IN RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE	*	BEFORE THE
NW corner of Ridge Road and Philadelphia Road	*	DEPUTY ZONING
15th Election District	*	COMMISSIONER
6th Councilmanic District (8776 Philadelphia Road)	*	FOR BALTIMORE COUNTY
Ferraro and Spanellis, LLC *Legal Owner*	*	**Case No. 2009-0260-XA**

* *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of Petitions for Special Exception and Variance filed by Christos Spanellis on behalf of Ferraro and Spanellis, LLC, the legal property owner. The Special Exception is requested to use the property for a full service car wash. The Variance request is from Sections 409.4.B.1, 409.6.A.2 and 419.3.B.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 3 drying spaces which do not adjoin and have direct access to an aisle, and to permit 71 parking spaces in lieu of the required 78 parking spaces for a combined restaurant/tavern and full service car wash. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the Special Exception and Variance requests was Christos Spanellis on behalf of Ferraro and Spanellis, LLC (hereinafter "Petitioners"). Also appearing in support of the requested relief were Robert Infussi with Expedite LLC, Petitioners' land use consultant who assisted in the filing of the Petitions, and David Billingsley with Central Drafting & Design, Inc., the firm that prepared the site plan[1]. There were no Protestants or other interested persons in attendance at the hearing.

[1] The site plan was sealed by Geoffrey A. Tizard, II, a registered professional engineer.

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The testimony and evidence in the case was proffered by Mr. Billingsley and revealed that the subject property has a somewhat irregular, rectangular shape and contains 2.55 acres zoned B.L. and B.L.-A.S. The property is located on the northwest corner of Ridge Road and Philadelphia Road (MD Rte. 7) in the Rosedale area of Baltimore County. The property is situated approximately one mile northeast of Interstate 695 and north of Pulaski Highway (U.S. 40). As shown on the State Tax Map that was marked and accepted into evidence as Petitioners' Exhibit 2, the property actually consists of five parcels identified as Parcel 355, Parcel 356, Parcel 358, Parcel 512, and Parcel 513. These parcels were acquired by Petitioners collectively in 2006, as indicated by the Real Property Data Search printouts that were marked and accepted into evidence as Petitioners' Exhibits 3A through 3E, and the accompanying Deed that was marked and accepted into evidence as Petitioners' Exhibit 4. Although part of one large property, each parcel has its own tax account number and legal description.

The subject property is improved with a number of buildings that are depicted in both the aerial photograph and the topographical map that were marked and accepted into evidence as Petitioners' Exhibits 5 and 6, respectively. In addition, these buildings are delineated on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 7. Unlike Petitioners' Exhibit 1, this site plan emphasizes the existing improvements and labels the buildings "A" through "G," and shows them as crosshatched figures superimposed on the site plan. Building "A" is an existing one-story structure that is almost 4,000 square feet and used as a restaurant/tavern. This building is located in the B.L. zoned portion of the property. Buildings "B" and "C" are existing single-family dwellings that are in less than stellar condition and are currently vacant. Building "D" is an empty garage and Buildings "E" and "F" are existing storage buildings. Building "G" is an existing office building that is currently rented by a

construction company whose lease ends in July 2009 and will be vacant thereafter. These buildings are located in the B.L.-A.S. zoned portion of the property.

Petitioner, Mr. Spanellis, has extensive experience in the restaurant business and has owned and run the existing restaurant, known as Dellis' Restaurant, for years. On the other hand, his partner, Mr. Ferraro, has extensive knowledge and experience owning and operating car washes, with a number of facilities in Maryland and New Jersey. At this juncture, Petitioners desire to continue the existing restaurant/tavern use on the property and add a full service car wash as well. As shown on the site plan (Petitioners' Exhibit 1), Petitioners' plans would involve razing the other existing buildings (not including the restaurant building) and constructing a 3,420 square foot full service car wash, to be located on the southwest portion of the property. Petitioners also intend to add more parking spaces and create landscape buffers and internal landscape islands where there is virtually no landscaping on the property presently.

In order to use the land for a car wash, Petitioners are in need of special exception relief. Petitioners are also in need of variance relief because as part of the car wash use, it is planned that 3 of the 6 drying spaces next to the car wash would not adjoin and have direct access to an aisle. Moreover, variance relief is needed because the existing use of the property for a restaurant/tavern and the planned use for a car wash necessitate a change in the parking requirements for the site. Although the site presently has 52 parking spaces and this would be increased significantly to 71 spaces pursuant to Petitioners' planned reconfiguration of the site, these changes would alter the parking requirements and would create a need for 78 total parking spaces.

In support of the requested relief, Mr. Billingsley referenced the site plan and indicated that following construction of the planned improvements, the layout of the site would be greatly

6-17-09

enhanced, both from an aesthetic and also a safety perspective. Presently, there is no specific means of ingress and egress on Ridge Road, in that the paving merely transitions from the road to the subject property and vehicles can enter and exit in a somewhat disorganized, haphazard manner; however, with the planned improvements, a large island will be placed on the property along Ridge Road and curb and gutter will be added, with specific entry/exit areas. In addition, as shown on the site plan, with the removal of surplus buildings, the parking would be reconfigured in some areas and traffic flow within the property would be improved. Petitioners have also allotted enough stacking spaces (26) and drying spaces (6) for the car wash to account for peak hours of use, and all spaces would meet the requirements for parking and drive aisle sizes and widths. As to the car wash itself, Petitioners plan to construct an attractive one-story building to complement the existing restaurant building. As shown on the rendering and elevation drawings that were marked and accepted into evidence as Petitioners' Exhibit 8, the building would have several architectural features, including a pitched style roof and large built-in dormers with an abundance of glass throughout.

Addressing the relevant criteria for special exceptions found at Section 502.1 of the B.C.Z.R., Mr. Billingsley provided expert testimony, indicating that the use of the subject property for a planned car wash would not be detrimental to the health, safety or general welfare of the locale, would not create congestion on the roads or streets or create a potential hazard from fire or other danger, would not overcrowd the land (and would in fact result in less crowding with the removal of surplus buildings), would not interfere with provision of public services or with adequate light or air, and would not be inconsistent with impermeable surface provisions or be detrimental to the environmental or natural resources of the site. Finally, Mr. Billingsley indicated the use of the property for a car wash would not be inconsistent with the property's

zoning classification. In fact, Mr. Billingsley recounted that the property was once zoned entirely B.L.; however, during the 2008 Comprehensive Zoning Map Process ("CZMP"), Petitioners requested and were granted a change in the zoning for the area outside of the restaurant building to include the A.S. district overlay specifically in order to develop the site for a car wash.

With regard to the variance requests, Mr. Billingsley directed the undersigned to the site plan and the area designated for the drying spaces. He indicated that as planned, 3 of the 6 spaces would not adjoin and have direct access to an aisle, but would be placed directly behind the 3 spaces that do adjoin and have access to an aisle. He explained that once a vehicle exited the car wash, an attendant would direct customers to pull into the next open drying space -- either one of the 3 in the front or one of the 3 directly behind. Other attendants would dry the vehicles and send customers into the aisle and on their way. This would be a relatively constant movement with vehicles entering and leaving the drying spaces continuously. Hence, Mr. Billingsley indicated the lack of drying spaces adjoining or having direct access to an aisle would be alleviated by the attendant monitoring the flow. As to the variance for the number of parking spaces, Mr. Billingsley reiterated that the property presently has 52 spaces and this would be increased to 71 spaces -- an increase of approximately 36%. And although this increase would still be short 7 spaces, Mr. Billingsley indicated the planned 71 spaces would be more than sufficient, mainly because there would be little overlap between the restaurant/tavern use and the planned car wash use. The restaurant is typically open from 11:00 AM to 2:00 AM, with a good lunch clientele, but with its busiest period occurring during and after dinner. On the other hand, the car wash would open at 8:00 AM and close at 6:00 PM.[2] As a result, during the time the

[2] The site plan indicates the hours of operation for the car wash would be 8:00 AM to 7:00 PM; however, Mr. Billingsley and Petitioner Mr. Spanellis assured that the car wash would normally close by 6:00 PM.

restaurant would begin its busiest period, the car wash would be closed, while during mornings and afternoons when the car wash would be busiest, the restaurant typically would not have as many customers.

The Zoning Advisory Committee (ZAC) comments were received and are contained within the case file. The comments received from the Department of Environmental Protection and Resource Management (DEPRM) dated May 4, 2009 indicate that the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains, and development of the property must comply with the Forest Conservation Regulations. Comments were received from the Office of Planning dated June 9, 2009 which indicate that Petitioner met with the Planning Office during the 2008 Comprehensive Zoning Map Process and on the subject plan addressed all comments and concerns raised then. Additionally, it is understood that this proposal will be subject to County review and comment as a development plan. It does not appear that this plan as drafted undermines the special exception criterion found in Section 502.1 of the B.C.Z.R., nor the spirit and intent of the designated zoning.

Turning first to the requested special exception for a full service car wash, I am persuaded to grant the requested relief. The use regulations for the B.L. (Business, Local) Zone are found in Section 230 of the B.C.Z.R. Section 230.3 sets forth uses when permitted as special exceptions and include a car wash. Section 259.1 of the B.C.Z.R. refines the use, height, area, and other regulations applicable to a zone by superimposing a district overlay in certain areas of the zone. In this case, a portion of the subject property has been superimposed by the A.S. district overlay, as shown on the site plan. Pursuant to Section 259.2.B, "[t]he A.S. District may be applied within the urban-rural demarcation line (URDL) to certain parcels of land *zoned B.L.*, B.M. or B.R., which are appropriate for uses dominated by the parking and servicing of

automobiles or characterized by frequent parking turnover, such as fuel service stations and *car wash operations*. (emphasis added). In addition, Section 419.1 of the B.C.Z.R. states that full service car washes are permitted by special exception in the A.S. district. The testimony and evidence indicates that the proposed use for a car wash would not negatively impact the special exception criteria found in Section 502.1 of the B.C.Z.R., and there is no evidence to suggest that the use would have any adverse effects above and beyond those inherently associated with such a special exception use irrespective of its location within the zone (*See, People's Counsel for Baltimore County v. Loyola College in Maryland*, 406 Md. 54, 956 A.2d 166 (2008) and *Schultz v. Pritts*, 291 Md. 1, 432 A.2d 1319 (1981)).

In regard the variance requests, based on the testimony and evidence, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance requests. The property is located in an area dominated by commercial uses, especially to the south and east, but is also bordered by residential zoning to the north. There is also a mix of zoning, including B.L., B.L.-A.S., R.O., M.L.-I.M., and D.R.5.5. In addition, as shown on the site plan, the car wash requires 14 parking spaces, which are provided, and the restaurant/tavern requires 64 spaces, of which 57 are provided for a total of 71 spaces provided. I agree with Petitioners that the existing restaurant use and proposed car wash are uses that would be fairly distinct from each other and would generally not overlap for parking purposes. As a practical matter, under the circumstances this would provide adequate parking for the site. In addition to more spaces than before, the newly proposed parking configuration will be safer and provide better flow, in particular from Ridge Road. The entry to and exit from the property at Philadelphia Road will also be controlled to make ingress and egress safer. These are the

kinds of peculiar circumstances that make the regulations impact this property disproportionately compared to others in the district. Therefore I find the property unique in a zoning sense.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. The planned car wash is a use that is specifically authorized per the A.S. district overlay. Petitioners' plans would also result in a streamlining of the uses on the property into two popular, stand-alone uses, rather than the disordered uses characterized by the existing buildings on the property. Denying the variance requests would inhibit a beneficial use of the property.

