



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

August 6, 2012

C. William Clark, Esquire
Nolan, Plumbhoff & Williams, Chtd.
502 Washington Avenue, Suite 700
Towson, Maryland 21204

RE: Petition for Special Hearing
Case No.: 2012-0317-SPH
Property: 8510 Philadelphia Road

Dear Mr. Clark:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

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 Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Matthew Weiner, 10801 Linson Road, Owings Mills, MD 21117

IN RE: PETITION FOR SPECIAL HEARING

NW side of Philadelphia Road, 188.5' NE
of Chapel Hill Road
14th Election District
6th Council District
(8510 Philadelphia Road)

Friendship Dental Laboratories, Inc.
Petitioner

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2012-0317-SPH

* * * * *

ORDER AND OPINION

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Special Hearing filed by Gus Diacoloukas, president of Friendship Dental Laboratories, Inc. The Petitioner is requesting Special Hearing relief pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve an amendment to the special exception granted in Case No. 2005-0317-X (for dental laboratories). Petitioner seeks relief to construct a 1,600 square foot addition to its dental laboratory. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibits 1 and 1A.

Appearing at the public hearing held for this case was Petitioner Nicholas Diacoloukas, and David G. Taylor, the professional engineer who prepared the site plan. C. William Clark, Esquire with Nolan, Plumhoff & Williams, Chtd., and Robert Parsons, II, Esquire, appeared and represented the Petitioner. Matthew Weiner, a youngster in the Boy Scouts, attended the hearing as part of a scouting project. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations. The file does not contain any letters of opposition or protest.

ORDER RECEIVED FOR FILING

Date 8-6-12

By [Signature]

The Zoning Advisory Committee (ZAC) comments were received and made a part of the file. There were no ZAC comments received from any of the County reviewing agencies.

Testimony and evidence revealed that the subject property is 0.95 acres and is zoned BL. The property is located in the Rosedale area, and the Petitioner operates a dental clinic and laboratory on site.

In 2005, former Zoning Commissioner Wiseman granted Petitioner a special exception (2005-0317-X) to open the laboratory, which manufactures dental prosthetics and implants. Mr. Wiseman noted in his Order that the Petitioner employs approximately 45 individuals, and also provides training and seminars for dental students and dentists. The Petitioner's operation has been successful, and it now seeks to expand its headquarters by constructing a 1,600 square foot addition (Exhibit 4). The Petitioner indicated the space would be used to house and operate computerized design and manufacturing equipment.

The Petitioner presented (via proffer) the testimony of David Taylor, a professional engineer who was accepted as an expert, in support of the Petition. Mr. Taylor opined that the proposal satisfied each of the special exception factors set forth in B.C.Z.R. § 502.1. Mr. Taylor testified he prepared the plans marked as Exhibits 1 and 1A, and that the Petitioner did not need variance or any other form of zoning relief to construct the proposed addition.

The Petitioner in this case operates a successful and unique business, and seeks to expand the operations so that it can provide state of the art products and services. The modest addition proposed would have absolutely no detrimental impact upon the community's health, safety and welfare, and the petition will therefore be granted.

THEREFORE, IT IS ORDERED, this 6th day of August, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Special Hearing pursuant to Section 500.7 of the

ORDER RECEIVED FOR FILING

Date 8-6-12

2

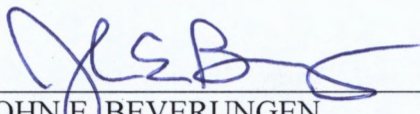
By [Signature]

Baltimore County Zoning Regulations (B.C.Z.R.), to approve an amendment to the special exception granted in Case No. 2005-0317-X to permit a 1,600 square foot addition to its dental laboratory, be and is hereby GRANTED.

The relief granted herein shall be conditioned upon and subject to the following:

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

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


JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 8-6-12

By DLW



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 8510 Phildelphia Road
which is presently zoned BL

(This petition **must** be filed in person, in the zoning office, in triplicate, with original signatures.)

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 Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve an amendment to Special Exemption (This box to be completed by planner) in Case No. 2005-0317-X to permit an additional 1600 square feet of dental laboratory.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bound 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:

C. William Clark
Name - Type or Print _____
Signature C. William Clark
Nolan, Plumhoff & Williams, Chtd.
Company
502 Washington Ave., Ste. 700
Address _____ Telephone No. _____
Towson, MD 21204 410-823-7800
City _____ State _____ Zip Code _____
also: Robert J. Parsons, II, Esquire
Six South Calvert Street
Baltimore, MD 21202
(410) 727-4456

Case No. _____
REV 9/15/98

Legal Owner(s):

Friendship Dental Laboratories, Inc.

Name - Type or Print _____
Signature Gus Diacolovkas
Name - Type or Print GUS DIACOLOVKAS (President)

Signature _____
8510 Phildelphia Road 410-780-7700
Address _____ Telephone No. _____
Baltimore, MD 21237
City _____ State _____ Zip Code _____

Representative to be Contacted:

David G. Taylor, P.E.
Name _____
163 Spruce Woods Court
Address _____ Telephone No. _____
Abingdon, MD 21009 443-752-9039
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By JNP Date 6/12/2012

ORDER RECEIVED FOR FILING

Date 8-6-12

By [Signature]

PARTICULAR DESCRIPTION

**LAND OF
DIACOLOUKAS
41,480.2 SQ.FT.**

LOCATED AT 8510 PHILADELPHIA ROAD

ELECTION DISTRICT No. 14, BALTIMORE COUNTY, MARYLAND

Beginning for the same in the center of Philadelphia Road Maryland State Route No. 7 (60' wide) and being at the beginning of the 1st or North 40°13'40" West 30.00 foot line of that tract or parcel of land conveyed by S. Goldberg Properties, LLC, to Gus Diacoloukas and Mary Diacoloukas dated May 25, 2005 and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 21943 folio 519. Thence, leaving the centerline of Philadelphia Road and binding on the outlines of the aforesaid conveyance, the following six courses:

1. North 40°13'40" West 29.97 feet,
2. North 54°07'05" West 111.56 feet,
3. North 53°19'57" West 135.59 feet to the southeastern right-of-way line of Kenwood Avenue. Thence, running and binding thereon, the following course,
4. 179.94 feet along the arc of a non tangent curve to the right having a radius of 752.81 feet subtended by a chord bearing North 19°48'33" East 179.51 feet. Thence, leaving Kenwood Avenue and continuing on the outlines of the said conveyance to Diacoloukas, the following two courses,
5. South 40°32'40" East 359.99 feet to the aforesaid centerline of Philadelphia Road. Thence, running and binding thereon, the following course,
6. South 49°46'20" West 99.98 feet to the beginning hereof; containing 41,480.2 square feet of land, more or less, as described by Joseph Thompson & Associates, LLC in May of 2012.

Being all of that tract or parcel of land conveyed by S. Goldberg Properties, LLC, to Gus Diacoloukas and Mary Diacoloukas dated May 25, 2005 and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 21943 folio 519.

I hereby certify that this description was prepared by me or under my direct supervision on May 31, 2012 and is in accordance with the Minimum Standards of Practice for Professional Land Surveyors in the State of Maryland.

