



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 7130 RUTHERFORD ROAD which is presently zoned ML-IM
 Deed References: LF 22655/71 10 Digit Tax Account # 1800000206
 Property Owner(s) Printed Name(s) 7130 RUTHERFORD ROAD LLC c/o LEO D'ALEO, AUTHORIZED PERSON (NCIA)

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. **X** a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
NUMBER OF REQUIRED AND PROVIDED VISITOR AND STUDENT PARKING SPACES FOR A TRADE OR TECHNICAL SCHOOL (Section 409.6.A.4)
2. _____ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. _____ a **Variance** from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

NCIA/SAR, LLC c/o LEO D'ALEO, AUTHORIZED PERSON
 Name- Type or Print

[Signature]
 Signature

7222 AMBASSADOR ROAD, BALTIMORE, MD
 Mailing Address City State

21244 (410) 472-3103 LEO.DALEO@GMAIL.COM
 Zip Code Telephone # Email Address Com

Attorney for Petitioner:

ROBERT PORTER
 Name- Type or Print

[Signature]
 Signature

303 INTERNATIONAL CIRCLE, SUITE 390, HUNT VALLEY, MD
 Mailing Address City State

21030 410-584-1110 RPORTER@WAGONHEIM.COM
 Zip Code Telephone # Email Address Com

Legal Owners (Petitioners):

7130 RUTHERFORD ROAD, LLC c/o LEO D'ALEO, AUTHORIZED PERSON
 Name #1 - Type or Print Name #2 - Type or Print

[Signature] [Signature]
 Signature #1 Signature #2

7222 AMBASSADOR ROAD, BALTIMORE, MD
 Mailing Address City State

21244 (410) 472-3103 LEO.DALEO@GMAIL.COM
 Zip Code Telephone # Email Address Com

Representative to be contacted:

RICHARD E MATZ
 Name - Type or Print

[Signature]
 Signature

2835 SMITH AVE, SUITE G, BALTIMORE MD
 Mailing Address City State

21215 410-653-3838 DMATZ@CMREENGINEERS.COM
 Zip Code Telephone # Email Address Com

CASE NUMBER 2013-0307-SPH Filing Date 6/17/13 Do Not Schedule Dates: July 26 Reviewer JS



ZONING DESCRIPTION 7130 Rutherford Road

Beginning at a point on the south side of Rutherford Road, which is 50 feet wide, at the intersection of Governors Court, which is 50 feet wide. Thence the following courses and distances:

A curve to the right having a radius of 355.00 feet and a length of 285.76 feet;
thence
S 03° 14' 47" E 36.07 feet;
S 86° 45' 13" W 220.20 feet;
S 27° 35' 08" W 180.16 feet;
S 36° 51' 58" W 30.00 feet; thence
A curve to the left having a radius of 675.00 feet and a length of 157.71 feet;
thence
A curve to the right having a radius of 275.00 feet and a length of 46.97 feet;
thence
N 44° 28' 58" E 532.74 feet to the Point of Beginning.

As recorded in Deed Liber SM 22655 Folio 71 and containing 98,316 square feet (2.26 acres) more or less. Also known as 7130 Rutherford Road and Parcel 0600 on Tax Map 0087, and located in the 2nd Election District and 4th Councilmanic District.



Professional Certification

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 13203

Expiration Date: 11/02/14

2013-0307-SPH

**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: 2013-0307-SPH
Petitioner: 7130 Rutherford Road LLC, c/o LEO D'ALEO
Address or Location: 7130 Rutherford Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: 7130 RUTHERFORD ROAD LLC, c/o LEO D'ALEO
Address: 3304 HESS ROAD
MONKTON, MD 21111

Telephone Number: (410) 472-3103

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **099642**

Date: **6/17/13**

PAID RECEIPT

BUSINESS ACTUAL TIME TRM
 6/17/2013 6/17/2013 11:12:31 8

NOB NS04 WALKIN SHIL SAH
 >>RECEIPT # 570456 6/17/2013 OFLH

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	006	0000		6150				\$ 385.00

