



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MCPB
Item # 13
11/8/2001

MEMORANDUM

DATE: November 2, 2001
TO: Montgomery County Planning Board
VIA: John Carter, Chief, Community-Based Planning Division
FROM: Glenn Kreger, Team Leader, Silver Spring\Takoma Park
 Community-Based Planning Team
 Don Downing, Planner Coordinator, Silver Spring\Takoma
 Park, Community-Based Planning Team D. D.

REVIEW TYPE: Special Exception
APPLYING FOR: Major Home Occupation – Martial Arts Training
APPLICANT: Winston G. Alexander
CASE NUMBER: S-2483

ZONE: R-60
LOCATION: 8401 Piney Branch Road, Takoma Park
MASTER PLAN: Silver Spring\Takoma Park Master Plan
FILING DATE: June 27, 2001
PLANNING BOARD: November 8, 2001
PUBLIC HEARING: November 28, 2001 before the Board of Appeals

With the recommended conditions below, the subject special exception application meets the General Conditions for granting a Special Exception under Section 59-G-1.2(a)2, 3, 4, and 5 of the Zoning Ordinance and the Special Exception standards in Section 59-G-2.29(j)(1), (2) and (3) for a major home occupation.

STAFF RECOMMENDATION: APPROVAL with the following conditions:

1. The applicant is bound by all submitted statements and plans.
2. The hours of operation for the facility are limited to the following:
7:00 p.m. to 9:30 p.m. from Monday to Thursday and 10:00 a.m. to 1:00 p.m. on Saturday, as indicated in the application.
3. The number of students in each class is limited to five, including one volunteer instructor.

4. All classes, instruction, and practice must be conducted inside the facility. There will be no outdoors training or practice areas.
5. The sale of goods on the premises is prohibited.
6. Parking must be solely on site, relying on both the lower and the upper parking lots. On street parking along the public alley way in connection with the home occupation is not allowed. All clients must access Piney Branch Road in a head out position.

THE SITE

Site Description

The subject site is a half acre in size, 21,565 square feet. The single-family detached dwelling is on the northern side of Sligo Creek Parkway. Fences are located along Piney Branch Road and along the eastern property line.

A three-story house is located on the subject property. It is recorded as Part of Lot 4, Block 58 in the Gilbert's subdivision in Takoma Park. Various trees and vegetation cover much of the subject site. A macadam driveway and parking area has direct access from Piney Branch Road on the northwest corner of the property. A second macadam driveway and parking area, with access to a brick garage, has access from the service road along the northern edge of the property. The dwelling has a floor area of approximately 2,405 square feet in size. The martial arts training occurs on the main floor, which is the middle of three floors.

The Neighborhood

The surrounding neighborhood consists of single-family dwellings to the north and east, of apartments to the west, and of Sligo Creek Park to the south. The single-family lots generally range in size from 0.19 to 0.25 acre. However, some lots are as large as 0.4 or as small as 0.1 acre. Two special exceptions have been granted within the vicinity of the proposed major home occupation. These include:

1. S.E. – 848, at 8423 & 8425 Piney Branch Road, Lots 38 and 39 for off-street parking of automobiles in connection with a commercial use, granted in 1982. The operation continues.
2. S.E. – 928, at 8700 Reading Road, Lot 20 for an Accessory Apartment, granted in 1984. The operation continues.

THE PROPOSAL

Details of proposal

The applicant has requested a special exception to conform to Montgomery County Zoning Ordinance requirements for a major home occupation. The applicant proposes to use the subject dwelling at 8401 Piney Branch Road to operate a martial arts training school, with instruction in Tai Chi and meditation.

The applicant's statement of operation states that the company, Urban Tao Institute, Inc.,

will operate a martial arts training school, with instructions to be given in Tai Chi and meditation. There will be one class offered daily which will consist of four students per class. No equipment is involved with the daily routine instructions, but on occasion students may practice sidekicks using an upright standing kick bag or practice hand coordination using a "wooden" dummy apparatus.

Staff for the proposed use will be limited to the applicant, who will serve as Master Instructor. The applicant further states that "Aside from the Master Instructor, daily instructions are strictly volunteered by senior students of the school hence, employees are not required."

Anticipated hours of operation for the proposed major home occupation are Mondays to Thursday from 7:00 p.m. to 9:30 p.m. and Saturday from 10:00 a.m. to 1:00 p.m. The applicant does not propose any signs, storage of merchandise, onsite sale of products, or architectural modifications to the subject site.

The proposed area for the use will be approximately 503 square feet (*See attached floor plan*). Therefore, the proposed use will comprise close to 21 percent of the total square feet of the residential dwelling. This percentage does not exceed the 33 percent of total floor area as defined in Section 59-G-2.29 (a).

ANALYSIS

Master Plan

The subject site is located within the Takoma Park Master Plan area. The 2000 Takoma Park Master Plan recommends that the land use for this area should remain primarily residential in nature and should be protected from incompatible uses.

The proposed use is not addressed in the 2000 Master Plan but it does meet the general and specific standards for a major home occupation. Staff has determined that the proposed use will not be incompatible with the existing single-family neighborhood.

Zoning Ordinance

A major home occupation is an allowable special exception in the R-60 Zone. The Ordinance, Sec. 59-A-2.1, states that a home occupation is “any occupation, other than a registered home health practitioner’s office, that provides a service or product and is conducted within a dwelling unit by a resident or residents of the dwelling unit without diminishing its residential character.” Some of the characteristics of a home occupation, according to Sec. 59-A.2.5, are the following:

- It is clearly subordinate to the use of the dwelling unit for residential purposes and requires no external modifications that detract from the residential appearance of the dwelling unit.
- It is conducted entirely within the dwelling unit or any existing accessory building, as defined in this section, and does not use any open yard area of the lot or parcel on which the dwelling unit is located or any building constructed on the lot or parcel specifically for the purpose of operating the home occupation, except for loading and unloading tools and equipment associated with a lawn maintenance service (all storage and maintenance of these tools and equipment; however, must be within the dwelling unit or any existing accessory structure).
- It uses no equipment or process that creates noise, vibration, glare, fumes, odors or electrical or electronic interference detectable at or beyond the lot line.

Section 59-G-2.29 of the Ordinance states that a major home occupation must be subordinated to the residential purpose; the use must be conducted within the dwelling unit; the home occupation office must be conducted only by members of the family with a maximum of two nonresident employees; clients and customers must visit by appointment only; and no equipment or process within the home occupation should create noise, fumes, vibration and other disturbances that can be detectable beyond the lot line.

The proposed petition will adhere to these requirements since the property owner owns the business, clients will visit the subject site by appointment only, and the activity will be instructional in nature. The applicant affirms that all classes will be conducted within the building and that the outdoor training areas shown in photographs submitted by the applicant are for personal use only.

Development Standards

The existing house satisfies the development standards for the R-60 Zone. Further, the applicant does not propose any interior or exterior alterations. The certified house location drawing shows that the setback from the street is approximately 110 feet from Piney Branch Road and 27 feet from Sligo Creek Parkway. The side setback from lot 42 is 8 feet, and the building coverage is 4.3 percent. These existing setbacks meet or exceed the development standards for the R-60 Zone.

Environmental

There are no environmental issues associated with this petition. The proposed use and activity will occur on the main floor of the subject property. Special exceptions uses are exempt if they are located in existing structures and will not result in the clearing of existing trees or forest.

The application for this property has been granted an exemption from the Montgomery County forest conservation requirements of Chapter 22A.

Transportation

Transportation Planning staff has reviewed the applicant's petition

The property and the two parking areas are accessed by both a private driveway and a public alley. Both the driveway and the alley have adequate site distance at Piney Branch Road to allow for safe access from the property.

Section 59-G-2.29 (d) of the Ordinance requires that one parking space be provided for each non-resident employee plus one parking space for every client or customer allowed by the conditions of the special exception to visit in any one-hour period. The owner/instructor has two vehicles and each class could have up to five students. The lower parking lot could hold up to four vehicles and the upper parking lot could hold up to five vehicles.