Joseph C. Thompson 5-31-2012
Joseph C. Thompson L.S. 21039

Expires 03-20-2014

**NOTE: THIS DESCRIPTION WAS COMPILED FROM DEEDS OF RECORD
AND DOES NOT REPRESENT AN ACTUAL SURVEY PERFORMED BY
JOSEPH THOMPSON ASSOCIATES LLC.**

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AND DOES NOT REPRESENT AN ACTUAL SURVEY PERFORMED BY
JOSEPH THOMPSON ASSOCIATES LLC.**

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

No. **84677**
 Date: **6/12/2012**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$385.00

Total: 385.00

Rec From: Nolan, Plunkhoff & Williams

For: Special Hearing - 8510 Philadelphia Rd
2012-0317-SPH (Friendship Dental Laboratories, Inc.)

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 6/15/2012 6/13/2012 14:04:28 5
 REG WSD3 WALKIN RPOS LRB
 >> RECEIPT # 593126 6/13/2012 OFLN
 Dept 5 528 ZONING VERIFICATION
 CR NO. 084677

Recpt Tot \$385.00
 \$385.00 CK \$1.00 CA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

**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: 2012-0317-SPH
Petitioner: Friendship Dental Laboratories, Inc.
Address or Location: 8510 Philidelphia Road, Balto., MD 21237

PLEASE FORWARD ADVERTISING BILL TO:

Name: C. William Clark, Esquire
Address: 502 Washington Ave., Suite 700, Towson, MD 21204

Telephone Number: 410-823-7800

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: # 2012-0317-SPH

8510 Philadelphia Road

NW Side of Philadelphia Road, 188.5 ft. NE of Chapel Hill Road

14th Election District - 6th Councilmanic District

Legal Owner(s): Friendship Dental Laboratories, Inc.

Special Hearing: to approve an amendment to Special Exception in Case No. 2005-0317-X to permit an additional 1600 square feet of dental laboratory.

Hearing: Monday, August 6, 2012 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON Director of Permits,

Approvals and Inspections 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.

JT07/694 July 17

30511C

CERTIFICATE OF PUBLICATION

7/19/, 2012

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 7/17/, 2012.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

2012-0317-SPH

RE: Case No.: _____

Petitioner/Developer: _____

Freindship Dental Laboratories, Inc.

August 6, 2012

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

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

July 17, 2012

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

July 17, 2012

(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)



TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 17, 2012 Issue - Jeffersonian

Please forward billing to:

C. William Clark, Esq.
502 Washington Avenue, Ste. 700
Towson, MD 21204

410-823-7800

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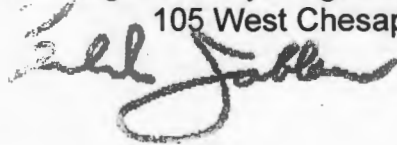
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105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

July 2, 2012

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2012-0317-SPH

8510 Philadelphia Road

NW Side of Philadelphia Road, 188.5 ft. NE of Chapel Hill Road

14th Election District – 6th Councilmanic District

Legal Owners: Friendship Dental Laboratories, Inc.

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Hearing: Monday, August 6, 2012 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: C. William Clark, 502 Washington Avenue, Ste. 700, Towson 21204
Friendship Dental Laboratories, 8510 Philadelphia Rd., Baltimore 21237
David Taylor, P.E., 163 Spruce Woods Court, Abingdon 21009

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 17, 2012.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
8510 Philadelphia Road; NW/S Philadelphia *
Road, 188.5' NE of Chapel Hill Road * OF ADMINISTRATIVE
15th Election & 6th Councilmanic Districts HEARINGS FOR
Legal Owner(s): Friendship Dental Laboratories*
Petitioner(s) * BALTIMORE COUNTY
* 2012-317-SPH

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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 all 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

JUN 27 2012

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of June, 2012, a copy of the foregoing Entry of Appearance was mailed to David Taylor, P.E., 163 Spruce Woods Court, Abingdon, MD 21009 and C. William Clark, Esquire, 502 Washington Avenue, Suite 700, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

M E M O R A N D U M

DATE: September 6, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0317-SPH - Appeal Period Expired

The appeal period for the above-referenced case expired on September 5, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

DENTAL LAB.

CASE NAME PRENDA -
 CASE NUMBER 2012-0314
 CASE NUMBER 8/6/12
 DATE _____

E-MAIL enoiarplumhoff.com

PETITIONER'S SIGN-IN SHEET

PLEASE PRINT CLEARLY

CITY, STATE, ZIP

enx fact @ net . net

CITY, ST. Wash DC
21009

dyta y l o p e

SS30

1-5000 @ 1000000

11

Abminder

5 p 5 s 5 0 0 0

NAME _____

U-100

P-1
SN-225

1.11.14

3

1635 pms

Bethesda 7
71737

1/6/20

16 Taylor

Subst 71742

NE MD

1

Davidson

20AD

Review

11

Robert

PHILADELPHIA

100



DRACULA

1

11

CASE NAME Friendship Dental
CASE NUMBER 2012-317-SPH
DATE 8-6-2012

[illegible]

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>6-29</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>6-27</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. <u>2005-0317-X, 91-176-XA</u>)	
NEWSPAPER ADVERTISEMENT	Date: <u>7-19-12</u>	
SIGN POSTING	Date: <u>7-17-12</u> by <u>Black</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Maryland Department of Assessments and Taxation
Real Property Data Search (vw3.1A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier:

District - 14 Account Number - 1423018561

Owner Information

Owner Name: DIACOLOUKAS GUS
DIACOLOUKAS MARY
Use: COMMERCIAL
Principal Residence: NO
Mailing Address: 8510 PHILADELPHIA RD
BALTIMORE MD 21237-3015
Deed Reference: 1) /21943/ 00519
2)

Location & Structure Information**Premises Address**

8510 PHILADELPHIA RD
0-0000

Legal Description

8510 PHILADELPHIA RD NWS
378 NE KENWOOD AVE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
0089	0018	0500		0000				1	

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1967	10025	1.1500 AC	06

Stories	Basement	Type	Exterior
		OFFICE BUILDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2011	07/01/2012
Land	321,900	321,900		
Improvements:	786,900	758,400		
Total:	1,108,800	1,080,300	1,080,300	1,080,300
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
S GOLDBERG PROPERTIES LLC	05/27/2005	\$785,000
Type:	Deed1:	Deed2:
ARMS LENGTH IMPROVED	/21943/ 00519	
Seller:	Date:	Price:
GOLDBERG STANLEY/RONNIE MARC	10/14/1998	\$0
Type:	Deed1:	Deed2:
NON-ARMS LENGTH OTHER	/13211/ 00340	
Seller:	Date:	Price:
GOLDBERG STANLEY	01/18/1996	\$0
Type:	Deed1:	Deed2:
NON-ARMS LENGTH OTHER	/11387/ 00405	

