TO LEVEL 'F' PER THE BASIC SERVICES TRAFFIC MAP. THE PROPOSED DEVELOPMENT OF THIS SITE WILL NOT INCREASE PEAK TRAFFIC LOAD FOR THE BLOOMSBURY AVE / FREDERICK RD / INGLESIDE AVE INTERSECTION.
- THIS SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
- EXISTING FREE STANDING SIGN WILL BE REPLACED BY AN UPDATED SIGN CONFORMING WITH BCZR SECTION 450 (SEE DIAGRAM).
- NO ADDITIONAL LIGHTING IS PROPOSED FOR THIS SITE.
- RTA GUIDELINES REQUIRE MAXIMUM OF 35' FOR BUILDING PROPOSED WITHIN THE RTA ZONE.

PARTIAL EXEMPTION

PARTIAL EXEMPTION B(8) WAS GRANTED ON 5/14/2013 DURING DEVELOPMENT REVIEW COMMITTEE HEARING. PAI #01-469 FOR THE CONSTRUCTION OF NEW TEMPLE BUILDING.



HEIGHT DETERMINATION

OWNER / APPLICANT
INTERNATIONAL SOCIETY
FOR KRISHNA CONSCIOUSNESS ET AL
ATTN: MR. AMRISH PATEL
(301) 980-4745
AMRISH595@GMAIL.COM

ENGINEER
AB CONSULTANTS, INC.
9450 ANNAPOLIS ROAD
LANHAM, MARYLAND 20706
PHONE: (301) 306-3091
FAX: (301) 306-3092

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. 31042
EXPIRATION DATE: 02/18/15

Seal: [Professional Engineer Seal]

Date:	
Revisions:	

PLAN TO ACCOMPANY SPECIAL HEARING
AND SPECIAL VARIANCE REQUESTS

HARE KRSNA TEMPLE
200 BLOOMSBURY AVE
CATONSVILLE, BALTIMORE COUNTY, MD 21228

FOR LOCATION OF UTILITIES
CALL 1-800-257-7777
OR LOG ON TO: <http://www.misutility.net/ITIC/>
48 HOURS IN ADVANCE OF ANY
WORK IN THIS VICINITY

PROPERTY OF
BALTIMORE COUNTY
PARCEL 359
13055 / 742
ZONE: OR-1
TAX PIN: 2300003555

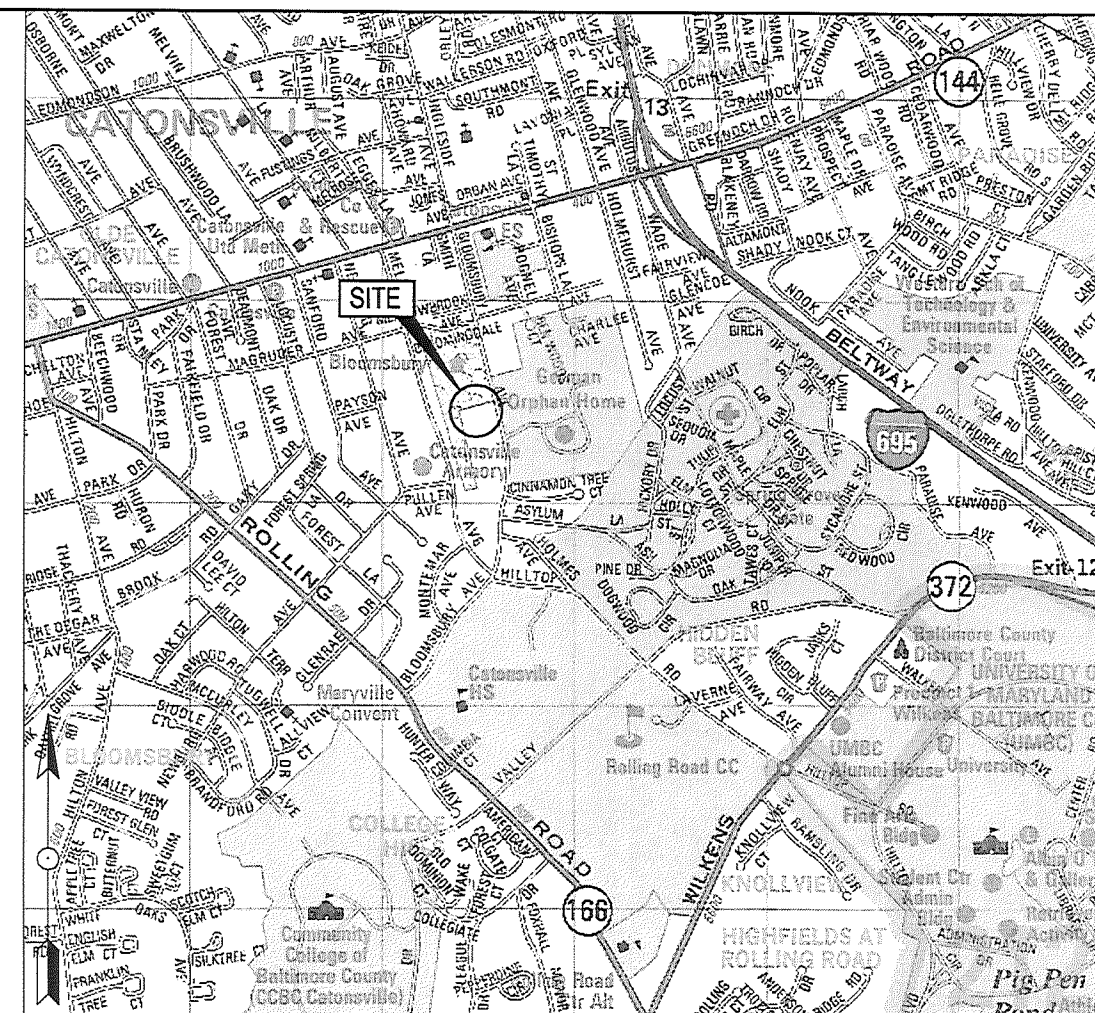
BOUNDARY 'B' - CLASS 'A' SCREEN
INSTITUTIONAL USE
(16 PU REQUIRED / 16 PU PROVIDED)

