

M E M O R A N D U M

DATE: May 7, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0236-SPH - Appeal Period Expired

The appeal period for the above-referenced case expired on May 6, 2019. 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.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: **PETITION FOR SPECIAL HEARING** *
(1050 Cromwell Bridge Road)
9th Election District *
5th Council District *
Sarikas Properties, LLC *
Legal Owner *
Dr. Ira Luskin *
Contract Purchaser *

Petitioners *

BEFORE THE
OFFICE OF

ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY

Case No. 2019-0236-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of Sarikas Properties, LLC, legal owner, and Dr. Ira Luskin, contract purchaser ("Petitioners"). The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("BCZR"): to confirm the permitted use of the property as a business or trade school where classes/clinics are offered for the purpose of training veterinarians and their technicians to perform dental work on small animals and to allow the incidental sale of products and tools associated with the school; to approve the use of the subject property as a veterinarian's office in accordance with Section 270, Attachment 1:4 of the BCZR; and to allow the limited service of performing specialty dental consults and procedures on small animals by referral from another veterinarian. A site plan was marked and admitted as Petitioners' Exhibit 1.

Dr. Ira Luskin and professional engineer Rick Richardson appeared in support of the petition. Timothy M. Kotroco, Esq. represented Petitioners. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. No substantive Zoning Advisory Committee (ZAC) comments were received from any of the County reviewing agencies.

ORDER RECEIVED FOR FILING

Date

4/5/19

By

sen

The subject property is 33,062 square feet (0.76 Ac.) in size and zoned ML-IM (Manufacturing, Light). The property is improved with a 1-story commercial building (7,763 sq. ft.) which was previously used as a manufacturing facility. Petitioners propose to use the property to train veterinarians to perform dental procedures on small animals. In addition, Dr. Luskin would also perform dental procedures on patients referred to him by other veterinarians.

As discussed at the hearing, schools and trade schools are permitted by right in the ML zone. BCZR §253.1.C.22. In addition, Dr. Luskin testified he will stock in the warehouse portion of the building certain equipment and surgical tools for purchase by veterinarians and their staff. This use is also permitted in the ML zone pursuant to Section 253.1.F.1 which permits as an accessory use "incidental sales (wholesale or retail)." Finally, although not listed in Section 253, BCZR Section 270 specifically permits by right both a "veterinarian's office" and "veterinarian," the latter of which is defined in the BCZR as a veterinarian's office where "overnight care is allowed." As such this aspect of the proposed operation is also permitted by right in the ML zone.

THEREFORE, IT IS ORDERED this 5th day of **April, 2019** by this Administrative Law Judge, that the Petition for Special Hearing: to confirm the permitted use of the property as a business or trade school where classes/clinics are offered for the purpose of training veterinarians and their technicians to perform dental work on small animals and to allow the incidental sale of products and tools associated with the school; to approve the use of the subject property as a veterinarian's office in accordance with Section 270, Attachment 1:4 of the BCZR; and to allow the limited service of performing specialty dental consults and procedures on small animals by referral from another veterinarian, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date

4/5/19

By

Sen

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. No overnight boarding of animals shall be permitted on the subject property.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 4/5/19
By Sen



PETITION FOR ZONING HEARING(S)

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

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

Address 1050 Cromwell Bridge Road which is presently zoned ML-IM
 Deed References: 32084/0004 10 Digit Tax Account # 0902002503
 Property Owner(s) Printed Name(s) Sarikas Properties, LLC

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

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

1. **X** a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED

2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

SEE ATTACHED

3. 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 below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT THE HEARING

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

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Dr. Ira Luskin, DVM

Name- Type or Print

(See Second Page)

Signature

1209 Cromwell Bridge Road Towson MD

Mailing Address City State

21286 / 410-828-1001 luskin@animaldentalcenter.com
 Zip Code Telephone # Email Address

Attorney for Petitioner:

Timothy M. Kotroco

Name- Type or Print

Signature

305 Washington Avenue, Suite 502, Towson, Maryland

Mailing Address City State

21204 / 410-299-2943 / TKotroco@gmail.com
 Zip Code Telephone # Email Address

Legal Owners (Petitioners):

SARIKAS PROPERTIES, LLC

AGENT: GUS A SARIKAS

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

1225 Dulaney Valley Road Towson MD

Mailing Address City State

21286 / 410-321-4427 gus@conveyor-automation.com
 Zip Code Telephone # Email Address

Representative to be contacted:

Same As Attorney for Petitioner

Name - Type or Print

Signature

Mailing Address

Date City State

Zip Code Telephone # Email Address

CASE NUMBER 2019-0236-SPH Filing Date 2/14/2019

Do Not Schedule Dates:

Reviewer JNPperWCR



PETITION FOR ZONING HEARING(S)

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

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

Address 1050 Cromwell Bridge Road which is presently zoned ML-IM
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3. a **Variance** from Section(s)

SEE ATTACHED

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 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT THE HEARING

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

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Dr. Ira Luskin, DVM

Name- Type or Print

Dr. Ira Luskin

Signature

1209 Cromwell Bridge Road Towson MD

Mailing Address City State

21286 / 410-828-1001 luskipi@animaldentalcenter.com
 Zip Code Telephone # Email Address

Attorney for Petitioner:

Timothy M. Kotroco

Name- Type or Print

Timothy M. Kotroco

Signature

305 Washington Avenue, Suite 502, Towson, Maryland

Mailing Address City State

21204 / 410-299-2943 / TKotroco@gmail.com
 Zip Code Telephone # Email Address

Legal Owners (Petitioners):

SARIKAS PROPERTIES, LLC

Name #1 - Type or Print

(See First Page)

Name #2 - Type or Print

Signature #1

Signature # 2

1225 Dulaney Valley Road Towson MD

Mailing Address City State

21030 / 410-828-1904 gus@conveyorautomation.com
 Zip Code Telephone # Email Address

Representative to be contacted:

Same As Attorney for Petitioner

Name - Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

ORDER RECEIVED FOR FILING
 4/15/19
 ALN

CASE NUMBER 2019-0236-SH Filing Date 2/14/2019

Do Not Schedule Dates:

Reviewer JNPperWCR

ATTACHMENT TO SPECIAL HEARING PETITION

Special Hearing, pursuant to section 500.7 of the BCZR:

1. To confirm the permitted use of the property as a business or trade school where classes/clinics are offered for the purpose of training Veterinarian's and their technicians to perform dental work on small animals and to allow the incidental sale of products and tools associated with this school; (No live animals are used in the clinics)
2. To approve the use of the subject property as a veterinarian's office in accordance with section 270, attachment 1:4 of the BCZR to allow the limited service of performing specialty dental consults and procedures on small animals by referral from another Doctor of Veterinary Medicine; (no boarding or overnight keeping of any animals on the property)

And, for such other and further relief as the nature of this cause may require

2019-0236-SPH

**ZONING DESCRIPTION
1050 CROMWELL BRIDGE ROAD
9TH ELECTION DISTRICT
5TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the North side of Cromwell Bridge, 68 feet wide; at the west side of the intersection of Glen Eagles Court 60' wide; thence binding on said North side of Cromwell Bridge Road and running the following courses and distances, (1) South 69 degrees 22 minutes 22 seconds West 124.84 feet, leaving the right of way of Cromwell Bridge Road for; (2) North 20 degrees 31 minutes 46 seconds West 250.00 feet, (3) North 69 degrees 18 minutes 30 seconds East 111.34 feet a point on the West side of Glen Eagles Court; thence binding on said West side of Glen Eagles Court, (4) by a curve to the right with a radius of 670.00 feet and a length of 196.72 feet and a chord of South 29 degrees 07 minutes 51 seconds East 196.01 feet, (5) South 20 degrees 20 minutes 56 seconds East 41.27 feet, and (6) South 24 degrees 22 minutes 22 seconds West 21.21 feet, to the point of beginning as recorded in the Land Records in Deed Liber 32084, Folio 4, being part of Parcel A in the subdivision Plat "Towson Industrial Park" as recorded in Plat Book 27, Folio 31

Containing an area of 33,062 square feet or 0.76 acres of land, more or less.



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF
THE STATE OF MARYLAND, LICENSE NUMBER 16597,
EXPIRATION DATE: 08-15-2019

2019-0236-SPH

The Daily Record

11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100
<http://www.thedailyrecord.com>

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

3/15/2019

Order #: 11711138
Case #: 2019-0236-SPH
Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
2019-0236-SPH



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2019-0236-SPH

11050 Cromwell Bridge Road

N/s Cromwell Bridge Road at the corner of W/s Glen Eagles Court

9th Election District - 5th Councilmanic District

Legal Owners: Sankas Properties, LLC

Contract Purchaser/Lessee: Dr. Ira Lusk

Special Hearing to confirm the permitted use of the property as a business or tradeschool where classes/ clinics are offered for the purpose of training Veterinarian's and their technicians to perform dental work on small animals and to allow the incidental sale of products and tools associated with this school. (No live animals are used in the clinics). To approve the use of the subject property as a veterinarian's office in accordance with section 270, attachment 1:4 of the BCZR to allow the limited service of performing specialty dental consults and procedures on small animals by referral from another Doctor of Veterinary Medicine; (no boarding or overnight keeping of any animals on the property) and for such other and further relief as the nature of this cause may require.

