IN RE: PETITION FOR SPECIAL EXCEPTION NW/S Philadelphia Road, 188.5' NE of the c/l Chapel Hill Drive **(8510 Philadelphia Road)** 14th Election District 6th Council District Friendship Dental Laboratories, Inc., Petitioners	* * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 05-317-X

* * * * * * * * *

ORDER ON THE MOTION FOR RECONSIDERATION

WHEREAS this matter came before the undersigned Zoning Commissioner for consideration of a Petition for Special Exception filed by the owner of the subject property, S. Goldberg Properties, LLC, and the Contract Purchaser, Friendship Dental Laboratories, Inc. The Petitioners requested a special exception to permit a dental laboratory use on the subject property, pursuant to Section 230.13 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

At the public hearing held on February 18, 2005, Gus Diacoloukas, President of Friendship Dental Laboratories, Contract Purchasers of the subject property appeared, as did the Petitioner's engineer and zoning consultant, as well as Petitioner's attorneys, Robert Hoffman and David Karceski, Esquire. Also appearing were Richard Cobert on behalf of Baltimore County's Department of Economic Development, and Ms. Kathleen Foreman, a resident of the area. There were no Protestants or other interested persons present.

Upon due consideration of all of the testimony and evidence presented, including documentation contained within the case file, I granted the special exception by Opinion and Order dated February 28, 2005. Subsequently, on March 23, 2005, this Office received Zoning Advisory Committee (ZAC) comments from the Office of Planning requesting certain conditions be imposed upon the grant of the special exception. Given the fact that an Order had already been issued in this case, their comment was forwarded to the Department of Permits and Development Management for inclusion in the case file. Simultaneously with the receipt of Planning's comment, a timely Motion for Reconsideration was filed by Peter Max Zimmerman and Carole S. Demilio on behalf of the Office of People's Counsel for Baltimore County. Within their Motion, the Office of People's Counsel requested that the recommendations

ORDER RECEIVED FOR FILING
Date 4/26/05
By

contained within the Office of Planning's ZAC comment be incorporated into the relief granted in this case, as a condition of approval.

Subsequently, this Zoning Commissioner received correspondence from Counsel for the Petitioner, Robert A. Hoffman, Esquire, dated April 21, 2005, that they had met with representatives of the Office of Planning in an effort to address the concerns raised in their ZAC comment. Enclosed with his letter was a Landscape Plan for this property that had been designed in consultation with Mr. Avery Harden, the County's Landscape Architect. Attached thereto was a Certification Form signed by the Petitioner indicating his agreement to provide the landscaping improvements requested by the Office of Planning. Mr. Jeffrey Long, Deputy Director of Planning, confirmed via e-mail to the undersigned that the Petitioner has met all of the concerns expressed by that office and that they support the proposal. Upon being advised of these circumstances, the Office of People's Counsel indicated they had no further concerns in this matter. Thus, it appears that their Motion for Reconsideration can be dismissed as moot.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 26th day of April 2005 that the Motion for Reconsideration filed by the Office of People's Counsel be and the same is hereby DISMISSED AS MOOT; and,

IT IS FURTHER ORDERED that all of the terms and conditions of the Order issued on February 28, 2005 shall remain in full force and effect; and,

IT IS FURTHER ORDERED that Mr. Hoffman's letter of April 21, 2005 and attached Landscape Plan/Certification Form shall be incorporated into the case file and made a part thereof.

Any appeal of this decision shall be entered within thirty (30) days of the date hereof.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Robert A. Hoffman, Esquire, Venable, LLP, 210 Pennsylvania Ave., Towson, Md. 21204
Mr. Gus Diacoloukas, 5 Timberpark Court, Lutherville, Md. 21093
Mr. Alonzo Childress, 713 Pheasant Drive, Forest Hill, Md. 21050
Mr. David Flowers, P.O. Box 2009, Baltimore, Md. 21284-0009 (3/8/05)
Ms. Kathleen Foreman, 1821 Weyburn Road, Baltimore, Md. 21237
Mr. Richard Cobert, Department of Economic Development
Office of Planning; Office of People's Counsel; Case File

ORDER RECEIVED FOR FILING
Date 4/26/05

IN RE: PETITION FOR SPECIAL EXCEPTION NW/S Philadelphia Road, 188.5' NE of the c/l Chapel Hill Drive **(8510 Philadelphia Road)** 14th Election District 6th Council District Friendship Dental Laboratories, Inc., Petitioners	* * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 05-317-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, S. Goldberg Properties, LLC, and the Contract Purchaser, Friendship Dental Laboratories, Inc. The Petitioners request a special exception to permit a dental laboratory use on the subject property, pursuant to Section 230.13 of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property and requested relief are more particularly described on the site plan filed in the case and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing on behalf of Petitioner were Gus Diacoloukas, President of Friendship Dental Laboratories, Contract Purchasers, Alonzo Childress, the professional engineer who prepared the site plan, David Flowers, Zoning Consultant, and Robert Hoffman, Esquire and David Karceski, Esquire attorneys for Petitioner. Richard Cobert, a representative of the Baltimore County Department of Economic Development, appeared in support of the requested relief. Ms. Kathleen Foreman, a resident of the area, appeared as an interested citizen. There were no Protestants or other interested persons present.

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Date 2/23/05
By

Testimony and evidence offered revealed that the subject property is located west of and adjacent to Philadelphia Road, north of Chapel Hill Drive in Rosedale. The property contains approximately 1.076 acres zoned BL and is improved with a rectangular-shaped, one-story brick building, the prior use of which was a pool hall and cafe. Vehicular access to the site is by way of two curb cuts, one located on Philadelphia Road and the other on Kenwood Avenue.

Testimony indicated that Friendship Dental Laboratory manufactures various oral prosthetics and implants for distribution to numerous dental practices throughout the State of Maryland as well as maintains an on-site dental practice. Additionally, there is an educational component to Petitioner's operations that provides on the job laboratory training to its staff and University of Maryland Dental School students, not otherwise provided in Maryland. It is the only accredited facility in the area and is presently located on Eastern Avenue in Baltimore City. Currently, the facility employs 45 individuals and operates on a flextime schedule. The early shift starts at 6:30AM and leaves at 2:00 PM, thereby staggering its operation and not impacting or creating traffic issues. The Petitioner is desirous of relocating its operations to the subject property and thus, the requested special exception is necessary.

Mr. Hoffman proffered the testimony of Petitioner's expert witnesses that the proposed use would not be detrimental to the health, safety or general welfare of the locale and would be compliant with the special exception requirements set forth in Section 502.1 of the B.C.Z.R. Mr. Cobert also testified on behalf of the Department of Economic Development in favor the proposal. Mr. Cobert indicated that he is familiar with the nature of Petitioner's business and stated his Department's position that

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Date 2/23/15
By

relocation of it to the subject property would provide an excellent opportunity to improve the job market in the Rosedale area.

Based on the testimony and evidence offered, I am easily persuaded that the Petition should be granted. I concur with the testimony offered that the proposed use will not be detrimental to the health, safety or general welfare of this community. Indeed, the capital investment and upgrade of the subject property will be an improvement to the area and provide excellent job opportunities and an educational facility for dental students and residents of the Rosedale area, as testified to by Mr. Cobert. Thus, the relief requested shall be granted.

Pursuant to the posting of the property and the provisions of the Baltimore County Zoning Regulations having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 28th day of February, 2005, that the Petition for Special Exception for a dental laboratory on the subject site, pursuant to Section 230.13 of the Baltimore County Zoning Regulations, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

> The Petitioner may apply for any necessary permits and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at its own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

WILLIAM J. WISEMAN, III,
Zoning Commissioner for
Baltimore County

ORDER RECEIVED FOR FILING
Date 2/28/05
By

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468

Baltimore County

James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

March 1, 2005

Robert A. Hoffman, Esquire
David Karceski, Esquire
Venable, LLP
210 Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION
NW/S Philadelphia Road, 188.5' NE of the c/l Chapel Hill Drive
(8510 Philadelphia Road)
14th Election District – 6th Council District
S. Goldberg Properties, LLC, Owners;
Friendship Dental Laboratories, Inc., Contract Purchasers - Petitioners
Case No. 05-317-X

Dear Messrs. Hoffman & Karceski:

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,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Mr. Gus Diacoloukas, 5 Timberpark Court, Lutherville, Md. 21093
Mr. Richard Cobert, Department of Economic Development
Mr. Alonzo Childress, 713 Pheasant Drive, Forest Hill, Md. 21050
Mr. David Flowers, 1556 Dellsway Road, Baltimore, Md. 21286
Ms. Kathleen Foreman, 1821 Weyburn Road, Baltimore, Md. 21237
People's Counsel; Case File

Printed on Recycled Paper

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 8510 ~~the~~ Philadelphia Road

which is presently zoned BL

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 made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use herein described property for

Special Exception ~~to permit~~ a dental laboratory, pursuant to Section 230.13 of the Baltimore County Zoning Regulations.

