

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
S/S Alta Vista Road, 250' east of York Road
(7704 York Road) * ZONING COMMISSIONER
9th Election District
4th Council District * OF BALTIMORE COUNTY

Joseph Rampolla, et ux, Owners; * Case No. 02-224-SPH
Camillo Iacoboni, et ux, Contract Purchasers
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, Joseph and Dana Rampolla, and the Contract Purchasers, Camillo and Vivian Iacoboni. The Petitioners request a special hearing to approve as accessory/incidental to the principal medical office use proposed, the dispensing or sale of products as part of the treatment and therapy provided, which products have been determined to be subject to the Maryland State sales and use tax. The subject property and requested relief are more particularly shown on the site plan submitted, which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Camillo and Vivian Iacoboni, Contract Purchasers, Richard L. Smith with KCI Technologies, Inc., the consultants who prepared the site plan for this property, and Howard L. Alderman, Jr., Esquire, attorney for the Petitioners. Also appearing in support of the request were Richard A. Bombach, M.D., and Bruce D'Anthony. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel containing a gross area of 0.382 acres, more or less, zoned OR-1, located within the complex of St. Joseph's Hospital. Presently, the site is improved with a two-story masonry building, which was previously used as a Class A office building; however, is now vacant. The property is under contract to Mr. & Mrs. Iacoboni who wish to convert the office building to

ORDER RECEIVED FOR FILING

Date

By

medical offices in which Mrs. Iacoboni, who is a Registered Nurse, will operate a center for the treatment of skin disorders. In this regard, Mrs. Iacoboni presently practices with Dr. Bombach at an office on Warren Road. It was indicated that although she is not a medical doctor, Mrs. Iacoboni has expertise in the treatment of skin conditions associated with sun damage, acne, etc. She sees patients by appointment and referrals from doctors and other health care professionals. The business is not a spa or salon, but a medical practice. As noted above, she is a licensed, Registered Nurse and has been engaged in this practice for a number of years.

Apparently, as part of the sale of the property to Mr. & Mrs. Iacoboni, their lender requested verification from Baltimore County that the proposed use on the subject site is permitted. Section 205.3.A.2 of the B.C.Z.R. does permit, as of right, medical offices in the O.R.-1 zones. The question presented is whether Mrs. Iacoboni's practice so qualifies, particularly the sale of products related to her treatment regimen, including ointments, creams, etc. In this regard, it was indicated that as a part of her treatment program, Mrs. Iacoboni will frequently sell ointments, salves and other skin care products. It is to be emphasized that this not a retail operation and that products will not be sold to individuals who are not under treatment at her facility. This is not a drug store, spa or salon; rather, the products are dispensed by Mrs. Iacoboni as a health care professional as part of the treatment program she offers her patients.

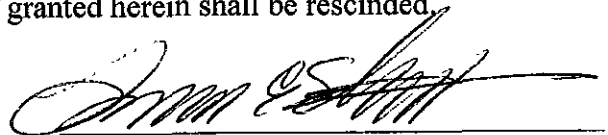
Based upon the testimony and evidence presented, I am easily persuaded that the Petition for Special Hearing should be granted. In my judgment, the proposed use is permitted by right in the O.R.-1 zone, pursuant to Section 205.3.A.2 of the B.C.Z.R. I easily find that the Petitioners' operation as a medical office is appropriate and the sale of skin care products is an incidental part of that use. Thus, the use proposed shall be approved.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 26th day of February, 2002 that the dispensing or sale of products which have been determined to be subject to the Maryland State sales and use tax, is accessory/incidental to the

principal medical office use proposed on the subject site, in accordance with Petitioner's Exhibit 1, and as such, the Petition for Special Hearing be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building/use 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER SIGNED FOR FILING
Date 2/26/12
By RP



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

February 26, 2001

Howard L. Alderman, Jr., Esquire
Levin & Gann
502 Washington Avenue, 8th Floor
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
S/S Alta Vista Road, 250' E of York Road
(7704 York Road)
9th Election District – 4th Council District
Joseph Rampolla, et ux, Owners; Camillo Iacoboni, et ux, Contract Purchasers
Case No. 02-224-SPH