The proposed site has two macadam parking lots on the site, which are adequate to accommodate the proposed use.

The subject special exception is expected to generate no new peak-hour trips. Therefore, no traffic study is required.

Traffic impacts associated with this use will be minimal given the small class size and the proposed hours of operation.

Community Concerns

The applicant has notified adjacent property owners, as well as representatives of the homeowners association and a nearby condominium association. The City of Takoma Park has also informed area residents of the application. The City Council conducted a public discussion and has adopted a resolution concerning the application (on page 16). The resolution supports the application with conditions that limit the hours of operation and the number of students. As of the date of this staff report, the associations and neighboring residents have not contacted staff or submitted letters to the Board of Appeals concerning the applicant's petition.

Inherent/non-inherent

Inherent and non-inherent adverse effects of the proposed use must be considered on nearby properties and the general neighborhood at the proposed location. Inherent adverse effects are the physical and operational characteristics typically associated with the particular use, regardless of its physical size or scale of operations. On the other hand, non-inherent adverse effects are physical and operational characteristics not necessarily associated with the particular use, or adverse effects created by unusual characteristics of the site.

Inherent factors associated with special exceptions are size, scale, lighting, scope, noise, traffic and environment. The inherent factors associated with the proposed use are traffic to the site, the frequency of operation, and the need for parking of up to seven vehicles. There are no inherent or non-inherent characteristics that would require denial of this application.

Staff has determined that there is sufficient space to park all vehicles on site and that the other inherent factors do not pose adverse effects on nearby properties and the general neighborhood.

Non-inherent effects associated with this property include the driveway access to Piney Branch Road and the use of the public alley way to access several properties in the area.

Transportation staff have determined that there is adequate site distance for safe access onto Piney Branch Road and that the vehicles that use the public alley to access the upper level parking lot will not interfere with the normal use of the alley by other area residents. Therefore, staff concludes that there are no non-inherent adverse effects associated with the particular use.

MONTGOMERY COUNTY ZONING ORDINANCE

Staff has reviewed the application for compliance with all applicable special exception provisions and finds the following:

Sec. 59-G-1.2. Conditions for granting.

59-G-1.2.1. Standard for evaluation. A special exception must not be granted absent the findings required by this Article. In making these findings, the Board of Appeals, Hearing Examiner, or District Council, as the case may be, must consider the inherent and non-inherent adverse effects of the use on nearby properties and the general neighborhood at the proposed location, irrespective of adverse effects the use might have if established elsewhere in the zone. Inherent adverse effects are the physical and operational characteristics necessarily associated with the particular use, regardless of its physical size or scale of operations. Inherent adverse effects alone are not a sufficient basis for denial of a special exception. Non-inherent adverse effects are physical and operational characteristics not necessarily associated with the particular use, or adverse effects created by unusual characteristics of the site. Non-inherent adverse effects, alone or in conjunction with the inherent effects, are a sufficient basis to deny a special exception.

59-G-1.21. General conditions.

- (a) A special exception may be granted when the Board, the Hearing Examiner, or the District Council, as the case may be, finds from a preponderance of the evidence of record that the proposed use:

- (1) Is a permissible special exception in the zone.

A major home occupation is a permissible special exception in the R-60 Zone.

- (2) Complies with the standards and requirements set forth for the use in Division 59-G-2. The fact that a proposed use complies with all specific standards and requirements to grant a special exception does not create a presumption that the use is compatible with nearby properties and, in itself, is not sufficient to require a special exception to be granted.

The proposed use complies with Sec. 59-G-2.29 for a major home occupation.

- (3) Will be consistent with the general plan for the physical development of the District, including any master plan thereof adopted by the Commission. Any decision to grant or deny special

exception must be consistent with a recommendation in an approved and adopted master plan regarding the appropriateness of a special exception at a particular location. If the Planning Board or the Board's technical staff in its report on a special exception concludes that the granting a particular special exception at a particular location would be inconsistent with the land use objectives of the applicable master plan, a decision to grant the special exception must include specific findings as to master plan consistency.

The proposed special exception is consistent with the approved and adopted Takoma Park Master Plan. Although the Master Plan does not specifically address the proposed use, the major home occupation does not alter physical characteristics of the surrounding residential neighborhood.

- (4) Will be in harmony with the general character of the neighborhood considering population density, design, scale and bulk of any proposed new structures, intensity and character of activity, traffic and parking conditions and number of similar uses.

The proposed use will be conducted within an existing house and proposes no changes to the building and associated parking areas. Therefore, it will not change the character of the property and will be in harmony with the general character of the neighborhood.

- (5) Will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood at the subject site irrespective of any adverse effects the use might have if established elsewhere in the zone.

The proposed major home occupation will not have a discernible impact on the surrounding properties given the limited number of clients expected each weekday evening and on Saturday.

- (6) Will cause no objectionable noise, vibrations, fumes, odors, dust, illumination, glare, or physical activity at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone.

The proposed use will not have objectionable physical activity associated with the use of the property.

- (7) Will not, when evaluated in conjunction with existing and approved special exceptions in any neighboring one-family residential area, increase the number, intensity, or scope of special exception uses sufficiently to affect the area adversely or alter the predominantly residential nature of the area. Special exception uses that are consistent with the recommendations of a master or sector plan do not alter the nature of an area.

Only one special exception has been granted within the immediate area. Off-street parking of automobiles in connection with an adjacent commercial use is located at 8423\25 Piney Branch Road (SE-848 in 1982). Another special exception in the area is an Accessory Apartment at 8700 Reading Road (SE-928 in 1984).

The proposed special exception will not increase the number, intensity or scope of special exceptions in the subject area sufficiently to affect the area adversely or alter the predominantly residential nature of the area.

- (8) Will not adversely affect the health, safety, security, morals or general welfare of residents, visitors or workers in the area at the subject site, irrespective on any adverse effects the use might have if established elsewhere in the zone.

The proposed major home occupation will not impact the adjacent residents or those who use the public access alley for access.

- (9) Will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public facilities.

The subject dwelling is served by public facilities.

- (i) If the special exception use requires approval of a preliminary plan of subdivision, the adequacy of public facilities must be determined by the Planning Board at the time of subdivision review. In that case, subdivision approval must be included as a condition of the special exception.

Not applicable.

- (c) The applicant for a special exception has the burden of proof to show that the proposed use satisfies all applicable general and specific standards under this Article. This burden includes the burden of going forward with the evidence, and the burden of persuasion on all questions of fact.

Sec. 59-G-2.29. Home occupation, major.

The use of a dwelling for a major home occupation, including a professional or home health practitioner's office that is not in accordance with sections 59-A-3.4 and 59-A-6.1 may be allowed, subject to the following provisions:

- (a) The use must be clearly subordinate to the use of the dwelling for residential purposes. The amount of floor area used for the major home occupation must not exceed 33 percent of the total floor area of the dwelling unit and any existing accessory building on the same lot or parcel. Any enlargement of the total floor area resulting from construction completed on or after the date of application for the special exception or within 18 months immediately preceding the application must be excluded from the total floor area on which this calculation is based.

The proposed major home occupation uses approximately 503 square feet of floor area. This area is about 21 percent of the approximately 2405 square feet dwelling. Therefore, the proposed use adheres to this standard. Further, the applicant does not intend to enlarge the subject dwelling.

- (b) The use must be conducted within the dwelling unit or any existing accessory building and not in any open yard area of the lot or parcel on which the dwelling is located. Exterior storage of goods or equipment is not permitted. No separate detached building may be constructed on the lot or parcel for the express purpose of specifically operating the home occupation. No more than one existing accessory building may be used for this purpose. The use may, however, involve off-site activities such as sales, client contact and other matters related to the home occupation.

The proposed use will occur within the dwelling's main floor. The applicant does not propose any exterior storage of goods or equipment.