SUB-BOUNDARY 'B' - CLASS 'A' SCREEN
PARKING LOT
(11 PU REQ / 12 PU PROVIDED)

PROPOSED SIGN
NOT TO SCALE

(10 SQ. FT. PER SIDE, 20 SQ. FT. TOTAL)

DOUBLE-FACED IDENTIFICATION SIGN
FOR INSTITUTIONAL STRUCTURE PER
SECTION 450 BCZR.



VICINITY MAP
1" = 2000'
ADC MAP 41, E-4

GENERAL NOTES

- 1) THE TOPOGRAPHIC SURVEY WAS PERFORMED BY AB CONSULTANTS, INC.
- 2) ADDRESS: 200 BLOOMSBURY AVE, CATONSVILLE, MD, 21228
- 3) OWNER: INTERNATIONAL SOCIETY FOR KRISHNA CONSCIOUSNESS ET AL, ATTN: MR. AMRISH PATEL, (301) 980-4745, AMRISH595@GMAIL.COM
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- 5) UTILITIES: PUBLIC WATER AND PUBLIC SEWER
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- 7) SOIL CLASSIFICATION: B / C
- 8) ZONED: DR 2.0
- 9) LIBER 5513 FOLIO 00228
- 10) TAX MAP #0101, PARCEL 574, ZONING MAP #101A2
- 11) PROPERTY TAX ACCOUNT NUMBER: 0119450134
- 12) ELECTION DISTRICT 1, COUNCILMANIC DISTRICT 1
- 13) REGIONAL PLANNING DISTRICT: 324
- 14) CENSUS TRACT: 400400
- 15) WATERSHED: PATAPSCO RIVER L N BR
- 16) EXISTING / PROPOSED USE: RELIGIOUS WORSHIP
- 17) SETBACK:
FRONT: 60'
SIDE: 30'
REAR: 40'
MAX BUILDING HEIGHT: 50'
- 18) PROPOSED BUILDING:
UPPER LEVEL: 2,677 SQ. FT.
LOWER LEVEL: 4,223 SQ. FT.
BASEMENT: 4,128 SQ. FT.
HEIGHT: 48'
- 19) PARKING CALCULATIONS:
NO. OF SEATS: 100
NO. OF PARKING SPACES REQUIRED: 25
NO. OF PARKING SPACES PROVIDED: 35
NO. HANDICAP PARKING SPACES: 2
TYPICAL SPACE SIZE: 8.5'X18'
PAVING TYPE: MACADAM
SPACES PERMANENTLY STRIPED
- 20) FLOOR AREA CALCULATIONS:
11,028 SF / (46,526 SF * (187' x 20')) = 0.22 FAR
- 21) FIRE HYDRANTS LOCATED APPROXIMATELY 207' NORTH AND 214' SOUTH FROM THE PROPERTY.
- 22) THE PROPERTY LIES WITHIN AN AREA OF RECOMMENDED TRAFFIC IMPROVEMENT TO LEVEL 'F' PER THE BASIC SERVICES TRAFFIC MAP. THE PROPOSED DEVELOPMENT OF THIS SITE WILL NOT INCREASE PEAK TRAFFIC LOAD FOR THE BLOOMSBURY AVE / FREDERICK RD / INGLESIDE AVE INTERSECTION.
- 23) THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- 24) THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
- 25) EXISTING FREE STANDING SIGN WILL BE REPLACED BY AN UPDATED SIGN CONFORMING WITH BCZR SECTION 450 (SEE DIAGRAM).
- 26) NO ADDITIONAL LIGHTING IS PROPOSED FOR THIS SITE.