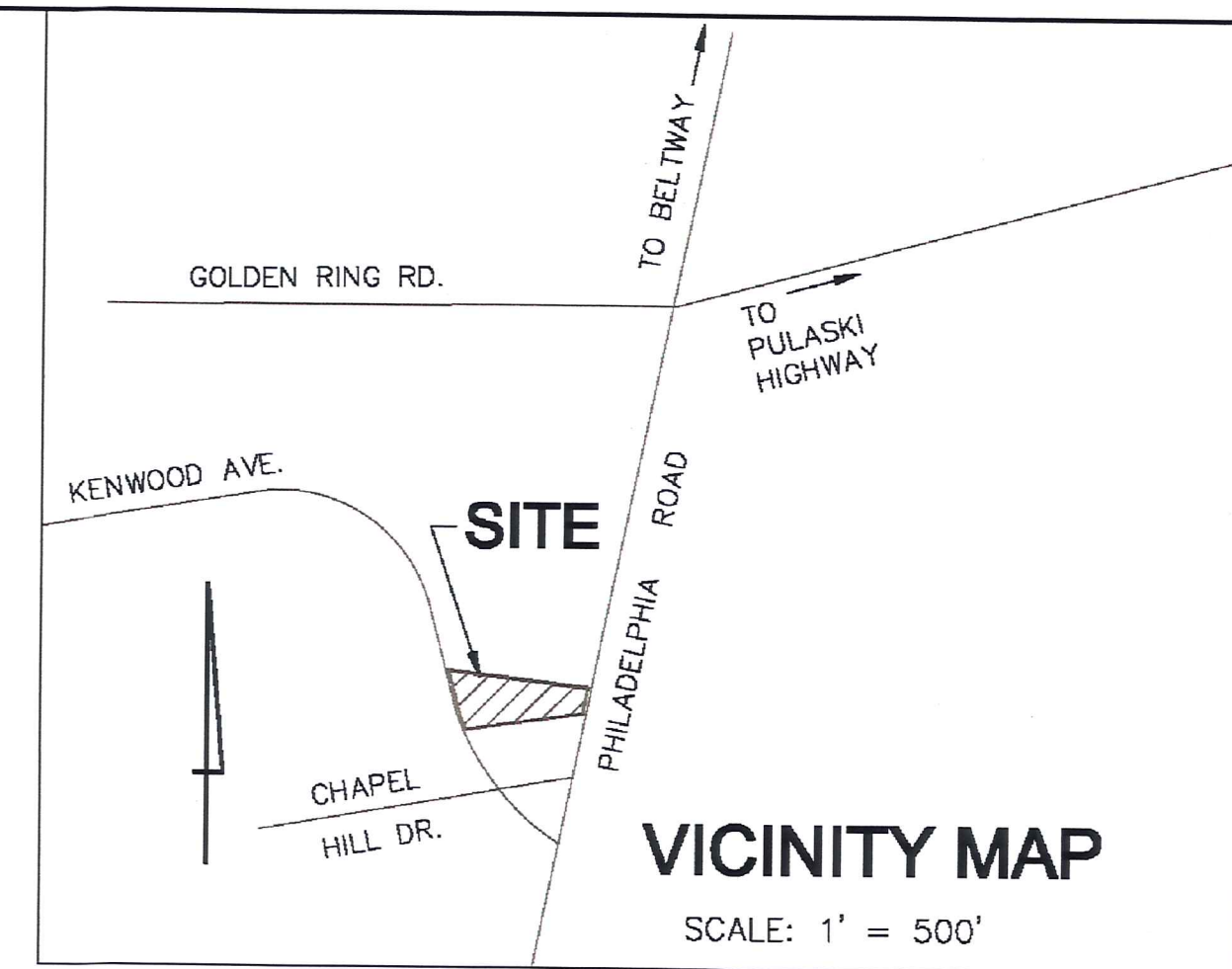
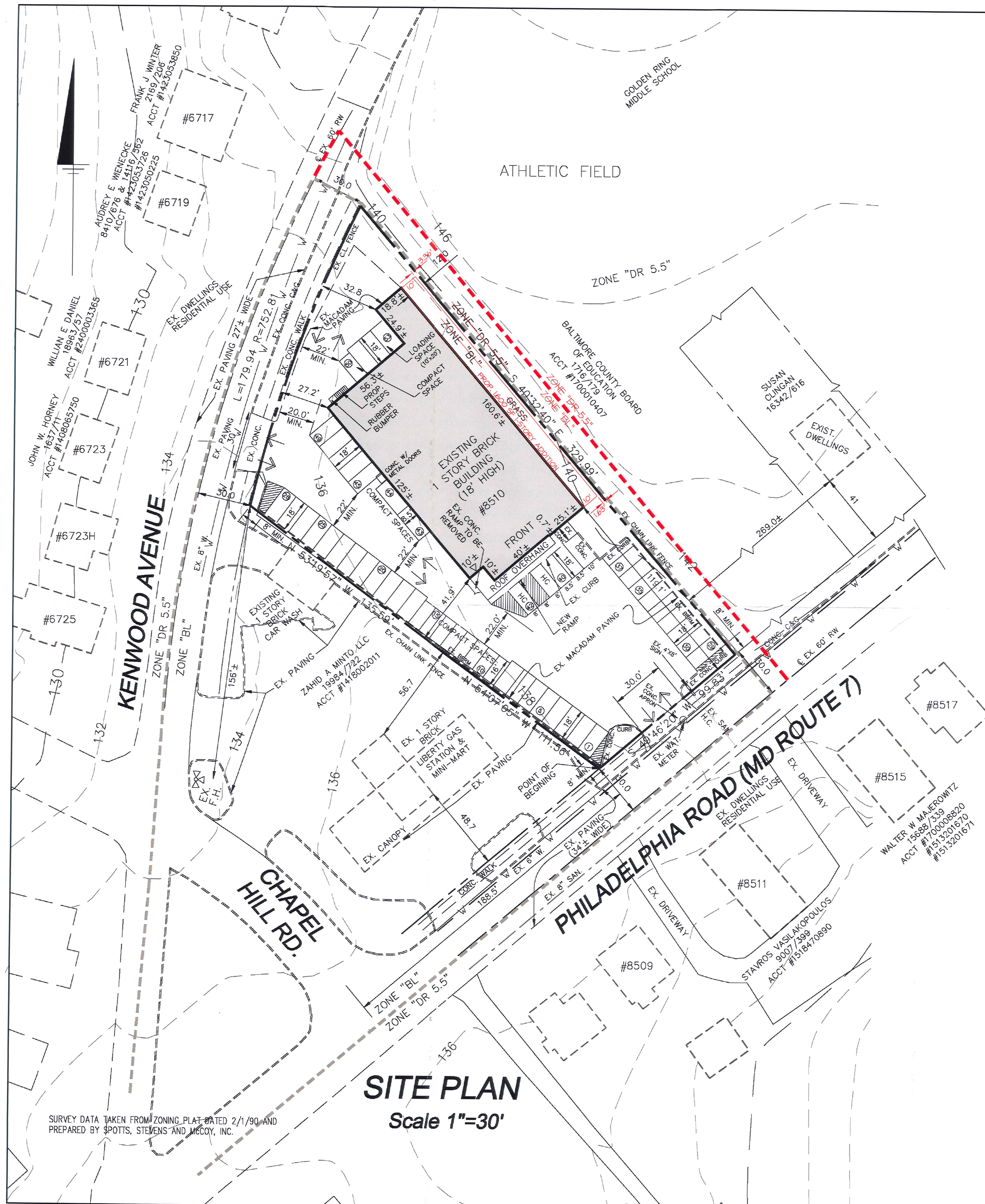
Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt: **Special Tax Recapture:**
Exempt Class: NONE

