



HOFMEISTER & BREZA

11019 MCCORMICK ROAD, SUITE 400
HUNT VALLEY, MD 21031

C. Larry Hofmeister, Jr.*
Scott M. Breza*
Stephanie H. Hurley*
Andrew M. Winick*⁺
Cornelia M. Koetter*
Scott R. Robinson

Of Counsel:
Craig B. Leavers
Robert S. Glushakow
Rachael D. Breza
James A. List

**also admitted in D.C.; + also admitted in NY; [∞] also admitted in NJ*

tel: 410.832.8822
fax: 410.832.8833
www.hbllaw.com

August 28, 2018

Mr. Phillip Estes, AICP, Planner Coordinator
Montgomery County Planning Department
Planning Area 3
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Application for Conditional Use
Applicant: Inspire, LLP
Case No.: CU 18-09
Property Address: 4343 Sandy Spring Road, Burtonsville, MD 20866

Dear Mr. Estes:

Enclosed please find the Pre-hearing Statement with Exhibits A-C as well as a flash drive which contains electronic copies of the original application and the enclosed documents for your use.

Please contact me if you should have any questions.

Very truly yours,

A handwritten signature in blue ink that reads "Rachael Breza". The signature is fluid and cursive.

Rachael Breza

IN THE MONTGOMERY COUNTY, MARYLAND
OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS

Case No. CU 18-09

IN THE MATTER OF THE APPLICATION OF *
INSPIRE, LLP FOR AN EDUCATIONAL *
INSTITUTION (PRIVATE) CONDITIONAL USE *

PRE-HEARING STATEMENT OF INSPIRE, LLP
IN SUPPORT OF APPLICATION FOR CONDITIONAL USE

Note: All documents/exhibits previously submitted with the original application shall be included in electronic format only. All new documents/exhibits provided with this Pre-Hearing Statement shall be provided in both electronic and print format. See Pre-Hearing Statement Exhibit "A" attached hereto for the lists of all exhibits.

Petitioner, Inspire, LLP ("Inspire"), by its attorneys, Hofmeister & Breza, submits this Pre-Hearing Statement in Support of Conditional Use Application (the "Application") to demonstrate conformance of a proposed Educational Institution (Private) as a conditional use

(the "Conditional Use") with all applicable review requirements and criteria. As outlined on the tax map (labeled as Exhibit "5" on the OZAH Exhibit List which is attached hereto), the property that is the subject of the Application consists of approximately 2.859 acres+/- (previously referred to as 2.97 acres +/- in the Land Records of Montgomery County at Deed Liber 36879, Folio 467), more formally known as all of Parcel 277 on Tax Map LS11 and described as part of Snowdens Manor Enlarged, located at 4343 Sandy Spring Road in Burtonsville (the "Property"), also as shown on a new survey dated February, 2018 prepared by David Kinman, President of Eyott, Inc. (Professional Land Surveyor) on behalf of Sill Engineering Group, LLC (labeled as Exhibit "7" OZAH Exhibit List; and as Exhibit "B" in the original application). As shown on the Certified Zoning Map, (labeled as Exhibit "9" OZAH Exhibit List; and as Exhibit "C" on the original application), the Property is classified in the R-200 (Residential-200) Zone, as set forth in Section 59-4.4.7 of the Montgomery County Zoning Ordinance (the "Zoning Ordinance"). Section 59-3.4.5 of the Zoning Ordinance permits the operation of an educational institution (private) in the R-200 Zone by grant of a conditional use.

The Property is currently used by the member of the Silver Spring Moose Lodge who purchased the Property in 2009. The Silver Spring Moose Lodge operates in compliance with a Special Exception granted in 1974. Inspire, LLP's use of the Property shall be less impactful than the Silver Spring Moose Lodge. Petitioner requests approval of the new use without any limitations greater than those that are already in place for the existing Silver Spring Moose Lodge. Inspire, LLP shall create less traffic, less water usage, and less septic or sewer usage. Inspire, LLP will neither operate a commercial kitchen nor serve any alcohol. In addition, Inspire, LLP's limited class sizes and limited class schedule will place less impact on the site than the existing use.

Inspire, LLP intends to change the use from a fraternal organization into a religiously-based educational organization. The location, parcel size, and existing structures make this Property ideal for a community building with an institutional and/or religious use. Inspire, LLP has been serving the community for over 16 years as a Christian based organization with a broad mission of service to all people regardless of denomination. Inspire, LLP consists of a staff of experienced life coaches, teachers, motivational speakers and ordained ministers. Inspire, LLP intends to use the Property as a training academy to educate adults through biblical workshops and seminars designed for personal growth and maturity. Classes include topics such as leadership training, business and financial principles, couples' conferences, corporate prayer, and personal development. These types of classes for adults are sought after by individuals and communities to improve peoples' quality of life with spiritual, religious, and inspirational opportunities not offered elsewhere.

Inspire, LLP intends to purchase this Property and move from its current location at 14700 Sweitzer Lane in Laurel, Maryland. Inspire, LLP estimates that the majority of its current students live within a ten mile radius of its current location and are part of the local community. The proposed use is needed to improve the quality of life for residents of the community and in no way conflicts with adjacent residential uses. The need for the services offered by Inspire, LLP is felt across Montgomery County and Maryland.

The Property with its existing structures and parking shall accommodate the small scale facility with ease. Only four staff shall work Monday through Friday from 9 AM to 5 PM. In addition, the classes shall remain small with limited offerings during the week. All classes are limited to 20 students with a maximum of four instructors, and only one class runs at a time. Inspire, LLP has been holding these classes for over ten years and intends to keep the personal

feel of the small class size. On average about 30% to 50% of the class participants carpool and some students walk or take other forms of transport. Inspire, LLP selected this new location as it is only ten minutes by car from their current location. Approximately five people live in Burtonsville and may walk or bike to the Property. On average, Inspire, LLP uses parking spaces for about ten cars for the 20 students plus the four cars for the instructors for a total of 14 cars on average at each class.

As result of these limited class sizes and times, the impact of this use on an almost three acre site is minimal. Plus, Inspire, LLP intends to reuse the approximately 6000 sq. ft. existing wood-frame, lodge building and the 1,544 sq. ft. vacant brick and frame dwelling. No new development or new construction is planned at this time. No exterior changes will be made to the structures or improvements at this time. Neighbors will not experience any adverse impact from the change in use from the Silver Spring Moose Lodge to the new use as a community training center.