PARTIAL EXEMPTION

PARTIAL EXEMPTION B(8) WAS GRANTED ON 5/14/2013 DURING DEVELOPMENT REVIEW COMMITTEE HEARING. PAI #01-469 FOR THE CONSTRUCTION OF NEW TEMPLE BUILDING.

VARIANCE

VARIANCE WILL BE REQUESTED FOR TRAFFIC SIGNAL AT FREDERICK ROAD AND BLOOMSBURY AVENUE UNDER SECTION 4A02.4.G

SPECIAL HEARING

BOUNDARY 'D' REQUIRES THE CREATION OF A RESIDENTIAL TRANSITION AREA (RTA) DUE TO THE PROPOSED SITE USE. AN EXCEPTION TO THE RTA WILL BE ADDRESSED IN A SITE PLAN HEARING. REFERENCE: ARTICLE 1B (D.R. ZONES); SECTION 1B01; § 1B01.1; BILL NOS. 109-1982 & 40-1992

OWNER / APPLICANT

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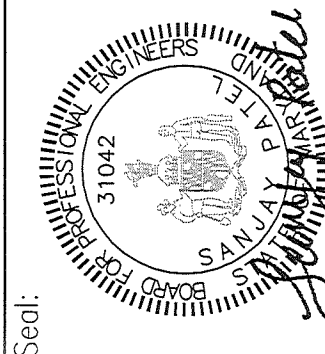
ENGINEER

AB CONSULTANTS, INC.

9450 ANNAPOLIS ROAD
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UNDER THE LAWS OF THE STATE OF
MARYLAND. LICENSE NO. 31042
EXPIRATION DATE: 02/10/15



Date:

Revisions:

PLAN TO ACCOMPANY
SPECIAL HEARING FOR RTA

HARE KRSNA TEMPLE

200 BLOOMSBURY AVE
CATONSVILLE, BALTIMORE COUNTY, MD 21228

Date:

06/06/2013

Scale:

1" = 20'

SHEET NO.

SHEET 1 OF 1

LEGEND

- PROPOSED MAJOR DECIDUOUS TREE
- PROPOSED MINOR DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS
- PROPOSED PLANTING BEDS
(MIX OF PERENNIALS & ANNUALS)
- PROPOSED BENCH
- PROPOSED PARKING LOT PAVEMENT
WITH STRIPING AS SHOWN

SCREENING REQUIREMENTS

BOUNDARY 'A'

STREET FRONTAGE: ADJACENT ROAD
REQUIRED: 5 PU (1 PU / 40 LF)
PROVIDED: 5 PU

4 PU = 8 EXISTING MINOR DECIDUOUS CHEERY TREES
1 PU = 2 PROPOSED EVERGREEN TREES

BOUNDARY 'B'

ADJACENT USE: INSTITUTIONAL / PUBLIC RECREATION
CLASS 'A' SCREEN
REQUIRED: 16 PU (1 PU / 15 LF)
PROVIDED: 16 PU

3 PU = 3 EXISTING DECIDUOUS TREES
8 PU = 16 PROPOSED EVERGREEN TREES
5 PU = 25 SHRUBS

SUB-BOUNDARY 'B' - PARKING LOT

ADJACENT USE: INSTITUTIONAL / PUBLIC RECREATION
CLASS 'A' SCREEN
REQUIRED: 11 PU (1 PU / 15 LF)
PROVIDED: 12 PU

3 PU = 3 EXISTING DECIDUOUS TREES
6 PU = 12 PROPOSED EVERGREEN TREES
3 PU = 15 SHRUBS

BOUNDARY 'C'

