

IN RE: PETITION FOR SPECIAL EXCEPTION *

N/W Corner Liberty Road (MD Rt. 26) and

St. James Road *

(8316 Liberty Road)

2nd Election District *

4th Council District *

Richwad Enterprises, Inc.

Petitioner *

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

Case No. 08-341-X

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Exception filed by the owner of the subject property, Richwad Enterprises, Inc., by Wanda Richardson, its president, through their attorney, Vernon Boozer, Esquire. The Petitioner requests a special exception to allow the operation of a private professional school in an R-O zone, pursuant to Sections 204.3.B.1 and 1B01.1.C.14 of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property and requested relief are more particularly described on the amended site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Wanda Richardson, representative of Richwad Enterprises, Inc., owner of the subject property; Joseph L. Larson, with Spellman, Larson & Associates, Inc., the consultant who prepared the site plan for this property, and Vernon Boozer, Esquire, attorney for the Petitioner. Gaywood S. McGuire, Jr. of McGuire's Accounting Service, a former tenant at this location, appeared as an interested citizen. There were no other community representatives or persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped corner lot located on the northwest side of St. James Road and Liberty Road just west of Rolling Road in Randallstown. The property is approximately 47' wide and 175' deep containing a gross

CHECK RECEIVED FOR FILING

Date 4-15-08

By

area of 7,779 square feet (0.18 acres), more or less, zoned R-O. The site is presently improved with a 1-½ story office building built in 1926 which features front and rear porches and a large parking field on the rear portion of the lot. The property known as 8316 Liberty Road has been used for six (6) offices for many years and was recently acquired by the Petitioner in May 2007. Ms. Richardson is in the process of acquiring the requisite license from the Maryland Higher Education Commission which would allow for a Private School that would provide training and certification for nursing assistants. In this regard, it is anticipated that the school will operate in two (2) shifts (9:00 AM to 1:00 PM and 6:00 PM to 9:00 PM). Ms. Richardson, a graduate of Rutgers and Notre Dame states she will utilize 100% of the entire first floor and 90% of the second floor for the Private School. As shown on the site plan, parking will be provided to the rear of the building and is adequate for one (1) employee, a certified nurse instructor and parking for up to 36 seats (one space per four seats). Additionally, as part of her due diligence, Ms. Richardson anticipates that most of the students that will enroll in the school would use the public transportation as a bus stop is directly in front of the building. Mr. Larson opined that the morning and evening sessions would operate with less of a traffic impact than the business operation which has provided for six (6) offices for more than five (5) years at this location. Ms. Richardson, who currently teaches at the Baltimore City Community College, as a Professor of Academic Achievement is a credible witness with connections in the home care and assisted living facility businesses to allow placement of students upon graduation.

The Petitioner has filed the instant request seeking approval to use the office **building** for a private professional school in accordance with Section 204.3.B.1 of the B.C.Z.R. That Section permits such a use "as limited in the D.R.5.5 zones". Specifically, Section 1B01.1.C.14 permits, by special exception:

"Private colleges (not including business or trade schools), dancing schools, dormitories or fraternity or sorority houses. [Bill 47-1985]"

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Date 4-15-08
By [Signature]

The undisputed testimony and evidence presented at the hearing was persuasive that Ms. Richardson meets the requirements of that section. Nowhere in the B.C.Z.R. are "trade schools" or "business schools" defined. Nor is either term defined in the Baltimore County Code (B.C.C.). Any word or term not defined in Section 101 of the B.C.Z.R. shall have the ordinary accepted definition as set forth in the most recent addition of Webster's Third New International Dictionary. *Trade school* is defined in Webster's as "a school usually on the secondary level devoted especially to teaching the practice and theory of skilled trades". Certainly, a school teaching and certifying nursing assistants would not be a trade school, which most people would think of as a skilled trade such as labor-intensive professionals, i.e., welders, plumbers, carpenters, electricians, mechanics, roofers, etc. Similarly, a *business school* is defined as "a graduate school offering study leading to a degree of Master in Business Administration". I find that a nursing assistant program would not constitute a "business school"; that is, since this nursing assistant school would not be teaching a "skilled trade" or study leading to a "Business MBA Degree", it should be allowed in this R-O zone. Additionally, testimony and evidence presented was sufficient to satisfy the standards set forth in Section 502.1 of the B.C.Z.R. That section sets out the criteria which must be met in order for special exception relief to be granted. In this case, I would find that the Petitioner meets those requirements and that a use of the subject property as a Professional School would not be detrimental to the health, safety or general welfare of the locale.

As noted above, Gaywood S. McGuire, Jr. appeared as a concerned businessman who is familiar with the locale. While he had no specific objections to the proposed private school use on the property, he raised concerns relative to the type and caliber of student who would be coming to this property. He also expressed concerns about parking and whether the existing electrical service in the building would be adequate. In response to the concerns raised by Mr.

McGuire, Ms. Richardson testified that the utility service was adequate and that by operating a private school she would be allowed selectivity in enrolling the student participants.

After due consideration of the testimony and evidence presented, I am persuaded that the proposed private professional school is appropriate in this instance and that the relief requested should be granted. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and the neighbors do not object to the proposal. As noted above, both the subject and adjacent buildings have existed for many years. Moreover, the subject property has been operating as an office use for several years and the conversion of the structure to a private professional school will help to enhance the local business climate of the immediate area.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the Petition for Special Exception shall be granted.

THEREFORE, IT IS HEREBY ORDERED by the Zoning Commissioner for Baltimore County on this 15th day of April 2008 that the Petition for Special Exception to allow the operation of a private professional school in accordance with Sections 204.3.B.1 and 1B01.1.C.14 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED.

Any appeal of this Order shall be taken in accordance with Baltimore County Code Section 32-3-401.



WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 4-15-08
By 123



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

April 15, 2008

Vernon Boozer, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION

N/W Corner Liberty Road (MD Rt. 26) and St. James Road
(8316 Liberty Road)
2nd Election District - 4th Council District
Richwad Enterprises, Inc. - Petitioner
Case No. 08-341-X

Dear Mr. Boozer:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman, III", with a long horizontal line extending to the right.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Wanda Richardson, 8316 Liberty Road, Baltimore, MD 21244-3100
Joseph L. Larson, Spellman, Larson & Associates, Inc., 222 Bosley Avenue, Suite B-3,
Towson, MD 21204
Gaywood S. McGuire, Jr., 66 East Main Street, G-300, Westminster, MD 21157
People's Counsel; File



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 8316 Liberty Road

which is presently zoned R0

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

SEE ATTACHED SHEET

Property is to be posted and advertised as prescribed by the zoning regulations.