I. BACKGROUND

Inspire, LLP is the contract purchaser of the Property, which is currently improved with a lodge building and a vacant single-family dwelling. A letter from the current owner, Silver Spring Lodge No. 658, Loyal Order of Moose, Inc., a Maryland Corporation (“Silver Spring Moose Lodge”), authorizes Inspire, LLP to file this Application as the Contract Purchaser (See Exhibit “10” on the OZAH Exhibit List; previously referred to as Exhibit “D,” in the original application). The Silver Spring Moose Lodge purchased the Property from the Calverton B.P.O. Elks (“Elks”) in 2009 and continued to use the Property as a fraternal organization pursuant to the terms of the existing Special Exception granted in 1974. (Special Exception Case No S-338,

labeled as Exhibit “21” OZAH Exhibit List; previously referred to as Exhibit “F,” in the original application)

The record shows that the vacant single family dwelling was constructed in 1927; (See SDAT Printout (labeled as Exhibit “19” OZAH Exhibit List; previously referred to as Exhibit “P” in the original application) Between 1927 and 1975 the property was improved with additional outbuildings and barns. It appears that from approximately 1965 to 1975 the outbuildings/barn structure(s) were used as a laboratory for raising experimental animals. (Exhibit “21” OZAH Exhibit List, page 4; previously referred to as Exhibit “F,” page 4 in the original application) In 1975, the Elks obtained a Special Exception to convert the outbuildings/barn(s) into a lodge. Then in 2009, the Elks sold the Property to the Silver Spring Moose Lodge which added a commercial kitchen. Now, Inspire, LLP intends to purchase the Property for use as a private educational facility that will be less impactful on the site than the prior use.

The proposed use near the corner of Sandy Spring Road and Cedar Tree Drive will have limited impact on the residential community. Only two sides of the property boarder residential uses; each of which are at some distance and/or naturally screened from the residential structures. Several churches including the Korean Bible Church and Trinity Reformed Presbyterian Church serve the surrounding community and demonstrate the need for religious and spiritual support similar to the services offered by Inspire, LLP. Other non-residential uses such as Fehr’s Nursery & Garden Center, All Star Waste and Recycling, and Sundeck Supplies are located on the opposite side of Sandy Spring Road. The change of the existing use from the Silver Spring Moose Lodge to the training center for Inspire, LLP will fit well with the surrounding non-residential uses and only enhance the neighborhood.

II. PROPOSED REUSE OF THE EXISTING STRUCTURES

As shown on the Conditional Use Plan [labeled as Exhibit “25” OZAH Exhibit List, and submitted with the original application as Exhibit "E" (the "Plan")], and as outlined above, Inspire, LLP will reuse the existing structures. No building plans are being submitted as this time. The Petitioner also intends to reuse the existing paved parking lot, landscaping, lighting and signage.

The current use as a fraternity and social meeting place for the Elks and/or Moose has been ongoing since approximately 1975 when the Elks renovated the lodge. Care was taken in 1975 to renovate the lodge to be architecturally compatible with the nearby residential community in its scale, bulk, height, materials, and textures. The lodge was designed to look like a barn in roof line and shape. The lodge is approximately 20 feet high. The homes adjacent to the Property appear to exceed the height of the lodge building.

Inspire, LLP intends to use this one and one half story lodge building for classes and administration with administration occupying the top floor and students utilizing the main level. Inspire, LLP’s long term vision is to repair the single-family structure for use by the administrative staff. A series of photographs of the Property show the two existing buildings and other improvements. (These photographs are hereby labeled as Exhibits “31” through “60” on the OZAH Exhibit List, and were previously referred to as Exhibit “G” numbers 1 through 19 on the Original Application.)

The Property fronts on Sandy Spring Road, a four lane divided highway with a central median strip. The Property is bordered to the south by a strip of open space along Cedar Tree

Drive. Three single family houses, which are accessed from Woottens Drive, boarder the northern side of the Property. The rear property line borders the rear of the Valley Streams Estates townhomes on Red Maple Court. The lodge sits back approximately 295 ft. from the townhome development with an expanse of grass between the uses. The lodge and vacant house are screened in part with natural growth elements, trees, and bushes along the majority of the property lines.

Most activity will occur inside the lodge building and will not adversely impact the adjacent residential area. Compatibility is reinforced with the natural growth of vegetation, trees and bushes along the northern property line. The main door and primary parking for the lodge building are located on the southern side of the structure away from the three residences on the northern side. The main door is also hidden from view of Cedar Tree Drive by the berm in the open space strip of Valley Stream Estates referred to as Parcel A, Block C on the Conditional Use Plan. The representative from the Silver Spring Moose Lodge stated that there have been no complaints about noise, traffic, or any other concern from neighbors.

TRAFFIC

Access to the Property will be via an existing driveway and curb cut on Sandy Spring Road (MD RTE. 198). As noted in the original traffic statement/ Transportation Study Exemption Letter, dated January 27, 2018 by the Mars Group, Traffic Engineering & Noise Consultants, (labeled as Exhibit “22” OZAH Exhibit List and Exhibit "H" of the original application), the traffic associated with the use will be extremely limited, especially during peak hours, with less than the threshold of 50 trips for any transportation mode. The majority of activity at the site will be in the evenings and weekends and not during peak hours.

On August 25, 2018, the original Exemption Letter was revised to include more detail as requested by the Montgomery County Planning Department. The Revised Transportation Study Exemption Letter (New document attached hereto as EXHIBIT "B") states that the county's planned improvements to bicycle and pedestrian transportation are within the county's existing right-of-way boundary such that Inspire, LLP shall not need to dedicate any additional right-of-way at this time. The Revised Transportation Study Exemption Letter also states that Inspire, LLP shall install a bicycle rack near the lodge building to accommodate cyclists. According to the Revised Transportation Study Exemption Letter the new use complies with the 2005 Bicycle Master Plan and the 2018 Draft Bicycle Master Plan.

Parking on the site is more than adequate for the use as 30% to 50% of students carpool. On average only 14 cars are present at any one time – ten cars for the 20 students, plus four cars for the instructors. (Note: at this time Inspire, LLP does not have any event larger than 24 people planned this year.) Yet and still, on the less than four times per year when Inspire is permitted 75 people at one time the vast majority of people would attend in groups. Again, the 37 parking spaces will be more than enough for the use as not all attendees own cars. In the extreme and unlikely event, that Inspire, LLP would ever need overflow parking the almost three acre site is flat with ample space and easy access to place additional cars without any impact whatsoever on Sandy Spring Road. The Silver Spring Moose Lodge has hosted events well in excess of 75 people without any adverse parking impact on the community.