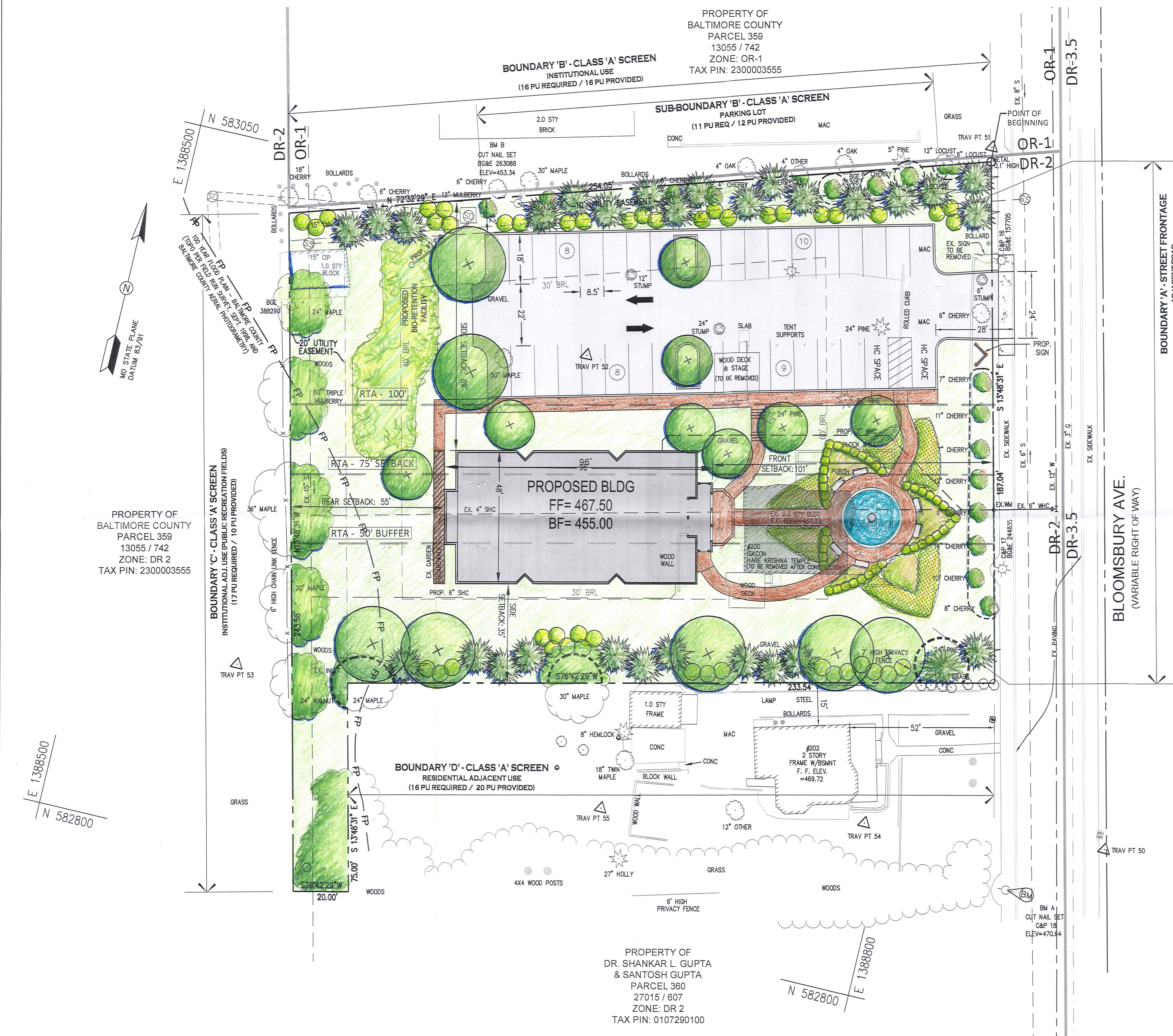
ADJACENT USE: INSTITUTIONAL / PUBLIC RECREATION
CLASS 'A' SCREEN
REQUIRED: 17 PU (1 PU / 15 LF)
PROVIDED: 15 1/2 LF OF EXISTING DECIDUOUS TREES AND
UNDERBRUSH TO REMAIN