Finally, I find these variance requests can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. Indeed, the property on the whole will be vastly improved by the reconfigured entryways on Philadelphia Road and Ridge Road, and landscaping that has been nonexistent for decades will be provided, resulting in attractive external buffers (including a six foot high wood privacy fence along the southwest side of the property) and internal islands.

Pursuant to the advertisement, posting of the property, and public hearing on these petitions held, and after considering the testimony and evidence offered, I find that Petitioners' Special Exception request and the Variance requests should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 17th day of June, 2009 that Petitioners' request for Special Exception pursuant to Sections 230.3, 259.2.B, and 419.1 of the B.C.Z.R. for a full service car wash be and is hereby GRANTED; and

IT IS FURTHER ORDERED that Petitioners' Variance requests from Sections 409.4.B.1, 409.6.A.2 and 419.3.B.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to

permit 3 drying spaces which do not adjoin and have direct access to an aisle, and to permit 71 parking spaces in lieu of the required 78 parking spaces for a combined restaurant/tavern and full service car wash be and are hereby GRANTED.

The granting of the above relief shall be subject, however, to the following conditions:

1. Petitioners may apply for any permits required and be granted same upon receipt this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code). This Code may apply if any streams, wetlands, or floodplains exist off-site and will result in a buffer extending onto the subject property.

3. Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

6.17.09

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

June 17, 2009

CHRISTOS SPANELLIS
FERRARO AND SPANELLIS, LLC
8776 PHILADELPHIA ROAD
BALTIMORE MD 21237

Re: Petitions for Special Exception and Variance
Case No. 2009-0260-XA
Property: 8776 Philadelphia Road

Dear Mr. Spanellis:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Robert Infussi, Expedite LLC, PO Box 1043-7043, Belair MD 21014
David Billingsley, Central Drafting & Design, Inc., 601 Charwood Court, Edgewood MD 21040

Petition for Special Exception

to the Zoning Commissioner of Baltimore County for the property
located at 8776 PHILADELPHIA ROAD
which is presently zoned BL AND BL-AS
Deed Reference: 23663 1165 Tax Account # 1407047878, 1418011425, 1422046225, 27 & 28

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

A FULL SERVICE CAR WASH

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

FERRARO AND SPANELLIS, LLC
Name - Type or Print

Signature

CHRISTOS SPANELLIS
Name - Type or Print

Signature

8776 PHILADELPHIA RD (410) 918-1600
Address Telephone No.

BALTO MD. 21237
City State Zip Code

Representative to be Contacted:

ROBERT INFUSSI
EXPEDITE, LLC
Name

PO BOX 1043-7043 (410) 812-2236
Address Telephone No.

BEL AIR MD. 21014
City State Zip Code

OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING _____
UNAVAILABLE FOR HEARING _____

Reviewed By _____ Date 4.4.09

Case No. 2009-0260-XA

REV 07/27/2007

6.17.09

Petition for Variance

to the Zoning Commissioner of Baltimore County for the property
located at 8776 PHILADELPHIA ROAD
which is presently zoned BL AND BL-AS
Deed Reference: 23663 / 165 Tax Account # 1407047878, 1418011425, 1422046225, 27 & 28

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

SEE ATTACHED

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty.)

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

FERRARO AND SPANELLIS, LLC
Name - Type or Print

Signature

CHRISTOS SPANELLIS
Name - Type or Print

Signature

8776 PHILADELPHIA RD (410) 918-1600
Address Telephone No.

BALTO MD. 21237
City State Zip Code

Representative to be Contacted:

ROBERT INFUSSI
EXPEDITE, LLC
Name

PO BOX 1043-7043 (410) 812-2236
Address Telephone No.

BELAIR MD. 21014
City State Zip Code

Case No. 2009-0260-XA

Office Use Only
Estimated Length of Hearing
Unavailable For Hearing
Reviewed by Date 4-4-09

REV 8/20/07

6-17-09

ATTACHMENT TO PETITION FOR SPECIAL EXCEPTION AND VARIANCE PROPERTY OF FERRARO AND SPANELLIS, LLC

SECTION 409.4.B.1, 409.6.A.2 AND 419.3.B.1 TO PERMIT THREE (3) DRYING SPACES WHICH DO NOT ADJOIN AND HAVE DIRECT ACCESS TO AN AISLE AND TO PERMIT 71 PARKING SPACES IN LIEU OF THE REQUIRED 78 PARKING SPACES FOR A COMBINED RESTAURANT / TAVERN AND FULL SERVICE CAR WASH

DESCRIPTION

PETITION FOR
SPECIAL EXCEPTION AND VARIANCE
PROPERTY OF FERRARO AND SPANELLIS, LLC

Beginning at a point formed by the intersection of the center of Philadelphia Road (Md. Rte 7), 60 feet wide with the center of Ridge Road, proposed 60 feet wide thence (1) N 32 52 02 W 288 feet (2) S 58 33 54 W 134 feet (3) S 32 52 02 E 11.13 feet (4) S 58 33 54 W 147.97 feet (5) S 37 34 06 E 315 feet and (6) N 50 09 05 E 257 feet to the place of beginning.

Containing 111,000square feet or 2.55 acres of land, more or less.

Being known as 8776 Philadelphia Road. Located in the 14TH Election District, 6TH Councilmanic District of Baltimore County, Maryland.

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

No. 37870

Date: 7-4-09

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				705.00
					Total			705.00

Rec From: CENTRAL COMM

For: 2009-0270-XA

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

PAID RECEIPT
BUSINESS ACTUAL TIME
4/03/2009 4/03/2009 12:21:28
6 9917 WALKER ROSE INC
RECEIPT # 192412 4/03/2009
pd: 5 - 5TH ZONING VERIFICATION
NO. 037575
Recpt Tot $705.00
$705.00 CK $0.00 CA
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: # 2009-0260-XA
8776 Philadelphia Road
N/west corner of Philadelphia and Ridge Roads
15th Election District — 6th Councilmanic District
Legal Owner(s): Ferraro & Spanellis, LLC, Christos Spanellis

Special Exception: to allow a full service car wash. **Variance:** to permit three drying spaces, which do not adjoin and have direct access to an aisle and to permit 71 parking spaces in lieu of the required 78 parking spaces for a combined restaurant/tavern and full service car wash.

Hearing: June 10, 2009 at 9:00 a.m. in Room 104, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
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 5/894 May 26 201953

CERTIFICATE OF PUBLICATION

5/28/, 2009

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 5/26/, 2009.

- [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 2009-0260-XA

Petitioner/Developer BOB INFUSSI LLC

Date Of Hearing/Closing: 6/10/09

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

Attention:

Ladies and Gentlemen

This letter is to certify under penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property at 8776 PHILADELPHIA RD

This sign(s) were posted on May 26, 2009
Month,Day,Year

Sincerely,

Martin Ogle 5/26/09
Signature of Sign Poster and Date
Martin Ogle
60 Chelmsford Court
Baltimore,Md,21220
443-629-3411

Martin Ogle 5/24/09

05/26/2009

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: 0260

Petitioner: FERRARO AND SPANELLIS, LLC

Address or Location: N/W CORNER RIDGE ROAD & PHILADELPHIA ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: CENTRAL DRAFTING & DESIGN, INC

Address: 601 CHARWOOD COURT
EDGEWOOD, MD 21040

Telephone Number: (410) 679-8719

Revised 2/20/98 - SCJ

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

May 1, 2009
TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management

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8776 Philadelphia Road
N/west corner of Philadelphia and Ridge Roads
15th Election District – 6th Councilmanic District
Legal Owners: Ferraro & Spanellis, LLC, Christos Spanellis

Special Exception to allow a full service car wash. Variance to permit three drying spaces, which do not adjoin and have direct access to an aisle and to permit 71 parking spaces in lieu of the required 78 parking spaces for a combined restaurant/tavern and full service car wash.

Hearing: Wednesday, June 10, 2009 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Christos Spanellis, 8776 Philadelphia Road, Baltimore 21237
Robert Infussi, Expedite, LLC, P.O. Box 1043-7043, Bel Air 21014

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 26, 2009.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 26, 2009 Issue - Jeffersonian

Please forward billing to:
Central Drafting & Design, Inc. 410-679-8719
601 Charwood Court
Edgewood, MD 21040

NOTICE OF ZONING HEARING

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Hearing: Wednesday, June 10, 2009 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

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

June 5, 2009

Christos Spanellis
Ferraro & Spanellis, LLC
8776 Philadelphia Rd.
Batilmore, MD 21237

Dear: Christos Spanellis

RE: Case Number 2009-0260-XA, 8776 Philadelphia Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 4, 2009. This letter is not an approval, but only a **NOTIFICATION.**

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

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

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Robert Infussi; P.O. Box 1043-7043; Belair, MD 21014

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 9, 2009

RECEIVED

JUN 10 2009

ZONING COMMISSIONER

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-260- Special Exception and Variance**

The Office of Planning has reviewed the above referenced case(s) and has no further comments to offer. The applicant met with the Office of Planning during the 2008 CZMP process and on the subject plan addressed all comments and concerns raised then. Additionally it is understood that this proposal will be subject to county review and comment as a development plan. It does not appear that this plan as drafted undermines the special exception criterion found in Section 502.1 of the BCZR nor the spirit and intent of the designated zoning.

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

Prepared By: Cindy Murray

Division Chief: Lyn Lanham
CM/LL

W:\DEVREV\ZAC\9-260.doc

TB 6/10 9AM

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

MAY 04 2009

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: May 4, 2009

SUBJECT: Zoning Item # 09-260-XA
Address 8776 Philadelphia Road
(Ferraro & Spanellis, LLC)

Zoning Advisory Committee Meeting of April 20, 2009

The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_X_ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_X_ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code). This Code may apply if any streams, wetlands, or floodplains exist off-site and will result in a buffer extending on to the subject property.

_X_ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Reviewer: Paul A. Dennis Date: April 20, 2009

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 16, 2009

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For response date April 20, 2009
Item Nos. 2009-257, 258, 259, 260,
262 and 263

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

DAK:CEN:cab
cc: File
ZAC-04202009-NO COMMENTS

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

State Highway Administration

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

Maryland Department of Transportation

April 14, 2009

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

RE: Baltimore County
Item No. 2009-0260-A
MD 7 (Philadelphia Road)
8776 Philadelphia RD
Ferraro & Spanellis, LLC
Variance
Special Exception

Dear Ms. Matthews:

Thank you for the opportunity to review the ZAC Agenda Case Number 2009-0260-A for the property located at 8776 Philadelphia Road, which was received on April 13th. We understand that this application illustrates a proposal to build a full service car wash and allow 71 parking spaces in lieu of the required 78 spaces on the plat to accompany petition for special exception and variance, dated April 2, 2009.

We have completed a review of the referenced plan and as well as a field inspection. The results of the review reveal that a permit issued by State Highway Administration (SHA) Engineering Access Permits Division is required for improvements along the property fronting MD 7 (Philadelphia Road). Therefore, this office request that the County require coordination with SHA as a condition of Special Exception and Variance Case No.2009-0260-A approval for the proposed full service car wash located at 8776 Philadelphia Road. Please include our comments in staff report to the Zoning Hearing Officer.