WATER, SEWER, and SEPTIC

All major utilities necessary to service the Property are immediately available and adequate. The Property is currently serviced by a functioning septic system and is connected to

public water. In addition, the Property is classified on Montgomery County Zoning (last amended: October 9, 2017 H-122) as Tier 1 with public sewer existing in Woottens Lane. Inspire, LLP may decide to connect to the public sewer or reuse the existing septic system depending upon county approval and financial feasibility.

The existing septic system was approved in 2009 by the Department of Permitting Services, Well and Septic Division for use by the Silver Spring Moose Lodge which holds a commercial kitchen license and a social club liquor license. The Silver Spring Moose Lodge maintains and inspects the septic system regularly and no evidence of any failure has occurred. The Silver Spring Moose Lodge has not been required to connect to public sewer at this time. Therefore, the Petitioner requests that it continue to use the existing septic system and tanks (one for the dwelling and one for the lodge) and that no sewer connection be required as the proposed use anticipates reducing the Silver Spring Moose Lodge water usage by an estimated 50% (fifty percent).

Petitioner also requests that no additional storm water management be required with this change in use. The existing parking lot is located in the center of the site with the berm in the open space parcel acting as a barrier to water flowing toward Cedar Tree Drive. Greenspace at the front and rear of the site acts as a natural barrier to reduce water runoff from the site. The site is located over 1,500 ft. away from any navigable or sensitive waters of significant water flow and over 550 ft. away from what appears to be a contained man-made sediment pond. (See OZAH Exhibit “25”, or Exhibit “E” of original application for Conditional Use Site Plan and Details.) It is unlikely any water from the Property could travel across Sandy Spring Road to this pond.

III. PROPOSED OPERATIONS

In order to accommodate working adults Inspire, LLP offers classes on weekday evenings and on Saturdays. Inspire, LLP intends to operate no later than 11:30 PM Monday through Saturday which is earlier than currently permitted under the existing Special Exception from 1974. (See OZAH Exhibit #21, Board of Appeals Case S-338 which permits the Silver Spring Moose Lodge to operate until 12 midnight with special events permitted until 1:00 AM.) Inspire, LLP requests permission to use the site until 11:30 PM, even though classes end at 11:00 PM, in order to close the center. Four administrative staff will be the only regular occupants from 9 AM to 5 PM Monday through Friday. An additional four teaching staff will work during evening and Saturday classes. No classes are planned for Sundays.

It is anticipated that the proposed use will be open to students on a regular basis on Tuesday and Thursday evenings from 7:30 PM to 11:00 PM. Inspire, LLP offers two classes on Tuesday and Thursday nights one from 7:30 PM to 9:00 PM and another from 9:30 PM to 11:00 PM. On Saturdays, Inspire, LLP plans to offer up to three classes, each about two hours in length at 9:30 AM, 12:00 PM and 7:30 PM (all with a maximum of 20 students at each class). Often only one or two classes may be offered on a Saturday.

The maximum number of attendees on Tuesdays and Thursdays is 48 people divided into the two classes. Seminars and workshops will be held on Saturdays. The maximum number of participants on Saturdays is 75 attendees spread out over three classes at different times of the day. On rare occasion, to be not more than four times a year, Inspire, LLP requests the right to hold a larger event of up to 75 people.

IV. MASTER PLAN CONFORMANCE

The Property lies within the boundaries of the Fairland Master Plan, approved and adopted in 1997 (the "Master Plan"), and is located near the "Burtonsville" area of that Plan. See sections of the Master Plan and amendments thereto (labeled as OZAH Exhibit "11", and Exhibit "I" of the original application). *"The Fairland Master Plan has community building as one of its key components; recognizing and reinforcing each community's unique character and identity and ensuring that local centers serving the communities are attractive, functional, safe, and accessible."* (Page xiv of the Fairland Master Plan - Plan Highlights – Communities and Centers.) The subject Property has been used for gathering and fraternity purposes for over 40 years.

The new use shall continue to service the community and bring adult students together to build relationships. By permitting the Property to be reused as a Conditional Use rather than developed into additional housing the unique character of the community will continue. The subject Property is located near the Burtonsville Crossroads area and on major route MD 198. While the Property is not deemed part of the Crossroads area, the general concepts for the area may be considered. In 2012, the County Council unanimously approved the Burtonsville Crossroads Neighborhood Plan with a *"vision to transform the existing crossroads into a complete community and provides recommendations for land use, transportation, environment and design that will enable the US29/MD198 commercial crossroads area to thrive."* (See <http://montgomeryplanning.org/planning/communities/area-3/burtonsvillexcrossroads/>)

V. CONDITIONS OF APPROVAL

PART 1:

Pursuant to the applicable Section 59-7.3.1.E.1. of the Zoning Ordinance, to approve a Conditional Use Application, the Hearing Examiner must find the use complies with the Necessary Findings such that the proposed development:

a. satisfies any applicable previous approval on the subject site or, if not, that the previous approval must be amended;

In 1974, Case No. S-338, Petition of Calverton B.P.O. Elks Lodge (labeled as OZAH Exhibit “21”, and Exhibit "F" of the original application), the County Board of Appeals approved a Petition for Special Exception pursuant to Section 59-146 of the Zoning Ordinance (Chap. 59. Mont. Co. Code 1972, as amended), to permit the construction and operation of a Service Organization (Private Club) at the subject Property. The Board concluded that *“the Elks lodge is a fraternal organization which holds social and community activities for its members.”* (OZAH Exhibit “21”, p2). The Board found that the Special Exception was *“consistent with the Master Plan for Fairland-Beltsville;”* ... and that it would *“not have a detrimental effect on the use of the surrounding properties.”* (OZAH Exhibit “21”, p5) The hours of operation granted were from 11:00 AM to 12:00 Midnight, Monday through Saturday, and from 2:00 PM to 10:00 PM on Sunday. In addition, the Elks were permitted to keep the lodge open for special occasions until 1:00 AM. (OZAH Exhibit “21”, p2) As detailed below, Inspire, LLP intends to be open fewer hours than the existing Moose Lodge. The Property has remained as a non-residential use since 1974. While the proposed use as an Educational Institution (Private) differs from Service Organization (Private Club), both these non-residential uses improve the social interaction of the

people who live in the community.