? - I don't see listed

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 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:

Friendship Dental Laboratories, Inc.
Name - Type or Print By: Gus Diacoloukas, President

Signature

6822 Eastern Avenue 410-633-7700
Address Telephone No.

Baltimore, Maryland 21224
City State Zip Code

Legal Owner(s):

S. Goldberg Properties, LLC
Name - Type or Print By:

Signature

Glenn Goldberg
Name - Type or Print

Signature

601 Pennsylvania Avenue 410-728-5450
Address Telephone No.

Baltimore, Maryland 21201-1923
City State Zip Code

Attorney For Petitioner:

Robert A. Hoffman
Name - Type or Print

Signature

Venable LLP
Company

210 Allegheny Avenue 410-494-6200
Address Telephone No.

Towson, Maryland 21204
City State Zip Code

Representative to be Contacted:

Ron Goldberg, Esquire
Name

201 North Charles Street, Suite 600
Address

Baltimore, Maryland 21201 410-576-1155
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JRF Date 12/23/04

Case No. 05-317-X

ORDER RECEIVED FOR FILING
Date 12/23/03
By

2cu 09/15/98

R. A. Childress & Asso[redacted], Inc.
Civil Engineering Consultants
713 Pheasant Drive Forest Hill, Maryland 21050-1528
(410) 803-0304 FAX (410) 803-0299

December 21, 2004

ZONING DESCRIPTION FOR
S. Goldberg Properties, LLC.
8510 Philadelphia Road
Baltimore County, Maryland

Beginning at a point on the northwest side of Philadelphia Road (Route 7) which is 60 feet right-of-way at the distance 188.50' feet northeast from the center line of the intersection of Chapel Hill Drive. Thence the following courses and distances:

1.	N 54 07' 05" W	111.56 ft.
2.	N 53 19' 57" W	135.59 ft.
3.	179.94 Feet with a radius of 752.81 feet; and being subtended by a chord bearing of N 19 48' 33" E a distance of 179.51'	
4.	S 40 32' 40" E	329.99 ft.
5.	S 49 46' 20" W	99.83 ft

To the Point of Beginning.

The Property (8510 Philadelphia Road), located in the 14th Election District, 6th Councilmanic District, as recorded in:

Deed	Tax Map	Parcel
Liber 13211, Folio 340	89	500

Containing 0.884 acres of land more or less.

STATE OF MARYLAND
ROBIN ALONZO CHILDRESS
No. 10227
REGISTERED
PROFESSIONAL ENGINEER

SEAL

R. Alonzo Childress
Registered Professional Engineer
Maryland P.E. No. 10227

317

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 441262

DATE 12-23-04 ACCOUNT 001-006-6150

AMOUNT $ 350.00

RECEIVED FROM: Yamada, Institute of Howard, LLC
5010 Old Philadelphia Rd.

FOR: Special Exception Item # 317

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
[illegible]
12/23/2004 [illegible]
[illegible] PAID [illegible]
[illegible]
Dept. [illegible]
CR NO. [illegible]
Recpt Tot [illegible]
$350.00 CK [illegible]
Baltimore County, Maryland

CASHIER'S VALIDATION

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: #05-317-X
8510 Philadelphia Road
N/west side of Philadelphia Rd. at the distance of 188.5 ft. n/east from c/line of Chapel Hill Dr.
14th Election District - 6th Councilmanic District
Legal Owner(s): Glenn Goldberg, S. Goldberg Properties, LLC
Contract Purchaser: Gus Diacoloukas, Pres., Friendship Dental Laboratories, Inc.
Special Exception: to permit a dental laboratory.
Hearing: Friday, February 18, 2005 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM WISEMAN
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations 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.

JT/2/632 Feb. 1 38029

CERTIFICATE OF PUBLICATION

2/4/, 2005

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 2/1/, 2005.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 05-317-X

Petitioner/Developer: GUS DIACOIOUKAS FRIENDSHIP DENTAL LAB

Date of Hearing/Closing: 1/28/05

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTN: Kristen Matthews {(410) 887-3394}

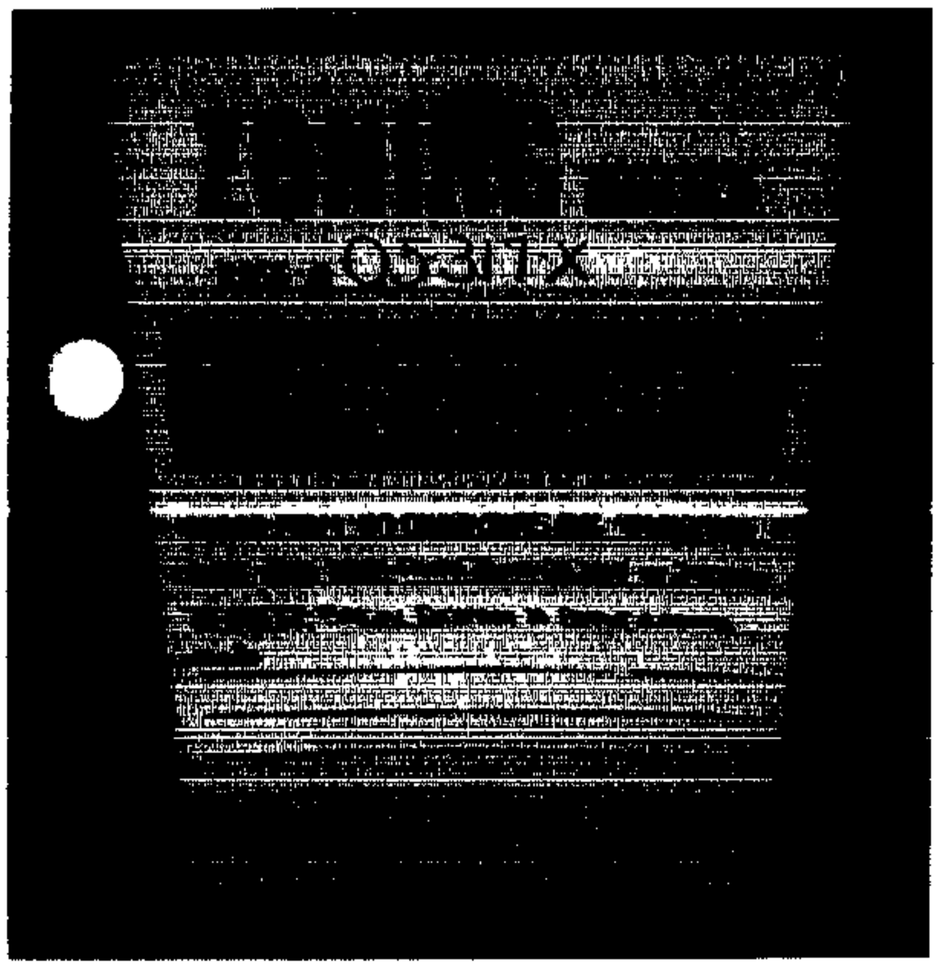
Ladies and Gentlemen:

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

8510 PHILADELPHIA RD

The sign(s) were posted on 1/13/05
(Month, Day, Year)

Sincerely,



Robert Black 1/14/05
(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

Department of Permits and Development Management

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

Baltimore County

James T Smith, Jr, County Executive
Timothy M. Kotroco, Director

January 4, 2005

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: 05-317-X
8510 Old Philadelphia Road
N/west side of Philadelphia Rd. at the distance of 188.5 ft. n/east from c/line of Chapel Hill Dr.
14th Election District – 6th Councilmanic District
Legal Owners: Glenn Goldberg, S. Goldberg Properties, LLC
Contract Purchaser: Gus Diacoloukas, Pres., Friendship Dental Laboratories, Inc.

Special Exception to permit a dental laboratory.

Hearing: Friday, January 28, 2005 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Robert Hoffman, 210 Allegheny Ave., Towson 21204
Glenn Goldberg, 601 Pennsylvania Ave., Baltimore 21201
Gus Diacoloukas, 6822 Eastern Ave., Baltimore 21224
Ron Goldberg, 201 North Charles St., Ste. 600, Baltimore 21201

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JANUARY 13, 2005.**
(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
Thursday, January 13, 2005 Issue - Jeffersonian

Please forward billing to:
Amy Dontell
Venable, LLP
210 Allegheny Avenue
Towson, MD 21204

410-494-6244

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: 05-317-X
8510 Old Philadelphia Road
N/west side of Philadelphia Rd. at the distance of 188.5 ft. n/east from c/line of Chapel Hill Dr.
14th Election District – 6th Councilmanic District
Legal Owners: Glenn Goldberg, S. Goldberg Properties, LLC
Contract Purchaser: Gus Diacoloukas, Pres., Friendship Dental Laboratories, Inc.