Hearing: Thursday, April 4, 2019 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Mike Mohler

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.

rmh15

JB 4-4-19
10 Am

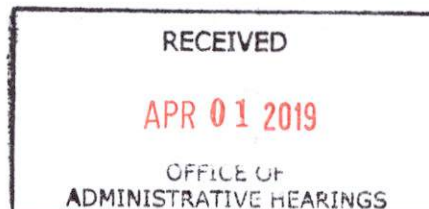
Debra Wiley

From: David Billingsley <dwb0209@yahoo.com>
Sent: Sunday, March 31, 2019 10:04 AM
To: Administrative Hearings
Cc: Timothy M. Kotroco
Subject: 11050 CROMWELL BRIDGE ROAD CASE NO 2019-0196-A
Attachments: Scan1893.pdf

236-SPH

Posting recertification attached
Please excuse me for the quality of the pictures. The replacement phone I received on Saturday was obviously returned because of the camera.
Thanks

Dave Billingsley
Central Drafting and Design
410-679-8719 OFFICE
410-458-1401 CELL



CERTIFICATE OF POSTING

RECEIPTIFY 3/31/19
Date: MARCH 14, 2019

RE: Project Name: 1050 CROMWELL BRIDGE ROAD #1
Case Number /PAI Number: 2019-0236-SPH
Petitioner/Developer: DR. IRA LUSKIN
Date of Hearing/Closing: APRIL 4, 2019

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1050 CROMWELL BRIDGE ROAD

The sign(s) were posted on _____

Mar 31, 2019 8:46:46 AM

RECEIPTIFY 3/31/19
MARCH 14, 2019

(Month, Day, Year)

David Billingsley
David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

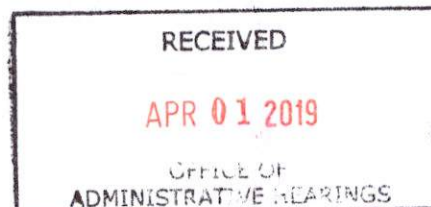
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)



11/11

CERTIFICATE OF POSTING

RECEIVED
Date: RECEIPT 3/31/19
MARCH 14, 2019

RE: Project Name: 1050 CROMWELL BRIDGE ROAD #2
Case Number /PAI Number: 2019-0236-SPH
Petitioner/Developer: DR. IRA LUSKIN
Date of Hearing/Closing: APRIL 4, 2019

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1050 CROMWELL BRIDGE ROAD

The sign(s) were posted on _____

RECEIVED
RECEIPT 3/31/19
MARCH 14, 2019

(Month, Day, Year)

Mar 31, 2019 8:49:42 AM

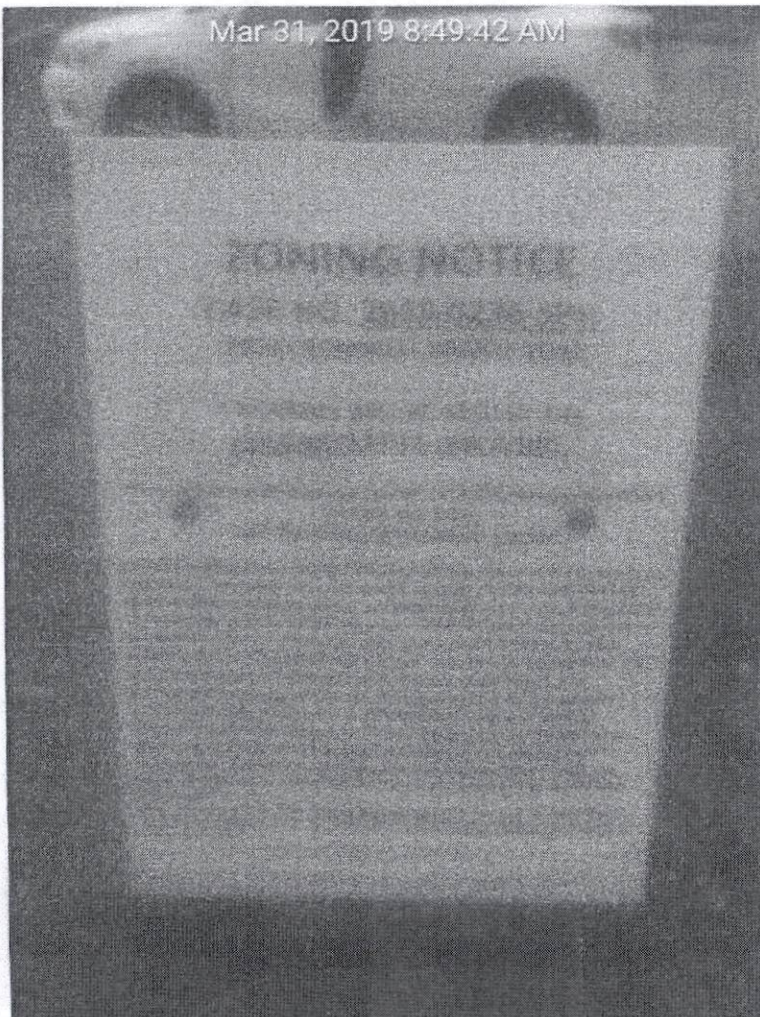
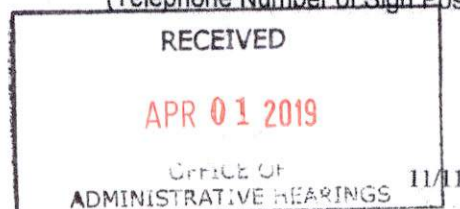
David Billingsley
David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)



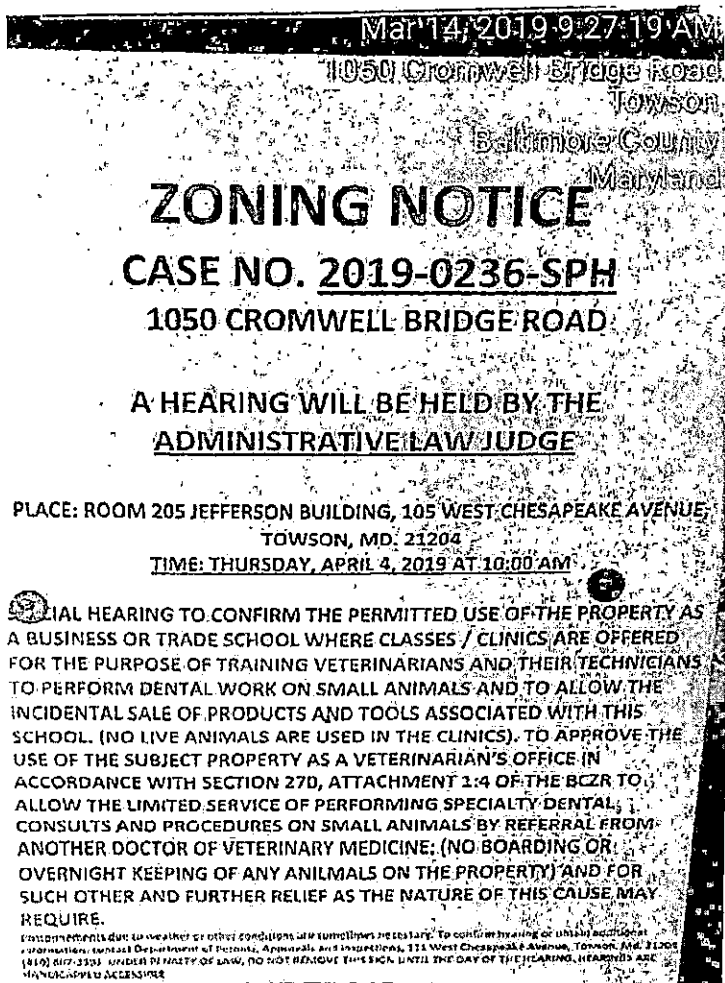
CERTIFICATE OF POSTING

Date: MARCH 14, 2019

RE: Project Name: 1050 CROMWELL BRIDGE ROAD #1
Case Number /PAI Number: 2019-0236-SPH
Petitioner/Developer: DR. IRA LUSKIN
Date of Hearing/Closing: APRIL 4, 2019

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1050 CROMWELL BRIDGE ROAD

The sign(s) were posted on MARCH 14, 2019
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

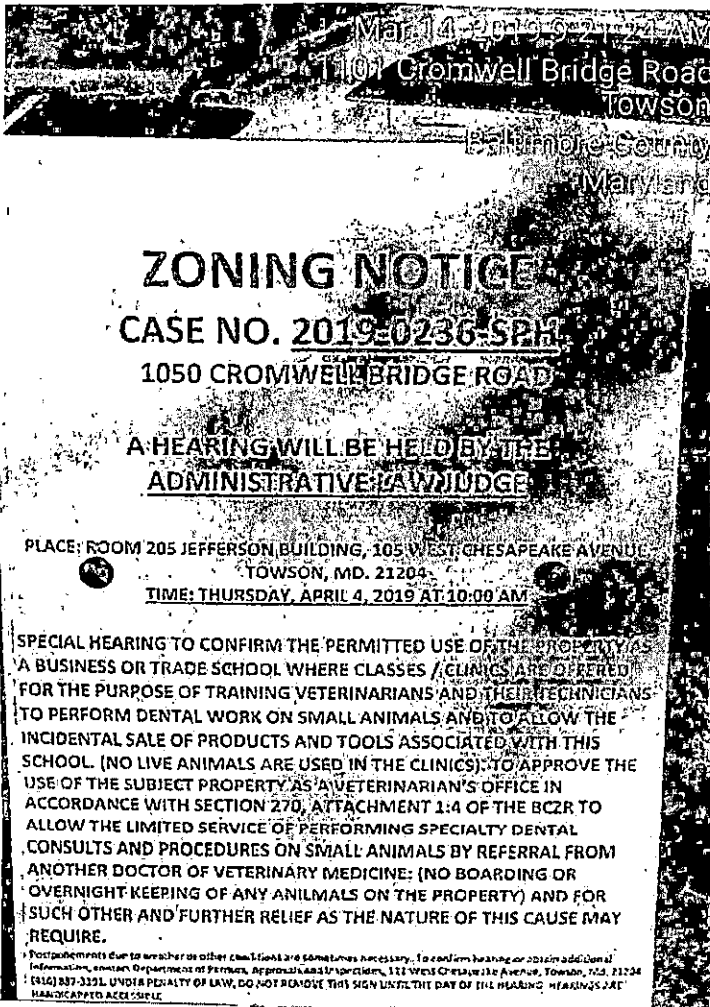
CERTIFICATE OF POSTING

Date: MARCH 14, 2019

RE: Project Name: 1050 CROMWELL BRIDGE ROAD #2
Case Number /PAI Number: 2019-0236-SPH
Petitioner/Developer: DR. IRA LUSKIN
Date of Hearing/Closing: APRIL 4, 2019

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1050 CROMWELL BRIDGE ROAD

The sign(s) were posted on MARCH 14, 2019
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
1225 Dulaney Valley Rd; N/S Cromwell Bridge	*	
Road, at corner W/S Gleneagles Court	*	OF ADMINISTRATIVE
9 th Election & 5 th Councilmanic Districts	*	
Legal Owner(s): Sarikas Properties, LLC	*	HEARINGS FOR
Contract Purchaser(s): Ira Luskin, DVM	*	
Petitioner(s)	*	BALTIMORE COUNTY
	*	2019-236-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.

RECEIVED
FEB 22 2019

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 22nd day of February, 2019, a copy of the foregoing Entry of Appearance was mailed to Timothy Kotroco, Esquire, 305 Washington Avenue, Suite 502, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



JOHN A. OLSZEWSKI, JR.
County Executive
February 28, 2019

MICHAEL MOHLER, Director
Department of Permits,
Approvals & Inspections

NOTICE OF ZONING HEARING

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CASE NUMBER: 2019-0236-SPH

11050 Cromwell Bridge Road
N/s Cromwell Bridge Road at the corner of W/s Gleneagles Court
9th Election District – 5th Councilmanic District
Legal Owners: Sarikas Properties, LLC
Contract Purchaser/Lessee: Dr. Ira Luskin

Special Hearing to confirm the permitted use of the property as a business or trade school where classes/ clinics are offered for the purpose of training Veterinarian's and their technicians to perform dental work on small animals and to allow the incidental sale of products and tools associated with this school: (No live animals are used in the clinics). To approve the use of the subject property as a veterinarian's office in accordance with section 270, attachment 1:4 of the BCZR to allow the limited service of performing specialty dental consults and procedures on small animals by referral from another Doctor of Veterinary Medicine; (no boarding or overnight keeping of any animals on the property) and for such other and further relief as the nature of this cause may require.