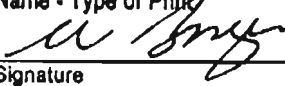
I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

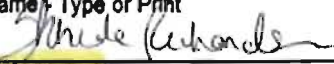
Contract Purchaser/Lessee:

NA
Name - Type or Print
NA
Signature
NA
Address Telephone No.
NA
City State Zip Code

Attorney For Petitioner:

Vernon Boozer, Esq.
Name - Type or Print

Signature
Company
614 Bosley Avenue 410-828-9441
Address Telephone No.
Towson MD 21204
City State Zip Code

Legal Owner(s):

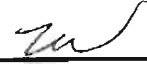
Wanda Richardson
Name - Type or Print

Signature
Name - Type or Print
Signature
8316 Liberty Road 443-858-4175
Address Telephone No.
Baltimore MD 21244-3100
City State Zip Code

Representative to be Contacted:

Joseph L. Larson
Name
222 Bosley Ave. Ste. B-3 410-823-3535
Address Telephone No.
Towson MD 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____
UNAVAILABLE FOR HEARING _____

Reviewed By  Date 2/1/08

Case No. 08-341-X

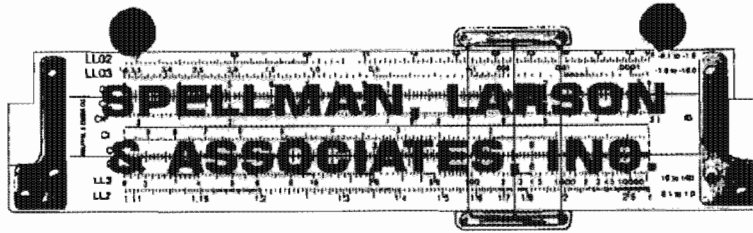
REV 09/15/98

ORDER RECEIVED FOR FILING

Date 4-15-08
By 1963

.....to use the herein described property for

THE OPERATION OF A PRIVATE PROFESSIONAL SCHOOL IN ACCORDANCE WITH
SECTIONS 204.3.b.1 AND 1B01.1.C.14 OF THE BCZR.



ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON

CIVIL ENGINEERS AND LAND SURVEYORS

222 BOSLEY AVENUE, SUITE B-3
TOWSON, MARYLAND 21204
TEL (410) 823-3535 / FAX (410) 825-5215

**DESCRIPTION TO ACCOMPANY
ZONING PETITION FOR SPECIAL EXCEPTION
8316 LIBERTY ROAD
RICHWAD PROPERTY**

BEGINNING for the same at a point on the northwest corner of St. James Road and Liberty Road and running along the north side of Liberty Road south 89 degrees 00 minutes 40 seconds west 18.87 feet to a point on the NORTH side of Liberty Road thence continuing along the north side of Liberty Road north 58 degrees 59 minutes west 31.00 feet to a point on the north side of Liberty Road thence running for a line of division north 31 degrees 01 minutes east 170.00 feet thence south 58 degrees 59 minutes east 47.00 feet to a point on the west side of St. James Road then running along the west side of St. James Road south 31 degrees 01 minutes west 160.00 feet to the place of beginning.

BEING part of Lot 5 as shown on the Plat of Georges Park, Plat 2 recorded in Plat Book WPC 5, Folio 77 also known as 8316 Liberty Road.

CONTAINING 0.18 acres of land more or less.

File#D01250801

341-X

**NOTICE OF ZONING
HEARING**

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

Case: #08-341-X

8316 Liberty Road
N/west corner of Liberty
Road and St. James
2nd Election District
4th Councilmanic District

Legal Owner(s):

Wanda Richardson

Special Exception: for the
operation of a private pro-
fessional school in accord-
ance with Sections
204.3.b.1 and 1B01.1.C.14
of the BCZR.

Hearing: Wednesday,
April 9, 2008 at 11:00
a.m. In Room 407, County
Courts Building, 401
Bosley Avenue, Towson
21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible;
for special accommoda-
tions Please Contact the
Zoning Commissioner's Of-
fice at (410) 887-3868.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zon-
ing Review Office at (410)
887-3391.

JT/3/821 Mar25 167883

CERTIFICATE OF PUBLICATION

3/27, 2008

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 3/25, 2008.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **09774**

Date: **1/31/08**

PAID RECEIPT

BUSINESS ACTUAL TIME DR#
 2/4/2008 2/01/2008 13:31:15 2
 REG # 02 MAIL JENA JEE
 >>RECEIPT # 540734 2/01/2008 DELE
 5 520 JENED VERIFICATION
 2/01/08
 Receipt for 1380.00
 \$380.00 CK 4.00 CA
 Baltimore County, Maryland

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
000	006			6150				325.00

Total: **280.00 325.00**

Rec
 From: Wanda Richardson

For: Spec/Expend 8316 L. Kelly 7C 08-341-X

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

DATE: 03/24/08

Case Number: 08-341-X

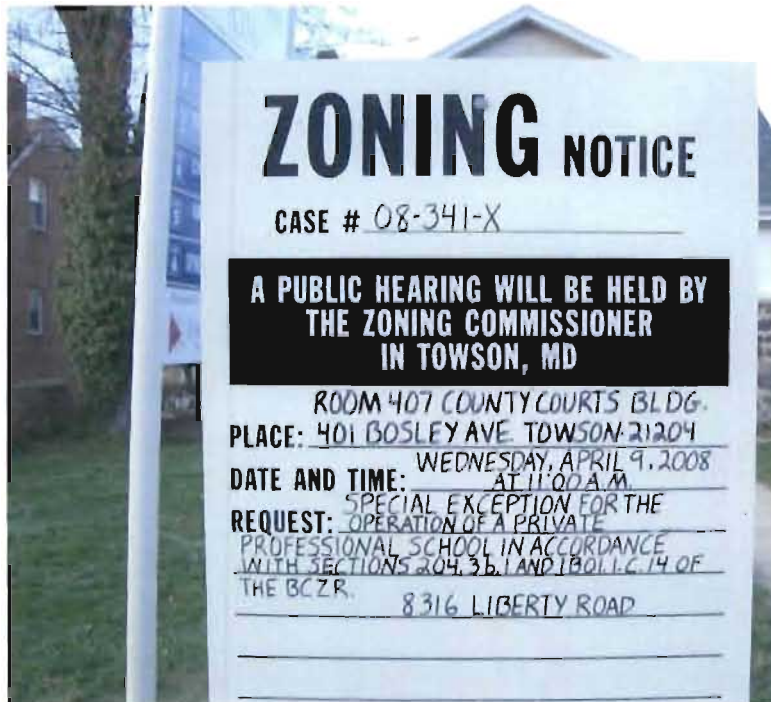
Petitioner / Developer: VERNON BOOZER, ESQ.~

WANDA RICHARDSON~ JOSEPH LARSON

Date of Hearing (Closing): APRIL 9, 2008

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
8316 LIBERTY ROAD

The sign(s) were posted on: 03/21/08



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 08-341-X

Petitioner: Wanda Richardson

Address or Location: 8316 Liberty Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Wanda Richardson

Address: 8316 Liberty Rd.