Special Exception to permit a dental laboratory.

Hearing: Friday, January 28, 2005 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

WILLIAM WISEMAN
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.

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 05-317-X

Petitioner S. Goldberg Properties, LLC

Address or Location: 8510 ~~Pulaski~~ Old Philadelphia Road

PLEASE FORWARD ADVERTISING BILL TO

Name. Amy Dowell

Address 210 Allegheny Avenue
Towson, Maryland
21204

Telephone Number (410) 494-6244

Department of Permits and Development Management

Development Processing
County Office Building
111 W Chesapeake Avenue
Towson, Maryland 21204

Baltimore County

James T. Smith, Jr., County Executive
Timothy M Kotroco, Director

January 18, 2005

Robert A. Hoffman
Venable, LLP.
210 Allegheny Avenue
Towson, Maryland 21204

Dear Mr. Hoffman:

RE: Case Number: 05-317-X, 8510 Philadelphia Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 23, 2004.

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: clb

Enclosures

c: People's Counsel
S. Goldberg Properties, LLC. Glenn Goldberg 601 Pennsylvania Ave. Baltimore 21201
Ron Goldberg, Esquire 201 North Charles Street, Ste. 600 Baltimore 21201
Friendship Dental Laboratories, Inc. Gus Diacoloukas 6822 Eastern Ave. Baltimore 21224

Printed on Recycled Paper

Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel: 410-887-4500

Baltimore County

James T Smith, Jr, County Executive
John J Hohman, Chief

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

January 4, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: January ~~10,~~ 317 2005

Item No.: 305,306,308-309,~~311~~-318

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.

The Fire Marshal's Office has no comments at this time.

Lieutenant Franklin J. Cook
Fire Marshal's Office
(O)410-887-4881 (C)443-829-2946
MS-1102F

cc: File

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

State Highway Administration
Driven to Excel

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation

Date: 1·3·05

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

RE: Baltimore County
Item No. 317 JRF

Dear Ms. Matthews:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/~~US~~ 7·
are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

5

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr JDO
DEPRM

DATE: February 3, 2005

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of January 3, 2005.

__X__ The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

05-305
05-306
05-308
05-309
05-310
05-312
05-313
05-316
05-317
05-317

Reviewers: Sue Farinetti, Dave Lykens

-BW 2/18

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 4, 2005

RECEIVED

FEB - 7 2005

ZONING COMMISSIONER

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

SUBJECT: 8510 Old Philadelphia Road

INFORMATION:

Item Number: 5-317

Petitioner: Glen Goldberg

Zoning: BL

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to permit a dental laboratory on the subject property provided the following conditions are met:

1. Remove the existing macadam paving in the vicinity of parking spaces # 1 and 2, 27 and 28, 29 and 30, and provide a lawn area with landscaping in these locations. Provide street trees along both rights-of-way.
2. Provide a landscaped screening along the full length of the northern side property line adjacent the Baltimore County Board of Education's property.
3. Replace the existing chain link and barbed wire fencing with an attractive and safe fencing such as a black "wrought iron" or ornamental steel.
4. Submit the following information to the Office of Planning for review and approval prior to the issuance of any building permits:
   a. An exterior lighting plan that is in accordance with IESNA standards.

b. Sign elevations of all proposed exterior signs.

Prepared by: Martha Cummings

Division Chief: Lynne Fisher

AFK/LL:MAC:

BW #28 PDD 2/16

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: January 21, 2005

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For January 10, 2005
Item Nos. 305, 306, 308, ~~309~~, 310,
311, 313, 314, 315, 316, 317 and
318

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

RWB:CEN:jrb

cc: File

ZAC-01-10-2005-NO COMMENT ITEMS 305-318-01212005

Baltimore County Government
Department of Economic Development

400 Washington Avenue
Towson, MD 21204

(410) 887-8000
Fax (410) 887-8017

MEMORANDUM

To: Tim Kotroco

From: David Iannucci

Date: December 23, 2004

Re: Friendship Dental Lab Special Exception Hearing

Tim:

Our department is working with DBED to assist Friendship Dental Lab with its purchase of a site located at 8510 Old Philadelphia Road. Rick Cobert has briefly reviewed the project with Carl Richards. Friendship is a dental laboratory, dental office, and training facility for dental technicians.

Friendship's case number is 05317X, and they require a Special Exception to occupy the BL zoned facility. They have requested our support for an expedited hearing date in order to assure that the relocation is possible. Friendship is represented by Rob Hoffman and Dave Karceski at Venable. Dave mentioned that they would be prepared for a hearing by the third week of January.

DED supports the Friendship Dental project for this site and their expedited hearing request. The capital investment, upgrade of an underutilized facility, and job training for local students offers an exceptional opportunity for the Rosedale area. We appreciate any assistance your department can provide in this matter.

RECEIVED
DEC 28 2004
04-4099
DEPT. OF PERMITS &
DEVELOPMENT MANAGEMENT

RE: PETITION FOR SPECIAL EXCEPTION 8510 Old Philadelphia Rd; NW/S Philadelphia Rd, 188.5' NE c/line Chapel Hill Drive 14th Election & 6th Councilmanic Districts Legal Owner(s): S. Goldberg Properties, LLC by Glen Goldberg, Contract Purchaser(s): Friendship Dental Laboratories, Inc by Gus Diacoloukas Petitioner(s)	* * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 05-317-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
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

Per.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 7th day of January, 2005, a copy of the foregoing Entry of Appearance was mailed Ron Goldberg, Esquire, 201 North Charles Street, St. 600, Baltimore, MD 21201 and Robert A Hoffman, Esquire, Venable, LLP, 210 Allegheny Avenue, Towson, MD 21204 , Attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468

Baltimore County

James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

4/25/05

410-823-4236

2 pages

To: PETER MAY ZIMMERMAN
PEOPLES COUNSEL

FROM BILL WISEMAN

RE: 05-317-X
FRIENDSHIP DENTAL LAB

PETE - PER OUR CONVERSATION FIND COPY OF E-MAIL I RECEIVED FROM JEFF CONG. I DON'T THINK YOU RECEIVED A COPY AND SINCE YOU WISH TO REPLY TO MR HOFFMANS 4/21/05 LETTER I THOUGHT YOU SHOULD HAVE IT FOR YOUR REVIEW AND FILE.

Regards
Bill

Printed on Recycled Paper

From: Jeff Long
To: Wiseman, Bill
Date: 4/22/2005 3:09:34 PM
Subject: Case No. 05-317-X

Bill,
I've met with David Karceski regarding the Friendship Dental Laboratory property and discussed the comment issued by our office in that case. Unfortunately, our comment in the matter was not issued to your office in a timely manner, and further compounding the problem was the lack of any discussion on the details related to the project prior to the formulation of staff's position.
Subsequent to the filing of a motion for reconsideration by People's Council, I met with Mr. Karceski to discuss making certain landscape improvement to the site. Karceski met with Baltimore County's Landscape Architect, Mr. Avery Harden, who assisted the petitioner in developing a landscape plan that meets this office's concerns. Therefore, I want to convey to you that the petitioner has met all of the concerns expressed by this office, and had the landscape plan been submitted prior the issuance of our comment, it is obvious the request would have received our support. Jeff

Jeffrey Long
Deputy Director
Office of Planning
jlong@co.ba.md.us
410-887-3213
(Fax) 410-887-5862
County Courts Building
401 Bosley Ave
Towson MD
21204

CC: rahoffman@venable.com

VENABLE LLP

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517

Telephone 410-494-6200
Facsimile 410-821-0147

www.venable.com

Robert A. Hoffman (410) 494-6262 rahoffman@venable.com

April 21, 2005

RECEIVED
APR 2 2005
ZONING COMMISSIONER

HAND-DELIVERED

William J. Wiseman, III
Zoning Commissioner for Baltimore County
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

Re: Petition for Special Exception
Friendship Dental Laboratories, Inc., Contract Purchaser and Petitioner
S. Goldberg Properties, LLC, Owners
Zoning Case No. 05-317-X

Dear Mr. Wiseman:

As you know, People's Counsel filed a Motion for Reconsideration on March 23, 2005, requesting that you reconsider your Findings of Fact and Conclusions of Law in the above-referenced matter. Specifically, People's Counsel requested that you modify your approval to include, as conditions, all of the recommendations made by the Office of Planning in its February 4, 2005 comment.

