

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
NE/S Reisterstown Road, 184' NW *
of the c/l of Harden Lane * DEPUTY ZONING COMMISSIONER
(9627 Reisterstown Road) *
3rd Election District * OF BALTIMORE COUNTY
3rd Councilmanic District * Case No. 97-498-X

Sylvan Cornblatt, Legal Owner;
Tan n Nail Boutique, LLC, Contract Lessee - Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Special Exception for that property known as 9627 Reisterstown Road, located in the vicinity of Greenspring Valley Road in Owings Mills. The Petition was filed by the owner of the property, Sylvan Cornblatt, and the Contract Lessee, Tan n Nail Boutique, LLC, by Tien Feusner and Grant B. Feusner, Corporate Owners, through their attorney, Vadim A. Mzhen, Esquire. The Petitioners request a special exception to allow a community building (tanning salon) on the subject property, located in a B.L. zone. The subject property and relief sought are more particularly described on the site plan submitted, which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Sylvan Cornblatt, property owner, Mitchell Cornblatt, Grant Feusner, Contract Lessee, and Vadim Mzhen, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 0.73 acres, more or less, zoned B.L. and is improved with a one-story strip shopping center which houses a number of office and retail uses, including a carry-out restaurant, veterinarian, day-care facility, hair salon, a tailor, and a tanning salon, which is the

NOTED RECEIVED FOR FILING
Date 6/17/97
By [Signature]

subject of this request. Testimony indicated that a tanning salon has existed on the subject site in the location shown on Petitioner's Exhibit 1 for the past 17 years. However, the ownership of the tanning salon has changed hands and the Petitioner must seek a special exception in order for the tanning salon use to continue operating at this location.

It is clear that the B.C.Z.R. permits the use proposed in a B.L. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. Testimony indicated that a tanning salon has existed on the property for the past 17 years without creating any detriment to the neighborhood and to allow such use to continue would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

ORDER RECEIVED FOR FILING
6/17/82
10:00
[Signature]

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of June, 1997 that the Petition for Special Exception to allow a community building (tanning salon) on the subject property, located in a B.L. zone, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 6/17/97
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

June 17, 1997

Vadim A. Mzhen, Esquire
10 Crossroads Drive
Owings Mills, Maryland 21117

RE: PETITION FOR SPECIAL EXCEPTION
NE/S Reisterstown Road, 184' NW of the c/l of Harden Lane
(9627 Reisterstown Road)
3rd Election District - 3rd Councilmanic District
Sylvan Cornblatt, Legal Owner;
Tan n Nail Boutique, LLC, Contract Lessee - Petitioners
Case No. 97-498-X

Dear Mr. Mzhen:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Sylvan Cornblatt
P.O. Box 364, Owings Mills, Md. 21117

Tien Fuesner & Grant B. Feysner, Tan n Nail Boutique, LLC,
9627 Reisterstown Road, Owings Mills, Md. 21117

People's Counsel; Case Files



RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
9627 Reisterstown Road, NE/S Reisterstown *
Road, 184' NW of Harden Avenue * ZONING COMMISSIONER
3rd Election District, 3rd Councilmanic * OF BALTIMORE COUNTY
Legal Owner(s): Sylvan Cornblatt
Contract Purchaser(s): Tan n Nail Boutique, LLC
Petitioners * CASE NO. 97-498-X

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

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

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of June, 1997, a copy of the foregoing Entry of Appearance was mailed to Vadim A. Mzhen, Esq., 10 Crossroads Drove, Owings Mills, MD 21117, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 9627 Reisterstown Rd., Owings Mills, MD 21117

which is presently zoned BL

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

A COMMUNITY BUILDING (TANNING SALON) IN A BL ZONE.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, 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:

TIEN FEUSNER
TANNAIL BOUTIQUE, LLC

(Type or Print Name)

Signature

9627 Reisterstown Road

Address

Owings Mills, MD 21117

City

State

Zipcode

Legal Owner(s):

SYLVAN CORNBLATT

(Type or Print Name)

Signature

(Type or Print Name)

Signature

P. O. Box 364 410-833-2740

Address

Phone No.