Hearing: Thursday, April 4, 2019 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in cursive script, appearing to read "Mike Mohler".

Mike Mohler
Director

MM:kl

C: Timothy Kotroco, 305 Washington Avenue, Ste. 502, Towson 21204
Ira Luskin, 1209 Cromwell Bridge Road, Towson 21286
Gus Sarikas, Sarikas Properties, 1225 Dulaney Valley Road, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, MARCH 15, 2019.**
(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.

TO: THE DAILY RECORD
Friday, March 15, 2019 - Issue

Please forward billing to:

Timothy Kotroco
305 Washington Avenue, Ste. 502
Towson, MD 21204

410-299-2943

NOTICE OF ZONING HEARING

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11050 Cromwell Bridge Road

N/s Cromwell Bridge Road at the corner of W/s Gleneagles Court

9th Election District – 5th Councilmanic District

Legal Owners: Sarikas Properties, LLC

Contract Purchaser/Lessee: Dr. Ira Luskin

Special Hearing to confirm the permitted use of the property as a business or trade school where classes/ clinics are offered for the purpose of training Veterinarian's and their technicians to perform dental work on small animals and to allow the incidental sale of products and tools associated with this school: (No live animals are used in the clinics). To approve the use of the subject property as a veterinarian's office in accordance with section 270, attachment 1:4 of the BCZR to allow the limited service of performing specialty dental consults and procedures on small animals by referral from another Doctor of Veterinary Medicine; (no boarding or overnight keeping of any animals on the property) and for such other and further relief as the nature of this cause may require.

Hearing: Thursday, April 4, 2019 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Mike Mohler

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.
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**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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:

Case Number: 2019-0236-SPH
Property Address: 1050 Cromwell Bridge Road
Property Description: N/S of Cromwell Bridge Rd. @ Corner of W/S of
Gleneagles Court
Legal Owners (Petitioners): Savikas Properties, LLC
Contract Purchaser/Lessee: Dr. Ira Lustkin, DVM

PLEASE FORWARD ADVERTISING BILL TO:

Name: ~~DR IRA~~ TIMOTHY KOTROKO
Company/Firm (if applicable): _____
Address: 305 WASHINGTON AVE
SUITE 502
TOWSON, MD 21204
Telephone Number: 410-299-2943

Revised 7/9/2015

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

No. **180725**

Date: **2/14/2019**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
2/15/2019 2/14/2019 10:30:41 1

REG MSDI

JALKIN LJR

>>RECEIPT

833248 2/14/2019 OFLN

Dept 5

528 ZONING VERIFICATION

Amount

180725

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					500.00

Recd Tot \$ 500.00

500.00 CK .00 CA

Baltimore County, Maryland

Total: **500.00**

Rec From: **Timothy Kotiroco**

For: **SPH-1050 Cromwell Bridge Rd.**
2019-0236-SPH (SAKIKAS PROPERTIES, LLC)

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits,
Approvals & Inspections

March 27, 2019

Timothy M. Kotroco
305 Washington Ave
Towson MD 21204

RE: Case Number: 2019-0236-SPH, 1050 Cromwell Bridge Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 14, 2019. 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,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Sarikas Properties LLC 1225 Dulaney Valley Road Towson MD 21286
Dr. Ira Luskin, DVM 1209 Cromwell Bridge Road Towson MD 21286

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Mike Mohler
Acting Director, Permits, Approvals and Inspections

DATE: 3/18/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-236



INFORMATION:

Property Address: 1050 Cromwell Bridge Road
Petitioner: Sakrikas Properties, LLC
Zoning: ML-IM
Requested Action: Special Hearing

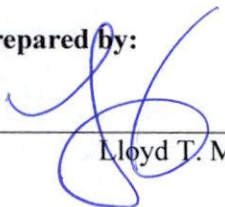
The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law judge should confirm the permitted use of the property as a business or trade school where classes/clinics are offered for the purpose of training veterinarian's and their technicians to perform dental work on small animals and to allow the incidental sale of products and tools associated with this school and to approve the use of the subject property as a veterinarian's office to allow the limited service of performing specialty dental consults and procedures on small animals by referral from another doctor of veterinary medicine; (no boarding or overnight keeping of any animals on the property)

A site visit was conducted on 3/1/2019. The building is existing and is well maintained with substantial landscaping.

The Department has no objection to granting the petitioned zoning request.

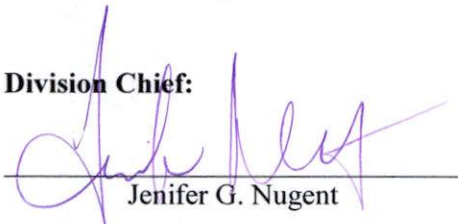
For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

JM/JGN/LTM/

c: Laurie Hay
Timothy M. Kotroco
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

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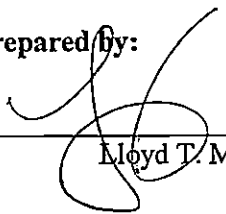
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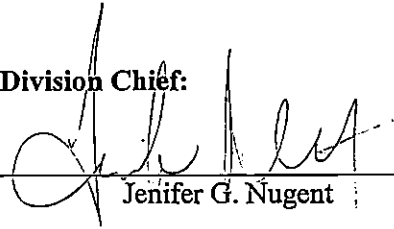
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Prepared by:


Moyd T. Moxley

Division Chief:


Jenifer G. Nugent

JM/JGN/LTM/

c: Laurie Hay
Timothy M. Kotroco
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: March 11, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0236-SPH
Address 1225 Dulaney Valley Road
(Sarikas Properties, LLC Property)

Zoning Advisory Committee Meeting of **February 25, 2019.**

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford



STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 2/25/19

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2019-0236-SPH

*Special Hearing
Sarikas Properties, LLC
1050 Cromwell Bridge Road.*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

Sherry Nuffer

From: John E. Beverungen
Sent: Thursday, April 4, 2019 1:08 PM
To: Sherry Nuffer
Subject: FW: Job shadowing

Can u send the order to those students who visited us this morning. Thanks.

From: Lloyd Moxley <lmoxley@baltimorecountymd.gov>
Sent: Thursday, April 4, 2019 1:05 PM
To: John E. Beverungen <jbeverungen@baltimorecountymd.gov>
Cc: Debra Wiley <dwiley@baltimorecountymd.gov>; Marta Kulchytska <mkulchytska@baltimorecountymd.gov>
Subject: Job shadowing

John,
Thank you for taking the time from your busy schedule to meet with the Towson H.S. students today and acknowledging them at the hearing. To a person they each indicated it was the highlight of their tour (yes even better than the cookies). Seeing things in real life as opposed to just reading about them makes for a more comprehensive understanding .

Please include the students on any e-mail distribution of your Decision and Order in the case, that being, zoning case 2019-0236-SPH. Their email addresses are as follows:

audreysdinsmore@gmail.com

yyunli2004@gmail.com

mac132003@gmail.com

Thanks again
Lloyd

Sherry Nuffer

From: Sherry Nuffer
Sent: Friday, April 5, 2019 8:43 AM
To: 'Timothy M. Kotroco'
Cc: 'audreysdinsmore@gmail.com'; 'viyunli2004@gmail.com'; 'mac132003@gmail.com'
Subject: FW: Message from "RNP002673F6C9D3"
Attachments: 20190404144741870.pdf

Mr. Kotroco:

Attached please find Judge Beverungen's Order for case no: 2019-0236-SPH.

-----Original Message-----

From: adminhearingscpr@baltimorecountymd.gov <adminhearingscpr@baltimorecountymd.gov>
Sent: Thursday, April 4, 2019 2:48 PM
To: Sherry Nuffer <snuffer@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

Scan Date: 04.04.2019 14:47:41 (-0400)
Queries to: adminhearingscpr@baltimorecountymd.gov

Sherry Nuffer

From: Sherry Nuffer
Sent: Friday, April 5, 2019 8:50 AM
To: 'audreysdinsmore@gmail.com'; 'yiyunli2004@gmail.com'; 'mac132003@gmail.com'
Subject: FW: Message from "RNP002673F6C9D3"
Attachments: 20190404144741870.pdf

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2019-236

CASE NUMBER

DATE 4/4/19

NAME

ADDRESS

CITY, STATE, ZIP

E-MAIL

Timothy M. Kotroco

305 Washington Avenue, Suite 502

Towson, MD 21204

Tkotreco@gmail.com

RICK RICHARDSON

30 E. PADONIA RD SUITE 500

TIMONIUM MD 21093

RICK@RICHARDSONENGINEERING.NET

By Jack P. Zuskin

722 Scarlett Drive

TOWSON MD 21286

Luskini@Animal Dental Co. Han

CASE NO. 2019-

0236-SPH

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment3/11 DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)DEPS
(if not received, date e-mail sent _____)No
Comment

FIRE DEPARTMENT

3/18 PLANNING
(if not received, date e-mail sent _____)NO
Objection2/25 STATE HIGHWAY ADMINISTRATIONNO
Objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 3/15/19SIGN POSTING (1st) Date: 3/14/19SIGN POSTING (2nd) Date: 3/31/19by Buelingsley
by BuelingsleyPEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☒ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Account Identifier:		District - 09 Account Number - 0902002503							
Owner Information									
Owner Name:		SARIKAS PROPERTIES LLC				Use:		INDUSTRIAL	
						Principal Residence:		NO	
Mailing Address:		1225 DULANEY VALLEY RD				Deed Reference:		/32084/ 00004	
		TOWSON MD 21286-							
Location & Structure Information									
Premises Address:		1050 CROMWELL BRIDGE R BALTIMORE MD 21286-3328				Legal Description:		.759 AC PT PARCEL A N COR GLENEAGLE CT TOWSON INDUSTRIAL PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0070	0011	1078		0000				2017	Plat Ref: 0024/0031
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1961		7760				33,062 SF		07	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
		OFFICE BUILDING					2013		
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2017		07/01/2018		07/01/2019	
Land:		540,300		540,300					
Improvements		292,300		362,200					
Total:		832,600		902,500		879,200		902,500	
Preferential Land:		0						0	
Transfer Information									
Seller: OFFUTT JOSEPHINE B				Date: 05/18/2012			Price: \$870,000		
Type: ARMS LENGTH IMPROVED				Deed1: /32084/ 00004			Deed2:		
Seller: BALTIMORE COUNTY MORTGAGE CO				Date: 12/15/1986			Price: \$350,000		
Type: ARMS LENGTH IMPROVED				Deed1: /07436/ 00632			Deed2:		
Seller:				Date:			Price:		
Type:				Deed1:			Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							