We have met with Jeffrey Long of the Office of Planning, regarding People's Counsel's Motion for Reconsideration and Planning's ZAC comment. At Mr. Long's suggestion, we met with Avery Harden, Baltimore County's Landscape Architect, regarding possible scenarios for landscaping the property. With this letter, I am enclosing a copy of a Landscape Plan Mr. Harden has designed for the property. Our client has agreed to provide the suggested landscaping and has confirmed his agreement by signing the attached Certification Form.

It is our understanding that the Office of Planning is satisfied that the proposed landscaping is adequate and is no longer seeking the conditions outlined in the February 4, 2005 comment. With regard to the other recommendations of the Office of Planning, we would note that the special exception use of this currently vacant site, which was formerly used as a pool hall, will be confined to the interior of the building. Our client intends to make a substantial investment in this property and plans to renovate the interior of the building. Now, he has agreed to do additional landscaping in accordance with the attached Landscape Plan, which will

VENABLE LLP

improve the exterior appearance. Accordingly, our client is not willing to undertake any of the former recommendations of the Office of Planning. I would ask Mr. Long, who is copied on this letter, to confirm that his department is now satisfied by communicating directly with you. I would also note that the Baltimore County Department of Economic Development has expressed its support of our client's proposal.

At this time, I would ask that you deny People's Counsel's Motion for Reconsideration and resolve this issue by including this letter and the attached Landscape Plan in the permanent case file. Please let me know if we can provide any additional information to assist you in making a decision on this matter.

Very truly yours,

Robert A. Hoffman

cc: Peter Max Zimmerman, Esquire
Mr. Jeffrey W. Long

ORDER RECEIVED FOR FILING
Date 4/26/05
By

Event Name: Zoning Hearings - 8510 Philadelphia Road

Event Type: Meeting or Hearing

Event Location: 6th Council District

Event Sublocation: County Courts Building, 401 Bosley Avenue, Rm. 407, Towson 21204

Event Date/Time Start: 01/28/2005 02:00 PM

Event Date/Time End: 01/28/2005 03:00 PM

Short Description: CASE NUMBER: 05-317-X
Location: N/west side of Philadelphia Road at the distance of 188.5 feet n/east from the centerline of Chapel Hill
14th Election District
Legal Owner: Glen Goldberg, S. Goldberg Properties, LLC
Contract Purchaser: Gus Diacoloukas, President Friendship[Dental Labortories, Inc.

Full Description: Special Exception to permit a dental laboratory.

Status: **Active**

Contact Name: Kristen Matthews

Contact Phone Number: 410-887-3391

Image to Display:

Image Alt Text:

Directions Text:

Directions File:

Map/Directions Website URL (do not include http://): http://www.mapquest.com/maps/map.adp?
country=US&countryid=250&addtohistory=&searchtab=address&searchtype=address&address=401+Bosley+Av

Event Fees:

Registration Form File (only if not using online option):

Use Online Registration Form?: **No**

Email Address to send Online Registration forms to:

Related Link:

Key Words (space-delimited list): Zoning Hearings zoning hearings 8510 Philadelphia philadelphia Chapel Hill chapel hill Glen Goldberg glen goldbe

BW 1/28

RECEIVED

JAN 1 4 2005

ZONING COMMISSIONER

CORRECTION:

FOR CASE NO. 05-317-X: THE ADDRESS SHOULD READ **8510 PHILADELPHIA ROAD** INSTEAD OF OLD PHILADELPHIA ROAD.

PLEASE PRINT CLEARLY

CASE NAME Friendship Dental Labs
CASE NUMBER 05-317-X
DATE 1/28/05

PETITIONER'S SIGN-IN SHEET

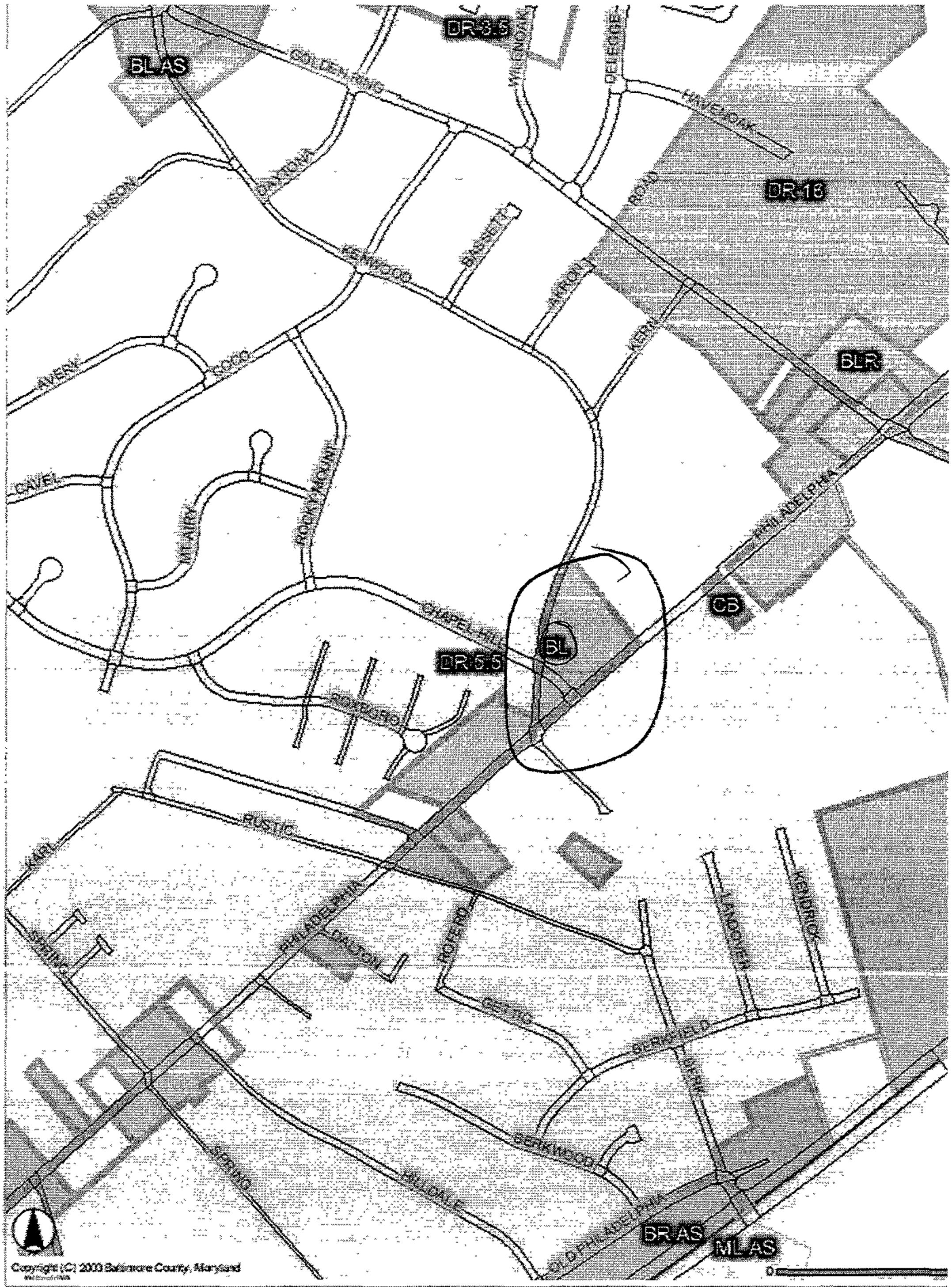
NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
ALONZO CHILDRESS	713 PHEASANT DRIVE	FOREST HILL MD 21050	rachildress@earthlink.net
Gus Diacoloukas	5 TIMBERPARK Ct	Lutherville 21093	Friend7DLL at AOL
DAVID FLOWERS	1556 DELLSWAY RD.	BALTIMORE, MD. 21286	DAVIDFLOWERSRET@AOL.COM
ROBERT HOFFMAN / DAVID KARCESKY	210 ALLEGHENY AVE	TOWSON, MD 21204	rahoffman@venable.com
Richard Cobert	B. C. Ecm Dev	Towson, MD 21204	rcobert@co.ba.md.us

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 05- 317 X
DATE

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Kathleen Foreman	1821 Weyburn Rd.	Balto. MD 21237	Kmyman@AOL



8510 Philadelphia Rd. - Friendship Dental

KENN
CHAPEL HILL
PHILADELPHIA
KENWOOD
FOXBORO
Copyright (C) 2003 Baltimore County, Maryland