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

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

Cc: Ferraro and Spanellis, LLC, Owner/Developer
Ms. Erin Kuhn, ADE-Traffic, SHA
Mr. David Malkowski, District Engineer, SHA
Mr. Joseph Merrey, Department of Permits & Development Management, Baltimore County
Mr. W. Carl Richards, Zoning Review, Baltimore County
Mr. Geoffrey A. Tizard, II, Engineer, central Drafting & Design, Inc.

RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCE	*	BEFORE THE
8776 Philadelphia Road; NW corner of Philadelphia Road & Ridge Roads	*	ZONING COMMISSIONER
15th Election & 6th Councilmanic Districts	*	FOR
Legal Owner(s): Ferrarro & Spanellis, LLC Petitioner(s)	*	BALTIMORE COUNTY
	*	09-260-XA

* * * * * * * * * * * * *

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/ documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED
APR 20 2009

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of April, 2009, a copy of the foregoing Entry of Appearance was mailed to Robert Infussi, Expedite, LLC, P.O. Box 1043, Bel Air, MD 21014, Representative for Petitioner(s).

Peter Max Zimmerman

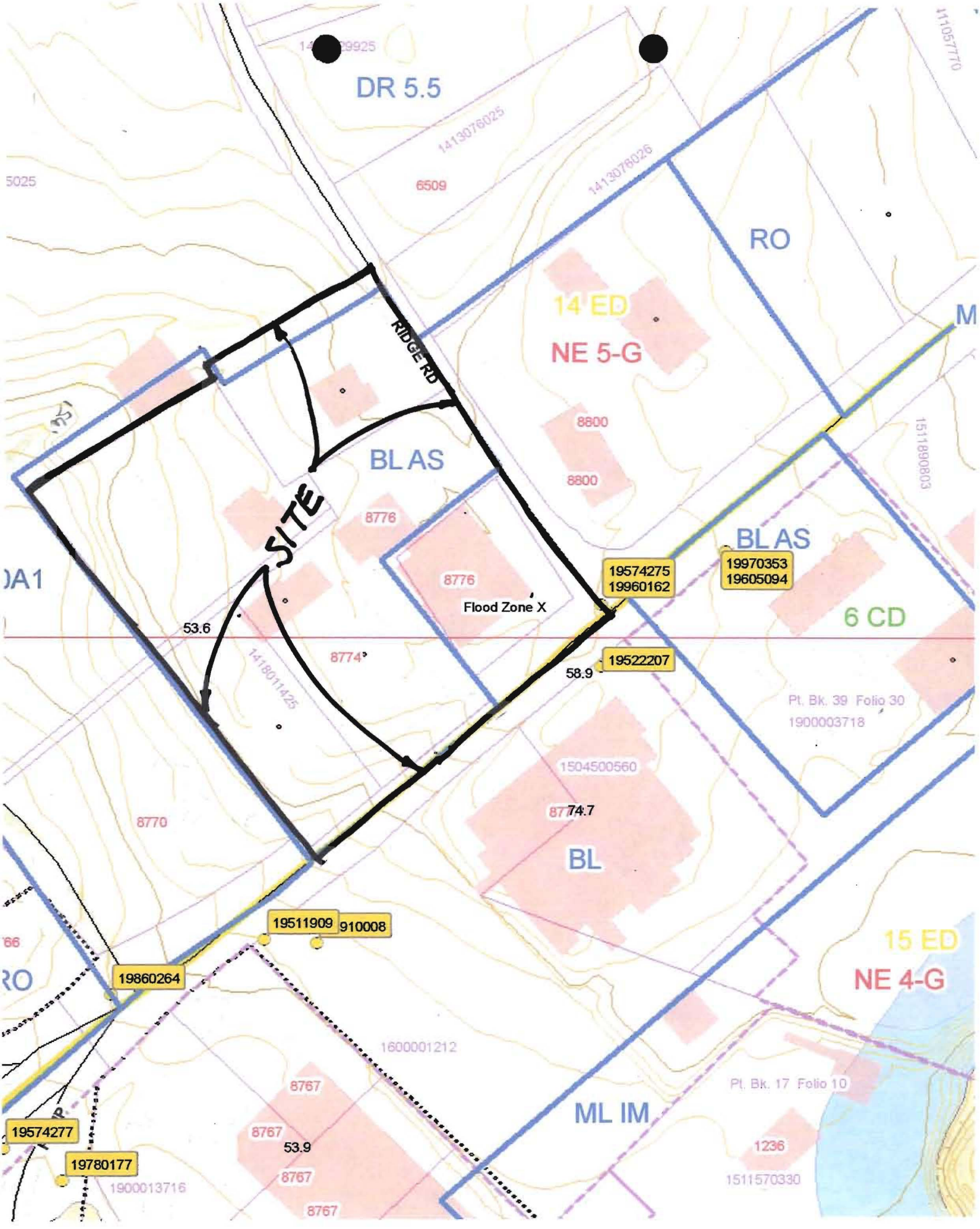
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

PLEASE PRINT CLEARLY

CASE NAME 8776 PHILADELPHIA RD
CASE NUMBER 2009-0260-XA
DATE 6/10/09

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
DAVID BILLINGSLEY	601 CHARWOOD CT	EDGEWOOD, MD. 21040	dwb0209@yahoo.com
CHRISTOS SPANELLIS	8776 PHILADELPHIA RD.	BALTO. MD. 21237	
Robert INFussi	P.O. Box 1043	Bel Air MD 21014	expedite.LLC RINFussi @ COMCAST.NET


DR 5.5
1413076025
6509
1413076026
RO
14 ED
NE 5-G
M
RIDGE RD
8800
8800
BL AS
SITE
8776
8776
BL AS
19574275
19960162
19970353
19605094
Flood Zone X
6 CD
53.6
8774
19522207
58.9
1418011425
Pt. Bk. 39 Folio 30
1900003718
1504500560
8774.7
8770
BL
19511909
910008
15 ED
NE 4-G
19860264
1600001212
8767
Pt. Bk. 17 Folio 10
ML IM
19574277
8767
53.9
1236
19780177
8767
1900013716
1511570330
8767

PETITIONER'S EXHIBITS

1. SITE PLAN DATED APRIL 2, 2009 (NO CHANGES)

2. COPY OF STATE TAX MAP

3a THRU 3e. COPIES OF SDAT REAL PROPERTY DATA SEARCH

4. COPY OF DEED OF RECORD

5. COPY OF AERIAL PHOTO

6. COPY OF TOPOGRAPHY

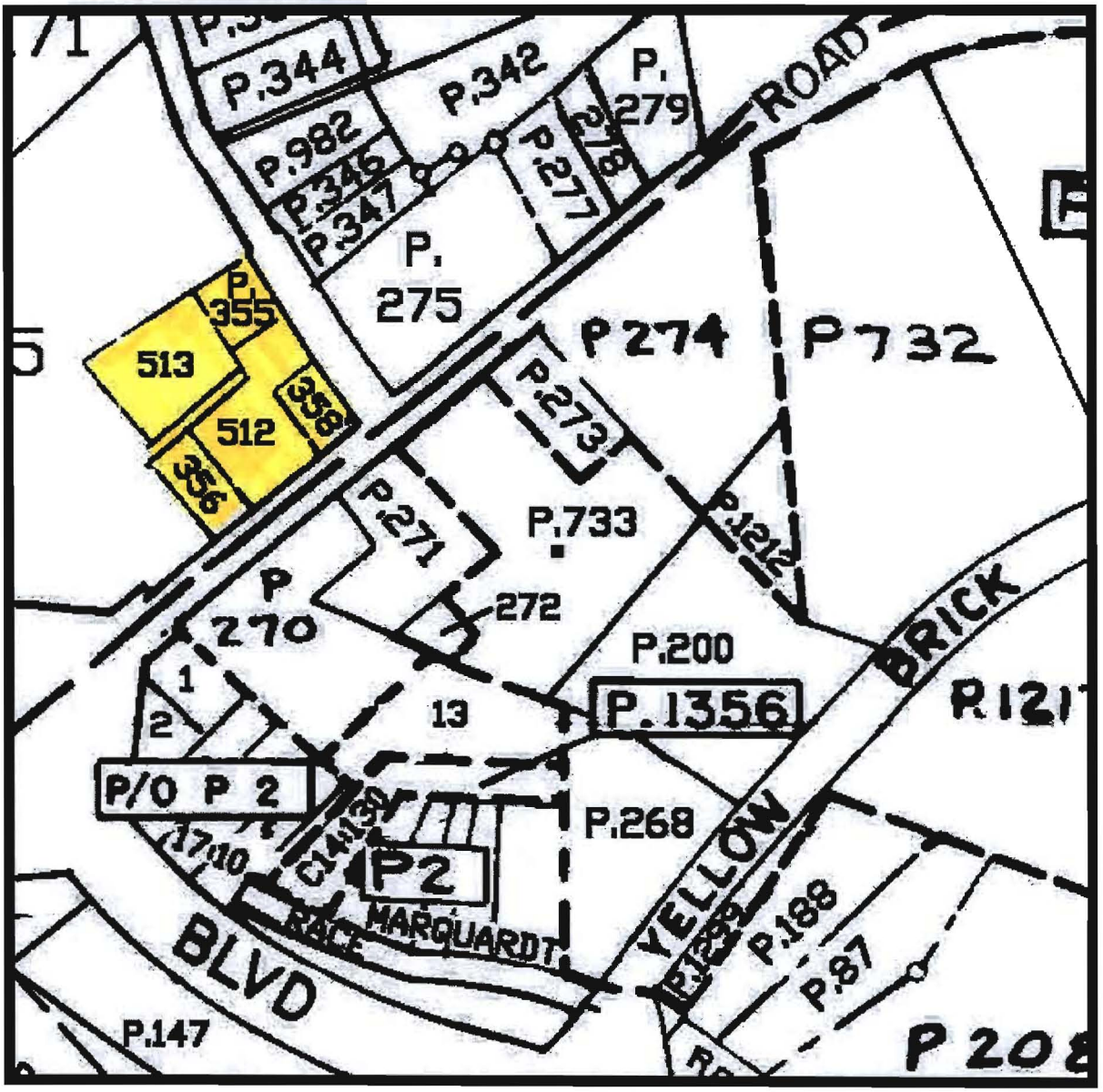
7. COPY OF PLAN SHOWING EXISTING BUILDINGS ON SITE WITH USES

8. ELEVATION VIEW OF PROPOSED CAR WASH BUILDING

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

Go Back
View Map
New Search

District - 15 **Account Number** - 1700005883



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

PETITIONER'S
EXHIBIT NO. 2

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw5.1)

Go Back
View Map
New Search

Account Identifier: **District -** 14 **Account Number -** 1422046225

Owner Information

Owner Name:	FERRARO & SPANELLIS LLC	**Use:**	COMMERCIAL
		Principal Residence:	NO
Mailing Address:	8776 PHALIDEPHIA RD BALTIMORE MD 21237	**Deed Reference:**	1) /23663/ 165 2)

Location & Structure Information

Premises Address
8774 PHILADELPHIA RD

Legal Description
PHILADELPHIA RD
COR RIDGE RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
90	1	358						1	Plat Ref:

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1924	4,236 SF	7,974.00 SF	06

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2008	As Of 07/01/2009
Land	51,900	159,400		
Improvements:	80,000	283,900		
Total:	131,900	443,300	339,500	443,300
Preferential Land:	0	0	0	0

