

Department of Planning and Zoning
Howard County, Maryland
Recommendations/Comments

Date: March 15, 2019

Hearing Examiner TBD
Planning Board _____ Board of Appeals _____ Zoning Board _____

Petition No. BA-19-010C Map No. _____ Block _____ Parcel _____ Lot _____

Petitioner: Dar Al Taqwa, Inc.

Petitioner's Address: _____

Address of Property: SEE PETITION

Return Comments by 04/01/2019 to Public Service and Zoning Administration

Owner: (if other than applicant) _____

Owner's Address: _____

Petition: SEE APPLICATION

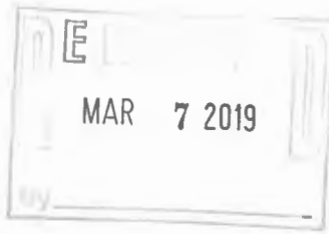
To: _____ MD Department of Education – Office of Child Care
3300 N. Ridge Road, Ste. 190, EC, MD 21043 (Louis Valenti)

- _____ Development Engineering Division
- _____ Department of Inspections, Licenses and Permits
- _____ Department of Recreation and Parks
- _____ Department of Fire and Rescue Services
- _____ State Highway Administration
- _____ Sgt. Karen Shinham, Howard County Police Dept.
- _____ James Irvin, Department of Public Works
- _____ Office on Aging, Terri Hansen (senior assisted living)
- _____ Police Dept., Animal Control, Deborah Baracco, (kennels)
- _____ Susan Fitzpatrick, Health Dept. (Nursing & Res. Care)
- _____ Land Development - (Religious Facility & Age-Restricted Adult Housing)
- _____ Housing and Community Development
- _____ Resource Conservation Division – Beth Burgess
- _____ Route 1 Cases – DCCP – Kristen O'Connor
- _____ Telecommunication Towers – (Comm. Dept.)
- _____ Division of Transportation – Dave Cookson

COMMENTS: PLEASE REVIEW FOR CONDITIONAL USE CRITERIA FOUND IN SECTION 131.0 IN THE ZONING REGULATIONS.

see memo no comments


SIGNATURE



For DPZ Office use only:
 BA CASE NO. BA-19-0105
 Date Submitted 3/7/19

**CONDITIONAL USE PETITION
 TO THE HOWARD COUNTY HEARING AUTHORITY**
 (This application will only be accepted after a pre-submission meeting. See attached info.)

1. Conditional Use Request

Conditional Use Category Structures Used Primarily for Religious Activities
Section 131.0.N. 42
 Specific Use Requested Expansion of an existing Conditional Use for structures used primarily for religious activities granted in BA Case No. 94-37E and 09-11C.

2. Name of Petitioner Dar Al Taqwa, Inc.

Trading as (If applicable) _____
 Mailing Address 10740 Clarksville Pike, Ellicott City, Maryland 21042
 Phone Number(s) (410) 997-5711
 E-Mail Address _____
 Name of Principal Contact (If different) Adnan Khan

3. Counsel for Petitioner Sang W. Oh, Talkin & Oh, LLP

Mailing Address 5100 Dorsey Hall Drive, Ellicott City, Maryland 21042
 Phone Number(s) (410) 964-0300
 E-Mail Address soh@talkin-oh.com

4. Conditional Use Site Description

Address/Street for Property 10740 Clarksville Pike, Ellicott City, Maryland 21042
 Tax Map 29 Grid 11 Parcel 12 Lot _____
 Department of Assessments and Taxation Account No. 02-218216
 Total Land Area of Property 6.42 (Acres) (Square Feet) Check one.
 Election District Second Zoning of Property RC-DEO
 Subdivision Name and Plat No. (If Applicable) _____
 Total Land Area of Use (If different than above) _____ (Acres) (Square Feet)

4. Petitioner's Interest in Subject Property

OWNER (Including joint ownership)

OTHER (Described and give name and address of owner)

Name of Owner _____

Mailing Address _____

If the Petitioner is not the owner, written authorization from the owner must be submitted.

5. Conditional Use Plan Requirements

If the petition is approved, the Conditional Use plan will be made a part of the Decision and Order, subject to modifications and conditions required by the Hearing Authority. The Conditional Use 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 properties
- (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 adjoining properties
- (h) Location of existing and/or proposed well and private septic easement area, if property is to be served by private water and septic facilities
- (i) Election District in which the subject property is located
- (j) Tax Map and Parcel Number(s) of the subject property
- (k) Name of local community in which the subject property is located or name of nearby community
- (l) Name, mailing address, telephone number (and e-mail address, if any) of the Petitioner
- (m) Name, mailing address, telephone number (and e-mail address, if any) of Counsel
- (n) Name, mailing address, telephone number 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 abutting roads, right-of-way width, and existing pavement width
- (r) Any other information as may be necessary for full and proper consideration of the petition

7. Additional Information Requirements

- a. Information regarding noise, dust, fumes, odors, lighting, vibrations, hazards or other physical conditions resulting from the use.
- b. Supporting documentation, such as traffic studies, market studies, and noise studies as may be required by the Department of Planning and Zoning or by the Zoning Regulations.
- c. For expansions and enlargements, previous case number(s) and information regarding compliance with previous requirements and conditions.

8. Summary of Request

The following items should be answered by summary statements. If additional space is needed, please

attach a Supplement to this petition.

a. The present use of the subject property Religious activities

b. Details of the proposed use, including, **where applicable:** types of indoor and outdoor activities; hours of operation; number of employees, occupants, and/or customers; quantity and types of vehicles or equipment used; outdoor lighting to be used; quantities and capacities of materials stored; etc. Originally approved in BA 94-37E on May 25, 1995, the Dar Al Taqwa mosque is primarily an indoor use that has not changed significantly over time. There are 5 daily prayers and a Friday 1 p.m. service.
The use does not generate inordinate noise or other physical effects. The phase II building and child daycare authorized under BA 09-11C was not constructed. The purpose of this CU modification application is for the expansion/reconfiguration of the Property's parking areas. No building addition(s) or changes to the manner in which the Property is being used is being proposed in this conditional use modification. In the past, on certain occasions, some overflow parking and drive aisles have been needed. This CU modification application seeks to permit these revisions to the parking areas. Additionally, better lighting is needed for the parking areas.

c. Any additional information which will be useful in the evaluation of whether the Conditional Use complies with the specific criteria for the conditional use category within Section 131.0.N. _____

d. Will the Conditional Use generate any physical conditions such as noise, dust, fumes, odors, lighting, or vibrations which would be discernible from abutting and vicinal properties? All parking areas will be within the established setbacks. Additionally, a combination of fencing and landscaping has/is being installed to buffer/screen the uses on the Property to a greater extent. A lighting plan will be presented at the hearing to ensure that outdoor lighting will be directed inward and downward and will be the minimum necessary for directional lighting and security. The Petitioner will ensure that the lights do not shine or reflect onto adjacent residential properties.

e. Will the number of parking spaces be appropriate to serve the use and will the parking areas, loading areas, driveways, and trash receptacle areas be appropriately located and buffered from public roads and residential areas? Yes. No changes.

f. Will the ingress and egress driveway(s) provide safe access with adequate sight distance? No proposed changes.

g. Are there any environmentally sensitive areas in the vicinity of the property and, if so, will the proposed use have any potential to affect such areas? Petitioner is not aware of any environmentally sensitive areas on the site.

h. Are there any historic sites in the vicinity of the property and, if so, will the proposed use have any potential to diminish the character and significance of such sites? See Supplement

9. **Prior Petitions**

9. Prior Petitions

Has any petition for the same, or substantially the same, conditional use as noted above for the subject property been denied by the Hearing Examiner 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 must be attached which states the new and different grounds on which this re-submittal is based.