b. satisfies the requirements of the zone, use standards under Article 59-3; and to the extent the Hearing Examiner finds necessary to ensure compatibility, meets applicable general requirements under Article 59-6;

See PART 2 below. The proposed use satisfies the requirements of the zone, standards under Article 59-3 and where applicable requirements under Article 59-6.

c. substantially conforms with the recommendations of the applicable master plan,·

As outlined in Section IV above, the Application substantially conforms with the goals and objectives of the Master Plan.

d. is harmonious with and will not alter the character of the surrounding neighborhood in a manner inconsistent with the plan,·

As discussed above, the new use will not alter the character of the surrounding neighborhood. Additionally, the traffic and parking impacts associated with the use are minimal.

e. will not, when evaluated in conjunction with existing and approved conditional uses in any neighboring Residential Detached zone, increase the number, intensity or scope of conditional uses sufficiently to affect the area adversely or alter the predominantly residential nature of the area,· a conditional use application that substantially conforms with the recommendations of a master plan does not alter the nature of the area;

As discussed in Section IV above, the Conditional Use conforms to the recommendations of the Master Plan and, does not alter the nature of the area. The buildings and improvements which have been in existence since 1974 will be reused. One conditional use is being replaced by another similar conditional use such that the number and intensity of conditional uses will not increase.

f. *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. (If an approved adequate public facilities test is currently valid and the impact of the conditional use is equal to or less than what was approved, a new adequate public facilities test is not required....)*

There is no need for a new adequate public facilities test as result of this Petition. The existing facilities will remain adequate for the new use.

Both existing buildings are connected to public water and both buildings maintain separate septic tanks. The existing single family dwelling located at the front of the site has been vacant for approximately three years. It is serviced by public water and the well is no longer used. This structure remains connected to its existing septic tank as shown on the Conditional Use Plan. This septic tank is located behind the dwelling and is currently empty. At some time in the future and as finances allow, Inspire, LLP intends to renovate this structure into administrative offices for the four existing staff members.

Sometime prior to 1975, the barn structures(s), located in the rear of the Property was used as a laboratory for raising experimental animals and a second septic tank was installed. It appears the Property was improved in/or about 1965 with this additional septic tank near the rear

barn structure and an excreta absorption system was constructed. (See Conditional Use Plan for location of second septic tank near entrance to the lodge building.) In Case No. S-338 (1974), Petition of the Calverton BPO Elks Lodge, the County Board of Appeals granted the Special Exception after finding the water and septic usage of the prior use as a laboratory was “far in excess” of the requirements for a lodge. (See Case No. S-338, page 4)

In 2009, the Moose Lodge purchased the property and added a walk-in freezer. The Moose Lodge was required to submit a plan and apply for a food license at that time. The Montgomery County, Maryland, Department of Permitting Services, Well and Septic Division approved this plan, inspected the Property, and found no evidence that the septic system was failing. (See OZAH Exhibits “26” to “30”; previously referred to as Exhibits Q-1 through Q-4 of the original application) for details of the septic tanks, absorption system, construction permits, food license, percolation tests, septic inspections and additional septic information.) The septic system for the laboratory and later the lodge was designed to be adequate for uses far more intensive than the new proposed use.

It appears that the prior owners of the Property made reasonable efforts to comply with applicable county septic regulations and to adequately service the sewage needs of prior uses. The current use as a Moose Lodge, with a bar and commercial kitchen, far exceeds the water usage of the proposed use as an educational facility. The septic system for the lodge is designed to more than adequate specifications and has no evidence of failure. Petitioner estimates that the existing septic usage by the Moose Lodge will be reduced by approximately ½ if the new proposed use is approved. (See OZAH Exhibit “27”; previously referred to as Exhibit “Q-2” for septic usage capacity calculations and design specifications) The proposed downgrade in usage does not necessitate any changes to the septic tanks and system at this time.

In summary, the Property is not being developed and no subdivision plan is required to permit the change of use. Storm drainage is located in Cedar Tree Drive. Inspire, LLP signed the Forest Conservation Form (See OZAH Exhibit “17”; previously referred to as Exhibit “N”) and certified that the application does not propose any clearing or grading activities on or near the Conditional Use site. The only change proposed at this time is the change in use. On April 25, 2018, The Department of Permitting Services, Water Resources Section Manager stated, “If your project does not include any soil disturbance there would be... no requirement to address storm-water management.” (See OZAH Exhibit “18”; previously referred to as Exhibit “O”) In addition, a fire hydrant is located along the front property line along Sandy Spring Road. The proposed use will place minimal need on area schools, police and fire protection, and/or roads and storm drainage.

g. will not cause undue harm to the neighborhood as a result of a non-inherent adverse effect alone or the combination of an inherent and a non-inherent adverse effect in any of the following categories:

- i. the use, peaceful enjoyment, economic value or development potential of abutting and confronting properties or the general neighborhood;*
- ii. traffic, noise, odors, dust, illumination, or lack of parking; or*
- iii. the health, safety, or welfare of neighboring residents, visitors, or employees.*

The inherent characteristics of an Educational Institution (Private) are deemed consistent with uses in the R-200 zone. As discussed below, there are no non-inherent adverse effects that, standing alone or in combination with an inherent adverse effect, would cause any undue harm to the neighborhood. Since 1974 when the Special Exception was granted for the

existing use, new homes have been built adjacent to the Property. The new use will in many ways be less impactful than the current use and will continue to protect and preserve the neighbors' peaceful enjoyment and economic value.

The existing improvements will remain and will continue to have no objectionable traffic, noise, odors, dust, or illumination impacts on the neighborhood. The neighbors have not complained to the current owner about traffic, lighting or noise. The parking lot is paved and does not produce dust. As stated above, the traffic impact is minimal. The use of the Property as a training center will not have any adverse effects on the health, safety, or welfare of neighboring residents, visitors, or employees in the area. The Conditional Use will grant neighbors access to classes that may directly benefit their daily lives in such areas as financial management or personal relationships. See OZAH Exhibits "12" and "13" (previously referred to as Exhibits "J-1 and J-2" in the original application) which list the adjoining and confronting property owners as well as the civic and homeowners associations.

In addition, pursuant to the applicable Section 59-7.3.1.E.2., *any structure to be constructed, reconstructed or altered under a conditional use in a Residential Detached zone must be compatible with the character of the residential neighborhood.*

The Petitioner will reuse the existing structures, and no exterior changes are planned at this time. As stated above the existing structures were built in the past with the surrounding area in mind in terms of scale, bulk, height, materials and textures, and therefore are compatible with the character of the residential neighborhood.

