

M E M O R A N D U M

DATE: July 29, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0030SPHX- Appeal Period Expired

The appeal period for the above-referenced case expired on July 27, 2020. 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.'

/dlm

cc: Case File
Office of Administrative Hearings

**IN RE: PETITIONS FOR SPECIAL HEARING *
AND SPECIAL EXCEPTION**

(3900 Milford Mill Road) *

2nd Election District *

2nd Council District *

Raza-E-Mustafa Islamic Center, Inc., *

Legal Owner *

Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2019-0030-SPHX

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of Petitions for Special Hearing and Special Exception filed on behalf of Raza-E-Mustafa Islamic Center, Inc., legal owner (“Petitioner”). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations (“BCZR”), for approval of various residential uses in a BM zone (located adjacent to DR zone) and to extinguish prior zoning approvals. Specifically, the Petition seeks approval of: (a) a Mosque, (b) a Sunday School, (c) a Multifamily dwelling with 10 units, (d) a Multifamily dwelling with 4 units, (e) an Open retreat area, and, (f) Restored shower and restroom facilities. The Petitioner, at the request of the Department of Planning, also asks to extinguish and abandon: The Order in Case No. 1986-0120-X (Special Exception for Arcade); and, the Order in Case No. 1949-1465-X (Special Permit for Swimming Pool), and for such other relief as deemed necessary. In addition, a Petition for Special Exception was filed pursuant to BCZR § 1B02.1 for a cemetery use and/or funeral establishment if necessary, in the DR 5.5 zoned portion of the property (approximately 11,800 sq. ft.).

The Petition was advertised as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Environmental Protection and Sustainability (“DEPS”) and the Department of Planning (“DOP”).

FILED RECEIVED FOR FILING

Date 6/26/2020 D. Mignone

Neither agency opposed the request; however, conditions were proposed.

A virtual on-line public hearing was held via WebEx on June 19, 2020 due to the meeting restrictions imposed as a result of the Covid-19 crisis. Syed Quadry and several other members of the mosque attended the public hearing in support of the requests. J. Neil Lanzi, Esq. represented Petitioner. Licensed Architect, Kathleen Sherrill also attended, as did licensed surveyor, Bruce Doak, who prepared the two page site plan. The site plan was marked and admitted as Petitioner's Exhibit 1. Ms. Sherrill and Mr. Doak were accepted as experts in their fields. Janice Morton-High, Shirley Nelson, and Deborah Banks attended as interested citizens. The Milford Mill Road Community Association, Inc. submitted a letter to Councilman Julian Jones opposing the requested zoning relief due primarily to concerns about increased pedestrian and vehicular traffic. Individual citizens also wrote emails and letters to their Councilman and directly to OAH in opposition to the zoning relief. The primary concerns raised were also related to the anticipated impacts on traffic, as well opposition to the proposed cemetery.

RECORD EVIDENCE

The subject property is approximately 18.76 acres in size and is split- zoned DR 5.5 and BM. It is the site of the now defunct Milford Mill Swim Club. There is a natural quarry on the site which was the original swim club. There is also an abandoned in-ground swimming pool, arcade, and bathhouse. The existing structures have fallen into disrepair and have been subjected to some arson and vandalism. Mr. Quadry testified that the Raza-E-Mustafa Islamic Center purchased the property in 2013 and that they have been using one of the buildings as a mosque. He further explained that they wish to expand and modernize the facilities for their religious worship and programs and that they also plan to use a portion of the site as a cemetery for members of the mosque.

He explained that they will not be performing any funereal activities on the site, other than the

ORDER RECEIVED FOR FILING

Date 6/20/2020

By D. Mignon

religious cleansing of the deceased. He anticipates that there will be between five and ten burials a year based on the size of their mosque. Based on the estimates of Mr. Doak and Ms. Sherrill he estimates that there is the capacity for approximately 350 graves at the site. Mr. Quadry further explained that the mosque plans to convert and expand one of the existing structures on the site into a 4 unit multi-family residential structure. Subsequently, as funding permits, they hope to construct a 10 unit multi-family residential structure on the footprint of the existing swimming pool. He anticipates that these structures will be predominantly occupied by members of the Raza-E-Mustafa community. They understand that if any of this housing is offered for commercial lease that they will have to comply with all County, State, and Federal equal housing laws.

Mr. Doak and Ms. Sherrill also testified about the proposed uses of the site and that all uses conform to the applicable zoning restrictions. Mr. Doak explained that all setbacks and parking requirements are in accordance with the BCZR. Doak explained the site plan in detail, describing an aerial view of the property (Petitioner's Exh. 2); photos of the proposed cemetery site (Petitioner's Exh. 3); and, photos and a numbered key showing the various planned improvements at the site, including a new 15,000 sq. ft. Mosque (Petitioner's Exh. 4). Finally, Doak also submitted a "Compatibility Study" (Petitioner's Exh. 5) which was submitted to DOP for their approval under BCC § 32-4-402(c). Mr. Doak testified that based on the acreage and DR 5.5 zoning at the site that it would be feasible to build as many as 106 single family homes on the site. He stressed that the proposed development depicted on the site plan is a very low density use for this site.

Both Doak and Sherrill were questioned by the community members about where the cemetery was going to be located on the site and how it would be operated. They were both also questioned about all the proposed uses at the site and on the parking and traffic impacts. Both these witnesses explained that the impacts on noise and traffic in the area will be much less than those

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Date

By

posed by the former Milford Swim Club. They also explained that the cemetery area will be on the opposite side of the site from the quarry and would have no impact on the water quality of the quarry or on the rest of the site. They also explained that the proposed cemetery, as well as the rest of the site, is well screened from any residences by large, mature trees and other natural landscape features.

At the close of Petitioner's case I heard from Ms. Morton-High, Ms. Shirley Nelson, and Ms. Deborah Banks. These witnesses all testified that they were long-time residents of the neighborhood and that they were concerned with the impacts from this proposed Mosque expansion, including the proposed cemetery. They acknowledged, however, that there used to be substantial noise and traffic impacts when the site housed the Milford Swim Club. They further acknowledged that this proposed use is a much lower density than if the property were developed with single family homes, as permitted under the current DR 5.5 zoning. The letters and emails opposing the Petition will be admitted, collectively, as Protestants' Exh. 1.

SPECIAL HEARING

Based on the testimony and exhibits adduced at the hearing, I find that the requested Special Hearing relief can be granted under the authority vested in me by BCZR § 500.7, within the spirit and intent of the BCZR, and without causing harm to the general public's health, safety or welfare.

SPECIAL EXCEPTION

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. *Schultz v. Pritts*, 291 Md. 1 (1981). The *Schultz* standard was revisited in *Attar v. DMS Tollgate, LLC*, 451 Md. 272, (2017), where the court of appeals discussed the nature of the evidentiary presumption in special exception cases. The court again emphasized a special exception is properly denied only when there are facts and circumstances

ORDER RECEIVED FOR FILING

Date

6/26/2020

Rv

D. Mianon

showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use. In fact, I find that the proposed low density religious use of the property is an ideal repurposing of this beautiful natural site and that it will enhance the quality of the neighborhood.

Based on the evidence and testimony at the hearing, I find Petitioner has satisfied the requirements of BCZR § 502.1 and the Maryland case law interpreting that provision. I further find that the special hearing and special exception relief can be granted within the spirit and intent of the BCZR and without causing any harm to the general health, safety, and welfare. I have fully considered the numerous conditions requested by the DOP in their comments, and they are well taken. However, even if this proposed development is granted an exemption under B.C.C. § 32-4-106(b)(8) – which of course is an open question - the development will still be subject to review and approval by all the agencies referenced in the DOP comments. Further, Mr. Quadry and Ms. Sherrill both testified that they are fully aware of the environmental, lighting, landscape, signage, and architectural standards they will be held to. In light of this I do not find it necessary to expressly include the DOP comments in this Order.

Finally, under the Religious Land Use and Institutionalized Persons Act (“RLUIPA), 42 U.S.C. § 2000cc(a)(1) it is unlawful for a local government such as Baltimore County to unduly restrict religious uses when applying its land use regulations. *See, e.g., Jesus Christ is the Answer Ministries, Inc. v. Baltimore County*, 915 F.3d 256 (4th Cir. 2019). Based on the record evidence in this case it is my view that a denial of the requested zoning relief would amount to an undue and unjustified burden on the Mosque’s religious uses of the property.

THEREFORE, IT IS ORDERED this 26th day of **June, 2020**, by this Administrative Law Judge, that the Petition for Special Hearing seeking relief pursuant to § 500.7 of the Baltimore

ORDER RECEIVED FOR FILING

Date 6/26/2020
By D. Mignone

County Zoning Regulations ("BCZR"), for approval of the following residential uses in a BM zoned (located adjacent to DR zone) and to update prior zoning approvals: **(a)** Mosque, **(b)** Sunday School, **(c)** Multifamily dwelling with 10 units, **(d)** Multifamily dwelling with 4 units, **(e)** Open retreat area, **(f)** Restored shower and restroom facilities, **(g)** Abandon Order in Case No. 1986-0120-X (Special Exception for Arcade), **(h)** Abandon Order in Case No. 1949-1465-X (Special Permit for Swimming Pool), be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Special Exception seeking relief pursuant to BCZR § 1B02.1 for cemetery use in the DR 5.5 zoned portion of the property (approximately 11,800 sq. ft.), be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw

ORDER RECEIVED FOR FILING

Date 6/26/2020
By D. M. Mayhew



AMENDED

FLOOD

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 #3900 Milford Mill Road which is presently zoned BM DR3.5 DR16 DR5
 Deed References: 34159/73 10 Digit Tax Account # 0219071704
 Property Owner(s) Printed Name(s) RAZA E MUSTAFA ISLAMIC CENTER, INC.

(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. X 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 attached

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

See attached

3. _____ a **Variance** from Section(s)

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)

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:

J. Neil Lanzi

Name- Type or Print

Signature

102 W. Pennsylvania Ave #406 Towson MD

Mailing Address

City

State

21204

443-991-5917

nlanzi@wcslaw.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Raza-E-Mustafa Islamic Center, Inc.

Name #1 - Type or Print

Name #2 - Type or Print

X

BY: Syed Quadri

Signature #1

Signature #2

3900 Milford Mill Rd Baltimore MD

Mailing Address

City

State

21224

410-382-9998

786MUKARRAM92@gmail.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Neil Lanzi

Name - Type or Print

Signature

102 W. Pennsylvania Ave #406 Towson MD

Mailing Address

City

State

21204

443-991-5917

nlanzi@wcslaw.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2019-0030-SPHX Filing Date 7/26/2018

Do Not Schedule Dates: _____

Reviewer JNF

AMENDED

REV. 10/4/11

Attachment to Petition for Special Exception and Special Hearing

Petitioner, RAZA-E-MUSTAFA Islamic Center, Inc., for the property known as 3900 Milford Mill Road, Baltimore County, Maryland 21244, hereby petitions the Administrative Law Judge for the following zoning relief from the Baltimore County Zoning Regulations:

1. Special Exception pursuant to § 1B02.1 for cemetery use and/or funeral establishment if necessary, in the DR 5.5 zoned portion of the property (approximately 11,800 sq. ft.); and

2. Special Hearing pursuant to Section 500.7 for approval of the following residential uses in a BM zone (located adjacent to DR zone) and to update prior zoning approvals:

- a. Mosque
- b. Sunday School
- c. Multifamily Dwelling with 10 Units
- d. Multifamily Dwelling with 4 Units
- e. Open Retreat Area
- f. Restored Shower and Restroom Facilities
- g. Abandon Order in Case No. 1986-0120-X (Special Exception for Arcade)
- h. Abandon Order in Case No. 1949-1465-X (Special Permit for Swimming Pool)

3. Such other relief as deemed necessary.

4. Petitioner will provide justification for the requested relief at the hearing.

Attachment to Petition for Special Exception and Special Hearing

Petitioner, RAZA-E-MUSTAFA Islamic Center, Inc., for the property known as 3900 Milford Mill Road, Baltimore County, Maryland 21244, hereby petitions the Administrative Law Judge for the following zoning relief from the Baltimore County Zoning Regulations:

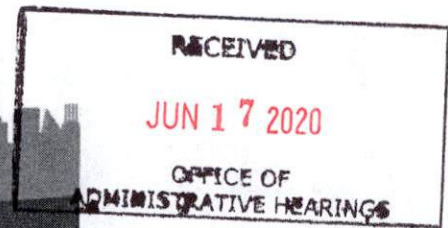
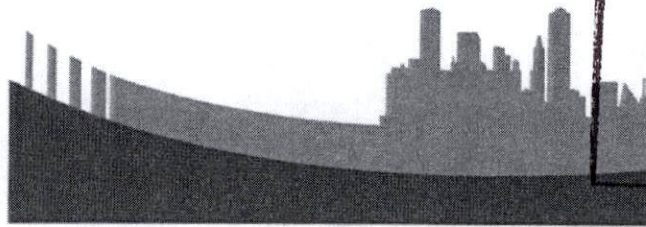
1. Special Exception pursuant to § 1B02.1 for cemetery use and/or funeral establishment if necessary, in the DR 5.5 zoned portion of the property (approximately 11,800 sq. ft.); and
2. Special Hearing pursuant to Section 500.7 for approval of the following residential uses in a BM zone (located adjacent to DR zone) and to update prior zoning approvals:
 - a. Mosque
 - b. Sunday School
 - c. Multifamily Dwelling with 10 Units
 - d. Multifamily Dwelling with 4 Units
 - e. Open Retreat Area
 - f. Restored Shower and Restroom Facilities
 - g. Abandon Order in Case No. 1986-0120-X (Special Exception for Arcade)
 - h. Abandon Order in Case No. 1949-1465-X (Special Permit for Swimming Pool)
3. Such other relief as deemed necessary.
4. Petitioner will provide justification for the requested relief at the hearing.

RAZA-E-MUSTAFA ISLAMIC CENTER, INC., a Maryland Corporation, hereinafter referred to as Owner.

BEGINNING FOR THE SAME thereof at a point in the center of Milford Mill Road southernmost east corner of a property known as 3900 Milford Mill Road, thence north 18 degrees 34 minutes west 897.60 feet to a stone set at the end of said line; thence continuing to run in reversely direction and binding on the outline of the lease mentioned above south 77 degrees 51 minutes west 92.65 feet to a stone marked No. 4, north 56 degrees 03 minutes west 329.5 feet to a stake; thence south 54 degrees 42 minutes west 250.0 feet to a stone near the north side of a spring drain; thence south 61 degrees 12 minutes west 574.1 feet to a stone marked "M.B.," thence North 37 degrees 02 minutes west 577.36 feet; south 89 degrees 25 minutes east 433.89 feet; north 65 degrees 15 minutes east 201.37 feet; south 71 degrees 26 minutes west 98.59 feet; 18 degrees 34 minutes west 362.92 feet; north 72 degrees 44 minutes east 111.6 feet; and running north 57 degrees 30 west 96 feet to the starting point to a pipe now set east, opposite Washington Avenue containing 18.767 acres. Deed reference, /34159/ 00073



2019-0030-SPHX



CERTIFICATE OF POSTING

May 29, 2020 (amended 6/17/20)

Re:

Zoning Case No. 2019-0030-SPHX

Legal Owner: Raza-E-Mustafa Islamic Center, Inc.

Hearing date: June 19, 2020

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Jenae Johnson

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at 3900 Milford Mill Road.

The signs were posted on May 29, 2020.

The signs were inspected again on June 17, 2020.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

ZONING NOTICE

CASE NO. 2019-0030-SPHX

3900 Milford Mill Road

**THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY, BY
AUTHORITY OF THE ZONING ACT AND REGULATIONS OF
BALTIMORE COUNTY, WILL HOLD A VIRTUAL HEARING ON THE
PROPERTY IDENTIFIED.**

DATE & TIME: FRIDAY JUNE 19, 2020 1:30 PM

**FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARINGS
PLEASE GO TO WWW.BALTIMORECOUNTYMD/GOV/ADMINHEARINGS.
YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION AND
THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL
410-887-3868, EXT. 0.**

**REQUESTS: SPECIAL HEARING FOR APPROVAL OF THE FOLLOWING
RESIDENTIAL USES IN A BM ZONE (LOCATED ADJACENT TO DR ZONE)
AND TO UPDATE PRIOR ZONING APPROVALS: MOSQUE, SUNDAY
SCHOOL, MULTI-FAMILY DWELLING WITH 10 UNITS, MULTI-FAMILY
DWELLING WITH 4 UNITS, OPEN RETREAT AREA, RESTORED SHOWER
AND RESTROOM FACILITIES, ABANDON ORDER IN CASE 1986-0120-X
(SPECIAL EXCEPTION FOR ARCADE), ABANDON ORDER IN CASE
1949-1465-X (SPECIAL PERMIT FOR SWIMMING POOL) AND FOR SUCH
OTHER RELIEF AS DEEMED NECESSARY.**

**SPECIAL EXCEPTION FOR CEMETERY USE AND/OR FUNERAL
ESTABLISHMENT, IF NECESSARY, IN THE DR 9.5 ZONED PORTION OF
THE PROPERTY (APPROXIMATELY 11,800 SQ. FT.)**

AFA
TER

ZONING NOTICE

CASE NO. 2019-0030-SPHX

3900 Milford Mill Road

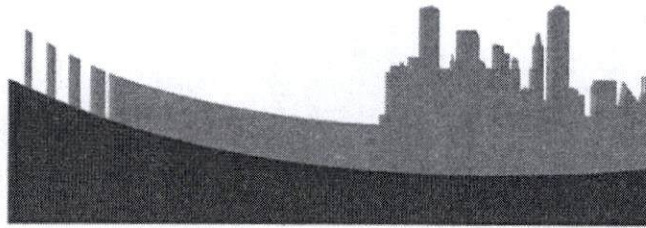
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410-607-3868, EXT. 0.

REQUESTS: SPECIAL HEARING FOR APPROVAL OF THE FOLLOWING
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AND TO UPDATE PRIOR ZONING APPROVALS: MOSQUE, SUNDAY
SCHOOL, MULTI-FAMILY DWELLING WITH 10 UNITS, MULTI-FAMILY
DWELLING WITH 4 UNITS, OPEN RETREAT AREA, RESTORED SHOWER
AND RESTROOM FACILITIES, ABANDON ORDER IN CASE 1986-0120-K
(SPECIAL EXCEPTION FOR ARCADE); ABANDON ORDER IN CASE
1988-1468-K (SPECIAL PERMIT FOR SWIMMING POOL) AND FOR SUCH
OTHER RELIEF AS DEEMED NECESSARY.

SPECIAL EXCEPTION FOR CEMETERY USE AND FOR A MEDICAL
ESTABLISHMENT, IF NECESSARY, IN THE DR ZONE ADJACENT TO
THE PROPERTY (APPROXIMATELY 41,600 SQ. FT.).



CERTIFICATE OF POSTING

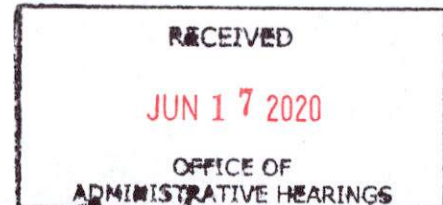
May 29, 2020 (amended 6/17/20)

Re:

Zoning Case No. 2019-0030-SPHX

Legal Owner: Raza-E-Mustafa Islamic Center, Inc.

Hearing date: June 19, 2020



Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Jenae Johnson

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **3900 Milford Mill Road**.