10. Additional Materials, Fees, Posting and Advertising Requirements

a. Supplemental pages may be attached to the petition. You must submit one original petition with original signatures, and one original of any other signed documents. The following number of sets including petitions, plans and supplemental pages must be submitted:

- If the subject property adjoins a State road- **original and 20 copies (application & plans)**
- If the subject property adjoins a County road- **original and 18 copies (application & plans)**

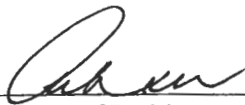
b. The Petitioner signing below hereby agrees to furnish such additional plats, plans, reports or other material as may be required by the Department of Planning and Zoning and/or the Hearing Examiner in connection with this petition.

c. The Petitioner hereby agrees to pay all costs in accordance with the current schedule of fees.

d. The Petitioner hereby agrees to properly post the property at least thirty (30) days immediately prior to the Hearing Examiner public hearing; to maintain the public notice posters until the public hearing is concluded; and to submit an affidavit of posting at, or before the time of the initial public hearing. The Petitioner also hereby agrees to advertise the public hearing by means of legal notices as prepared and approved by the Department of Planning and Zoning to be published one (1) time in at least two (2) newspapers of general circulation in Howard County, at least thirty (30) days prior to the Hearing Examiner public hearing, and to pay for such advertising costs; and agrees to submit two (2) approved certificates of the text and publication date(s) of the advertisement at or before the time of the hearing.

11. Signatures

The Petitioner hereby affirms that he/she has read the instructions on this form, filing herewith all of the required accompanying information, and affirms that all of the statements and information contained in, or filed with, this petition are true and correct.



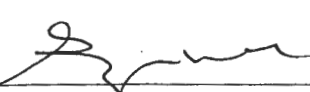
Signature of Petitioner

3/6/19

Date

Dar Al Taqwa, Inc.

Print Name of Petitioner



Signature of Attorney

3/6/19

Date

Sang W. Oh

Print Name of Attorney

General Standards for Conditional Uses

All requests for conditional uses must meet the following general standards set forth in Section 131.0.B. of the Zoning Regulations for approval:

1. The proposed Conditional Use plan will be in harmony with the land uses and policies in the Howard County General Plan which can be related to the proposed use.
2. The nature and intensity of the use, the size of the site in relation to the use, and the location of the site with respect to streets giving access to the site are such that the overall intensity and scale of the use(s) are appropriate for the site.
3. The proposed use at the proposed location will not have adverse effects on vicinal properties above and beyond those ordinarily associated with such uses. In evaluating the proposed use under this standard, the Hearing Authority shall consider whether or not:
 - a. The impact of adverse effects such as, but not limited to, noise, dust, fumes, odors, intensity of lighting, vibrations, hazards or other physical conditions will be greater at the proposed site than it would generally be elsewhere in the same zoning district or other similar zoning districts.
 - b. The location, nature and height of structures, walls or fences, and the nature and extent of the existing and/or proposed landscaping on the site are such that the use will not hinder or discourage the development and/or use of adjacent land and structures more at the subject site than it would generally elsewhere in the same zoning district or other similar zoning districts.
 - c. The number of parking spaces will be appropriate to serve the particular use. Parking areas, loading areas, driveways and refuse areas will be appropriately located and buffered or screened from public roads and residential uses to minimize adverse impacts on adjacent properties.
 - d. The ingress and egress drives will provide safe access with adequate sight distance, based on actual conditions, and with adequate acceleration and deceleration lanes where appropriate. For proposed Conditional Use sites which have driveway access that is shared with other residential properties, the proposed Conditional Use will not adversely impact the convenience or safety of shared use of the driveway.
 - e. The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere.
 - f. The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.

In addition to the specific requirements of the appropriate subsection within Section 131.0.N of the Zoning Regulations, Conditional Uses within residential developments in the R-ED, R-SC, R-SA-8, R-H-ED, R-APT, R-A-15, R-MH or R-VH districts are subject to the standards enumerated in Section 131.0.C.

PETITIONER Dar Al Taqwa, Inc.

ADDRESS 10740 Clarksville Pike, Ellicott City, Maryland 21042

Affidavit made pursuant to the pertinent provisions of Title 22 of the Howard County Code as amended:

The person(s) signing below hereby declare(s) that no officer or employee of Howard County, whether elected or appointed, has received prior hereto or will receive subsequent hereto, any monetary or material consideration, any service or thing of value, directly or indirectly, upon more favorable terms than those granted to the public generally in connection with the submission, processing, issuance, grant or award of the attached petition to the Hearing Examiner for a conditional use as requested.

I, we, do solemnly declare and affirm under the penalties of perjury that the contents of the foregoing affidavit are true and correct to the best of my, our, knowledge, information and belief.

DAR AL TAQWA, INC.

V. R. M. O. L.
Witness

[Signature] 3/6/19
Signature Date

Witness

Signature Date

Witness

Signature Date

Application Fee: \$500.00 Poster Fee: \$25.00 per sign/poster

Make check payable to: Director of Finance.

For DPZ use only:	
Hearing fee:	\$ _____
Poster fee:	\$ _____
Total:	\$ _____
Receipt No. _____	

[https://pdox.howardcountymd.gov/ProjectDox/workfloweforms/Anonymous Form CZ Presub.aspx](https://pdox.howardcountymd.gov/ProjectDox/workfloweforms/Anonymous_Form_CZ_Presub.aspx)

Pre-Submission Community Meeting

A pre-submission community meeting is required prior to the initial submittal of a petition for a Conditional Use subject to the same procedures for such meetings as specified in Section 16.128 of the Subdivision and Land Development Regulations.

Please use the following web address to access the community notification list.

https://data.howardcountymd.gov/HOA_Register_Notify/. You will be prompted to enter the three-digit sign code assigned to your development. Once your sign code has been entered, you will be provided with a list of community contacts that have requested information about your development.