Dept 5 528 ZONING VERIFICATION
 CR NO. 099642

Recpt Tot \$385.00
 \$385.00 CR \$4.00 CA
 Baltimore County, Maryland

Total: **\$ 385.00**

Rec From: **7130 RUTHERFORD RD. LLC**

For: **2013-0307-SPH**

ZAC AGENDA

Case Number: 2013-0307-SPH

Primary Use: Commercial

Reviewer: JS

Type: SPECIAL HEARING

Legal Owner: 7130 Rutherford Road, LLC c/o Leo D'aleo, Authorized Person

Contract Purchaser: NCIA/SAQ c/o Leo D'Aleo, 7222 Ambassador Rd. Balto., MD 21244

Critical Area: NO

Flood Plain: NO

Historic: NO

Election Dist: 2nd

Councilmanic Dist: 4th

Property Address: 7130 Rutherford Rd

Location: S/S of Rutherford Road at the intersection of Governors Court

Existing Zoning: ML-IM

Area: 98,316 sq. ft.

Proposed Zoning: SPECIAL HEARING To determine whether or not the Administrative Law Judge should approve the number of required and provided visitor and student parking spaces for a trade or technical school.

Attorney: Robert Porter, 303 International Circle, Ste. 390, Hunt Valley, MD 21030

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date:

Miscellaneous:

FULLFILL OF
PROPOSED
DIMENSIONS

NATIONAL CENTER
ON INSTITUTIONS &
ALTERNATIVES

TRAINING OF
HANDICAPPED

X-SPACES IN LIEU OF
REQUIRED

10 / 1000

SPORTS
FACILITY

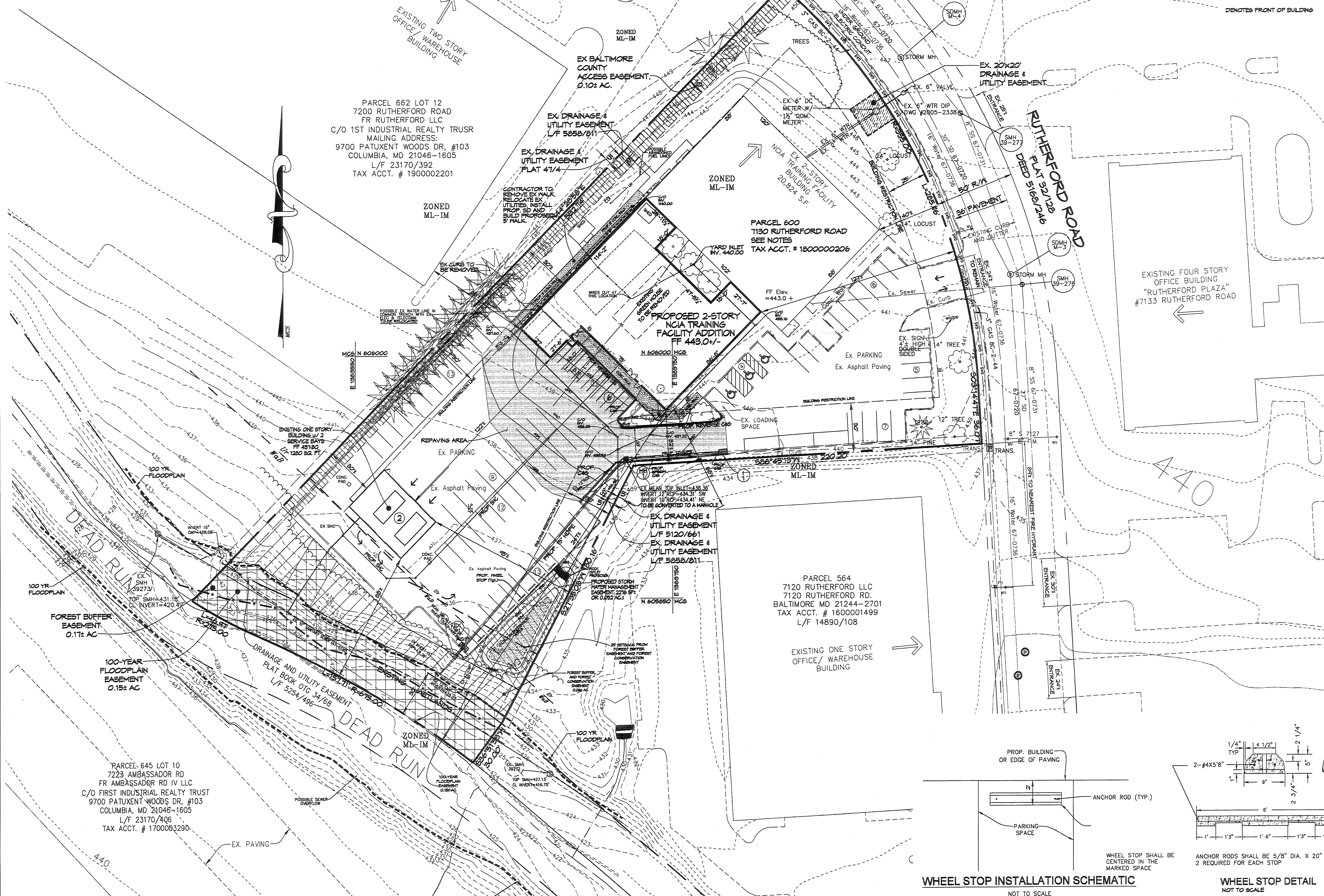


2013-0307-SPM

- EASEMENT LEGEND
- 100-YEAR FLOODPLAIN EASEMENT
- FOREST BUFFER AND FOREST CONSERVATION EASEMENT
- FOREST BUFFER EASEMENT
- BALTIMORE COUNTY ACCESS EASEMENT

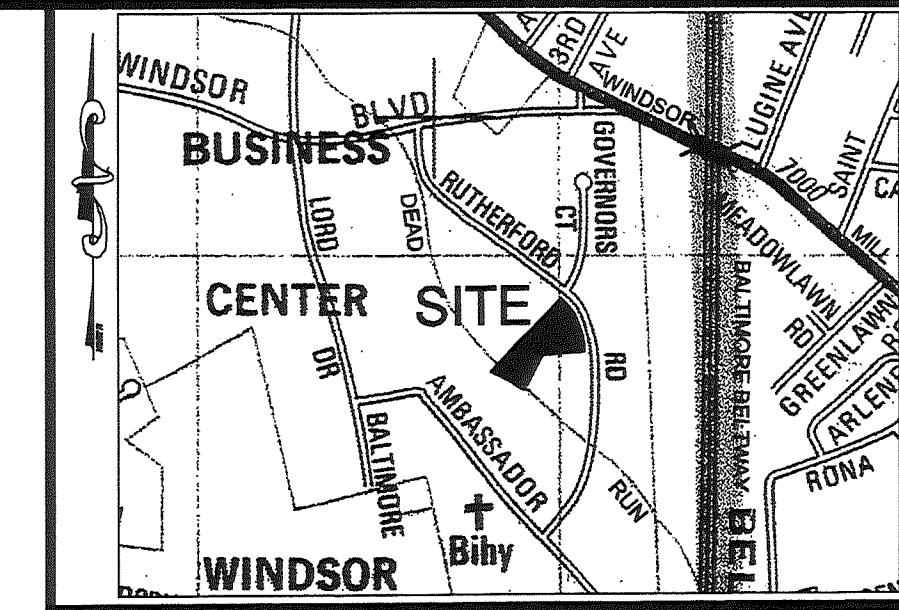
COORDINATE AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MCS NAD83/91 DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE

STATION	NORTHING	EASTING	ELEVATION
BCO #1005	611397.54	1383893.82	423.52
BCO #1006	611737.11	1384043.35	423.48



LEGEND

- EX. VEG/TREES LINE
- EX. TREES
- EX. 5' CONTOUR
- EX. 1' CONTOUR
- PROP. ASPHALT REPAVING
- SPOT ELEVATION
- PROPERTY LINE
- PROP. CURB AND GUTTER
- PROP. REVERSE CURB AND GUTTER
- PROP. SD LINE
- PROP. SD INLET/ MANHOLE
- SOIL TYPES
- DEMOTES FRONT OF BUILDING



GENERAL NOTES

- OWNER/APPLICANT: 7130 RUTHERFORD ROAD LLC C/O LEO DALES 3304 HESS ROAD MONKTON, MARYLAND 21111 PHONE: 410-472-3103
- SITE DATA: DEED REF: 2265571 ZONING: ML-1M TAX ACCOUNT NUMBER: 1800000206 TAX MAP: 087, PARCEL: 0600 NET AREA: 2.257 ACRES OR 98,316 SQUARE FEET GROSS AREA: 2.441 ACRES OR 106,382 SQUARE FEET (INCL. 28' OF RUTHERFORD ROAD)
- ELECTION DISTRICT: 2 COUNCILMANIC DISTRICT: 4 CENSUS BLOCK: 24054024012008 CENSUS BLOCK GROUP: 24054024012 CENSUS TRACT: 402401 WATERSHED NAME: OWYNN'S FALLS ZIP CODE: 21244 ZIP COMMUNITY NAME: WINDSOR MILL GIS TILE NUMBER (200 SCALE): 087C2
- EXISTING USE: COMMERCIAL OFFICE/TRAINING FACILITY PROPOSED USE: SAME THE PROPOSAL IS TO CONSTRUCT A 17,346 SQUARE FOOT ADDITION TO AN EXISTING BUILDING. THE TWO-STORY ADDITION WILL BE A TRAINING FACILITY. IT WILL NOT BE OPEN TO THE PUBLIC.
- ZONING HISTORY: NONE
- PERVIOUS COMMERCIAL PERMITS: B-780755- TO CONSTRUCT A ONE STORY COMMERCIAL BUILDING B-780755- GRADING FOR BUILDING
- SETBACKS:

	REQUIRED	PROVIDED
FRONT	15 FEET	127 FEET
SIDE	30 FEET	30 FEET
REAR	30 FEET	247 FEET
- PARKING TABULATION:

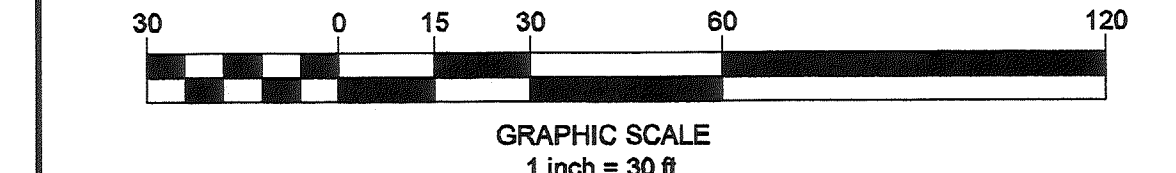
	REQUIRED	PROVIDED
AS PER SECTION 408.8 A.4 IN BALTIMORE COUNTY ZONING REGULATIONS		
REQUIRED, TO BE DETERMINED BY HERAING OFFICER		
EXISTING: 82 SPACES		
PROPOSED: 78 SPACES (77 SURFACE AND 2 SERVICE BAYS) INCLUDING 3 HDOP SPACES		
-ALL PARKING SPACES ARE DURABLE, DUST-FREE AND PERMANENTLY STRIPED.		
- FLOOR AREA RATIO:

	PERMITTED: 2.0 (98,316 SQ. FT. x 2 = 196,632 SQ. FT.)
EXISTING: 1-2 STORY BUILDING:	20,824 SF
EXISTING: 1-1 STORY BUILDING:	1,280 SF
PROPOSED: 1-2 STORY BUILDING:	17,346 SF
TOTAL:	39,450 SF
FAR PROVIDED: 39,450 / 98,316 =	0.40
- ALL SIGNS WILL MEET THE REQUIREMENTS OF SEC. 450, BCZR.
- ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM THE ADJACENT PROPERTY AND PUBLIC STREETS.
- SUBJECT SITE IS SERVED BY PUBLIC UTILITIES. THERE ARE NO WELLS OR SEPTIC SYSTEMS ON THE SITE. SITE DOES NOT LIE WITHIN ANY FAILED AREAS ON THE BASIC SERVICES MAP.
- THERE ARE NO KNOWN HISTORIC BUILDINGS, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, SEPTIC AREAS, HAZARDOUS MATERIAL SITES OR CRITICAL AREAS LOCATED ON THE PROPERTY.
- THERE ARE 100 YEAR FLOOD PLANS AND WETLANDS ON THE SUBJECT SITE AS INDICATED ON FIRM MAP #2400100378F, DATED 8-28-2008.
- THE SUBJECT SITE WAS GRANTED A LIMITED EXEMPTION UNDER SECTION 32-4-106(a)(1)(V) PER LETTER DATED APRIL 11, 2018, DROC 030615B
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN SURVEY CONDUCTED BY COLBERT MATZ ROSENFELT, INC. DATED 04/11/13. TOPOGRAPHIC INFORMATION WITHIN THE TOPOGRAPHIC BORDER IS BASED ON THE SAME FIELD RUN SURVEY. ADDITIONAL TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM BALTIMORE COUNTY GIS TILES 087C2 AND DOES NOT REPRESENT A FIELD RUN SURVEY.

PLAN TO ACCOMPANY SPECIAL HEARING

NCIA
7130 RUTHERFORD ROAD

2013-0307-SPM
TAX MAP 87, GRID 18, PARCEL 600
ELECTION DISTRICT 2 - COUNCILMANIC DISTRICT 4
BALTIMORE COUNTY, MARYLAND 21244



Colbert Matz Rosenfelt, Inc.
Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

Professional Certification		I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.	
License No.	13203	Expiration Date:	11/02/14
NO.	DATE	REVISIONS:	BY
SHEET 1		OF 1	

WHEEL STOP INSTALLATION SCHEMATIC

NOT TO SCALE

WHEEL STOP DETAIL

NOT TO SCALE

100-YEAR FLOODPLAIN EASEMENT	
FOREST BUFFER AND FOREST CONSERVATION EASEMENT	
FOREST BUFFER EASEMENT	
BALTIMORE COUNTY ACCESS EASEMENT	

COORDINATE AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MCS NAD83/91 DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE

<u>STATION</u>	<u>NORTHING</u>	<u>EASTING</u>	<u>ELEVATION</u>
BCO #1005	611397.54	1383893.82	423.52
BCO #1006	611737.11	1384043.35	423.48