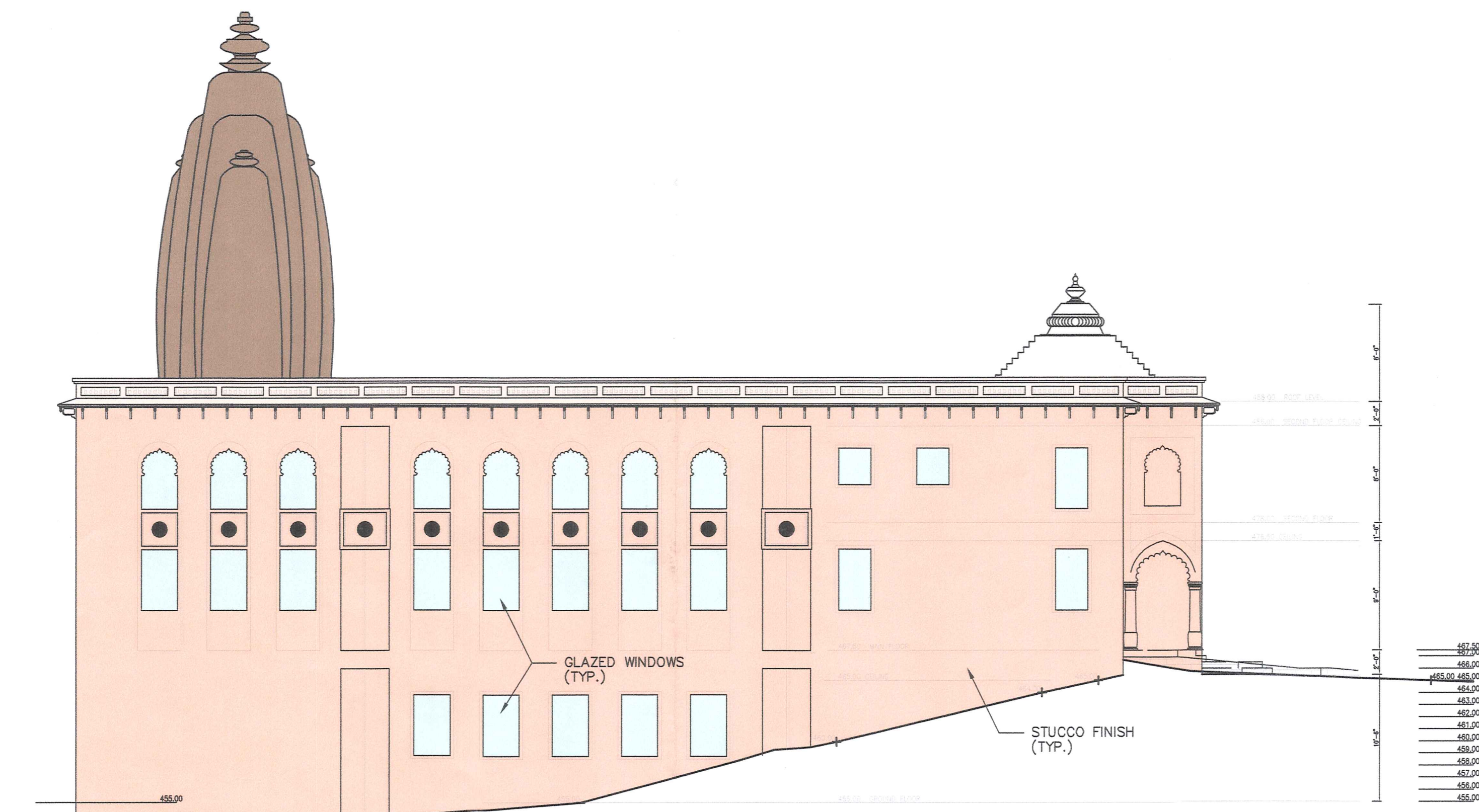
BOUNDARY 'D'

ADJACENT USE: RESIDENTIAL
CLASS 'A' SCREEN
REQUIRED: 16 PU (1 PU / 15 LF)
PROVIDED: 16 PU