Homestead Application Information

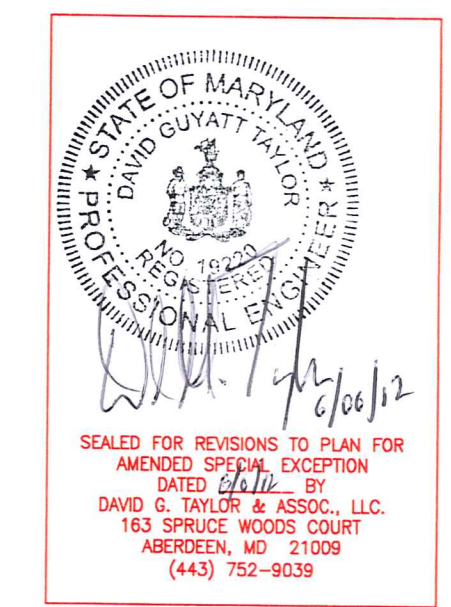
Homestead Application Status: No Application



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. 46,871 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 = 1,600 SF
TOTAL FLOOR AREA = 12,528 SF 14,128
 - FLOOR AREA RATIO (FAR) = 0.27 0.30 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 31.0
TOTAL REQUIRED 36 SPACES FOR PROPOSED USES
TOTAL PROVIDED 53 SPACES PER PREVIOUS ZONING VARIANCE
 - TOTAL PROVIDED:
STANDARD SIZE SPACE 39
COMPACT SIZE SPACE 11
H. C. SPACE 2
LOADING SPACE 1
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.



AN ADMENDMENT TO SPECIAL EXCEPTION IN CASE NO. 2005-0317-X TO PERMIT AN ADDITIONAL 1,600 SQUARE FEET OF DENTAL LABORATORY.

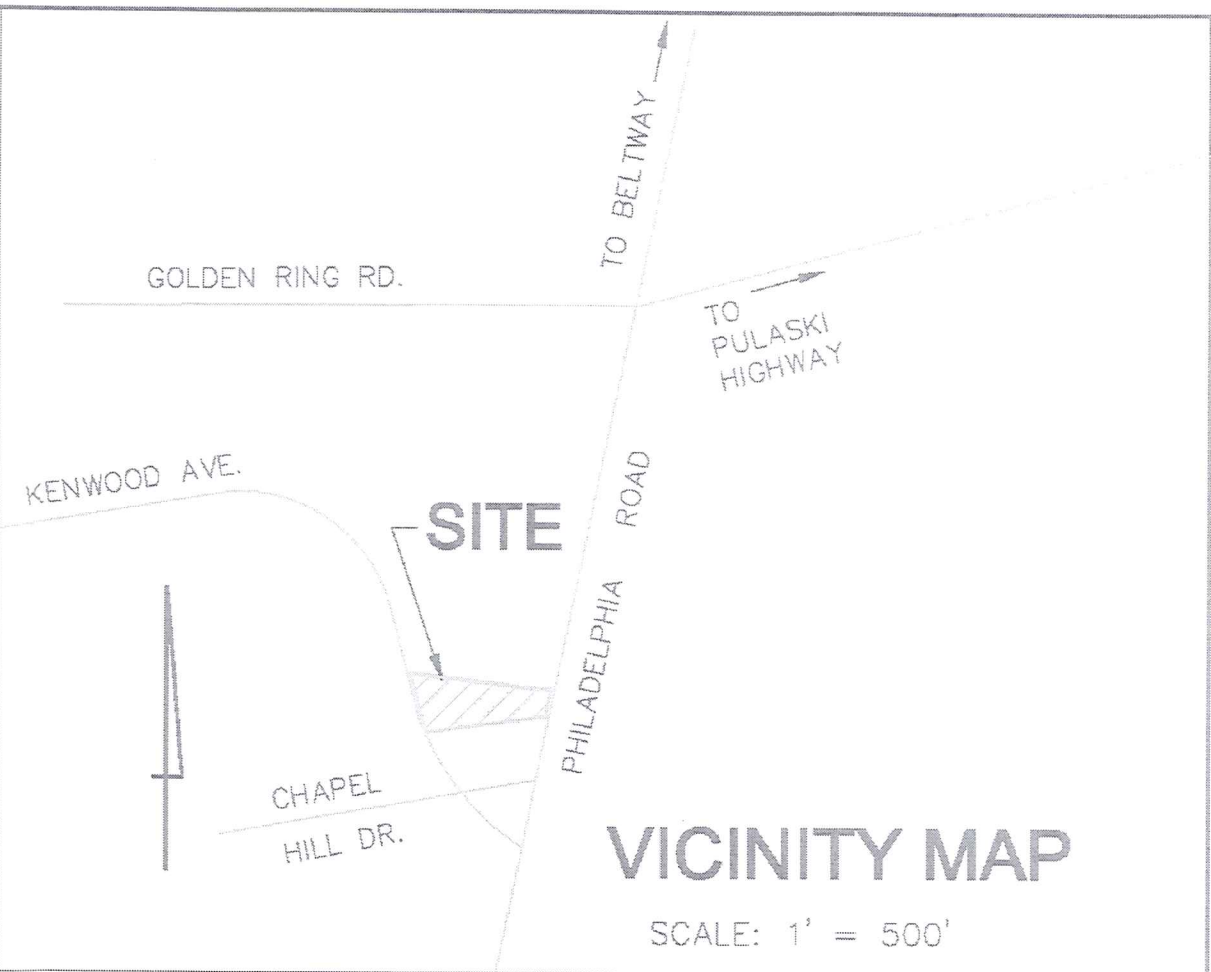
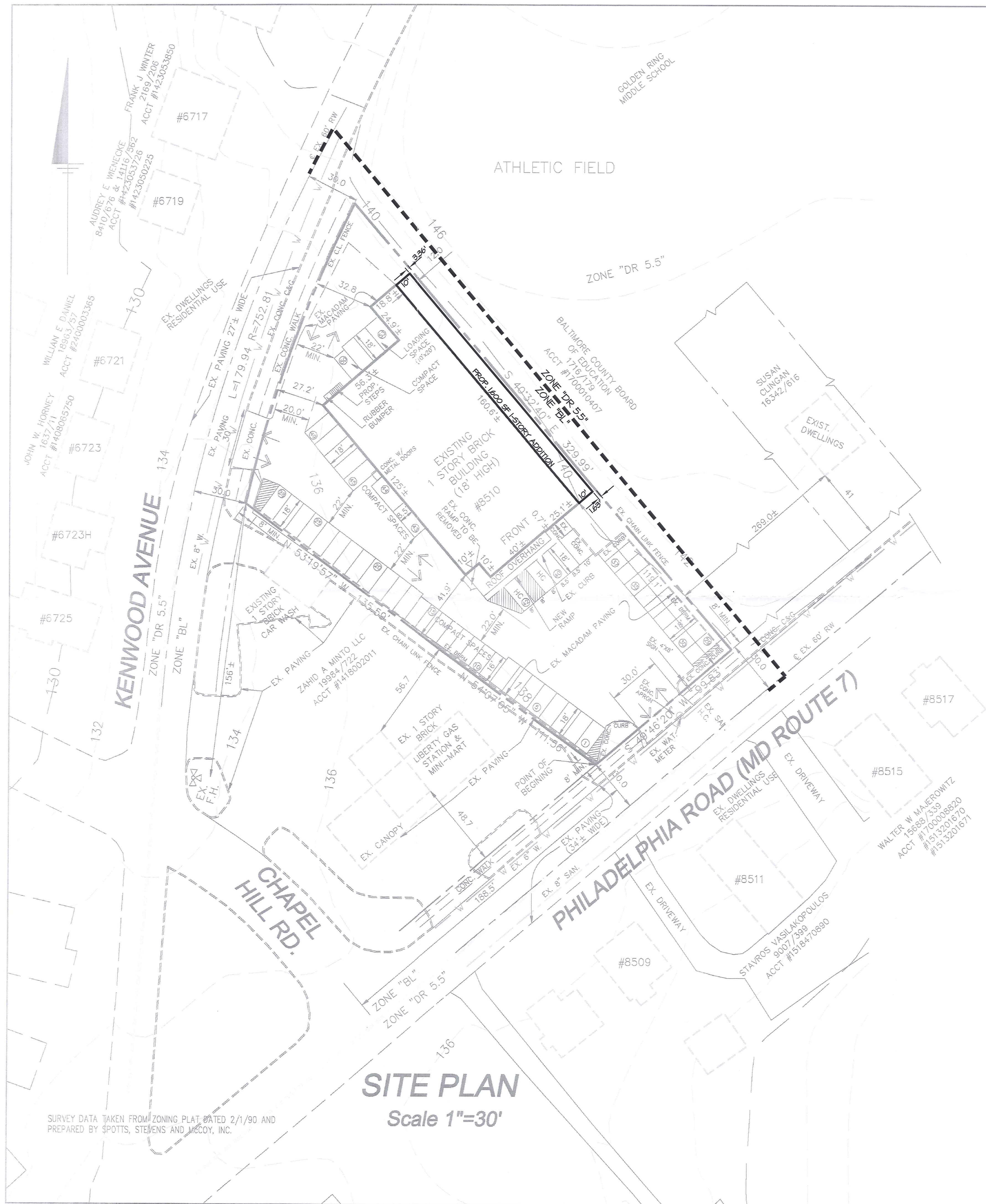
PETITION FOR ZONING SPECIAL EXCEPTION
TO PERMIT A DENTAL LABORATORY, PURSUANT TO SECTION 230.13 OF THE BALTIMORE COUNTY ZONING REGULATIONS.