Transfer Information

Seller:	MARMARAS GEORGE	**Date:**	04/11/2006	**Price:**	$2,700,000
Type:	MULT ACCTS ARMS-LENGTH	**Deed1:**	/23663/ 165	**Deed2:**	
Seller:	NOLAN JAMES D M ERCANTILE SAFE	**Date:**	05/13/1985	**Price:**	$0
Type:	NOT ARMS-LENGTH	**Deed1:**	/ 6925/ 454	**Deed2:**	
Seller:		**Date:**		**Price:**	
Type:		**Deed1:**		**Deed2:**	

Exemption Information

Partial Exempt Assessments	Class	07/01/2008	07/01/2009
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

PETITIONER'S
EXHIBIT NO. 3a

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw5.1)

Go Back
View Map
New Search

Account Identifier: **District** - 14 **Account Number** - 1422046228

Owner Information

Owner Name:	FERRARO & SPANELLIS LLC	**Use:**	COMMERCIAL
		Principal Residence:	NO
Mailing Address:	8776 PHALIDEPHIA RD BALTIMORE MD 21237	**Deed Reference:**	1) /23663/ 165 2)

Location & Structure Information

Premises Address
8776 PHILADELPHIA RD

Legal Description
NWS PHILADELPHIA RD
80FT SE OF RIDGE AVE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
90	1	512						1	Plat Ref:

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000	9,238 SF	29,300.00 SF	06

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2008	As Of 07/01/2009
Land	229,300	586,000		
Improvements:	469,500	620,000		
Total:	698,800	1,206,000	1,036,932	1,206,000
Preferential Land:	0	0	0	0

Transfer Information

Seller: MARMARAS GEORGE	**Date:** 04/11/2006	**Price:** $2,700,000
Type: MULT ACCTS ARMS-LENGTH	**Deed1:** /23663/ 165	**Deed2:**
Seller: NOLAN JAMES D M ERCANTILE SAFE	**Date:** 05/13/1985	**Price:** $0
Type: NOT ARMS-LENGTH	**Deed1:** / 6925/ 454	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments	Class	07/01/2008	07/01/2009
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

PETITIONER'S
EXHIBIT NO. 3b

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw5.1)

Go Back
View Map
New Search

Account Identifier: District - 14 **Account Number -** 1418011425

Owner Information

Owner Name:	FERRARO & SPANELLIS LLC	**Use:**	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	8776 PHALIDEPHIA RD BALTIMORE MD 21237	**Deed Reference:**	1) /23663/ 165 2)

Location & Structure Information

Premises Address	**Legal Description**
8772 PHILADELPHIA RD	LT NWS PHILADELPHIA 200 SE RIDGE RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
90	1	356						1	Plat Ref:

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1909	1,709 SF	8,710.00 SF	06

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2008	As Of 07/01/2009
Land	72,200	174,200		
Improvements:	75,600	143,000		
Total:	147,800	317,200	260,732	317,200
Preferential Land:	0	0	0	0

Transfer Information

Seller: MARMARAS GEORGE F	**Date:** 04/11/2006	**Price:** $2,700,000
Type: MULT ACCTS ARMS-LENGTH	**Deed1:** /23663/ 165	**Deed2:**
Seller: REGESTER C A ALICE	**Date:** 12/11/1989	**Price:** $120,000
Type: IMPROVED ARMS-LENGTH	**Deed1:** / 8347/ 670	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments	Class	07/01/2008	07/01/2009
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

PETITIONER'S
EXHIBIT NO. 3C

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw5.1)

Go Back
View Map
New Search

Account Identifier: **District** - 14 **Account Number** - 1407047878

Owner Information

Owner Name:	FERRARO & SPANELLIS LLC	**Use:**	COMMERCIAL
		Principal Residence:	NO
Mailing Address:	8776 PHALIDEPHIA RD BALTIMORE MD 21237	**Deed Reference:**	1) /23663/ 165 2)

Location & Structure Information

Premises Address
6506 RIDGE RD

Legal Description
LT WS RIDGE RD
170 N OF PHILA AV

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
90	1	355						1	Plat Ref:

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000	1,201 SF	13,500.00 SF	15

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2008	As Of 07/01/2009
Land	109,100	270,000		
Improvements:	63,600	74,500		
Total:	172,700	344,500	287,232	344,500
Preferential Land:	0	0	0	0

Transfer Information

Seller: MARMARAS GEORGE F	**Date:** 04/11/2006	**Price:** $2,700,000
Type: MULT ACCTS ARMS-LENGTH	**Deed1:** /23663/ 165	**Deed2:**
Seller: GOLDEN RING PERM ANENT LAND & LOAN	**Date:** 01/09/1987	**Price:** $130,000
Type: IMPROVED ARMS-LENGTH	**Deed1:** / 7449/ 503	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments	Class	07/01/2008	07/01/2009
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

PETITIONER'S
EXHIBIT NO. 3d

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw5.1)

Go Back
View Map
New Search

Account Identifier: **District** - 14 **Account Number** - 1422046227

Owner Information

Owner Name:	FERRARO & SPANELLIS LLC	**Use:**	COMMERCIAL
		Principal Residence:	NO
Mailing Address:	8776 PHALIDEPHIA RD BALTIMORE MD 21237	**Deed Reference:**	1) /23663/ 165 2)

Location & Structure Information

Premises Address
RIDGE RD

Legal Description
LT ESR 113 FT RIDGE
170 N PHILADELPHIA RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
90	1	513						1	Plat Ref:

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		19,608.00 SF	06

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2008	As Of 07/01/2009
Land	45,000	392,100		
Improvements:	2,800	2,800		
Total:	47,800	394,900	279,200	394,900
Preferential Land:	0	0	0	0

Transfer Information

Seller: MARMARAS GEORGE	**Date:** 04/11/2006	**Price:** $2,700,000
Type: MULT ACCTS ARMS-LENGTH	**Deed1:** /23663/ 165	**Deed2:**
Seller: NOLAN JAMES D M ERCANTILE SAFE	**Date:** 05/13/1985	**Price:** $0
Type: NOT ARMS-LENGTH	**Deed1:** / 6925/ 454	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments	Class	07/01/2008	07/01/2009
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

PETITIONER'S
EXHIBIT NO. 3e

(1)

THIS DEED, Made this **4th** day of **April**, in the year two thousand six, by and between **George Marmaras and Peggy Marmaras, husband and wife,** residents of the State of Maryland, parties of the first part, Grantor, and **Ferraro & Spanellis, LLC**, party of the second part, Grantee.

WITNESSETH, That in consideration of the sum of **$2,700,000.00** and other valuable considerations, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant, convey, and assign unto the said Grantees, its successors and assigns, in fee simple, all that lot of ground situate in Baltimore County, in the State of Maryland, and described as follows, that is to say:

SEE EXIHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every the rights, alleys, ways, waters, privileges, appurtenances, and advantages to the same belonging or anywise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises unto and to the use of the said Grantee, its successors and assigns, in fee simple.

AND the said Grantors hereby covenant that the Grantors have not done or suffered to be done any act, matter or thing whatever to encumber the property hereby conveyed; and to warrant specially the property hereby granted and to execute such further assurances of the same as may be requisite.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

PETITIONER'S
EXHIBIT NO. 4

REVIEWED SDAT
BY DOHelling DATE 4-10-06

WITNESS the hands and seals of said Grantos:

WITNESS:

_____ _____ (SEAL)
George Marmaras

_____ _____ (SEAL)
Peggy Marmaras

STATE OF MARYLAND, BALTIMORE COUNTY TO WIT:

I HEREBY CERTIFY, that on this 4th day of April in the year two thousand six, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared George Marmaras and Peggy Marmaras known (or satisfactorily proven) to me to be the persons whose names are subscribed to the within Deed and acknowledged the foregoing Deed to be their act and in my presence signed and sealed the same, and further acknowledged that the consideration as stated above is true and correct.

AS WITNESS my hand and Notarial Seal.

_____
Richard E. Lattanzi Notary Public

RICHARD E. LATTANZI NOTARY PUBLIC BALTO. CO., MD.

My Commission Expires: 08/01/09

This is to certify that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

_____
Richard E. Lattanzi, Attorney

RECORD AND RETURN TO:
Ferraro & Spanellis, LLC
8776 Philadelphia Road
Baltimore, Maryland 21237
File # 06-0099

Exhibit "A"

PARCEL ONE:

BEGINNING FOR THE SAME at a point in the center of Ridge Road and in the first line of a parcel of land described in a Deed dated April 4, 1938, and recorded among the Land Records of Baltimore County in Liber C.W.B.Jr., No. 1027, folio 269, from Henry M. Volz and wife to Roland J.L. Volz distant North 23 degrees 36 minutes West 120.15 feet, measured along said first line, from the beginning thereof, and thence running with and binding on a part of said first line and binding on the center of Ridge Road North 23 degrees 36 minutes West 69.70 feet to the beginning of a parcel of land conveyed by the Locust Grove Hall Company, Incorporated, to Golden Ring Permanent Land and Loan Association of Baltimore County by a Deed dated October 19, 1925, and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 626, folio 411, thence leaving said Ridge Road and binding reversely on the last line of the last mentioned parcel of land and also running with and binding on the second line of the aforesaid parcel of land conveyed to Roland J.L. Volz South 67 degrees 05 minutes West 113.74 feet thence binding on the third line of said land conveyed to Roland J.L. Volz South 23 degrees 54 minutes East 37.33 feet to the beginning of the fourth line of the aforesaid parcel of land and to the center of a right of way 16 feet wide, thence binding on the center of said right of way and running with and binding for a part of said fourth line South 59 degrees 26 minutes West 91.20 feet to the beginning of the last line of a parcel of land which by Deed dated November 29, 1941, and recorded among the Land Records of Baltimore County in Liber C.H.K. No. 1198, folio 250, was conveyed by Nicholas J. Regester and wife to Roland J.L. Volz, thence leaving said right of way and running with and binding on said last line South 28 degrees 46 minutes East 166.72 feet to the center of Philadelphia Road and to the beginning of the last line of the first herein mentioned parcel of land conveyed by Henry M. Volz to Roland J.L. Volz, thence running with and binding on a part of said last line and binding on the center of Philadelphia Road North 59 degrees 26 minutes East 95.39 feet to a point in line with the second line of a parcel of land which by Deed dated March 24, 1938, and recorded among the Land Records of Baltimore County in Liber C.W.B. Jr. No. 1029, folio 62, was conveyed by Amelia H.R. Volz, widow, to Roland J.L.Volz, thence leaving said road and running to and binding on said second line, North 23 degrees 36 minutes West 120.15 feet to the beginning of the third line of said last mentioned parcel of land and thence running with and binding for a part on said third line, North 59 degrees 26 minutes East 95.11 feet to the place of beginning. All from a description prepared by John F. Etzel, Registered Land Surveyor.

PARCEL TWO:

BEGINNING FOR THE SAME at the point of intersection of the Country Road called the Ridge Road, with the Baltimore and Havre de Grace Turnpike, now called the Philadelphia Road, at the Northwest side of the said Philadelphia Road, and running thence binding on the said Northwest side of said Ridge Road South 55 degrees West eight feet, thence North 28 degrees West One Hundred feet, and thence North 55 degrees East eighty feet to the Northwest side of the said Ridge Road and thence binding on the Northeast side of Ridge Road Southerly One Hundred Feet to the point or place of beginning.