Dear Mr. Alderman:

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

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

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Joseph Rampolla, 5318 Glen Falls Road, Reisterstown, Md. 21136
Mr. & Mrs. Camillo Iacoboni, 18928 Calder Avenue, Parkton, Md. 21120
Mr. Richard Smith, KCI Technologies, Inc., 10 North Park Drive, Hunt Valley, Md. 21030
People's Counsel; Case File





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 7704 York Road

which is presently zoned OR-1

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

SEE ATTACHED

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 bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser ~~XXXXXXXX~~

Vivian Iacoboni & Camillo Iacoboni

Name - Type or Print

Vivian Iacoboni Camillo A Iacoboni

Signature

18928 Calder Avenue 410-792-9480

Address

Parkton, MD 21120

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Howard L. Alderman, Jr., Esquire

Name - Type or Print

Howard L Alderman Jr

Signature

Levin & Gann, PA Nottingham Centre, 8th Floor

Company

502 Washington Avenue 410-321-0600

Address

Towson, MD 21204

Telephone No.

City

State

Zip Code

Legal Owner(s):

Joseph Rampolla

Name - Type or Print

J Rampolla

Signature

Dana Rampolla

Name - Type or Print

D Rampolla

Signature

5318 Glen Falls Road

410-526-9845

Address

Telephone No.

Reisterstown, MD 21136

State

Zip Code

Representative to be Contacted:

Richard Smith, PE

Name

KCI Technologies, Inc.

410-316-7800

Address

Hunt Valley, MD 21030

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By RDD Date 11/27/01

Case No. 02-224-SPH

REV 9/15/98

ORDER RECEIVED FOR FILING

Date

By

PETITION FOR SPECIAL HEARING

CASE NO: 02- -SPH

Address: 7704 York Road

Legal Owners: Joseph & Dana Rampolia

Contract Purchasers: Vivian & Camillo Iacoboni

Present Zoning: OR-1

REQUESTED RELIEF:

"why the Zoning Commissioner should approve" as accessory/incidental to the principal medical office use, the dispensing/sale of products as part of the treatment/therapy provided, which products have been determined to be subject to the Maryland State Sales & Use Tax.

FOR ADDITIONAL INFORMATION ON THIS PETITION, PLEASE CONTACT:

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
8th Floor, Nottingham Centre
502 Washington Avenue
Towson, Maryland 21204

(410) 321-0600
Fax: (410) 296-2801
halderman@LevinGann.com

ORDER RECEIVED FOR FILING

Date 2/24/12

By [Signature]

DESCRIPTION
7704 YORK ROAD
THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY

Beginning for the same at a point at or near the southwest right of way line of a 40' right of way formerly known as Alta Vista Road; said point of beginning being the five (5) following courses and distances from the centerline of Sister Pierre Drive, where said center line intersects the northwest right of way of York Road, thence binding on the northwest right of way line of York Road, (1) N 18° 10' E 130.0' ± to intersect the center line of the aforementioned 40' right of way that intersects the northwest right of way line of York Road, thence binding on said center line (2) N 59° 23' W 250.4' ±; thence (3) N 48° 18' W 50.0' ±; thence (4) N 35° 51' W 38.0' ± to a point on said center line; thence leaving the said center line (5) S 22° 54' W 20.0' ± to the point of beginning and the northeast property corner of 7704 York Road; thence (6) S 22° 54' W 153.3' ± to a point; thence (7) N 45° 28' W 120.0' ± to a point; thence (8) N 21° 00' E 140.5' ± to a point; thence (9) S 52° 00' E 120.2' ± to the point of beginning.