T:\DPZ\Shared\Public Service and Zoning\Applications\Hearing Examiner\Conditional Use Application.doc REV 03/17

IN RE: * BEFORE THE
DAR AL TAQWA, INC. * HOWARD COUNTY
REQUEST FOR EXPANSION OF * HEARING EXAMINER
CONDITIONAL USE
* Case No: BA-_____

***** ** ***** ** *****

**NARRATIVE SUPPLEMENT TO
CONDITIONAL USE PETITION**

8. Summary of Request

h. Are there any historic sites in the vicinity of the property and, if so, will the proposed use have any potential to diminish the character and significance of such sites?

HO-464 Linthicum House (Anderson House), located at 10690 Clarksville Pike (MD Route 108), Ellicott City, Maryland is located approximately 400 feet away from the proposed additional parking. Due to the distance and topography of the area, the proposed improvements are not visible from the Linthicum House (Anderson House).

DAR AL TAQWA, INC.
10740 Clarksville Pike
Ellicott City, Maryland 21042

Notice of Pre-Submission Community Meeting

In accordance with Section 131.0 of the Howard County Zoning Regulations, this is notice that Dar Al Taqwa, Inc., Petitioner, intends to submit a Conditional Use Petition for an expansion of the existing religious facility. The subject property is currently zoned RC-DEO (Rural Conservation-Density Exchange Option) and consists of approximately 6.5199 acres, more or less, and is located at 10740 Clarksville Pike, Ellicott City, Maryland 21042 (Tax Map 29, Grid 11, Parcel 12) (see enclosed site location map). The proposed Conditional Use Plan is for an expansion of the existing parking lot.

You are invited to attend a pre-submission community meeting to meet with the Petitioner, who will provide information concerning the Petition, and to ask questions, make comments and discuss this project.

The presubmission community meeting will be held on Tuesday, February 12, 2019 at 6:00 p.m. on-site at Dar Al Taqwa Mosque, 10740 Clarksville Pike, Ellicott City, Maryland 21042.

General information regarding the pre-submission community meeting can be found on the Department of Planning and Zoning's webpage at:
http://data.howardcountymd.gov/Search_Plans/Search_Plans_Web.aspx

If you are unable to attend the meeting, you may contact Sang Oh at (410) 964-0300 to receive meeting minutes and follow-up correspondence.

1/17/19
mailed &
emailed

DAR AL TAQWA, INC.
10740 Clarksville Pike
Ellicott City, Maryland 21042

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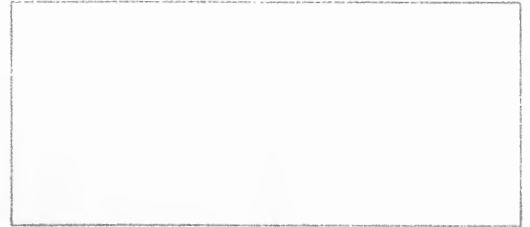
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1/17/19
mailed &
emailed



10740 Clarksville Pike, Ellicott City, MD 21042

Location: 39.23572, -76.88444



List of Adjoining and Confronting Property Owners/Dar Al Taqwa Mosque—Expansion of Conditional Use

Subject Property: 10740 Clarksville Pike
Ellicott City, Maryland 21042
Tax Map 29, Grid 11, Parcel 12

Adjoiners:

- ✓ Parcel 337: Never Sell the Land, LLC
10600 Route 108
Ellicott City, Maryland 21042-6102

Mailing address: 10380 Route 108
Ellicott City, Maryland 21042
- ✓ Parcel 17: Hussain and Ruquia Ali
10690 Route 108
Ellicott City, Maryland 21042

Mailing address: 13569 Julia Manor Way
West Friendship, Maryland 21794
- ✓ Parcel 16: Parkview Ventures, LLC
c/o Sebastian S. Tringali
10730 Route 108
Columbia, Maryland 21044

Mailing address: 2921 Excelsior Springs Court
Ellicott City, Maryland 21042
- ✓ Parcel 14: Dar Al Taqwa, Inc.
10760 Route 108
Ellicott City, Maryland 21042

Mailing address: 10740 Route 108
Ellicott City, Maryland 21042-6104
- ✓ Parcel 269: Thomas and Mary Yarko
4925 Manor Lane
Ellicott City, Maryland 21042

✓ Parcel 301: Bradley and Constance Reed
Route 108
Ellicott City, Maryland 21042

Mailing address: 4905 Manor Lane
Ellicott City, Maryland 21042

✓ Parcel 10/
Lot 2: Joan Pontius
Filip Braeckman
4879 Manor Lane
Ellicott City, Maryland 21042

✓ Parcel 11: James and Weston Truby
4821 Manor Lane
Ellicott City, Maryland 21042

✓ Parcel 137: Howard County Department of
Parks and Recreation
Route 108
Clarksville, Maryland 21029

Mailing address: 3450 Courthouse Drive
Ellicott City, Maryland 21043

✓ Parcel 85/
Lot 1: Hap N. Nguyen
10701 Cottonwood Way
Columbia, Maryland 21044-1309

✓ Parcel 85/
Lot 19: Ronald J. and Theresa Wojdyla
10700 Cottonwood Way
Columbia, Maryland 21044-1309

School Principals

Centennial Lane Elementary School
3825 Centennial Lane
Ellicott City, Maryland 21042
Attention: Amanda Wadsworth, Principal

Burleigh Manor Middle School
4200 Centennial Lane
Ellicott City, Maryland 21042
Attention: Antoinette Roberson, Principal

Centennial High School
4300 Centennial Lane
Ellicott City, Maryland 21042
Attention: Claire Hafets, Principal

PTA Presidents

Centennial Lane Elementary School
3825 Centennial Lane
Ellicott City, Maryland 21042
Attention: PTA PRESIDENT

Burleigh Manor Middle School
4200 Centennial Lane
Ellicott City, Maryland 21042
Attention: PTA PRESIDENT

Centennial High School
4300 Centennial Lane
Ellicott City, Maryland 21042
Attention: PTA PRESIDENT

DAR AL TAQWA, INC.

MODIFICATION TO CONDITIONAL USE PLAN

TAX MAP 29, PARCEL 12
6.5199 AC±

REPORT OF PRE-SUBMISSION COMMUNITY MEETING
HELD AT 6:00 P.M. ON TUESDAY, FEBRUARY 12, 2019
ON-SITE AT DAR AL TAQWA MOSQUE
10740 CLARKSVILLE PIKE, ELLICOTT CITY, MARYLAND 21042

A Pre-Submission Community Meeting was held on the above-referenced date, time and location. Representatives of the Petitioner were Adnan Khan (*Petitioner*), Sang Oh (*attorney*) and Rob Vogel (*engineer*).

Two individuals were in attendance and raised the following issues:

1. A road connection between the parking areas. Move the road south. *Will meet with them to discuss further.*
2. How tall will the lighting be? *12' in some areas or lower.*

The meeting was adjourned at approximately 6:30 p.m.

**AFFIDAVIT OF POSTING
Pre-submission Meeting**

Case: Dar Al Taqwa, Inc.