The signs were posted on **May 29, 2020**.

The signs were inspected again on **June 17, 2020**.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce E. Doak".

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

ZONING NOTICE

CASE NO. 2019-0030-SPHX

3900 Milford Mill Road

THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY, BY
AUTHORITY OF THE ZONING ACT AND REGULATIONS OF
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DATE & TIME: FRIDAY JUNE 19, 2020 1:30 PM

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REQUESTS: SPECIAL HEARING FOR APPROVAL OF THE FOLLOWING
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AND TO UPDATE PRIOR ZONING APPROVALS: MOSQUE, SUNDAY
SCHOOL, MULTI-FAMILY DWELLING WITH 40 UNITS, MULTI-FAMILY
DWELLING WITH 4 UNITS, OPEN RETREAT AREA, RESTORED SHOWER
AND RESTROOM FACILITIES, ABANDONED ORDER IN CASE 1986-0120-X
(SPECIAL EXCEPTION FOR ARCADE, ALL-AGE ORDER IN CASE
1949-1465-X (SPECIAL PERMIT FOR SUNDAY SCHOOL) AND FOR SUCH
OTHER RELIEF AS DEEMED NECESSARY.

SPECIAL EXCEPTION FOR CEMETERY USE AND FUNERAL
ESTABLISHMENT, IF NECESSARY, IN THE UNZONED PORTION OF
THE PROPERTY (APPROXIMATELY 11,000 SQ. FT.)

ZONING NOTICE

CASE NO. 2019-0030-SPHX

3900 Milford Mill Road

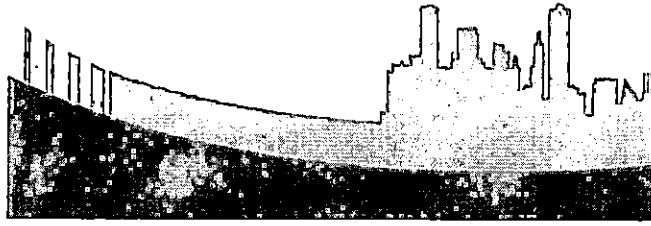
**THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY, BY
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BALTIMORE COUNTY, WILL HOLD A VIRTUAL HEARING ON THE
PROPERTY IDENTIFIED.**

DATE & TIME: FRIDAY JUNE 19, 2020 1:30 PM

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**REQUESTS: SPECIAL HEARING FOR APPROVAL OF THE FOLLOWING:
RESIDENTIAL USES IN A BM ZONE (LOCATED ADJACENT TO DR ZONE)
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SCHOOL, MULTI-FAMILY DWELLING WITH 10 UNITS, MULTI-FAMILY
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AND RESTROOM FACILITIES, ABANDON ORDER IN CASE 1906-0120-X
(SPECIAL EXCEPTION FOR ARCADE), ABANDON ORDER IN CASE
1949-1465-X (SPECIAL PERMIT FOR SWIMMING POOL) AND FOR SUCH
OTHER RELIEF AS DEEMED NECESSARY.**

**SPECIAL EXCEPTION FOR CEMETERY USE AND FOR FUNERAL
ESTABLISHMENT, IF NECESSARY, IN THE DR E & ZONED PORTION OF
THE PROPERTY (APPROXIMATELY 11,800 SQ. FT.)**



CERTIFICATE OF POSTING

February 28, 2020 (amended _____)

Re:

Zoning Case No. 2019-0030-SPHX

Legal Owner: Raza-E-Mustafa Islamic Center, Inc.

Hearing date: March 23, 2020

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Jenae Johnson

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **3900 Milford Mill Road**.

The signs were posted on **February 28, 2020**.

The signs were inspected again on _____.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

ZONING NOTICE

CASE NO. 2019-0030-SPHX

3900 Milford Mill Road

**A PUBLIC HEARING WILL BE HELD BY THE ADMINISTRATIVE
LAW JUDGE IN TOWSON MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204**

DATE & TIME: Monday March 23, 2020 1:30 PM

**REQUESTS: SPECIAL HEARING FOR APPROVAL OF THE FOLLOWING
RESIDENTIAL USES IN A BM ZONE (LOCATED ADJACENT TO DR ZONE)
AND TO UPDATE PRIOR ZONING APPROVALS: MOSQUE, SUNDAY
SCHOOL, MULTI-FAMILY DWELLING WITH 10 UNITS, MULTI-FAMILY
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AND RESTROOM FACILITIES, ABANDON ORDER IN CASE 1986-0120-X
(SPECIAL EXCEPTION FOR ARCADE); ABANDON ORDER IN CASE
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OTHER RELIEF AS DEEMED NECESSARY.**

**SPECIAL EXCEPTION FOR CEMETERY USE AND / OR FUNERAL
ESTABLISHMENT, IF NECESSARY, IN THE DR 6.7 ACRES PORTION OF
THE PROPERTY (APPROXIMATELY 11,800 SQ. FT.)**

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS MAY BE NECESSARY. TO CONFIRM THE HEARING CALL 410-336-1234

**DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW.
THE HEARING IS HANDICAPPED ACCESSIBLE**

ZONING NOTICE

CASE NO. 2019-0030-SPHX

3900 Milford Mill Road

A PUBLIC HEARING WILL BE HELD BY THE ADMINISTRATIVE
LAW JUDGE IN TOWSON MARYLAND

PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204

DATE & TIME: Monday March 23, 2020 1:30 PM

REQUESTS: SPECIAL HEARING FOR APPROVAL OF THE FOLLOWING
RESIDENTIAL USES IN A BM ZONE (LOCATED ADJACENT TO DR ZONE)
AND TO UPDATE PRIOR ZONING APPROVALS: MOSQUE, SUNDAY
SCHOOL, MULTI-FAMILY DWELLING WITH 10 UNITS, MULTI-FAMILY
DWELLING WITH 4 UNITS, OPEN RETREAT AREA, RESTORED SHOWER
AND RESTROOM FACILITIES, ABANDON ORDER IN CASE 1986-0120-X
(SPECIAL EXCEPTION FOR ARCADE); ABANDON ORDER IN CASE
1949-1465-X (SPECIAL PERMIT FOR SWIMMING POOL) AND FOR SUCH
OTHER RELIEF AS DEEMED NECESSARY.

SPECIAL EXCEPTION FOR CEMETERY USE AND / OR FUNERAL
ESTABLISHMENT, IF NECESSARY, IN THE DR 5.5 ZONED PORTION OF
THE PROPERTY (APPROXIMATELY 11,800 SQ. FT.)

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING.
PENALTY OF LAW.
THE HEARING IS HANDICAPPED ACCESSIBLE.



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

May 28, 2020

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 virtual hearing on the property identified herein as follows:

CASE NUMBER: 2019-0030-SPHX

3900 Milford Mill Road

N/S of the intersection of Milford Mill Road and Washington Avenue

2nd Election District – 2nd Councilmanic District

Legal Owners: Raza-E-Mustafa Islamic Center, Inc.

Special Hearing for approval of the following residential uses in a BM zone (located adjacent to DR zone) and to update prior zoning approvals: Mosque, Sunday School, Multifamily Dwelling with 10 units, Multifamily dwelling with 4 units, open retreat area, restored shower and restroom facilities, abandon order in Case 1986-0120-X (Special Exception for Arcade); abandon order in Case 1949-1465-X (Special Permit for swimming pool) and for such other relief as deemed necessary. Special Exception for cemetery use and/or funeral establishment, if necessary, in the DR 5.5 zoned portion of the property (approximately 11,800 sq. ft.).

Hearing: Friday, June 19, 2020 at 1:30 p.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Neil Lanzi, 102 W. Pennsylvania Avenue, Rm. 406, Towson 21204
Syed Quadri, 3900 Milford Mill Road, Baltimore 21224

NOTE: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MAY 30, 2020.



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, Director
Department of Permits,
Approvals & Inspections

February 19, 2020

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: 2019-0030-SPHX

3900 Milford Mill Road
N/S of the intersection of Milford Mill Road and Washington Avenue
2nd Election District – 2nd Councilmanic District
Legal Owners: Raza-E-Mustafa Islamic Center, Inc.

Special Hearing for approval of the following residential uses in a BM zone (located adjacent to DR zone) and to update prior zoning approvals: Mosque, Sunday School, Multifamily Dwelling with 10 units, Multifamily dwelling with 4 units, open retreat area, restored shower and restroom facilities, abandon order in Case 1986-0120-X (Special Exception for Arcade); abandon order in Case 1949-1465-X (Special Permit for swimming pool) and for such other relief as deemed necessary. Special Exception for cemetery use and/or funeral establishment, if necessary, in the DR 5.5 zoned portion of the property (approximately 11,800 sq. ft.).

Hearing: Monday, March 23, 2020 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 "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Neil Lanzi, 102 W. Pennsylvania Avenue, Rm. 406, Towson 21204
Syed Quadri, 3900 Milford Mill Road, Baltimore 21224

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 3, 2020.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: THE DAILY RECORD
Tuesday, March 3, 2020 – Issue

Please forward billing to:

Neil Lanzi
Wright, Constable, Skeen, LLP
102 W. Pennsylvania Avenue, Ste. 406
Towson, MD 21204

443-991-5917

NOTICE OF ZONING HEARING

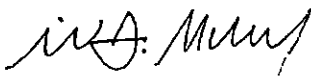
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2020-0030-SPHX

3900 Milford Mill Road
N/S of the intersection of Milford Mill Road and Washington Avenue
2nd Election District – 2nd Councilmanic District
Legal Owners: Raza-E-Mustafa Islamic Center, Inc.

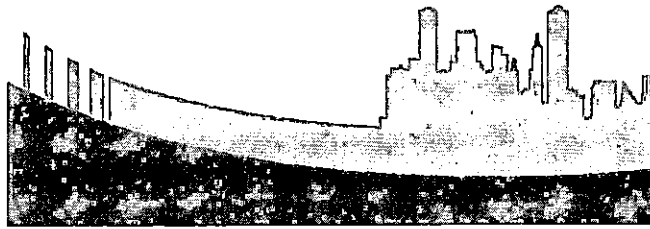
Special Hearing for approval of the following residential uses in a BM zone (located adjacent to DR zone) and to update prior zoning approvals: Mosque, Sunday School, Multifamily Dwelling with 10 units, Multifamily dwelling with 4 units, open retreat area, restored shower and restroom facilities, abandon order in Case 1986-0120-X (Special Exception for Arcade); abandon order in Case 1949-1465-X (Special Permit for swimming pool) and for such other relief as deemed necessary. Special Exception for cemetery use and/or funeral establishment, if necessary, in the DR 5.5 zoned portion of the property (approximately 11,800 sq. ft.).

Hearing: Monday, March 23, 2020 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Michael Mallinoff
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.



CERTIFICATE OF POSTING

February 28, 2020 (amended _____)

Re:
Zoning Case No. 2019-0030-SPHX
Legal Owner: Raza-E-Mustafa Islamic Center, Inc.
Hearing date: March 23, 2020

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Jenae Johnson

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **3900 Milford Mill Road**.

The signs were posted on **February 28, 2020**.

The signs were inspected again on _____.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

ZONING NOTICE

CASE NO. 2019-0030-SPHX

3900 Milford Mill Road

**A PUBLIC HEARING WILL BE HELD BY THE ADMINISTRATIVE
LAW JUDGE IN TOWSON MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204**

DATE & TIME: Monday March 23, 2020 1:30 PM

**REQUESTS: SPECIAL HEARING FOR APPROVAL OF THE FOLLOWING
RESIDENTIAL USES IN A BM ZONE (LOCATED ADJACENT TO DR ZONE)
AND TO UPDATE PRIOR ZONING APPROVALS: MOSQUE, SUNDAY
SCHOOL, MULTI-FAMILY DWELLING WITH 10 UNITS, MULTI-FAMILY
DWELLING WITH 4 UNITS, OPEN RETREAT AREA, RESTORED SHOWER
AND RESTROOM FACILITIES, ABANDON ORDER IN CASE 1986-0120-X
(SPECIAL EXCEPTION FOR ARCADE); ABANDON ORDER IN CASE
1949-1465-X (SPECIAL PERMIT FOR SWIMMING POOL) AND FOR SUCH
OTHER RELIEF AS DEEMED NECESSARY.**

**SPECIAL EXCEPTION FOR CEMETERY USE AND FOR FUNERAL
ESTABLISHMENT, IF NECESSARY, IN THE DR 5.0 AC PORTION OF
THE PROPERTY (APPROXIMATELY 11,800 SQ. FT.)**

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS MAY BE NECESSARY. TO CONFIRM THE HEARING CALL 410-336-1111

**DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW.
THE HEARING IS HANDICAPPED ACCESSIBLE**

ZONING NOTICE

CASE NO. 2019-0030-SPHX

3900 Milford Mill Road

**A PUBLIC HEARING WILL BE HELD BY THE ADMINISTRATIVE
LAW JUDGE IN TOWSON MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204**

DATE & TIME: Monday March 23, 2020 1:30 PM

**REQUESTS: SPECIAL HEARING FOR APPROVAL OF THE FOLLOWING
RESIDENTIAL USES IN A BM ZONE (LOCATED ADJACENT TO DR ZONE)
AND TO UPDATE PRIOR ZONING APPROVALS: MOSQUE, SUNDAY
SCHOOL, MULTI-FAMILY DWELLING WITH 10 UNITS, MULTI-FAMILY
DWELLING WITH 4 UNITS, OPEN RETREAT AREA, RESTORED SHOWER
AND RESTROOM FACILITIES, ABANDON ORDER IN CASE 1986-0120-X
(SPECIAL EXCEPTION FOR ARCADE); ABANDON ORDER IN CASE
1949-1465-X (SPECIAL PERMIT FOR SWIMMING POOL) AND FOR SUCH
OTHER RELIEF AS DEEMED NECESSARY.**

**SPECIAL EXCEPTION FOR CEMETERY USE AND / OR FUNERAL
ESTABLISHMENT, IF NECESSARY, IN THE DR 5.5 ZONED PORTION OF
THE PROPERTY (APPROXIMATELY 11,800 SQ. FT.)**

**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIME
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3301.**

**DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING.
PENALTY OF LAW.
THE HEARING IS HANDICAPPED ACCESSIBLE**

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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:

Case Number: 2019-0030-SPHX

Property Address: 3900 milford mill Road

Property Description: _____

Legal Owners (Petitioners): Raza-E-Mustafa Islamic Center, Inc.

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: NEIL LENZI

Company/Firm (if applicable): Wright, Constable & Steen, LLP

Address: 102 W. PENNSYLVANIA AVE #406
TOWSON MD 21204

Telephone Number: 443 991-5917

Date: 7/26/88

100

BUSINESS	ACTUAL	TIME	TRM
7/10/2018	7/26/2018	11:18:14	3

WALKER, DAN
7/3/2013

5. SE ZONING VERIFICATION

Recpt Total	4500.00
-------------	---------

3500.00 CR 1.00 CA

Haltomre County, Maryland

Total: \$500.00

Rec From: RAZA-E-MUSTAFA ISLAMIC CENTER INC

For 2019-0030-884 X

CASHIER'S VALIDATION

DISTRIBUTION

WHITE CASHIER

PINK AGENCY

YELLOW CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PLEASE PRESS HARD!!!!



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

June 15, 2020

J. Neil Lanzi,
102 W. Pennsylvania Ave 406
Towson MD 21204

RE: Case Number: 2019-0030-SPHX, 3900 Milford Mills Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 26, 2018. 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, appearing to read "W. Carl Richards, Jr.", written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: February 18, 2020

SUBJECT: DEPS Comment for Zoning Item # 2019-0030-SPHX *revised*
Address 3900 Milford Mill Road
(Raza-E-Mustafa Islamic Center,
Inc. Property)

Zoning Advisory Committee Meeting of **February 17, 2020.**

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
- X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Reviewer: Libby Errickson

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: February 12, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0030-A
Address 8522 Old Harford Road
(Bella Olga Trustee Property)

Zoning Advisory Committee Meeting of **February 10, 2020**.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

3-23-2020

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: February 18, 2020

SUBJECT: DEPS Comment for Zoning Item # 2019-0030-SPHX *revised*
Address 3900 Milford Mill Road
(Raza-E-Mustafa Islamic Center,
Inc. Property)

Zoning Advisory Committee Meeting of **February 17, 2020**.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
- X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Reviewer: Libby Errickson

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-030



INFORMATION:

Property Address: 3900 Milford Mill Road
Petitioner: Raza-E-Mustafa, Islamac Center, Inc.
Zoning: BM, DR 3.5, DR 16, DR 5.5
Requested Action: Special Exception

The Department of Planning has reviewed the petition for a special exception to use the property for cemetery use in the DR 5.5 zoned portion of the property (approximately 18,000 square feet)."

A site visit was conducted on August 7, 2018. The Department observed considerable debris on-site.

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- Repair or replace all existing fencing and lattice screening. All fencing/ screening shall be treated with a coating having a uniform color and finish.
- To the satisfaction of the Baltimore County Landscape Architect, install screening in the vicinity of the dumpster to shield it from the view of adjacent residences.

The Department recommends that in keeping with the requirements of BCZR § 502, the petitioners conduct a thorough cleanup of the entire site and address all potential safety hazards.

For further information concerning the matters stated herein, please contact Pat McDougall at 410-887-3480.

Prepared by:

Lloyd T. Moxley

Division Chief:

Jenifer G. Nugent

AVA/JGN/LTM/

c: Pat McDougall
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Neil Lanzi
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: August 7, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0030-X
Address 3900 Milford Mill Road
(Raza-E-Mustafa Islamic Center,
Inc. Property)

Zoning Advisory Committee Meeting of **August 6, 2018**.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
- X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Reviewer: Libby Errickson

Order ✓ Ltr ✓

✓ (3-23-20

1:30 pm)

CASE NO. 2019-

0030-SPHX

6/19/20 @ 1:30 pm

CHECKLIST

Comment Received

Department

Support/Oppose/ Conditions/ Comments/ No Comment

2-18 Rev.
DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

C Citicorens

DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

3-11

PLANNING
(if not received, date e-mail sent _____)

C - No objection
Conditions

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. 1949-1465, 1955-3477 + 1986-) 0120

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 5-29-20 by Doak ✓

SIGN POSTING (2nd) Date: 6/17/20 by Doak

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

2019

6/19 1:30 pm
ZAC AGENDA

See Misc. Note
Below

Case Number: 2019-0030-SPHX **Reviewer:** Jason Seidelman
Existing Use: COMMERCIAL **Proposed Use:**
Type: SPECIAL EXCEPTION, SPECIAL HEARING
Legal Owner: Raza-E-Mustafa Islamic Center, Inc., Syed Quadri
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** Yes **Historic:** No **Election Dist:** 2 **Council Dist:** 2

Property Address: 3900 MILFORD MILL
Location: N/S of the intersection of Milford Mill Road and Washington Avenue

Existing Zoning: DR 5.5, BM **Area:** 18.76 ACRES

Proposed Zoning:

SPECIAL EXCEPTION:

1B02.1 for cemetery use and/ or funeral establishment if necessary, in the DR 5.5 ZONED PORTION OF THE PROPERTY (APPROXIMATELY 11,800 SQ FT.