Containing 0.382 acres of land, more or less



9th Elec Dist
4th Council Dist

Item # 224



ALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **08160**

DATE 11/27/01 ACCOUNT 001 006 6150
AMOUNT \$ 250⁰⁰

RECEIVED FROM: IACOBONI
FOR: Special Hearing Case #02-224-SPH
7704 York Rd

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
11/28/2001 11/27/2001 15:20:43
REG MS01 CASHIER JRIC JMR DRAWER 1
>> RECEIPT # 073577 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 008160
Recpt Tot 250:00
250.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

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

Case #02-224-SPH

7704 York Road

W/S York Road, 150' N Sister Pierre Drive

9th Election District - 4th Councilmanic District

Legal Owner(s): Dana & Joseph Rampolla

Contract Purchaser: Vivian & Camillo Iacoboni

Special Hearing: to approve an accessory/incidental to the principal medical office use, the dispensing/sale of products as part of the treatment/therapy provided.

Hearing: Friday, February 8, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

1/340 Jan. 24 C516955

CERTIFICATE OF PUBLICATION

1/24/, 2002

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 1/24/, 2002.

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

J. Wilkinson

LEGAL ADVERTISING

NOTICE OF ZONING HEARING

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Case, #02-224-SPH

7704 York Road

W/S York Road, 150' N Sister Pierre Drive

9th Election District -- 4th Councilmanic District

Legal Owner(s): Dana & Joseph Rampolla

Contract Purchaser: Vivian & Camillo Jacoboni

Special Hearing: to approve as accessory/incidental to the principal medical office use, the dispensing/sale of products as part of the treatment/therapy provided.

Hearing: Friday, January 18, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

1/04/99 Jan. 3

C513591

CERTIFICATE OF PUBLICATION

1/3/, 2002

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 1/3/, 2002.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-224-SPHPetitioner/Developer: JACOBON, ETAL
% ALDERMANDate of Hearing/Closing: 2/8/02

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

Attention: Ms. Gwendolyn Stephens # GEORGE ZAHNER

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 #7204 YORK RD.

The sign(s) were posted on 1/20/02
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030

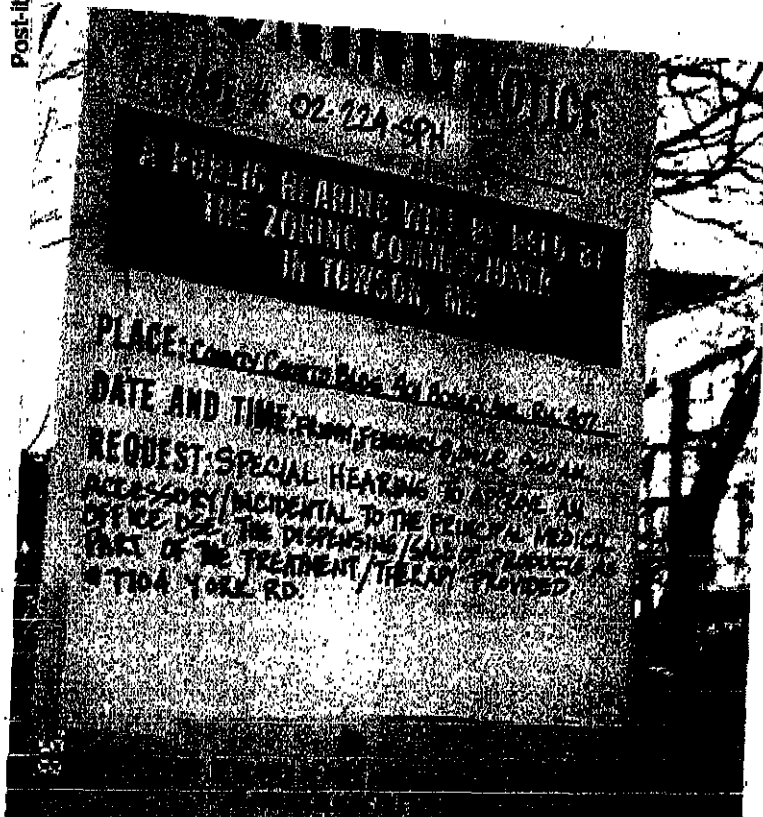
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)