STATE OF MARYLAND)

COUNTY OF HOWARD)

I, Matthew Ahearn, HEREBY CERTIFY that to the

best of my information, knowledge and belief the property which is the subject of the above-captioned petition has been posted in accordance with the following requirements of the Department of Planning and Zoning:

1. The poster(s) shall be erected and shall remain on the subject property for three weeks prior to the pre-submission meeting.
2. The poster(s) shall be erected using 2 wooden stakes, one on each side of the poster.
3. The poster(s) shall be placed at the location indicated by the Department of Planning and Zoning.

I further certify that the poster(s) has been posted at least 21 days immediately prior to the pre-submission meeting scheduled for **February 12, 2019** giving notification of the place, date and time of the meeting.

Subscribed and sworn to before me on this 18th day of JANUARY, 2019.

Petitioner's/Agent's Signature



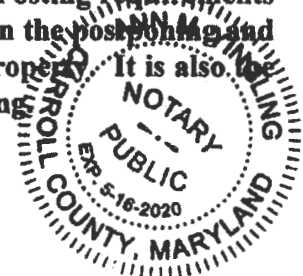
Notary Public:

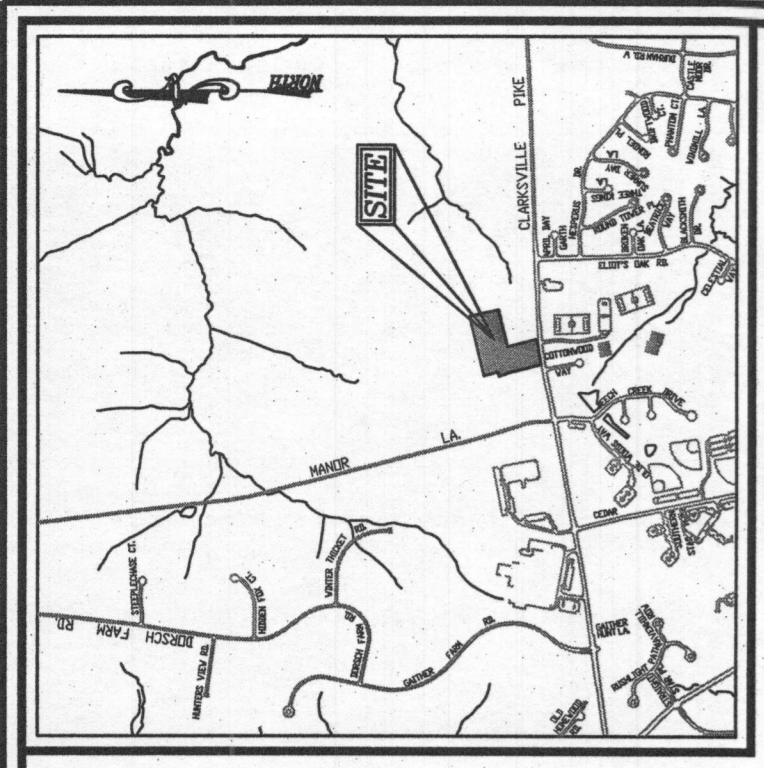


My Commission expires:

5/16/2020

Note: It is the responsibility of the Petitioner to ensure that all of the Posting requirements have been met. Failure to meet any of these requirements may result in the postponing and rescheduling a meeting in order to ensure the proper posting of the property. It is also the petitioner's responsibility to remove the poster 2 weeks after the meeting.

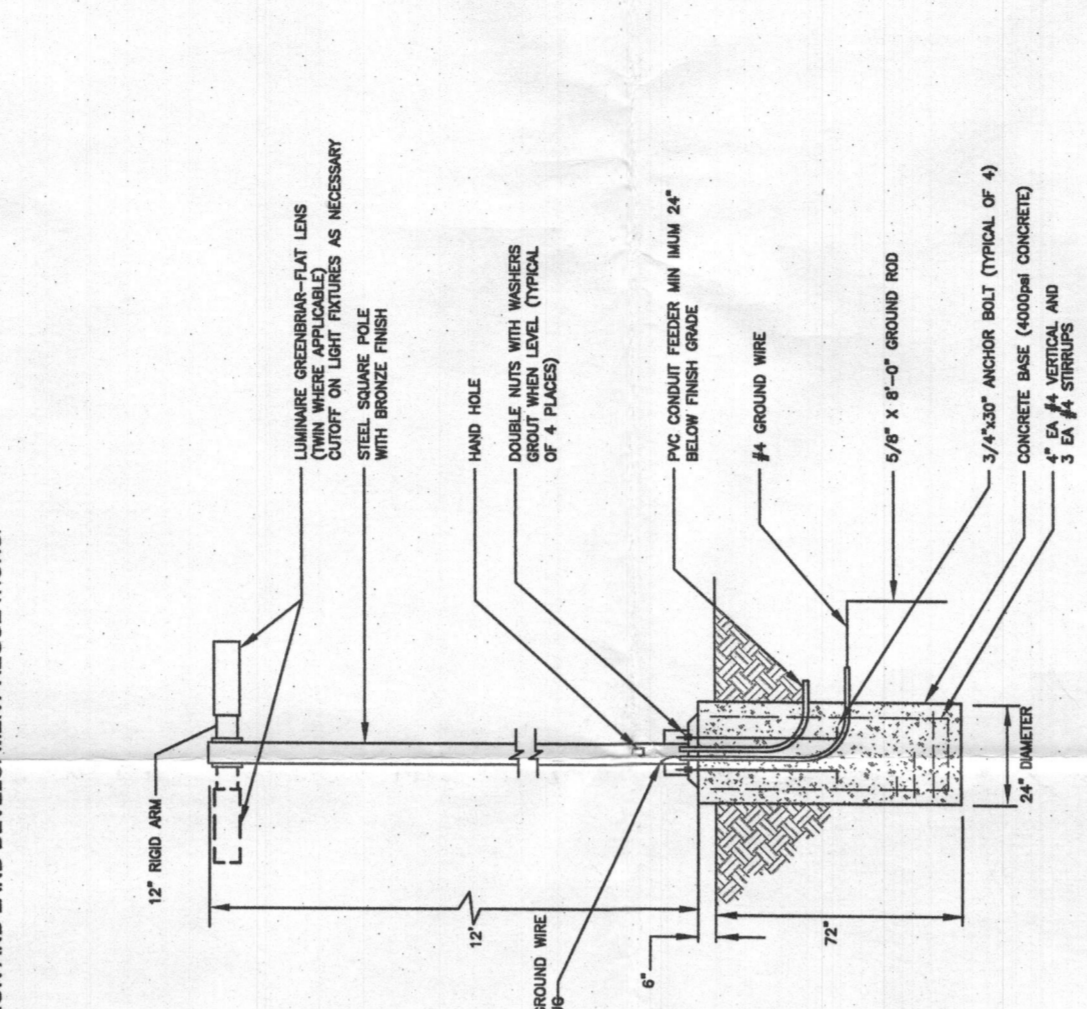




VICINITY MAP
SCALE: 1"=2000'