Owings Mills, MD 21117

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Vadim Mzhen

Name

10 Crossroads Drive 410-654-3600

Address

Phone No.

Attorney for Petitioner:

Vadim A. Mzhen

(Type or Print Name)

Signature

10 Crossroads Dr. 410-654-3600

Address

Phone No.

Owings Mills, MD 21117

State

Zipcode

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY

DATE

5/1/97

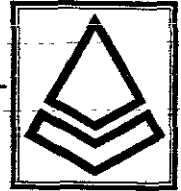


ORDER RECEIVED FOR FILING

Date

By

97-498-X



ZONING DESCRIPTION
TAN n NAIL
9627 REISTERSTOWN ROAD

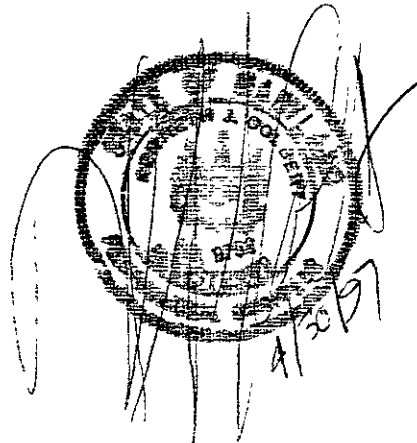
BEGINNING AT A POINT NORTH 41 DEGREES 22 MINUTES 40 SECONDS EAST 18 FEET FROM A POINT ON THE NORTHEAST SIDE OF REISTERSTOWN ROAD, 66 FEET WIDE, SAID POINT BEING 184 FEET NORTHWESTERLY FROM THE CENTERLINE OF HARDEN AVENUE: THENCE RUNNING THE FOLLOWING COURSES AND DISTANCES:

- 1) NORTH 41 DEGREES 22 MINUTES 40 SECONDS EAST, 66.5 FEET;
- 2) SOUTH 48 DEGREES 37 MINUTES 20 SECONDS EAST, 20.0 FEET;
- 3) SOUTH 41 DEGREES 22 MINUTES 40 SECONDS WEST, 62.5 FEET;
- 4) SOUTH 48 DEGREES 37 MINUTES 20 SECONDS EAST, 100.0 FEET;
- 5) NORTH 41 DEGREES 22 MINUTES 40 SECONDS EAST, 40.1 FEET;
- 6) SOUTH 70 DEGREES 46 MINUTES 28 SECONDS EAST, 18.0 FEET;
- 7) SOUTH 45 DEGREES 36 MINUTES 09 SECONDS EAST, 36.2 FEET;
- 8) SOUTH 17 DEGREES 31 MINUTES 34 SECONDS WEST, 19.9 FEET;
- 9) SOUTH 78 DEGREES 36 MINUTES 53 SECONDS WEST, 53.6 FEET;
- 10) NORTH 26 DEGREES 43 MINUTES 57 SECONDS WEST, 31.6 FEET;
- 11) NORTH 48 DEGREES 37 MINUTES 20 SECONDS WEST, 119.2 FEET;

TO THE POINT OF BEGINNING.

CONTAINING 4,522 SQUARE FEET OF LAND, MORE OR LESS.

I:\JOBS\97061.DES



97-498-X

NOTICE OF 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 at the County Administration Center on

Case# 97-0691X

9827 Patterson Road
NEC Restoration, Inc. 184
NW of Haden Avenue
3rd Election District
3rd Councilmanic
Legal Overlay(s)
Sylvan Cornblatt
Contract Purchaser(s)
Tannell Boutique, LLC
Special Exception for a
community building (training
salon).

Hearing: Tuesday, June 10,

1997 at 2:00 p.m. 4th floor
hearing room Court Bldg.
401 Bostley Avenue

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible for
special accommodations
Please Call (410) 887-3353.
(2) For information concern-
ing the File and/or Hearing,
Please Call (410) 887-3391.