# of pages	Date	From	To	Phone #	Fax #
	7671				

Post-it® Fax Note



**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: 02-224--SPH
Joseph Rampolla, Dana Rampolla (owners); Vivian Iacoboni, Camillo Iacoboni (contract
Petitioner: purchasers)
Address or Location: 7704 York Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mr. and Mrs. Camillo Iacoboni
Address: 18928 Calder Avenue
Parkton, MD 21120
Telephone Number: 410-792-9480

Revised 2/20/98 - SCJ

Item # 224

TO: PATUXENT PUBLISHING COMPANY
Thursday, January 3, 2002 Issue – Jeffersonian

Please forward billing to:
Camillo Iacoboni
18928 Calder Avenue
Parkton MD 21120

410 792-9480

NOTICE OF ZONING HEARING

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

CASE NUMBER: 02-224-SPH
7704 York Road
W/S York Road, 150' N Sister Pierre Drive
9th Election District – 4th Councilmanic District
Legal Owner: Dana & Joseph Rampolla
Contract Purchaser: Vivian & Camillo Iacoboni

Special Hearing to approve as accessory/incidental to the principal medical office use, the dispensing/sale of products as part of the treatment/therapy provided.

HEARING: Friday, January 18, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT CDZ
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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



Baltimore County
Department of Permits and
Development Management

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

December 28, 2001

NOTICE OF ZONING HEARING

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

CASE NUMBER: 02-224-SPH
7704 York Road
W/S York Road, 150' N Sister Pierre Drive
9th Election District – 4th Councilmanic District
Legal Owner: Dana & Joseph Rampolla
Contract Purchaser: Vivian & Camillo Iacoboni

Special Hearing to approve as accessory/incidental to the principal medical office use, the dispensing/sale of products as part of the treatment/therapy provided.

HEARING: Friday, January 18, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon GJZ
Director

C: Howard L Alderman Jr Esquire, Levin & Gann 8th Floor, 502 Washington Avenue,
Towson 21204
Joseph & Dana Rampolla, 5318 Glen Falls Road, Reisterstown 21136
Vivian & Camillo Iacoboni, 18928 Calder Avenue, Parkton 21120
Richard Smith PE, KCI Technologies Inc, Hunt Valley 21030

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JANUARY 3, 2002**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Thursday, January 24, 2002 Issue – Jeffersonian

Please forward billing to:

Mr. & Mrs. Camillo Iacoboni
18928 Calder Avenue
Parkton MD 21120

410792-9480

NOTICE OF ZONING HEARING

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

CASE NUMBER: 02-224-SPH

7704 York Road

W/S York Road, 150' N Sister Pierre Drive

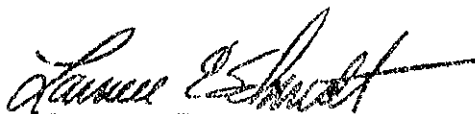
9th Election District – 4th Councilmanic District

Legal Owner: Dana & Joseph Rampolla

Contract Purchaser: Vivian & Camillo Iacoboni

Special Hearing to approve an accessory/incidental to the principal medical office use, the dispensing/sale of products as part of the treatment/therapy provided.

HEARING: Friday, February 8, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

January 17, 2002

NOTICE OF ZONING HEARING

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

CASE NUMBER: 02-224-SPH
7704 York Road
W/S York Road, 150' N Sister Pierre Drive
9th Election District – 4th Councilmanic District
Legal Owner: Dana & Joseph Rampolla
Contract Purchaser: Vivian & Camillo Iacoboni

Special Hearing to approve an accessory/incidental to the principal medical office use, the dispensing/sale of products as part of the treatment/therapy provided.

HEARING: Friday, February 8, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon
Director

C: Howard L Alderman Jr, Esquire, Levin & Gann, Nottingham Centre, 8th Floor,
502 Washington Avenue, Towson 21204
Vivian & Camillo Iacoboni, 18928 Calder Avenue, Parkton 21120
Joseph & Dana Rampolla, 5318 Glen Falls Road, Reisterstown 21136
Richard Smith PE, KCI Technologies Inc, Hunt Valley 21030

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JANUARY 24, 2002.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us





Baltimore County
Department of Permits and
Development Management

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

January 14, 2002

NOTICE OF ZONING HEARING

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

CASE NUMBER: 02-224-SPH
7704 York Road
W/S York Road, 150 N Sister Pierre Drive
9th Election District – 4th Councilmanic District
Legal Owner: Dana & Joseph Rampolla
Contract Purchaser: Vivian & Camillo Iacoboni

Special Hearing to approve an accessory/incidental to the principal medical office use, the dispensing/sale of products as part of the treatment/therapy provided.