Homestead Application Information

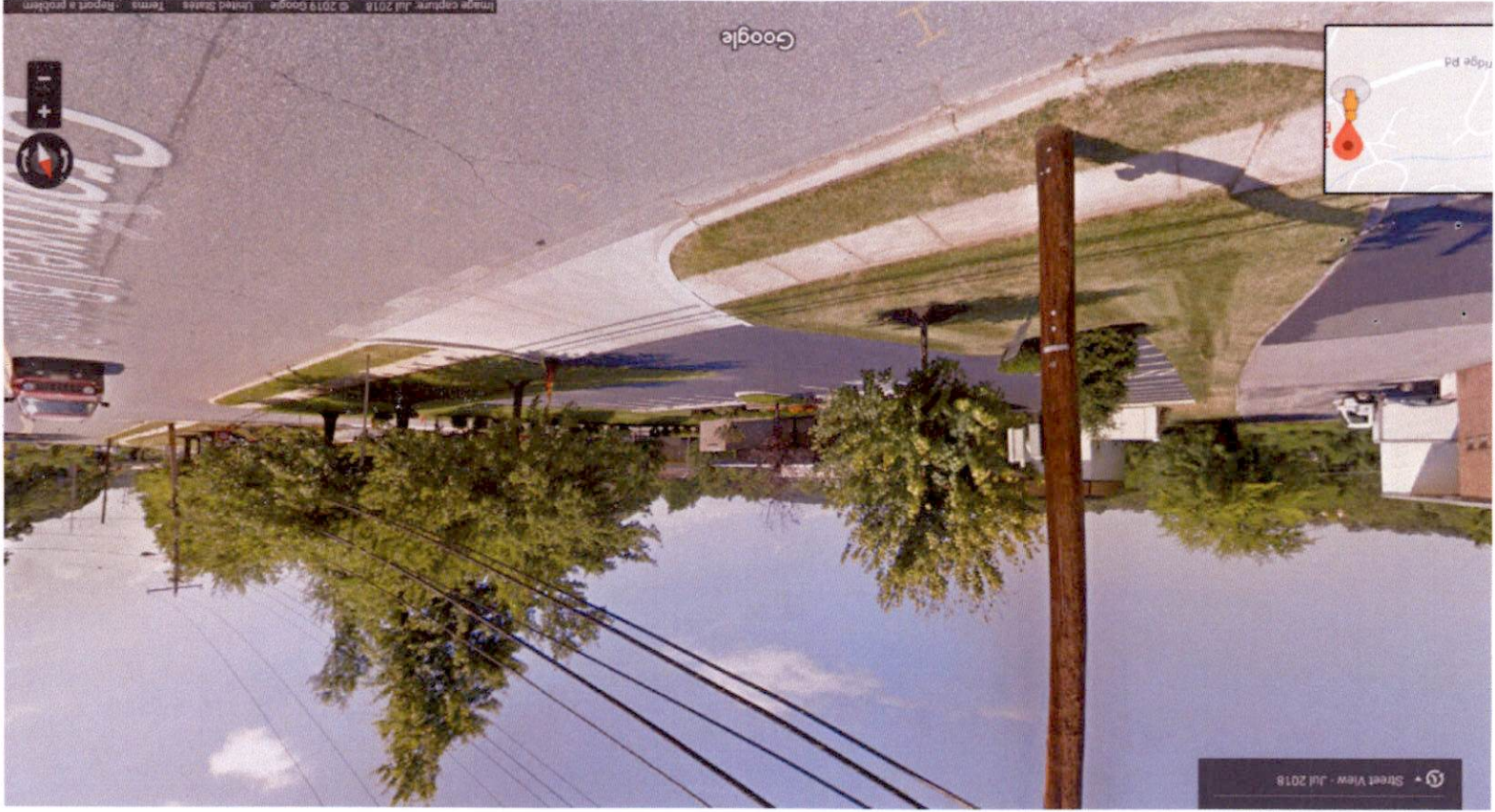
Homestead Application Status: No Application

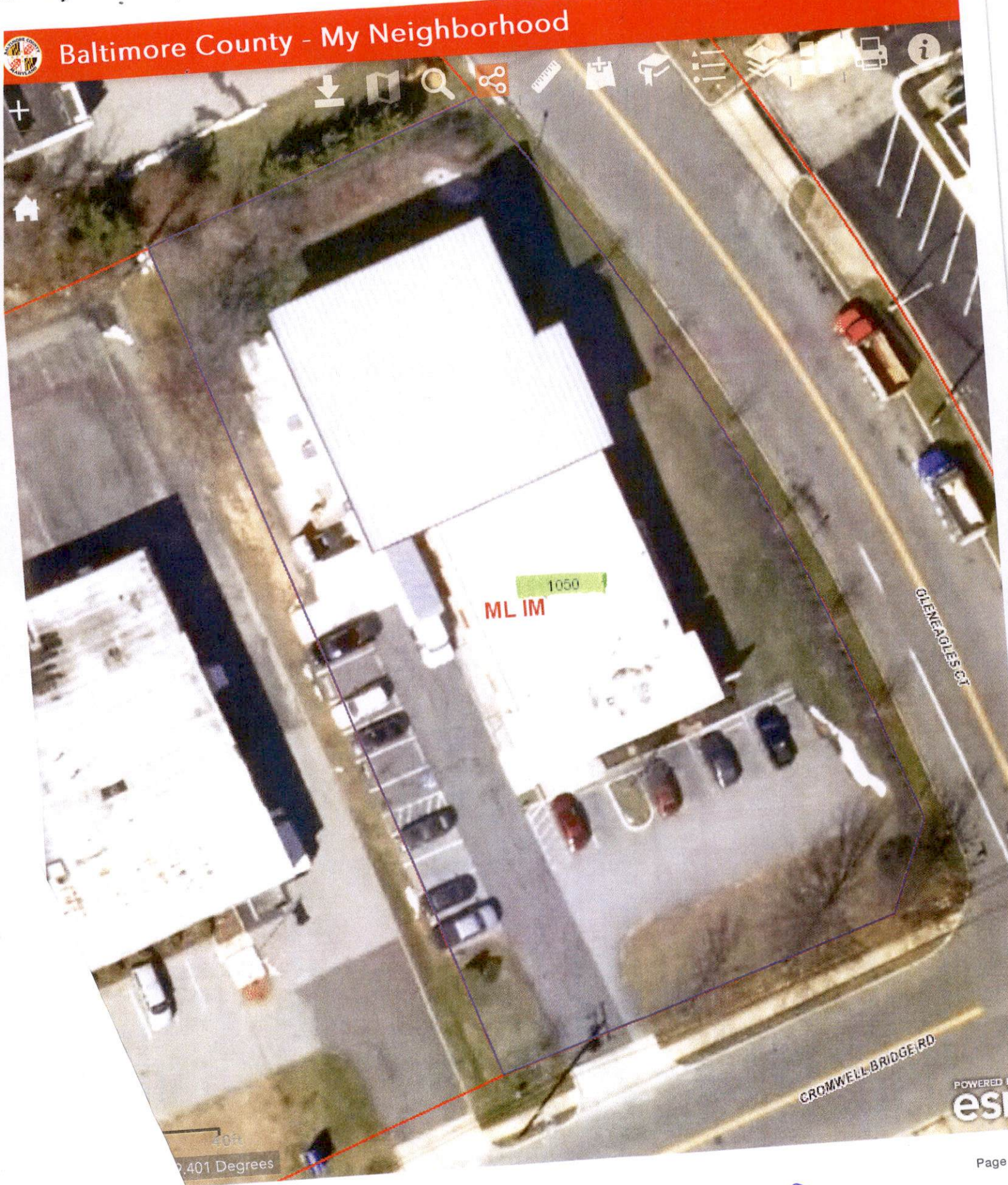
Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application**Date:**

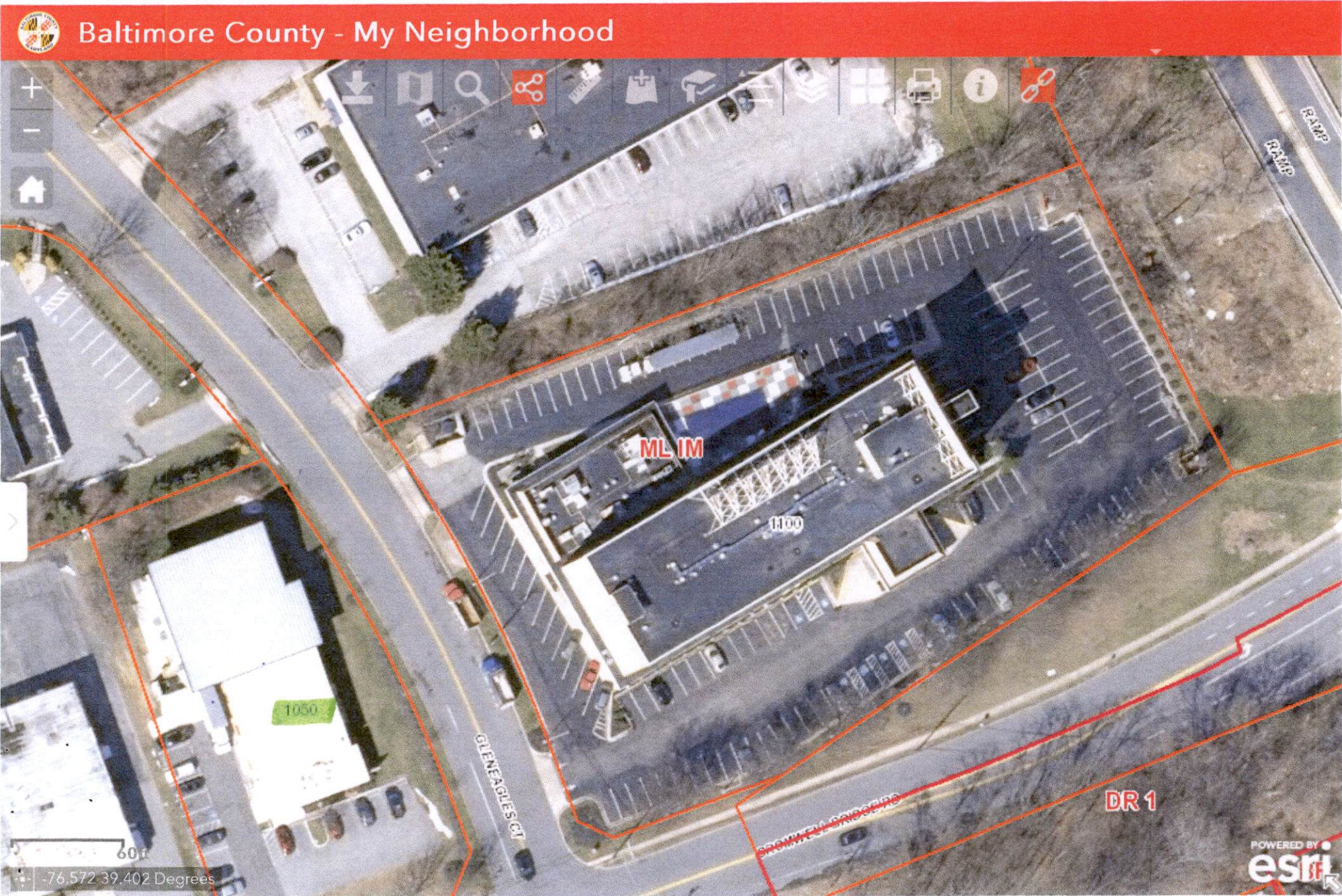
PET.2



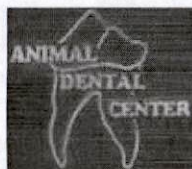




PET. 3







Client Services

Animal Dental Training Center

Veterinary Resources



Animal Dental Training Center



TRAINING CENTER

The east coast's first state-of-the-art Post Graduate Center for Veterinary Dental & Oral Surgery Continuing Education Courses