PARCEL THREE:

BEGINNING FOR THE SAME at a concrete monument now set on the Northwest side of a right of way heretofore laid out, 16 feet wide and shown on a plat recorded among the Land Records of Baltimore County in Plat Book J.W.B. No. 14, folio 121, said place of beginning being in the prolongation in a northwesterly direction of the last line of a parcel of land which by Deed dated November 29, 1941, and recorded among the Land Records of Baltimore County in Liber C.H.K .No. 1198, folio 251, was conveyed by Henry M. Volz and wife et al to Nicholas J. Regester and wife and distant North 29 degrees 03 minutes West 8.00 feet measured along said prolongation from the beginning of said last line and running thence from said place of beginning and binding on the northwest side of said 16 foot right of way with the right and use thereof in common with others entitled thereto the two following courses and distances, viz: North 59 degrees 11 minutes 40 seconds East 155.89 feet and North 61 degrees 22 minutes East 0.81 of a foot to intersect the third line of a parcel of land described in a Deed dated April 4, 1938, and recorded among the Land Records of Baltimore County in Liber C.W.B. Jr. No. 1027, folio 269, from Henry M. Volz and wife to Roland J.L.Volz, thence leaving said right of way and binding reversely on a part of said third line North 23 degrees 54 minutes West 29.40 feet to the beginning of the last line of a parcel of land which by Deed dated October 19, 1925, and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 626 folio 411 was conveyed by Locust Grove Grange Hall Company, Incorporated to the Golden Ring Permanent Land and Loan Association of Baltimore County, thence leaving said outline and running for a line of division and binding on the prolongation of said last line in a southwesterly direction through the land of Henry M. Volz and wife, South 67 degrees 05 minutes West 20 feet to a concrete monument, thence continuing to run for lines of division through said land the three following courses and distances, viz: North 23 degrees 54 minutes West, running parallel with and distant 20 feet Southwesterly measured at right angles from the rear outlines of the Golden Ring Permanent Land and Loan Association of Baltimore County 88.87 feet to a concrete monument, South 67 degrees 05 minutes West 148.23 feet to a concrete monument and South 29 degrees 03 minutes East 140.45 feet to the place of beginning.

BEING the same three lots of ground which by Deed dated May 3, 1985, and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. No. 6925, folio 454, was conveyed by Thomas J. Renner Substitute Trustee et al to George Marmaras and Peggy Marmaras, his wife.

PARCEL FOUR:

BEGINNING FOR THE SAME at a point in the center of Ridge Road distant one hundred and seventy feet northerly from the intersection of the center line of the said Ridge Road with the northwest side of the Baltimore and Havre de Grace Turnpike Road, now called Philadelphia Road, thence running South 67 degrees 05 minutes West 135 feet to a nail now placed, thence North 23 degrees 54 minutes West 100 feet to a concrete monument, thence North 67 degrees 05 minutes East 135 feet to the center of said Ridge Road, thence South 23 degrees 54 minutes East 100 feet along the center of said Ridge Road to the place of beginning; Saving and Excepting, however, thirty feet of even width off the front of the property laying in the bed of said Ridge Road, which was granted and conveyed to Baltimore County in Deed dated May 23, 1968, and recorded among the Land Records of said County in Liber 4883, folio 354, or part of which represents the presently existing roadway and the balance being for the future widening of the road.

BEING the same lot of ground which by Deed dated December 30, 1986, and recorded among the Land Records of Baltimore County in Liber S.M. No. 7449, folio 503, was conveyed by Heritage Savings Association to George F. Marmaras and Peggy Marmaras, his wife.

PARCEL FIVE:

BEGINNING FOR THE SAME at a point in the center of the Philadelphia Road distant one hundred and ninety feet six inches Westerly from the point of intersection of the center of said Philadelphia Road with the center of the Ridge Road and running thence Northerly and parallel with the center of the said Ridge Road one hundred and sixty-seven feet and nine inches to the center of a road to be there laid out sixteen feet in width and thence Westerly binding on the center of said last mentioned road and parallel with the center line of the Philadelphia Road aforesaid sixty-five feet and thence Southerly and parallel with the first line of the description one hundred and sixty-seven feet and nine inches to the center of said Philadelphia Road and thence Easterly binding on the center of said Philadelphia Road sixty-five feet to the point or place of beginning.

SAVING AND EXCEPTING THEREFROM all that lot of ground which by Deed dated November 29, 1941, and recorded among the Land Records of Baltimore County in Liber C.H.K. No. 1198, folio 250, was granted and conveyed by Nicholas J. Regester and C.A. Alice Regester, his wife, to Roland J.L. Volz, said lot of ground being described as follows:

BEGINNING FOR THE SAME at a point in the center of Philadelphia Road distant 190 feet 6 inches westerly from the point of intersection of the center of the said Philadelphia Road with the center of the Ridge Road said point of beginning being at the beginning of the first line of the lot of ground which by a Deed dated November 30, 1938, and recorded among the Land Records of Baltimore County in Liber C.W.B. Jr. No. 1048, folio 239, etc. was granted and conveyed by William Hoffenberg unto the said Nicholas J. Regester and C.A. Alice Regester, his wife, and thence binding on said first line as now surveyed north 23 degrees 36 minutes west 167 feet 9 inches to the center of a road to be there laid out 16 feet in width and thence binding on the center of said last mentioned road south 59 degrees 26 minutes west 15 feet to a pipe and thence south 28 degrees 46 minutes east 166.72 feet to the place of beginning.

PARCEL SIX:

BEGINNING FOR THE SAME at a point in the center of the Philadelphia Road distant 255 feet 6 inches westerly from the point of intersection of the center of the said Philadelphia Road with the center of the Ridge Road said point of beginning being at the end of the third line of the lot of ground which by Deed dated November 30, 1938, and recorded among the Land Records of Baltimore County in Liber C.W.B.Jr. No. 1048, folio 239, etc. was granted and conveyed by William Hoffenberg unto the said Nicholas J. Regester and C.A. Alice Regester, his wife, and thence binding on said third line reversely as now surveyed north 23 degrees 36 minutes west 167 feet 9 inches to the center of a road to be there laid out 16 feet in width and thence binding on the center of said last mentioned road south 59 degrees 26 minutes west 15 feet to a pipe and thence south 28 degrees 46 minutes east 166.72 feet to the place of beginning.

SAVING AND EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY all that lot of ground which by Deed dated October 29, 1971, and recorded among the Land Records of Baltimore County in Liber No. 5234, folio 270, was granted and conveyed by C.A. Alice Regester, widow to Baltimore County, Maryland, for public highway purposes.

BEING the same two lots of ground which by Deed dated November 30, 1989, was recorded among the Land Records of Baltimore County in Liber S.M. No. 8347, folio 670, was conveyed by N. Donald Regester and Carol R. Roland Personal Representatives to George Marmaras and Peggy Marmaras, his wife.

0023663

FILE # 06-0099

State of Maryland Instrument Intake Sheet

☐ Baltimore City ☒ County: Baltimore County

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

(Type or Print in Black Ink Only — All Copies Must Be Legible)

1 Type(s) of Instruments (☐ Check Box if Addendum Intake Form is Attached.)

1	Deed	4	Deed of Trust	6	Mortgage	5	Assignment of Rents and Leases
2	Deed of Trust		Lease	3	Assignment of Rents and Leases	7	Assignment of Rents and Leases

2 Conveyance Type Check Box

☐ Improved Sale Arms-Length [1]	☐ Unimproved Sale Arms-Length [2]	☐ MultipleAccounts Arms-Length [3]	☐ Not an Arms-Length Sale [9]

3 Tax Exemptions (if Applicable) Cite or Explain Authority

Recordation	
State Transfer	
County Transfer	

TMP FD SURE $ 20.00
RECORDING FEE 20.00
TRANSFER TAX STATE 13,500.00
TOTAL 13,540.00
Rec# BA15 Rcpt # 24319
SH DM Blk # 1178
Apr 11, 2006 01:46 pm

4 Consideration and Tax Calculations

Consideration Amount		Finance Office Use Only — Transfer and Recordation Tax Consideration	
Purchase Price/Consideration	$2,700,000.00	Transfer Tax Consideration	$
Any New Mortgage	$2,000,000.00	X ( )% =	$
Balance of Existing Mortgage	$	Less Exemption Amount =	$
Other: 2nd Mortgage	$250,000.00	Total Transfer Tax =	$
Other: 3rd Mortgage	$700,000.00	Recordation Tax Consideration	$
		X ( ) per $500 =	$
Full Cash Value	$	TOTAL DUE	$

5 Fees

Amount of Fees	Doc. 1	Doc. 2	
Recording Charge	$20.00	$75.00	Agent:
Surcharge	$20.00	$20.00	Tax Bill:
State Recordation Tax	$13,500.00	$	
State Transfer Tax	$13,500.00	$	C.B. Credit:
County Transfer Tax	$40,500.00	$	
Other	$	$	Ag. Tax/Other
Other	$	$	

20
13500
20

6 Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG (5)
14	14-22-046228	6925/454			

Subdivision Name	Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.	SqFt/Acreage (4

Location/Address of Property Being Conveyed (2): 8776 Philadelphia Road, Baltimore, Maryland 21237

Other Property Identifiers (if applicable): See Attached

Water Meter Account No.:

Residential☒ or Non-Residential☐ Fee Simple☒ or Ground Rent☐ Amount:

Partial Conveyance? ☐Yes ☒No Description/Amt. of SqFt/Acreage Transferred:

If Partial Conveyance, List Improvements Conveyed:

7 Transferred From

Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
George Marmaras	Ferraro & Spanellis, LLC
Peggy Marmaras	
Doc. 1 - Owner(s) of Record, if Different from Grantor(s)	**Doc. 2 - Owner(s) of Record, if Different from Grantor(s)**

8 Transferred To

Doc. 1 - Grantee(s) Name	Doc. 2 - Grantee(s) Name(s)
Ferraro & Spanellis, LLC	Gary C. Loraditch and William M. Loughran, trustees

New Owner's (Grantee) Mailing Address: 8776 Philadelphia Road, Baltimore, Maryland 21237

9 Other Names to Be Indexed

Doc. 1 - Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)
	Baltimore County Savings Bank, F.S.B.

10 Contact/Mail Information

Instrument Submitted By or Contact Person

Name: Ruth Mitchell

Firm: Moore, Carney, Ryan & Lattanzi, L.L.C.

Address: 4111 E. Joppa Road, Suite 201

Baltimore, MD 21236-2288 Phone: 410-529-4600

☐ Return to Contact Person

☐ Hold for Pickup

☒ Return Address Provided

11 IMPORTANT: *BOTH* THE ORIGINAL DEED *AND* A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information

☐ Yes ☒ No Will the property being conveyed be the grantee's principal residence?

☐ Yes ☒ No Does transfer include personal property? If yes, identify:

☐ Yes ☒ No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required)

Assessment Use Only - Do Not Write Below This Line

☐ Terminal Verification ☐ Agricultural Verification ☐ Whole ☐ Part ☐ Tran. Process Verification

Transfer Number: Date Received: Deed Reference: Assigned Property No.:

	20	20				
Year			Geo.	Map	Sub	Block
Land			Zoning	Grid	Plat	Lot
Building			Use	Parcel	Section	Occ. Cd.
			Town Cd.	Ex. St.	Ex. Cd.	