5/4/98 May 22 C145263

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

May 22, 1997

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on *May 22, 1997*.

THE JEFFERSONIAN,

A. Henkle
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

JLL
498

No.

099087

DATE

5/1/97

ACCOUNT

R0016150

AMOUNT \$

300.00

RECEIVED

FROM:

J.B. LLC

RECEIVED

3-1-4-1

FOR:

SPV

RECEIVED

3-1-4-1

RECEIVED

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING

RE: Case No. 97-498-X
Petitioner/Developer TANNING SALON ASSOC.
ETAL
Date of Hearing/Closing 6/10/97

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

Attention: Ms. Gwendolyn Stephens

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 #9627 REISTERSTOWN
ROAD.

The sign(s) were posted on 5/23/97
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 5/25/97
(Signature of Sign Poster and Date)

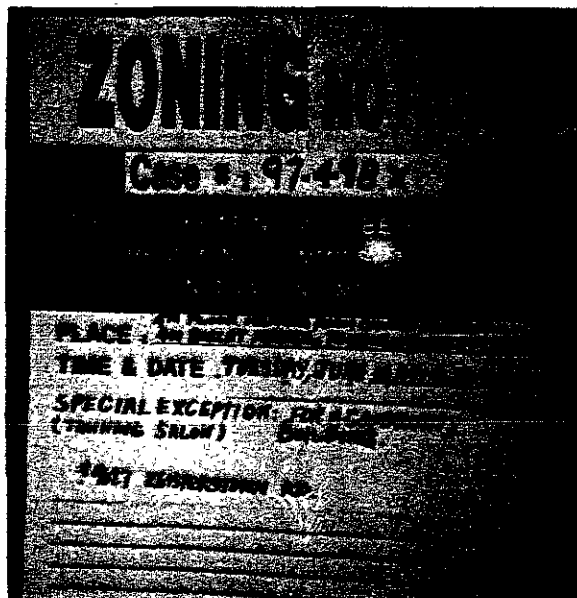
Patrick M. O'Keefe
(Printed Name)

523 Penny Lane
(Address)

Hunt Valley, MD 21030
(City, State, Zip Code)

(410) 666-5366 Page (410) 646-8354
(Telephone Number)

9706
out 4-0





Baltimore County
Department of Permits and
Development Management

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations 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 which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 498

Petitioner: Feasner Cornblatt

Location: 9627 Reisterstown Rd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Grant Feasner

ADDRESS: PO Box 810

Reisterstown, MD 21136

PHONE NUMBER: 410-902-7664 or 410-526-3947

AJ:ggs

(Revised 09/24/96)

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than * _____

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 97-498-X

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: *

DATE AND TIME: *

REQUEST: A SPECIAL EXCEPTION FOR A COMMUNITY BUILDING
(TANNING SALON) IN A BL ZONE.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

J. FINLEY RANSONE & ASSOCIATES

Land Surveying

Engineering

Real Estate Development

Construction Management

September 26, 1996

170

Zoning Description

**Rezak Property
No. 12518 Long Green Pike**

ALL that piece or parcel of land situate, lying, and being in the Eleventh Election District, and Sixth Councilmanic District of Baltimore County, State of Maryland, and described as follows:

BEGINNING for the same at a point in or near the southeasterly side of the Long Green Pike; said point being distant southwesterly, measured along the center of Long Green Pike, 283 feet from the intersection formed by the center Long Green Road with the center of Long Green Pike; thence binding on the outlines of the property of the petitioners herein, the eight following courses and distances viz:

- 1.) binding in the bed of Long Green Pike; South 15 degrees 55 minutes West, 181.50 feet, thence leaving said Pike and continuing to bind on the outlines of the property of the petitioners;
- 2.) North 86 degrees 25 minutes West, 207.27 feet, to a point in the center of an abandoned railroad right of way; thence binding in the center of said right of way;
- 3.) North 11 degrees 37 minutes West, 117.08 feet, thence;
- 4.) North 14 degrees 17 minutes West, 165.70 feet, thence;
- 5.) North 15 degrees 36 minutes West, 251.20 feet to a point in the center of Long Green Road, thence binding in the center of said road;
- 6.) South 81 degrees 35 minutes East, 148.85 feet, thence leaving said road;
- 7.) South 45 degrees 35 minutes East, 198 feet, and thence;
- 8.) South 27 degrees 05 minutes East, 219.45 feet to the place of beginning.