OWNER/PETITIONER:
FRIENDSHIP DENTAL LABORATORIES, INC.
C/O GUS DIACOLOUKAS, C.D.T.
8510 PHILADELPHIA ROAD
BALTIMORE, MD 21237-3015
PHONE NO.: (410) 780-7700

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

04/30/12	ADDED 1,600 S.F., 1-STORY BLD. ADDITION. REVISED NOTES. CORRECTED ADJACENT ZONING LINE.	
1/27/05	ADDED PARKING FOR BASEMENT USE & ADDED NOTE #23	RAC
DATE	REVISION DESCRIPTION	BY
Plan to Accompany Petition for a Zoning Special Exception for 8510 PHILADELPHIA ROAD		
BALTIMORE COUNTY SCALE: 1"=30 ft.	DISTRICT 14 C6	MARYLAND 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 691-PENNSYLVANIA AVE. BALTIMORE, MD-21201-1923 (410)-728-5466	DWG. NO. Z-1 SHEET 1 OF 1

EXHIBIT
Pet Exh 1A



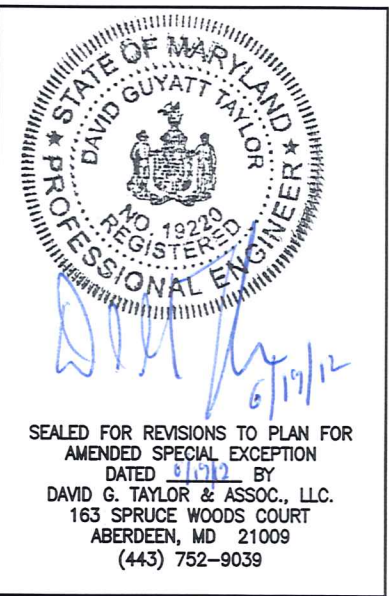
GENERAL NOTES

- 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 : **GROSS (INCLUDING RTE. 7) = 41,480 S.F. (0.95 AC.)**
NET (EXCLUDING RTE. 7) = 38,437 S.F. (0.884 AC.)

- 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 = **1,600 SF**
TOTAL FLOOR AREA = **14,128 SF**
 - FLOOR AREA RATIO (FAR) = **0.30** 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)
C. ALL PARKING SPACES TO BE CLEARLY POSTED "COMPACT CAR ONLY"
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 **12,128 SF** x 2.5 SPACES PER 1,000 SF = **31.0 SPACES**
TOTAL REQUIRED **40 SPACES** FOR PROPOSED USES