PART 2:

Requirements of R-200 Zone:

Educational Institutions (Private) are permitted as conditional uses in the R-200 zone and the proposed use conforms to the applicable requirements of the R-200 zone, as shown on the Conditional Use Site Plan (See OZAH Exhibit "25"; previously referred to as Exhibit "E").

Requirements of Article 59-3:

The Conditional Use also complies with the specific use standards and requirements of Section 59-3.4.5(C)(2) of the Zoning Ordinance pertaining to Educational Institution (Private) as follows:

a. The Educational Institution (Private) will not constitute a nuisance because of traffic, number of students, noise, type of physical activity, or any other element that is incompatible with the environment and character of the surrounding neighborhood.

The proposed use is minimal compared with the existing use that has been ongoing at the site since 1975. The number of students is small in relation to the size of the lot and the number of trips to the site will most likely be less than the current trips generated by the current user. The proposed use will not constitute a nuisance and is compatible with the surrounding neighborhood. The level of noise generated by the workshops will be minimal.

b. The Educational Institution (Private) will be in a building compatible with the residential character of the surrounding neighborhood, and, if the Educational Institution (Private) is located on a lot of 2 acres or less, in either an undeveloped area or an area substantially developed with detached houses, the exterior architecture of the building must be

similar to a detached house design, and at least comparable to any existing homes in the immediate neighborhood.

The parcel is over 2.8 acres and the current architecture is similar to residential construction with a one and one half story frame lodge structure and a single family residence. The existing buildings appear to date back to approximately 1927 and any renovation since that time has maintained the rural and residential character of the site.

c. The Educational Institution (Private) will not, in and of itself or in combination with other existing uses, affect adversely or change the present character or future development of the surrounding residential community.

The present character of the community will not be adversely affected. The proposed use will be more compatible with the community in some ways than the existing use. The hours of operation will not run as late in evening as the current use. No alcohol or food is intended to be served by Petitioner which is a change from the current use. The proposed use is intended to service the community of which it will be a part and will only improve the surrounding residential community.

d. The number of pupils per acre allowed to occupy the premises at any one time must be specified by the Hearing Examiner considering the following factors:

i. traffic patterns, including:

(a) impact of increased traffic on residential streets;

(b) proximity to transit services, arterial roads, and major highways; and

(c) provision of measures for Transportation Demand Management in

Chapter 42 (Section 42A-21).

ii. adequacy of drop-off and pick-up areas for all programs and events, including on-site stacking space and traffic control to effectively deter vehicle queues on adjacent streets;

iii. adequacy of student and visitor parking; and

iv. noise or type of physical activity.

The number of students proposed by Inspire, LLP is less than the number of Elks/Moose for which the parking and on-site traffic patterns were designed. The existing parking facilities are more than enough to adequately prevent any queuing on adjacent streets. The proposed training center is for adults who drive themselves and do not require pickup and drop off. No queuing is anticipated for the proposed use.

e. Density greater than 87 pupils per acre may be permitted only where the Hearing Examiner finds that:

i. the program of instruction, special characteristics of students, or other circumstances justify reduced space and facility requirements;

ii. the additional density will not adversely affect adjacent properties; and

iii. additional traffic generated by the additional density will not adversely affect the surrounding streets.

The proposed use contemplated by Inspire, LLP is currently less than 75 students at any one time which is well below the density permitted of 87 pupils per acre (or 87×2.859 acres = 248 students).

f. Outdoor recreation facilities are screened from abutting residential properties under Division 6.5.

Inspire, LLP intends to hold classes inside the lodge building. No outdoor recreation facilities are planned at this time. However, Inspire, LLP would like to reserve the right to hold workshops outside on occasion.

g. Any lighting associated with outdoor recreation facilities must satisfy Section 6.4.4.

No outdoor recreation facilities are planned. No new lighting is planned at this time.

h. If an Educational Institution (Private) operates or allows its facilities by lease or other arrangement to be used for: (i) tutoring and college entrance exam preparatory courses; (ii) art education programs; (iii) artistic performances; (iv) indoor and outdoor recreation programs; or (v) summer day camps, the Hearing Examiner must find, in addition to the other required findings for the grant of a conditional use, that the activities in combination with other activities of the institution, will not have an adverse effect on the surrounding neighborhood due to traffic, noise, lighting, or parking, or the intensity, frequency, or duration of activities. In evaluating traffic impacts on the community, the Hearing Examiner must take into consideration the total cumulative number of expected car trips generated by the regular academic program and the after school or summer programs, whether or not the traffic exceeds the capacity of the road. A transportation management plan that identifies measures for reducing demand for road capacity must be approved by the Hearing Examiner.

The Revised Transportation Study Exemption Letter (New document attached hereto as EXHIBIT "B") incorporated all the classes and workshops offered by Inspire, LLP and shows

that the number of trips will be minor for the current road conditions and access to the property. The site provides more than adequate parking for the proposed use.

i. *The Hearing Examiner may limit the number of participants and frequency of events.*

(Legislative History: Ord. No. 18-08, § 4.)

The number of participants and frequency of events proposed by Petitioner are minimal in relationship to the size of the Property and existing improvements.

General Development Requirements Article 59-6:

Petitioner is requesting a change in use with no exterior changes, development, subdivision, or construction at this time. The existing use has been ongoing since 1974, therefore, many of the requirements of Article 59-6 may not apply and/or will be unduly burdensome for the Petitioner to implement. The new use is less impactful than the current use with reduced hours of operation and the elimination of alcohol and food services. The existing parking, loading, landscaping, screening, and lighting are adequate and have not been a concern for neighbors with the current use. The new use aims to comply with any applicable requirements for conditional uses in residential zones as discussed below:

Section 6.2.5.K. Any off-street parking facility for a conditional use that is located in a Residential Detached zone where 3 or more parking spaces are provided must satisfy the following standards:

1. *Location. Each parking facility must be located to maintain a residential character and a pedestrian-friendly street.* As stated above, the existing parking is focused in

the middle of the site away from the adjoining residential uses and away from Sandy Spring Road and Cedar Tree Drive.

2. *Setbacks.* In the Residential-200 Zone (R-200) as detailed in Section 59.4.4.7 the front setback is 40 ft; rear setback is 30 ft; side setback is 12 ft.

a) *The minimum rear parking setback equals the minimum rear setback required for the detached house.* The rear parking setback is satisfied at a distance over 200 ft. from the parking to the rear property line.

b) *The minimum side parking setback equals 2 times the minimum side setback required for the detached house.* Inspire, LLP shall park cars more than 24 ft. from the side property lines.