Baltimore, Md 21244-3100

Telephone Number: 443-858-4175



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

February 25, 2008
TIMOTHY M. KOTROCO, Director
Department of Permits and
Development Management

NOTICE OF ZONING HEARING

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

CASE NUMBER: 08-341-X

8316 Liberty Road

N/west corner of Liberty Road and St. James

2nd Election District – 4th Councilmanic District

Legal Owner: Wanda Richardson

Special Exception for the operation of a private professional school in accordance with Sections 204.3.b.1 and 1B01.1.C.14 of the BCZR.

Hearing: Wednesday April 9, 2008 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Vernon Boozer, 614 Bosley Avenue, Towson 21204
Wanda Richardson, 8316 Liberty Road, Baltimore 21244
Joseph Larson, 222 Bosley Avenue, Ste. B-3, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 25, 2008.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, March 25, 2008 Issue - Jeffersonian

Please forward billing to:
Wanda Richardson
8316 Liberty Road
Baltimore, MD 21244

443-858-4175

NOTICE OF ZONING HEARING

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

CASE NUMBER: 08-341-X

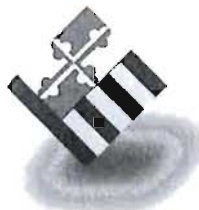
8316 Liberty Road
N/west corner of Liberty Road and St. James
2nd Election District – 4th Councilmanic District
Legal Owner: Wanda Richardson

Special Exception for the operation of a private professional school in accordance with Sections 204.3.b.1 and 1B01.1.C.14 of the BCZR.

Hearing: Wednesday April 9, 2008 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204


WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

April 2, 2008

Vernon Boozer, Esquire
614 Allegheny Avenue
Towson, MD 21204

Dear Mr. Boozer:

RE: Case Number: 08-341-X, 8316 Liberty Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 1, 2008. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Wanda Richardson 8316 Liberty Road Baltimore 21244-3100
Joseph L. Larson 222 Bosley Avenue, Suite B-3 Towson 21204



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: 2/21/2008

Ms. Kristen Matthews
Baltimore County Office Of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. E-341X
8316 LIBERTY ROAD
RICHARDSON PROPERTY
SPECIAL EXCEPTION

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. E-341X.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For: Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street · Baltimore, Maryland 21202 · Phone: 410.545.0300 · www.marylandroads.com



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

County Office Building, Room 111
, 2007
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

February 25, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: February 18, 2008

Item Number: 341,358

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development
Management

DATE: February 21, 2008

FROM: Dennis A. Kennedy^{DAK}, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For February 25, 2008
Item Nos. 08-337, 341, 348, 355, 356, 358,
359, 360, 361, 362, 363, 365, and 373

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-02212008.doc

BW 4/9
11AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: March 3, 2008

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

RECEIVED
MAR 14 2008

BY:

SUBJECT: Zoning Advisory Petition(s): ³⁴¹Case(s) 08-~~354~~- Special Exception

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Dave Green in the Office of Planning at 410-887-3480.

Prepared By:

Curtis Murray

Division Chief:

John Sanborn

CM/LL

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
8316 Liberty Road; NW corner *
of Liberty Road & St James * ZONING COMMISSIONER
2nd Election & 4th Councilmanic Districts *
Legal Owner(s): Wanda Richardson * FOR
Petitioner(s) * BALTIMORE COUNTY
* 08-341-X

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO

Deputy People's Counsel

Jefferson Building, Room 204

105 West Chesapeake Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 21st day of February, 2008, a copy of the foregoing Entry of Appearance was mailed to Joseph Larson, 222 Bosley Avenue, Suite B-3, Towson, Maryland 21204 and Vernon Boozer, Esquire, Covahey, Boozer, Devan & Dore, P.A., 614 Bosley Avenue, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

FEB 21 2008

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
Interoffice Memorandum

DATE: January 31, 2008

TO: Zoning Commissioner and File

FROM: Leonard Wasilewski, Planner II, Zoning Review

SUBJECT: Petition for `Special Exception
Case No. 08-341-X
8316 Liberty Road

Attached please find a copy of a zoning verification letter sent to the petitioner regarding the use of the site as a "trade school" that is **not** permitted by right or by special exception in the R.O. zone. The petitioner was insistent that this is a "private school".

LW

08-341-X



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

December 18, 2007

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

Wanda Richardson, President
RICHWAD Enterprises, Inc.
P.O. Box 15107
Pikesville, Maryland 21282

RE: Zoning Verification for 8316 Liberty Road
M.D. State Tax #0216600050, 2nd Election District

Dear Ms. Richardson:

Your letter to the Director of Permits and Development Management has been referred to me for reply. Based on our available records, the BCZR (Baltimore County Zoning Regulations) and your visit to our office as well as our telephone conversation, the following has been determined.

The property known as 8316 Liberty Road is currently zoned R.O. (Residential, Office) per the official Baltimore County Zoning Map 077B3 (copy of map enclosed). For a complete list of permitted uses within this zoning classification please visit our website at www.baltimorecountymd.gov. Pursuant to Section 204 from the BCZR a business or trade school is **not** permitted in this zoning classification.

THE FOREGOING IS MERELY AN INFORMAL OPINION. IT IS NOT AN EXPERT OR LEGAL OPINION. IT IS NOT INTENDED TO BE RELIED ON AS EXPERT OR LEGAL ADVICE, AND IS NOT LEGALLY OR FACTUALLY BINDING ON BALTIMORE COUNTY OR ANY OF ITS OFFICIALS, AGENTS, OR EMPLOYEES. BALTIMORE COUNTY EXPRESSLY DISCLAIMS ANY AND ALL LIABILITY ARISING OUT OF, OR IN ANY WAY CONNECTED WITH THE INFORMATION PROVIDED IN THIS DOCUMENT, OR ANY INTERPRETATION THEREOF.

Hopefully the information set forth in this letter is sufficiently detailed and responsive to this request. If you have any questions please do not hesitate calling me at 410-887-3391.

