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**SPECIAL EXCEPTION PETITION
TO THE HOWARD COUNTY BOARD OF APPEALS**

For DPZ office use only:
CASE NO. BA 94-31E
DATE FILED 8/31/94
DATE ACCEPTED _____
FOR SCHEDULING _____

1. PETITIONER'S NAME DAR AL TAQWA, Inc.
TRADING AS (IF APPLICABLE) _____
ADDRESS P.O. Box 6032, Columbia, MD 21045
PHONE NO. (W) (410) 997-5711 (H) _____

2. COUNSEL FOR PETITIONER N/A
COUNSEL'S ADDRESS _____
COUNSEL'S PHONE NO. _____

3. PROPERTY IDENTIFICATION:
ADDRESS OF SUBJECT PROPERTY 10740 Route 108
Ellicott City, MD 21042
TOTAL ACREAGE OF PROPERTY 6.79
PROPERTY LOCATION:
ELECTION DISTRICT: 2nd ZONING DISTRICT: RC-DEO
TAX MAP # 29 BLOCK # 11 PARCEL/LOT # 12 & 301
SUBDIVISION NAME (if applicable): N/A

4. PETITIONER'S INTEREST IN SUBJECT PROPERTY:
 OWNER (including joint ownership) OTHER (describe and
give name and address of owner)

If the Petitioner is not the owner of the subject property,
documentation from the owner authorizing the petition must
accompany this petition.

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PLEASE READ CAREFULLY
DATA TO ACCOMPANY PETITION:

5. SPECIAL EXCEPTION PLAN:

If the petition is approved, the special exception plan, subject to modifications and conditions required by the Board of Appeals, will be made a part of the Board's Decision and Order. The special exception plan must be drawn to scale and must include the items listed below:

- (a) Courses and distances of outline boundary lines and the size of the property
- (b) North arrow.
- (c) Zoning of subject property and adjoining property.
- (d) Scale of plan.
- (e) Existing and proposed uses, structures, natural features and landscaping.
- (f) Location and surface material of existing and proposed parking spaces, driveways, and points of access; number of existing and proposed parking spaces.
- (g) Same as (e) and (f) above, of any adjoining property as necessary for proper examination of the petition.
- (h) Location of well and private sewerage easement area, if property is to be served by private water and sewer.
- (i) Election District in which the subject property is located.
- (j) Tax Map and parcel number on which the subject property is located.
- (k) Name of local community in which the subject property is located or name of nearby community.
- (l) Name and mailing address of the petitioner.
- (m) Name and mailing address of attorney, if any.
- (n) Name and mailing address of property owner.
- (o) Floor area and height of structures, setback distances from property lines, and other numerical values necessary for the examination of the petition.
- (p) Location of subject property in relation, by approximate dimension, to the center line of nearest intersection of two public roads.
- (q) Ownership of effected roads.
- (r) A detailed description of all exterior building materials for all proposed structures.
- (s) Any other information as may be necessary for full and proper consideration of the petition.

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6. SPECIAL EXCEPTION REQUEST.

The undersigned hereby petition the Board of Appeals for approval of a special exception under section(s) 131 N45 of the Zoning Regulations for the following use: _____

Phase I: Using existing structure for religious purposes.

Phase II: Future new structure for religious purposes.

7. DESCRIPTION OF PROPOSED USE:

The following items are intended to be answered by summary statements; the answers may be given below or attached to this petition form if additional space is needed:

A) The present use of the subject property: Residential

B) The specific proposed use of the subject property: _____

Religious community center

C) A detailed description of the proposed use, including, where applicable: types of activities; hours of operation; number of employees, occupants, and customers; quantity and types of vehicles: _____

Prayer: Daily - 6 PM to 10 PM, Ave. of 10 persons

Friday - 1 PM tp 3 PM; Ave. 30 to 45 persons

Religious classes : Sunday - 12 to 3 PM, Ave. 40 persons

Building will be maintained by volunteers from the community

D) Additional information which will be needed to determine whether the special exception complies with the specific requirements of the applicable subsection within section 131.N. of the Zoning Regulations: _____

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E) How will the special exception affect the adjacent and vicinal properties? None

F) Any other factors which the Petitioner desires the Board to consider: _____

8. PRIOR PETITIONS:

Has any petition for the same, or substantially the same, special exception as contained herein for the same property as the subject of this petition been disapproved by the Board of Appeals within twenty four (24) months of the date of this petition?

() YES (X) NO If yes, and six (6) months have elapsed since the last hearing, an affidavit setting forth new and different grounds on which re-submittal is based must be attached.

ADDITIONAL MATERIAL, FEES, POSTING AND ADVERTISING.

A) If desired, supplemental pages may be attached to the petition. The following number of petitions, plans and supplemental pages must be submitted:

23 copies if the subject property adjoins a State road.
19 copies if the subject property adjoins a County road.

B) The undersigned agrees to furnish such additional plats, plans, reports, or other materials as may be required by the Department of Planning and Zoning and/or the Board of Appeals in connection with the filing of this petition.

The undersigned agrees to pay all costs in accordance with the current schedule of fees.

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To: Howard County Planning
and Zoning Office
Court House Drive
Ellicott City, Md.
21043

12 August, 1994

From : Lillian C. Horney, owner
10740 Route 108
Ellicott City Md. 21042

Subject: Letter of concurrence

As current owner of the property at 10740 Route 108, I am in full concurrence with DAR AL TAQWA INC. P.O. Box 6032, Columbia, Md. 21045 to obtain a special exception to utilize my residence for a House of Worship. In the future a permanent structure for a House of Worship is planned.

Lillian C. Horney
Lillian C. Horney
owner, 10740 Route 108.

Dar Al Taqwa

P.O.Box Columbia Md, 21045
Phone : (410) 997-5711 Fax : (410) 381-0063

94 SEP 13 12:10

Sept. 21, 1994

To: Howard county division of planning
and zoning board of appeal
Court House Drive
Ellicott City, Md. 21042

Attention : Mr. J. Robert Lalush

RE : BA 94-37E
10740 Route 108

Dear Mr. Lalush

This is in response to your letter dated September 14, 1994 requesting additional information to the subject petition. The following is the answer to your request.

1. The gross square foot area of the main assembly area in the phase I is 501 Sqft. The gross square foot area of the main assembly area in the phase II is 1650 Sqft.
2. The total number of parking spaces in the phase II is 125 spaces including 5 spaces for handicapped.

Should you have any questions, please contact me at the above address.

Sincerely,

Sayed Hassan



President

Dar Al Taqwa

P.O.Box Columbia Md, 21045
Phone : (410) 997-5711 Fax : (410) 381-0063

August 29, 1994

To: Howard county division of planning
and zoning board of appeal
Court House Drive
Ellicott City, Md. 21042

Subject: Special Exception Petition for a property located at 10740 Route 108
Ellicott City Md, 21042 to be used as religious community center.

Dear Sir

Enclosed you will find a "Special Exception Petition" for the property located at 10740 Route 108 Ellicott City Maryland 21042. The petition includes two phase plan. The first phase is changing the use of the existing structure from residential to religious use. The second phase will be a new building on the property for religious community center. The tentative schedule for the second phase will be in the year 1999.

Since DAR AL TAQWA INC. is a nonprofit organization incorporated in August 13, 1992 in the state of Maryland, I would like to request a refund for the application fee.

If there are any question please contact me at the above address.

Sayed Hassan



President



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