SPECIAL HEARING:

Section 500.7 for approval of the following residential uses in a BM zone (located adjacent to DR zone) and to update prior zoning approvals:

- a. Mosque
- b. Sunday School
- c. Multifamily Dwelling with 10 units
- d. Multifamily Dwelling with 4 units
- e. Open Retreat area
- f. Restored shower and restroom Facilities
- g. Abandon order in case number 1986-0120-X (Special Exception for Arcade)
- h. Abandon order in case number 1949-1465-X (Special Permit for Swimming Pool)

Such other relief as deemed necessary.

Petitioner will provide justification for the requested relief at the hearing.

Attorney: J. Neil Lanzi, 102 W. Pennsylvania Avenue, Ste. 406, Towson 21204

Prior Zoning Cases: 1949-1465; 1955-3477; 1986-0120

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Amended petitions and plans submitted June 11, 2019 by Neil Lanzi. Special Hearing requests added.; This address is also listed in the 4th Councilmanic District. Councilmanic Districts 2 and 4.

Donna Mignon

From: Donna Mignon
Sent: Tuesday, June 16, 2020 11:41 AM
To: 'nlanzi@wcslaw.com'
Subject: #3900 Milford Mill Road Hearing date: June 19, 2020 at 1:30 p.m.
Attachments: comments for Neil Lanzi .pdf

Good Morning Mr. Lanzi,
I received your voicemail message. Please find the attached comments.
Also we need the second certification of the sign posting as well. Thank you.
If you have any other questions or concerns, please feel free to contact our office.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

✓ 3-23-2020
1:30 PM
Sherry Nuffer

From: Sherry Nuffer
Sent: Tuesday, March 17, 2020 10:04 AM
To: 'Neil Lanzi'
Subject: Hearing 3-23-2020 2019-0030-SPHX

Neil,

Per our conversation on Tuesday, March 17, 2020 this is a follow-up e-mail.

Due to the coronavirus, we will not be conducting public hearings during the month of March. Therefore, Case No. 2019-0030-SPHX scheduled for Monday, March 23, 2020 @ 1:30 PM has been postponed; this information is reflected on the County's website. For your reference, please see the following link:
<https://www.baltimorecountymd.gov/Agencies/adminhearings/index.html>

We would kindly ask if you could notify all interested parties of this postponement, and this will be rescheduled as soon as possible. Please feel free to contact our office if you have any questions and/or concerns and thanks for your patience during this time.

Sherry Nuffer
Legal Assistant
Baltimore County Office of Administrative Hearings
410-887-3868

Spoke to Neil Lanzi
on 3-17-2020 @
10AM



AMENDED

422 2019-0030-SPHX FLOOD

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 #3900 Milford Mill Road which is presently zoned BM DR3.5 DR16 DR5
 Deed References: 34159/73 10 Digit Tax Account # 0219071704
 Property Owner(s) Printed Name(s) RAZA E MUSTAFA ISLAMIC CENTER, INC.

(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. X 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 attached

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

See attached

3. a Variance from Section(s)

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)

left MSG for Neil to call me.

3-17-2020 - 9:32 AM

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:

Spoke to Neil
 Name- Type or Print

MM 3-17-2020
 Signature

10:00 AM
 Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

J. Neil Lanzi

Name- Type or Print

J. Neil Lanzi
 Signature

102 W. Pennsylvania Ave #406 Towson MD
 Mailing Address City State

21204 443-991-5917 nlanzi@wvslaw.com
 Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Raza-E-Mustafa Islamic Center, Inc.

Name #1 - Type or Print Name #2 - Type or Print

X *Syed Quadri*
 Signature #1 Signature #2

3900 Milford Mill Rd Baltimore MD
 Mailing Address City State

21224 410-382-9998 786MUKARRAM92@gmail.com
 Zip Code Telephone # Email Address

Representative to be contacted:

Neil Lanzi

Name - Type or Print

Neil Lanzi
 Signature

102 W. Pennsylvania Ave #406 Towson MD
 Mailing Address City State

21204 443-991-5917 nlanzi@wvslaw.com
 Zip Code Telephone # Email Address

CASE NUMBER 2019-0030-SPHX Filing Date 7/26/2018 Do Not Schedule Dates: Reviewer JNF

AMENDED

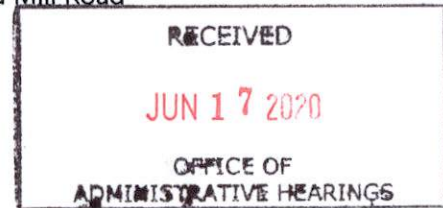
Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption				View GroundRent Registration			
Special Tax Recapture: None										
Account Identifier:			District - 02 Account Number - 0219071704							
Owner Information										
Owner Name:			RAZA-E-MUSTAFA ISLAMIC CENTER INC				Use: Principal Residence:		EXEMPT COMMERCIAL NO	
Mailing Address:			3900 MILFORD MILL RD BALTIMORE MD 21244-				Deed Reference:		/34159/ 00073	
Location & Structure Information										
Premises Address:			3900 MILFORD MILL RD 0-0000				Legal Description:		18.767 AC NS CHURCH EXEMPTION MILFORD MILL RD E OPP WASHINGTON AV	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0077	0018	0430	10000.04	0000				2019	Plat Ref:	
Town: None										
Primary Structure Built			Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1960			11,372 SF				18.7600 AC		01	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements			
		CHURCH	/	C2						
Value Information										
			Base Value		Value		Phase-in Assessments			
					As of		As of		As of	
					01/01/2019		07/01/2019		07/01/2020	
Land:			505,300		505,300					
Improvements			458,900		309,500					
Total:			964,200		814,800		814,800		814,800	
Preferential Land:			0						0	
Transfer Information										
Seller: MILFORD SWIM CLUB LLC				Date: 08/30/2013				Price: \$775,000		
Type: NON-ARMS LENGTH OTHER				Deed1: /34159/ 00073				Deed2:		
Seller: G & B PROPERTIES INC				Date: 12/20/2011				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /31521/ 00417				Deed2:		
Seller: B & G PROPERTIES,INC				Date: 11/15/2000				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /14810/ 00446				Deed2:		
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2019			07/01/2020			
County:		700		814,800.00			814,800.00			
State:		700		814,800.00			814,800.00			
Municipal:		700		0.00 0.00			0.00 0.00			
Special Tax Recapture: None										
Homestead Application Information										
Homestead Application Status: No Application										
Homeowners' Tax Credit Application Information										
Homeowners' Tax Credit Application Status: No Application						Date:				

Donna Mignon

From: Kristen L Lewis
Sent: Wednesday, June 17, 2020 11:19 AM
To: Administrative Hearings
Subject: RE: Case No. 2019-0030-SPHX 3900 Milford Mill Road



Hello Ladies,

They have been added. Thanks,

Kristen Lewis
PAI – Zoning Review
410-887-3391

From: Administrative Hearings
Sent: Wednesday, June 17, 2020 11:12 AM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: FW: Case No. 2019-0030-SPHX 3900 Milford Mill Road

Hello Kristen,
Please see below the list of witnesses for Friday's hearing. Thank you so much.

From: Neil Lanzi <nlanzi@wcslaw.com>
Sent: Wednesday, June 17, 2020 10:47 AM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Subject: Case No. 2019-0030-SPHX 3900 Milford Mill Road

CAUTION: This message from nlanzi@wcslaw.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Dear Judge Mayhew:

On behalf of the Petitioner in the above referenced case, I submit this email and attachments.

As required, please find below the list of witnesses I intend to call for the hearing set before you for this Friday, the 19th at 1:30 via the County's online hearing service.

Bruce Doak
Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906
bdoak@bruceedoakconsulting.com

Syed Quadry

syedquadri786mukarram92@gmail.com
RAZA-E-Mustafa Islamic Center, Inc.
3900 Milford Mill Road
Windsor Mill, MD 21244

Kathleen Sherrill, Architect

Kathleen Sherrill ksherrill@spa-corp.com
Sherrill & Partners & Architects, Inc.
3613 Milford Mill Road
Windsor Mill, MD 21244

Further, the exhibits we will be submitting at the hearing are attached and are listed below.

1. Site Plan (1 and 1A)
2. Photograph- Aerial
3. Photographs-Cemetery Area
4. Photographs-Improvements (4A-I) with Plan to accompany
5. Compatibility Study

Should you require anything further, please let me know. Would you kindly confirm receipt of this email and attachments.

Regards,

Neil Lanzi

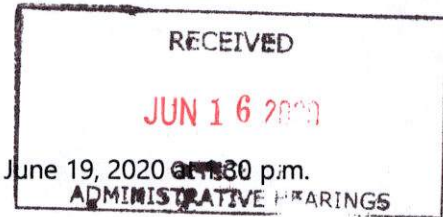


Neil Lanzi
Partner
Wright, Constable & Skeen, LLP
102 W. Pennsylvania Avenue, Suite 406
Towson, Maryland 21204
Tele: 410-659-1390
E-mail: nlanzi@wcslaw.com

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Donna Mignon

From: Donna Mignon
Sent: Tuesday, June 16, 2020 1:32 PM
To: 'Neil Lanzi'
Cc: 'bdoak@bruceedoakconsulting.com'
Subject: RE: #3900 Milford Mill Road Hearing date: June 19, 2020 at 1:30 p.m.



Hi Neil,

Originally ALJ Mayhew indicated when hearings were postponed it would not be necessary to have sign's reposted. However, there is no fair way to notify the public of the new hearing date even though it is a virtual one.

It appears that Bruce Doak certified the first posting on May 29, 2020, and there is a sentence that needs to be completed for the second posting. As you know, the second posting is to be completed within five days of the hearing, can he do it today?

Unfortunately, our office cannot get involved in pricing between the Petitioner and sign poster.

I hope this helps. Thank you.

Donna

From: Neil Lanzi <nlanzi@wclaw.com>
Sent: Tuesday, June 16, 2020 1:17 PM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Cc: 'Bruce Doak' <bdoak@bruceedoakconsulting.com>
Subject: RE: #3900 Milford Mill Road Hearing date: June 19, 2020 at 1:30 p.m.
Importance: High

CAUTION: This message from nlanzi@wclaw.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Donna,

I just spoke with Bruce Doak and we both recall being advised that due to the COVID postponements it was not going to be necessary to repost or re advertise. We did repost but certainly the client shouldn't have to pay twice for the posting or to have the sign poster go out to the site for photo's necessary for the certification.

Hopefully the Judge will agree. Please advise.

Regards,

Neil

From: Donna Mignon <dmignon@baltimorecountymd.gov>
Sent: Tuesday, June 16, 2020 12:56 PM
To: Neil Lanzi <nlanzi@wclaw.com>
Subject: RE: #3900 Milford Mill Road Hearing date: June 19, 2020 at 1:30 p.m.

Thank you so much.

Donna

From: Neil Lanzi <nlanzi@wclaw.com>
Sent: Tuesday, June 16, 2020 12:51 PM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: RE: #3900 Milford Mill Road Hearing date: June 19, 2020 at 1:30 p.m.

CAUTION: This message from nlanzi@wclaw.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Thanks Donna. I have asked Bruce Doak, sign poster, to email me the certification so I can forward to you.

Regards,

Neil



Neil Lanzi
Partner
Wright, Constable & Skeen, LLP
102 W. Pennsylvania Avenue, Suite 406
Towson, Maryland 21204
Tele: 410-659-1390
E-mail: nlanzi@wclaw.com

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From: Donna Mignon [<mailto:dmignon@baltimorecountymd.gov>]
Sent: Tuesday, June 16, 2020 11:41 AM
To: Neil Lanzi <nlanzi@wclaw.com>
Subject: #3900 Milford Mill Road Hearing date: June 19, 2020 at 1:30 p.m.

Good Morning Mr. Lanzi,
I received your voicemail message. Please find the attached comments.
Also we need the second certification of the sign posting as well. Thank you.
If you have any other questions or concerns, please feel free to contact our office.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103

Towson, Maryland 21204
410-887-3868

--

CONNECT WITH BALTIMORE COUNTY

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www.baltimorecountymd.gov

Debra Wiley

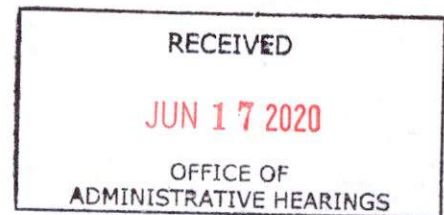
From: Bruce Doak <doakfarm@gmail.com>
Sent: Wednesday, June 17, 2020 8:31 AM
To: Donna Mignon
Cc: Neil Lanzi; Administrative Hearings
Subject: Re: #3900 Milford Mill Road Hearing date: June 19, 2020 at 1:30 p.m.
Attachments: Posting Cert 6 17 20.pdf

CAUTION: This message from doakfarm@gmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Good morning,

I have enclosed my 2nd posting cert.

Bruce
Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906
bdoak@bruceedoakconsulting.com



On Jun 16, 2020, at 1:09 PM, Neil Lanzi <nlanzi@wclaw.com> wrote:

From: Donna Mignon <dmignon@baltimorecountymd.gov>
Sent: Tuesday, June 16, 2020 11:41 AM
To: Neil Lanzi <nlanzi@wclaw.com>
Subject: #3900 Milford Mill Road Hearing date: June 19, 2020 at 1:30 p.m.

Good Morning Mr. Lanzi,
I received your voicemail message. Please find the attached comments.
Also we need the second certification of the sign posting as well. Thank you.
If you have any other questions or concerns, please feel free to contact our office.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

[Image removed by sender.]<<https://www.baltimorecountymd.gov/news/coronavirus.html>>

Connect with Baltimore County

[Image removed by sender.]<<https://www.facebook.com/baltcogov>>

[Image removed by sender.]<<https://twitter.com/BaltCoGov>>

[Image removed by sender.]<<http://www.baltimorecountymd.gov/News/BaltimoreCountyNow>>

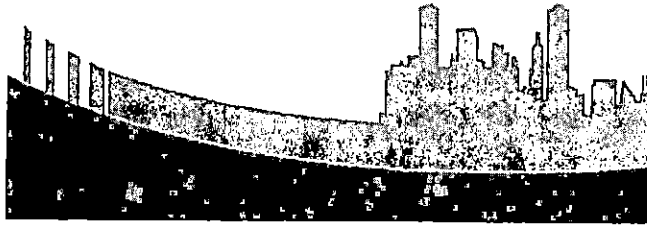
[Image removed by sender.]<<https://www.youtube.com/user/BaltimoreCounty>>

[Image removed by sender.]<<https://www.flickr.com/photos/baltimorecounty>>

[Image removed by sender.]<<https://www.linkedin.com/company/baltimore-county-government>>

www.baltimorecountymd.gov<<http://www.baltimorecountymd.gov>>

<winmail.dat>



CERTIFICATE OF POSTING

May 29, 2020 (amended 6/17/20)

Re:

Zoning Case No. 2019-0030-SPHX

Legal Owner: Raza-E-Mustafa Islamic Center, Inc.

Hearing date: June 19, 2020

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Jenae Johnson

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at 3900 Milford Mill Road.

The signs were posted on May 29, 2020.

The signs were inspected again on June 17, 2020.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

ZONING NOTICE

CASE NO. 2019-0030-SPHX

3900 Milford Mill Road

**THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY, BY
AUTHORITY OF THE ZONING ACT AND REGULATIONS OF
BALTIMORE COUNTY, WILL HOLD A VIRTUAL HEARING ON THE
PROPERTY IDENTIFIED.**

DATE & TIME: FRIDAY JUNE 19, 2020 1:30 PM

**FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARINGS
PLEASE GO TO WWW.BALTIMORECOUNTYMD/GOV/ADMINHEARINGS.
YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION AND
THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL
410-887-3868, EXT. 0.**

**REQUESTS: SPECIAL HEARING FOR APPROVAL OF THE FOLLOWING
RESIDENTIAL USES IN A BM ZONE (LOCATED ADJACENT TO DR ZONE)
AND TO UPDATE PRIOR ZONING APPROVALS: MOSQUE, SUNDAY
SCHOOL, MULTI-FAMILY DWELLING WITH 10 UNITS, MULTI-FAMILY
DWELLING WITH 4 UNITS, OPEN RETREAT AREA, RESTORED SHOWER
AND RESTROOM FACILITIES, ABANDON GARAGE IN CASE 1986-0120-X
(SPECIAL EXCEPTION FOR ARCADE), ABANDON ORDER IN CASE
1949-1465-X (SPECIAL PERMIT FOR SWIMMING POOL) AND FOR SUCH
OTHER RELIEF AS DEEMED NECESSARY**

**SPECIAL EXCEPTION FOR CEMETERY USE AND FOR FUNERAL
ESTABLISHMENT, IF NECESSARY, IN THE DR S.S ZONED PORTION OF
THE PROPERTY (APPROXIMATELY 17,800 SQ. FT.)**

ZONING NOTICE

CASE NO. 2019-0030-SPHX

3900 Milford Mill Road

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SCHOOL, MULTI-FAMILY DWELLING WITH 10 UNITS, MULTI-FAMILY
DWELLING WITH 4 UNITS, OPEN RETREAT AREA, RESTORED SHOWER
AND RESTROOM FACILITIES, ABANDON ORDER IN CASE 1986-0120-X
(SPECIAL EXCEPTION FOR ARCADE); ABANDON ORDER IN CASE
1949-1465-X (SPECIAL PERMIT FOR SWIMMING POOL) AND FOR SUCH
OTHER RELIEF AS DEEMED NECESSARY.

SPECIAL EXCEPTION FOR CEMETERY USE AND OTHER SPECIAL
ESTABLISHMENT, IF NECESSARY, IN THE DESIGNATED PORTION OF
THE PROPERTY (APPROXIMATELY 11,800 SQ. FT.)

6-19-20
1:30 pm

Debra Wiley

From: Bruce Doak <doakfarm@gmail.com>
Sent: Friday, May 29, 2020 1:24 PM
To: Jenae Johnson
Cc: Administrative Hearings; Neil Lanzi
Subject: 2019 Case 2020-0030-SPHX posting cert
Attachments: Posting cert 5 29 20.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

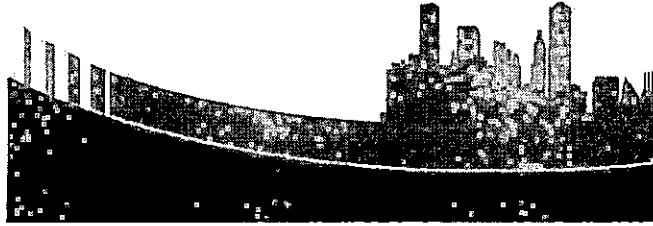
RECEIVED

MAY 29 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

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Bruce
Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906
bdoak@bruceedoakconsulting.com



CERTIFICATE OF POSTING

May 29, 2020 (amended _____)

Re:
Zoning Case No. 2019-0030-SPHX
Legal Owner: Raza-E-Mustafa Islamic Center, Inc.
Hearing date: June 19, 2020

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Jenae Johnson

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at 3900 Milford Mill Road.

The signs were posted on May 29, 2020.

The signs were inspected again on _____.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

ZONING NOTICE

CASE NO. 2019-0030-SPHX

3900 Milford Mill Road

THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY, BY
AUTHORITY OF THE ZONING ACT AND REGULATIONS OF
BALTIMORE COUNTY, WILL HOLD A VIRTUAL HEARING ON THE
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DATE & TIME: FRIDAY JUNE 19, 2020 1:30 PM

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THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL
410-887-3868, EXT. 0.

