



FOR STAFF ONLY:  
HAWP# \_\_\_\_\_  
DATE ASSIGNED \_\_\_\_\_

# APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
301.563.3400

**APPLICANT:**

Name: Nepal Education and Cultural Center\_(NECC) \_ E-mail: necc.engteam@gmail.com \_\_\_\_\_

Address: \_11650 Snowden Farm Parkway\_\_\_\_ City: \_Germantown\_\_ Zip: 20876\_\_

Daytime Phone: \_240-751-6359\_\_\_\_\_Tax Account No.: 160202898373 & 160202975153

**AGENT/CONTACT (if applicable):**

Name: \_\_\_\_\_ E-mail: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_ Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property\_\_22022 Ridge Rd, Germantown, MD 20876\_\_New Address: 11650 Snowden Farm Parkway, Germantown, MD\_\_\_\_\_

Is the Property Located within an Historic District?  Yes/District Name\_ Northern County\_\_\_\_\_  
 No/Individual Site Name\_\_\_\_\_

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: \_\_\_\_\_ Street: \_\_\_\_\_

Town/City: \_\_\_\_\_ Nearest Cross Street: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Parcel: \_\_\_\_\_

**TYPE OF WORK PROPOSED:** See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> New Construction             | <input type="checkbox"/> Deck/Porch          | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition                     | <input type="checkbox"/> Fence               | <input type="checkbox"/> Solar                           |
| <input checked="" type="checkbox"/> <b>Demolition</b> | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting           |
| <input type="checkbox"/> Grading/Excavation           | <input type="checkbox"/> Roof                | <input type="checkbox"/> Window/Door                     |
|   |  | <input type="checkbox"/> Other:_____                     |

I hereby certify that I have the authority to make the foregoing application, that the application is correct

and accurate, and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Pramod KC

01/10/2022

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Signature of owner or authorized agent

Date

Adjacent and Confronting Properties:

Germantown, MD 20876

21721 Brink Meadow Lane

21725 Brink Meadow Lane

11808 Morning Star Drive

11804 Morningstar Drive

11722 Morning Star Drive

20304 Mallet Hill Court

20300 Mallet Hill Court

20301 Mallet Hill Court

11612 Morning Star Drive

11608 Morning Star Drive

11604 Morning Star Drive

22030 Ridge Road

22021 Ridge Road

HAWP APPLICATION: MAILING ADDRESSES FOR NOTHING  
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address  11650 Snowden Farm Parkway Germantown, MD 20876	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
20301 Mallet Hill Ct Germantown, MD 20876	11820 Morning Star Dr Germantown, MD 20876
20305 Mallet Hill Ct Germantown, MD 20876	11824 Morning Star Dr Germantown, MD 20876
20300 Mallet Hill Ct Germantown, MD 20876	21725 Brink Meadow Ln Germantown, MD 20876
20309 Mallet Hill Ct Germantown, MD 20876	21721 Brink Meadow Ln Germantown, MD 20876
20312 Mallet Hill Ct Germantown, MD 20876	21729 Brink Meadow Ln Germantown, MD 20876
11722 Morning Star Dr Germantown, MD 20876	21733 Brink Meadow Ln Germantown, MD 20876
11714 Morning Star Dr Germantown, MD 20876	21737 Brink Meadow Ln Germantown, MD 20876
11804 Morning Star Dr Germantown, MD 20876	21741 Brink Meadow Ln Germantown, MD 20876
11808 Morning Star Dr Germantown, MD 20876	

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

The property lies at existing 22022 Ridge Road, Germantown, MD 20876, (current 11650 Snowden Farm Parkway, Germantown, MD 20876) the area of the property as listed on plat is 16.75 Acres. The property falls in Historical preservation master plan designated as Howes Farm (Elizabeth Waters Farm), which was built in 1884 by James R. Howes, several other outbuildings like hen house, a double corn crib and machine storage shed, a rusticated concrete block dairy building, pump house, meat house, Silo and feed room also remain from the period.

The property is enclosed by tree lines in all three sides and frontage is connected to Snowden Farm Parkway, the property is mostly vegetated with grass, shrubs, and trees. A stream passes through the east side of the property and part of the property lies on 100-year floodplains.