- (c) The Board may grant a special exception for a major home occupation on the same property as a registered home occupation, if it finds that both together can be operated in accordance with the provisions of this section and section 59-G-1.2, title "Conditions for Granting." The Board must not grant a special exception for more than one major home occupation on the same property or approve such a use if the property is also approved for a different special exception in accordance with this division 59-G-2.

The proposed special exception is not for a registered home occupation and there is currently no special exception of any sort on the subject property.

- (d) The home occupation office must be conducted only by members of the family, as defined in section 59-A-2.1, residing in the dwelling and a maximum of 2 nonresident employees or associates to be determined by the Board, taking into account the impact on neighboring residences of the resultant parking and traffic. The Board may allow more than 2 nonresident employees for a health practitioner's practice; however, no nonresident health practitioner is allowed. In any case where customers, clients or patients visit the dwelling, there must be no more than 2 resident operators of the home occupation or 2 resident health practitioners or other professional practicing in the dwelling.

The applicant will conduct the proposed major home occupation and may be assisted by one volunteer senior instructor for each class.

- (e) Clients, customers, patients or other visitors in connection with the home occupation must visit by appointment only. The Board may specify the hours during which they may visit and may limit the number of clients, customers, patients, or other visitors during those periods. An indoor waiting room must be provided. In the case of a home health practitioner, as defined in section 59-A-2.1, emergency patients may visit outside the specified hours or without appointment; abuse of this exemption may lead to revocation of the special exception.

Clients will come to the subject dwelling to participate in training classes. They will come, by appointment, at specified times.

- (f) No equipment or process that creates noise, vibration, glare, fumes, odors or electrical or electronic interference detectable at or beyond the lot line is allowed as part of the special exception activity, nor is it allowed to involve use, storage or disposal of:

The proposed use will not cause any of the above factors because the proposed use is instructional in nature and will occur within the existing building on the main floor.

- (g) The only allowable equipment or facilities are those needed for:
 - (1) Domestic or household purposes;
 - (2) General office purposes, such as but not limited to a personal computer, calculator, word processor, or typewriter; or

- (3) Art of handicraft equipment, such as but not limited to a hand loom, spinning wheel, kiln, or woodworking tools.
- (4) In the case of a home health practitioner, as defined in section 59-A-2.1, medical equipment may also be used, subject to the provisions of paragraph (f), above.

The nature of the proposed use is instructional and requires minimal equipment. Some equipment located in outdoor areas, including a kick bag and a "wooden" dummy apparatus, is solely for the personal use of the property owner.

- (h) The sale of goods on the premises is prohibited, except for:
 - (1) The products of dressmaking, hand-weaving, block- printing, the making of jewelry, pottery or musical instruments by hand, or similar arts or handicrafts performed by a resident of the dwelling; or
 - (2) No more than 5 sales per month of items customarily ordered for delivery to customers at off-site locations.

The applicant will not sell any goods onsite.

- (i) Display or storage of goods is prohibited except for:
 - (1) Such handmade items as are enumerated in paragraph (h)(1) above; or
 - (2) Samples of merchandise that may be ordered by customers to whom it will be delivered at off-site locations, or merchandise awaiting such delivery.

The storage of equipment or merchandise for collection by employees who will use or deliver it at off-site locations is prohibited.

The proposed use will not involve the storage or display of goods.

- (j) Except as provided in paragraph (2), off-street parking must be provided on-site in accordance with the relevant provisions of article 59-E, as follows:
 - (1) For a home health practitioner, the Board may require the number of spaces specified in section 59-E-3.7 for "office, medical practitioner." Alternatively, and for any other use encompassed by

this section 59-G-2.29, there must be one parking space for each nonresident employee or associate plus one parking space for every client or customer allowed by the conditions of the special exception to visit in any one-hour period. These spaces must be addition to the number of spaces required for the residential use of the property.

- (2) In determining the necessary amount of on-site parking, the Board may take into account the availability of on-street parking spaces, but on-street parking must not be allowed in connection with the home occupation or professional office if it will have an adverse impact on neighboring residences.
- 3) Screening must be provided in accordance with section 59-E-2.92. The required spaces must be located in the side or rear yard, except that the Board may approve parking in a driveway traversing the front yard if it finds that there is inadequate space for the parking or necessary screening in the side or rear yard, and the front-yard driveway can be screened in accordance with section 59-E-2.92. If an applicant can establish, to the satisfaction of the Board, that a front-yard parking area was constructed prior to February 5, 1990, in order to satisfy the parking requirements for a residential professional office as a permitted use, the Board may waive the requirement for side or rear yard parking if it finds that such action will not have an adverse impact on neighboring residences.

There is sufficient onsite parking in both the front yard and the side yard parking areas to accommodate the proposed use. The front yard parking is screened from view along Piney Branch Road and the public alley. The side yard parking area is screened from adjacent residential properties.

- (k) In the residential one-family zones regulated by section 59-C-1.3 and in recorded residential subdivisions in the agricultural zones regulated by division 59-C-9, any commercial vehicle that is parked or garaged on-site in connection with the home occupation must comply with the regulations for commercial vehicles in section 59-C-1.31, title "Land Uses." In the townhouse and multiple family zones regulated by sections 59-C-1.7 and 59-C-2.3, respectively, one commercial vehicle may be parked on-site in connection with the home occupation if parked in a garage.

The applicant does not propose any parking of commercial vehicles or storage on the subject property.

- (l) The Board may restrict deliveries by truck in volume and frequency and may limit them to deliveries by public or private services that also deliver to private homes.

Not applicable.

- (m) Reserved

- (n) A special exception for a major home occupation is granted for a one-year period; application for renewal must be made annually and the special exception may be renewed if it is operated in compliance with the findings and conditions of the Board in the initial grant and satisfies the compliance procedures specified by section 59-G-1.3. The public hearing on the annual renewal may be waived by the Hearing Examiner if the inspection of the premises indicates that the special exception is in compliance with the conditions established by the Board of Appeals and the parties entitled to notice are given an opportunity to request a hearing and fail to do so.

This petition will comply with this requirement.

- (o) In those zones where a professional office for a resident of a dwelling was permitted by right prior to February 5, 1990, and if a use-and-occupancy permit for the professional office was issued prior to February 5, 1990, the office may be continued as a nonconforming use, as provided in division 59-G-4. (See section 59-C-1.31, 59-C-2.3 or 59-C-9.3.)

Not applicable.

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Winston Alexander
8401 Piney Branch Road
Silver Spring, MD 20901

October 16, 2001

Mr. Don Downing
Montgomery County Department of
Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910 - 3760

Dear Mr. Downing:

Thank you for taking the time to come out to visit 8401 Piney Branch Road in relationship to the Special Exception Petition filed. As the follow-up to your visit on Thursday September 13, you requested the following information:

- 1) Measurements of the training floor used for class, and
- 2) The number of people training per class.

Measurements of the training floor:

Please see the attached schematics of the training floor.

The number of people training per class:

There will be five people training per class: four students and one senior student who will be teaching.

In addition to the information you requested, I would like to request a change of time on Saturday. From the original requested time: 9:00 AM - 12 Noon. Change to 10:00 AM - 1:00 PM. There will be no merchandise sold from the property of 8401 Piney Branch Road, and that the schedule of classes will be as follows:

Monday - Thursday; 7:00 PM - 9:00 PM
Saturday: 10:00 AM - 1:00 PM

Please let me know if you require other information. I can be reached at 301-587-9555.