On January 29, 2000, the Animal Dental Training Center (ADTC) opened its doors and created a permanent and dedicated facility for continuing education in veterinary dentistry and oral surgery for veterinarians and technicians alike. Since its inception, the Animal Dental Training Center has held **over 350 classes** across all topics in small animal veterinary dentistry and oral surgery. The center has been host to over 4000 participants world-wide and remains the premier facility for those seeking unparalleled and comprehensive "hands-on" veterinary dental continuing education programs. Small class sizes, individual workstations, interactive lectures, and an open forum approach to learning make classes at the ADTC a truly unique and professionally rewarding experience. Contact past participants and read what they have to say about their experience(s) at the Animal Dental Training Center in our testimonials section.



Starting in December of 2001, the ADTC began offering "Masters level" courses for those individuals with proficiency in dentistry and seeking training on more advanced topics within the dental disciplines. In addition to its regular schedule of courses, the ADTC has hosted the ACVS's Arlington VA's wet lab in dentistry, CVC East wet labs, and provides yearly **veterinary dental mock exams** to help candidates prepare for taking their veterinary dental specialty boards.

The many veterinary dental programs offered through the ADTC are for **all ability levels** and include special "technician weekends", exclusively feline programs, and continuing education courses in dental radiology, oral pathology, oral surgery, restorations, and endodontics for general practitioners and those veterinarians with a special interest in dentistry. Learn more about our current animal dental continuing education offerings below.

PET. 4

Surgide
LLC | Company Profile

SURGIDEN™

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Home > Company > About Surgiden™ LLC

SURGIDEN™ COMPANY PROFILE

ESTABLISHMENT



"Innovation within a sophisticated form-meets-function design approach"

Surgiden was founded in 2006 by Dr. Ira Luskin, FAVD, Dipl. AVDC, Dipl. EVDC, a Board-Certified Veterinary Dentist & Oral Surgeon. Dr. Luskin continues to work clinically between four office locations as part of multi-specialty facilities in Baltimore, Columbia, and Annapolis, Maryland and in York, PA. As a general practitioner for 20 years before focusing on dental specialty, he recognized that the veterinary community at large and specialty clinics both shared similar needs when it came to hospital equipment needs. Clinic space requirements and the versatility of treatment options available are still two of the top considerations when deciding on a new equipment purchase. With these core values in mind, and a goal to provide modern practitioners with the advanced functionality necessary to support today's diverse caseloads, the Theramax™ series of treatment tables was born.

MANUFACTURING PROCESS

All table and dental components are fabricated in the U.S.A. from premium materials and then hand assembled at our manufacturing plant in Maryland. The electric human medical grade table lifts are manufactured by an international Swiss company which specializes in linear motion products. Most tables can be built and shipped within 4-6 weeks from the time of purchase and are each tested by Dr. Luskin before they leave the plant.

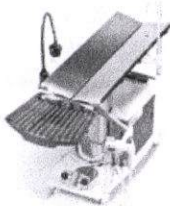
HOME | PRODUCTS | FAQ | WHERE TO BUY | CONTACT | 1-877-938-PREP (877-938-7737)

All Rights Reserved © 2008-2016 Surgiden, LLC



Theramax™ DXs |

Designed specifically
model was introduced
completely self-contained
Theramax™ DX so un



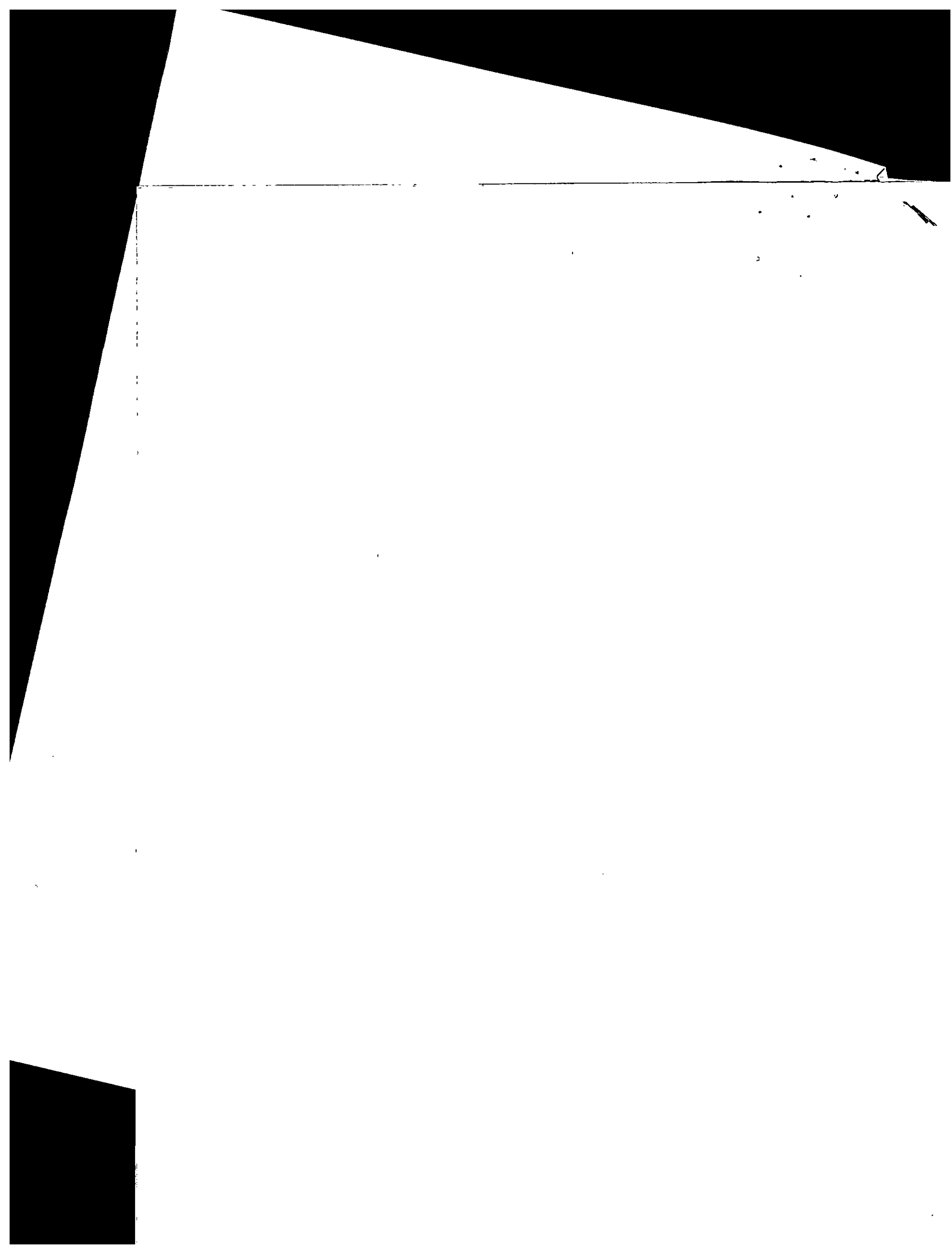
Theramax™ DX | Mobile We

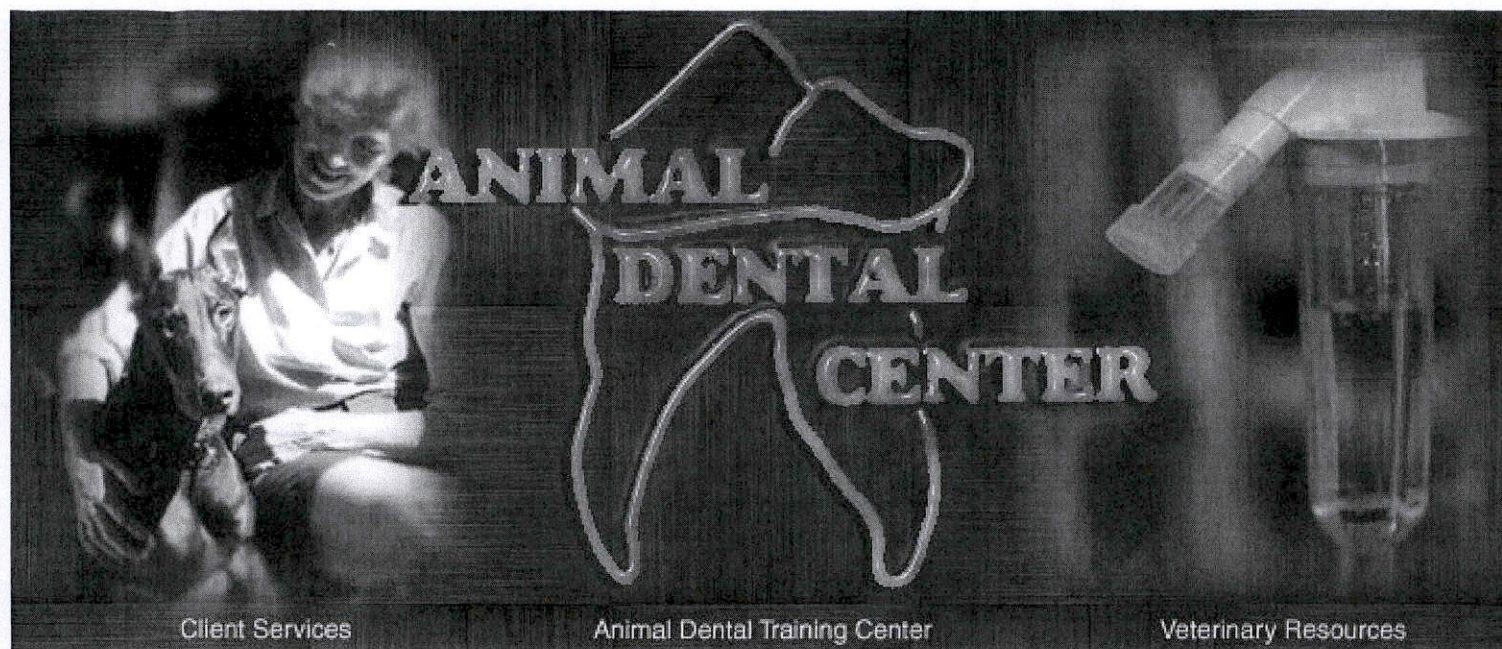
The Theramax™ DX is a complete
additional benefit of a fully inte