THE IMPROVEMENTS thereon being known as No. 12518 Long Green Pike.

TO: PUFFKENT PUBLISHING COMPANY

May 22, 1997 Issue - Jeffersonian

Please forward billing to:

Grant Feusner

P. O. Box 810

Reisterstown, MD 21136

410-902-7666

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-498-X

9627 Reisterstown Road

NE/S Reisterstown Road, 184' NW of Harden Avenue

3rd Election District - 3rd Councilmanic

Legal Owner(s): Sylvan Cornblatt

Contract Purchaser(s): TannNail Boutique, LLC

Special Exception for a community building (tanning salon).

HEARING: TUESDAY, JUNE 10, 1997 at 2:00 p.m., 4th floor hearing room Court Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

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

May 13, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-498-X
9627 Reisterstown Road
NE/S Reisterstown Road, 184' NW of Harden Avenue
3rd Election District - 3rd Councilmanic
Legal Owner(s): Sylvan Cornblatt
Contract Purchaser(s): TannNail Boutique, LLC

Special Exception for a community building (tanning salon).

HEARING: TUESDAY, JUNE 10, 1997 at 2:00 p.m., 4th floor hearing room Court Bldg., 401 Bosley Avenue.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with the first name "Arnold" and last name "Jablon" clearly visible.

Arnold Jablon
Director

cc: Sylvan Cornblatt
TannNail Boutique, LLC
Vadim A. Mzhen

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MAY 26, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

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

June 6, 1997

Vadim A. Mzhen, Esquire
10 Crossroads Drive
Owings Mills, MD 21117

RE: Item No.: 498
Case No.: 97-498-X
Petitioner: Sylvan Cornblatt

Dear Mr. Mzhen:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 1, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure 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. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in dark ink, reading "Carl Richards, Jr.", is written over a rectangular stamp. The stamp contains the name "Carl Richards, Jr." and the title "Zoning Supervisor".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director Date: May 27, 1997
Department of Permits & Development
Management

FROM: Robert W. Bowling, Chief *RWB/DWR*
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for May 19, 1997
Item No. 498

The Development Plans Review Division has reviewed the subject zoning item. A landscape plan was originally approved for this site on 1/15/87. Many plantings from that plan that were installed are now missing.

A new landscape plan is required for the current request proposal that accommodates the existing trees and shrubs, requirement of the original plan, and design mandate with the proposed addition.

RWB:HJO:jrb

cc: File

ZONE519.498



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

May 14, 1997

Ms Rosyln Eubanks
Baltimore County Office of
Permit and Development
Management
County Office Building
Room 109
Towson MD 21204

RE: Baltimore County
MD 140
Item No. 498
Tan N Nail
Boutique LLC
NE/S Reisterstown Road
#9627

Dear Ms. Eubanks:

This letter is in response to your request for our review of the referenced item.

Although we have no objection to approval of the special hearing, we will require the following condition of the development.

Access to the site will only be permitted through the existing entrance on Harden Avenue.

If you have any questions, please contact Larry Gredlein at 410-545-5606.

Very truly yours,

Ronald Burns, Chief
Engineering Access Permits Division

LG/eu

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 5/12/97

FROM: R. Bruce Seeley *RB/yr*
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: May 12th
J

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 489
490
491
492
493
496
498
499

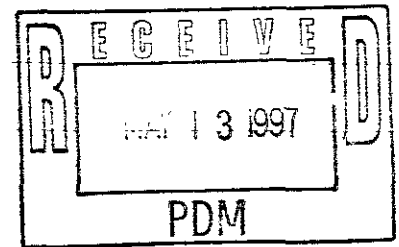
RBS:sp

BRUCE2/DEPRM/TXTSBP

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500



(410) 887-4500

May 12, 1997

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: Sylvan Cornblatt

Location: DISTRIBUTION MEETING OF May 12, 1997

Item No.: 498 Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT: ROBERT F. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F
cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: May 13, 1997