Description of Work Proposed: Please give an overview of the work to be undertaken:

Nepal Education and Cultural Center (NECC) purchased the property to establish as a worship/religious place; several new buildings, gardens, parking spaces, access roads, sanitary sewer, storm drainage and new water connection are proposed on this property without interfering with the existing historical properties. After purchase NECC has done extensive cleaning of all existing buildings and sheds and mowing of the entire property. Many volunteer engineers and volunteers of other expertise are working daily to uplift the beauty of this historical property. A team of volunteer structure engineers assessed the structural condition of the three outbuildings and standalone silo; upon detailed study of the said buildings the engineers indicated that the structures are not in good structural condition and are continuously deteriorating. Based on structure engineer's analysis NECC is requesting permit to demolish the unsafe outbuildings as indicated in attached plan; however, NECC is in rehabilitation process of the main building, concrete block dairy building, barn, and the feed room.

Work Item 1: Handyman Room, Pump House, and Hen House

Description of Current Condition:  
These structures are in poor conditions, the structural woods are rotting and leaning on one side. These buildings are beyond repairing condition.

NECC is requesting demolition permit for these small outbuildings. An access road is proposed along the footprint of these outbuildings.

Work Item 2: West Silo

Description of Current Condition:  
Visually inspecting the shed in poor condition, paints peeling off and woods are rotting. Multiple cracks on the wall of silos are visible. The silo roof of the silo has also collapsed.

Proposed Work:  
NECC is requesting demolition permit for this structure. No new structures are proposed on this footprint.



Current photographs of Pump House, Handyman Room and Hen House:







Current photograph of West Standalone silo:



**Attachments:**  
NECC concept plan.



**SURVEYOR'S CERTIFICATE**

I hereby certify that the plat shown hereon is correct; that it is a subdivision of the lands conveyed to David Yegher by the following conveyances:  
 1. All of the land conveyed by Brink 27 Limited Partnership, by deed dated July 20, 1982 and recorded in Liber 5901 at Folio 502,  
 2. All of the land conveyed by Catherine G. Clagett and James A. Clagett by deed dated July 20, 1982 and recorded in Liber 5930 at Folio 046.  
 The said conveyances being recorded among the Land Records of Montgomery Co., Md. Permanent property line markers will be placed as required by Section 50-24(e) of the Montgomery County Subdivision Regulation.