EXHIBIT 2

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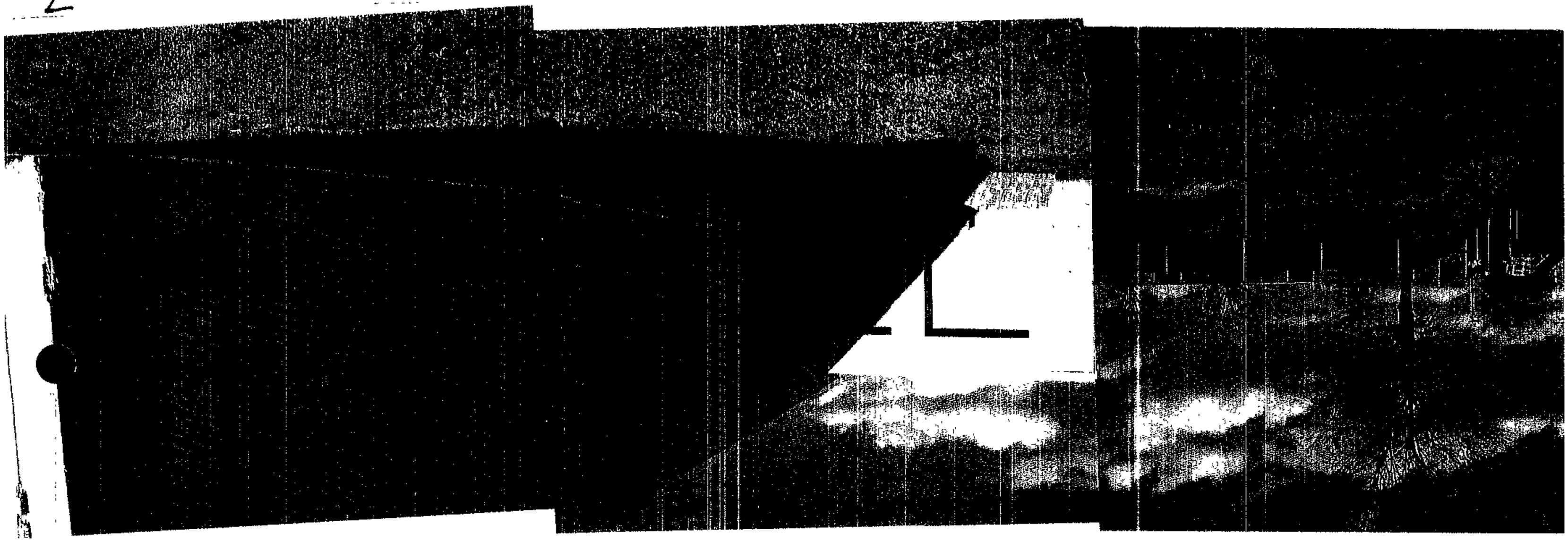

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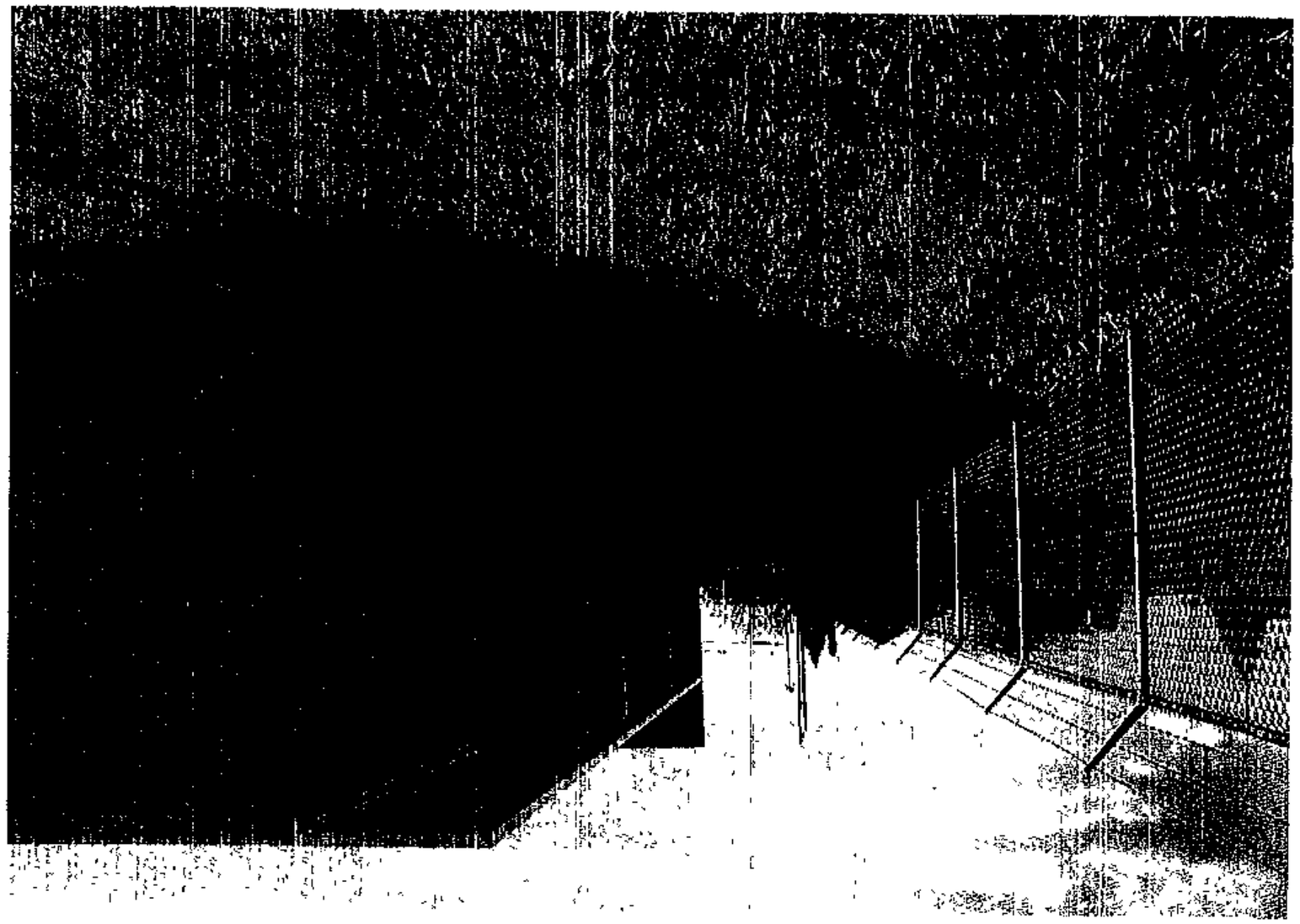