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

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item No. 498

If there should be any questions or if this office can provide additional information,
please contact Jeffrey Long in the Office of Planning at (401) 887-3495

Prepared by:

Jeffrey W. Long

Division Chief:

Dary L. Kerns

AFK/JL



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Room 47, Old Courthouse
400 Washington Ave.
Towson, MD 21204

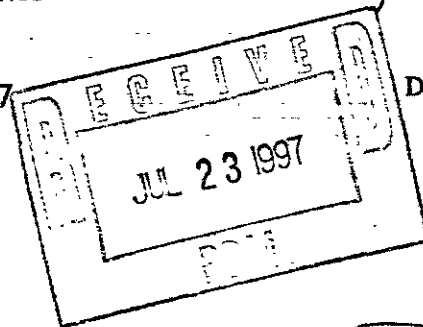
(410) 887-2188

PETER MAX ZIMMERMAN
People's Counsel

July 23, 1997

Timothy Kotroco, Esq.
Deputy Zoning Commissioner
County Courts Building
Towson, Maryland 21204

CAROLE S. DEMILIO
Deputy People's Counsel



Re: Sylvan Cornblatt/Tan & Nail, Case No. 97-498-X

Dear Mr. Kotroco,

The opinion grants a tanning salon as a "community building" special exception.

The site, zoned commercial and in a shopping center, arguably allows the use as a beauty salon or health spa. It is thus not in the public interest for this office to appeal.

But we believe this is not a "community building," potentially allowed in residential zones. We have reviewed Bill 64, 1963. The intent of the entire legislation is to allow principal "community" or "quasi-public" use buildings in various zones.

A commercial tanning salon is a business use, not allowed by special exception in a residential zone. If such were ever approved, this office would likely appeal.

The practice to fit tanning salons into the "community building" category, for lack of specific BCZR reference, appears to distort the legislative intent. There should be considered the inclusion of tanning salons in a more suitable category. Perhaps, new legislation would help to clarify their status.

Very Truly Yours,

Peter Max Zimmerman

Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. DeMilio
Carole S. DeMilio
Deputy People's Counsel

cc: Arnold Jablon, PDM Director
Arnold (Pat) Keller, Planning Director
Vadim Mzhen, Esq.

Copy 7/24
Pete. Have no fear - Our Policy clearly lists the use only in Business zones see attached - also the case that first determined that it would be permitted is attached - Policy # 230-13 + 83-151 - Catz!
7/24/97

2-16-422 +
26-135 BCC

SECTION

230.13 SPECIAL EXCEPTION USES

OTHER RECREATION FACILITIES including one or several of the following uses:

COUNTRY CLUB
GYMS
HANDBALL COURTS
HEALTH CLUB/SPA
RACQUETBALL COURTS
RELAXATION TANKS
TANNING FACILITY
TENNIS COURTS
WEIGHTLIFTING OR RESISTANCE EQUIPMENT
WHIRLPOOL SPA

See the following case: 83-151 XSPH

FUNERAL ESTABLISHMENT A crematorium is not allowed by right or by special exception in any zone, but is permitted by hearing as an accessory use to the principal use of a funeral establishment.