Sincerely,

Donna Thompson
Planner II, Zoning Review

DT/Enclosure

08-341-X

BW 4/9
11am

COVAHEY, BOOZER, DEVAN & DORE, P. A.
ATTORNEYS AT LAW
614 BOSLEY AVENUE
TOWSON, MARYLAND 21204

EDWARD C. COVAHEY, JR.
F. VERNON BOOZER *
MARK S. DEVAN
THOMAS P. DORE
BRUCE EDWARD COVAHEY
JENNIFER MATTHEWS HERRING
FRANK V. BOOZER, JR.

410-828-9441

FAX 410-823-7530

April 10, 2008

ANNEX OFFICE
SUITE 302
606 BALTIMORE AVE.
TOWSON, MD 21204
410-828-5525
FAX 410-296-2131

*ALSO ADMITTED TO D.C. BAR

William Wiseman, Commissioner
Baltimore County Zoning Office
111 West Chesapeake Avenue, St. 111
Towson, MD 21204

RECEIVED
APR 14 2008

RE: 8316 Liberty Road - Case No. 08-341-X

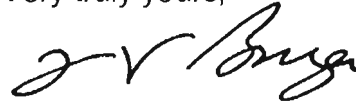
BY:.....

Dear Commissioner Wiseman:

Enclosed please find application from Maryland Higher Education Commission as requested.

If you have any questions, do not hesitate to contact me.

Very truly yours,



F. VERNON BOOZER

Enclosure
0410gab05



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw4.3)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 02 **Account Number -** 0216600050

Owner Information

Owner Name: RICHWAD ENTERPRISES INC **Use:** COMMERCIAL
Principal Residence: NO
Mailing Address: 8316 LIBERTY RD **Deed Reference:** 1) /25564/ 540
 BALTIMORE MD 21244-3100 2)

Location & Structure Information

Premises Address **Legal Description**
 8316 LIBERTY RD PT LT 5
 8316 LIBERTY RD
 GEORGES PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	2
77	16	406					5	1	Plat Ref:	5/ 77

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1926	1,335 SF	7,779.00 SF	06

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2007	07/01/2008
Land	58,300	102,700		
Improvements:	105,800	110,200		
Total:	164,100	212,900	180,366	196,632
Preferential Land:	0	0	0	0

Transfer Information

Seller: BAUK & SDI LIBERTY ROAD	Date: 05/01/2007	Price: \$227,000
Type: IMPROVED ARMS-LENGTH	Deed1: /25564/ 540	Deed2:
Seller: GORDON LEONARD G	Date: 02/10/2003	Price: \$200,000
Type: NOT ARMS-LENGTH	Deed1: /17518/ 490	Deed2:
Seller: POPIEN ALEXANDER E	Date: 02/17/1978	Price: \$52,500
Type: IMPROVED ARMS-LENGTH	Deed1: / 5856/ 678	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

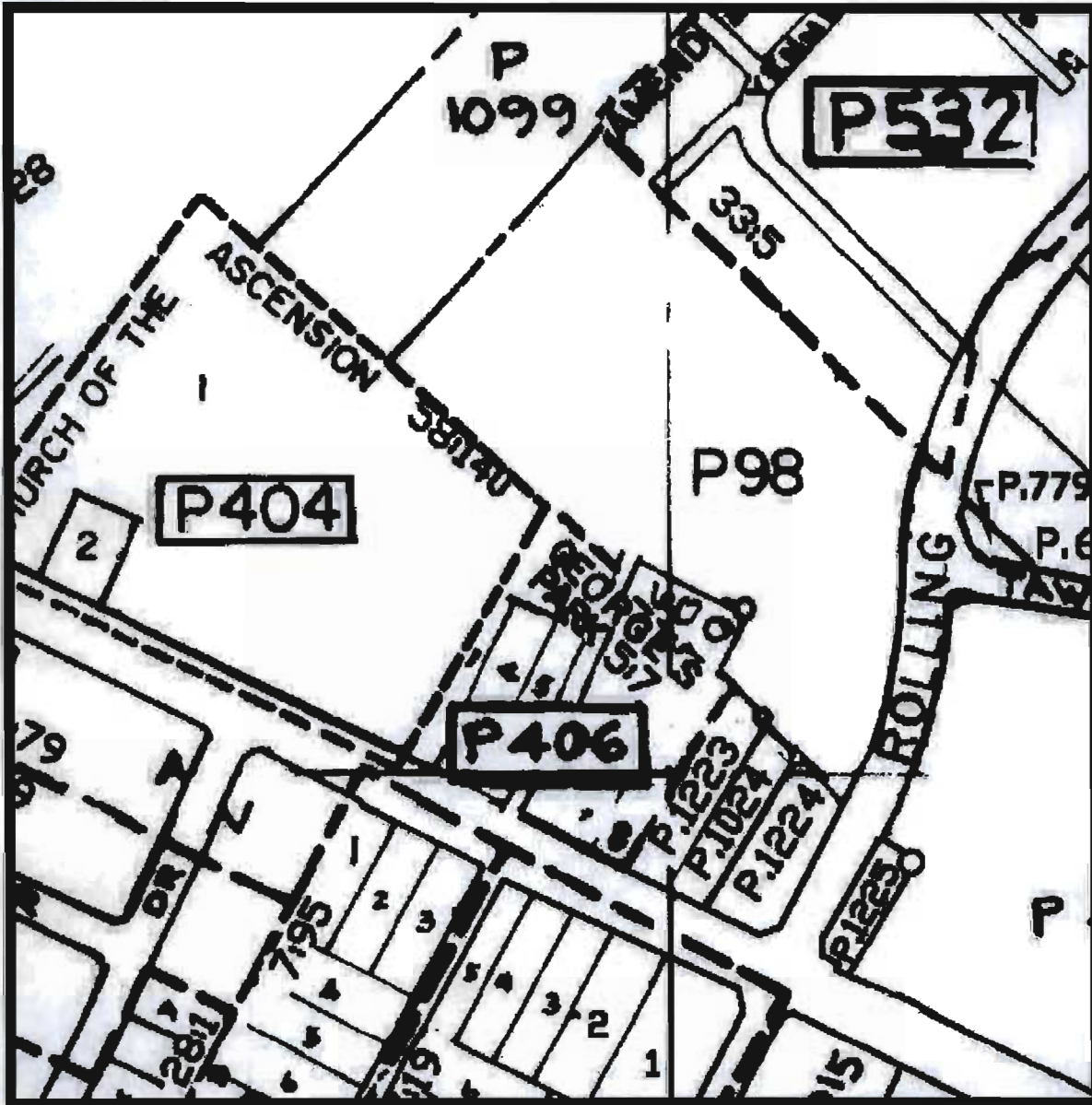
Special Tax Recapture:
 * NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

District - 02 Account Number - 0216600050



Property maps provided courtesy of the Maryland Department of Planning ©2004.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web
 site at www.mdp.state.md.us/tax_mos.htm



MEMORANDUM

To: Mr. Boozer
From: Law Clerk
Date: February 18, 2008
Re: Richardson Zoning Matter

As you already know, Wanda Richardson's property at 8316 Liberty Road is zoned R.O. (Residential Office) according to the zoning map. RO is intended to accommodate houses converted to office buildings in predominantly residential areas on sites that, because of adjacent commercial activity, heavy commercial traffic, or other similar factors, can no longer reasonably be restricted to uses allowable in moderate-density residential zones. The typical uses permitted by right in a RO zone are limited to the same as those in a DR-5.5 zone (DR = Density Residential), BCZR 204.3(A)(1). The typical uses permitted by special exception are also limited to the same as those in DR-5.5 zones, BCZR 204.3(B)(1).