Section 6.4.4.E. Outdoor lighting for a conditional use must be directed, shielded, or screened to ensure that the illumination is 0.1 foot candles or less at any lot line that abuts a lot with a detached house building type, not located in a Commercial/Residential or Employment zone.

Trees and bushes on the site screen lighting from neighboring residential uses. The existing lighting on the site is minimal. The majority of the lighting is directed toward the parking lot on the south of the lodge building and/or away from the residential neighbors.

SUMMARY:

In summary, the proposed use appears to be compatible with the vision and intent of the County Planners. By granting this Conditional Use, the acreage will not be developed at this time into the approximately six residential units that will be permitted as of right. One of the goals of

the Master Plan is to keep residential densities low to protect the Patuxent Watershed. The Conditional Use will enable the parcel to service the community as it stands today without development. Although the parcel is not specifically mentioned in the Master Plan, it is likely that this parcel is better suited for a non-residential or light commercial use due to its location along Sandy Spring Road. The proposed use does not conflict with commercial activity at nodes or with nearby residential uses. Uses on the opposite side of Sandy Spring Road are not residential. Strict neighborhood coherence is difficult to achieve due to prior development that has occurred over many years. The proposed use on this parcel fits with the surrounding area. Petitioner requests to change the use from the fraternity to the training center without any new development requirements. The Property has been properly posted during the past several months as described on the Affidavit of Posting (attached hereto as Pre-Hearing Statement Exhibit "C").

Petitioner anticipates that the following witnesses will appear at the public hearing to testify as follows:

- a) Ms. Sandra Ventura, from Inspire, LLP (and/or another or other representative(s) of Inspire, LLP), will testify with respect to the history and mission of Inspire, LLP, the need for the Conditional Use, and the operational characteristics of the proposed use as well as why this location was selected.
- b) Ms. Joanne Carey-Vert, ASLA, from the Sill Engineering Group, LLC, will testify as an expert landscape architect/engineer. A copy of Ms. Carey-Vert's resume is attached (See OZAH Exhibit "14"; previously referred to as Exhibit "K"). Ms. Carey-Vert will address the design and scale of the existing improvements and the architectural compatibility of

the proposed improvements with the surrounding neighborhood. Ms. Carey-Vert will address conformance of the Application with the Fairland Master Plan and the Montgomery County Zoning Ordinance. She will testify as to how Inspire, LLP shall comply with the with the specific use standards and requirements of Section 59-3.4.5(C)(2) of the Zoning Ordinance pertaining to Educational Institution (Private) as well as present the Conditional Use Plan in detail.

- c) Mr. Paul Sill, P.E., L.E.E.D., A.P., from the Sill Engineering Group, LLC, will testify as an expert in civil engineering. A copy of his resume is attached (See OZAH Exhibit “15”; previously referred to as Exhibit "L"). Mr. Sill will address engineering matters related to the Application, including utility adequacy and design, storm water management, site drainage, site access and the limited effect the use will have on adjacent properties and the surrounding community. Mr. Sill will testify that both the existing septic tank and/or the nearby public sewer are sufficient to serve the proposed use.
- d) Mr. Monty Rahman, P.E., PhD., from the Mars Group, Inc., will testify as an expert in transportation planning/engineering concerning the transportation impacts of the Application. A copy of his resume is included. (See OZAH Exhibit “16”; previously referred to as Exhibit "M"). Mr. Rahman's conclusion that the Conditional Use will have a minimal impact on area traffic is included in his Revised Transportation Study Exemption Statement included with this Pre-Hearing Statement. Mr. Rahman shall testify that no changes need to be made to the traffic infrastructure to accommodate the proposed use.

In addition to the foregoing, Inspire, LLP reserves the right to call additional witnesses and submit such other reports and exhibits as it deems necessary. Petitioner anticipates it will take approximately one and a half hours to present its case-in-chief.

Respectfully submitted,

Hofmeister & Breza

By: 

Andrew Winick, Esq.
11019 McCormick Road
Hunt Valley, MD 21031
(410) 832-8822
Attorney for Applicant

**EXHIBIT “A”
PRE-HEARING STATEMENT
LIST OF ALL EXHIBITS**

NOTE: Only three new exhibits are included with this Pre-Hearing Statement. All documents/exhibits previously submitted to the Office of Zoning and Administrative Hearings are hereby incorporated by reference. OZAH assigned Exhibit Numbers 1 through 64 to these previously submitted documents as shown on the Exhibit List dated August 21, 2018, and attached below. In accordance with instruction from OZAH staff, only new documents/exhibits will be printed and included with this Pre-Hearing Statement.

NEW EXHIBITS for PRE-HEARING STATEMENT

EXHIBIT “A”: LIST OF ALL EXHIBITS

PRE-HEARING STATEMENT EXHIBIT LIST (August 25, 2018)

OZAH EXHIBIT LIST (August 21, 2018)

APPLICATION EXHIBIT LIST (May 24, 2018)

EXHIBIT “B”: REVISED TRANSPORTATION EXEMPTION LETTER

(Dated August 25, 2018)

EXHIBIT “C”: POSTING AFFIDAVIT

OZAH EXHIBIT LIST

(As of 8/21/18 from OZAH) OZAH NO. CU 18-09
APPLICATION OF INSPIRE, LLP FOR A TRAINING CENTER
4343 SANDY SPRING ROAD, BURTONSVILLE, MARYLAND 20866

1. Application for Conditional Use
2. Transmittal/Checklist from MNCPPC
3. Statement of support
4. Ex List
5. County Tax Map
6. SDAT printout showing structure built in 1927
7. Copy of the newly completed survey
8. Copy of the newly completed legal description
9. Certified zoning map
10. Letter of authorization
11. Applicable sections of the approved and adopted Fairfield Master Plan and amendments thereto including the Burtonsville Crossroads
12. Adjoining/confronting property owners
13. HOA/Civic association list
14. Joanne Carey-Vert Resume
15. Paul Sill Resume
16. Monty Rahman Resume
17. Forest Conservation Form
18. Email re: DPS Water Resources Section
19. SDAT printout showing structure built in 1927
20. Certified Zoning Map
21. BOA Case S-338
22. Transportation Study Exemption Letter
23. Burtonsville Crossroads Neighborhood Plan 2011 Boundary
24. Burtonsville Master Plan excerpts
25. Conditional Use Site Plan and Details prepared by Sill Engineering Group, LLC
26. Septic documents
27. Septic calculations
28. History of Septic System
 - a. Construction Permit
 - b. Property Map
29. Letter from Moose Lodge re: septic
30. Sewer locations
31. List of photo exhibits
32. Access and signage photo
33. Access 113171253
34. Access 1113171253b
35. Decel Lane 1113171253a