See the following cases: 71-243-X
85-003-SPH
90-156

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Sylvan Cornblatt

Mitchell Cornblatt

Grant Feuser

Vadim Mzhen

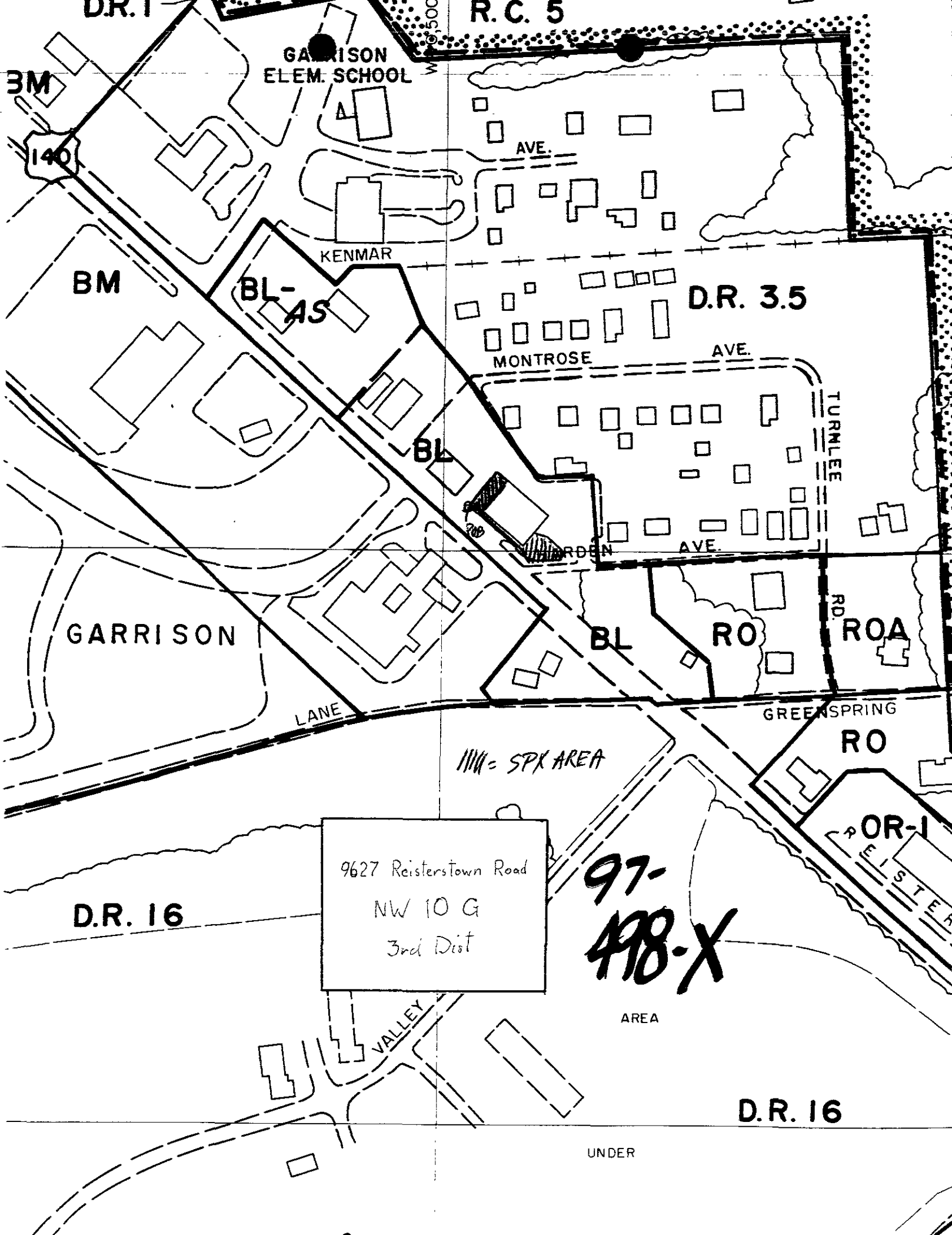
PO Box 364 Owings Mills 21117

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~~PO~~ Box 870 Reisterstown, MD 21136

10 Crossroads Dr., Suite 105 Owings
Mills
21117





GARRISON
ELEM. SCHOOL

KENMAR

AVE.

D.R. 3.5

MONTROSE

AVE.

TURMEE
RD.

BL

RO

ROA

RO

RO-I

GREENSPRING

LANE

//// = SPX AREA

9627 Reisterstown Road
NW 10 G
3rd Dist

97-
498-X

AREA

D.R. 16

D.R. 16

UNDER

VALLEY

REISTERSTOWN
RD.