The Baltimore County Zoning Regulations (BCZR) state that one of the uses permitted as of right in DR Zones is "schools, except business or trade schools or such schools as are permitted by special exception, but including schools for agricultural training," BCZR 1B01.1(A)(14). Furthermore, one of the uses permitted by special exception in all DR Zones is for "private colleges (not including business or trade schools), dancing schools, dormitories or fraternity or sorority houses," BCZR 1B01.1(C)(14). Essentially, RO allow a lot of leeway for what can they can be used for, but they do not seem to like trade and business schools. Nowhere in the BCZR, however, are either "trade school" or "business school" defined. Nor is either term defined in the Baltimore County Code (BCC) as far as I can tell.

I think most would agree that a nursing assistant program would not constitute a "business school," so I will ignore that term. According to Webster's Dictionary, a "trade school" is a secondary school teaching the skilled trades. The American Heritage Dictionary provides a very similar definition, "a secondary school that offers instruction in skilled trades; a vocational school." The American Heritage Dictionary then defines a "vocational school" as a school, especially one on a secondary level, that offers instruction and practical introductory experience in skilled trades such as mechanics, carpentry, plumbing, and construction.

Neither term is defined in a Maryland case, nor are they defined in Black's Law Dictionary. The only place that I could locate a definition of "trade school" was in standard dictionaries. This speaks to the idea that it should be the standard, everyday definition of this word that should be used. Most people would not think of a nursing assistant school as a "trade school." Most people think of the skilled trades as the labor-intensive professions mentioned in the above definitions; plumber, carpenter, electrician, mechanic, roofer, etc. I think it is that common definition that is meant when reading the BCZR in reference to the refusal to allow "trade schools" in RO zones. Therefore, since this nursing assistant school would not be teaching a "skilled trade," it should be allowed in this RO zone.

0218jws01

70:DT
11/13/07

November 5, 2007

Mr. Timothy Kotraco, Director
Baltimore County Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Zoning Certificate

Dear Mr. Kotraco:

This letter is written to request a Certificate of Zoning for my building located at 8316 Liberty Road, Windsor Mill, Maryland 21244. The Maryland Higher Education Commission requires this documentation as part of the licensing process for a Private School. Per the request from a representative in your office today, I have enclosed the following documents to assist in that effort:

- ❖ A Picture of the building;
- ❖ Site Plan; and
- ❖ Vicinity Map.

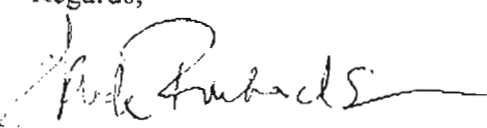
It should be noted that, prior to purchasing this property in April 2007, the building was utilized as 6 offices, many of the former renters names are still on the marquis for the building. The last tenant (accounting business) rented at this location for over 5 years. We intend to utilize 100% of the entire first floor (Suites 1-3) and 90% of the second floor (consisting of Suites 4 and 5) for the Private School.

I have enclosed my firm's check in the amount of Seventy Five Dollars (\$75.00) made payable to Baltimore County to expedite this process.

If you require additional information, please feel free to contact me at the telephone number below.

Thank you for your attention to this matter and I look forward to hearing from you soon.

Regards,


Wanda Richardson,
President

Enclosures

12/14/07 Spoke w/ Mrs. Richardson -
This is a site for a "med school".
Danna

P.O. BOX 15107
PIKESVILLE, MD 21282
(443) 858-4175

untitled 1

BW

4-9-08

08-341-X
11AM

Date: April 14, 2008

From: The National Evaluation Council

Pres. Gaywood S. McGuire, Jr.

326 N Charles ST Ste 215

Baltimore, MD 21201

Ph: 410-625-2700

Fax 410-625-2700

To: Zoning Commissioner *William Weisman* FAX 410-887-3468

Baltimore County, Maryland

Re: 08-341-X

Re: Possible asbestos emission from property at 8316 Liberty RD
Zoning hearing held April 9, 2008.

SOURCE: -Jerry Acevedo, State Licensed Expert

Former client

-Michael Talley, Sr., Commercial occupant

2 Door Neighbor to 8316 Liberty RD

AUTOMATIC COVER SHEET

DATE : APR-14-08 08:16 AM

TO :

FAX #: 4108873468

FROM : GSMcGJrACCTG SERV IN
C

FAX #: 4104963200

2 PAGES WERE SENT

(INCLUDING THIS COVER SHEET)

CASE NAME _____
CASE NUMBER 08-341-X
DATE 4-9-08

[illegible]

PLEASE PRINT CLEARLY

CASE NAME _____
CASE NUMBER 08-341-X
DATE 4-9-08

CITIZEN'S SIGN-IN SHEET

NAME

ADDRESS

CITY, STATE, ZIP

E-MAIL

Gaywood S. McGuire Jr.

86 E Main ST G-300

Westminster, MD 21157

McGUIRE JR

Case No.: 08-341-X 8316 Liberty Rd.

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	AMENDED SITE PLAN	
No. 2	Aerial View of Neighborhood.	
No. 3	Ind. Higher Education Commission Application	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Pt. Bk. 58 Folio 140 2100005530

4 CD 2 ED
077B3

NW 6-H

DR 5.5

DR 16

ROAD
ST JAMES RD

RO

(ROUTE 26)

PK

077C3
0202200930

PK

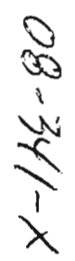
PK

BL

Flood Zone X

PETITIONER'S

EXHIBIT NO. 2




MHEC
Creating a state of achievement

 Robert L. Ehrlich, Jr.
Governor

 Michael S. Steele
Lt. Governor

 Kevin M. O'Keefe
Commissioner

 Calvin W. Burnett
Secretary of Higher Education

Dear Applicant:

Please note that the application is in two parts. The application is designed in this manner so that less costly items such as those in Part I can be reviewed before the applicant submits Part II. Part II requires substantial expenditures for facilities, equipment, and the hiring of employees. If you initially submit only Part I, you will have 6 months to submit Part II. You may submit both parts of the application simultaneously.