HEARING: Friday, February 15, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon GDC
Director

C: Howard L Alderman Jr Esquire, Levin & Gann, Nottingham Centre, 8th Floor,
502 Washington Avenue, Towson 21204
Vivian & Camillo Iacoboni, 18928 Calder Avenue, Parkton 21120
Joseph & Dana Rampolla 5318 Glen Falls Road, Reisterstown 21136
Richard Smith PE, KCI Technologies Inc, Hunt Valley 21030

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JANUARY 31, 2002.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

February 1, 2002

Howard L Alderman Jr Esquire
Levin & Gann
Nottingham Centre, 8th Floor
502 Washington Avenue
Towson MD 21204

Dear Ms. Dopkin:

RE: Case Number: 02-224-SPH, 7704 York Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 27, 2001.

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

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

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. G.D.Z.
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Dana & Joseph Rampolla, 5318 Glen Falls Road, Reisterstown 21136
Vivian & Camillo Iacoboni, 18929 Calder Avenue, Parkton 21120
Richard Smith PE, KCI Technologies Inc, Hunt Valley MD 21030
People's Counsel

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director **DATE:** January 24, 2002
Department of Permits & Development Mgmt.

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

SUBJECT: Zoning Advisory Committee Meeting
For January 7, 2002
Item Nos. 221, 222, 224, 225, 226, 227,
228, 229, 231, 232, 233, 234, 237, 239,
and 240

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

January 4, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF December 31, 2001

Item No.: See Below

Dear Ms. Stephens:

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.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

221, 222, ~~224~~, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234,
235, 236, 237, 238, 239, and 240

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

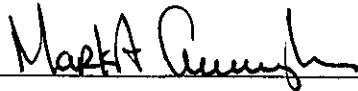
DATE: January 16, 2002

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

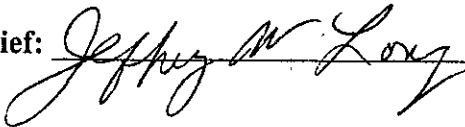
SUBJECT: Zoning Advisory Petition(s): Case(s) 02-224

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



Section Chief:



AFK/JL:MAC

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 22, 2002

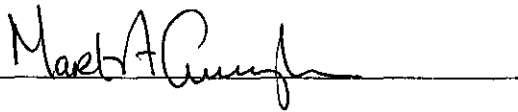
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

JAN 23

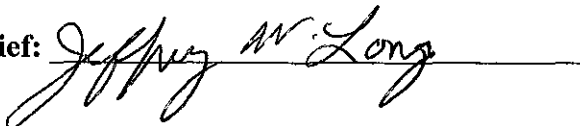
SUBJECT: Zoning Advisory Petition(s): Case(s) 02-224

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



Section Chief:



AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 1.2.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. ~~1234~~ 12 DD

Dear Mr. Zahner:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 45, are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

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

Very truly yours,

in Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

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

RE: PETITION FOR SPECIAL HEARING
7704 York Road, W/S York Rd,
150' N of Sister Pierre Dr
9th Election District, 4th Councilmanic

Legal Owner: Joseph & Dana Rampolla
Contract Purchaser: Camillo & Vivian Iacoboni
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-224-SPH

* * * * *

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. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**



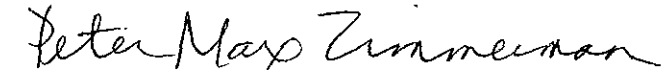
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23rd day of January, 2002 a copy of the foregoing Entry of Appearance was mailed to Howard L. Alderman, Jr., Esq., Levin & Gann, 502 Washington Avenue, 8th Floor, Towson, MD 21204, attorney for Petitioner(s).