<http://www.surgiden.com/company/>

<http://www.surgiden.com/products/>

your surgical table with the
your dental handpieces and the air/water





Your Pet Dental and Oral Surgical Care Specialists

Welcome to the site for the **Animal Dental Center** and the **Animal Dental Training Center**. If you are looking for information on pet dental care, need to consult with a board certified veterinary dental specialist, or are interested in continuing education for veterinarians and technicians, you will find this site a valuable resource. The Animal Dental Center provides specialty pet dental care using the latest techniques in veterinary dentistry and oral surgery to benefit your pets' well-being and improve their general health. Working closely and providing dental care for pets in Maryland, Pennsylvania, Delaware, Washington D.C., and Northern Virginia communities for the last 25 years, we are committed to educating our clients to their pets' oral problems and providing the most appropriate treatment to best restore their special friend's health. You can reach all our offices at **(410) 828-1001** to schedule a consult (with same-day procedures available!) or with questions about veterinary dental continuing education courses.

The Animal Dental Center has pet dental and oral surgery specialty office locations in

TOWSON, MD

1209 Cromwell
Bridge Rd.
Towson, MD 21286
(410) 828-1001 :
PHONE
(410) 828-4003 : FAX

[// get directions](#)

ANNAPOLIS, MD

197 Defense Highway,
Suite 101
Annapolis, MD 21401
(410) 828-1001 : PHONE
(410) 828-4003 : FAX

[// get directions](#)

COLUMBIA, MD

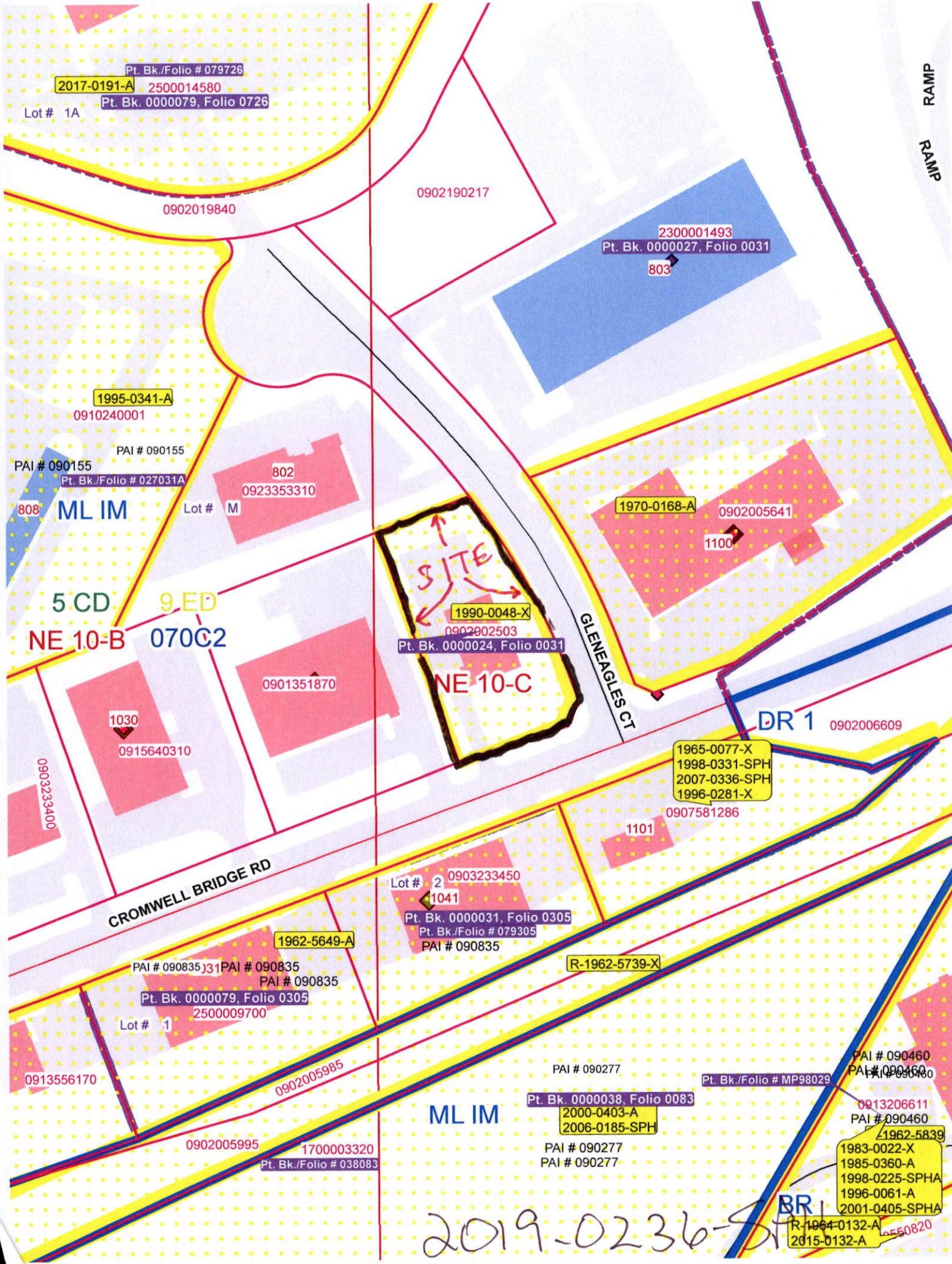
8890 Centre Park Drive,
Suite 100
Columbia, MD 21045
(410) 828-1001 : PHONE
(410) 828-4003 : FAX

[// get directions](#)

YORK, PA - NEW

2615 Joppa Rd, Suite
101
York, PA 17403
(410) 828-1001 :
PHONE
(410) 828-4003 :
FAX

[// get directions](#)



Pt. Bk./Folio # 079726
2017-0191-A 2500014580
Pt. Bk. 0000079, Folio 0726
Lot # 1A

0902019840

0902190217

2300001493
Pt. Bk. 0000027, Folio 0031
803

1995-0341-A
0910240001

PAI # 090155
PAI # 090155
Pt. Bk./Folio # 027031A

802
0923353310

ML IM

Lot # M

5 CD

9 ED

NE 10-B

070C2

1990-0048-X
0902902503
Pt. Bk. 0000024, Folio 0031

NE 10-C

1030

0915640310

0901351870

1970-0168-A

0902005641

1100

GLEN EAGLES CT

DR 1

0902006609

1965-0077-X
1998-0331-SPH
2007-0336-SPH
1996-0281-X

0907581286

1101

CROMWELL BRIDGE RD

Lot # 2
0903233450
1041
Pt. Bk. 0000031, Folio 0305
Pt. Bk./Folio # 079305
PAI # 090835

1962-5649-A

PAI # 090835
PAI # 090835
PAI # 090835
Pt. Bk. 0000079, Folio 0305
2500009700

Lot # 1

R-1962-5739-X

0913556170

0902005995

1700003320
Pt. Bk./Folio # 038083

ML IM

PAI # 090277
Pt. Bk. 0000038, Folio 0083
2000-0403-A
2006-0185-SPH
PAI # 090277
PAI # 090277