All applications are carefully reviewed to assure that new schools will open and operate on a sound educational and financial basis. The amount of time required for this review process varies according to the complexity and quality of each application. In order to complete this process smoothly, it is crucial that you read all application materials carefully. By submitting the most complete information available, you will enable the Commission staff to move through the approval process accurately and efficiently.

As required in the regulations governing private career schools, the Secretary of Higher Education has appointed an advisory council to review and to make recommendations to the Secretary on all new school applications. When your application has been reviewed and determined to be in compliance with the Code of Maryland Regulations, it will be presented to the advisory council. At the meeting of the advisory council, you will be given the opportunity to make comments and respond to questions concerning your proposed school.

Please submit all application materials to my attention at 839 Bestgate Road, Suite 400, Annapolis, Maryland 21401-3013. If you have any questions, please call Leslie Bennett at 410-260-4535 or Dean Kendall at 410-260-4582, or Andrea McLendon at 410-260-4581. Upon receipt, your application will be assigned to a Commission staff member who will process it and keep you apprised of its status.

Sincerely,

 Judy Hendrickson
Director of Academic Affairs-
Career/Workforce Education

 JH/lj
Enclosures

MARYLAND HIGHER EDUCATION COMMISSION

839 Bestgate Rd. • Suite 400 • Annapolis, MD 21401-3013

T 410.260.1800 • 800.974.0703 • F 410.260.3200 • TTY for the Deaf 800.785.2250 • www.mhec.state.md.us

PETITIONER'S

EXHIBIT NO.

3


MHEC
Creating a state of achievement

May 29, 2007

 Martin O'Malley
Governor

 Anthony G. Brown
Lt. Governor

 Kevin M. O'Keefe
Chairman

 James B. Lyons, Sr.
Secretary of Higher Education

Ms. Wanda Richardson
Program Director
Richwad Enterprises, Inc.
PO Box 23062
Baltimore, MD 21203-5062

Dear Ms. Richardson:

Thank you for submitting a Training Provider Questionnaire to the Maryland Higher Education Commission (the "Commission") on May 18, 2007.

The Maryland Higher Education Commission is charged with regulation of postsecondary education in Maryland. Approval must be obtained from the Commission before instruction may be offered to the public for the purpose of training, retraining, or upgrading individuals for gainful employment. By law, an institution of postsecondary education may not commence or continue to operate, do business, or function in Maryland without a certificate of approval from the Commission.

The laws of the State of Maryland explicitly provide that a "Private career school" means a privately owned and privately operated institution of postsecondary education...whether or not requiring a payment of tuition or fee, for the purpose of training, retraining, or upgrading individuals for gainful employment..." §10-101(h) of the Education Article of the Annotated Code of Maryland. Based on review of the information submitted, it has been determined that Commission approval is required for your nursing assistant training to be offered to the public in Maryland.

Enclosed is an application to obtain the required approval from the Commission. The application is also available in electronic form, and can be found on our website at www.mhec.state.md.us. Please advise the Commission in writing within five days from the receipt of this letter of your intent to apply for approval.

Thank you for your anticipated cooperation. If you have questions about this matter, you may contact David Jorgenson at 410-260-3205, djorgens@mhec.state.md.us or Deborah Singer Howard, Assistant Attorney General, at 410-576-7917, dhoward@oag.state.md.us.

Sincerely,

James B. Lyons, Sr.
Secretary of Higher Education

JEL/DJ

Enclosure: Private Career School Application
cc: Deborah Singer Howard, Assistant Attorney General

MARYLAND HIGHER EDUCATION COMMISSION

839 Basgate Rd. • Suite 400 • Annapolis, MD 21401-3013

T 410.260.4500 • 800.974.0203 • F 410.260.3200 • TTY for the Deaf 800.735.2251 • www.mhec.state.md.us

Application for Initial Approval to Operate a Private Career School in Maryland

INSTRUCTIONS

1. Before completing this application, please read through the entire form. If Part I and Part II are submitted separately, Part II must be received by the Maryland Higher Education Commission within 6 months of Part I.
2. Organize the application in a 3-ring binder with TABS for each section. A separate 3-ring binder may be necessary for curriculum materials. Remember, **TWO** copies of the completed application (and curriculum materials including textbooks) must be submitted. Maintain a copy for yourself.
3. Use divider pages/tabs to separate the sections and attachments required under each section of this application.
4. When additional pages are necessary to answer an item, or if attachments are required, include them under the appropriate section TAB or reference them accordingly by identifying the section and number of the item being answered.
5. Mail all of the above application materials to the Maryland Higher Education Commission, 839 Eastgate Road, Suite 400, Annapolis, Maryland 21401, attention Private Career Schools. Label the package "NEW SCHOOL APPLICATION". ✓
6. Should you have any questions, feel free to contact any of the following Commission staff liaisons.

Lex Bennett:	lbennett@mhec.state.md.us
David Jorgenson:	djorgens@mhec.state.md.us
Dean Kendall:	dkendall@mhec.state.md.us
Andrea McLendon:	amclendon@mhec.state.md.us

Application PART II Cover Page**APPLICATION FOR INITIAL APPROVAL TO OPERATE****A PRIVATE CAREER SCHOOL****PART II****(Part II must be submitted within 6 months of Part I)**Answer Medical Academy
Name of Proposed School8316 Liberty Road
Street AddressWindsor Mill MD
City State21244
Zip Code(443)858-4175 (410)944-3284 Wanda Richardson www.answermedical.com
Telephone # FAX # E-mail Address Website AddressPrimary Person to Contact about the Application: Wanda Richardson Director
Name of Contact TitleMailing Address if Other Than Above: P.O. Box 13107 Pikesville MD 21282Telephone Number if Other Than Above:Date Application Received by MHEC:

PART II, TAB A Cover Page

(All required materials for Section A should be included, in order, after this page.)

A. ENROLLMENTS

1. For each proposed program, identify the following:

The maximum number of students to be enrolled in any one session. (e.g. enrollment in the day or evening session)

15

The maximum number of students to be enrolled in all sessions at any point in time. (e.g. combined enrollment of day and evening sessions)

45

2. For all programs, identify the following:

The maximum total number of students to be enrolled in any one session. (e.g. enrollment in all programs for the day or evening sessions)

15

The maximum total number of students to be enrolled in all sessions at any point in time. (e.g. total enrollment of all programs in the day and evening sessions)

45

PART II, TAB B Cover Page

(All required materials for Section B should be included, in order, after this page.)