PETER MAX ZIMMERMAN

HOWARD L. ALDERMAN, JR.
halderman@LevinGann.com

DIRECT DIAL
410-321-4640

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
8th Floor
TOWSON, MARYLAND 21204
410-321-0600
TELEFAX 410-296-2801

11/29/01
TO George
OK
8

ELLIS LEVIN (1893-1960)

November 27, 2001

HAND DELIVERED

Arnold Jablon, Director
Baltimore County Department of Permits
and Development Management
111 West Chesapeake Avenue, Suite 109
Towson, Maryland 21204

RE: *Request for Expedited Hearing*
Petition for Special Hearing - 7704 York Road

George
OK AS

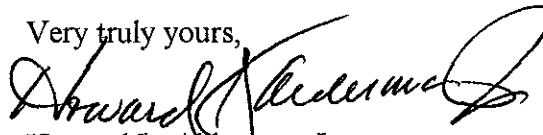
Dear Mr. Jablon:

I have the pleasure of representing Vivian and Camillo Iacoboni, contract purchasers of the above-referenced property. Today, I have filed a Petition for Special Hearing requesting a determination on an issue that is a condition precedent to the Iacoboni's purchase of the subject property.

In order for our clients to meet their contractual obligations on time, we are requesting an expedited hearing date for a hearing that should not take more than one hour. Should you or your staff need additional information in this regard or in support of the expedited hearing, please let me know.

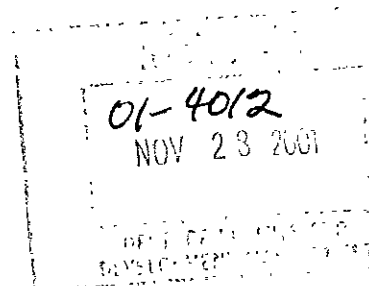
Thank you for your consideration of this request.

Very truly yours,


Howard L. Alderman, Jr.

HLA/gk

c: Mr. and Mrs. Camillo Iacoboni
Mr. and Mrs. Joseph Rampolla (owners of the subject property)
Mr. George Zahner



HOWARD L. ALDERMAN, JR.
halderman@LevinGann.com

DIRECT DIAL
410-321-4640

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
8th Floor
TOWSON, MARYLAND 21204
410-321-0600
FACSIMILE 410-296-2801

duplication
67
ELLIS LEVIN (1893-1960)

January 3, 2002

VIA TELEFAX & REGULAR MAIL

Arnold Jablon, Director
Baltimore County Department of Permits
and Development Management
111 West Chesapeake Avenue, Suite 109
Towson, Maryland 21204

RE: 7704 York Road
Case No. **02-224-SPH**
Request for Postponement and Immediate Rescheduling

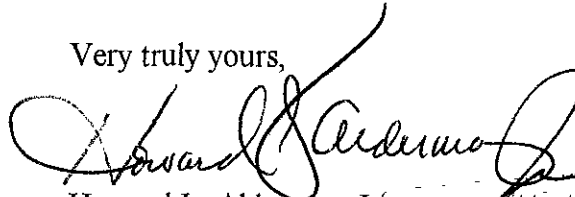
Dear Mr. Jablon:

I am advised by my clients, Mr. and Mrs. Iacoboni, contract purchasers of the above-referenced property, that they received a notice of hearing for the referenced case, scheduled for Friday, January 18, 2002 at 10:00 a.m. As of this writing, I have not yet received my copy of the Notice of Hearing.

I am representing a client in Day No. 2 of the Hilltop Development Plan case, beginning at 9:00 a.m. in Room 106 on Friday, January 18th. I will, therefore, be unable to appear on behalf of Mr. and Mrs. Iacoboni at the zoning hearing. We respectfully request that the hearing on the above-referenced case be **postponed** and that it be **rescheduled as soon as possible**. **If Mr. Zahner will contact me before rescheduling the hearing I will ensure that the date is clear with all concerned.**

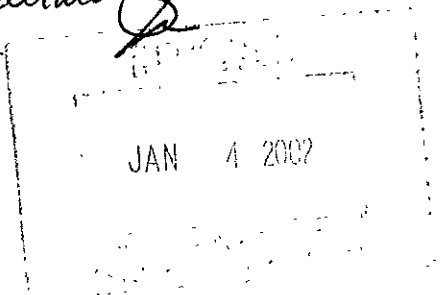
Thank you and please contact me if there is any problem with this request.