REQUESTS: SPECIAL HEARING FOR APPROVAL OF THE FOLLOWING
RESIDENTIAL USES IN A DM ZONE (LOCATED ADJACENT TO DM ZONE)
AND TO UPDATE PRIOR ZONING APPROVALS: MOSQUE, SUNDAY
SCHOOL, MULTI-FAMILY DWELLING WITH 10 UNITS, MULTI-FAMILY
DWELLING WITH 4 UNITS, OPEN RETREAT AREA, RESTORED SHOWER
AND RESTROOM FACILITIES, ABANDON ORDER IN CASE 1986-0120-X
(SPECIAL EXCEPTION FOR ARCADE), ABANDON ORDER IN CASE
1949-1465-X (SPECIAL PERMIT FOR SWIMMING POOL) AND FOR SUCH
OTHER RELIEF AS DEEMED NECESSARY.

SPECIAL EXCEPTION FOR CEMETERY USE AND / OR FUNERAL
ESTABLISHMENT, IF NECESSARY, IN THE DR S-G ZONED PORTION OF
THE PROPERTY (APPROXIMATELY 11,800 SQ. FT.)

ZONING NOTICE

CASE NO. 2019-0030-SPHX

3900 Milford Mill Road

**THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY, BY
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410-387-3868, EXT. 0.**

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RESIDENTIAL USES IN A RM ZONE (LOCATED ADJACENT TO DR ZONE)
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SCHOOL, MULTI-FAMILY DWELLING WITH 10 UNITS, MULTI-FAMILY
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AND RESTROOM FACILITIES, ABANDON ORDER IN CASE 1986-0120-X
(SPECIAL EXCEPTION FOR ARCADE), ABANDON ORDER IN CASE
1949-1465-X (SPECIAL PERMIT FOR SWIMMING POOL) AND FOR SUCH
OTHER RELIEF AS DEEMED NECESSARY.**

**SPECIAL EXCEPTION FOR CEMETERY USE AND / OR FUNERAL
ESTABLISHMENT, IF NECESSARY, IN THE OR 5.5 ZONED PORTION OF
THE PROPERTY (APPROXIMATELY 11,600 SQ. FT.)**

Donna Mignon

RECEIVED

JUN 17 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

From: Neil Lanzi <nlanzi@wclaw.com>
Sent: Wednesday, June 17, 2020 10:47 AM
To: Administrative Hearings
Subject: Case No. 2019-0030-SPHX 3900 Milford Mill Road
Attachments: PLANS TO ACCOMPANY A ZONING PETITION_01.27.2020.pdf; GIS photo.pdf; SKM_C45820061710430.pdf; Photos for hearing.pdf; SKM_C45820061710540.pdf

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Dear Judge Mayhew:

On behalf of the Petitioner in the above referenced case, I submit this email and attachments.

As required, please find below the list of witnesses I intend to call for the hearing set before you for this Friday, the 19th at 1:30 via the County's online hearing service.

Bruce Doak
Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906
bdoak@bruceedoakconsulting.com

Syed Quadry

syed_quadri_786mukarram92@gmail.com
RAZA-E-Mustafa Islamic Center, Inc.
3900 Milford Mill Road
Windsor Mill, MD 21244

Kathleen Sherrill, Architect

[Kathleen Sherrill ksherrill@spa-corp.com](mailto:ksherrill@spa-corp.com)
Sherrill & Partners & Architects, Inc.
3613 Milford Mill Road
Windsor Mill, MD 21244

6/17/20 - Per
Kristen
she invited
the witnesses
that will
attend.

Further, the exhibits we will be submitting at the hearing are attached and are listed below.

1. Site Plan (1 and 1A)
2. Photograph- Aerial
3. Photographs-Cemetery Area
4. Photographs-Improvements (4A-I) with Plan to accompany
5. Compatibility Study

Should you require anything further, please let me know. Would you kindly confirm receipt of this email and attachments.

Regards,

Neil Lanzi

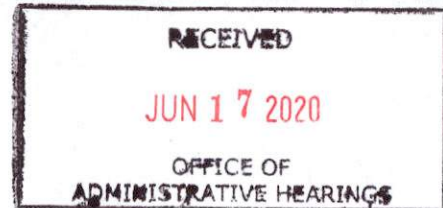


Neil Lanzi
Partner
Wright, Constable & Skeen, LLP
102 W. Pennsylvania Avenue, Suite 406
Towson, Maryland 21204
Tele: 410-659-1390
E-mail: nlanzi@wcslaw.com

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Donna Mignon

From: Danita Jones
Sent: Wednesday, June 17, 2020 2:44 PM
To: Administrative Hearings
Subject: Register to speak



Good afternoon,

Per our conversation here is a list of constituents who wish to speak at the hearing this Friday (3900 Milford Mill)

Glenwood Oats
410.655.6396
3624 Coronado Road
Oatsgb@gmail.com

Janice Morton-High
3808 Coronado Road
410.655.7405
jmortonhigh@comcast.net

Shirley Nelson
410.655.2995
3807 Coronado Road
Care0113@hotmail.com

Deborah Banks
410.521.2166
3825 Coronado Road
Dmbanks05@msn.com
Milfordmillroad7808@gmail.com

Carolyn Grier
410.521.2166
3825 Coronado Road
Dmbanks05@msn.com

Joanne Miller and Mr. Robert Miller
410.615.5130
3729 Coronado Road
mlnewdawn@comcast.net



Danita Jones

Legislative Assistant

Councilman Julian E Jones, Jr.

Fourth District

Baltimore County Council

Historic Courthouse, Second Floor

400 Washington Avenue

Towson, Maryland 21204

410.887.0784 Fax 410.887.5791

Council4@baltimorecountymd.gov

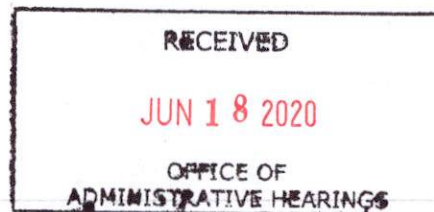
Donna Mignon

From: Kristen L Lewis
Sent: Thursday, June 18, 2020 3:25 PM
To: Neil Lanzi
Cc: Administrative Hearings; 'Kathleen Sherrill'; syed quadri; 'Bruce Doak'
Subject: RE: Invitation to join Web seminar as a panelist: Zoning Hearings - 3900 Milford Mill Road

Hi Neil,

All parties were sent their own separate webex invitation, that they would have to accept to be able to participate in tomorrow's hearing. Please check spam folders to see if the invite was sent there, all invites went out at the same time to the listed email addresses. I have received webex confirmation from Ms. Sherrill and yourself. The others have not accepted the invite. Hope this helps, thank you.

Kristen Lewis
PAI - Zoning Review
410-887-3391



From: Neil Lanzi [mailto:nlanzi@wclaw.com]
Sent: Thursday, June 18, 2020 2:36 PM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Cc: Administrative Hearings <administrativehearings@baltimorecountymd.gov>; 'Kathleen Sherrill' <ksherrill@spa-corp.com>; syed quadri <786mukarram92@gmail.com>; 'Bruce Doak' <bdoak@bruceedoakconsulting.com>
Subject: RE: Invitation to join Web seminar as a panelist: Zoning Hearings - 3900 Milford Mill Road
Importance: High

CAUTION: This message from nlanzi@wclaw.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Kristen and Office of Administrative Hearings:

I wanted to let you know that I am the only one to receive the invitation and link for the hearing tomorrow. Should a separate link be sent to each witness listed above and on my email from yesterday with my witness list?

Thanks,

Neil

RECEIVED
OFFICE OF
THE ATTORNEY GENERAL



Neil Lanzi
Partner
Wright, Constable & Skeen, LLP
102 W. Pennsylvania Avenue, Suite 406
Towson, Maryland 21204
Tele: 410-659-1390
E-mail: nlanzi@wcslaw.com

This message may contain privileged or confidential information that is protected from disclosure. If you are not the intended recipient of this message, you may not disseminate, distribute or copy it. If you have received this message in error, please delete it and notify the sender immediately by reply email or by calling 410-659-1300.

-----Original Appointment-----

From: Neil Lanzi **On Behalf Of** Kristen Lewis

Sent: Thursday, June 18, 2020 2:32 PM

To: 'Kathleen Sherrill'; syed quadri; Neil Lanzi; 'Bruce Doak'

Subject: FW: Invitation to join Web seminar as a panelist: Zoning Hearings - 3900 Milford Mill Road

When: Friday, June 19, 2020 1:30 PM-3:30 PM Eastern Time.

Where:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e63cdd697aab700321bdc5f90316ecdc>

-----Original Appointment-----

From: Kristen Lewis [<mailto:klewis@baltimorecountymd.gov>]

Sent: Tuesday, June 16, 2020 10:59 AM

To: Kristen Lewis; Neil Lanzi

Subject: Invitation to join Web seminar as a panelist: Zoning Hearings - 3900 Milford Mill Road

When: Friday, June 19, 2020 1:30 PM-3:30 PM Eastern Time.

Where:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e63cdd697aab700321bdc5f90316ecdc>

You're a panelist for this Webex event. When it's time, join the Webex event here.

Host: Kristen Lewis (klewis@baltimorecountymd.gov)

Event number (access code): 160 600 1649

Event password: 1234

Panelist password: The Event has no Panelist Password

Friday, June 19, 2020 1:30 pm, Eastern Daylight Time (New York, GMT-04:00)

A black rectangular button with the text "Join event" in white, sans-serif font.

If you experience a problem joining the event as a panelist, you can join as an attendee.

Join as an attendee:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e012a294315b2269ee8f502ba487>

Join the audio conference only

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1606001649@baltimorecountymd.webex.com

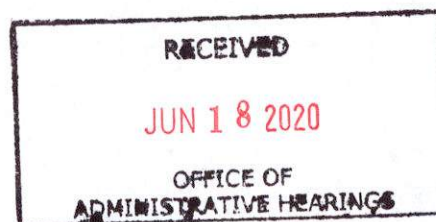
You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 631836

Need help? Go to <http://help.webex.com>

Donna Mignon

From: Kristen L Lewis
Sent: Thursday, June 18, 2020 1:27 PM
To: Donna Mignon
Cc: Debra Wiley
Subject: RE: Register to speak- 3900



Hi Donna,

Yes, they were all sent an invite yesterday, it looked like only 1 accepted and 2 are the same email, so they are probably at the same residence.

Kristen Lewis
PAI – Zoning Review
410-887-3391

From: Donna Mignon
Sent: Thursday, June 18, 2020 1:23 PM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Cc: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: RE: Register to speak- 3900

Hi Kristen,
I need to verify that you did invite everyone below? Thank you so much for all your help.

Donna

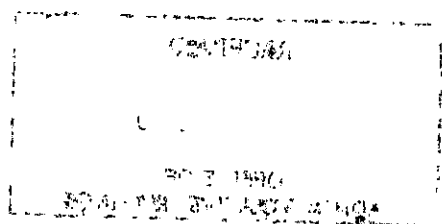
From: Kristen L Lewis <klewis@baltimorecountymd.gov>
Sent: Wednesday, June 17, 2020 3:11 PM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Subject: RE: Register to speak- 3900

Thank you.

Kristen Lewis
PAI – Zoning Review
410-887-3391

From: Administrative Hearings
Sent: Wednesday, June 17, 2020 2:56 PM
To: Kristen L Lewis
Cc: Debra Wiley
Subject: FW: Register to speak- 3900

Hi Kristen,
Please see the list that wishes to speak at the hearing on Friday at 1:30 p.m.
Thank you. If you need anything additional, please let me know.



4 Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

From: Danita Jones <dmjones@baltimorecountymd.gov>
Sent: Wednesday, June 17, 2020 2:44 PM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Subject: Register to speak

Good afternoon,
Per our conversation here is a list of constituents who wish to speak at the hearing this Friday
(3900 Milford Mill)
Glenwood Oats
410.655.6396
3624 Coronado Road
Oatsgb@gmail.com

Janice Morton-High
3808 Coronado Road
410.655.7405
jmortonhigh@comcast.net

Shirley Nelson
410.655.2995
3807 Coronado Road
Care0113@hotmail.com

Deborah Banks
410.521.2166
3825 Coronado Road
Dmbanks05@msn.com
Milfordmillroad7808@gmail.com

Carolyn Grier
410.521.2166
3825 Coronado Road
Dmbanks05@msn.com

Joanne Miller and Mr. Robert Miller

410.615.5130

3729 Coronado Road

mlnewdawn@comcast.net

Danita Jones

Legislative Assistant

Councilman Julian E Jones, Jr.

Fourth District

Baltimore County Council

Historic Courthouse, Second Floor

400 Washington Avenue

Towson, Maryland 21204

410.887.0784 Fax 410.887.5791

Council4@baltimorecountymd.gov

520

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

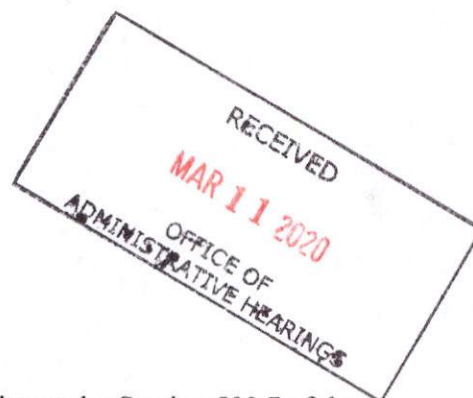
DATE: 3/10/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-030

INFORMATION:

Property Address: 3900 Milford Mill Road
Petitioner: Raza-E-Mustafa Islamic Center, Inc.
Zoning: BM, DR 3.5, DR 5.5, DR 16
Requested Action: Special Hearing, Special Exception



The Department of Planning has reviewed the petition for a special hearing under Section 500.7 of the BCZR, to determine whether the Zoning Commissioner should approve the following residential uses in a BM zone and to update prior zoning approvals:

- a. Mosque
- b. Sunday School
- c. Multifamily Dwelling with 10 units
- d. Multifamily Dwelling with 4 units
- e. Open Retreat Area
- f. Restored Shower and Restroom Facilities
- g. Abandon order in case no. 1986-0120-X (special exception for arcade)
- h. Abandon order in case no. 1949-1465-X (special permit for swimming pool)

The Department of Planning has also reviewed the request for special exception pursuant to Section 1B02.1 for cemetery use and/or funeral establishment if necessary, in the DR 5.5 zoned portion of the property (approximately 11,800 square feet).

A site visit was conducted on February 20, 2020.

The subject property is located in the Woodlawn area and is approximately 19 acres in size. The applicant is amending the original zoning petition filed on July 26, 2018 (case # 2019-0030-SPHX). The original zoning petition requested a special exception to allow a cemetery use in the DR 5.5 portion of the property (approximately 18,000 SF). The amended petition requests a special exception for cemetery use and/or funeral establishment if necessary, in the DR 5.5 zoned portion of the property (approximately 11,800 SF) and a special hearing for residential uses in the BM Zone (located adjacent to DR zone).

The applicant is proposing residential uses, including a mosque, cemetery and sunday school on the site formerly known as the Milford Mill Swim Club. The applicant is proposing to repurpose the current mosque building to a sunday school and construct a new mosque building of approximately 15,000 square feet, just north of its original location. The existing pool on site will serve as a foundation for the new 10-

unit multifamily dwelling while the existing covered area and the burnt down house will be utilized for the new 4-unit multifamily dwelling. All existing open wood pavilions will remain for use whereas the old trailers and the old dumpster will be removed. The applicant is also proposing to restore the existing block building for showers and restroom facilities and is proposing a new area of approximately 3,000 square feet for an open retreat. The cemetery is proposed within the DR 5.5 zoned portion of the property and is bordered on most of its perimeter by woods, blocking the view of the proposed cemetery area from adjacent residential.

The Department of Planning has received a compatibility narrative for the proposed uses above.

The Department of Planning has no objection to granting the request conditioned upon the following:

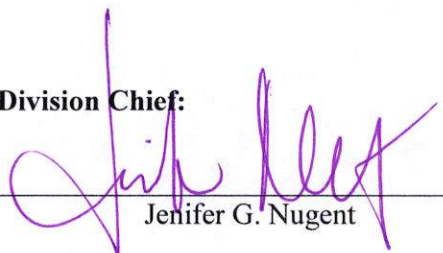
1. Submit architectural elevations of all proposed and repurposed buildings to this Department for review and approval.
2. Submit a lighting plan to be approved by the Department of Planning and the Baltimore County Landscape Architect. Ensure that lighting height, fixture placement and intensity is in consideration to adjacent residential properties and comply with Section 1B01.1B.1.e (4) of the Baltimore County Zoning Regulations (BCZR).
3. Repair or replace all existing fencing and lattice screening. All fencing/screening shall be treated with a coating having a uniform color and finish.
4. The plan shows an old dumpster to be removed but does not show a location for a new dumpster. Mark on the plan the proposed location for a dumpster. Ensure that the proposed dumpster meets condition H of the Baltimore County Landscape Manual.
5. Incorporate site amenities in the proposed open retreat area. Some elements to consider include, but not limited to, benches, picnic tables, trash receptacles.
6. Submit signage details including dimensions and lettering, if any are proposed. Provide signage materials that blend with the landscape. Signage should comply with Section 450 of the BCZR.
7. Confirm with the Department of Environmental Protection and Sustainability whether the proposed site improvements require a stormwater management area. Incorporate any proposed stormwater management facility into the landscape setting and ensure that it meets condition I of the Baltimore County Landscape Manual. If proposing underground stormwater management area, mark it on the plan.

For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:


Krystle Patchak

Division Chief:


Jenifer G. Nugent

CPG/JGN/KP

Date: Click here to enter a date.
Subject: ZAC # 19-030
Page 2

c: Ngone Seye Diop
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Neil Lanzi
Office of the Administrative Hearings
People's Counsel for Baltimore County

Donna Mignon

From: Kristen L Lewis
Sent: Tuesday, June 23, 2020 3:51 PM
To: Administrative Hearings
Subject: FW: Zoning Case No. 2019-0030-SPHX 3900 Milford Mill Road

FYI

Kristen Lewis
PAI – Zoning Review
410-887-3391

-----Original Message-----

From: John Jeter [mailto:john.jeter1951@icloud.com]
Sent: Tuesday, June 23, 2020 3:49 PM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: Zoning Case No. 2019-0030-SPHX 3900 Milford Mill Road

CAUTION: This message from john.jeter1951@icloud.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

I was present at the virtual hearing on 6/19/20 but was on mute. I object to the installation of a funeral establishment (mortuary) and/or cemetery (graveyard) at 3900 Milford Mill Rd. I am a resident at 3704 Wildor Ave. approximately 100 yards from area. The reasons for my objection are, but not limited to, the following:

- 1) The decline in property values;
- 2) no approvals from current residents;
- 3) witnesses who were in favor do not currently live in community;
- 4) some if not all of the area is in a Flood Zone making it possible for dead bodies to surface.
- 5) there were no current surveys, development plans, etc. submitted.