Sincerely yours,



Winston Alexander

Introduced By: Councilmember Seamens

Resolution No. 2001-73

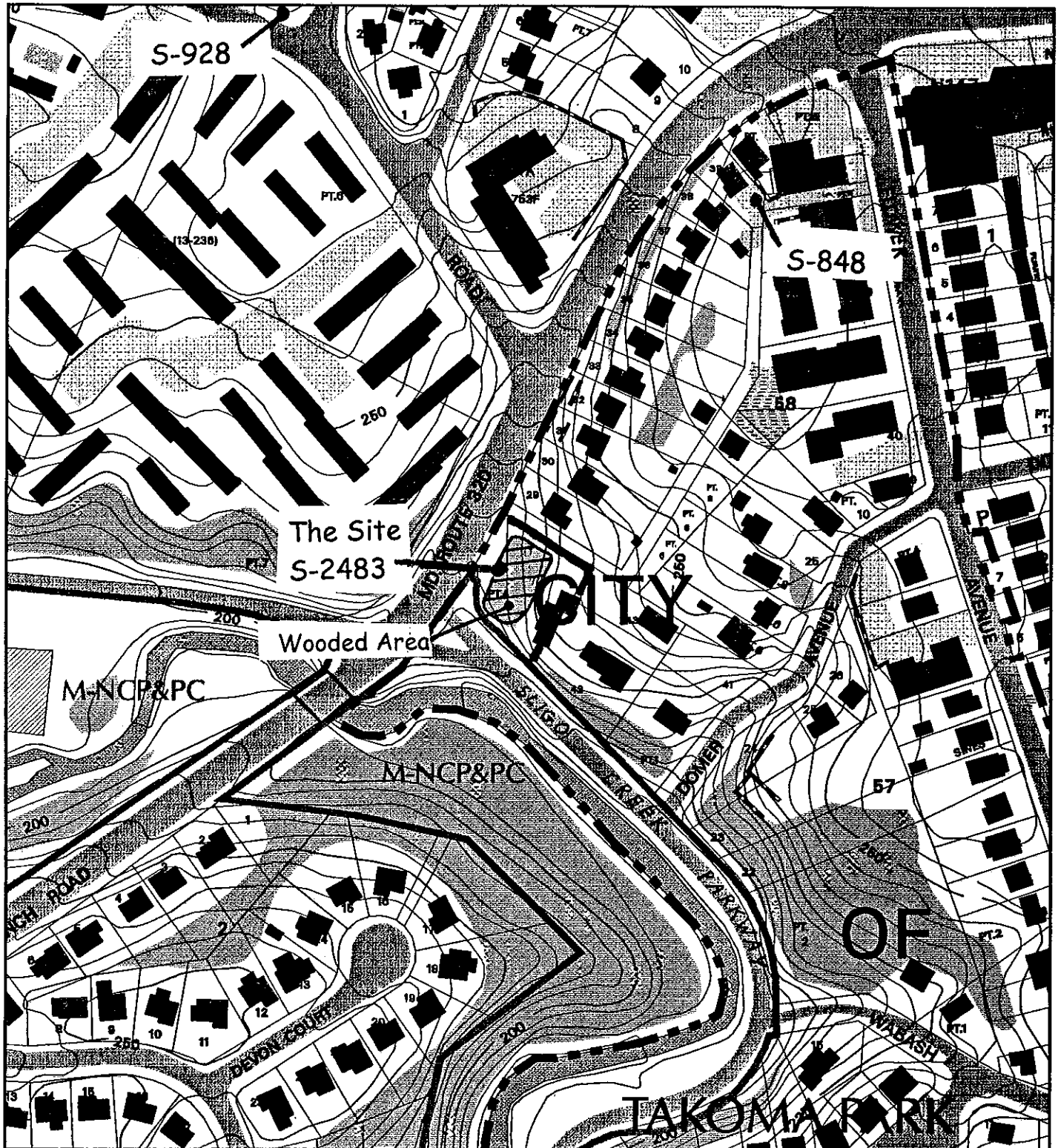
**Proposed Special Exception Application for Martial Arts
(8401 Piney Branch) - S-2483**

- WHEREAS, Mr. Winston Alexander owns the property 8401 Piney Branch, more particularly described as Lot 4 block 58 of the Gilbert Subdivision ; AND
- WHEREAS, The Urban Tao Temple For Higher Consciousness has been offering classes in traditional martial and meditative disciplines since March of 2000 at 8401 Piney Branch Road, AND
- WHEREAS, Mr. Alexander has applied for a special exception to permit a major home occupation, specifically a martial arts school, AND
- WHEREAS, The property is zoned R-60 (residential) and the proposed major home occupation is permitted by special exception under Sec. 59-G-2.29 of the Montgomery County Zoning Ordinance; AND
- WHEREAS, The Applicant has documented that the school will operate Monday through Thursday from 7 - 9:30 PM and Saturday from 10 AM - 1 PM in classes of no more than five students; AND

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF TAKOMA PARK, MARYLAND THAT the City Council hereby:

Recommends approval of the proposed major home occupation, provided it is in strict adherence to the conditions that the proposed hours of operation shall be Monday through Thursday from 7 - 9:30 PM and Saturday from 10 AM - 1 PM and that classes shall be no more than five students.

ADOPTED THIS 22nd DAY OF October, 2001.

S-2483 URBAN TAO

Map compiled on October 18, 2001 at 9:34 AM | Site located on base sheet no - 210NE01

NOTICE

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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map

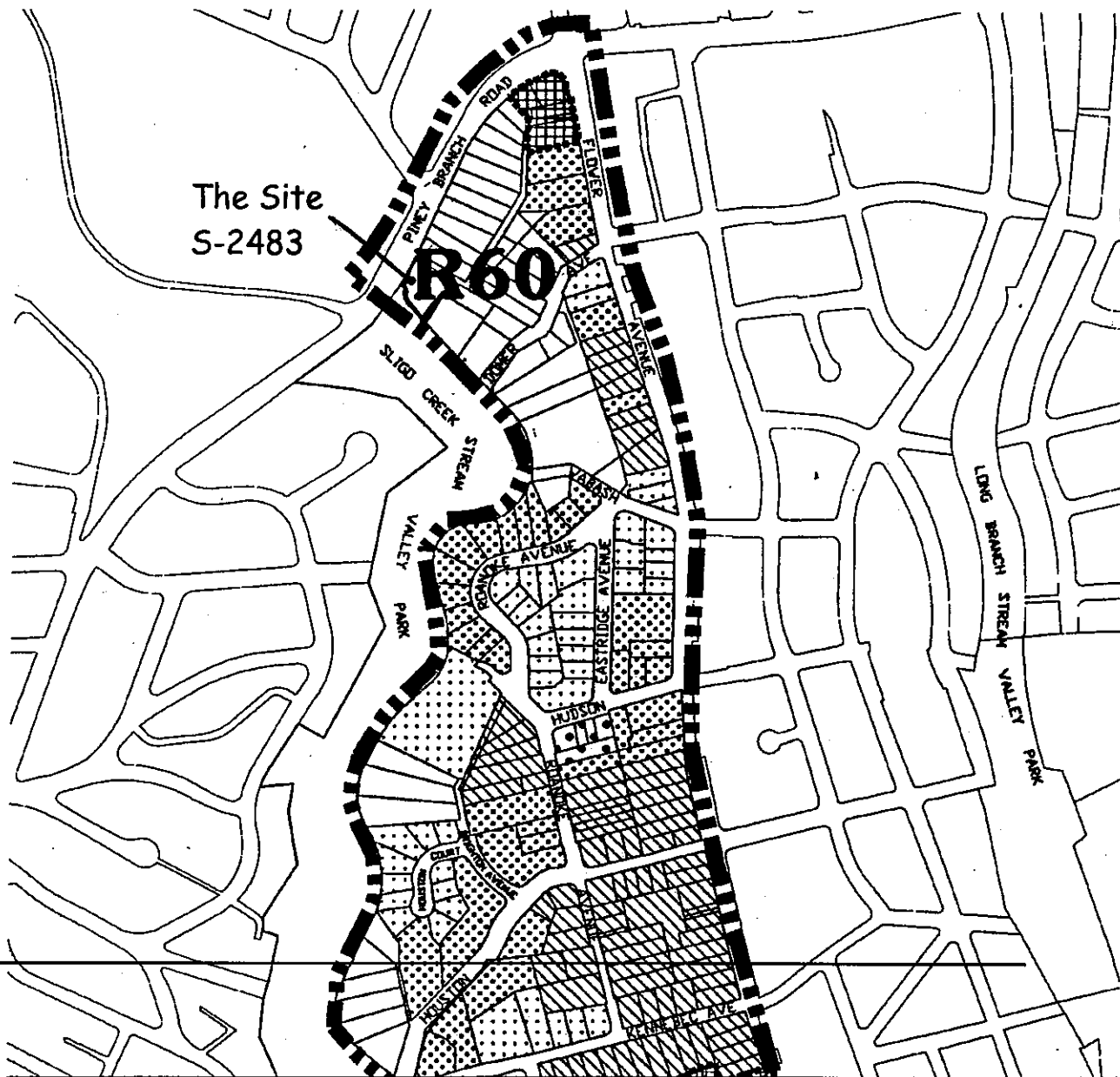


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Research & Technology Center
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LEGEND