- LEGEND:**
- EXISTING CONTOUR
 - EXISTING SPOT ELEVATION
 - EXISTING PAVING
 - EXISTING UTILITY POLE
 - EXISTING LIGHT POLE
 - EXISTING MALEX
 - EXISTING SIGN
 - EXISTING SANITARY MANHOLE
 - EXISTING SANITARY LINE
 - EXISTING CLEANOUT
 - EXISTING FIRE HYDRANT
 - EXISTING WATER LINE
 - EXISTING TREES (FIELD LOCATED)
 - EXISTING TREES (FIELD LOCATED)
 - EXISTING FENCE
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - SOIL BOUNDARY
 - EX. SIDEWALK
 - EX. FLOODLIGHT
 - LIGHT POLE
 - 6" HIGH PRIVACY FENCE
 - PAVING TO BE REMOVED

- GENERAL NOTES**
1. SITE IS ZONED RC-BEO PER THE 1966/2013 COMPREHENSIVE ZONING PLAN.
 2. ALL PROPOSED CONSTRUCTION SHALL BE PREPARED IN CONFORMANCE WITH SECTION 13.1.N.42 OF THE HOWARD COUNTY ZONING REGULATIONS.
 3. HOWARD COUNTY DPZ FILE REF: BA CASE NO. 94-37E, SDP-02-04, BA-09-011C (NOT CONSTRUCTED).
 4. THE EXISTING LANDSCAPING SHOWN IS IN ACCORDANCE WITH SDP-02-04. PROPOSED LANDSCAPING SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MAINTENANCE PAVING.
 5. EXISTING AND PROPOSED LIGHTING SHALL MEET ALL COUNTY REQUIREMENTS AND SHALL NOT BE IMPACTED.
 6. ALL PROPOSED PAVING SHALL MEET OR EXCEED ALL HOWARD COUNTY MINIMUM REQUIREMENTS.
 7. THIS SITE IS SITED ON PUBLIC WATERS AND SEWER.
 8. ALL PROPOSED PAVING SHALL MEET OR EXCEED ALL HOWARD COUNTY MINIMUM REQUIREMENTS.
 9. THE BOUNDARY SHOWN IS BASED ON SDP-02-04.
 10. THE BOUNDARY SHOWN IS BASED ON SDP-02-04.
 11. VOGEL ENGINEERING & SURVEYING GROUP, INC. CO. GIS AND SURVEY PREPARED BY VOGEL ENGINEERING & SURVEYING GROUP, INC. (DATE: AUGUST 2018).
 12. BUILDING USES (EXISTING AND PROPOSED):
MOSQUE FOOTPRINT AREA
9,400 SF
1,400 SF
1,400 SF
50,277 SF MIN. LOT AREA REQUIRED (3.00 AC.)
EXISTING LOT COVERAGE (BUILDINGS):
11,200 SF
11,200 SF
100 SPACES (SDP-02-04)
EXISTING PARKING (PHASE I & PHASE II):
185 SPACES
TOTAL PARKING: 185 SPACES
 13. LOT COVERAGE: 10740 CLARKSVILLE PIKE
 14. EXISTING LOT COVERAGE (25%):
50,277 SF MIN. LOT AREA REQUIRED (3.00 AC.)
EXISTING LOT COVERAGE (BUILDINGS):
11,200 SF
11,200 SF
100 SPACES (SDP-02-04)
EXISTING PARKING (PHASE I & PHASE II):
185 SPACES
TOTAL PARKING: 185 SPACES
 15. PROPERTY ADDRESS: 10740 CLARKSVILLE PIKE
 16. PROJECT LOCATED IN CLARKSVILLE COMMUNITY.
 17. THERE ARE NO PROPOSED BUILDING ADDITIONS OR INCREASE IN WORKSHIP AREA.
 18. ALL PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.



POLE BASE DETAIL
(NOT TO SCALE)

- NOTES:**
1. LIGHT TO BE COVERED UNLESS LIGHT FIXTURE.
 2. USE EXISTING AND PROPOSED LIGHTING.
 3. ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY ZONING REGULATIONS.
 4. ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY ZONING REGULATIONS.



CONDITIONAL USE PLAN

DAR AL-TAQWA MOSQUE PARKING LOT EXPANSION
10740 CLARKSVILLE PIKE, COLUMBIA, MD 21042

ZONED RC-BEO
HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
3300 NORTH RIDGE ROAD
ELICOTT CITY, MD 21046
TEL: 410-461-7666
FAX: 410-461-1991



DESIGN BY: RHY
DRAWN BY: KG
CHECKED BY: RHY
DATE: MARCH 2019
SCALE: AS SHOWN
W.O. NO.: 4192L

1 SHEET OF 1

PETITIONER
DAR AL-TAQWA INCORPORATED
10740 ROUTE 108
ELICOTT CITY, MD 21042
301-928-2490

OWNER
DAR AL-TAQWA INCORPORATED
10740 ROUTE 108
ELICOTT CITY, MD 21042
301-928-2490

ATTORNEY
SANG OH
THE LAW OFFICES OF TALKIN-OH
100 DORSEY HALL DRIVE
ELICOTT CITY, MD 21042
PHONE: 410-984-0300
TTCOALE@TALKIN-OH.COM

CONDITIONAL USE SECTION 13.1.N.42:
THE PURPOSE OF THIS CONDITIONAL USE EXHIBIT PETITION IS TO:

1. PROVIDE ADDITIONAL PARKING (LAWNS, SPACES) AND DRIVE.
2. PROVIDE A BASKETBALL COURT.
3. PROVIDE BUILDING MOUNTED FLOOD LIGHTS.
4. PROVIDE TODDLER GYM EQUIPMENT.
5. PROVIDE 6" HIGH PRIVACY FENCE.