Very truly yours,


Howard L. Alderman, Jr.

HLA/gk

c: Mr. and Mrs. Camillo Iacoboni (via telefax only)
Mr. George Zahner (via telefax only)



CASE NAME 7704 York Road
CASE NUMBER 02-224-SPH
DATE 08 FEB 02

[illegible]

**PROFESSIONAL
ESTHETICS
SKIN CARE AND
WELLNESS CENTER**

**TONI IACOBONI, RN
LICENSED ESTHETICIAN**

410·667·0340

BY APPOINTMENT ONLY

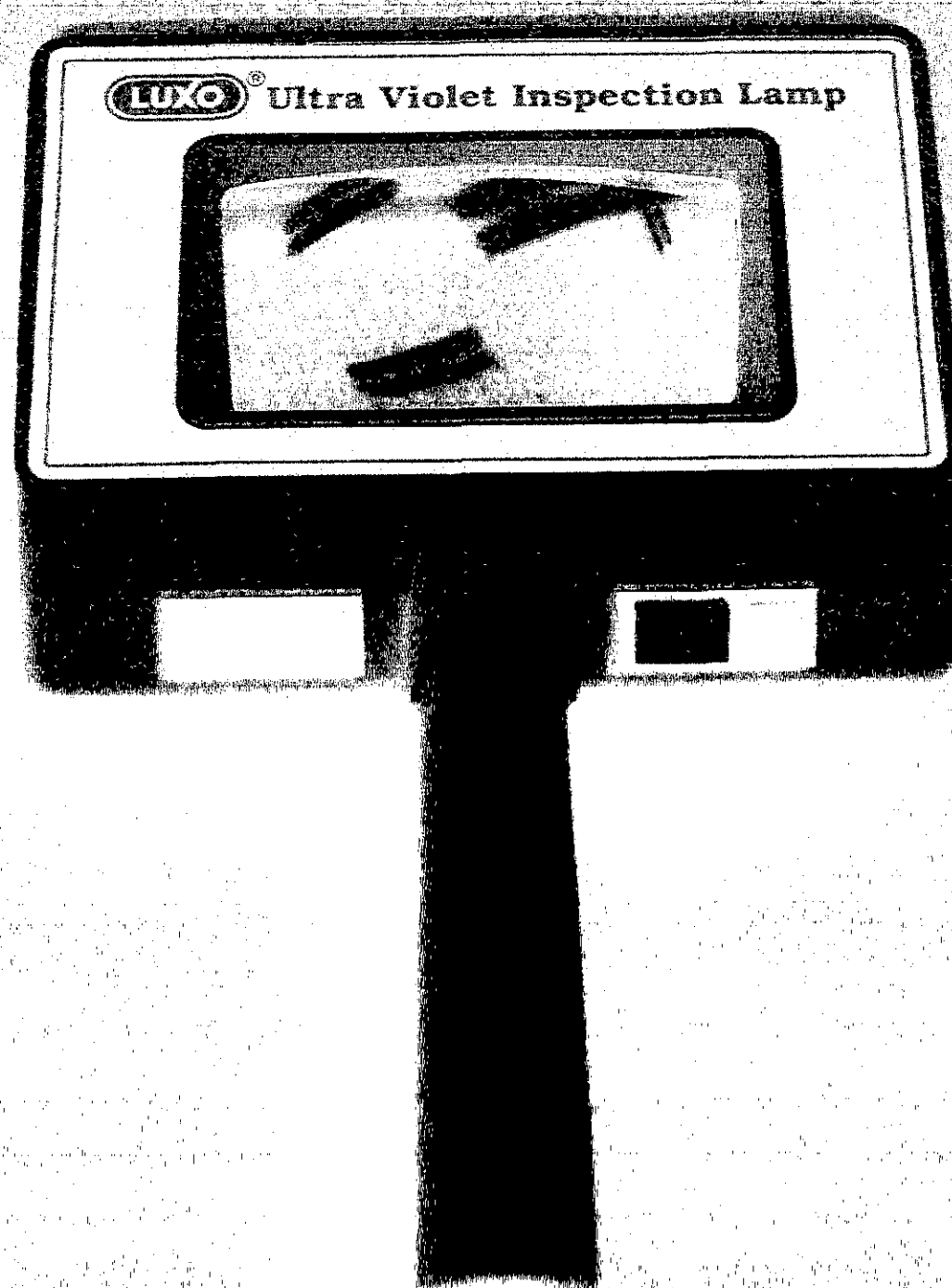
Professional Esthetics

Skin Care and Wellness Center

410-667-0340

By Appointment Only





LICENSEE

90

State of Maryland License

564992

564992
63604224



PROFESSIONAL ESTHETICS INC
10 WARREN RD STE 410
COCKEYSVILLE MD
21030

01

DATE	UNIT	TYPE OF LICENSE	NO. OF	COST
71	4.0	TRADERS	1	25.00

DATE OF ISSUE
MO DAY YR
05 01 01
MONTHS PAID

12

RECEIVED
JAN 11 2002
TOTAL
\$27.00
ISSUED BY
SUZANNE MENCH

ISSUING FEES	2.00
TOTAL	27.00