Master Plan Boundary



C-1 - Local Commercial



C-2 - General Commercial



R-10 - Multi-Family High Density Residential



R-20 - Multi-Family Medium Density Residential



R-30 - Multi-Family Low Density Residential



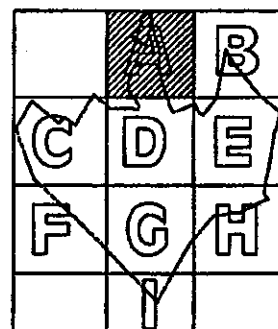
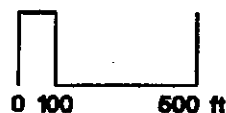
R-40 - One Family Semi-Detached

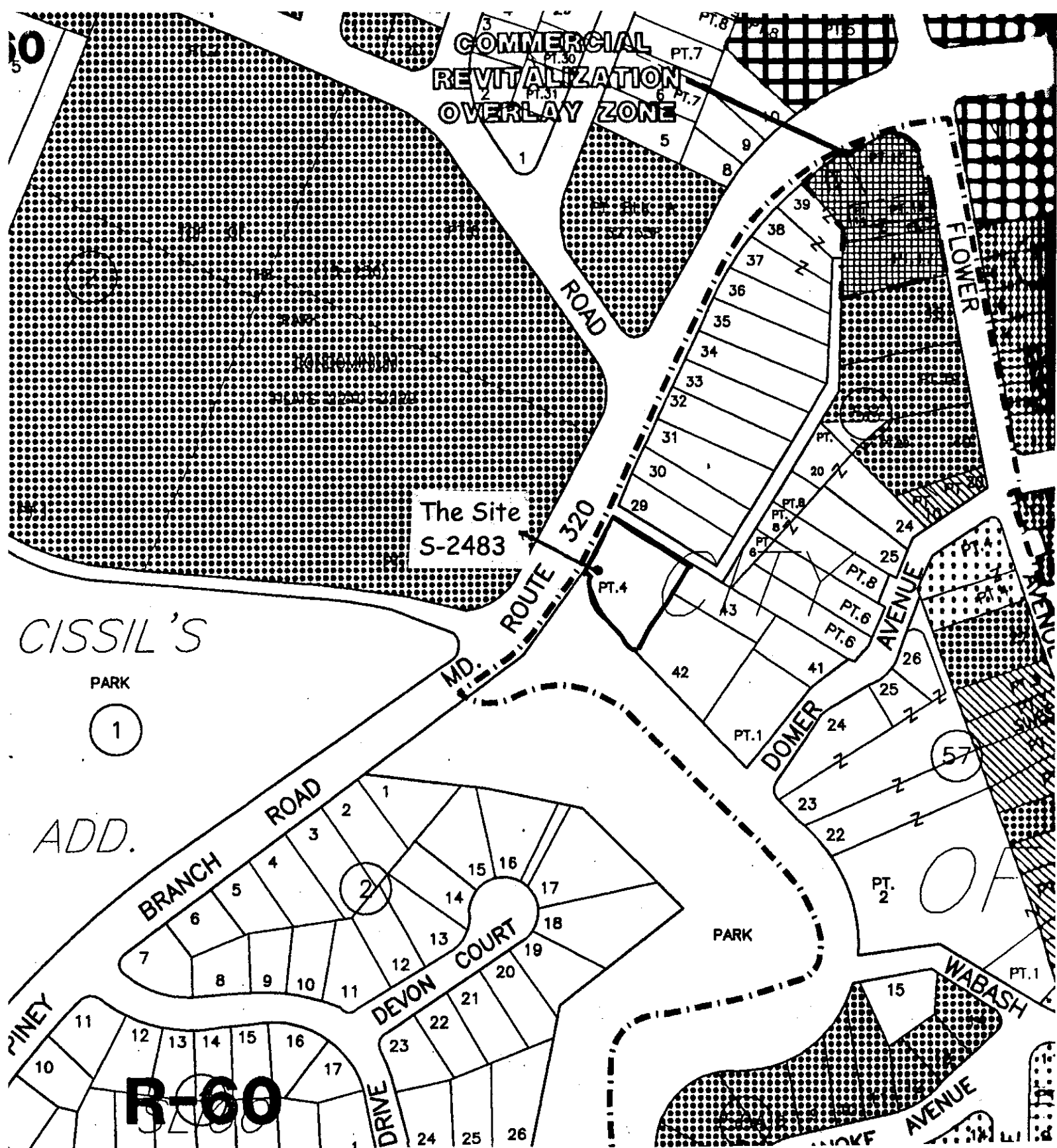


R-60 - Single Family Residential



CROZ - Commercial Revitalization Overlay Zone



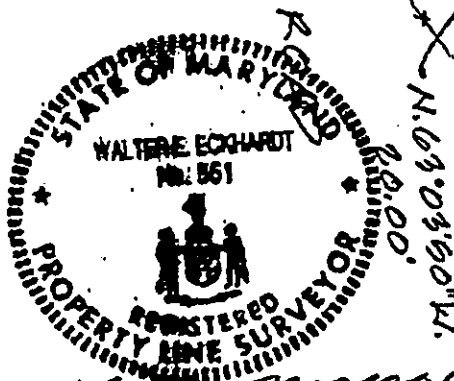


S-2483 URBAN TAO
EXISTING ZONING

NOTES:

1. This plat is of benefit to a co. lender only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plat does not provide for accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.
4. This plat was prepared in accordance with the plat of subdivision and/or deed as recorded in the Land Records of the county in which the property is located.
5. The title report was not furnished; The property shown hereon is subject to easements and right-of-way(s) of record.
6. The location and size of improvements shown hereon are approximate and are for informational purposes only and details of the site not shown hereon are not considered significant by this office and thus are not shown.
7. Legend: OH. = building overhang; D. = deck; S. = stoop; W. = walkway; P. = patio; AW. = aerial wire(s); P.L. = property line; BW. = bay window; CHM. = chimney; WW. = window well; SW. = stairwell; G. = gas meter; OR. = oriel.
8. Accuracy of apparent setback distance = $\pm 1'$

Note: This property lies within Flood Zone C, as shown on the National Flood Insurance Program (FEMA) map.



SHELTON PROPERTY

REF.: L.3357, F.354

HOUSE LOCATION DRAWING

#8401 PINEY BRANCH RD.