August 28, 1990  
 Date

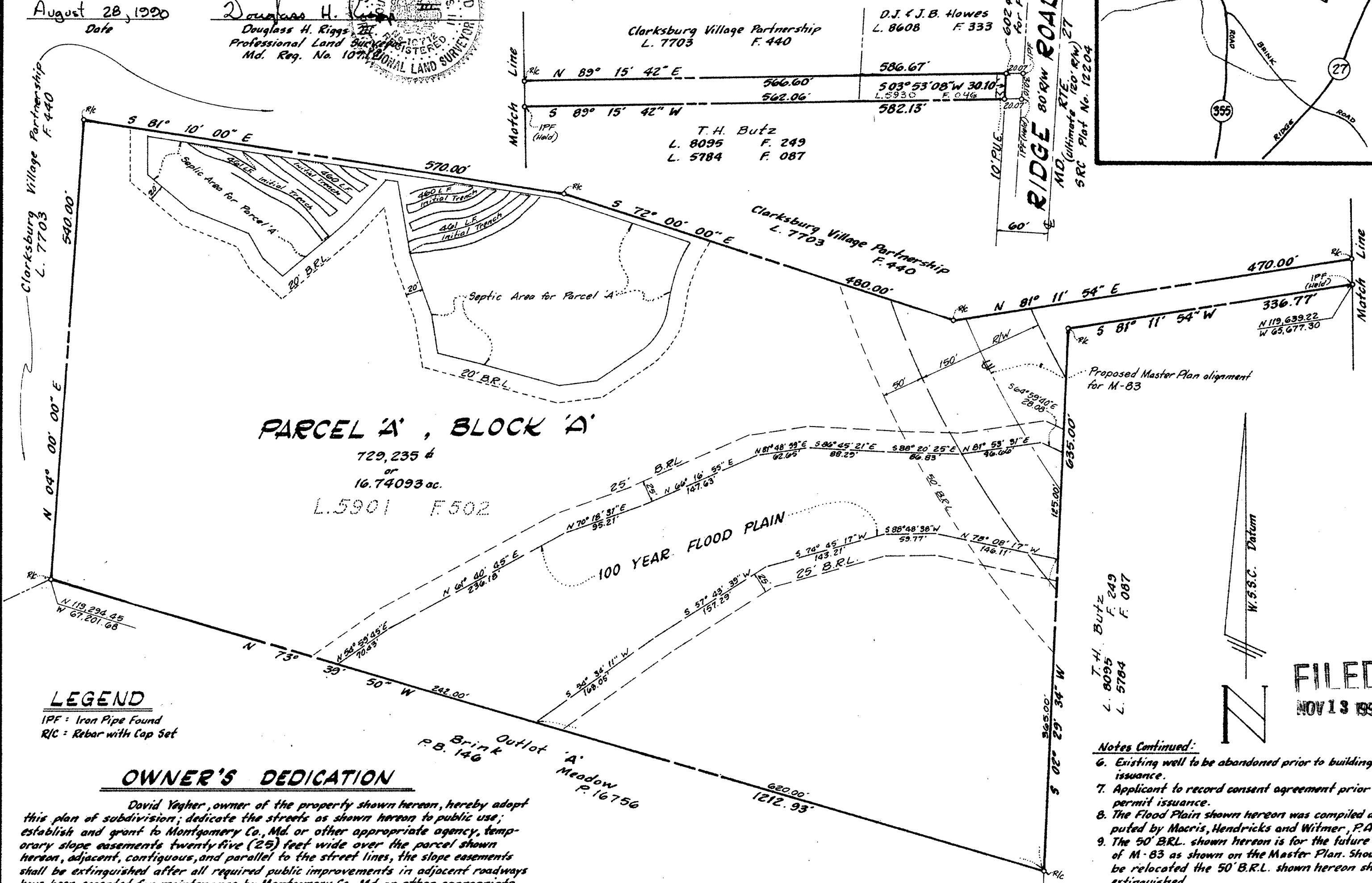
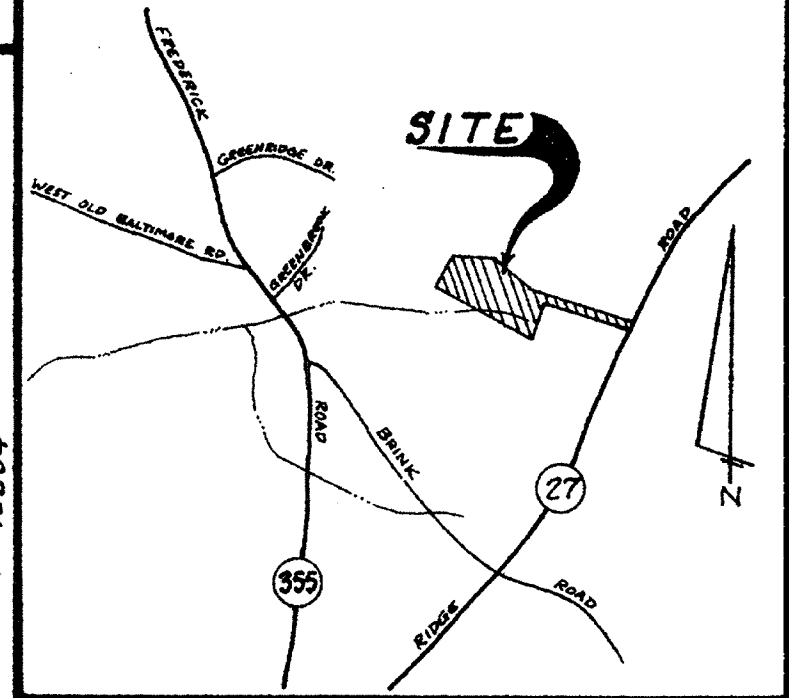
Douglas H. Riggs, III  
 Douglas H. Riggs, III  
 Professional Land Surveyor  
 Md. Reg. No. 10791

**PLAT No. 18056**

**NOTES**

1. The approval of this plat is predicated on the availability of public water prior to the construction of buildings.
2. This plat is limited to uses and conditions as required by Preliminary Plan No. 1-84006 and by agreement with Montgomery County Planning Board.
3. Septic Building Restriction Lines subject to change only with Health Department reapproval.
4. Approved for 3500 gpd.  
 (Notes continued below)