Sincerely, John Jeter 443-955-0627 Sent from my iPhone



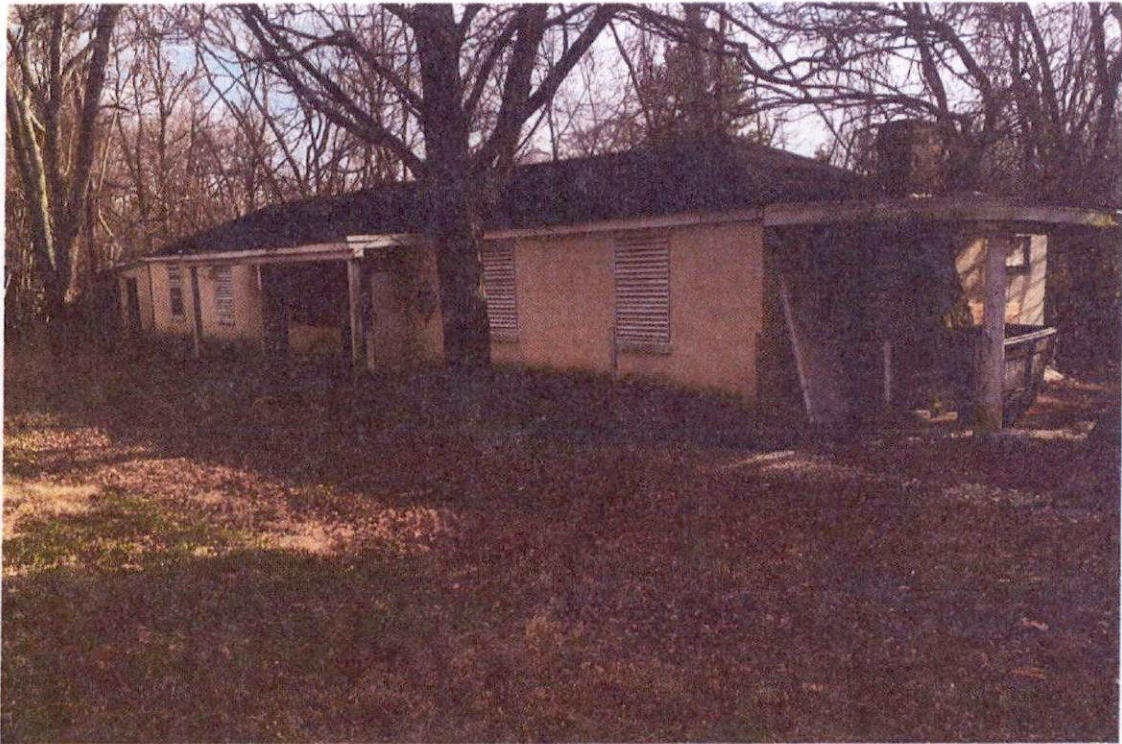
4-15-50

[Faint handwritten notes at the bottom of the page]



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AS-1.02

PLAN TO ACCOMPANY PHOTOGRAPHS (TAKEN 12/27/19 BY BRUCE DOAK)



BUILDING ④

A



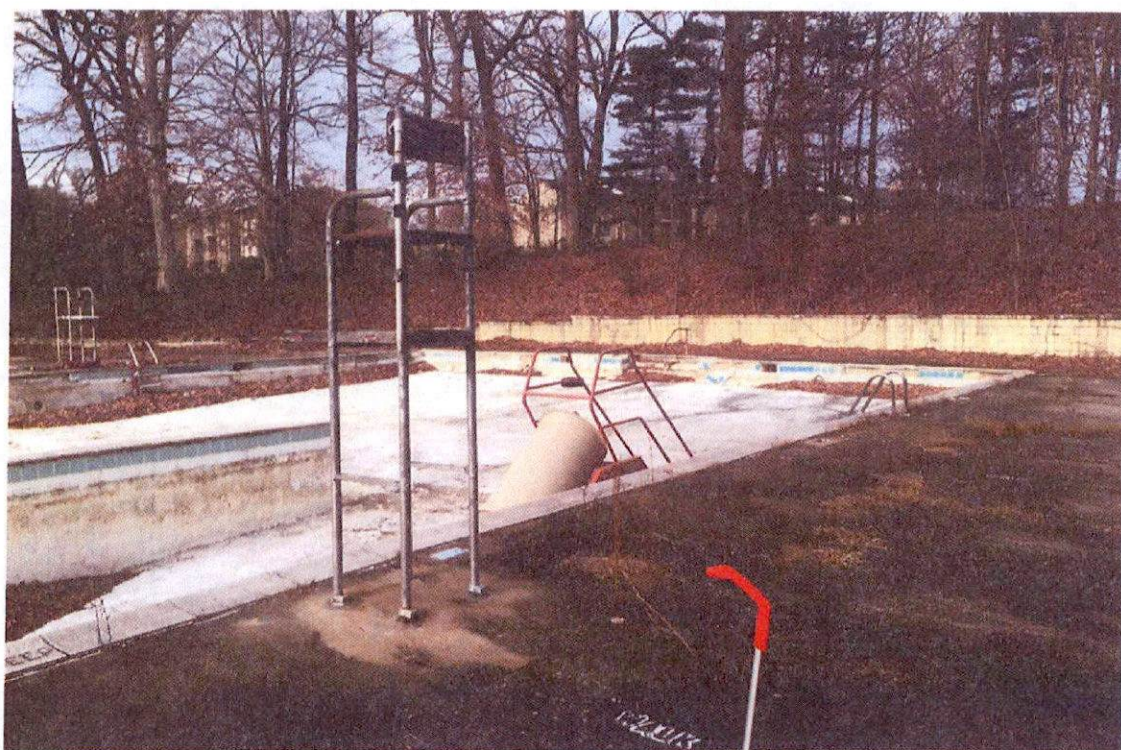
BUILDING 6

B



Building 6

C



Building 5

D



Building 5



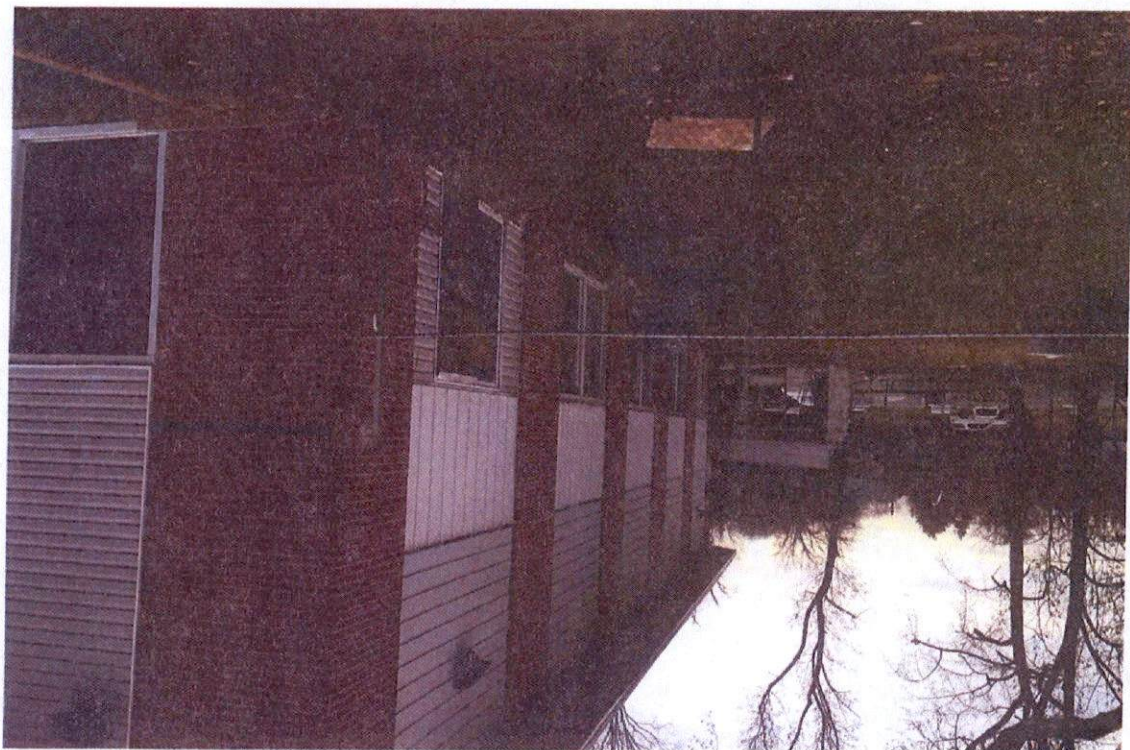
Building 2

P



Building 2

G



H

Bureau 2



NORTH OF PROPOSED BUILDING #1

I

COMPATIBILITY STUDY FOR PROPOSED MULTIPLE USES AT
3900 MILFORD MILL ROAD

Per section 32-4-402(c) Baltimore County Code, the Director of Planning shall make compatibility recommendations. These recommendations are the focus on the compatibility objectives offered as a guideline for this property.

Each of these objectives have been considered and shall be implemented as part of this project.

Area: This area of Milford Mill Road is primarily residential with lower and higher density residential uses in addition to the 18 plus acres of open space of the former Milford Mill swim club which includes a quarry. There is an apartment complex immediately adjacent to southeast of the site and single family residences adjacent to the remainder of the property.

Access to Milford Mill Road: The existing entrance will provide access to Milford Mill Road for both the current and proposed uses of the property. The trips from the various proposed uses will add an unnoticeable amount of traffic to Milford Mill Road. There is a controlled light intersection at the entrance to the subject property and Milford Mill Road.

Proposed Parking: The paved parking lot is existing, striped and provides 145 standard parking spaces and 5 handicap parking spaces. The proposed parking for the proposed uses provides 155 standard parking spaces and 5 handicap spaces.

The Property: The property consists of over 18 acres, a beautiful quarry and many mature trees. All of the trees and wooded areas on the property will remain wherever possible. Trees and bushes exist along the property lines which provide a buffer line from the neighboring properties. The grounds will be kept well maintained in a clean condition free from debris on a daily basis.

Any lights to be mounted on the proposed structures will be installed so as to provide a safe environment and installed so that no direct light intrudes on any of the adjacent residential properties.

Open space will be provided for all outdoor activities, including the proposed cemetery area and a 3,000 sq. ft. open area proposed as the accessory Retreat Area for the Mosque.

Proposed Buildings: The site will include the following proposed and existing buildings:

- 1) 15,000 sq. ft. new proposed Mosque building.

2) 8,003 sq. ft. Sunday School building utilizing existing Mosque footprint. This structure will be adjacent to and accessory to the Mosque.

3) Existing swim club showers and restrooms to be restored for Mosque retreat area (accessory to open area) total building area to remain as existing, 2,496 sq. ft. +/-.

4) Proposed 10,000 sq. ft. multi-family residential building to include 10 units, 5 one bedroom units and 5 two bedroom units.

5) Proposed 4,725 sq. ft. multi-family residential building to include 4 units of 1-2 bedrooms each.

6) 11,835 sq. ft. cemetery area on the north side of the property.

All of the existing and proposed structures will be designed to fit into the existing environment and in harmony with the general character of the neighborhood.

Proposed Use: The subject property has been utilized for a Mosque, Sunday School and retreat activities for the past few years. The proposed uses as outlined above will be open and available seven days a week. The Mosque services and Sunday School will typically be held during morning hours on Sundays. The cemetery area will be used as necessary. The retreat area will be utilized as accessory to the Mosque during the days of Mosque activities.

Any proposed signage for the proposed uses will meet all Baltimore County Zoning Regulations.

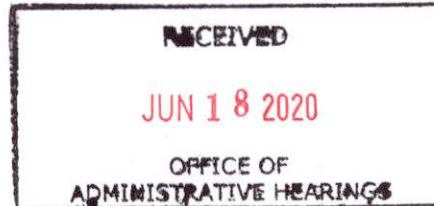
SUMMARY

The neighboring area is mainly residential. The improvements and uses proposed for the subject property are well designed and will enhance and compliment the surrounding neighborhood.

MILFORD MILL ROAD COMMUNITY ASSOCIATION, INC.
7808 Brevort Road Windsor Mill, Maryland 21244

June 9, 2020

Councilman Julian E. Jones Jr.
400 Washington Avenue
Townson Maryland 21204



Dear Councilman Jones:

Due to the following reasons stated in the paragraph below, I am requesting a postponement for the virtual hearing (Zoning Notice Case Number 2019-0030-SPHX) scheduled for Friday, June 19, 2020 at 1:30PM.

This letter is in reference to the Zoning Notice Case Number 2019-0030-SPHX for a cemetery use and or funeral establishment located at 3900 Milford Mill Road Windsor Mill, MD 21244. It is my understanding that the deadline for a petition to dispute the use of this property for a cemetery was due on June 4, 2020 at 4:00PM. Due to the Coronavirus 19 Pandemic, our community association was unable to assemble for the past two months to discuss and express our concerns pertaining to the establishment of a cemetery at 3900 Milford Mill Road.

However, our community association was able to conference my telephone on June 8, 2020 to discuss the property use.

The Milford Mill Road Community Association members have derived that having a cemetery at this location will pose many problems. Many problems such as the following:

1. severe traffic problems-two lanes on both sides of Milford Mill Road, one of the two lanes is a turning lane only on to Washington Avenue
2. high pedestrian traffic-Milford Mill Academy High is located directly across the street
3. a bus stop (the MTA) is directly in front of the property
4. the property contains a quarry-with heavy rain fall the quarry overflows on to the land
5. private homes are located within feet/yards of the property

Milford Mill Road Community Association members plan to attend the virtual hearing scheduled for June 19, 2020 at 1:30PM.

Please assist us with this serious problem of having a cemetery at that location.

Thank you,
Shirley Nelson
President of Milford Mill Road Community Association, Inc.

PROTESTANT' S

EXHIBIT NO. 1

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7808 Brevort Road

Windsor Mill, Maryland 21244

Phone 410 655-2995

Email Address milfordmillroad7808@gmail.com

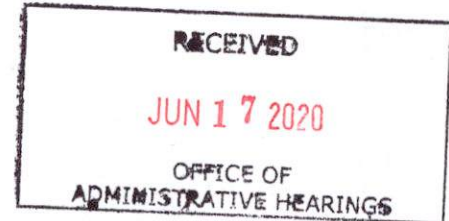
CC Johnny Olszewski

Jay Jalisi

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7808 Brevort Road Windsor Mill, Maryland 21244

June 9, 2020

Councilman Julian E. Jones Jr.
400 Washington Avenue
Townson Maryland 21204



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Please assist us with this serious problem of having a cemetery at that location.

Thank you,
Shirley Nelson
President of Milford Mill Road Community Association, Inc.
7808 Brevort Road
Windsor Mill, Maryland 21244
Phone 410 655-2995
Email Address milfordmillroad7808@gmail.com

CC Johnny Olszewski
Jay Jalisi

2020-0030-A
6-19
1:30 PM

Robert and Joanne Miller
3729 Coronado Road
Windsor Mill, MD 21244

June 10, 2020



lones

of concern for our community surrounding rumors that Masjid Gulzar-E-
a cemetery on site. The mosque is located 3900 Milford Mill Road where the
use to be, they have plans for residential housing as well as a cemetery on the
members. My husband and I, other families in the community welcome our Muslims
sister to the Milford Mill community.

We are not happy with a memorial sanctuary in the area, affecting the equity of our homes.
is the appropriate area for and not suited for a cemetery in the midst of our small residential
ity. We are all for the Muslims erecting residential housing and senior housing.

king class tax payers and Baltimore County constituents we are concerned as we have lived in our
twenty-two years and other community members a lot longer. We should have a voice as to what
development is constructed near our homes. The Mosque's plan would change the traffic patterns
the addition of funerals services in and around the intersection of Milford Mill Road and Washington
venue; we already lost our grocery stores (Giant & Shopper's) without representation from the County
ouncil. Do our votes count for anything or is it just when folks need to get into office.

Passionately,
Robert and JoAnne Miller (MMRCA-Treasurer)
410-615-5130

Prot. Ex. 1

st.net>

Council District 4; Jay.Jalisi@house.state.md.us

metery where the Milford Mill Swim Club use to be.

ent
sider
for the
ated from a non Baltimore County Government or non BCPL email
ing attachments.

X you,
me Miller, T
ilford Mill Road

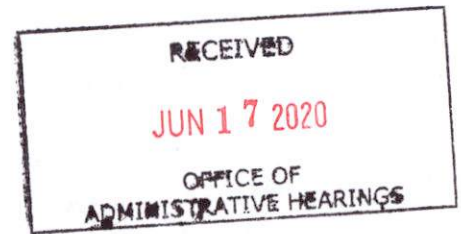
where the Milford Mill Swim Club
Mill Community.

RECEIVED
OFFICE OF
ADMINISTRATIVE HEARINGS

RECEIVED
OFFICE OF
ADMINISTRATIVE HEARINGS

June 9, 2020

To: Mr. Julian E. Jones Jr.
Baltimore County Council, 4th District
400 Washington Ave., Unit 204
Towson, Maryland 21204
Council4@baltimorecountymd.gov



From: Janice Morton-High
3808 Coronado Road
Windsor Mill, Maryland 21244
Phone: (410) 655 7405
jmortonhigh@comcast.net

Re: Gulzar E. Madina Mosque Islamic Center
3900 Milford Mill Road
Windsor Mill, Maryland 21244

Good Afternoon Councilman Jones,

I am a homeowner and an active member of the Milford Mill Road Community Association. I would like to bring to your attention as Councilman for this District 4, that we do not want or need a burial ground in our community. The Gulzar E. Madina Mosque Islamic Center located at 3900 Milford Mill Road plans to build several homes and an Islamic burial ground. However, as a home owner in the community, I feel this would create an inundated flow of traffic to our community. We have the Milford Mill Academy High School with a large number of students and faculty. We have parents picking up kids, school activities, athletic games and community activities. This area also has the Milford Mill High School Track which a lot of families from the community and surrounding areas utilize on a daily basis to walk, play ball and exercise. This has always been a busy area and adding a burial ground with family processions etc. would not be good for our community. Also, a burial ground such as cemeteries are harmful to the environment creating harmful toxics to the environment.

We would appreciate your assistance in helping our community and your district. We do not feel a burial ground would be good for our community, the traffic in the area or the environment. We would appreciate you helping the community in keeping it from being built at this sight.

Sincerely,

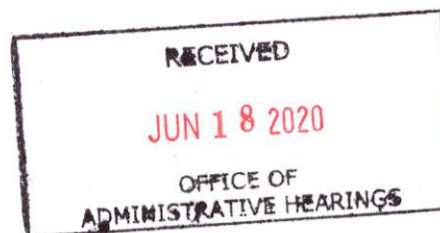
Janice Morton-High

Donna Mignon

From: John Jeter <john.jeter1951@icloud.com>
Sent: Thursday, June 18, 2020 3:40 PM
To: Administrative Hearings
Subject: Case No. 2019-0030-SPHX

CAUTION: This message from john.jeter1951@icloud.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

I have been a resident of this community since 1987. I am opposed to a cemetery, grave yard or funeral establishment being put at 3900 Milford Mill Road. This will destroy property values. John Jeter 443-955-0627. from my iPhone



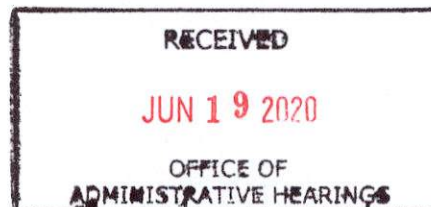
Donna Mignon

From: PHYLISS DAVIS <phillyd15@verizon.net>
Sent: Thursday, June 18, 2020 9:12 PM
To: Administrative Hearings
Cc: PHYLISS DAVIS
Subject: Cemetery at Milford Mill Road

CAUTION: This message from phillyd15@verizon.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

To Whom it May Concern,

I am sending this email because I do not want a cemetery located at the end of my street. This is the worse idea ever for this property. My name is Phyllis Davis, PhillyD15@verizon.net, 443-803-4270. Concern home owner.