PART OF LOT 4 BLOCK 58

GILBERT'S SUBDIVISION OF TAKOMA PARK

P.B. A P. No. 51

15th Election District
Montgomery County, Maryland

CERTIFICATION:

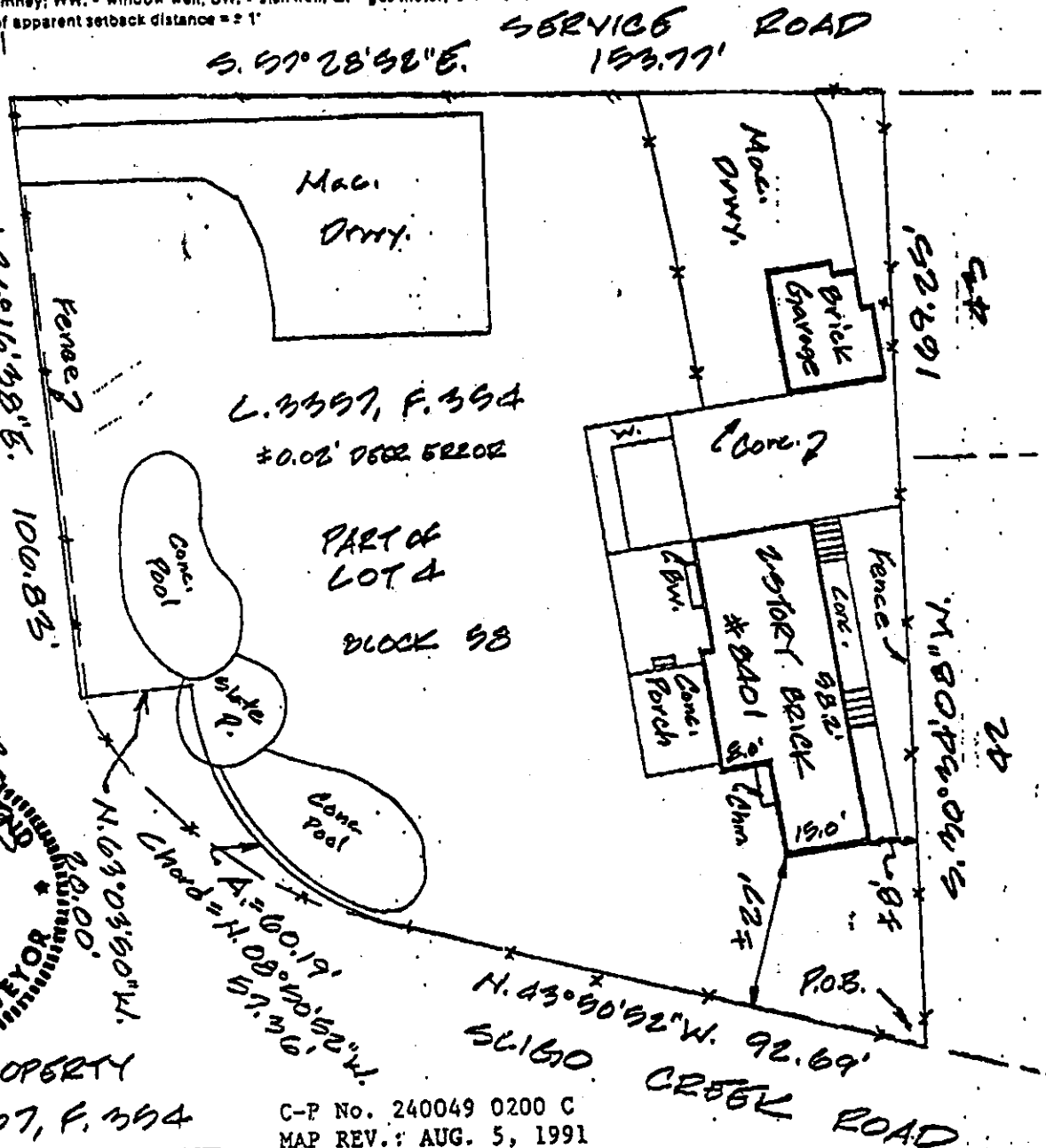
I certify, to the best of my knowledge and belief, that the existing visible improvements shown hereon have been established by accepted land surveying practices and that unless otherwise shown there are no visible encroachments.

Walter E. Eckhardt
Property Line Surveyor, Md. Reg. No. 551

MSI METROPOLITAN
SURVEYING

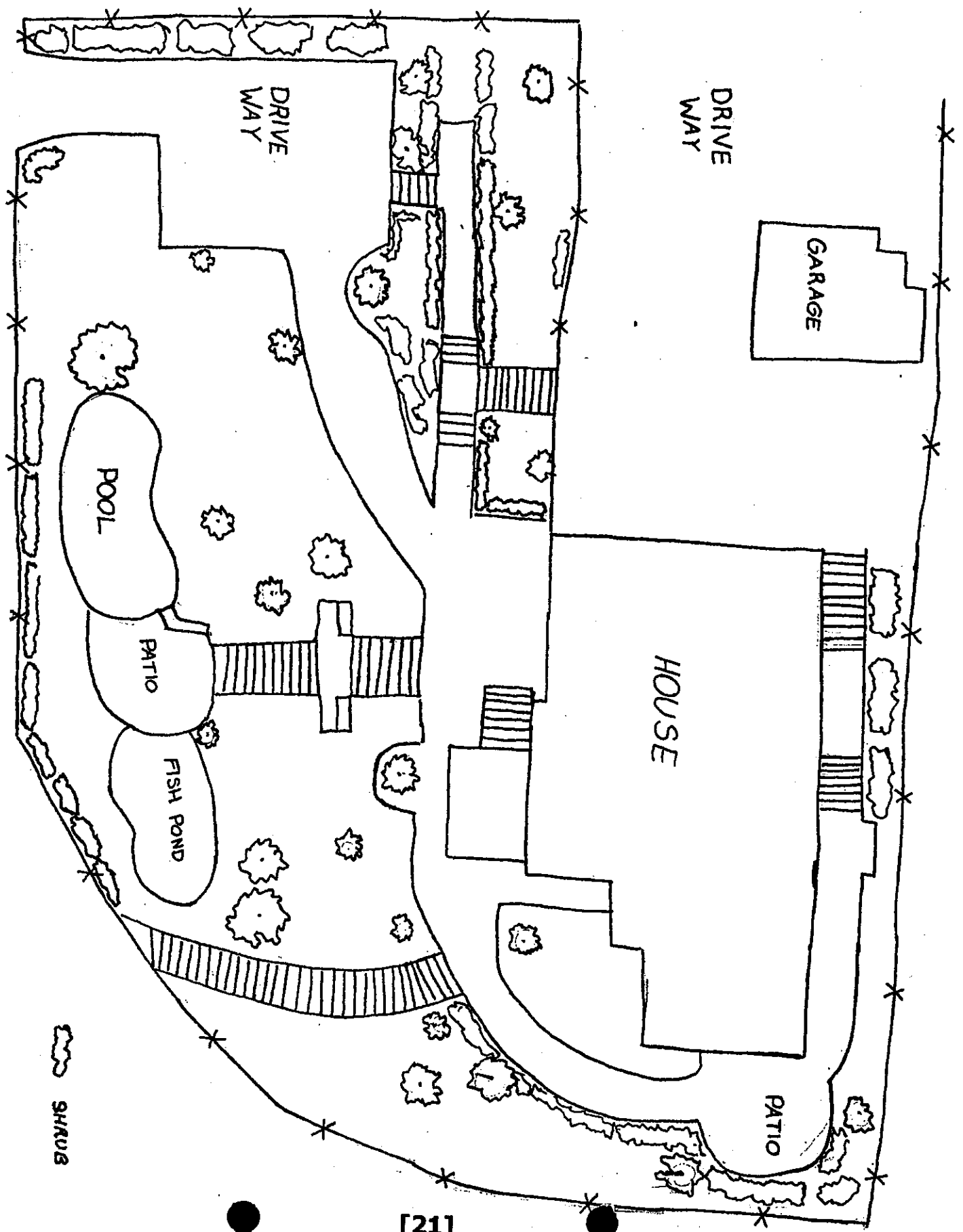
11262 Georgia Ave. • Suite 102
Wheaton, MD 20902
(301) 929-8195
FAX: (301) 929-8197