8

SEE PLAT to
LOCATE WHERE PHOTO'S TAKEN

PROTESTANT'S
EXHIBIT NO. 3

Baltimore County Government
Department of Economic Development

400 Washington Avenue
Towson, MD 21204

(410) 887-8000
Fax (410) 887-8017

MEMORANDUM

To: Tim Kotroco

From: David Iannucci

Date: December 23, 2004

Re: Friendship Dental Lab Special Exception Hearing

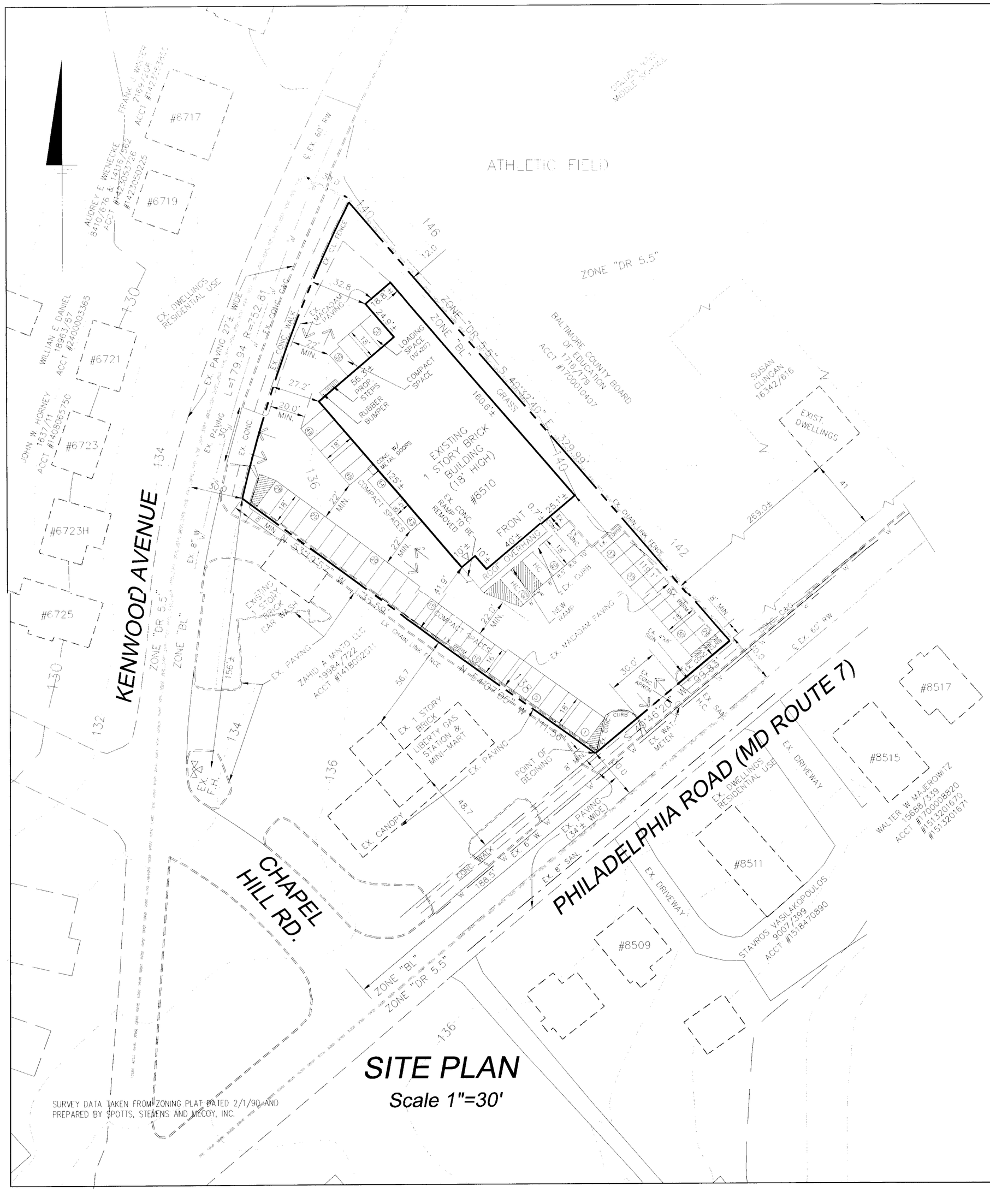
Tim:

Our department is working with DBED to assist Friendship Dental Lab with its purchase of a site located at 8510 Old Philadelphia Road. Rick Cobert has briefly reviewed the project with Carl Richards. Friendship is a dental laboratory, dental office, and training facility for dental technicians.

Friendship's case number is 05317X, and they require a Special Exception to occupy the BL zoned facility. They have requested our support for an expedited hearing date in order to assure that the relocation is possible. Friendship is represented by Rob Hoffman and Dave Karceski at Venable. Dave mentioned that they would be prepared for a hearing by the third week of January.

DED supports the Friendship Dental project for this site and their expedited hearing request. The capital investment, upgrade of an underutilized facility, and job training for local students offers an exceptional opportunity for the Rosedale area. We appreciate any assistance your department can provide in this matter.

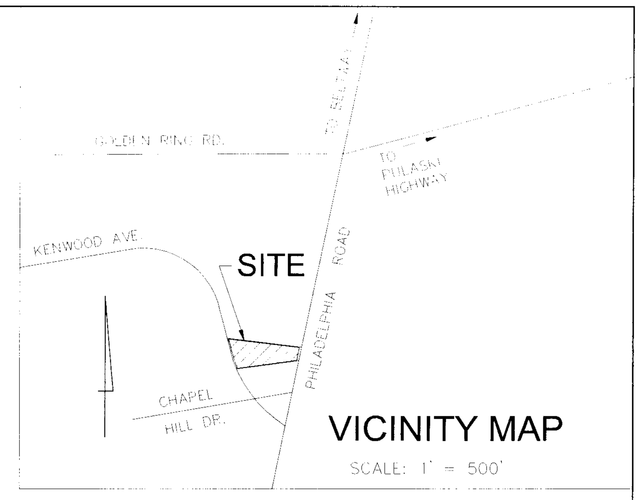
PETITIONER'S
EXHIBIT 4



SURVEY DATA TAKEN FROM ZONING PLAT DATED 2/1/90 AND PREPARED BY SPOTTS, STEVENS AND McCOY, INC.

SITE PLAN

Scale 1"=30'



VICINITY MAP

SCALE: 1" = 500'

GENERAL NOTES

SITE

1. DEED REFERENCE : 13211/340
2. TAX ACCOUNT No. #4230018561
3. TAX MAP 89, GRID BLOCK 13, PARCELS 500
4. ELECTION DISTRICT: 14th COUNCILMANIC DISTRICT 6th
5. TOTAL AREA OF PROPERTY : NET = 0.884 A.C. ± (APPROX. 38,437 sf)
   GROSS = 1.076 A.C. ± (APPROX. 46,871 sf)

ENVIRONMENTAL

6. THERE ARE NO CRITICAL AREA, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITATS OR HISTORICAL BUILDINGS WITHIN THE LIMITS OF CONSTRUCTION SHOWN ON THIS PLAN. TO THE BEST OF OUR KNOWLEDGE.
7. THERE ARE NO CRITICAL EXISTING SLOPES OF 25% OR GREATER.
8. THERE ARE NO EXISTING WELL, SEPTIC SYSTEM OR ABANDONED UNDERGROUND TANKS ON SITE. TO THE BEST OF OUR KNOWLEDGE.
9. NO FOREST ON SITE.
10. NO WETLANDS EXIST WITHIN A 25' OF THE SITE.
11. NO STREAMS EXIST WITHIN A 100' OF THE SITE. THE SITE IS NOT WITHIN A 100 YEAR FLOODPLAIN.
12. PUBLIC WATER AND SEWER SERVE THIS SITE.
13. THE IMPERVIOUS AREA OF THIS SITE WILL NOT CHANGE.

ZONING

14. EXISTING ZONING OF SUBJECT PROPERTY: BL
15. EXISTING FIRST FLOOR AREA – 10,528 SF
    EXISTING BASEMENT FLOOR AREA = 2,000 SF
    PROP. ADDITIONAL FLOOR AREA = 0 SF
    TOTAL FLOOR AREA = 12,528 SF
    FLOOR AREA RATIO (FAR) = 0.27 ALLOWED FAR = 3.0
    AMENITY OPEN SPACE (AOS) NOT REQUIRED
16. EXISTING USE: VACANT BUILDING
    PROPOSED USE: MEDICAL OFFICE/CLINIC & DENTAL LABORATORY
17. THE SITE IS LOCATED ON 1"=200' SCALE ZONING MAP NE 4F
18. A. PARKING SPACE 8.5' x 18' (STANDARD CAR)
    B. COMPACT SPACE 7.5' x 16' (SMALL CAR)
    COMPACT SPACES SHALL BE CLEARLY POSTED "COMPACT CAR ONLY"
    C. ALL PARKING SPACES TO BE PAINTED ON PAVING
    D. PARKING LAYOUT IS SUBJECT TO APPROVAL OF THE ZONING OFFICE. THE BUILDING PERMIT SITE PLAN MAY HAVE MINOR CHANGES TO PARKING LAYOUT.

TOTAL REQUIRED:

MEDICAL USE	2,000 SF x 4.5 SPACES PER 1,000 SF =	9.0 SPACES
LABORATORY USE	10,528 SF x 2.5 SPACES PER 1,000 SF =	26.3 SPACES
		35.3 SPACES

TOTAL REQUIRED 36 SPACES FOR PROPOSED USES
TOTAL REQUIRED 21 SPACES PER PREVIOUS ZONING VARIANCE.

TOTAL PROVIDE:

STANDARD S/B SPACE	39
COMPACT SIZE SPACE	11
H. C. SPACE	2
LOADING SPACE	1
TOTAL PROVIDED	53 SPACE

19. PREVIOUS COMMERCIAL PERMITS: 30L-949-7687, 03-022-689
20. ZONING HISTORY –
    CASE No 91-176-XA : SPECIAL EXCEPTION GRANTED TO USE THE SUBJECT PROPERTY AS A BOAT YARD FOR THE RETAIL SALE OF FISHING AND MARINA ACCESSORIES AND EQUIPMENT, INCLUDING SMALL TROUT AND FISHING BOATS, AND .....
    VARIANCE GRANTED TO PERMIT 21 PARKING SPACES IN LIEU OF THE MINIMUM REQUIRED 53 SPACES, IN ACCORDANCE WITH PETITIONER'S EXHIBIT 1.
21. ANY NEW SIGN(S) WILL COMPLY WITH SECTION 450 OF THE "BCZR" OR A VARIANCE REQUESTED PURSUANT TO SECT. 307.1.
22. ILLUMINATION FOR OFF-STREET PARKING WILL REFLECT AWAY FROM RESIDENTIAL LOTS AND PUBLIC STREETS.
23. SITE IS WITHIN A TRAFFIC ZONE "D" LEVEL OF SERVICE.