Donna Mignon

From: Myra Black <myrablack40@yahoo.com>
Sent: Thursday, June 18, 2020 11:14 AM
To: Administrative Hearings
Subject: Cemetery at Milford Mill Road Case #2019-0030-SPHX

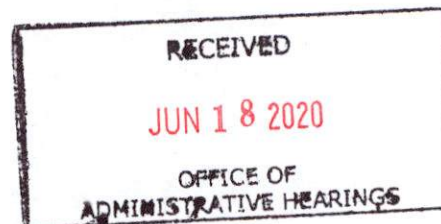
CAUTION: This message from myrablack40@yahoo.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

To Who It May Concern:

I am a resident of the Milford Mill community. I was informed by my neighborhood association (Milford Mill Road Community Association) that there's a proposal of building a cemetery at 3900 Milford Mill Road 21244. This would bring entirely too much traffic to our residential neighborhood and would impede on our normal traffic pattern. I am rejecting to that idea and requesting a reconsideration to that proposal.

Concerned Resident

Myra Green-Black
3633 Coronado Road
Windsor Mill MD 21244



Donna Mignon

From: shirley Nelson <milfordmillroad7808@gmail.com>
Sent: Thursday, June 18, 2020 11:13 AM
To: Administrative Hearings
Subject: Fwd: Cemetery at Milford Mill Road Case # 2019-0030-SPHX

CAUTION: This message from milfordmillroad7808@gmail.com originated from a non-Baltimore County Government or non-BCPL email system. Hover over any links before clicking and use caution opening attachments.

----- Forwarded message -----

From: Myra Black <myrablack40@yahoo.com>
Date: Thu, Jun 18, 2020 at 11:09 AM
Subject: Cemetery at Milford Mill Road Case # 2019-0030-SPHX
To: <administrativehearing@baltimorecountymd.gov>

To Who It May Concern:

I am a resident of the Milford Mill community. I was informed by my neighborhood association (Milford Mill Road Community Association) that there's a proposal of building a cemetery at 3900 Milford Mill Road 21244. This would bring entirely too much traffic to our residential neighborhood and would impede on our normal traffic pattern. I am rejecting to that idea and requesting a reconsideration to that proposal.

Concerned Resident

Myra Green-Black
3633 Coronado Road
Windsor Mill MD 21244

Donna Mignon

From: Garnett, Cindy <CLGarnett@som.umaryland.edu>
Sent: Thursday, June 18, 2020 11:52 AM
To: Administrative Hearings
Subject: Milford Mill Project - Case #2019-0030-Sphx 3900
Attachments: image002.emz

CAUTION: This message from CLGarnett@som.umaryland.edu originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

case #2019-0030-Sphx 3900

To Whom It May Concern:

It was through our Neighborhood Association that my husband and I were informed of the proposal to create a cemetery within our Milford Mill community.

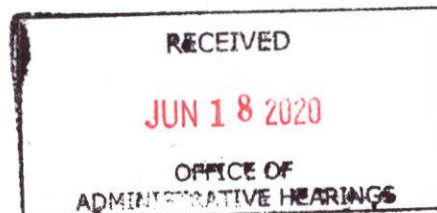
It is with great concern that we express my opposition for converting the former, Milford Mill Swim Club, later the property of Masjid Gulzar-E-Madinah Mosque, into a cemetery. With the proximity to the nearby homes, this proposed project would be in our neighbors' backyards. We also feel it would create a bigger problem being in the mouth of a school district, and interfere with the flow of traffic and school buses within such a small intersection of Washington and Milford Mill Road.

We have no doubt that this beautiful property can be used for something else other than a burial ground. Please, please investigate other options for this land!

Thank you for allowing us to voice our opinion, and your true consideration to all in our community that feel as we do.

Sincerely,

Garnett Family
410-922-6285



Donna Mignon

From: shirley Nelson <milfordmillroad7808@gmail.com>
Sent: Thursday, June 18, 2020 9:28 AM
To: Administrative Hearings
Subject: Fwd: Cemetery at Milford Mill

CAUTION: This message from milfordmillroad7808@gmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

----- Forwarded message -----

From: Pamala Cary <pamala.cary@gmail.com>
Date: Thu, Jun 18, 2020 at 12:13 AM
Subject: Cemetery at Milford Mill
To: <milfordmillroad7808@gmail.com>

The email address that you gave to send the request for no cemetery is incorrect. hopefully you can forward Mine and my husbands request along to the appropriate person.

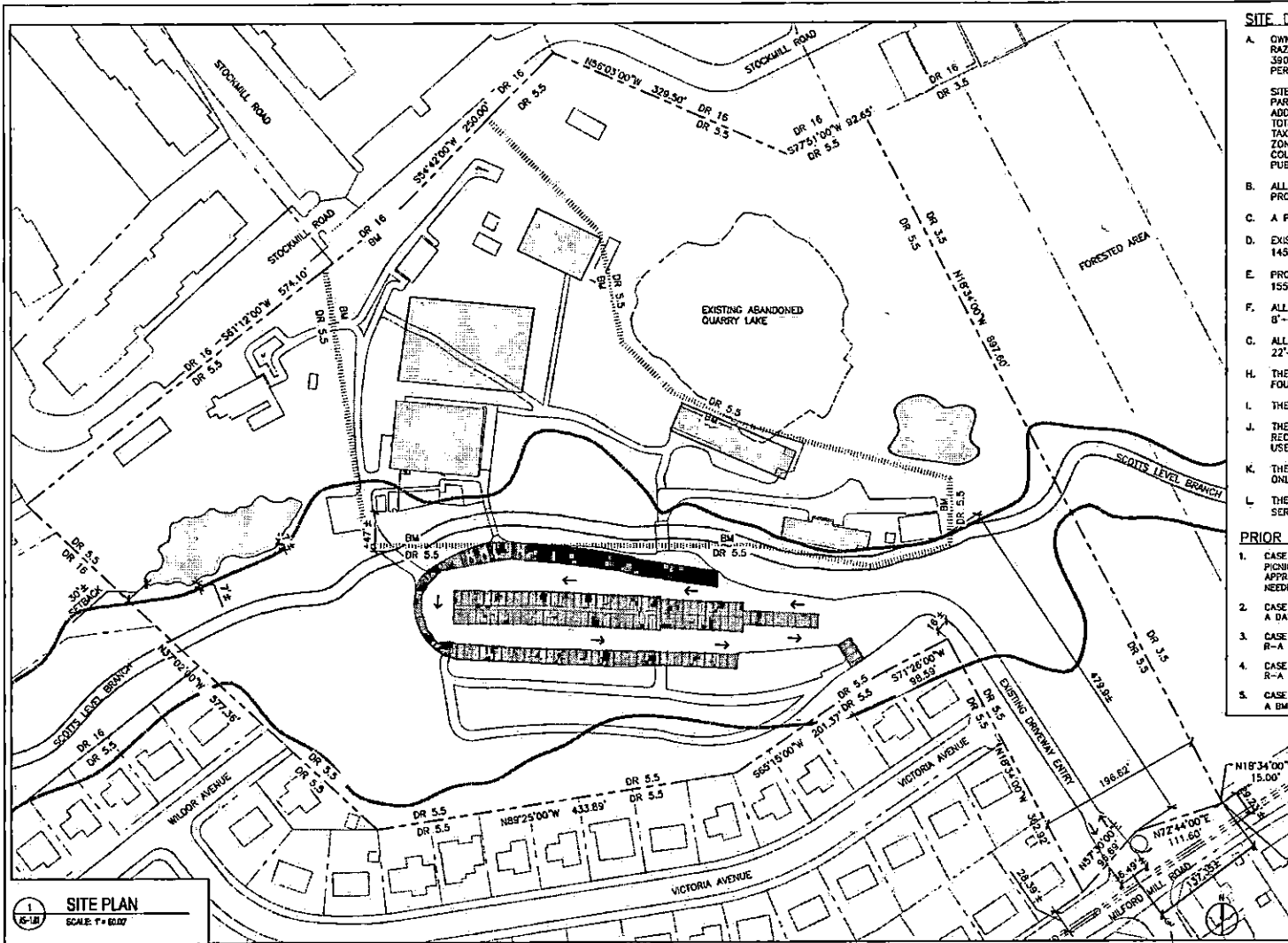
To whom it may concern:

We live on Victoria Avenue our street backs up to the old swim club at Milford Mill. We would ask that you would please not allow A cemetery to be built on the premises of the swim club. We don't think it's appropriate build for the neighborhood that our children play in.

Justin & Pamala Cary
3821 Victoria ave.
Jutty3434@live.com
[9713885204](tel:9713885204)



Virus-free. www.avg.com



LEGEND:

- PROPERTY LINE & DR 5.5 ZONE BOUNDARY
- - - ADJACENT PROPERTY LINE
- - - PROPOSED CEMETERY LOCATION
- ~~~~~ FLOODPLAIN - ZONE A
- ~~~~~ SCOTTS LEVEL BRANCH
- ~~~~~ BM ZONE BOUNDARY
- EXISTING BUILDINGS
- EXISTING ROADS
- PROPOSED NEW BUILDINGS AND OUTDOOR AREA

ZONING LEGEND:

- BM BUSINESS MAJOR - 1361 SF
- DR 5.5 DENSITY RESIDENTIAL - 30334 SF
- SCOTTS LEVEL BRANCH

ZONING MAP:



SITE DATA:

- A. OWNER:
RAZA-E-MUSTAFA ISLAMIC CENTER, INC.
3900 MILFORD MILL ROAD, WINDSOR MILL, MARYLAND 21244
PERSON IN CHARGE: SYED QUADRI

SITE DATA:
PARCEL - 430
ADDRESS - 3900 MILFORD MILL ROAD
TOTAL SITE AREA - 18.767 ACRES
TAX ACCOUNT - 0218071704
ZONED - B.U. AND DR 5.5
COUNTY IN LIBER 31521 AT FOLIO 417
PUBLIC WATER AND PUBLIC SEWER.

- B. ALL REQUIRED PARKING IS PROVIDED ON THE SAME LOT AS THE PROPOSED USES, WITHIN 500 FEET TO THE ENTRANCE.
- C. A PORTION OF THIS SITE IS IN ZONE A FLOODPLAIN.
- D. EXISTING PARKING SPACES: 155 SPACES (5 HANDICAPPED, 145 STANDARD).
- E. PROPOSED PARKING SPACES: 160 SPACES (5 HANDICAPPED, 155 STANDARD).
- F. ALL PARKING SPACES WILL HAVE MINIMUM DIMENSIONS OF 8'-6" (WIDE) X 18'-0" (DEEP).
- G. ALL PARKING LOT ISLE WAYS WILL HAVE A MINIMUM WIDTH OF 22'-0".
- H. THE EXISTING EXTERIOR POOL WILL BE FILLED OR USED AS FOUNDATION FOR FUTURE BUILDING.
- I. THE EXISTING INTERIOR POOL WILL BE FILLED OR REMOVED.
- J. THE EXISTING QUARRY LAKE WILL NO LONGER BE USED FOR RECREATIONAL USE, THERE ARE NOT FUTURE PLANS FOR ITS USE.
- K. THE OPEN AREA SHOWN IS LIMITED TO THE ACCESSORY USE ONLY OF THE MOSQUE CONGREGATION.
- L. THE PROPOSED MOSQUE WILL PROVIDE TYPICAL RELIGIOUS SERVICES (WHICH INCLUDE REGULAR AND SPECIAL SERVICES).

PRIOR DECISIONS:

- CASE #1948-1465-K SPECIAL PERMIT TO USE THE PROPERTY FOR PISCINE GROUNDS AND SWIMMING POOL - GRANTED (THE USE APPROVED BY THE SPECIAL PERMIT IS NO LONGER UTILIZED OR NEEDED FOR THE SUBJECT PROPERTY - TO BE ABANDONED)
- CASE #1955-3477-X SPECIAL PERMIT TO USE THE PROPERTY FOR A DAY CAMP FOR CHILDREN - GRANTED
- CASE #R-1962-5747-A RECLASSIFICATION FROM R-8 ZONE TO R-A ZONE - DOES NOT APPLY TO THE SUBJECT PROPERTY
- CASE #R-1965-0289-X RECLASSIFICATION FROM R-8 ZONE TO R-A ZONE - DOES NOT APPLY TO THE SUBJECT PROPERTY
- CASE #1986-0120-K SPECIAL EXCEPTION TO PERMIT AN ARCADE IN A BM ZONE - GRANTED (THE USE APPROVED BY THE SPECIAL EXCEPTION IS NO LONGER UTILIZED OR NEEDED FOR THE SUBJECT PROPERTY)

SP
Sheriff & Partners
Architects, Inc.
Professional Planning, Design, and
Construction Services
1111 West 40th St.
Wichita, KS 67204
(316) 261-0131

Professional Certification:
I certify that these documents
were prepared or approved by
me, and that I am a duly
licensed Architect under the
laws of the State of Maryland.
License number: _____
Expiration date: _____

RAZA-E-MUSTAFA

ZONING & DRC

3900 MILFORD MILL ROAD
WINDSOR MILL, MARYLAND
21244

PLAN TO ACCOMPANY A
ZONING PETITION

DRAWING NO.
AS-1.01

PAGE: 1 OF 2

SCALE: AS SHOWN
JOB NO: 16-033-03
DATE: JANUARY, 2020
DESIGNED BY: JH
DRAWN BY: PR
CHECKED BY: KS
APPROVED BY: KS

3. MOSQUE:

- FRONT: N/A
REAR: N/A

STUDENT SCHOOL, OPEN AREA, AND CEMETERY AREA WILL NOT BE USED CONCURRENTLY WITH WORSHIP SERVICES. THESE BUILDINGS/AREAS WILL BE USED FOR WORSHIP SERVICES. THE CEMETERY AREAS WILL BE USED FOR THE MOSQUES. THEREFORE, WILL BE ABLE TO UTILIZE THE PARKING SPACES REQUIRED FOR THE MOSQUE OCCUPANTS.

WHILE THERE MAY BE WORSHIPPERS, STUDENT CHURCH, AND OTHER EVENTS IN THE PROPERTY FOR MOSQUE MEMBERS AND THEIR FAMILIES, THERE WILL BE NO SUCH EVENTS FOR NON-MOSQUE MEMBERS. THERE WILL BE NO USE OF THE OUTSIDE RETREAT AREA BY NON-MOSQUE MEMBERS. OUTSIDE SHOWERS ARE FOR USE BY MOSQUE MEMBERS AND THEIR FAMILIES.

UNBURNED SAWDUST AREAS WILL BE CLEARED AND REUSED AS STORAGE FOR SAWDUST OR DEMONSTRATED IF DEMONSTRATED. SHEDS BY THE EXISTING POOL WILL REMAIN BECAUSE THEY HOUSE MECHANICAL EQUIPMENT TO RUN THE COURTY.

A. OWNER: WINDSOR MOUNTAIN RESAING CENTER, INC. 3000 WINDSOR MOUNT ROAD, WINDSOR MILL, MARYLAND 21244	SITE DATA: PARCEL - 430 ADDRESS - 3000 WINDSOR MILL ROAD LOT AREA - 10,000 SQ. FT. TAX ACCOUNT - 02180715.5 ZONED - B.M. AND 11.5 ADJACENT TO - LOT 409 PUBLIC WATER AND PUBLIC SEWER.
B. PROPOSED USE: THE SAME SITE AS THE PROPOSED USES, WITHIN 500 FEET TO THE ENTRANCE.	D. PROPOSED PARKING SPACES: 160 SPACES (8 HANDICAPPED, 152 STANDARD).
C. EXISTING PARKING SPACES: 155 SPACES (5 HANDICAPPED, 145 STANDARD).	E. A PORTION OF THIS SITE IS IN ZONE A FLOODPLAIN.
F. EXISTING POOL WILL BE FILLED.	

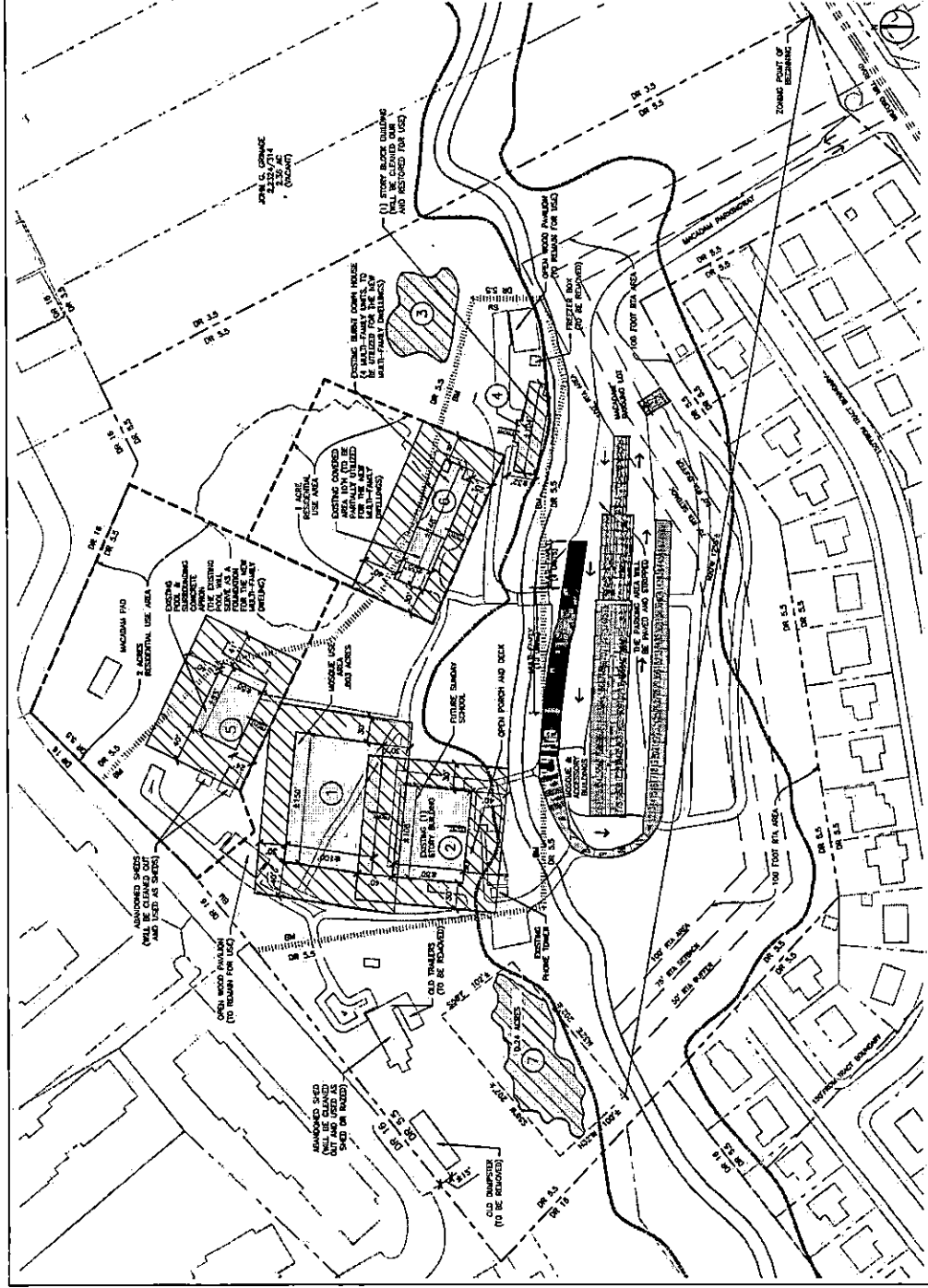
MOUSQUE AND ANY ACCESSORY TO BUILDING
(138 AVAILABLE PARKING SPACES,
6 HANDICAPPED, 132 STANDARD)

MULTIFAMILY - 10 UNITS
(16 AVAILABLE PARKING SPACES,
1 HANDICAPPED, 15 STANDARD)

MULTIFAMILY - 4 UNITS
(6 AVAILABLE PARKING SPACES,
1 HANDICAPPED, 5 STANDARD)

PROPERTY LINE
ADJACENT PROPERTY LINE
DIVISION LINES
FLOODPLAIN - ZONE A
SCOTT'S LEVEL BRANCH
8M ZONE BOUNDARY
EXISTING BUILDINGS
EXISTING ROADS
ACRE PARAMETER
BEARING AND DISTANCE

SCALE: 1 = 60.00



Baltimore County - My Neighborhood



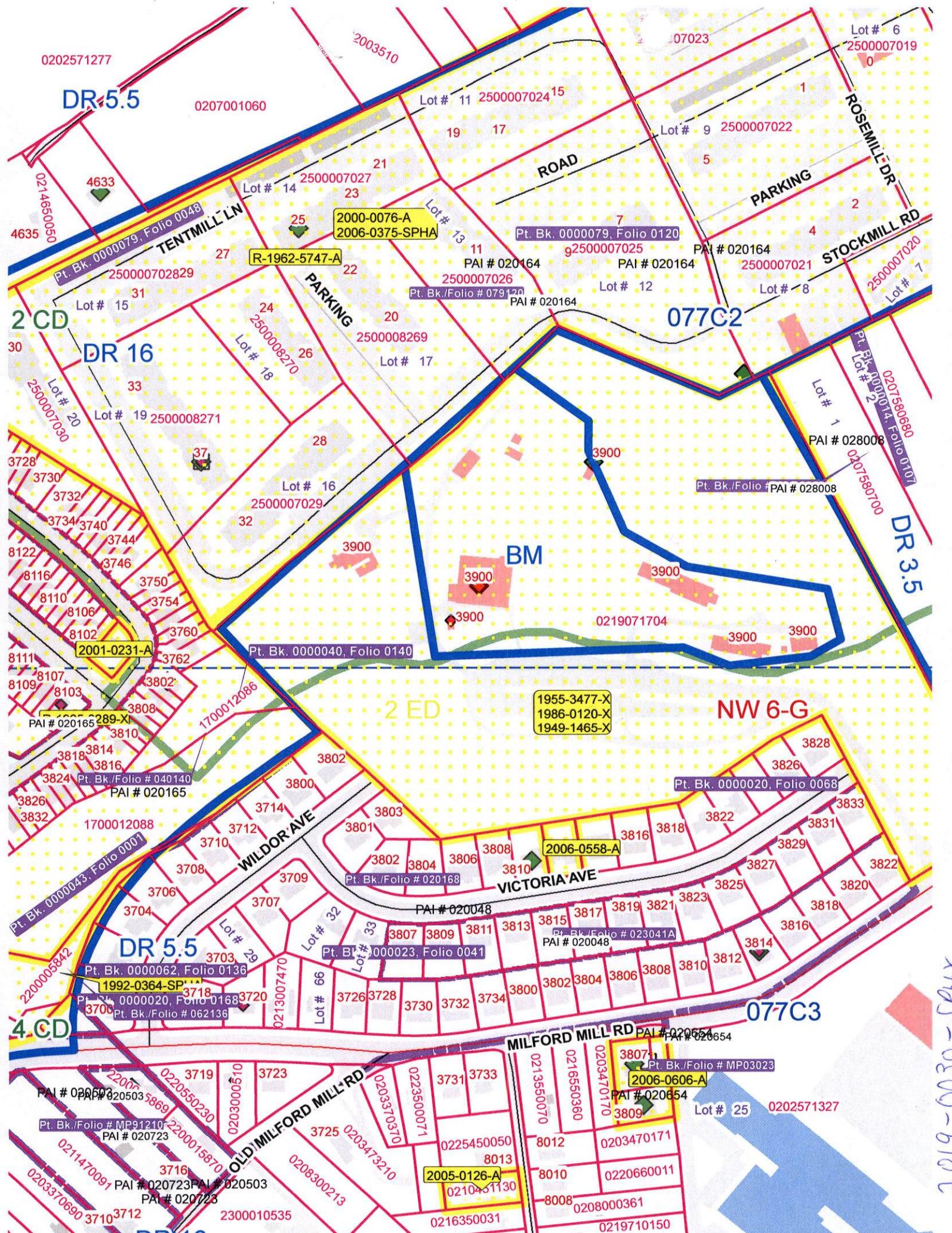
Exhibit 3 CEMETERY AREA



RAZA-E-MUSTAFA_SITE PHOTOGRAPHS

PETITIONER'S

EXHIBIT NO. 3



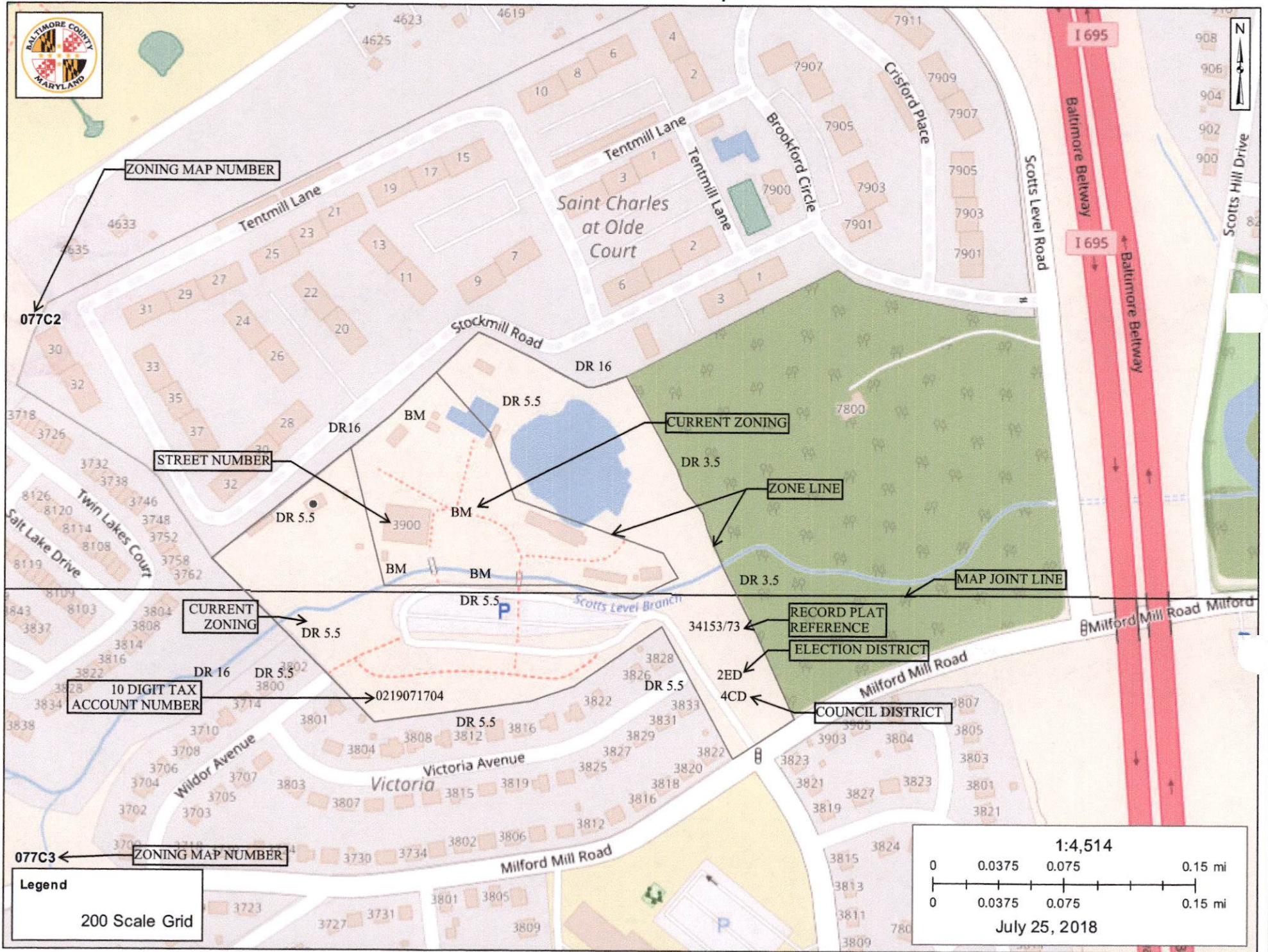
2019-0030-SALX

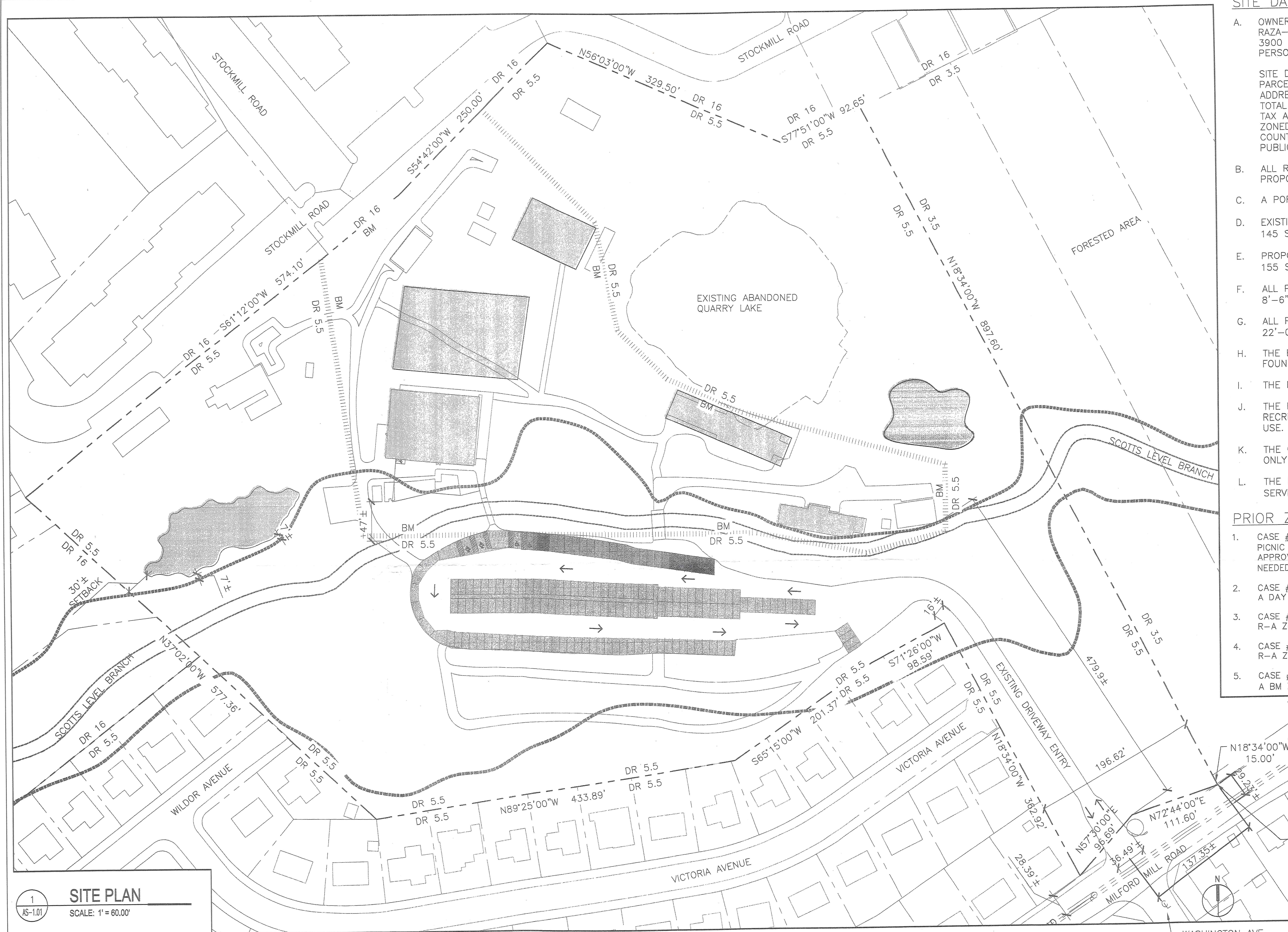


2019-0036-SPHA

ArcGIS Web Map

2019-0030-SPHX





1 SITE PLAN
AS-1.01
SCALE: 1"=60.00'

- LEGEND:**
- PROPERTY LINE & DR 5.5 ZONE BOUNDARY
 - ADJACENT PROPERTY LINE
 - PROPOSED CEMETERY LOCATION
 - FLOODPLAIN - ZONE A
 - SCOTTS LEVEL BRANCH
 - BM ZONE BOUNDARY
 - EXISTING BUILDINGS
 - EXISTING ROADS
 - PROPOSED NEW BUILDINGS AND OUTDOOR AREA

- ZONING LEGEND:**
- BM BUSINESS MAJOR - 1361 SF
 - DR 5.5 DENSITY RESIDENTIAL - 39334 SF
 - SCOTTS LEVEL BRANCH

ZONING MAP:



SITE DATA:

A. OWNER:
RAZA-E-MUSTAFA ISLAMIC CENTER, INC.
3900 MILFORD MILL ROAD, WINDSOR MILL, MARYLAND 21244
PERSON IN CHARGE: SYED QUADRI

SITE DATA:
PARCEL - 430
ADDRESS - 3900 MILFORD MILL ROAD
TOTAL SITE AREA - 18.767 ACRES
TAX ACCOUNT - 0219071704
ZONED - B.M. AND DR 5.5
COUNTY IN LIBER 31521 AT FOLIO 417
PUBLIC WATER AND PUBLIC SEWER.

- B. ALL REQUIRED PARKING IS PROVIDED ON THE SAME LOT AS THE PROPOSED USES, WITHIN 500 FEET TO THE ENTRANCE.
- C. A PORTION OF THIS SITE IS IN ZONE A FLOODPLAIN.
- D. EXISTING PARKING SPACES: 155 SPACES (5 HANDICAPPED, 145 STANDARD).
- E. PROPOSED PARKING SPACES: 160 SPACES (5 HANDICAPPED, 155 STANDARD).
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PRIOR ZONING CASES:

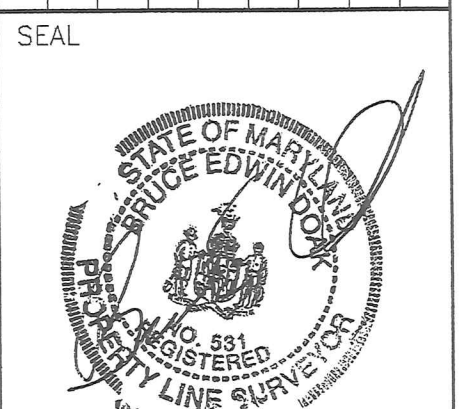
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- CASE #R-1962-5747-A RECLASSIFICATION FROM R-6 ZONE TO R-A ZONE - DOES NOT APPLY TO THE SUBJECT PROPERTY
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PETITIONER'S

EXHIBIT NO. 1



Sherrill + Partners + Architects, Inc.
Architecture Planning Inspections Interiors
3613 Milford Mill Rd.
Windsor Mill, MD 21244
(443)565-0432



Professional Certification:
I certify that these documents were prepared or approved by me, and that I am a duly licensed Architect under the laws of the State of Maryland, license number _____, expiration date _____