Pt. Bk./Folio # MP98029

PAI # 090460
PAI # 090460

0913206611
PAI # 090460
1962-5839
1983-0022-X
1985-0360-A
1998-0225-SPHA
1996-0061-A
2001-0405-SPHA

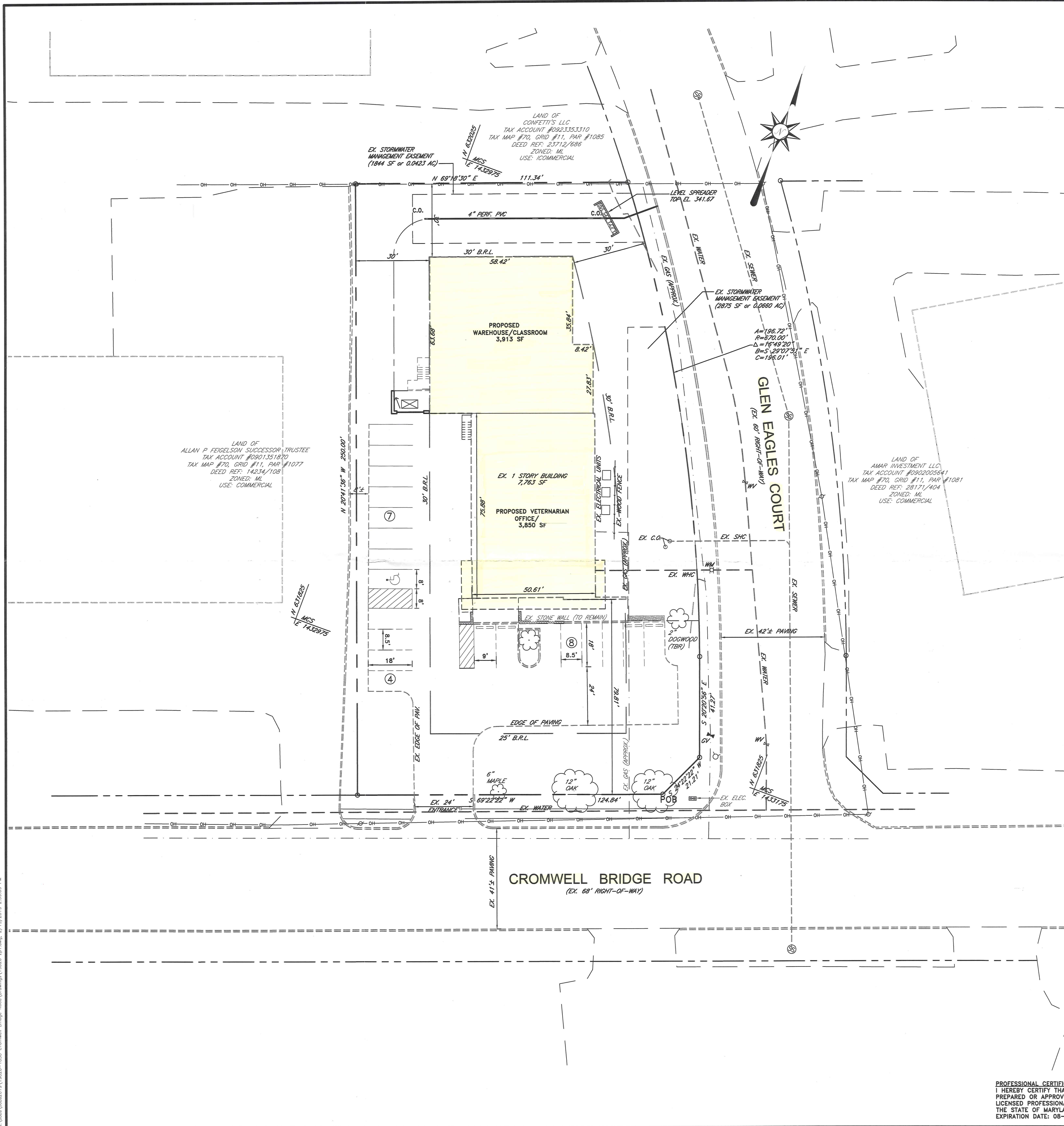
BR 1

R-1964-0132-A
2015-0132-A
0550820

2019-0236-S

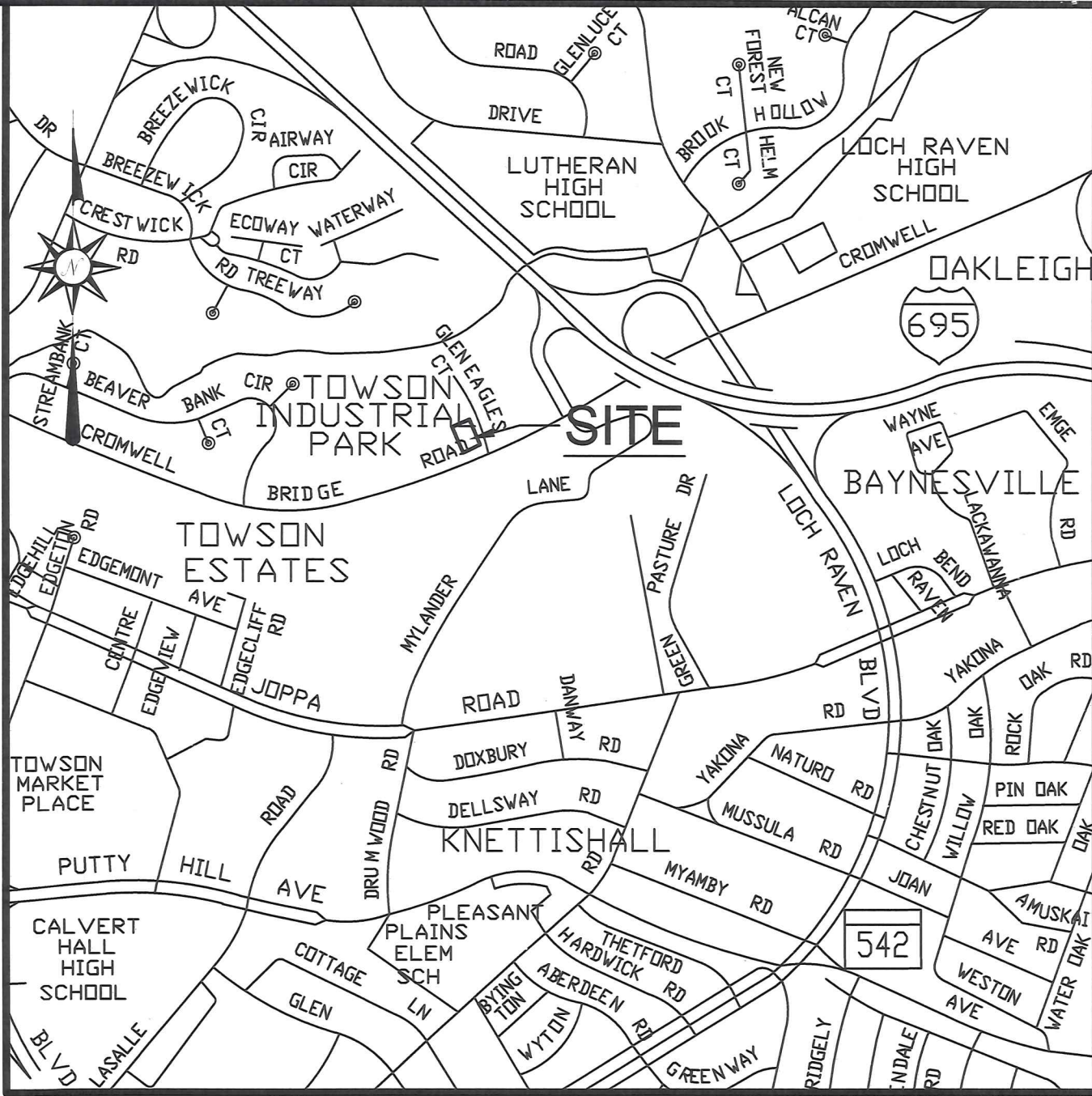


1. The first step is to identify the problem.



GENERAL NOTES:

- OWNER: SARIKAS PROPERTIES, LLC
1225 DULANEY VALLEY RD
TOWSON MD 21286
CONTRACT PURCHASER:
DR. IRA LUSKIN
- SITE AREA: 33,062 Sq.Ft. or 0.76 Ac.±
- DEED REF: 32084/4
- PLAT REF: 24-31 "TOWSON INDUSTRIAL PARK"
- TAX ACCOUNT: 0902002503
- COUNCILMANIC DISTRICT: 5TH
- TAX MAP #70, PARCEL #1078
- ZONING: ML-IM
(PER 1"=200' ZONING MAP 070C2)
- PRIOR ZONING CASE HISTORY: 1990-48-X SPECIAL EXCEPTION FOR A SERVICE GARAGE
FOR INSTALLATION AND SERVICE OF MOBILE PHONES
- SETBACKS FOR ML:
REQUIRED PROVIDED
FRONT: 25' 56.6'
SIDE: 30' 30.0'
REAR: 30' 30.0'
- SITE SERVICED BY PUBLIC WATER & SEWER.
- SITE USAGE EXISTING: MANUFACTURING
PROPOSED: VETERINARY CLINIC (WEEKDAYS) & TRADE SCHOOL (WEEKENDS)
RETAIL VETERINARY EQUIPMENT
- CENSUS TRACT: 4901
- REGIONAL PLANNING DISTRICT: 315A
- WATERSHED: GUNPOWDER RIVER
- THERE IS NO 100 YEAR FLOOD PLAIN ON SITE.
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA).
- THERE ARE NO KNOWN HISTORIC BUILDINGS, ARCHAEOLOGICAL SITES, SCENIC VIEWS OR
SIGNIFICANT FEATURES LOCATED ON OR ADJACENT TO THE SITE.
- THERE ARE NO KNOWN HAZARDOUS MATERIALS LOCATED ON SITE.
- PREVIOUS PERMITS ON FILE: B805372 GRADING PERMIT FOR BUILDING ADDITION
B815854 CONSTRUCT 3,960 SF SINGLE STORY ADDITION
B805374 CONSTRUCT STORMWATER MANAGEMENT FACILITIES
- BOUNDARY BASED ON DEED PLAT AND SURVEY PREPARED BY THOMPSON AND ASSOCIATES,
LLC DATED FEBRUARY 2019.
- PARKING TABULATION: WEEKDAYS (VETERINARY OFFICE AND RETAIL)
PARKING REQUIRED:
(OFFICE: 3850 SF @ 3.3 /1000sf & 1 SPACES @ 1 /EMPLOYEE FOR WAREHOUSE)
PARKING REQUIRED: 14 SPACES
WEEKENDS (TRADE SCHOOL)
16 STUDENTS @ 1/STUDENT & 4 STAFF @ 1/STAFF MEMBER
PARKING REQUIRED: 20 SPACES
PARKING PROVIDED: 20 SPACES (1 HANDICAP SPACE)
- BUILDING AREAS:
EXISTING: 7,757 Sq.Ft.
- FLOOR AREA RATIO: 0.23 (MAX PERMITTED 2.0)
- ALL PROPOSED SIGNS SHALL CONFORM TO BCZR AND SHALL BE SUBMITTED TO THE
OFFICE OF PLANNING FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF ANY BUILDING
PERMITS.
- ANY LIGHTING THAT IS TO BE USED SHALL BE "SHARP-ANGLE CUTOFF" TYPE TO REDUCE
THE AMOUNT OF GLARE AS DIRECTED BY THE DEPARTMENT OF PERMITS AND
DEVELOPMENT MANAGEMENT DEVELOPERS' PLANS REVIEW SECTION.
- SITE IS NOT LOCATED WITHIN ANY OTHER DEFICIENT AREAS ON THE BASIC SERVICES MAPS
PURSUANT TO BCZR SECTION 4A02.



VICINITY MAP
SCALE: 1" = 1000'