PETITION FOR ZONING SPECIAL EXCEPTION

TO PERMIT A DENTAL LABORATORY, PURSUANT TO SECTION 230.13 OF THE BALTIMORE COUNTY ZONING REGULATIONS.

DATE	REVISION DESCRIPTION	BY
1/27/05	ADDED PARKING FOR BASEMENT USE & ADDED NOTE #23	RAC

Plan to Accompany Petition for a Zoning Special Exception for

8510 PHILADELPHIA ROAD

BALTIMORE COUNTY — DISTRICT 14 C6 — MARYLAND

SCALE: 1" = 30 ft. — DATE: 12/21/04

CONTRACT PURCHASER
FRIENDSHIP DENTAL LABORATORIES, INC.
C/O GUS DIACOLOUKAS, C.D.T.
6822 EASTERN AVENUE
BALTIMORE, MD. 21224
(410) 633-7700

STATE OF MARYLAND — ROBERT A. CHILDRESS — No. 10223 — REGISTERED PROFESSIONAL ENGINEER

SEAL

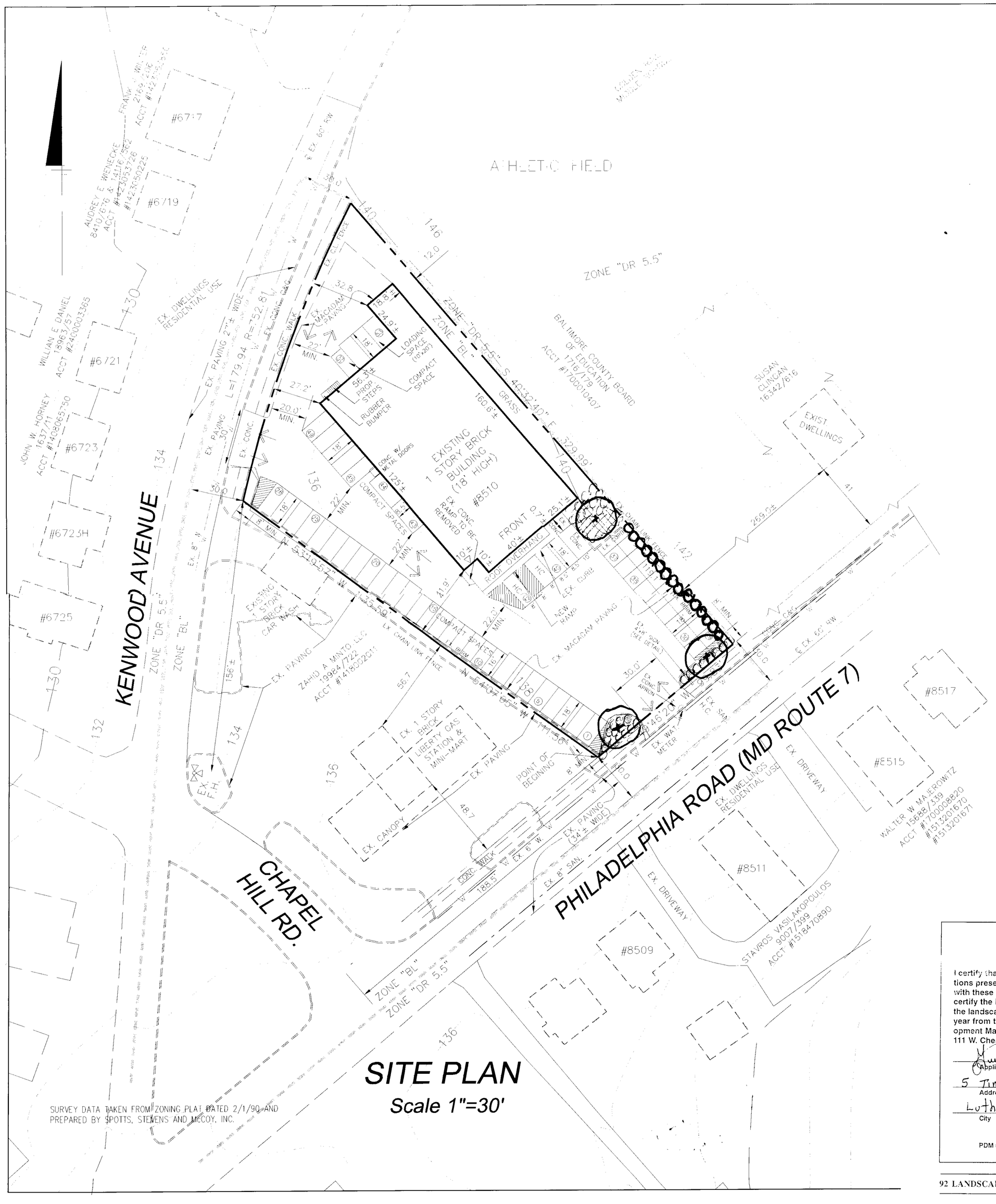
ENGINEER:
R. A. CHILDRESS & ASSOC. INC.
713 PHEASANT DRIVE
FOREST HILL, MD. 21050
(410) 803-0304

OWNER / PETITIONER :
S. GOLDBERG PROPERTIES LLC
601 PENNSYLVANIA AVE.

DWG. NO. Z-1

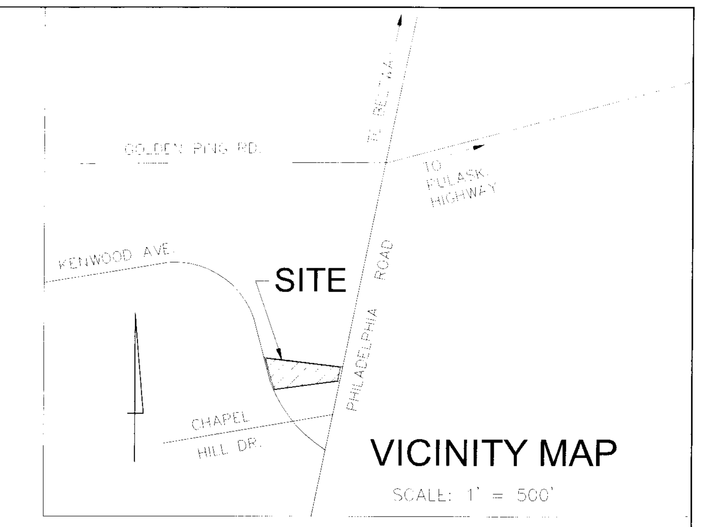
SHEET 1 OF 1

PETITIONER'S EXHIBIT 1



SITE PLAN

Scale 1"=30'



VICINITY MAP

SCALE: 1" = 500'

GENERAL NOTES

SITE

1. DEED REFERENCE : 13211/340
2. TAX ACCOUNT No. #1423018561
3. TAX MAP 89, GRID BLOCK 13, PARCELS 500
4. ELECTION DISTRICT: 14th. COUNCILMANIC DISTRICT 6th.
5. TOTAL AREA OF PROPERTY : NET : 0.884 A.C. ± (APPROX. 38,437 sf)
   GROSS = 1.076 A.C. ± (APPROX. 46,87' sf)

ENVIRONMENTAL

6. THERE ARE NO CRITICAL AREA, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITATS OR HISTORICAL BUILDINGS WITHIN THE LIMITS OF CONSTRUCTION SHOWN ON THIS PLAN, TO THE BEST OF OUR KNOWLEDGE.
7. THERE ARE NO CRITICAL EXISTING SLOPES OF 25% OR GREATER.
8. THERE ARE NO EXISTING WELL, SEPTIC SYSTEM OR ABANDONED UNDERGROUND TANKS ON SITE, TO THE BEST OF OUR KNOWLEDGE.
9. NO FOREST ON SITE.
10. NO WETLANDS EXIST WITHIN A 25' OF THE SITE.
11. NO STREAMS EXIST WITHIN A 100' OF THE SITE. THE SITE IS NOT WITHIN A 100 YEAR FLOODPLAIN.
12. PUBLIC WATER AND SEWER SERVE THIS SITE.
13. THE IMPERVIOUS AREA OF THIS SITE WILL NOT CHANGE.