RAZA-E-MUSTAFA

ZONING & DRC

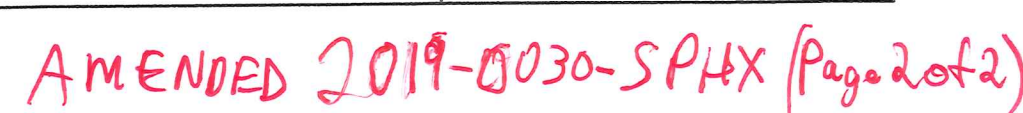
3900 MILFORD MILL ROAD
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21244

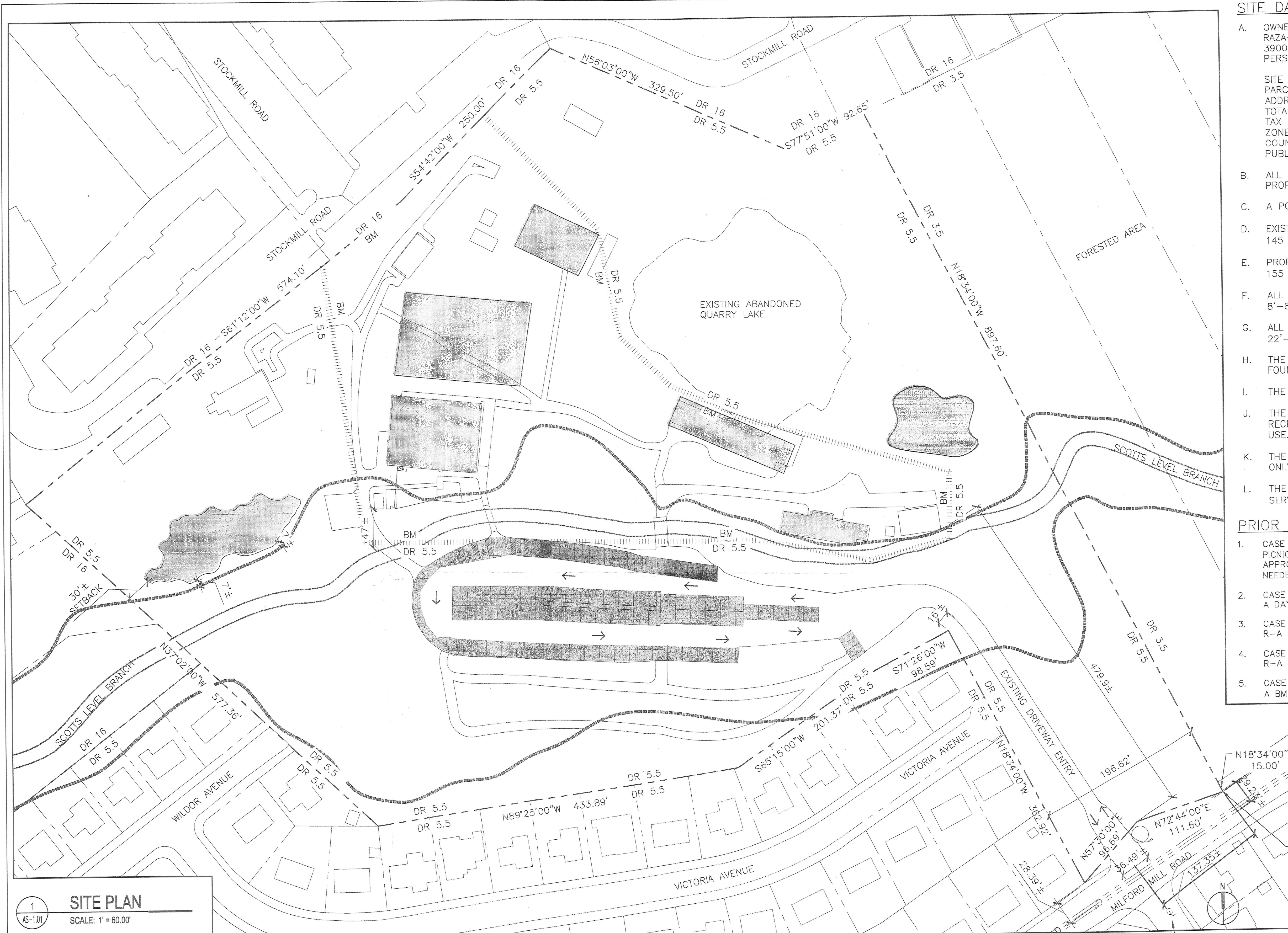
PLAN TO ACCOMPANY A
ZONING PETITION

DRAWING NO.
AS-1.01

PAGE: 1 OF 2
SCALE: AS SHOWN
JOB NO.: 16-033-03
DATE: JANUARY, 2020
DESIGNED BY: PR
DRAWN BY: PR
CHECKED BY: KS
APPROVED BY: KS

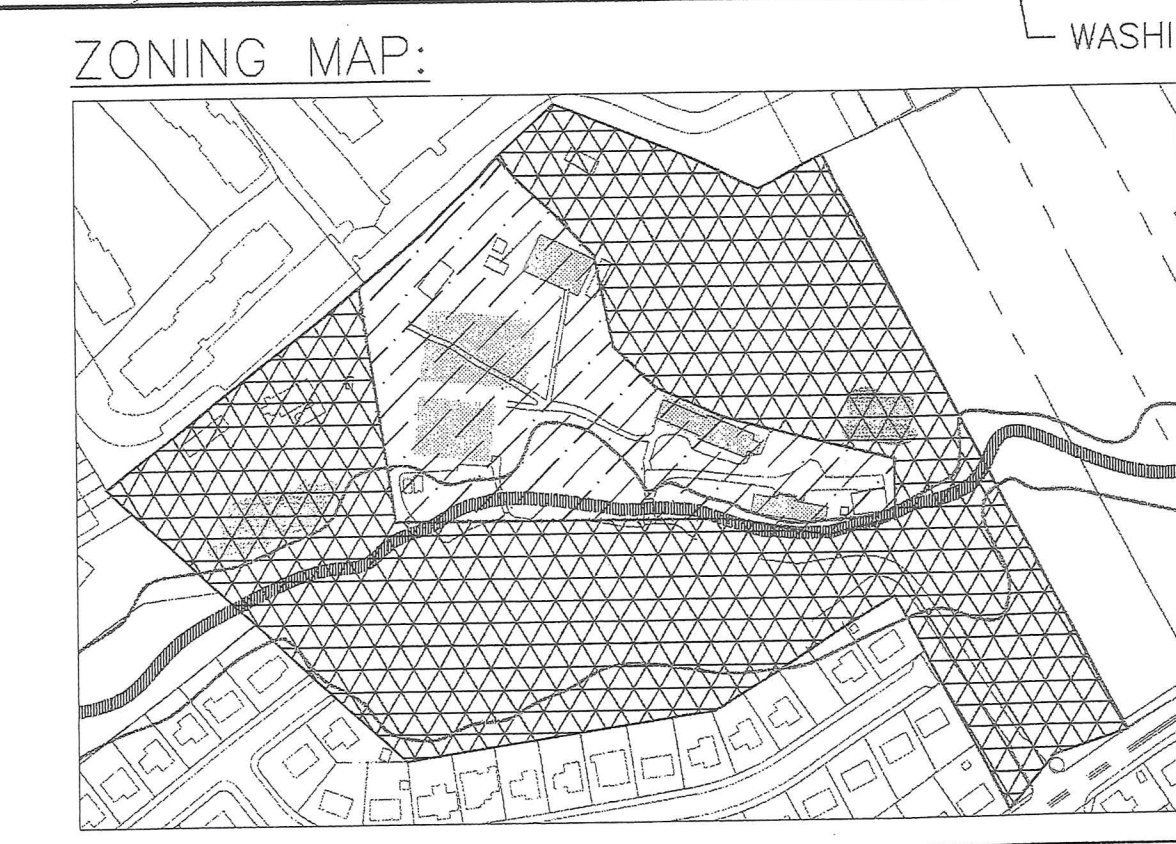
AMENDED 2019-0030-511 (Page 1 of 2)





1 SITE PLAN
AS-1.01
SCALE: 1"=60.00'

- LEGEND:**
- PROPERTY LINE & DR 5.5 ZONE BOUNDARY
 - ADJACENT PROPERTY LINE
 - PROPOSED CEMETERY LOCATION
 - FLOODPLAIN - ZONE A
 - SCOTTS LEVEL BRANCH
 - BM ZONE BOUNDARY
 - EXISTING BUILDINGS
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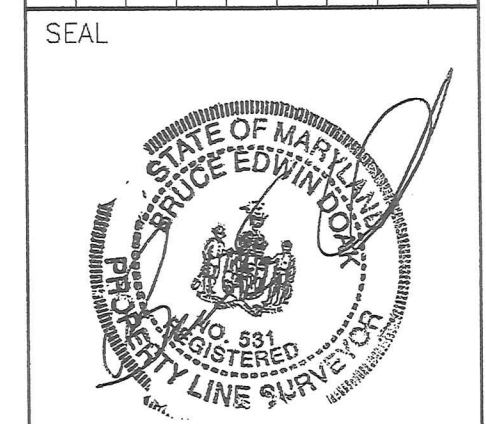
SITE DATA:

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PERSON IN CHARGE: SYED QUADRI
- SITE DATA:
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ZONED - B.M. AND DR 5.5
COUNTY IN LIBER 31521 AT FOLIO 417
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PRIOR ZONING CASES:

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Sherrill + Partners + Architects, Inc.
Architecture Planning Inspections Interiors
3613 Milford Mill Rd.
Windsor Mill, MD 21244
(443)565-0432



Professional Certification:
I certify that these documents were prepared or approved by me, and that I am a duly licensed Architect under the laws of the State of Maryland, license number _____, expiration date _____.

RAZA-E-MUSTAFA

ZONING & DRC

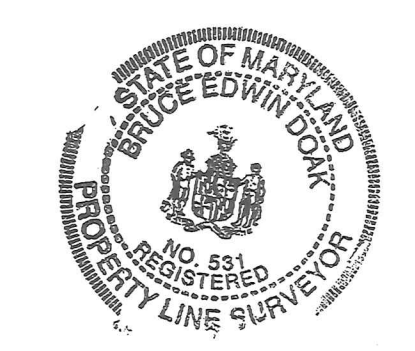
3900 MILFORD MILL ROAD
WINDSOR MILL, MARYLAND
21244

PLAN TO ACCOMPANY A
ZONING PETITION

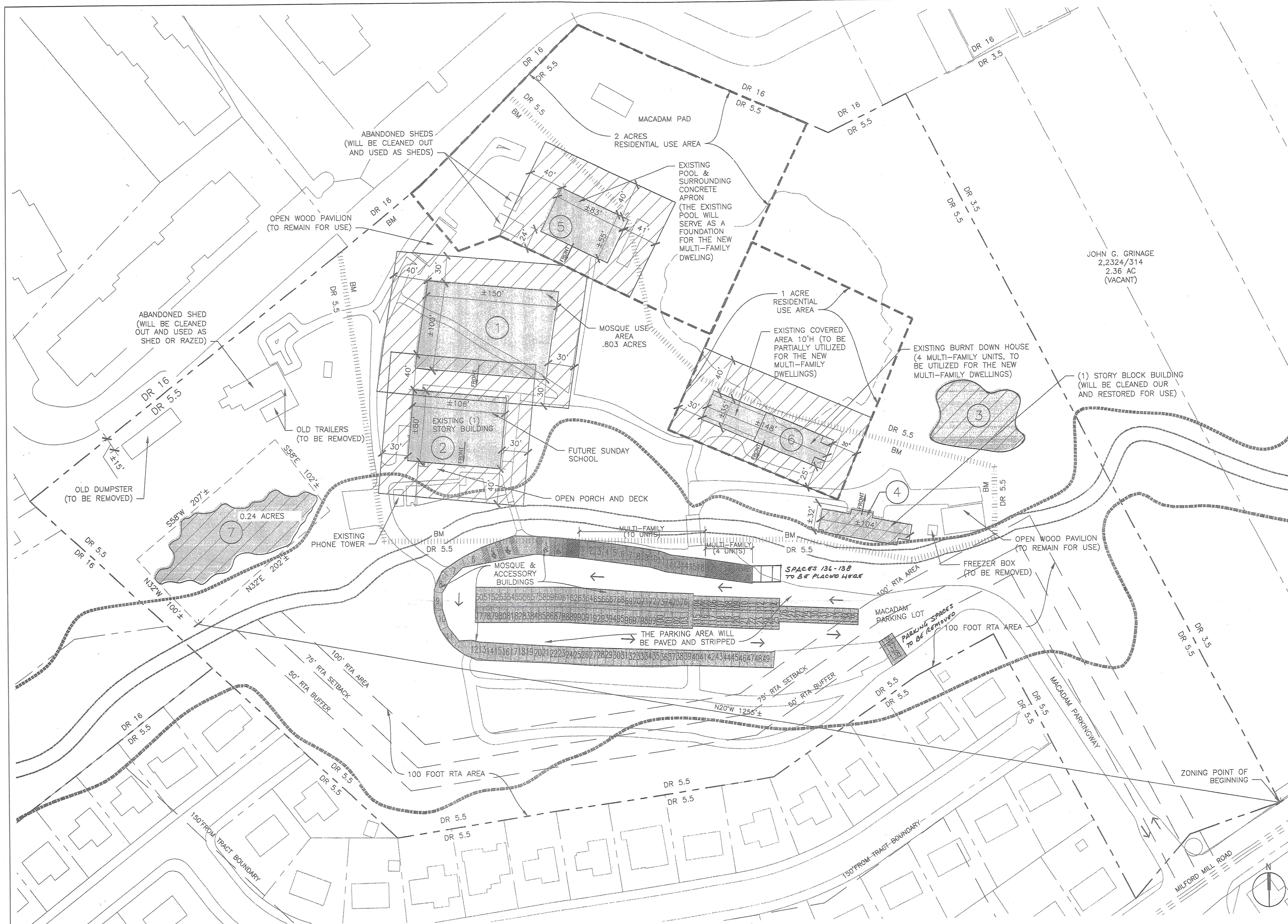
DRAWING NO.
AS-1.01

PAGE: 1 OF 2

SCALE: AS SHOWN
JOB NO.: 16-033-03
DATE: JANUARY, 2020
DESIGNED BY: PR
DRAWN BY: PR
CHECKED BY: KS
APPROVED BY: KS



AMENDED 2019-0030-SPHX (Page 1 of 2)



PROPOSED BUILDINGS AND RECREATIONAL AREA PLAN

SCALE: 1" = 60.00'

LEGEND:

---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	DIVISION LINES
-----	FLOODPLAIN - ZONE A
-----	SCOTTS LEVEL BRANCH
-----	BM ZONE BOUNDARY
-----	EXISTING BUILDINGS
-----	EXISTING ROADS
-----	ACRE PARAMETER
B+D	BEARING AND DISTANCE

PARKING LEGEND:

[Pattern]	MOSQUE AND ANY ACCESSORY TO BUILDING (138 AVAILABLE PARKING SPACES, 6 HANDICAPPED, 132 STANDARD)
[Pattern]	MULTIFAMILY - 10 UNITS (16 AVAILABLE PARKING SPACES, 1 HANDICAPPED, 15 STANDARD)
[Pattern]	MULTIFAMILY - 4 UNITS (6 AVAILABLE PARKING SPACES, 1 HANDICAPPED, 5 STANDARD)

SITE DATA:

A. OWNER:
RAZA-E-MUSTAFA ISLAMIC CENTER, INC.
3900 MILFORD MILL ROAD,
WINDSOR MILL, MARYLAND 21244

SITE DATA:
PARCEL - 430
ADDRESS - 3900 MILFORD MILL ROAD
TOTAL SITE AREA - 18.767 ACRES
TAX ACCOUNT - 0219071704
ZONED - B.M. AND DR 5.5
COUNTY IN LIBER 31521 AT FOLIO 417
PUBLIC WATER AND PUBLIC SEWER.

- B. REQUIRED PARKING TO BE PROVIDED ON THE SAME SITE AREA AS THE PROPOSED USES, WITHIN 500 FEET TO THE ENTRANCE.
- C. EXISTING PARKING SPACES: 155 SPACES (5 HANDICAPPED, 145 STANDARD).
- D. PROPOSED PARKING SPACES: 160 SPACES (8 HANDICAPPED, 152 STANDARD).
- E. A PORTION OF THIS SITE IS IN ZONE A FLOODPLAIN.
- F. EXISTING POOL WILL BE FILLED.

PROPOSED BUILDINGS:

- MOSQUE:**
ZONE: BM
PROPOSED BUILDING AREA: 15,000 SQ.FT.
PROPOSED OCCUPANTS: MEN 359, WOMEN 167
SETBACKS:
FRONT: 30 FT MIN
REAR: 30 FT MIN.
CORNER SIDE YARD: 25 FT MIN.
INTERIOR SIDE YARD: 25 FT MIN.
BUILDING HEIGHT: 60 FT MAX. = PROPOSED 40 FT
REQUIRED PARKING: 1 SPACE/4 SEATS= 132 SPACES
- SUNDAY SCHOOL (CURRENT MOSQUE BUILDING TO BECOME SUNDAY SCHOOL):**
ZONE: BM
PROPOSED BUILDING AREA: TO REMAIN 8,003 SQ.FT.
PROPOSED OCCUPANTS: MEN 120, WOMEN 56, CHILDREN 60
SETBACKS:
FRONT: 30 FT MIN.
REAR: 30 FT MIN.
CORNER SIDE YARD: 25 FT MIN.
INTERIOR SIDE YARD: 25 FT MIN.
BUILDING HEIGHT: 60 FT MAX. = EXISTING 25 FT
REQUIRED PARKING: REFER TO MOSQUE PARKING (BUILDING NOT USED WHILE MOSQUE IS BEING USED)
- OPEN RETREAT AREA: (See Case # 1955-3477-X)**
ZONE: DR 5.5
PROPOSED AREA: 3,000 SQ.FT.
PROPOSED OCCUPANTS: 25 TO 30
SETBACKS:
FRONT: 25 FEET MINIMUM TO RIGHT-OF-WAY
REAR: 40' MIN.
SIDES: 30' MIN.
BUILDING HEIGHT: 50' MAX.
REQUIRED PARKING: REFER TO MOSQUE PARKING (AREA USED IN LIEU OF USING MOSQUE FOR SERVICE)
- RESTORED SHOWERS AND RESTROOM FACILITIES:**
ZONE: BM
PROPOSED BUILDING AREA: TO REMAIN 2,496 SQ.FT.±
PROPOSED OCCUPANTS: N/A
SETBACKS:
FRONT: N/A
REAR: N/A
SIDES: N/A
BUILDING HEIGHT: N/A = EXISTING ±15 FT
REQUIRED PARKING: N/A
- MULTIFAMILY DWELLING WITH 10 UNITS:**
ZONE: BM AND DR 5.5
ACRE: 5 UNITS PER 1 ACRE = 2 ACRES
PROPOSED BUILDING AREA: 10,000 SQ.FT.
PROPOSED APARTMENTS: 5 ONE BEDROOM, 5 TWO BEDROOM
SETBACKS:
FRONT: 25' MIN. TO RIGHT-OF-WAY
REAR: 40' MIN.
SIDES: 30' MIN.
BUILDING HEIGHT: 50' MAX. = PROPOSED 40'
REQUIRED PARKING: 1.5 SPACE/1 TO 2 BEDROOMS= 15 SPACES
- MULTIFAMILY DWELLING WITH 4 UNITS:**
ZONE: BM AND DR 5.5
ACRE: 5 UNITS PER 1 ACRE = 1 ACRE
PROPOSED BUILDING AREA: 4,725 SQ.FT.
PROPOSED APARTMENTS: 4 UNITS
SETBACKS:
FRONT: 25 FEET MINIMUM TO RIGHT-OF-WAY
REAR: 40' MIN.
SIDES: 30' MIN.
BUILDING HEIGHT: 50' MAX. = PROPOSED 25'±
REQUIRED PARKING: 1.5 SPACE/1 TO 2 BEDROOMS= 6 SPACES
- CEMETERY AREA - (SPECIAL EXCEPTION):**
ZONE: DR 5.5
PROPOSED AREA: 11,835 SQ.FT. / 0.27 ACRES ±
PROPOSED OCCUPANTS: 40 TO 50
SETBACKS:
FRONT: N/A
REAR: N/A
SIDES: N/A
BUILDING HEIGHT: REFER TO MOSQUE PARKING

NOTES:

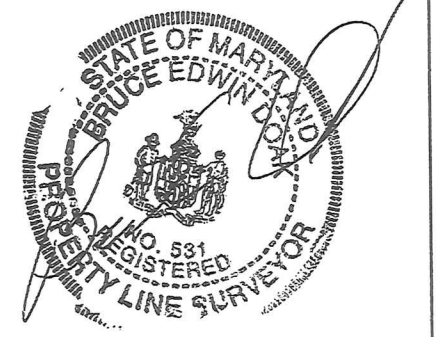
*SUNDAY SCHOOL, OPEN AREA, AND CEMETERY AREA WILL NOT BE USED CONCURRENTLY WITH WORSHIP SERVICES. THESE BUILDINGS/AREAS ARE INTENDED TO BE USED IN LIEU OF WORSHIP SERVICES INSIDE THE MOSQUE; THEREFORE WILL BE ABLE TO UTILIZE THE PARKING SPACES REQUIRED FOR THE MOSQUE OCCUPANTS.

**WHILE THERE MAY BE WEDDINGS, SUMMER CAMPS AND OTHER EVENTS AT THE PROPERTY FOR MOSQUE MEMBERS AND THEIR FAMILIES, THERE WILL BE NO SUCH EVENTS FOR NON-MOSQUE MEMBERS. THERE WILL BE NO USE OF THE OUTSIDE RETREAT AREA BY NON-MOSQUE MEMBERS. THERE WILL BE NO RENTAL AREAS TO NON-MOSQUE MEMBERS. OUTSIDE SHOWERS ARE FOR USE BY MOSQUE MEMBERS AND THEIR FAMILIES.

***ABANDONED SHEDS AREAS WILL BE CLEANED AND REUSED AS STORAGE IF SALVAGEABLE, OR DEMOLISHED IF DEEMED UNSTABLE. SHEDS BY THE EXISTING POOL WILL REMAIN BECAUSE THEY HOUSE MECHANICAL EQUIPMENT TO RUN THE QUARRY.

Sherrill + Partners +
Architects, Inc.
Architecture Planning Interiors Interiors
3613 Milford Mill Rd.
Windsor Mill, MD 21244
(443)565-0432

SEAL



Professional Certification:
I certify that these documents were prepared or approved by me, and that I am a duly licensed Architect under the laws of the State of Maryland, license number _____, expiration date _____

RAZA-E-MUSTAFA

ZONING & DRC

3900 MILFORD MILL ROAD
WINDSOR MILL, MARYLAND
21244

PLAN TO ACCOMPANY A
ZONING PETITION

DRAWING NO.

AS-1.02

PAGE: 2 OF 2

SCALE: AS SHOWN

JOB NO: 16-033-03

DATE: JANUARY, 2020

DESIGNED BY: PR

DRAWN BY: PR

CHECKED BY: KS

APPROVED BY: KS

AMENDED 2019-0030-SPHX (Page 2 of 2)