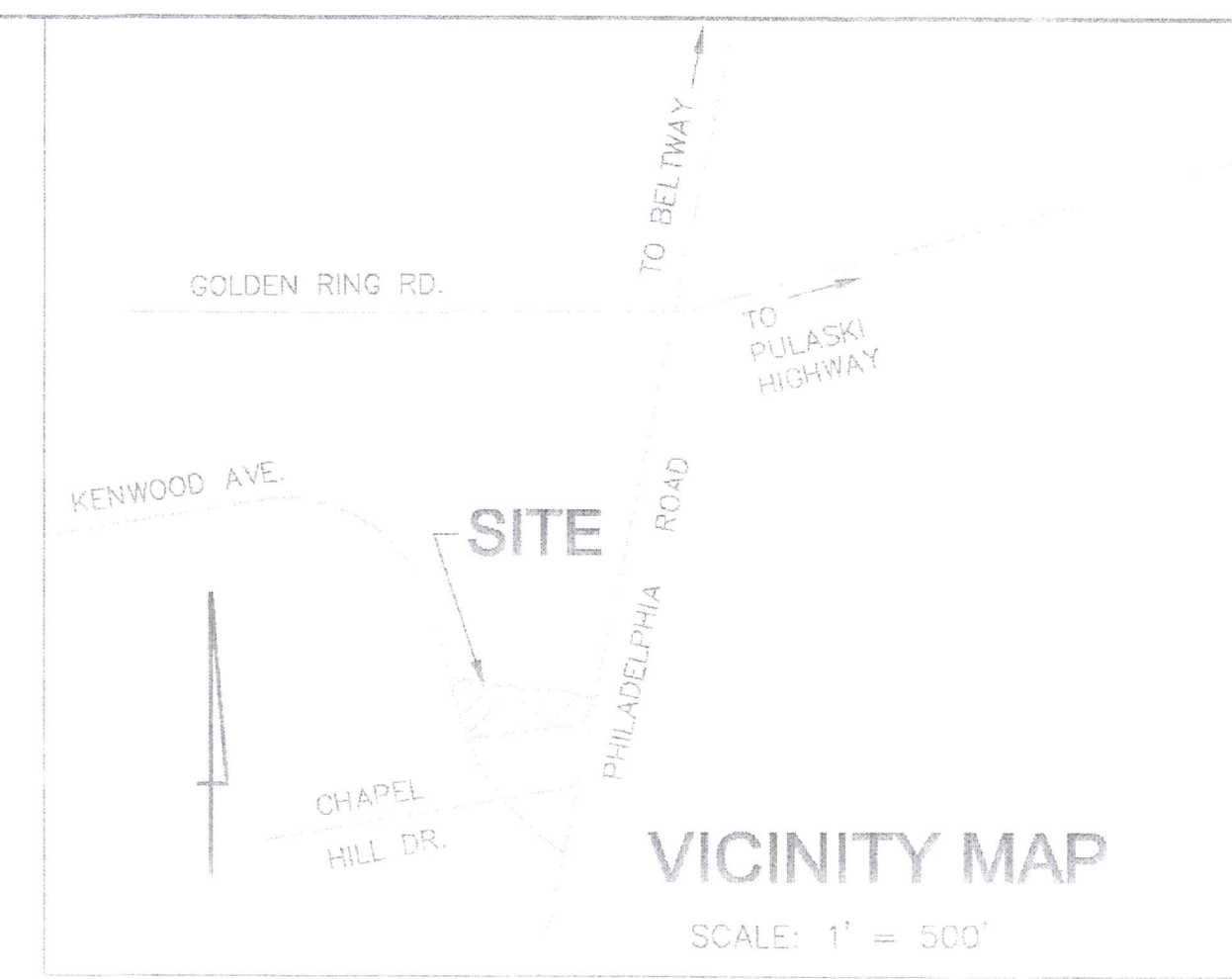
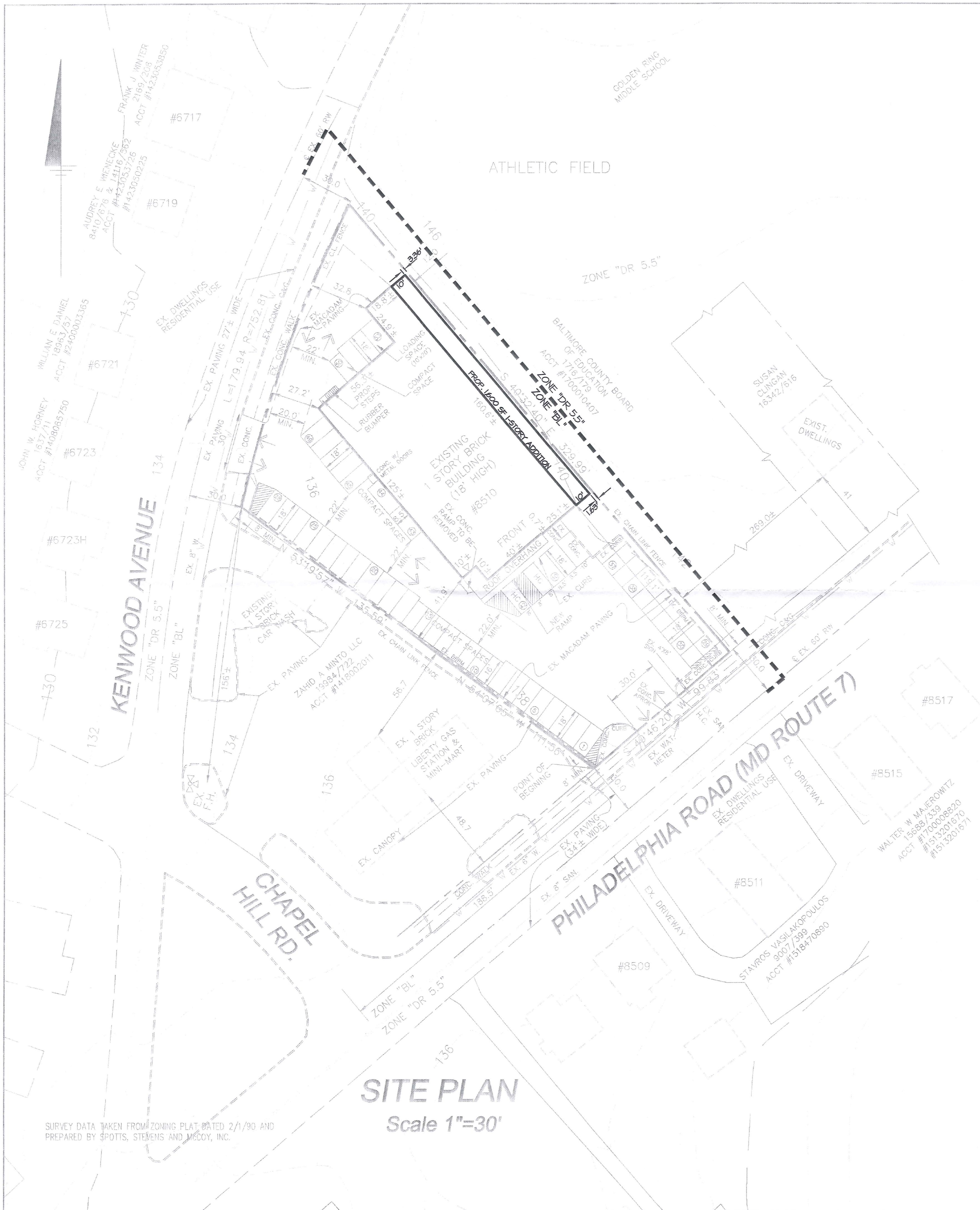
- TOTAL PROVIDED:
- | | |
|---------------------|----------|
| STANDARD SIZE SPACE | 39 |
| COMPACT SIZE SPACE | 11 |
| H. C. SPACE | 2 |
| LOADING SPACE | 1 |
| TOTAL PROVIDED | 53 SPACE |
19. PREVIOUS COMMERCIAL PERMITS: 30L-949-2687, 03-022-689
20. ZONING HISTORY -
CASE No 91-176-XA : SPECIAL EXCEPTION 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.
- CASE No. 2005-0317-X: SPECIAL EXCEPTION GRANTED FOR A DENTAL LABORATORY, FEBRUARY 28th, 2005.
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.



**AN ADMENDMENT TO SPECIAL EXCEPTION
IN CASE NO. 2005-0317-X TO PERMIT AN
ADDITIONAL 1,600 SQUARE FEET OF
DENTAL LABORATORY.**

04/30/12	ADDED 1,600 S.F., 1-STORY BLD. ADDITION. REVISED NOTES. CORRECTED ADJACENT ZONING LINE.	
1/27/05	ADDED PARKING FOR BASEMENT USE & ADDED NOTE #23	RAC
DATE	REVISION DESCRIPTION	BY
Plan to Accompany Petition for a Zoning Special Hearing for 8510 PHILADELPHIA ROAD		
BALTIMORE COUNTY SCALE: 1"=30 ft.	DISTRICT 14 C6	MARYLAND DATE: 12/21/04
ENGINEER: R. A. CHILDRESS & ASSOC., INC. 713 PHEASANT DRIVE FOREST HILL, MD. 21050 (410) 803-0304	OWNER / PETITIONER: FRIENDSHIP DENTAL LABORATORIES, INC. C/O GUS DIACOLIOUKAS, C.D.T. 8510 PHILADELPHIA ROAD BALTIMORE, MD 21237-3015 PHONE NO.: (410) 780-7700	DWG. NO. Z-1 SHEET 1 OF 1

2012-0317-SPH



GENERAL NOTES

- SITE**
- 1. DEED REFERENCE: 13211/340
 - 2. TAX ACCOUNT No. #1423018561
 - 3. TAX MAP 88, GRID BLOCK 13, PARCELS 500
 - 4. ELECTION DISTRICT: 14th
 - 5. TOTAL AREA OF PROPERTY: GROSS (INCLUDING RTE. 7) = 41,480 S.F. (0.95 AC.)
NET (EXCLUDING RTE. 7) = 38,437 S.F. (0.884 AC.)