36. Access view to opposite side of the street 1113171252a
37. Aerial Map – existing conditions
38. Aerial Map – surrounding community
39. Storm drains in cedar tree drive
40. Trees 1113171320
41. Trees 1113171320a
42. Trees and septic tank location behind SFD
43. View from Cedar Tree Drive
44. View from Cedar Tree Drive 2
45. View from Cedar Tree Drive 3
46. Surface Waters Measurement
47. Aerial Photo 2015
48. Aerial Phot 2012
49. Aerial Photo 2004
50. Aerial Photo 1993
51. Aerial Photo 1970
52. Sign B
53. Sign B lighting
54. Lighting rear door
55. Lighting side of the house
56. Lighting side of the lodge
57. Post lighting
58. Deck lighting
59. Large tree along driveway
60. Large tree between house and neighbor
61. Flash drive of exhibits
62. Sign pickup form
63. 08/16/18- Notice of Public Hearing scheduled for September 28, 2018.
64. 08/21/18- Email exchange between Rachael Breza and Nana Johnson regarding whether or not there is a pre-hearing conference, and what the Applicant's Pre-hearing Statement entails.

ORIGINAL EXHIBIT LIST

(As numbered and labeled in Original Application submitted 5/24/18)

- 1) Montgomery County Tax Map showing the Property (Exhibit "A")
- 2) A copy of the newly completed Survey and Legal Description (Exhibit "B")
- 3) Certified Zoning Map of the Property (Exhibit "C")
- 4) Letter of Authorization from Property Owner authorizing Inspire, LLP to file the Application (Exhibit "D")
- 5) Conditional Use Site Plan and Details prepared by Sill Engineering Group, LLC (1 sheet with site and adjacent area map and existing conditions (Exhibit "E")
- 6) 1974, Case No. S-338, Petition of Calverton B.P.O. Elks Lodge (attached as Exhibit "F")
- 7) Photos of the existing buildings and conditions on the site (Exhibit "G" #1-19)
- 8) Transportation Study Exemption Letter prepared by the Mars Group, Inc. (Exhibit "H")
- 9) Applicable Sections of the Approved and Adopted Fairland Master Plan (1997) and any amendments thereto (Exhibit "I")
- 10) List of Adjoining and Confronting Property Owners and Local Citizens Associations (Exhibit "J-1" and "J-2")
- 11) Resume of Ms. Joanne Carey-Vert, ASLA, from the Sill Engineering Group, LLC (Exhibit "K")
- 12) Resume of Mr. Paul Sill, P.E., L.E.E.D., A.P., from the Sill Engineering Group, LLC (Exhibit "L")
- 13) Resume of Monty Rahman, P.E., PhD. Principal of the Mars Group, Inc (Exhibit "M")
- 14) Forest Conservation Form Signed by Petitioner (Exhibit "N")
- 15) DPS Water Resources Section Comment 4-5-18 (Exhibit "O")
- 16) SDAT Printout showing structure built in 1927 (Exhibit "P")
- 17) Septic Documentation showing two septic tanks as well as history of septic inspections and permit approvals and calculations (Exhibits "Q" #1-4)

MARS GROUP

Traffic Engineering & Noise Consultants

8507 Horseshoe Road
Ellicott City, Maryland 21043
410.480.2706, www.mars-group.net

Transportation Study Exemption Statement
Contract # 21801

August 25, 2018

Mr. Paul Sill, P.E.
Sill Adcock & Associates L. L. C.
3300 North Ridge Road, Suite 160
Ellicott City, Maryland 21043

Dear Mr. Sill:

MARS Group Inc. prepared this revised Transportation Study Exemption Letter to address the comments received from Ms. Laura Hodgson, LEED AP, Planner Coordinator, Area 3, Montgomery County Planning Department of the Maryland-National Capital Park and Planning Commission (M-NCPPC)

The Inspire, LLP center (a job training and vocational rehabilitation service center) will be relocated from 14700 Sweitzer Lane, in Laurel, Prince Georges County, to a new site in Burtonsville, Montgomery County located on Tax Map LS11; Parcel 277.

The Inspire, LLP center will be located along the south side of Silver Spring Road between I-95 and US 29 in the Fairland planning area within the Fairland/Colesville policy area of the M-NCPPC

The Inspire, LLP center will be replacing the existing use (Moose Lodge) located at 4343 Sandy Spring Road. The property is housed within 2.85 acres of land that has been improved by two small structures. The improvements cover a total of 6757.8 sf of non-residential land-use with the remaining area utilized for parking and a lawn.

The Inspire, LLP center will provide community service employment training and vocational rehabilitation services. The Inspire, LLP center will employ eight professionals. The administration consists of four team members and the instructional team accounts for the remaining four members.

The administration staff will work a traditional 9:00 a.m. to 5:00 p.m., Monday thru Friday schedule while the instructional staff members will work during class sessions only.

Classes will be offered on Tuesdays and Thursdays from 7:30 p.m. until 11:00 p.m., and on Saturdays between 9:30 a.m. and 9:00 p.m.

REVISED TRANSPORTATION STUDY EXEMPTION STATEMENT: INSPIRE LLP.

MARS GROUP

Upon further review MARS Group Inc. was informed that in an effort to maintain low student-to-teacher ratio; class attendance will be limited to 20 students. It is further anticipated that student commute practice at the new location will be similar to that observed at the Laurel site which is located ten minutes away. Thirty to 50% of the attendees should continue to carpool with some walking, bicycling or use transit services if available.

Two Classes will be held on Tuesdays and Thursdays. The first class will be offered between 7:30 and 9:00 p.m.; and the second class will be offered between 9:30 and 11:00 p.m. The maximum number in each class will not exceed 20 students.

Saturday classes are held at 9:30 a.m., 12:00 p.m., and 7:30 p.m. Similar to weeknight classes, the number of attendees in each class will be limited to 20 students.

The new location of the Inspire, LLP center is serviced by the Washington Metropolitan Area Transit Authority (WMATA) Bus Z7 (Laurel-Burtonsville Express Line) that travels between the Paul S. Sarbanes Transit Center (Silver Spring Station) and the South Laurel Park and Ride.