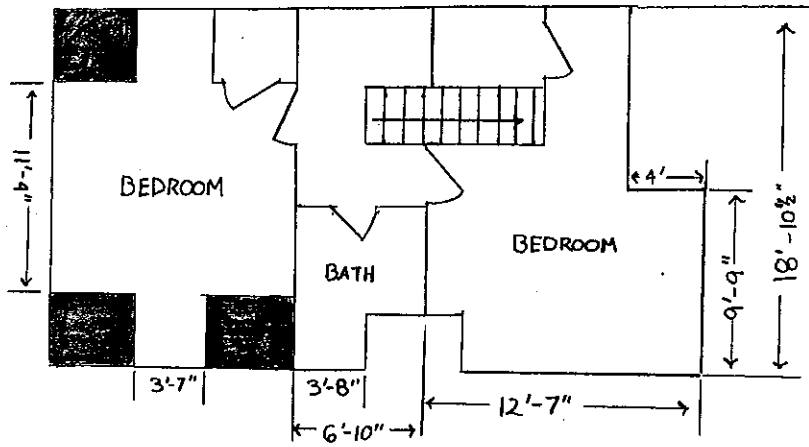
Case: R99-11-015 File: 11-041-99 [201] Dm: 115 Scale: 1" = 30' Date: 11-30-96