REMARKS:

FILE # 06-0099

Addendum
State of Maryland Land Instrument Intake Sheet
☐ Baltimore City ☒ County: Baltimore

This addendum form should be used when one transaction involves more than two instruments. Each instrument should be itemizedin accordance with Section No. 1 of the Intake Sheet.

(Type or Print in Black Ink Only — All Copies Must Be Legible)

5	Amount of Fees	Doc. 3	Doc. 4	Doc. 5	Doc. 6
(Continued) Fees	Recording Charge	$ 20.00	$75.00	$20.00	$ 75.00
	Surcharge	$ 20.00	$20.00	$20.00	$ 20.00
	State Recordation Tax	$	$	$	$ 1,250.00
	State Transfer Tax	$	$	$	$
	County Transfer Tax	$	$	$	$
	Other	$	$	$	$
	Other	$	$	$	$

7	Doc. 3 - Grantor(s) Name(s)	Doc. 4 - Grantor(s) Name(s)
(Continued) Transferred From	Ferraro & Spanellis, LLC	Ferraro & Spanellis, LLC
	Doc. 5 - Grantor(s) Name(s)	**Doc. 6 - Grantor(s) Name(s)**
	Ferraro & Spanellis, LLC	Ferraro & Spanellis, LLC
	Doc. 3 - Owner(s) of Record, if Different from Grantor(s)	**Doc. 4 - Owner(s) of Record, if Different from Grantor(s)**
	Doc. 5 - Owner(s) of Record, if Different from Grantor(s)	**Doc. 6 - Owner(s) of Record, if Different from Grantor(s)**

8	Doc. 3 - Grantee(s) Name(s)	Doc. 4 - Grantee(s) Name(s)
(Continued) Transferred To	Baltimore County Savings Bank, FSB	Gary C. Loraditch and William M. Loughran, trustees
	Doc. 5 - Grantee(s) Name(s)	**Doc. 6 - Grantee(s) Name(s)**
	Baltimore County Savings Bank, FSB	George Marmaras
		Peggy Marmaras

9	Doc. 3 - Additional Names to be Indexed (Optional)	Doc. 4 - Additional Names to be Indexed (Optional)
(Continued) Other Names to be Indexed	Baltimore County Savings Bank, F.S.B.	Baltimore County Savings Bank, F.S.B.
	Doc. 5 - Additional Names to be Indexed (Optional)	**Doc. 6 - Additional Names to be Indexed (Optional)**

14-22-046228
et al

RECORDATION TAX NOT REQUIRED
Director of Budget and Finance
BALTIMORE COUNTY, MARYLAND
T.P. ART 12-108

DOC # 2 3 4 5 6
Initial: AB AB AB AB AB
Date 4-10-06

FILE # 06-0099

Addendum
State of Maryland Land Instrument Intake Sheet
☐ Baltimore City ☒ County: Baltimore

This addendum form should be used when one transaction involves more than two instruments. Each instrument should be itemizedin accordance with Section No. 1 of the Intake Sheet.

(Type or Print in Black Ink Only — All Copies Must Be Legible)

5	Amount of Fees	Doc.7	Doc.	Doc.	Doc. 6
(Continued) Fees	Recording Charge	$ 20.00	$	$	$
	Surcharge	$ 20.00	$	$	$
	State Recordation Tax	$	$	$	$
	State Transfer Tax	$	$	$	$
	County Transfer Tax	$	$	$	$
	Other	$	$	$	$
	Other	$	$	$	$

7	Doc. 7 - Grantor(s) Name(s)	Doc. - Grantor(s) Name(s)
(Continued) Transferred From	Ferraro & Spanellis, LLC	
	Doc. - Grantor(s) Name(s)	Doc. - Grantor(s) Name(s)
	Doc. - Owner(s) of Record, if Different from Grantor(s)	Doc. - Owner(s) of Record, if Different from Grantor(s)
	Doc. - Owner(s) of Record, if Different from Grantor(s)	Doc. - Owner(s) of Record, if Different from Grantor(s)

8	Doc. 7 - Grantee(s) Name(s)	Doc. - Grantee(s) Name(s)
(Continued) Transferred To	George Marmaras	
	Peggy Marmaras	
	Doc. - Grantee(s) Name(s)	Doc. - Grantee(s) Name(s)

9	Doc. - Additional Names to be Indexed (Optional)	Doc. - Additional Names to be Indexed (Optional)
(Continued) Other Names to be Indexed		
	Doc. - Additional Names to be Indexed (Optional)	Doc. - Additional Names to be Indexed (Optional)

Special Instructions	Special Recording Instruction (if any)

RECORDATION TAX NOT REQUIRED
Director of Budget and Finance
BALTIMORE COUNTY, MARYLAND
T.P. ART 12-108

DOC # 1 2 3 4 5 6

Initial: MB

Date 4-10-06

Description of Property

SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG (5)
14	14-18-011425	8347/670			

Subdivision Name	Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.	SqFt/Acreage (4)

Location/Address of Property Being Conveyed (2)

8772 Philadelphia Road, Baltimore, Maryland 21237

Other Property Identifiers (if applicable)	Water Meter Account No.

Residential☐ **or Non-Residential**☐	**Fee Simple**☒ **or Ground Rent**☐ **Amount:**	
Partial Conveyance? ☐**Yes** ☒**No**	Description/Amt. of SqFt/Acreage Transferred:	

If Partial Conveyance, List Improvements Conveyed:

Description of Property

SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map		Parcel No.	Var. LOG (5)
14	14-22-046225	6925/454				
Subdivision Name		Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.	SqFt/Acreage (4)
Location/Address of Property Being Conveyed (2)						
8774 Philadelphia Road, Baltimore, Maryland 21237						
Other Property Identifiers (if applicable)					Water Meter Account No.	
Residential☐ or Non-Residential☐		Fee Simple☒ or Ground Rent☐ Amount:				
Partial Conveyance? ☐Yes ☒No		Description/Amt. of SqFt/Acreage Transferred:				
If Partial Conveyance, List Improvements Conveyed:						

Description of Property

SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG (5)
14	14-07-047878	7449/503			

Subdivision Name	Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.	SqFt/Acreage (4)

Location/Address of Property Being Conveyed (2)	
6506 Ridge Road, Baltimore, Maryland 21237	
Other Property Identifiers (if applicable)	**Water Meter Account No.**

Residential☐ or Non-Residential☐	**Fee Simple☒ or Ground Rent☐ Amount:**	
Partial Conveyance? ☐Yes ☒No	Description/Amt. of SqFt/Acreage Transferred:	
If Partial Conveyance, List Improvements Conveyed:		

Description of Property

SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map		Parcel No.	Var. LOG (5)
14	14-22-046227	6925/454				
Subdivision Name		Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.	SqFt/Acreage (4)
Location/Address of Property Being Conveyed (2)						
Ridge Road, Baltimore, Maryland 21237						
Other Property Identifiers (if applicable)					Water Meter Account No.	
Residential☐ or Non-Residential☐		Fee Simple☒ or Ground Rent☐ Amount:				
Partial Conveyance? ☐Yes ☒No		Description/Amt. of SqFt/Acreage Transferred:				
If Partial Conveyance, List Improvements Conveyed:						

FILE # 06-0099

Addendum
State of Maryland Land Instrument Intake Sheet
☐ Baltimore City ☒ County: Baltimore

This addendum form should be used when one transaction involves more than two instruments. Each instrument should be itemizedin accordance with Section No. 1 of the Intake Sheet.

(Type or Print in Black Ink Only — All Copies Must Be Legible)

5 (Continued) Fees

Amount of Fees	Doc. 3	Doc. 4	Doc. 5	Doc. 6
Recording Charge	$ 20.00	$75.00	$20.00	$ 75.00
Surcharge	$ 20.00	$20.00	$20.00	$ 20.00
State Recordation Tax	$	$	$	$ 1,250.00
State Transfer Tax	$	$	$	$
County Transfer Tax	$	$	$	$
Other	$	$	$	$
Other	$	$	$	$

7 (Continued) Transferred From

Doc. 3 - Grantor(s) Name(s)	Doc. 4 - Grantor(s) Name(s)
Ferraro & Spanellis, LLC	Ferraro & Spanellis, LLC
Doc. 5 - Grantor(s) Name(s)	**Doc. 6 - Grantor(s) Name(s)**
Ferraro & Spanellis, LLC	Ferraro & Spanellis, LLC
Doc. 3 - Owner(s) of Record, if Different from Grantor(s)	**Doc. 4 - Owner(s) of Record, if Different from Grantor(s)**
Doc. 5 - Owner(s) of Record, if Different from Grantor(s)	**Doc. 6 - Owner(s) of Record, if Different from Grantor(s)**

8 (Continued) Transferred To

Doc. 3 - Grantee(s) Name(s)	Doc. 4 - Grantee(s) Name(s)
Baltimore County Savings Bank, FSB	Gary C. Loraditch and William M. Loughran, trustees
Doc. 5 - Grantee(s) Name(s)	**Doc. 6 - Grantee(s) Name(s)**
Baltimore County Savings Bank, FSB	George Marmaras
	Peggy Marmaras

9 (Continued) Other Names to be Indexed

Doc. 3 - Additional Names to be Indexed (Optional)	Doc. 4 - Additional Names to be Indexed (Optional)
Baltimore County Savings Bank, F.S.B.	Baltimore County Savings Bank, F.S.B.
Doc. 5 - Additional Names to be Indexed (Optional)	**Doc. 6 - Additional Names to be Indexed (Optional)**

FILE # 06-0099

Addendum
State of Maryland Land Instrument Intake Sheet
☐ Baltimore City ☒ County: Baltimore

This addendum form should be used when one transaction involves more than two instruments. Each instrument should be itemizedin accordance with Section No. 1 of the Intake Sheet.

(Type or Print in Black Ink Only — All Copies Must Be Legible)

5	Amount of Fees	Doc.7	Doc.	Doc.	Doc. 6
(Continued) Fees	Recording Charge	$ 20.00	$	$	$
	Surcharge	$ 20.00	$	$	$
	State Recordation Tax	$	$	$	$
	State Transfer Tax	$	$	$	$
	County Transfer Tax	$	$	$	$
	Other	$	$	$	$
	Other	$	$	$	$

7		
(Continued) Transferred From	Doc. 7 - Grantor(s) Name(s)	Doc. - Grantor(s) Name(s)
	Ferraro & Spanellis, LLC	
	Doc. - Grantor(s) Name(s)	Doc. - Grantor(s) Name(s)
	Doc. - Owner(s) of Record, if Different from Grantor(s)	Doc. - Owner(s) of Record, if Different from Grantor(s)
	Doc. - Owner(s) of Record, if Different from Grantor(s)	Doc. - Owner(s) of Record, if Different from Grantor(s)

8		
(Continued) Transferred To	Doc. 7 - Grantee(s) Name(s)	Doc. - Grantee(s) Name(s)
	George Marmaras	
	Peggy Marmaras	
	Doc. - Grantee(s) Name(s)	Doc. - Grantee(s) Name(s)

9		
(Continued) Other Names to be Indexed	Doc. - Additional Names to be Indexed (Optional)	Doc. - Additional Names to be Indexed (Optional)
	Doc. - Additional Names to be Indexed (Optional)	Doc. - Additional Names to be Indexed (Optional)

Special Instructions	Special Recording Instruction (if any)

PETITIONER'S

EXHIBIT NO. 5

TOPO MAP FOR PHILADELPHIA AND RIDGE ROADS

Datum
im

The utility (sanitary sewer and/or storm drain) location information shown is not guaranteed correct and should only be used as a reference. Locations of appurtenance be verified using construction drawings, which are a in room 206 of the Baltimore County Office Buildir through actual field investigations.