ZONING

14. EXISTING ZONING OF SUBJECT PROPERTY: BL
15. EXISTING FLOOR AREA 10,528 SF
    PROP. ADDITIONAL FLOOR AREA = 0 SF
    TOTAL FLOOR AREA = 10,528 SF
    FLOOR AREA RATIO (FAR) = 0.22 ALLOWED FAR - 3.0
    AMENITY OPEN SPACE (AOS) - NOT REQUIRED
16. EXISTING USE: VACANT
    PROPOSED USE: MEDICAL OFFICE/CLINIC & DENTAL LABORATORY
17. THE SITE IS LOCATED ON 1"=200' SCALE ZONING MAP NE 4F
18. A. PARKING SPACE 8.5' x 18' (STANDARD CAR)
    B. COMPACT SPACE 7.5' x 16' (SMALL CAR)
    COMPACT SPACES SHALL BE CLEARLY POSTED "COMPACT CAR ONLY"
    C. ALL PARKING SPACES TO BE PAINTED ON PAVING
    D. PARKING LAYOUT IS SUBJECT TO APPROVAL OF THE ZONING OFFICE. THE BUILDING PERMIT SITE PLAN MAY HAVE MINOR CHANGES TO PARKING LAYOUT.

    TOTAL REQUIRED:
    MEDICAL USE 2,000 SF x 4.5 SPACES PER 1,000 SF = 9.0 SPACES
    LABORATORY USE 8,528 SF x 2.5 SPACES PER 1,000 SF = 21.3 SPACES
    30.3 SPACES
    TOTAL REQUIRED 31 SPACES FOR PROPOSED USES
    TOTAL REQUIRED 21 SPACES WITH ZONING VARIANCE

    TOTAL PROVIDED:
    STANDARD SIZE 41
    COMPACT SIZE SPACE 11
    H. C. SPACE
    LOADING SPACE
    TOTAL PROVIDED 53 SPACE
19. PREVIOUS COMMERCIAL PERMITS: 30L-949-2687, 03-022-689
20. ZONING HISTORY -
    CASE No 91-176-XA : SPECIAL EXCEPTION GRANTED TO USE THE SUBJECT PROPERTY AS A BOAT YARD FOR THE RETAIL SALE OF FISHING AND MARINA ACCESSORIES AND EQUIPMENT, INCLUDING SMALL TROUT AND FISHING BOATS, AND .....
    VARIANCE GRANTED TO PERMIT 21 PARKING SPACES IN LIEU OF THE MINIMUM REQUIRED 53 SPACES, IN ACCORDANCE WITH PETITIONER'S EXHIBIT 1.
21. ANY NEW SIGN(S) WILL COMPLY WITH SECTION 450 OF THE "BCZR" OR A VARIANCE REQUESTED PURSUANT TO SECT. 307.1
22. ILLUMINATION FOR OFF-STREET PARKING WILL REFLECT AWAY FROM RESIDENTIAL LOTS AND PUBLIC STREETS.

PLANT LIST

		SIZE
3-	QUERCUS PALUSTRIS- PIN OAK	2" CALIPER
33-	PENNISETUM ALOPECUROIDES- FOUNTAIN GRASS	1 GALLON
15-	CALAMAGROSTIS ACUTIFLORA	3-GALLON
150	LIRIOPE MUSCARI 'BIG BLUE'	POT

Final Landscape Plan Certification Form

I certify that I have reviewed this Final Landscape Plan; that I am aware of the regulations presented in the Baltimore County Landscape Manual; and I agree to comply with these regulations and all applicable policy, guidelines and ordinances. I agree to certify the implementation of this approved Final Landscape Plan upon completion of the landscape installation prior to PWA closeout if applicable or not later than one (1) year from the date of approval of this plan to the Department of Permits and Development Management, Development Plans Review, Room 207, County Office Building, 111 W. Chesapeake Avenue, Towson, MD 21204.

Applicant Signature — Date 4/19/05 — Print Name Gus DiacoLoukas

Address (Print) 5 Timberpark Ct — Street

Lutherville — City — MD State — 21093 Zip

PDM # _____ Permit # _____

EXCEPTION

ANT TO SECTION
S REGULATIONS.

DATE	DESCRIPTION	BY

~~LANDSCAPE PLAN~~

Plan to Accompany Petition for a
Zoning Special Exception for
8510 PHILADELPHIA ROAD

BALTIMORE COUNTY — DISTRICT 14 C6 — MARYLAND

SCALE: 1" = 30 ft. — DATE: 12/21/04

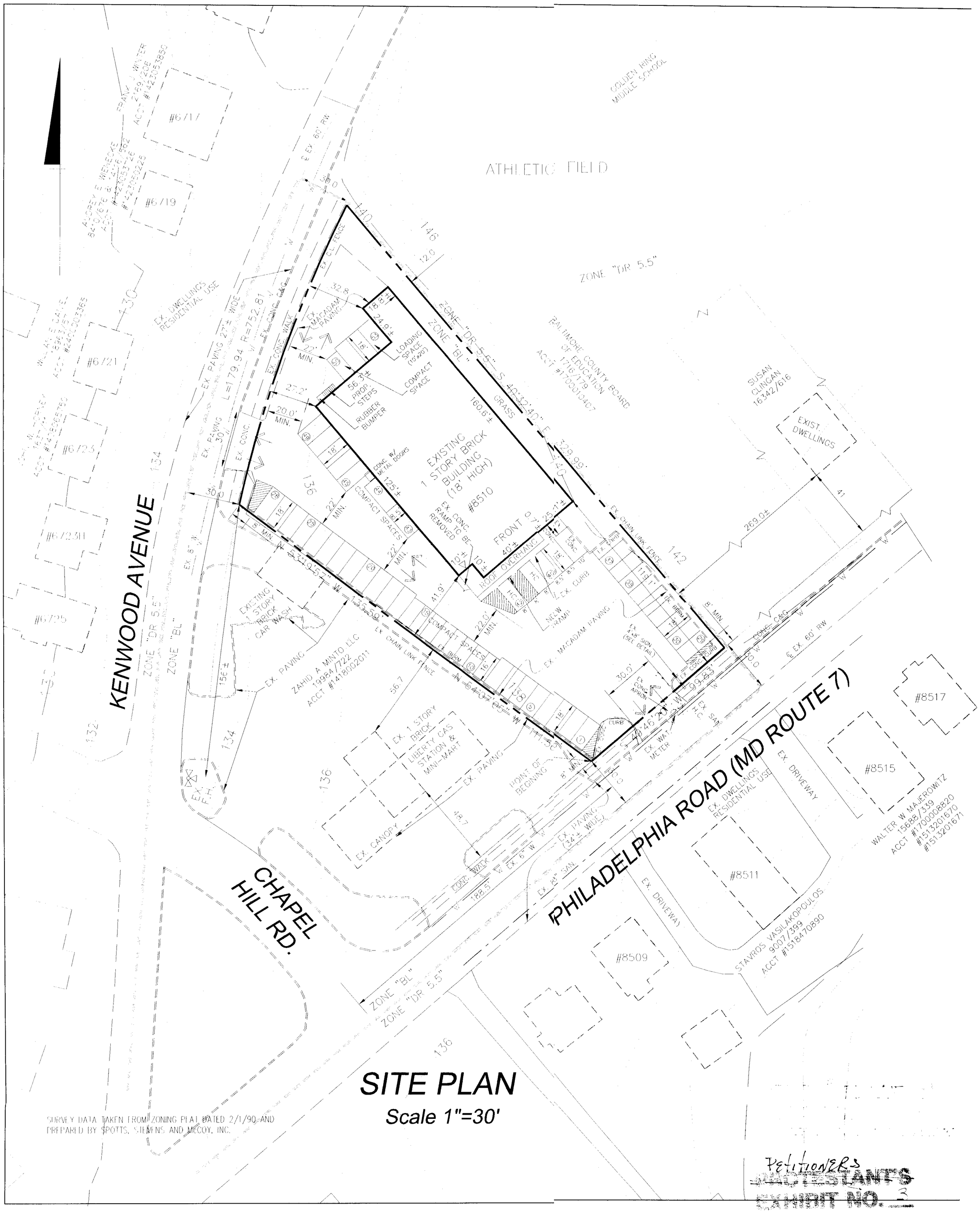
ENGINEER:
R. A. CHILDRESS & ASSOC. INC.
713 PHEASANT DRIVE
FOREST HILL, MD. 21050
(410) 803-0304

OWNER / PETITIONER :
S. GOLDBERG PROPERTIES LLC
601 PENNSYLVANIA AVE.
BALTIMORE, MD. 21201-1923
(410) 728-5450

DWG. NO. Z-1

SHEET 1 OF 1

SEAL



Petitioners ~~Protestants~~ EXHIBIT NO. 3