- 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
PROPOSED ADDITIONAL FLOOR AREA = 1,600 SF
TOTAL FLOOR AREA = 14,128 SF

- FLOOR AREA RATIO (FAR) = 0.30 ALLOWED FAR = 3.0
MINIMUM 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 16' (STANDARD CAR)
B. COMPACT SPACE 7.5' x 16' (SMALL CAR)
C. ALL PARKING SPACES TO BE CLEARLY POSTED "COMPACT CAR ONLY"
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: 40 SPACES FOR PROPOSED USES
19. MEDICAL USE: 2,000 SF x 4.5 SPACES PER 1,000 SF = 9.0 SPACES
LABORATORY USE: 12,128 SF x 2.5 SPACES PER 1,000 SF = 31.0 SPACES
TOTAL REQUIRED 40 SPACES FOR PROPOSED USES

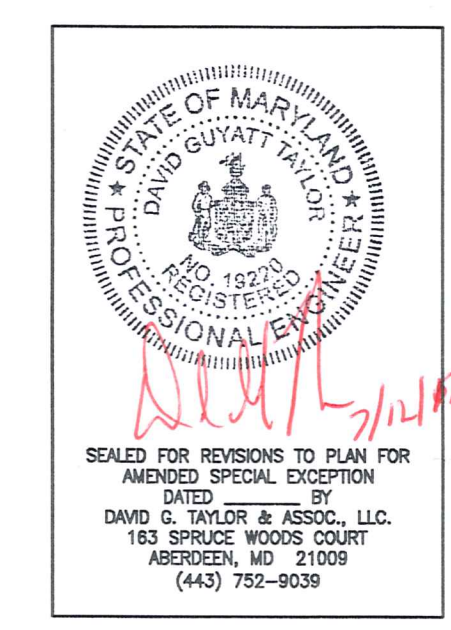
- TOTAL PROVIDED:
- | | |
|---------------------|----------|
| STANDARD SIZE SPACE | 39 |
| COMPACT SIZE SPACE | 11 |
| H. C. SPACE | 2 |
| LOADING SPACE | 1 |
| TOTAL PROVIDED | 53 SPACE |

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.

CASE No. 2005-0317-X: SPECIAL EXCEPTION GRANTED FOR A DENTAL LABORATORY, FEBRUARY 28th, 2005.

- 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.



AN AMENDMENT TO SPECIAL EXCEPTION IN CASE NO. 2005-0317-X TO PERMIT AN ADDITIONAL 1,600 SQUARE FEET OF DENTAL LABORATORY.

04/30/12	ADDED 1,600 S.F., 1-STORY BLD. ADDITION. REVISED NOTES. CORRECTED ADJACENT ZONING LINE.	
1/27/05	ADDED PARKING FOR BASEMENT USE & ADDED NOTE #23	RAC
DATE	REVISION DESCRIPTION	BY

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

BALTIMORE COUNTY DISTRICT 14 C6 MARYLAND
SCALE: 1"=30'ft. DATE: 12/21/04

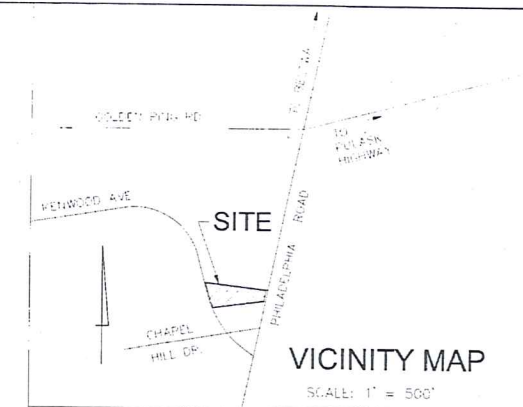
ENGINEER: FRIENDSHIP DENTAL LABORATORIES, INC.
213 PHILADELPHIA ROAD
BALTIMORE, MD 21208
(410) 803-6304

OWNER / PETITIONER: GUS DIACIOPOULOS, C.D.T.
8510 PHILADELPHIA ROAD
BALTIMORE, MD 21237-3015
PHONE NO.: (410) 780-7700

DWG. NO. Z-1
SHEET 1 OF 1

EXHIBIT Per Exh 1

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



SITE

1. DED REFERENCE: 13211/340
2. TAX ACCOUNT No. #142318551
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 38.43' ±)
GROSS = 1.076 A.C. ± (APPROX 46.67' ±)

6. THERE ARE NO CRITICAL AND A, ABANDONED LOGICAL 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 UNUSUAL EXPOSURE 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 WILDLANDS 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 SERVICE THIS SITE.
13. THE IMPEVIOUS AREA OF THIS SITE WILL NOT CHANGE.

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
MINIMUM OPEN SPACE (AOS) = NOT REQUIRED

PLAN ELEV

3- ○ + QUERCUS PALUSTRIS - PIN OAK 2" CALIFA SIZE
MEDICAL USE 2,000 SF x 4.5 SPACES PER 1,000 SF = 9.0 SPACES
LABORATORY USE 8,528 SF x 7.5 SPACES PER 1,000 SF = 21.3 SPACES
TOTAL REQUIRED 31 SPACES TOTAL PROVIDED 31 SPACES ZONING VARIANCE

33- ○ PENNISETUM ALOPECUROIDES - FOUNTAIN GRASS - 1 GALLON SIZE
TOTAL REQUIRED 21 SPACES TOTAL PROVIDED 21 SPACES

15- ○ CALAMAGROSTIS ACUTIFLORA COMPACT SIZE SPACE 3- GALLON SIZE
H.C. SPACE
LOADING SPACE
TOTAL PROVIDED 63 SPACE

150 [drawing] LIRIOPE MUSCARI 'BIG BLUE' - POT
19. PREVIOUS COMMERCIAL PERMITS: 30-4987-0687 01-022-688

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 Room 27, County Office Building, 111 W. Chesapeake Avenue, Towson, MD 21204.