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: August 8, 2013

DPZ File No. WP-14-014

Department of Planning and Zoning

- 1 Transportation Planning
- 1 Resource Conservation (Historic/Ag Pres)
- Public Service and Zoning Administration
- 1 Research
- Address Coordinator

- 1 Comprehensive & Community Planning
- 2 Development Engineering Division
- Other
- 2 File

See: SDP-12-006

Agencies

- Soil Conservation District
- 1 Department of Inspections, Licenses & Permits
- 1 Department of Fire and Rescue Services
- 1 State Highway Administration
- 1 Health Department
- 1 Public School System
- 1 Recreation and Parks
- WSSC (Non-Residential Only)
- MD Aviation Administration

- Tax Assessment
- Verizon
- BGE
- Cable TV
- Police
- MTA
- Finance
- 1 DPW, Real Estate Services
- DPW, Construction and Inspection
- DPW, Bureau of Utilities

RE: Dar Al Taqwa

ENCLOSED FOR YOUR = Signature Approval ✓ Review & Comments Files

THE ENCLOSED = Original Pre-Packaged Plan Set

Plans	# of Sheets	Supplemental Documents
<u> </u> Sketch Plan	<u> </u>	<u> </u> Wetlands Report
<u> </u> Prel Equiv Sketch Plan	<u> </u>	<u> </u> Soils/Topo Map/Drain Area Map
<u> </u> Preliminary Plan	<u> </u>	<u> </u> FSD/FCP/Worksheet and Application
<u> </u> Final Plat/Plat of Easement/RE Plat	<u> </u>	<u> </u> Declaration of Intent (Forest Cons)
<u> </u> Final Constr Plans (RDS)	<u> </u>	<u> </u> Drainage and/or Computation/Pond Safety Comps
<u> </u> Final Development Plan	<u> </u>	<u> </u> Preliminary Road Profiles
<u> </u> Site Development Plan	<u> </u>	<u> </u> APFO Roads Test/Mitigation Plan/Traffic Study
<u> </u> Landscape Plan/Supplemental Plan	<u> </u>	<u> </u> Noise Study
<u> </u> Grading Plan	<u> </u>	<u> </u> Sight Distance Analysis/Speed Flow Study
<u> </u> House Type Revision/Walk-Thru Red-Line	<u> </u>	<u> </u> Floodplain Study
<u> </u> Water and Sewer Plan	<u> </u>	<u> </u> Stormwater Management Comps/Geo-Tech Report
<u> </u> Applications		<u> </u> Industrial Waste Survey (DPW)
<u>19</u> Waiver Petition Applic/Exhibit	<u> </u>	<u> </u> Road Poster Form Letter
<u> </u> Planning Board Application	<u> </u>	<u> </u> Justification Letter
<u> </u> ASDP/CSDP Application	<u> </u>	<u> </u> Perc Plat
<u> </u> DED Application/Checklist	<u> </u>	<u> </u> Scenic Road Exhibits
<u> </u> DED Fee Receipt/Deeds/Cost Estimate	<u> </u>	<u> </u> Deeds
<u> </u> Overall Scaled Composite		<u> </u> Photographs
<u> </u> Water & Sewer Plans		<u> </u> Retaining Wall Comps/Details
<u> </u> List of Street Names		<u> </u> Poster/Community or HDC Meeting Information
		<u> </u> Route 1 Details/Summary

WAS: ✓ Received Tentatively Approved Recorded

 Received and Revised Approved On August 8, 2013

COMMENTS: _____ SRC/Comments Due By: August 8, 2013

 ✓ RB Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

The Health Department does not oppose this proposal. RB

DPZ STAFF INITIALS: JB

Waiver Petition Justification 16.156(k),(l) & (m)

- A. This project was extensively reviewed and determined to be in compliance with the Howard County Regulations. The developer has been pursuing the execution of the Developer Agreement and the subsequent submission of the SDP originals. However this process has taken longer than anticipated. Strict compliance with the regulations would require the owners to submit an entirely new Site Development Plan for review and approval resulting in additional fees for the developer and additional effort for the owners and for the County. The resubmission of a new Plan for approval would only extend the hardships currently experienced and delay construction and use. The developer is seeking to extend the deadline to submit the Developer Agreement and SDP Originals for 120 days.
- B. The intent of the Regulations will be served to a greater extent by assisting in the orderly, efficient and integrated development of land. The most efficient process to complete the developer's agreement and process of the original SDP is to extend the deadline by 120 days.
- C. Approval of this waiver will in no way be detrimental to the public interest in that there are no additional impacts to the surrounding public facilities other than those already accounted for in the previous submission and approval. It would be in the public's best interest to provide project continuity by maintaining the current approved plan and the expectations created by this approval.
- D. The intent of the Regulations will be met by the continued progress towards the completion of this project without the potential delay caused by the review and approval of a new Site Development Plan.

Howard County Department of Planning and Zoning
Division of Land Development

WAIVER PETITION APPLICATION

Date Submitted/Accepted 8/8/13

DPZ File Number ~~WP-13~~ WP-14-014

I. Site Description

Subdivision Name/Property Identification: Dar Al Taqwa (SDP-12-006)

Location of property: 10740 Clarksville Pk. Ellicott City, MD 21042
(Street Address and/or Road Name)

Religious Assembly

Religious Assembly

(Existing Use)

(Proposed Use)

18
(Tax Map No.)

Grid 19
(Grid/Block No.)

12
(Parcel No.)

2nd
(Election District)

RC-DEO
(Zoning District)

6.42
(Total Site Area)

Provide a brief site history including reference to all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, waiver petitions, etc.)
The SDP was given a Technically Complete status on 8/29/2012. The developer agreement process has taken more time than typical as a result of unfamiliarity with the process and internal changes at Dar Al Taqwa.
SDP-97-138, SDP-02-004, BA 94-37E, 44-4097-D, ECP-11.010, BA-09-11C, and WP-11-084

II. Waiver Request

In accordance with Section 16.104 of the Howard County Subdivision and Land Development Regulations, the Department of Planning and Zoning, in conjunction with the Subdivision Review Committee may grant waivers or modifications to the minimum requirements stipulated within the Regulations if it is determined that extraordinary hardships or practical difficulties may result from strict compliance with the regulations, or if it is determined that the regulations may be served to a greater extent by an alternative proposal.

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which a waiver is being requested and provide a brief summary of the regulation. Attach a separate sheet if additional information is appropriate.

<u>Section Reference No.</u>	<u>Summary of Regulation</u>
1. <u>SECTION 16.156(k)(l)&(m)</u>	<u>General procedures regarding the Site Development Plan approval fee payment and deadlines.</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

III. **Justification** (if additional space is needed for justification, please attach to the application)

All waiver requests must be fully justified by the petitioner. Incomplete or inadequate justification may result in rejection of the application. Justification must be specific to the subject property. The justification provided by the petitioner should include all factors which rationalize or substantiate the request in accordance with the following criteria:

- a. Summarize any extraordinary hardships or practical difficulties which may result from strict compliance with the Regulations.
- b. Verify that the intent of the Regulations will be served to a greater extent through the implementation of the alternative proposal.
- c. Substantiate that approval of the waiver will not be detrimental to the public interests.
- d. Confirm that approval of the waiver will not nullify the intent of the Regulations.