VICINITY MAP-SCALE: 1"=2000'



**PARCEL 'A', BLOCK 'A'**

729,235 sq ft  
 or  
 16.74093 ac.  
 L.5901 F.502

**LEGEND**  
 IPF - Iron Pipe Found  
 R/C - Rebar with Cap Set

**OWNER'S DEDICATION**

David Yegher, owner of the property shown hereon, hereby adopts this plan of subdivision; dedicate the streets as shown hereon to public use; establish and grant to Montgomery Co., Md. or other appropriate agency, temporary slope easements twenty-five (25) feet wide over the parcel shown hereon, adjacent, contiguous, and parallel to the street lines, the slope easements shall be extinguished after all required public improvements in adjacent roadways have been accepted for maintenance by Montgomery Co., Md. or other appropriate agency; hereby grant a Public Utilities Easement (P.U.E.) as shown hereon to the parties named in a document entitled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery Co., Md., subject to all current and applicable regulations of all federal, state, and local governing agencies.  
 There are no suits, actions of law, liens, leases, mortgages, or trusts, affecting the property included in this plan of subdivision.

Aug 27, 1990  
 Date  
 David Yegher  
 David Yegher

**PLAT TABULATION**

Number of Parcels	1
Area of Parcel	729,235 sq ft
Area of Street Dedication	602 sq ft
Total Area	729,837 sq ft or 16.75474 ac.

- Notes Continued:**
6. Existing well to be abandoned prior to building permit issuance.
  7. Applicant to record consent agreement prior to building permit issuance.
  8. The Flood Plain shown hereon was compiled and computed by Macris, Hendricks and Witmer, P.A.
  9. The 50' B.R.L. shown hereon is for the future location of M-83 as shown on the Master Plan. Should M-83 be relocated the 50' B.R.L. shown hereon shall be extinguished.

**SUBDIVISION RECORD PLAT  
 PARCEL 'A', BLOCK 'A'  
 BRINK MEADOW**

ELECTION DISTRICT NO. 2  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1"=100' JULY, 1990

FOR PUBLIC WATER AND PRIVATE SEPTIC SYSTEMS ONLY 29023818A00G03012750C I 050701A6R

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD  
 APPROVED: AUGUST 6, 1990  
 Chairman: Gus Bauman  
 Asst. Secretary-Treasurer: Rosemary C. Krueger

MONTGOMERY COUNTY, MARYLAND  
 DEPARTMENT OF TRANSPORTATION  
 APPROVED: SEPTEMBER 10, 1990  
 For Director: [Signature]

MONTGOMERY COUNTY, MARYLAND  
 HEALTH DEPARTMENT  
 APPROVED: 10/22/90  
 Health Officer: M.P. [Signature]

MACRIS, HENDRICKS & WITMER, P.A.  
 ENGINEERS • PLANNERS • SURVEYORS  
 9220 WIGHTMAN ROAD, SUITE 120  
 GAITHERSBURG, MARYLAND 20879  
 (301)-670-0840