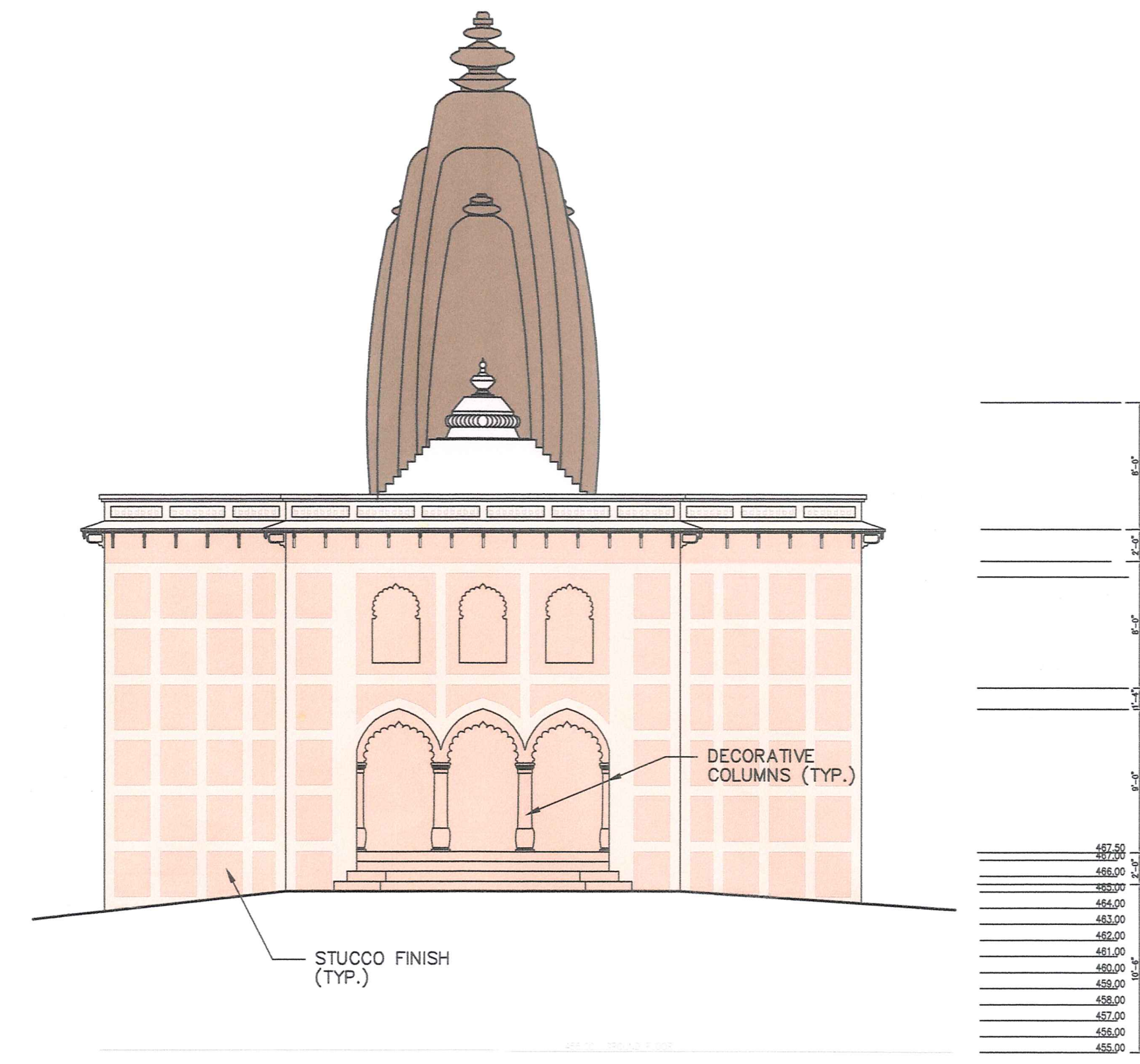
2 PU = 2 EXISTING DECIDUOUS & EVERGREEN TREES
5 PU = 5 PROPOSED MAJOR DECIDUOUS TREES
5 PU = 10 PROPOSED EVERGREEN TREES
4 PU = 20 SHRUBS