See Justification (enclosed)

IV. **Pre-Submission Meeting Requirements**

- a. **HDC Meeting Requirement** - A pre-submission advisory meeting with the Historic District Commission is required for new development located within a Historic District or if the site is listed in the Historic Sites Inventory in accordance with Section 16.605 of the Howard County Code. Verify this requirement by checking the Historic Sites Inventory list and maps available at the DPZ public service desk. The property owner/developer must contact the DPZ, Division of Public Service and Zoning Administration for the HDC scheduling process and procedures. **The property owner/developer must submit a copy of the minutes from the HDC Advisory Meeting to DPZ along with the initial subdivision or site development plan application.**

- b. **MAA Meeting Requirement** - For all proposed subdivisions or developments located within the BWI Airport Noise Zone or the Airport Zoning District (4 mile radius from the center of the airport), the review and approval by the Maryland Aviation Administration is required prior to signature approval of final plan road and SWM construction drawings, and/or site development plans, or waiver approval of SDP. Please contact the MAA at P.O. Box 8766, BWI Airport, Maryland, 21240-0766, or (410) 859-7100. A copy of the MAA approval letter must accompany the submission of the final road/SWM construction plan original drawings, and/or site development plan original, or waiver petition application.

- c. **Design Advisory Panel (DAP)** – For projects requesting a waiver of the SDP requirement for any proposed building or site improvements, a pre-submission advisory meeting with the Design Advisory Panel may be required for new development or redevelopment projects on parcels located in the U.S. Route 1 corridor that are zoned 'CE', 'CAC' or 'TOD' or that adjoin the Route 1 right-of-way and that are subject to the Route 1 Design Manual in accordance with Sections 16.1501 and 16.1504 of the Howard County Code (CB Nos. 24-2008 and 25-2008). The property owner/developer must contact the DPZ, Division of Comprehensive and Community Planning to verify this requirement and for information concerning the DAP meeting scheduling process and procedures. The property owner/developer must submit a copy of the DAP project design recommendation to DPZ along with the waiver petition application submission, if applicable.

V. **Plan Exhibit**

A. Number of Copies Required

The waiver petition application must be accompanied by copies of a detailed plot plan, subdivision plat or site development plan (**15 sets of the completed waiver application and plan exhibit if the subject property adjoins a County road; 19 sets for properties adjoining a State road**). In instances where the waiver request concerns an approval extension or if an associated plan is in active processing, only 2 sets of plans are required along with 15 or 19 copies of the application form. **Plans must be folded to a size no larger than 7-1/2" x 12". The pre-packaging of plans and supplemental reports by SRC agency will be permitted by DPZ provided that each package contains a cover letter which itemizes all plans, reports and documents included in the package.**

Please be advised that all plan application submissions are ACCEPTED BY APPOINTMENT ONLY. All plan submission appointments must be scheduled with the Division of Land Development at (410) 313-2350.

Plan applications are available on the DPZ website at <http://www.co.ho.md.us/DPZ/formsfeesapplications.htm>.

B. Plan Requirement Checklist

The detailed waiver petition exhibit, plot plan, subdivision plan or site development plan must indicate the following required information relevant to the waiver request to ensure acceptance of the waiver petition application for processing.

Legend:	<u> </u> T Information Provided	<u> </u> X Information Not Provided,
	<u> </u> NA Not Applicable	<u> </u> Justification Attached

- N/A ___ 1. Vicinity map scale 1" = 2,000' indicating and identifying the total boundary of the property, exact site location, vicinity roads and north arrow.
- N/A ___ 2. Bearings and distances of property boundary lines for the entire tract and size of tract area.
- N/A ___ 3. North arrow and scale of plan.
- N/A ___ 4. Location, extent, boundary lines and area of any proposed lots.
- N/A ___ 5. Any existing or proposed building(s), structures, points of access, driveways, topography, natural features and other objects and/or uses on the subject and adjacent properties which may be relevant to the petition; i.e. historic structures, cemeteries or environmentally sensitive areas.
- N/A ___ 6. Delineation of building setback lines.
- N/A ___ 7. Delineation of all existing public road and/or proposed street systems.
- N/A ___ 8. Identification and location of all easements.
- N/A ___ 9. Approximate delineation of floodplain, streams, wetland and forested areas, if applicable, and/or provide a professional certification that environmental features do not exist on the property.
- N/A ___ 10. Road profile to evaluate sight distance, if the application includes a request for direct access to a major collector or more restrictive roadway classification.
- N/A ___ 11. Any additional information to allow proper evaluation (e.g. for waivers to wetland buffers an alternative analysis and mitigation proposal are needed; for waivers to SDP requirements where there is no subdivision of land, an APFO Roads Test evaluation may be needed, for waivers of final plat or SDP, a copy of property deeds to confirm legal creation or status of property is needed).
- N/A ___ 12. Photographs, perspective sketches or cross-sections as necessary to adequately portray the waiver request.
- N/A ___ 13. The exhibit plans should be highlighted to accurately illustrate the requested waiver(s) to allow proper evaluation (i.e. proposed grading, tree clearing or other disturbances within environmentally sensitive areas or buffers).
- N/A ___ 14. Submit 2 sets of photographs for all existing on-site structures.
- N/A ___ 15. Identify the location of any existing wells and/or private septic systems.

**Howard County Department of Planning and Zoning
Division of Land Development**

**INITIAL SUBMISSION
WAIVER PETITION WORKSHEET
(For DPZ Use Only)**

Project Name _____ **DPZ File No.** _____
DPZ Plan Reviewer _____ **Submission Date** _____
Plan Consultant Representative _____ **Time** _____

- I. Application Requirements** **Indicate Yes, No or N/A**
- a. Application is complete _____
 - b. Required number of plans and applications are provided _____
 ___ Plans (15 sets on County Road or
 ___ Applications 19 sets on State Road)
 - c. Supplemental Information is provided _____
 - d. Certification of pre-submission HDC advisory meeting for new projects in
 Historic District or listed in Historic Sites Inventory _____
 - e. Photographs of existing structures (for Historic Preservation Review) _____
 - f. MAA Approval Letter (if applicable) _____
 - g. Written summary of Route 1 manual compliance (if applicable) _____
 - h. DAP project design recommendation for Route 1 projects _____

- II. Fee Computation** **Fee**
- Number of waivers requested _____
 - * Base Fee for first two waiver sections (\$450) _____
 - Fee for each additional waiver section (___ additional waivers x \$50 each) _____
 - * (Maximum fee of \$350 for Agricultural Preservation parcels)
- TOTAL** _____