M.N.C.P. & P.C. RECORD FILE NO. 581-40

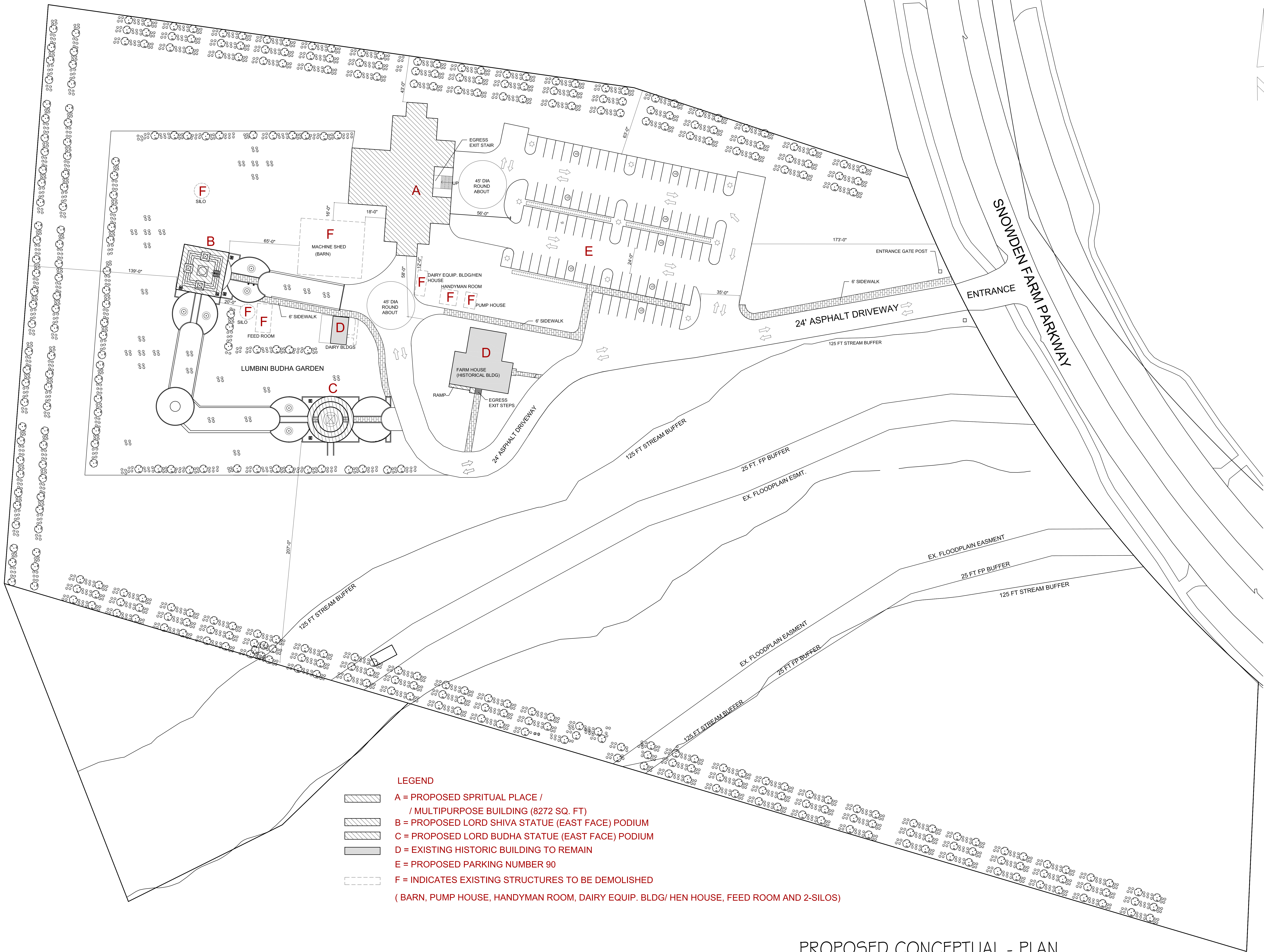
FOR DIRECTOR

HEALTH OFFICER

79-180  
 51249-97 581-40

MONTGOMERY COUNTY CIRCUIT COURT (Subdivision Plats, MO) Plat 18056, MSA\_S1245\_242P6. Data Available 19/08/11/13. Print 20/06/15/2021





- LEGEND**
- A = PROPOSED SPIRITUAL PLACE / MULTIPURPOSE BUILDING (8272 SQ. FT)**
  - B = PROPOSED LORD SHIVA STATUE (EAST FACE) PODIUM**
  - C = PROPOSED LORD BUDHA STATUE (EAST FACE) PODIUM**
  - D = EXISTING HISTORIC BUILDING TO REMAIN**
  - E = PROPOSED PARKING NUMBER 90**
  - F = INDICATES EXISTING STRUCTURES TO BE DEMOLISHED (BARN, PUMP HOUSE, HANDYMAN ROOM, DAIRY EQUIP. BLDG/ HEN HOUSE, FEED ROOM AND 2-SILOS)**

OWNER NAME AND ADDRESS:  
 NEPAL EDUCATION AND CULTURE CENTER  
 20520 BEALLSVILLE ROAD  
 BEALLSVILLE MD 20839  
 PHONE: 301-580-1840  
 email: necc\_engteam@gmail.com