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION
FOR

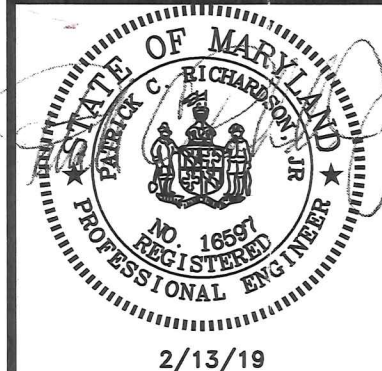
ANIMAL DENTAL TRAINING
CENTER

1050 CROMWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21286

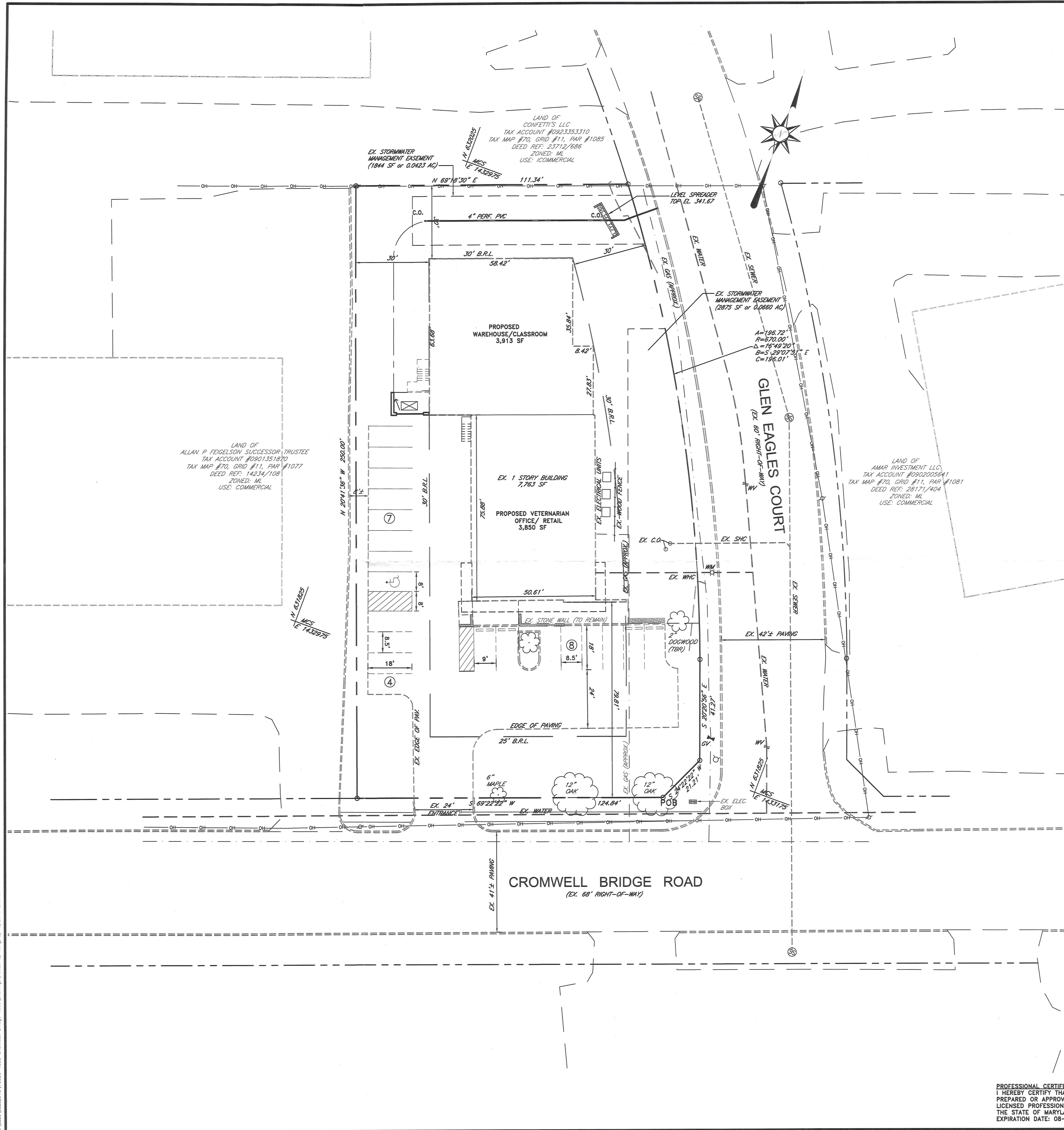
9TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

REVISIONS		DATE	JOB NO.	SHEET NO.
DRAWN BY:	DESIGNED BY:	SCALE:		
CND	PCR	1" = 20'		
DATE:				
01-31-19			19020	1 OF 1

PETS. No. 1

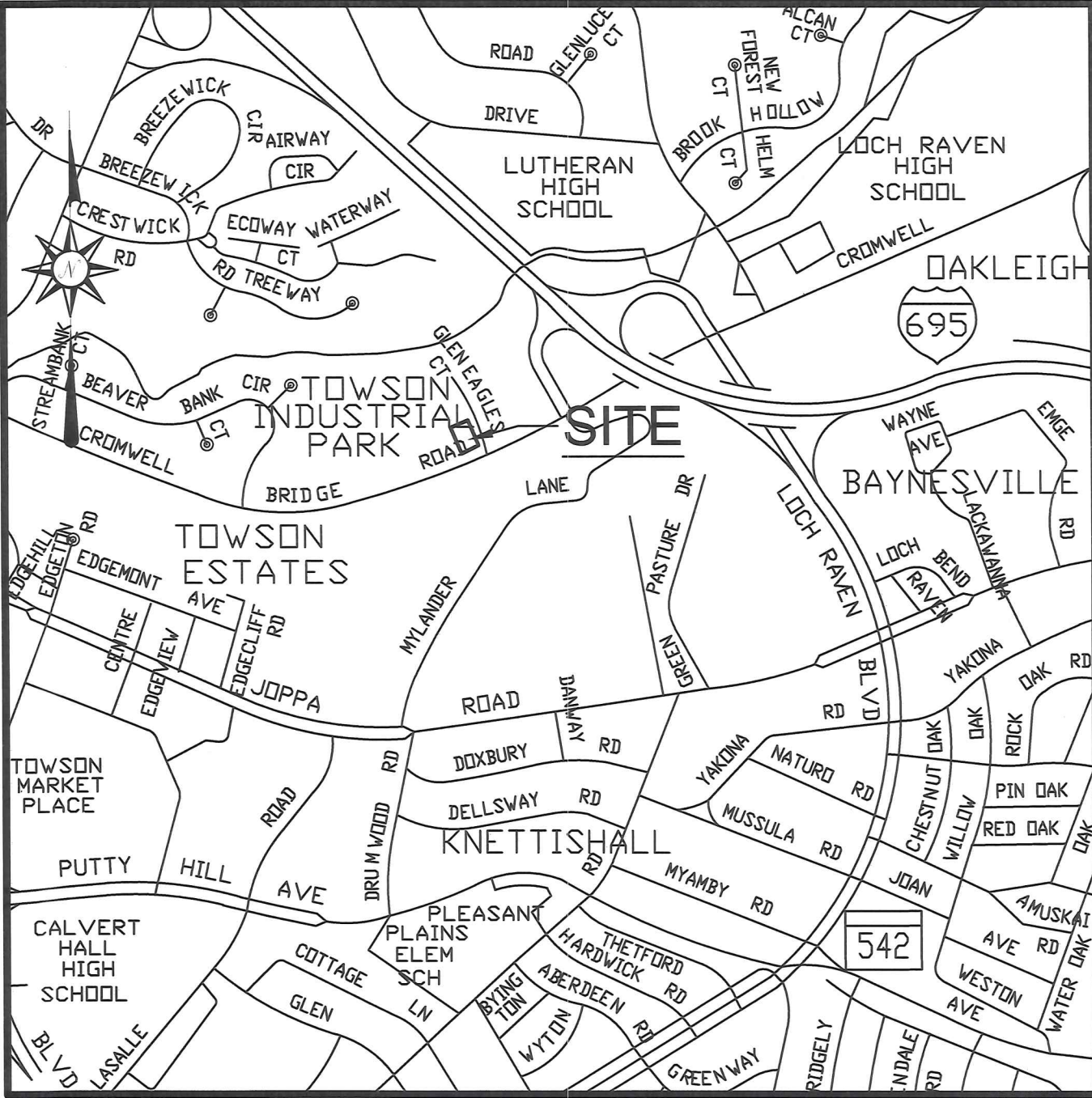


PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF
THE STATE OF MARYLAND, LICENSE NUMBER 16597,
EXPIRATION DATE: 08-15-2019



GENERAL NOTES:

- OWNER: SARIKAS PROPERTIES, LLC
1225 DULANEY VALLEY RD
TOWSON MD 21286
CONTRACT PURCHASER:
DR. IRA LUSKIN
- SITE AREA: 33,062 Sq.Ft. or 0.76 Ac.±
- DEED REF: 32084/4
- PLAT REF: 24-31 "TOWSON INDUSTRIAL PARK"
- TAX ACCOUNT: 0902002503
- COUNCILMANIC DISTRICT: 5TH
- TAX MAP #70, PARCEL #1078
- ZONING: ML-IM
(PER 1"=200' ZONING MAP 070C2)
- PRIOR ZONING CASE HISTORY: 1990-48-X SPECIAL EXCEPTION FOR A SERVICE GARAGE FOR INSTALLATION AND SERVICE OF MOBILE PHONES
- SETBACKS FOR ML:
FRONT: 25' REQUIRED 56.6'
SIDE: 30' 30.0'
REAR: 30' 30.0'
- SITE SERVICED BY PUBLIC WATER & SEWER.
- SITE USAGE: EXISTING: MANUFACTURING
PROPOSED: VETERINARY CLINIC (WEEKDAYS) & TRADE SCHOOL (WEEKENDS)
RETAIL VETERINARY EQUIPMENT
- CENSUS TRACT: 4901
- REGIONAL PLANNING DISTRICT: 315A
- WATERSHED: GUNPOWDER RIVER
- THERE IS NO 100 YEAR FLOOD PLAIN ON SITE.
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA).
- THERE ARE NO KNOWN HISTORIC BUILDINGS, ARCHAEOLOGICAL SITES, SCENIC VIEWS OR SIGNIFICANT FEATURES LOCATED ON OR ADJACENT TO THE SITE.
- THERE ARE NO KNOWN HAZARDOUS MATERIALS LOCATED ON SITE.
- PREVIOUS PERMITS ON FILE: B805372 GRADING PERMIT FOR BUILDING ADDITION
B815854 CONSTRUCT 3,960 SF SINGLE STORY ADDITION
B805374 CONSTRUCT STORMWATER MANAGEMENT FACILITIES
- BOUNDARY BASED ON DEED PLAT AND SURVEY PREPARED BY THOMPSON AND ASSOCIATES, LLC DATED FEBRUARY 2019.
- PARKING TABULATION: WEEKDAYS (VETERINARY OFFICE AND RETAIL)
PARKING REQUIRED:
(OFFICE: 3850 SF @ 3.3 /1000sf & 1 SPACES @ 1 /EMPLOYEE FOR WAREHOUSE)
PARKING REQUIRED: 14 SPACES
WEEKENDS (TRADE SCHOOL)
16 STUDENTS @ 1/STUDENT & 4 STAFF @ 1/STAFF MEMBER
PARKING REQUIRED: 20 SPACES
PARKING PROVIDED: 20 SPACES (1 HANDICAP SPACE)
- BUILDING AREAS:
EXISTING: 7,757 Sq.Ft.
- FLOOR AREA RATIO: 0.23 (MAX PERMITTED 2.0)
- ALL PROPOSED SIGNS SHALL CONFORM TO BCZR AND SHALL BE SUBMITTED TO THE OFFICE OF PLANNING FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
- ANY LIGHTING THAT IS TO BE USED SHALL BE "SHARP-ANGLE CUTOFF" TYPE TO REDUCE THE AMOUNT OF GLARE AS DIRECTED BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT DEVELOPERS PLANS REVIEW SECTION.
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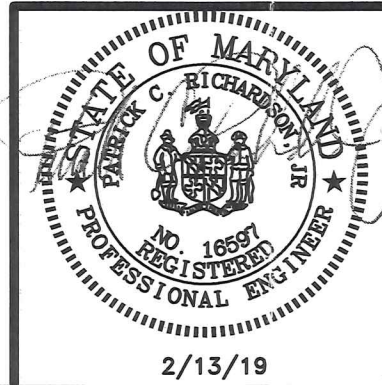
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2019-0236-SPH