III. Certification

Cash Receipt No. _____ Account #011-005-4201 Amount _____

Check issued by _____

___ Waiver petition application is accepted for processing.

___ Scheduled SRC meeting date.

___ Waiver petition application is rejected.

Reason: _____

___ Resubmission is accepted. Date _____ Staff initials _____

Comments/Notes _____

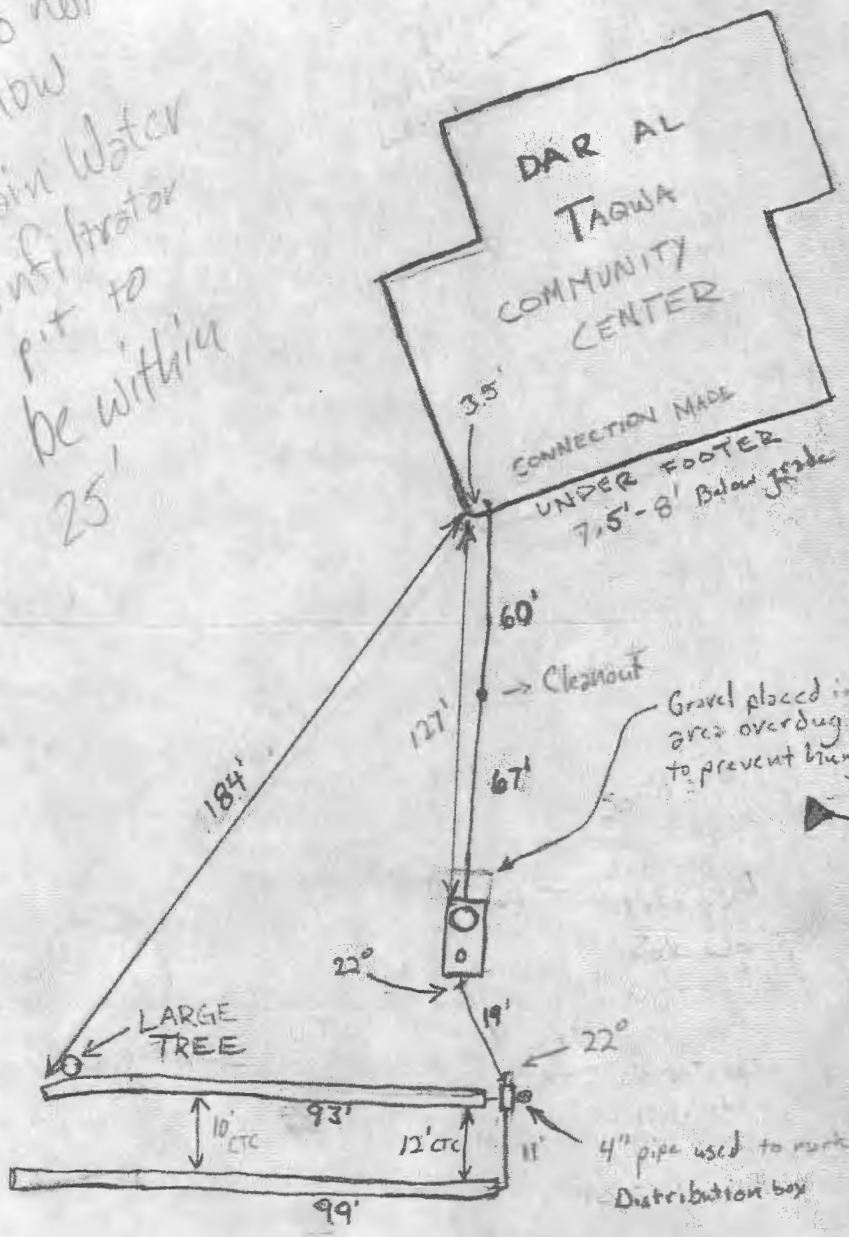
Waiver Petition Justification 16.156(k),(l) & (m)

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Box to be marked

Do not allow Rain Water Infiltrator pit to be within 25'

ROAD MD SR 108



Gravel placed in area over dug to prevent bury pipe

NOT TO SCALE



J & A Construction Services, Inc.

P.O. Box 870 Mount Airy, MD 21771

301-607-8480 Fax

Fax 410-795-0016 ← wrong number

Septic Abandonment

Date: April 3, 2012

Howard County Environmental Health Dept.
Columbia Gateway Drive
Columbia, MD

To Whom It May Concern,

Re: Dar Al Taqwa
10740 Clarksville Pike
Ellicott City, MD 21042

J & A Construction Services, Inc, Abandoned The Two (2) Existing Septic System at The Above Named Address As Per Howard County Health Dept. Specs. The Existing Septic Was Pumped By Hatfield's Equipment, Inc. on 4/2/12 And J & A Construction Services, Inc. Removed The Tanks & Dry Well Completely & Backfilled With Suitable Materials. The Existing Home & Facility Is Now Connected To Public Sanitary Sewer.

J & A Construction Services, Inc.

Jason E. Poe

Jason Poe

6/7 - Utilities indicates that a sewer connection has not been completed at 10740 Clarksville Pike. JEB 4 p.m.

Connection Object 7101042073 ELLICOTT CITY, CLARKSVILLE PK 10740

Device location 6101041138 INSIDE

Device 05/05/06-***.***.** M23004077 6030004 Water Meter - 2" 1CCF5N
Device 05/05/06-***.***.** 23004077 6040004 ERT - 2" 1CCF5D

Premise 5369352000 CLARKSVILLE PK 10740, ELLICOTT CITY

Utility Installation 4101123868 Water 04C06935 2

Utility contract 3201001462 06/10/2010 12/31/9999 03/26/2012

Move-out document 00/00/0000
Move-In Document 1000209436 06/10/2010 X

UTIL ACCOUNT 211010183171 COMM

Business Partner 1101053293 DAR AL-TAQWA 4102605091

Device 06/08/09-***.***.** M23004077 Water Meter - 2" 1CCF5N
Device 06/08/09-***.***.** 23004077 ERT - 2" 1CCF5D

Utility Installation 4101123878 Bay Fees 04C06935 7

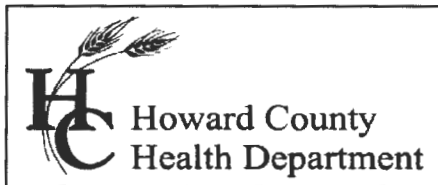
Utility contract 3201001461 06/10/2010 12/31/9999 06/25/2012

Move-out document 00/00/0000
Move-In Document 1000209436 06/10/2010 X

UTIL ACCOUNT 211010183171 COMM

Business Partner 1101053293 DAR AL-TAQWA 4102605091

Utility Installation 4101211676 Sewer 04C06935 1



Bureau of Environmental Health
7178 Gateway Drive Columbia, MD 21046
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

Peter L. Beilenson, M.D., M.P.H., Health Officer

Date: August 25, 2011

**HEALTH DEPARTMENT COMMENTS CONCERNING SDP-12-006
DAR AL TAQWA**

A revision of the proposed plan is required.

1. Add this Note:

Prior to Health Department approval of the Building Permit application for construction of Building 'C', Building 'A' and Building 'B' must be connected to public sewer. And the existing septic system components must be properly abandoned. Health Department approval is contingent upon receiving documentation such as a written statement by the contractor, invoice(s) for pumping the tanks empty, and photos showing activities on the subject property consistent with abandonment of the septic system components.

2. There is not a WHC shown for existing Building 'A'.

Be advised that Building 'A' must be connected to public water. Should any well(s) remain on the property, the well(s) must be sealed by a Licensed Well Driller and the Well Abandonment Report(s) received by the Health Department. The Health Department may require an inspection of the premises to confirm whether or not a well exists on the property.

Robert Bricker, RS/REHS
Environmental Sanitarian Supervisor
Well and Septic Program

Copy: file