B. STAFFING

1. Provide a list of all school faculty and staff including administrators, admissions representatives, and instructors. *(Identify the page(s) in the school catalog where this information is provided.)*
2. Attach a listing of the instructors that identifies which program(s) each instructor will be teaching.
3. Complete and attach the Maryland Higher Education Commission "Personnel Information Form" (Appendix 1) for each faculty and staff member of the proposed school. Attach a resume and a copy of each certification, license, or credential to Personnel Information Form.

PART II, TAB C Cover Page

(All required materials for Section C should be included, in order, after this page.)

C. EQUIPMENT AND OTHER EDUCATIONAL RESOURCES

1. Attach an equipment list that identifies the equipment to be used for each program and that indicates the quantity and age of each item on the list.
2. If any of the equipment listed will be utilized for multiple programs, attach a description of how this equipment will be shared.
3. Attach a description of any other educational resources that will support each proposed program. (e.g. library resources, etc.)

PART II, TAB D Cover Page

(All required materials for Section D should be included, in order, after this page.)

D. FACILITY

1. Identify the owner of the facility to be used by the proposed school.
2. Provide a copy of the executed lease between the facility owner and the school owner.
3. Provide verification that the school facility meets the local standards of the fire, health, and zoning departments by attaching the following documents:
 - i. Occupancy permit,
 - ii. Documentation of satisfactory inspections by the fire and health departments, and
 - iii. A Private Educational Institution (PEI) license issued by the Montgomery County Health Department, if the proposed school is located in Montgomery County.
4. Attach a description of the facility to be utilized by the school. Attach a blueprint or accurate drawing of the floor plan of the proposed school which identifies the dimensions and the designated use of each room (i.e. classroom - 20' x 15'). *By regulation, space in square footage per student must conform with standards of sound educational practice and State/local laws, ordinances and requirements. The minimum square footage per student may vary depending upon the type of training being conducted and other factors, but may not be less than 18 square feet per student.*
5. Attach a certificate of liability insurance for the school. Include a copy of the binder showing the specific categories and amounts of coverage.
6. Indicate below whether arrangements have been made to contribute to Workers' Compensation.

X Yes ___ No

PART II, TABLE Cover Page

(All required materials for Section E should be included, in order, after this page.)

E. ANNUAL PROJECTIONS OF ENROLLMENTS, EXPENSES, AND INCOME

1. Provide as an attachment a projection of the total student enrollment for each program during the first year of operation.
2. Attach an annual projection of income for the school's first year of operation, using the enclosed form (Appendix 2) or a comparable form. Base tuition income on projected total annual enrollments for the school deducting for tuition lost due to anticipated student attrition and delinquent student accounts.
3. Attach an annual projection of expenditures for the school's first year of operation, using the enclosed form (Appendix 3) or a comparable form.

PART II, TAB F Cover Page

(All required materials for Section F should be included, in order, after this page.)

F. PAYMENT INTO THE GUARANTY STUDENT TUITION FUND (GSTF)

1. Enclose the required GSTF payment with this application. Use the schedule identified on the enclosed "Payment Form for the Guaranty Student Tuition Fund Payment" (Appendix 4) to determine the amount of your school's payment into the Fund. Make the check or money order payable to the Maryland Higher Education Commission.
2. Complete and submit the enclosed "Payment Form for the Guaranty Student Tuition Fund Payment" (Appendix 4).

PART II, TAB G Cover Page**G. AFFIDAVIT**

I do solemnly declare and affirm under the penalty of perjury that the contents of the foregoing document are true and correct.

Name & Title of Chief Executive Officer (please type or print)

Signature

Date

GENERAL NOTES

1. THERE ARE NO ARCHEOLOGICAL SITES, HAZARDOUS MATERIALS, ENDANGERED SPECIES HABITATS, OR HISTORIC BUILDINGS OR LANDMARKS ON THE SUBJECT SITE.
2. THERE ARE NO STREAMS, BODIES OF WATER, OR SPRINGS ON OR ADJACENT TO THE SUBJECT SITE.
3. THERE ARE NO UNDERGROUND STORAGE TANKS ON THE SUBJECT PROPERTY.
4. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
5. THE SUBJECT PROPERTY HAS NO PREVIOUS ZONING CASE HISTORY.

MICHAEL E. MAZZUCA
3602 ST. JAMES RD.
7276/664
TAX NO. 0207000061

DR 16

DR 16
RO

DR 16
RO

MICHAEL E. MAZZUCA
8318 LIBERTY RD.
9883/391
TAX NO. 0219640100

CLARENCE A. GRANT
PAULA GRANT
8314 LIBERTY RD.
17826/50
TAX NO. 0225300010

RO
DR 5.5

LIBERTY

ROAD

RO
DR 5.5

(80' R/W, 60' PAVING)

ZONING PETITION

THIS PLAT ACCOMPANIES A ZONING PETITION FOR SPECIAL EXCEPTION TO ALLOW THE OPERATION OF A PRIVATE PROFESSIONAL SCHOOL ON THE SUBJECT PROPERTY IN ACCORDANCE WITH SECTIONS 204.3.B.1 AND 1801.1.C.14 OF THE BCZR.

**SPELLMAN, LARSON
& ASSOCIATES, INC.**
CIVIL ENGINEERS AND LAND SURVEYORS
222 BOSLEY AVENUE, SUITE B-3
TOWSON, MARYLAND 21204
PHONE: 410-823-3535
FAX: 410-825-5215

OWNER INFORMATION

RICHWAD ENTERPRISES INC.
8316 LIBERTY ROAD
BALTIMORE, MD. 21244-3100
PHONE: 443 858-4175

VICINITY MAP

NOT TO SCALE

SITE DATA

SITE AREA	.18 AC +/-
EXIST. ZONING	RO
COUNCILMANIC DISTRICT	4TH
ZONING MAP	077B3.077C3
DEED REFERENCE	25564/540
TAX MAP/GRID/PARCEL	77/16/406
TAX ACCOUNT NO.	0216600050
EXISTING USE	OFFICE
PROPOSED USE	PROFESSIONAL SCHOOL

PARKING CALCULATIONS

NO. OF EMPLOYEES	=	1
NO. OF SPACES REQUIRED	=	1
NO. OF SEATS	=	36
NO. OF SPACES REQUIRED	=	7
TOTAL NO. OF SPACES REQUIRED	=	10
TOTAL NO. OF SPACES PROVIDED	=	10

SPELLMAN, LARSON & ASSOCIATES, INC.