EX. YGS/TREES LINE

EX. TREES

EX. 5' CONTOUR

EX. 1' CONTOUR

PROP. CONTOUR

PROP. CULVERT REPAVING

SPOT ELEVATION

PROPERTY LINE

PROP. CURB AND GUTTER

PROP. REVERSE CURB AND GUTTER

PROP. SD LINE

PROP. SD INLET/ MANHOLE

SOIL TYPES

DENOTES FRONT OF BUILDING

435

434

437

+ 436.84

PROP. 12" HDPE

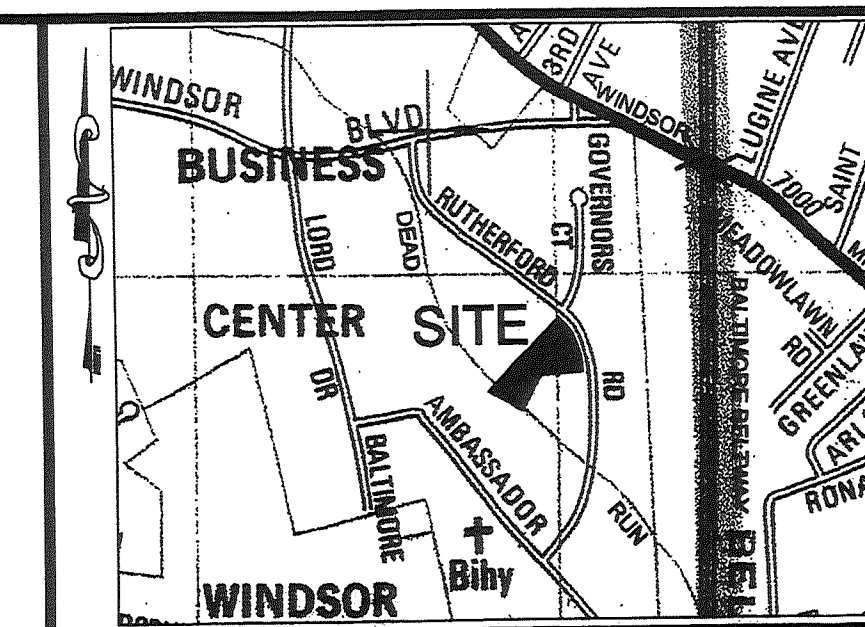
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Gr

Pa. 6

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VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES

1. OWNER/APPLICANT: 7130 RUTHERFORD ROAD LLC
C/O JOE DALEO
3394 HEBBS ROAD
MONTICELLO, MARYLAND 21111
PHONE: 410-472-3103
2. SITE DATA:
DEED REF.: 2285571
ZONING: ML-III
TAX ACCOUNT NUMBER: 1800000208
TAX MAP: 0087 PARCEL: 0000000000
NET AREA: 2.287 ACRES OR 98,316 SQUARE FEET
GROSS AREA: 2.441 ACRES OR 106,382 SQUARE FEET (INCL. 28' OF RUTHERFORD ROAD)
ELECTION DISTRICT: 2
COUNCILMAN/DISTRICT: 4
CENSUS BLOCK: 240054040412009
CENSUS BLOCK GROUP: 54000404012
CENSUS TRACT: 502401
WATERSHED NAME: GWYNNS HILL
EPCODE: 71244
ZIP COMMUNITY NAME: VINDSOR MILL
GIS TILE NUMBER: 020134 30702
3. EXISTING USE: COMMERCIAL OFFICE/TRAINING FACILITY
PROPOSED USE: SAME
THE PROPOSAL IS TO DESTRUCT A 17,346 SQUARE FOOT ADDITION TO AN EXISTING BUILDING. THE TWO-STORY ADDITION WOULD BE A TRAINING FACILITY. IT WILL NOT BE OPEN TO THE PUBLIC.
4. ZONING HISTORY: NONE
5. PERVIOUS COMMERCIAL PERMITS:
B-780759: TO CONSTRUCT A ONE STORY COMMERCIAL BUILDING
B-780755: GRADING FOR BUILDING
6. SETBACKS:

	REQUIRED	PROVIDED
FRONT	75 FEET	127 FEET
SIDE	30 FEET	30 FEET/1/ 32 FEET
REAR	30 FEET	247 FEET
7. PARKING TABULATION:
(AS PER SECTION 408.3.A.1 IN BALTIMORE COUNTY ZONING REGULATIONS)
REQUIRED: TO BE DETERMINED BY HERAGING OFFICER
EXISTING: 42 SPACES
PROPOSED: 78 SPACES (77 SURFACE AND 2 SERVICE BAYS) INCLUDING 3 HDOP SPACES.
-ALL PARKING SPACES ARE DURABLE, DUST-FREE AND PERMANENTLY STRIPED.
8. FLOOR AREA RATIO:
PERMITTED: 2.0 (86,316 SQ. FT. ± 2 = 166,632 SQ. FT.)
EXISTING: 1.2 STORY BUILDING: 22,024 SF
PERMITTED: 1.1 STORY BUILDING: 1,280 SF
PROPOSED: 1.2 STORY BUILDING: 17,945 SF
TOTAL: 39,969 SF
FAR PROVIDED: 38,450 / 86,316 ± 0.40
9. ALL SIGNS WILL MEET THE REQUIREMENTS OF SEC. 460, BCZR.
10. ANY FEATURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM THE ADJACENT PROPERTY AND PUBLIC STREETS.
11. SUBJECT SITE IS SERVED BY PUBLIC UTILITIES. THERE ARE NO WELLS OR SEPTIC SYSTEMS ON THE SITE. SITE DOES NOT LIE WITHIN ANY FAILED AREAS ON THE BASIC SERVICES MAP.
12. THERE ARE NO KNOWN HISTORIC BUILDINGS, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, SEPTIC AREAS, HAZARDOUS MATERIAL SITES OR CRITICAL AREAS LOCATED ON THE PROPERTY.
13. THERE ARE NO 100 YEAR FLOOD PLAINS AND METLANDS ON THE SUBJECT SITE AS INDICATED ON FIRM MAP #01010270F, 12-02-2008.
14. THE SUBJECT SITE WAS GRANTED A LIMITED EXEMPTION UNDER SECTION 32-4-106(a)(1)(VI) PER LETTER DATED APRIL 11, 2013. DRO# 0326133.
15. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN SURVEY CONDUCTED BY COLBERT MATZ ROSENFIELD INC. DATED APRIL 11/13. TOPOGRAPHIC INFORMATION WITHIN THE TOPOGRAPHIC BORDER IS BASED ON THE SAME FIELD RUN SURVEY. ADDITIONAL TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM THE BALTIMORE COUNTY OFFICIAL RECORDS OF THE FIELD RUN SURVEY.

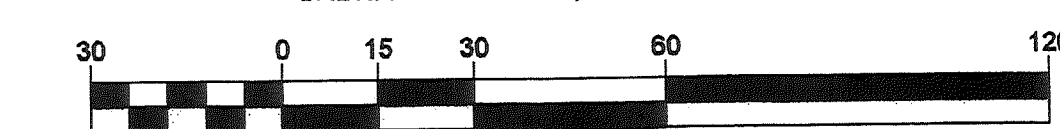
PLAN TO ACCOMPANY SPECIAL HEARING

NCIA
7130 RUTHERFORD ROAD

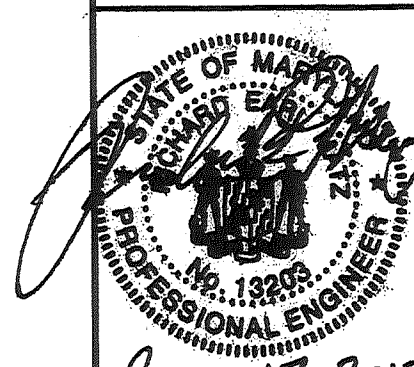
7013-0307-SPH

TAX MAP 87, GRID 18, PARCEL 600

ELECTION DISTRICT 2 - COUNCILMANIC DISTRICT 4
BALTIMORE COUNTY, MARYLAND 21244



GRAPHIC SCALE
1 inch = 30 ft.



Colbert Matz Rosenfelt, Inc.

Engineers * Surveyors * Planners

2225 Smith Avenue, Suite C

2835 Smith Avenue, Suite G
Baltimore, Maryland 21209

Telephone: (410) 653-3838

Facsimile: (410) 653-7953

Professional Certification

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer.

approved by me, and that I am a duly licensed professional
engineer under the laws of the State of Maryland.

License No. 13203 Expiration Date: 11/02/1

[illegible]

NO.	DATE	REVISIONS:
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SCALE: 1" = 30'

DATE	JUNE 17, 2013
ISS NO	8825 3214

JOB NO.:	2005-094.1
DESIGNED:	ERH

DESIGNED:	ERN
DRAWN:	ERN/ AKC

CHECKED:	REM
FILE:	2005094 1 PROR 70A

FILE: 2008091 PROP 200
DRAWING

NUMBER: **SPH.**

QUEST 1 OF 1

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WHEEL STOP INSTALLATION SCHEMATIC

NOT TO SCALE

WHEEL STOP DETAIL

NOT TO SCALE