The Z7 bus line stops at the Silver Spring Road and McKnew Road stations located 800/500 feet (for east/westbound travel respectively) from the access point to the Inspire, LLP center. However, the service is a limited rush-hour service between 5:00 a.m. and 7:00 p.m. as not to be efficient for student attending the Inspire, LLP center.

The 2005 Montgomery Countywide Bikeways Functional Plan (Route # SP-21) identifies the MD 198/MD 28 corridor to have existing bicycle facility between Layhill Road and Old Columbia Pike and proposes the implementation of bikeway for the rest of the corridor, see Table #1.

Table #1

From	TO	Facility Type	Bikeway Type
Old Columbia Pike	Columbia Pike	Separated Bikeway	Sidepath (south side) and separated bike lanes (north side)
Columbia Pike	Columbia Pike Ramp	Separated Bikeway	Sidepath (south side) and separated bike lanes (north side)
Columbia Pike Ramp	Prince George's County	Separated Bikeway	Sidepath (south side) and bikeable Shoulders

Bicycle Network 2005 Plan

The draft 2018 Bicycle Master Plan mandates that the MD 198/MD 28 corridor accommodate Bikeable shoulders along the outside of both east and westbound roadways and a separated bikeway on the south side of the roadway.

The Maryland Department of Transportation, State Highway Administration (MDOT-SHA) has identified the MD 28/MD 198 corridor for improvements. Segment "E" located between I-95 and US 29 is being evaluated for Transportation System Management/ Transportation Demand Management (TSM/TDM) base bicycle and pedestrian improvements.

The limit of disturbance of the proposed MDOT-SHA improvements along MD 198/MD 28 corridor may slightly encroach on the Inspire, LLP property boundary; however, all of the proposed improvements will be contained within the MDOT-SHA available right-of-way limits (108'-120') and will not require the Inspire, LLP center to dedicate any right-of-way for future highway needs. As such, the Inspire, LLP center is compliant with the Sandy Spring Road right-of-way needs.

The typical cross section of the proposed MDOT-SHA improvements will include a 48' roadway separated by a 30' planted median. Eight foot bicycle compatible outside shoulders with a varied (4'-16') eastbound only separation strip against a 10' shared use pathway.

The improvements proposed by the MDOT-SHA are compatible with both; the existing 2005 and the draft 2018 Montgomery Countywide Bikeway Master Plan. Inspire, LLP center, will be providing a bike rack on premises for use during business hours and to encourage and facilitate bike commuting by the attendees to/from the site.

There are no trip generation rates provided by the ITE Trip Generation Manual 9th Edition (10th Edition will be released in September, 2018) for the proposed land-use type. Trip generation will be derived from staff members and class size.

Conservatively by disregarding any rideshare or alternative commuting methods by the attendees at the center, a maximum of 24 directional trips are generated by the center on Tuesdays, Thursdays, or Saturdays.

The maximum parking demand during any class session is 24 parking spaces. Currently there are 37 parking spaces available on site as to allow for 13 additional parking spaces then what is required.

Since there are only four administration staff members arriving and departing during the a.m. and p.m. peak hours with the remaining attendees arriving half-an-hour after the end of the p.m. peak period (7:30 p.m.). The critical peak hour for trip generation analysis under the Local Area Transportation Review guidelines for the proposed Inspire, LLP center is 4 person-trips.

From the Local Area Transportation Review Guidelines, Appendix Table 1b: Mode Split Assumption for the Fairland/Colesville Policy Area while utilizing Office classification. Table #2 provides the anticipated trips by mode generated by the proposed Inspire, LLP center.

Table #2

Policy Area Burtonsville Town Center	Trip Generation Staff Members	Transportation Mode			
		Total Person Trips 73%	Auto Passenger Trips 19.8%	Transit Trips 2.8 %	Non- Motorized Trips 4.3%
Development Type Office	4	6	1	1	0

Trip by Transportation Mode

Neither the anticipated maximum peak hour person-trips, auto passenger trips, or the combined transit and non motorized trips generated by the relocated Inspire, LLP center will exceed the threshold of 50 for any of the transportation modes. As such the proposed Inspire, LLP is exempt from completing a quantitative transportation analysis for either of the transportation modes.

Please do not hesitate to call me with any questions.

Best Regards!
 MARS Group Inc.



Monty Rahman, P.E., PhD.
 Principal

I hereby certify that these documents were prepared and/or reviewed by me, and that I am a duly licensed professional engineer under the Laws of the State of Maryland, License No. 21864. Expiration Date: 02/03/2020.

IN THE MONTGOMERY COUNTY, MARYLAND
OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS

Case No. CU 18-09

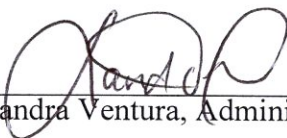
IN THE MATTER OF THE APPLICATION OF *
INSPIRE, LLP FOR AN EDUCATIONAL *
INSTITUTION (PRIVATE) CONDITIONAL USE *

AFFIDAVIT OF POSTING

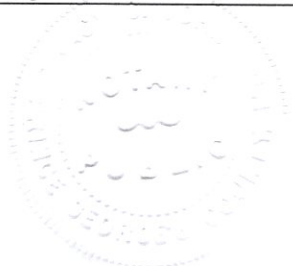
I HEREBY CERTIFY that I placed or caused to be placed upon the property which is the subject of Conditional Use Application No. CU 18-09 three signs furnished by the Office of Zoning and Administrative Hearings, that the three signs were posted within five (5) days after acceptance for filing of said application within ten feet of the property line in the most conspicuous location, and that the three signs have been continuously maintained to the date of hearing.

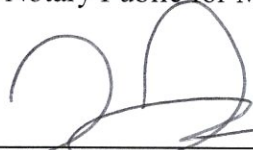
I understand that the three signs are to be maintained in the same position until after the Hearing Examiner has rendered a decision and the time for filing a request for oral argument with the Board of Appeals has expired. If a request for oral argument is filed with the Board of Appeals, the signs must remain posted until 30 days after the Board issues its resolution on said application. The signs are to be returned to the OZAH within five days thereafter.

Inspire, LLP


Sandra Ventura, Administrator

Subscribed and sworn to before me, a Notary Public for Montgomery County, Maryland, this
13 day of June, 2018




Tracy C. Johns
NOTARY PUBLIC

My Commission Expires: 7/10/18