5

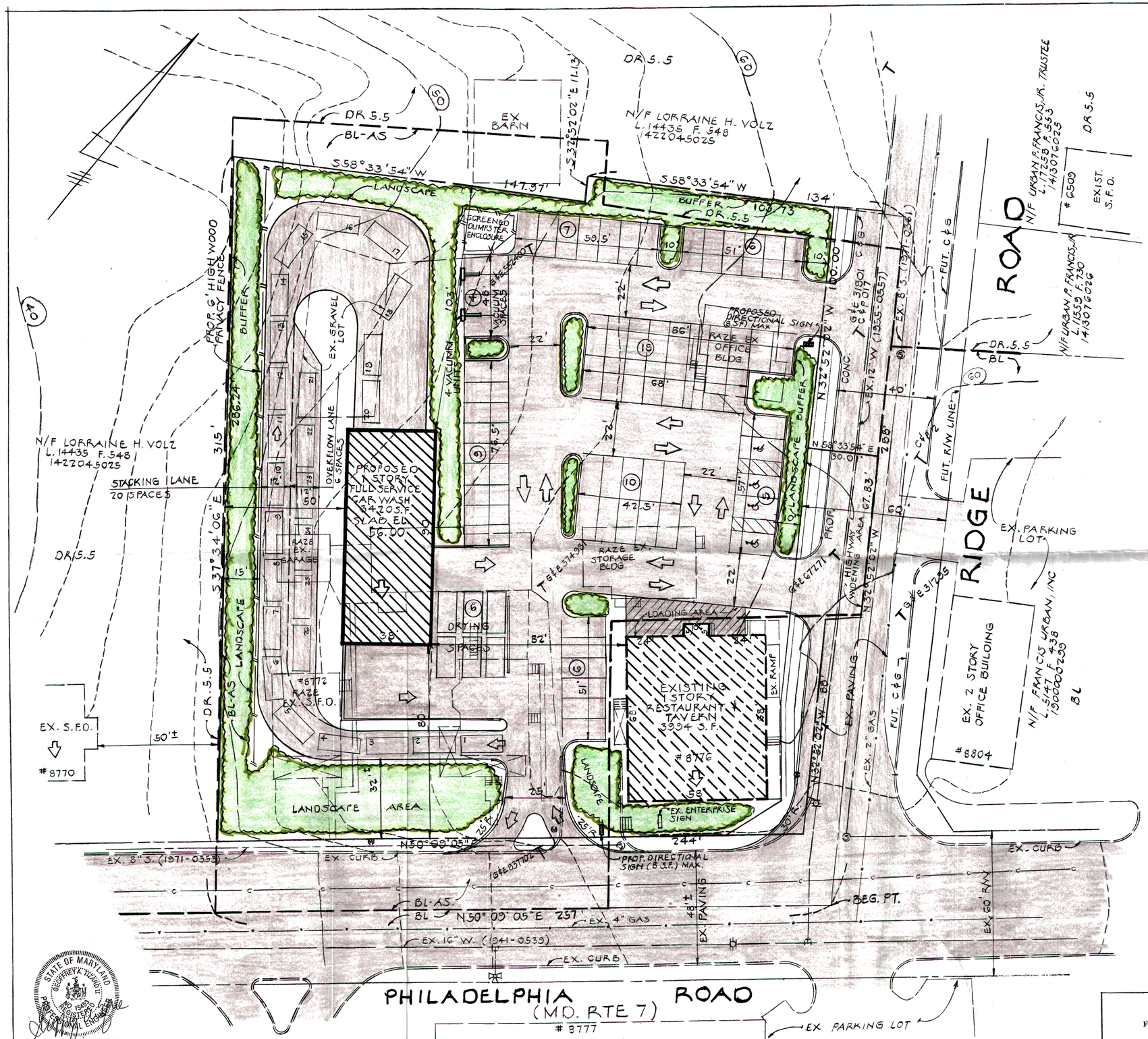
PETITIONER'S

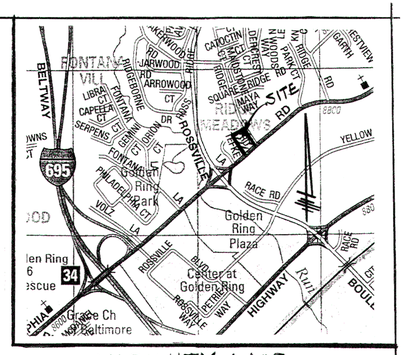
EXHIBIT NO. 6

BALTIMORE COUNTY

Baltimore County, MD
Department of Public Works
GIS Services

The
from
no
inforr





VICINITY MAP
SCALE: 1" = 1000'

PARKING DATA

	REQUIRED	PROVIDED
CAR WASH		
FULL SERVICE CAR WASH	4 SPACES	4 SPACES
DRYING SPACES	6 SPACES	6 SPACES
VACUUMS (4 @ 1 SP. / VACUUM)	4 SPACES	4 SPACES
RESTAURANT		
3994 S.F. @ 16 SP. / 1000 S.F	64 SPACES	57 SPACES
TOTAL REQUIRED	78 SPACES	71 SPACES

ALL PARKING SPACES ARE TO BE A MINIMUM OF 8.5 X 18 FEET. ALL PARKING SPACES AND ACCESS LANES SHALL BE PAVED AND STRIPED

NOTES

1. ZONING.....BL AND BL-AS (MAP NO. 090A1)
2. GROSS AREA.....111,000 S.F. = 2.55 ACRES
3. EXISTING USES... RESTAURANT / TAVERN, OFFICE USE AND SINGLE FAMILY RESIDENCES
4. PROPOSED USES.....RESTAURANT / TAVERN AND FULL SERVICE CAR WASH
5. THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN OR THE CHESAPEAKE BAY CRITICAL AREA
6. PUBLIC WATER AND SEWER IS EXISTING
7. TO THE PREPARER'S KNOWLEDGE, NO UNDERGROUND FUEL STORAGE TANKS, HISTORIC BUILDINGS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITAT, WELLS, SEPTIC SYSTEMS, STREAMS, OR WETLANDS EXIST
8. HOURS OF OPERATION.... RESTAURANT / TAVERN 11 AM TO 2 AM; CAR WASH 8 AM TO 7 PM
9. ONSITE LIGHTING SHALL BE DIRECTED DOWNWARD AND AWAY FROM ADJACENT RESIDENTIAL PROPERTIES AND PUBLIC RIGHTS-OF-WAY
10. PRIOR TO ISSUANCE OF A BUILDING PERMIT, A FINAL LANDSCAPE AND LIGHTING PLAN FOR THIS PROJECT MUST BE APPROVED.
11. UNLESS OTHERWISE SHOWN HEREON, ALL SECTIONS OF SECTION 419 (BCZR) ARE COMPLIED WITH
12. FLOOR AREA RATIO.....7414 S.F. / 111,000 S.F. = 0.07
13. NO SIGNIFICANT CHANGES IN TOPOGRAPHY ARE PROPOSED

PETITIONER'S EXHIBIT NO. 1

STATE OF MARYLAND
GEOFFREY K. TYZHOT
No. 23663
REGISTERED PROFESSIONAL ENGINEER

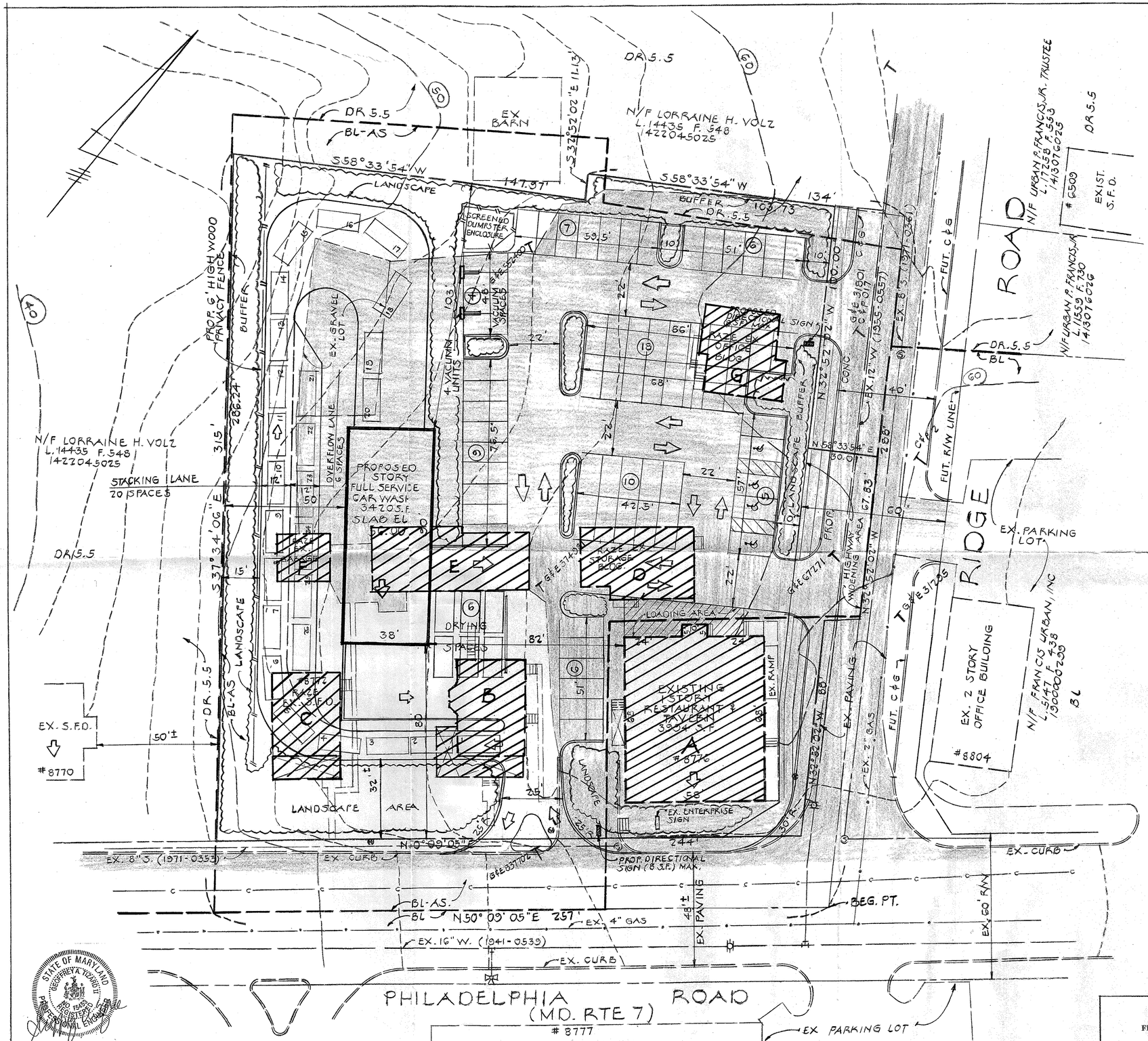
CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