[Signature] *4/15/15 Gus Diaculovkas*
Applicant Signature Date Print Name

5 TIMBERPARK Ct
Address (Print)

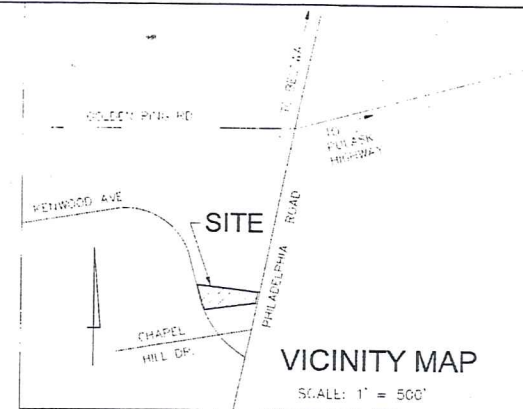
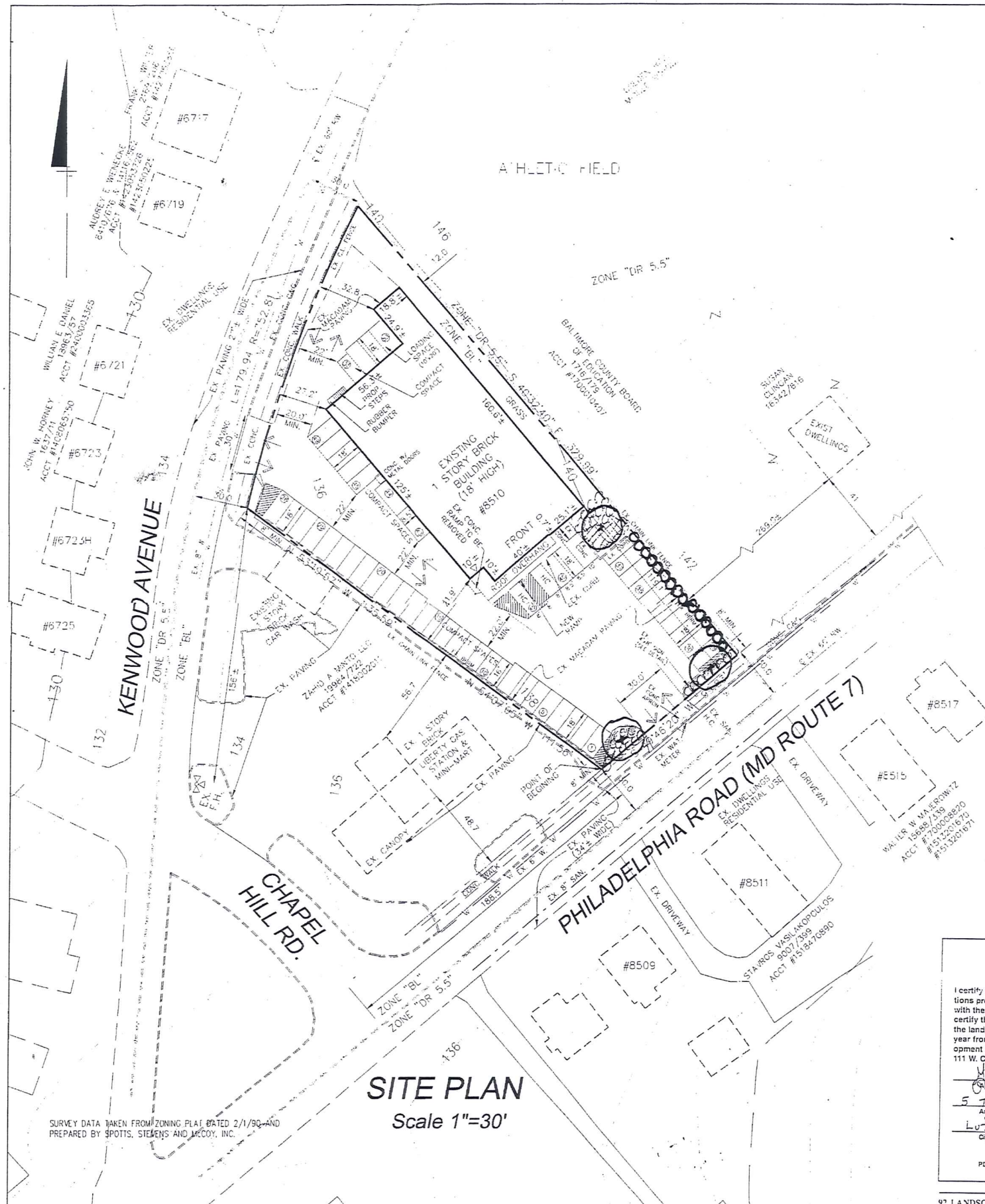
Lutherville *md* *21093*
City State Zip

PD# _____ Permit# _____

EXCEPTION
 AN1 TO SECTION
 3 REGULATIONS.

DATE	BY
LANDSCAPE PLAN Plan to Accompany Petition for a Zoning Special Exception for 8510 PHILADELPHIA ROAD	
CALCULATE COUNTY SCALE: 1" = 30 ft.	DISTRICT 14 C6 MAYLAND DATE 12/21/04
ENGINEER: R. A. CHILDRESS & ASSOC. INC. 713 PLEASANT DRIVE FOREST HILL, MD 21050 (410) 803-0304	OWNER / PETITIONER: S. GOLDBERG PROPERTIES LLC 801 PENNSYLVANIA AVE BETHLAIRE, MD 21201-1923 (410) 728-5450
	DWG. NO. Z-1 SHEET 1 OF 1

2012-0317-SPH



GENERAL NOTES

SITE

1. DEED REFERENCE: 15/11/340
2. TAX ACCOUNT NO. #1423018561
3. TAX MAP 89, GRID BLOCK 13, PARCELS 500
4. ELECTION DISTRICT: 1419
5. TOTAL AREA OF PROPERTY: NET - 0.884 A.C. ± (APPROX. 38,437 sq ft)
GROSS - 1.076 A.C. ± (APPROX. 46,877 sq ft)

ENVIRONMENTAL

6. THERE ARE NO CRITICAL ANTHROPOLOGICAL, HISTORICAL, OR ENVIRONMENTAL 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 ARCHAEOLOGICAL 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 SERVICE 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
16. PROPOSED ADDITIONAL FLOOR AREA: 0 SF
17. TOTAL FLOOR AREA: 10,528 SF
18. FLOOR AREA RATIO (FAR) = 0.22
19. AMENITY OPEN SPACE (AOS) - NOT REQUIRED
20. EXISTING USE: VACANT
21. PROPOSED USE: MEDICAL OFFICE/CLINIC & DENTAL LABORATORY
22. THE SITE IS LOCATED ON 1"-200' SCALE ZONING MAP IS AT
23. A. PARKING SPACE 8.5' x 18' (STANDARD CAR)
24. B. COMPACT SPACE 7.5' x 16' (SMALL CAR)
25. COMPACT SPACES SHALL BE CLEARLY POSTED "COMPACT CAR ONLY"
26. ALL PARKING SPACES TO BE PAINTED ON PAVING
27. PARKING LAYOUT IS SUBJECT TO APPROVAL OF THE ZONING OFFICIAL
28. THE BUILDING PERMIT SITE PLAN MAY HAVE MINOR CHANGES TO PARKING LAYOUT.
29. TOTAL REQUIRED: 2,000 SF x 4.5 SPACES PER 1,000 SF = 9.0 SPACES
30. MEDICAL USE: 2,000 SF x 4.5 SPACES PER 1,000 SF = 9.0 SPACES
31. LABORATORY USE: 8,528 SF x 2.5 SPACES PER 1,000 SF = 21.3 SPACES
32. TOTAL REQUIRED 30.3 SPACES FOR PROPOSED USES
33. TOTAL REQUIRED 21 SPACES FOR EXISTING ZONING VARIANCE
34. TOTAL PROVIDED: 30.3 SPACES
35. TOTAL PROVIDED: 21 SPACES

PLANT LIST

- 3- QUERCUS PALUSTRIS - PIN OAK 2" CALIBER
- 33- FICUS ALPESTRIS - FOUNTAIN SPASS - 1 GALLON
- 15- CALAMAGROSTIS ACUTIFLORA 3- GALLON
- 150 LIRIODENDRON MUSCARI 'BIG BLUE' - 150

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.

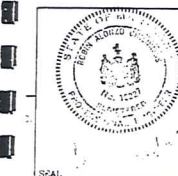
Applicant Signature: [Signature] Date: 4/15/05 Print Name: Gus Diacolovkas

Address (Print): 5 TIMBERDALE CT Street: Lutherville City: md State: 21093 Zip: 21093

PDM # _____ Permit # _____

EXCEPTION

WANT TO SECTION REGULATIONS.



LANDSCAPE PLAN

DATE: 4/15/05 BY: [Signature]

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

BALTIMORE COUNTY DISTRICT 14 C6 MARYLAND DATE: 12/21/04

SCALE: 1" = 30 ft.

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

EXHIBIT

6