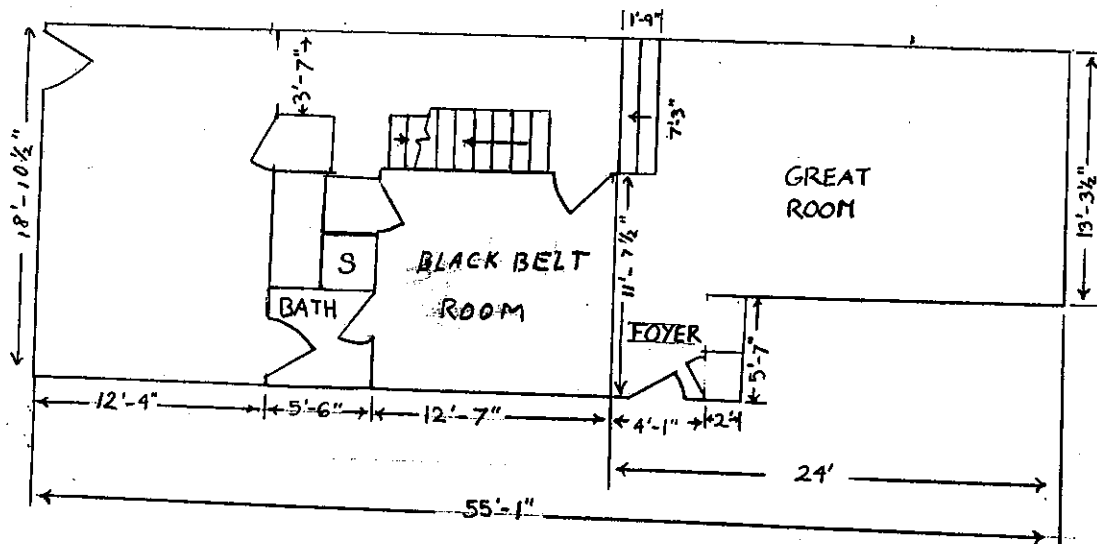
LANDSCAPE PLAN

8401 PINEY BRANCH RD.

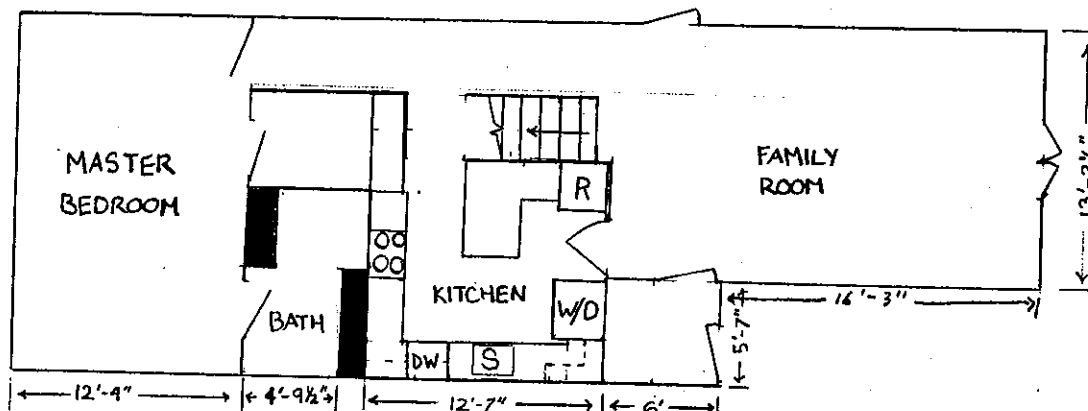




Third Floor

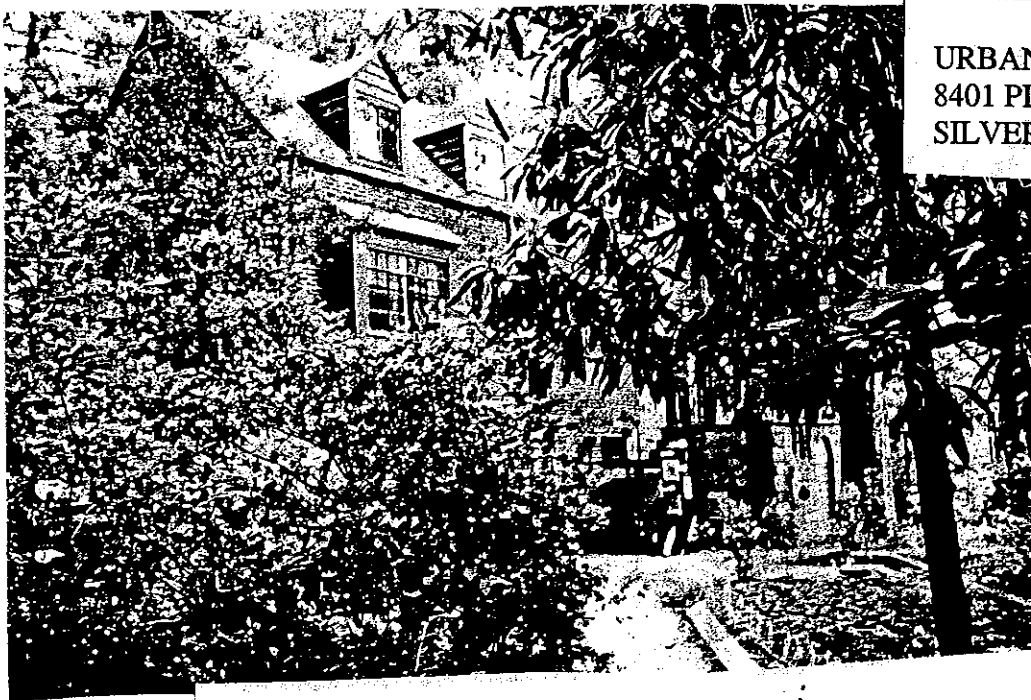


Main Floor



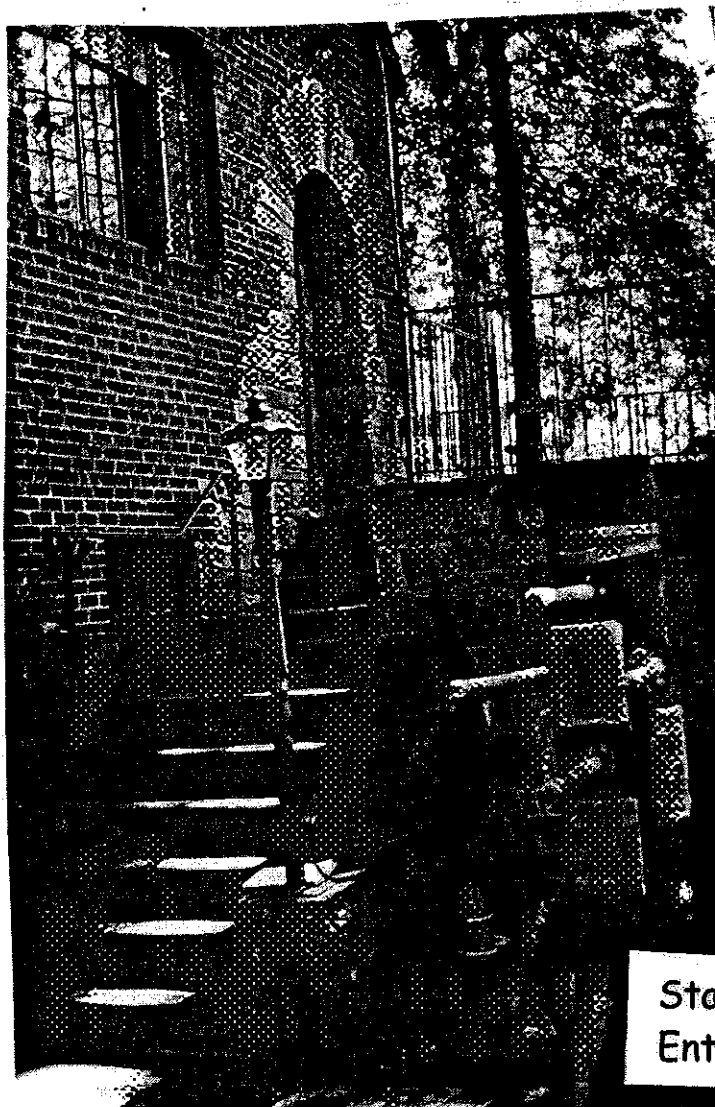
First Floor

House at 8401 Piney Branch Road



URBAN TAO INSTITUTE INC.
8401 PINEY BRANCH ROAD
SILVER SPRING, MD. 20901

House at 8401 Piney Branch Road



Stairs to Main Level,
Entry to Urban Tao Institute

URBAN TAO INSTITUTE INC.
8401 PINEY BRANCH ROAD
SILVER SPRING, MD. 20901

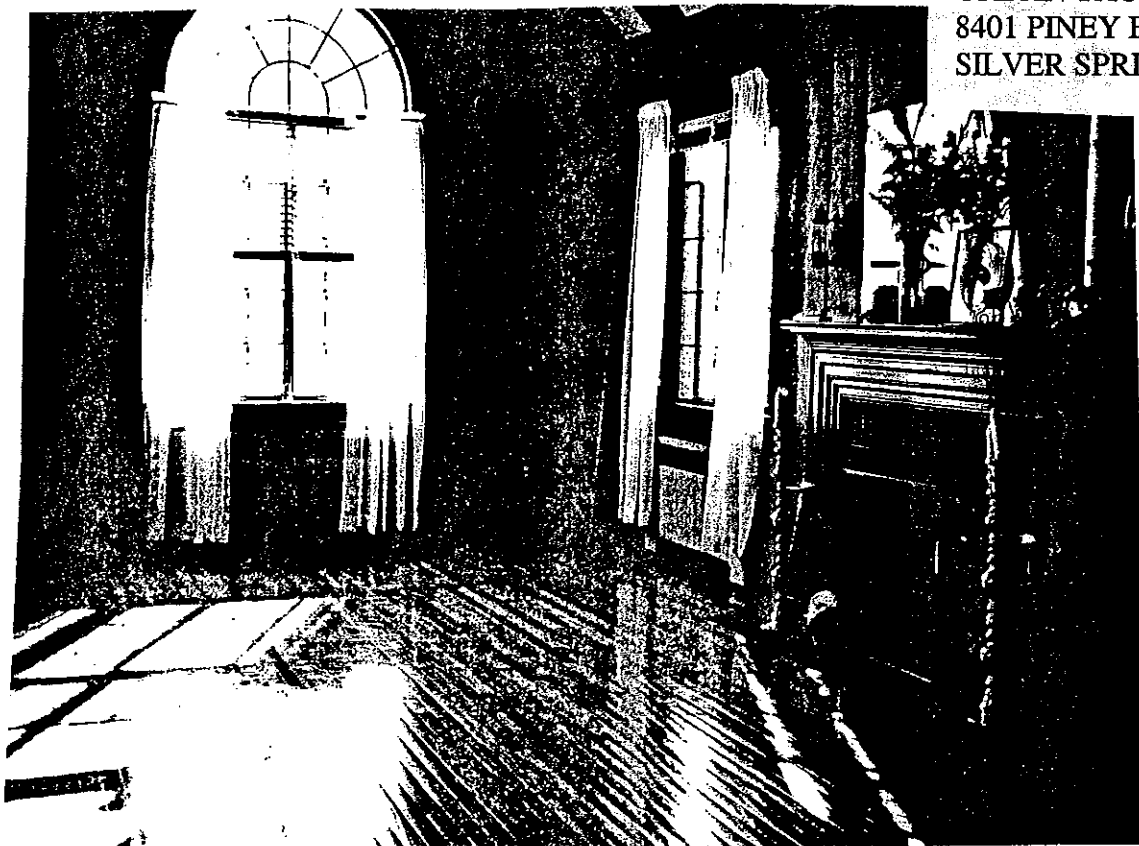


Sidewalk, Screening, and Fence
Along Piney Branch Road



Driveway entry to property and
Public Alley to Rear of Nearby Houses

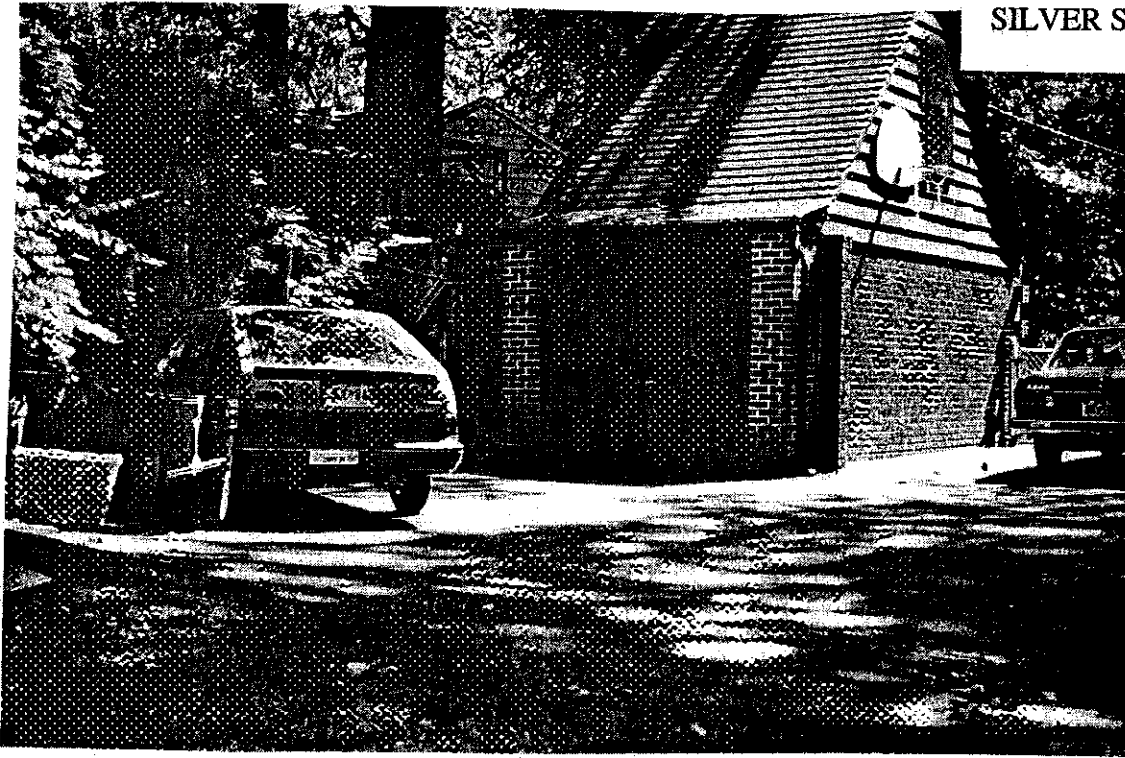
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SILVER SPRING, MD. 20901



Main Training Room



Parking Area Accessed from
Piney Branch Road



Parking Area Accessed from the
Public Alley



Public Alley from Piney Branch Road