**PROPOSED CONCEPTUAL - PLAN**

Scale: 1/32" = 1'-0"

**SITE CONCEPT  
 PRELIMINARY PLAN**  
 PARCEL 247, WOODSTOCK  
 22022 RIDGE ROAD, GERMANTOWN  
 DISTRICT: ELEVEN MONTGOMERY COUNTY, MARYLAND, 20839

NO.	DATE	REVISION	REVISION BLOCK	BY

ACC NO: 00917192  
 DESIGN BY: -  
 DRAWN BY: -  
 CHECKED BY: -  
 DATE: 6-09-2021  
 SCALE:  
 SHEET : 1 OF 1





# ADVANCE STRUCTURAL CONCEPTS, LLC

CONSULTING ENGINEERS & ARCHITECTS

www.advancestructural.net

10875 Main Street, Suite 101  
Fairfax, VA 22030

Tel: 703-865-7122 ♦ Fax: 703-865-7155

Email: [advancestr@vacoxmail.com](mailto:advancestr@vacoxmail.com)

November 2nd, 2021

Umesh Niroula  
NECC

Re: NECC Project  
22022 Ridge Road  
Germantown, MD 20876  
Existing buildings structural assessments

Dear Mr. Niroula:

In response to above, we made another site visit on October 12th, 2021. The following are our observations and recommendations:

1. Existing historic building D:

We recommend that this building's all exterior façade be repaired and maintained due to historic nature of the building. The building's existing interior floor joists has some floor dips, leaking roof and damaged wall, ceiling and some of structural framings. A portion of building structure has to be reinforced, scabbing new floor joist to existing to make level floor, keeping front façade with same look as before but repaired, refurbished and maintained with new metal roof to replace existing leaking roof. Interior layout of house will remain as is with minor kitchen alteration, cleaner, painted and finished. Existing HVAC system to be kept as is if found in working condition. If not, new residential HVAC system will be installed. Some minor electrical and plumbing work may be required.

2. Three small buildings 'H' in front of building D. These three small buildings are falling apart and of no use and therefore, shall be demolished.

3. Existing barn building E:

This building will be restored, and rebuilt by reinforcing existing wall and roof structure, removing two interior non bearing wall, built per code with insulated wall, roof, doors windows and new foundation all around as much required for structural support. This is approximately 50' x 60' (3000 S.F. footprint) building and will be used for storage of NECC materials. The existing building exterior wall has moved and buckled due to lack of foundation and proper connection to it. Therefore, new exterior wall and footings around with new windows shall be installed. Existing windows shall be replaced with new energy efficient windows per code with new floor, wall and ceiling finish. There will be new electrical and HVAC. A new upgraded 400

REGISTERED PROFESSIONAL ENGINEERS

MARYLAND • VIRGINIA • DISTRICT OF COLUMBIA • NORTH CAROLINA • NEW JERSEY • WEST VIRGINIA • PENNSYLVANIA • FLORIDA • NEW YORK

MASSACHUSETTS • ILLINOIS • TENNESSEE • GEORGIA • CALIFORNIA • ARIZONA • DELAWARE

A panel will be installed. Existing footing and exterior will remain same. Exterior wall will be repaired where necessary, cleaned and finished with new paint. Use of this building will primarily be for storage of NECC goods and materials and restored in its entirety in its original shape for compliance with new building code.

4. Buildings H in front of barn building:

The two buildings H in front of barn building have toilets and will be renovated to make two toilet rooms for men and women to comply to ADA.

5. Silos:

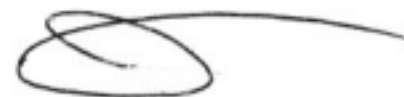
Independent silo in back will be demolished. One silo attached to the small house will be kept, maintained, and refurbished in same shape and size.

In summary, we propose to maintain and refurbish in its original shape and form, and usage, and per current building code, existing buildings D, E, and H as noted above. Three small mostly damaged buildings (H) will be demolished to build a new temple in future. Future new construction will be per proposed site plan.

Should you have any questions on this report, please call or e-mail.

Sincerely,

Suresh Baral  
Suresh Baral, P.E.  
President



John Levermore, P.E.  
Associate/Project Engineer

Encl. - Preliminary site plan with mark ups