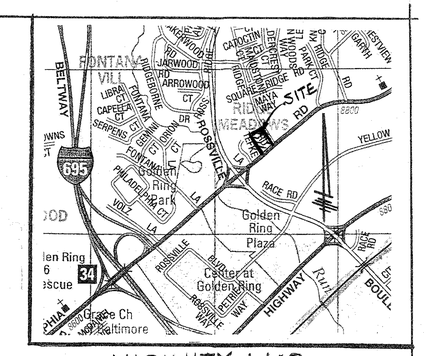
OWNER / DEVELOPER

FERRARO AND SPANELLIS, LLC
8776 PHILADELPHIA ROAD
BALTIMORE, MD. 21237
DEED REFERENCE : L. 23663 F. 165
PROPERTY ACCT. NOS. 1407047878, 1418011425, 1422046225, 1422046227AND 1422046228

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION AND VARIANCE

PROPERTY OF
FERRARO AND SPANELLIS, LLC
NW CORNER RIDGE ROAD AND PHILADELPHIA ROAD (MD. RTE. 7)
PROJECT NO.
ELECTION DISTRICT 14C6
BALTIMORE COUNTY, MARYLAND
SCALE: 1 INCH = 20 FEET APRIL 2, 2009





VICINITY MAP
SCALE: 1" = 1000'

PARKING DATA

	REQUIRED	PROVIDED
CAR WASH		
FULL SERVICE CAR WASH	4 SPACES	4 SPACES
DRYING SPACES	6 SPACES	6 SPACES
VACUUMS (4 @ 1 SP. / VACUUM)	4 SPACES	4 SPACES
RESTAURANT		
3994 S.F. @ 16 SP. / 1000 S.F	64 SPACES	57 SPACES
TOTAL REQUIRED	78 SPACES	71 SPACES

ALL PARKING SPACES ARE TO BE A MINIMUM OF 8.5 X 18 FEET. ALL PARKING SPACES AND ACCESS LANES SHALL BE PAVED AND STRIPED

NOTES

1. ZONING.....BL AND BL-AS (MAP NO. 090A1)
2. GROSS AREA.....111,000 S.F. = 2.55 ACRES
3. EXISTING USES... RESTAURANT / TAVERN, OFFICE USE AND SINGLE FAMILY RESIDENCES
4. PROPOSED USES.....RESTAURANT / TAVERN AND FULL SERVICE CAR WASH
5. THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN OR THE CHESAPEAKE BAY CRITICAL AREA
6. PUBLIC WATER AND SEWER IS EXISTING
7. TO THE PREPARER'S KNOWLEDGE, NO UNDERGROUND FUEL STORAGE TANKS, HISTORIC BUILDINGS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITAT, WELLS, SEPTIC SYSTEMS, STREAMS, OR WETLANDS EXIST
8. HOURS OF OPERATION.... RESTAURANT / TAVERN 11 AM TO 2 AM; CAR WASH 8 AM TO 7 PM
9. ONSITE LIGHTING SHALL BE DIRECTED DOWNWARD AND AWAY FROM ADJACENT RESIDENTIAL PROPERTIES AND PUBLIC RIGHTS-OF-WAY
10. PRIOR TO ISSUANCE OF A BUILDING PERMIT, A FINAL LANDSCAPE AND LIGHTING PLAN FOR THIS PROJECT MUST BE APPROVED.
11. UNLESS OTHERWISE SHOWN HEREON, ALL SECTIONS OF SECTION 419 (BCZR) ARE COMPLIED WITH
12. FLOOR AREA RATIO.....7414 S.F. / 111,000 S.F. = 0.07
13. NO SIGNIFICANT CHANGES IN TOPOGRAPHY ARE PROPOSED

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION AND VARIANCE

PROPERTY OF
FERRARO AND SPANELLIS, LLC
NW CORNER RIDGE ROAD AND PHILADELPHIA ROAD (MD. RTE. 7)
PROJECT NO.
ELECTION DISTRICT 14C6
BALTIMORE COUNTY, MARYLAND
SCALE: 1 INCH = 20 FEET APRIL 2, 2009

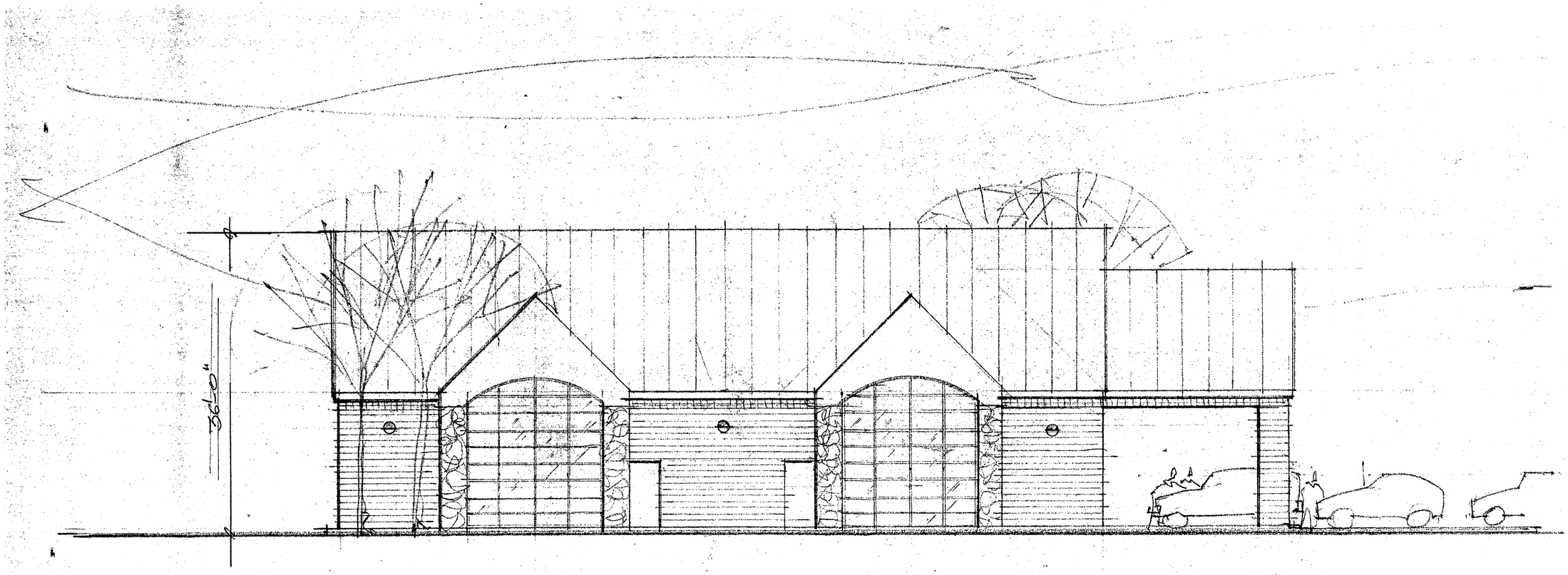
OWNER / DEVELOPER

FERRARO AND SPANELLIS, LLC
8776 PHILADELPHIA ROAD
BALTIMORE, MD. 21237
DEED REFERENCE : L. 23663 F. 165
PROPERTY ACCT. NOS. 1407047878, 1418011425, 1422046225, 1422046227AND 1422046228

STATE OF MARYLAND
GEOFFREY A. KIZAWOT
No. 15852
REGISTERED PROFESSIONAL ENGINEER

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

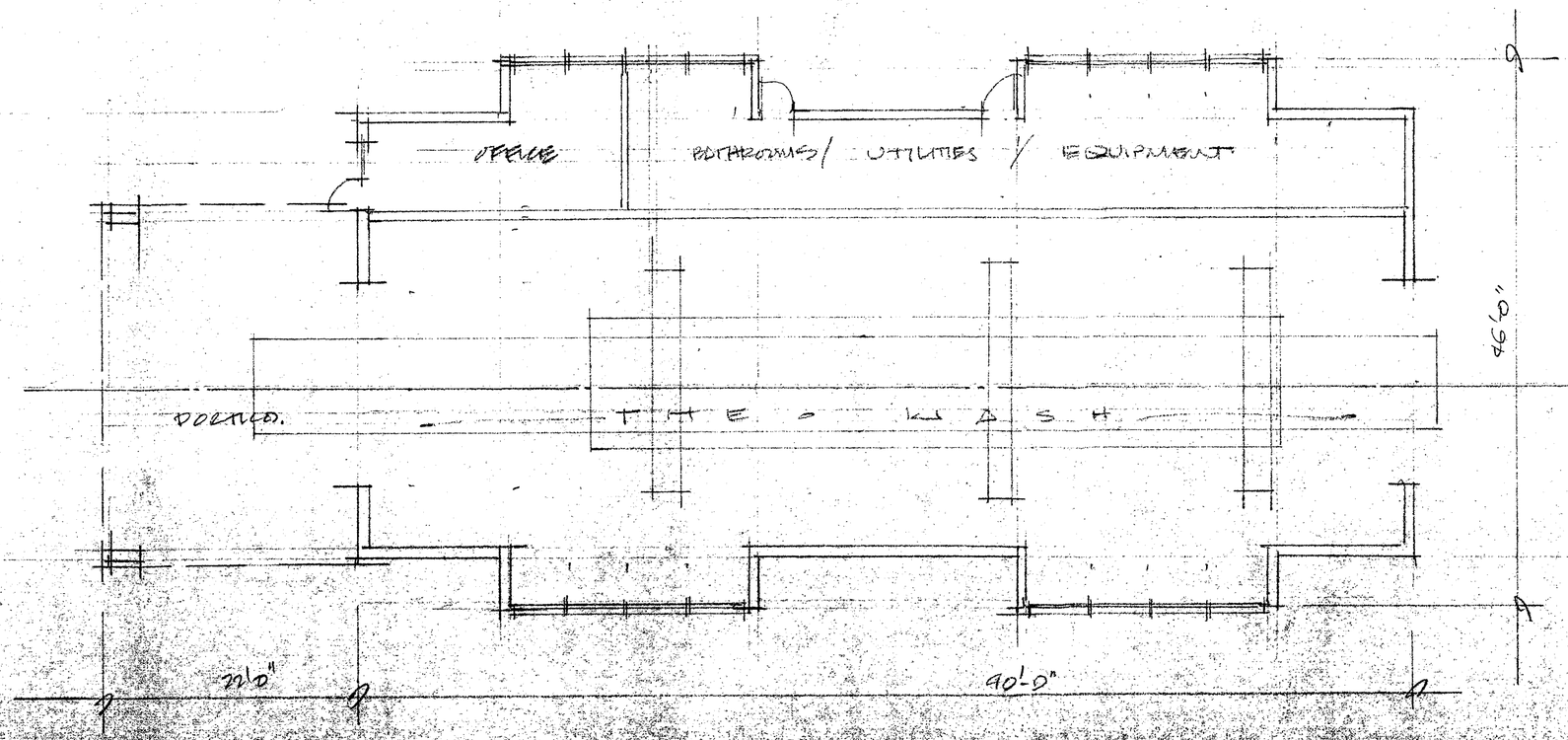
PETITIONER'S EXHIBIT NO. 7



SIDE ELEVATION.

1/8"=1'-0"

SCHEMATIC PLAN



FERRARO/CANELLIS. CAR WASH.
8776 PHILADELPHIA ROAD.

L. J. LINK JR. INC — ARCHITECT
BX 727. BROOKLANDVILLE MD. 21022
LJLINKJR@AOL.COM.

PETITIONER'S EXHIBIT NO. 8