CIVIL ENGINEERS AND LAND SURVEYORS
222 BOSLEY AVENUE SUITE B-3 TOWSON, MD 21204
PHONE: 410-823-3535

PLAT TO ACCOMPANY ZONING PETITION FOR SPECIAL EXCEPTION

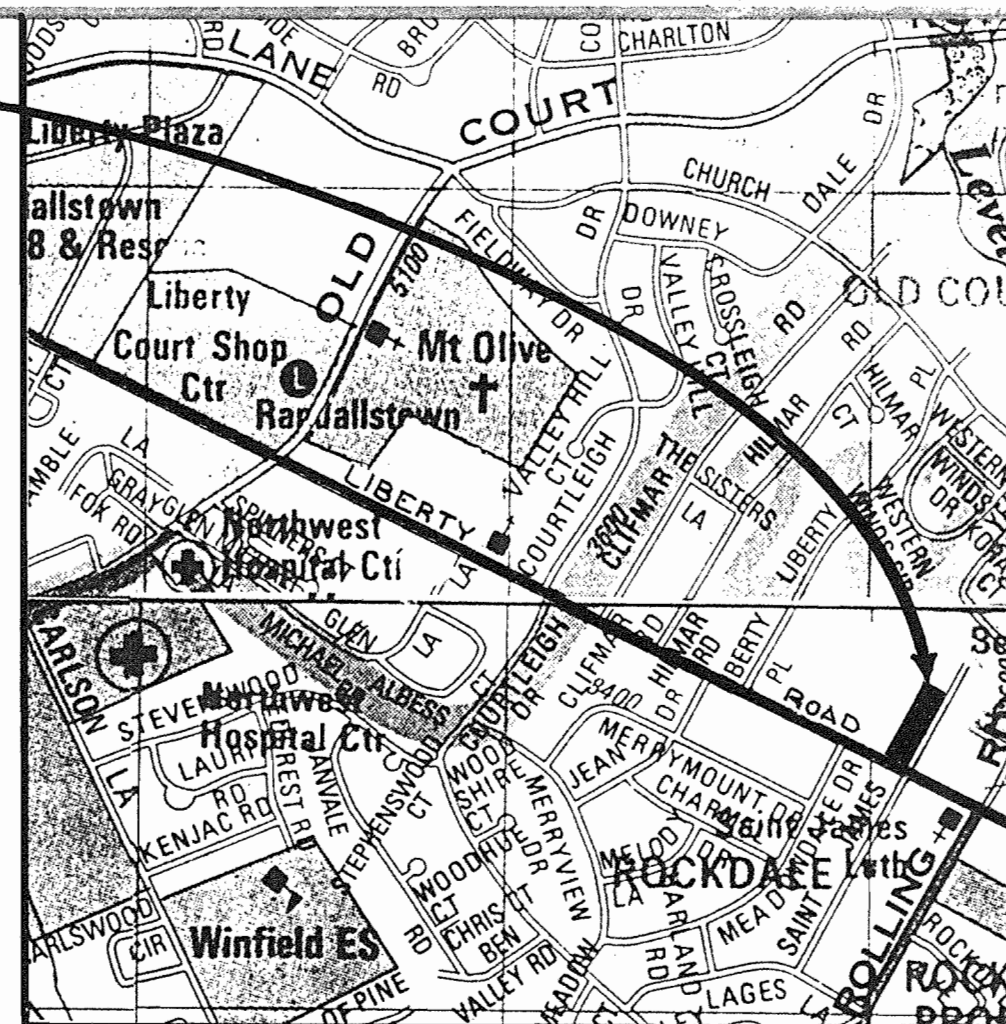
8316 LIBERTY ROAD

RICHWAD ENTERPRISES INC. PROPERTY
2ND ELECTION DISTRICT BALTIMORE CO., MD.

SCALE: 1" = 20'
DATE: 1-25-08
DES. BY: TC
DRN. BY: TC
SHT. OF

1. THERE ARE NO ARCHEOLOGICAL SITES, HAZARDOUS MATERIALS, ENDANGERED SPECIES HABITATS, OR HISTORIC BUILDINGS OR LANDMARKS ON THE SUBJECT SITE.
2. THERE ARE NO STREAMS, BODIES OF WATER, OR SPRINGS ON OR ADJACENT TO THE SUBJECT SITE.
3. THERE ARE NO UNDERGROUND STORAGE TANKS ON THE SUBJECT PROPERTY.
4. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
5. THE SUBJECT PROPERTY HAS NO PREVIOUS ZONING CASE HISTORY.

SUBJECT
SITE



VICINITY MAP
NOT TO SCALE

SITE AREA	.18 AC +/-
EXIST. ZONING	RO
COUNCILMANIC DISTRICT	4 TH
ZONING MAP	077B3, 077C3
DEED REFERENCE	25564/540
TAX MAP/GRID/PARCEL	77/16/406
TAX ACCOUNT NO.	0216600050
EXISTING USE	OFFICE
PROPOSED USE	PROFESSIONAL SCHOOL

NO. OF EMPLOYEES =	1
NO. OF SPACES REQUIRED =	1
NO. OF SEATS =	36
NO. OF SPACES REQUIRED =	9
(1 space per 4 seats)	
TOTAL NO. OF SPACES REQUIRED =	10
TOTAL NO. OF SPACES PROVIDED =	10

THIS PLAT ACCOMPANIES A ZONING PETITION FOR SPECIAL
EXCEPTION TO ALLOW THE OPERATION OF A PRIVATE
PROFESSIONAL SCHOOL ON THE SUBJECT PROPERTY
IN ACCORDANCE WITH SECTIONS 204.3.B.1 AND
1801.1.C.14 OF THE BCZR.

RICHWAD ENTERPRISES INC.
8316 LIBERTY ROAD
BALTIMORE, MD. 21244-3100
PHONE : 443 858-4175

[illegible]

**SPELLMAN, LARSON
&
ASSOCIATES, INC.**

CIVIL ENGINEERS AND LAND SURVEYORS
222 BOSLEY AVENUE SUITE B-3 TOWSON, MD 21204
PHONE: 410-823-3535

PLAT TO ACCOMPANY ZONING
PETITION FOR SPECIAL EXCEPTION

8316 LIBERTY ROAD

RICHWAD ENTERPRISES INC PROPERTY

PETITIONER' S

2ND ELEC' EXHIBIT NO. #1 :O., MD.

SCALE: 1" = 20'	DES. BY:	SHT. ____ OF ____
DATE: 1-25-08	DRN. BY: TC	

**SPELLMAN, LARSON
& ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
222 BOSLEY AVENUE, SUITE B-3
TOWSON, MARYLAND 21204
PHONE: 410-823-3535
FAX: 410-825-5215**