HEIGHT DETERMINATION

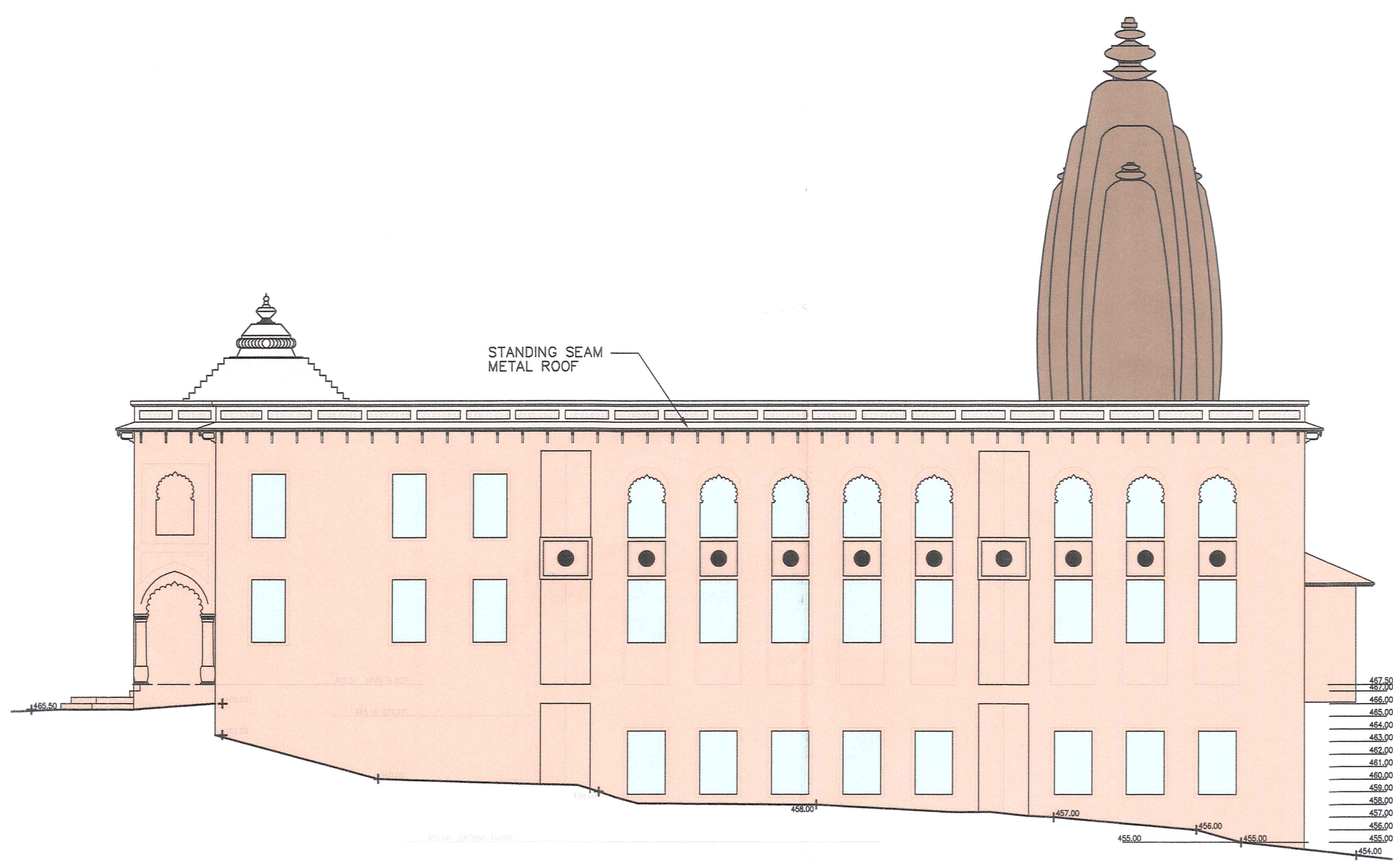




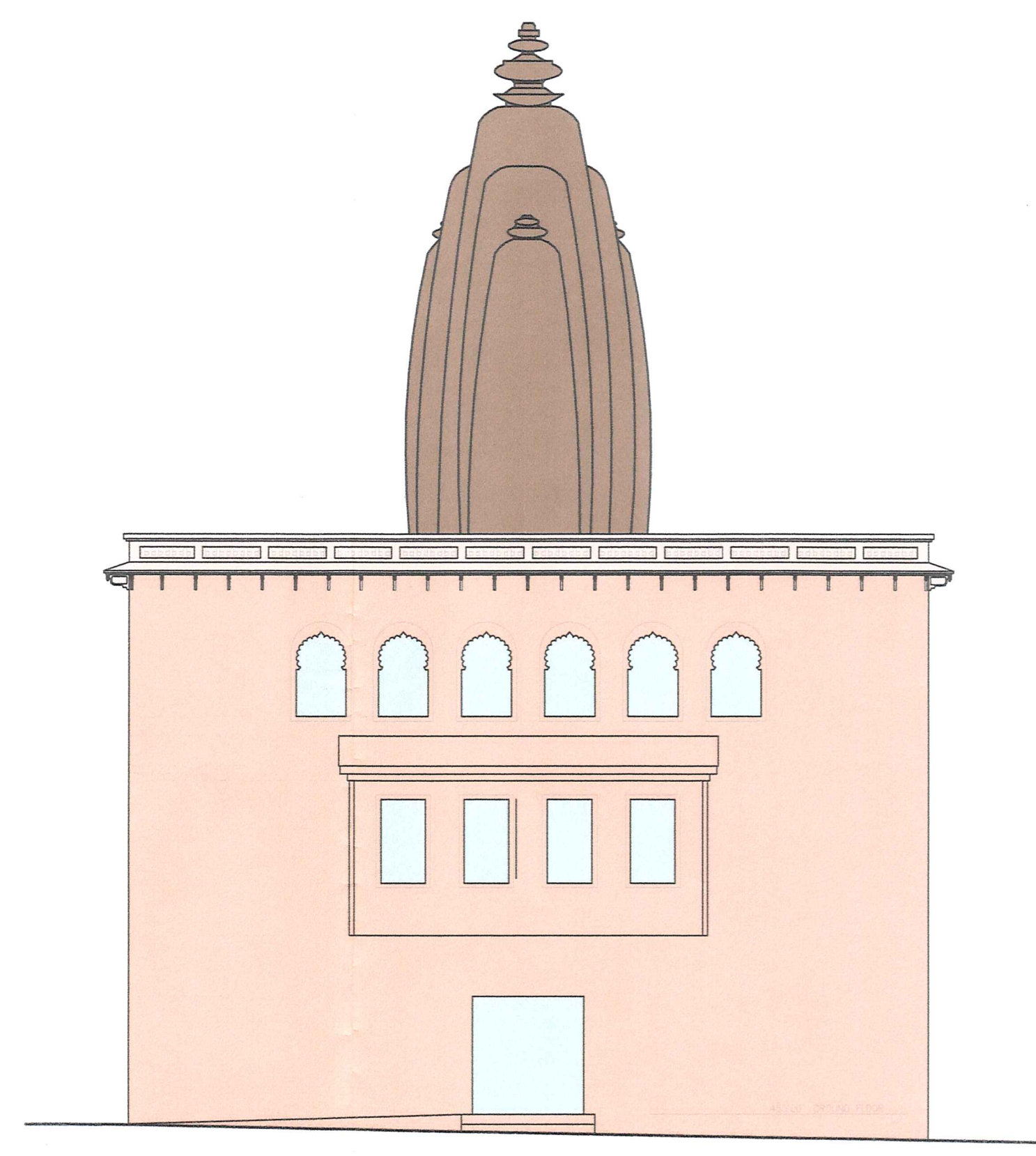
SOUTH ELEVATION



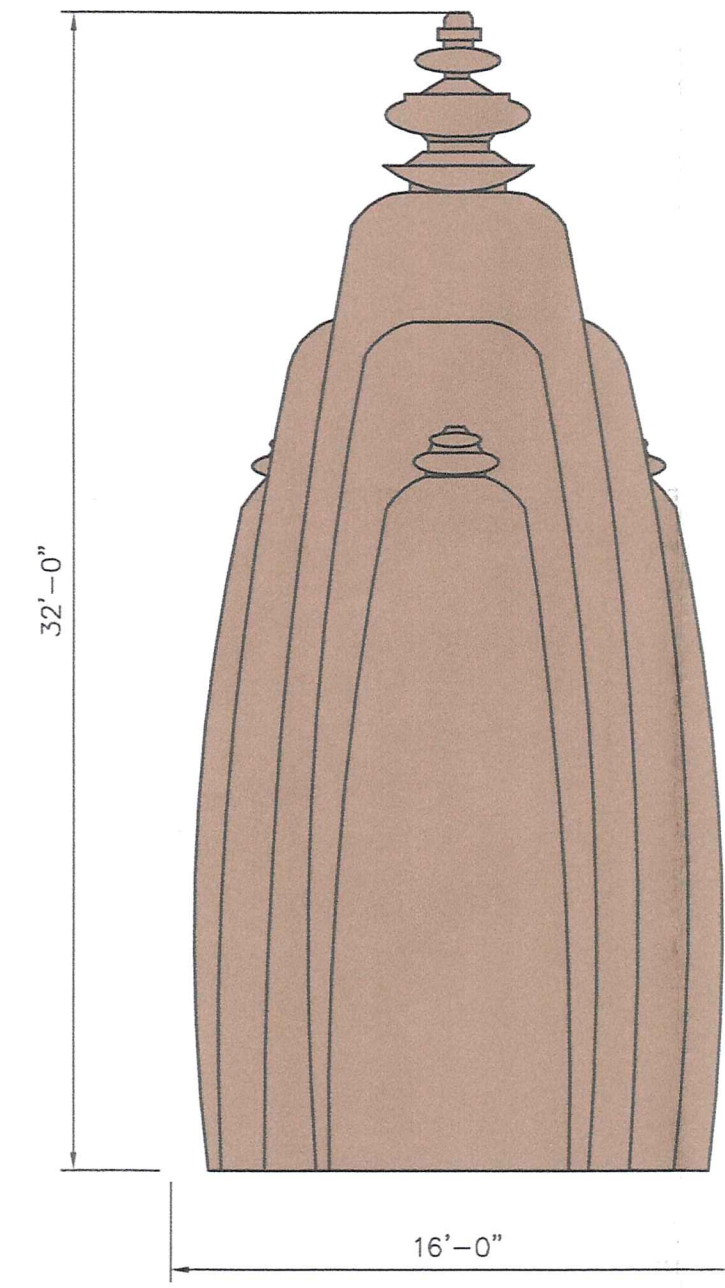
FRONT ELEVATION



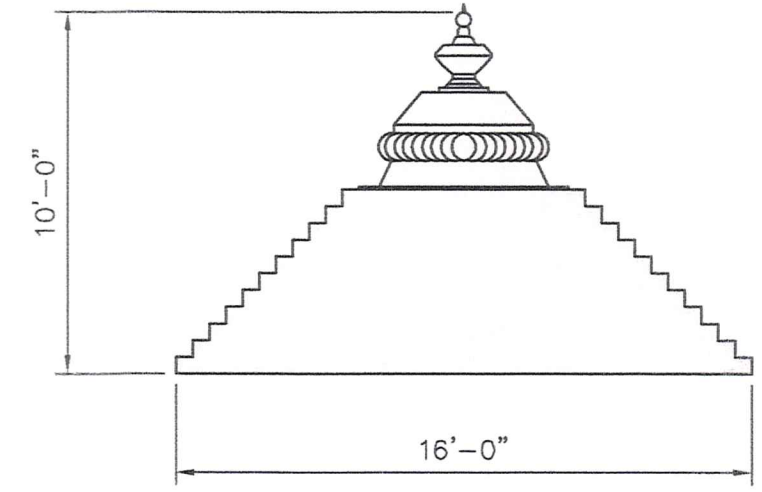
NORTH ELEVATION



REAR ELEVATION



16'x16'x32' HIGH REAR ROOFTOP CUPOLA - HOLLOW INSIDE
MATERIAL - FIBER REINFORCED PLASTIC OR WOOD/STUCCO



16'x16'x10' HIGH FRONT ROOFTOP CUPOLA - HOLLOW INSIDE
MATERIAL - FIBER REINFORCED PLASTIC OR WOOD/STUCCO

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PLAN TO ACCOMPANY SPECIAL HEARING
AND SPECIAL VARIANCE REQUESTS
HARE KRNSA TEMPLE
200 BLOOMSBURY AVE
CATONSVILLE, BALTIMORE COUNTY, MD 21228

Date: 08/3/2013
Scale: 1/8"=1'-0"

Petitioner's
No 10