AMOUNT PAID	

08533078
THIS LICENSE MUST BE PUBLICLY DISPLAYED
AND EXPIRES ON THE LAST DAY OF APRIL 2002

ISSUED BY
SUZANNE MENCH, CLERK
CIRCUIT COURT - BALTIMORE COUNTY
401 BOSLEY AVE. P.O. BOX 6754
TOWSON, MARYLAND 21285-6754

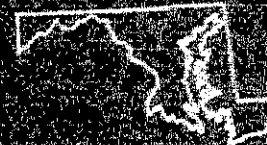


Comptroller of the Treasury
Sales and Use Tax Division
301 W. Preston Street
Baltimore, Maryland
21201-2383

Louis L. Goldstein

Louis L. Goldstein
Comptroller of the Treasury

MARYLAND SALES & USE TAX LICENSE



This license must be displayed prominently.
A separate license is required for each place of business.

Sales and Use Tax Registration Number

08533078

Issue Date

06/19/97

PROFESSIONAL ESTHETICS INC
18928 CALDER AVE
PARKTON, MD 21120-9214

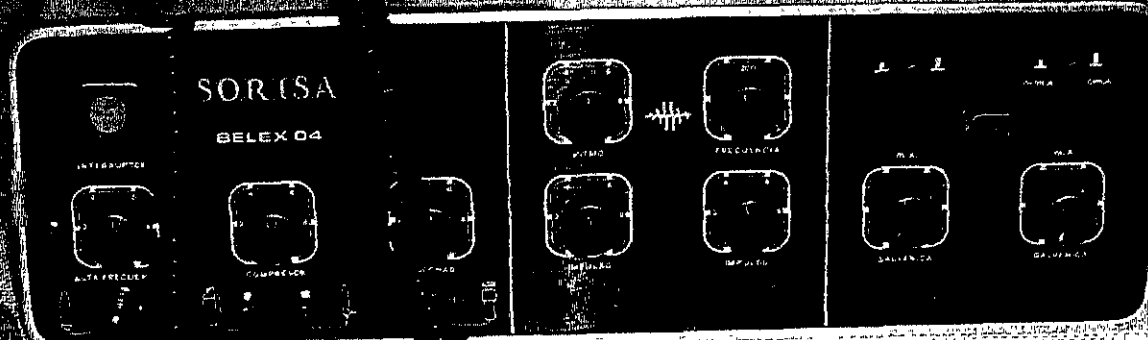
BUSINESS LOCATION

10 WARREN RD STE 410
COCKEYSVILLE, MD 21030



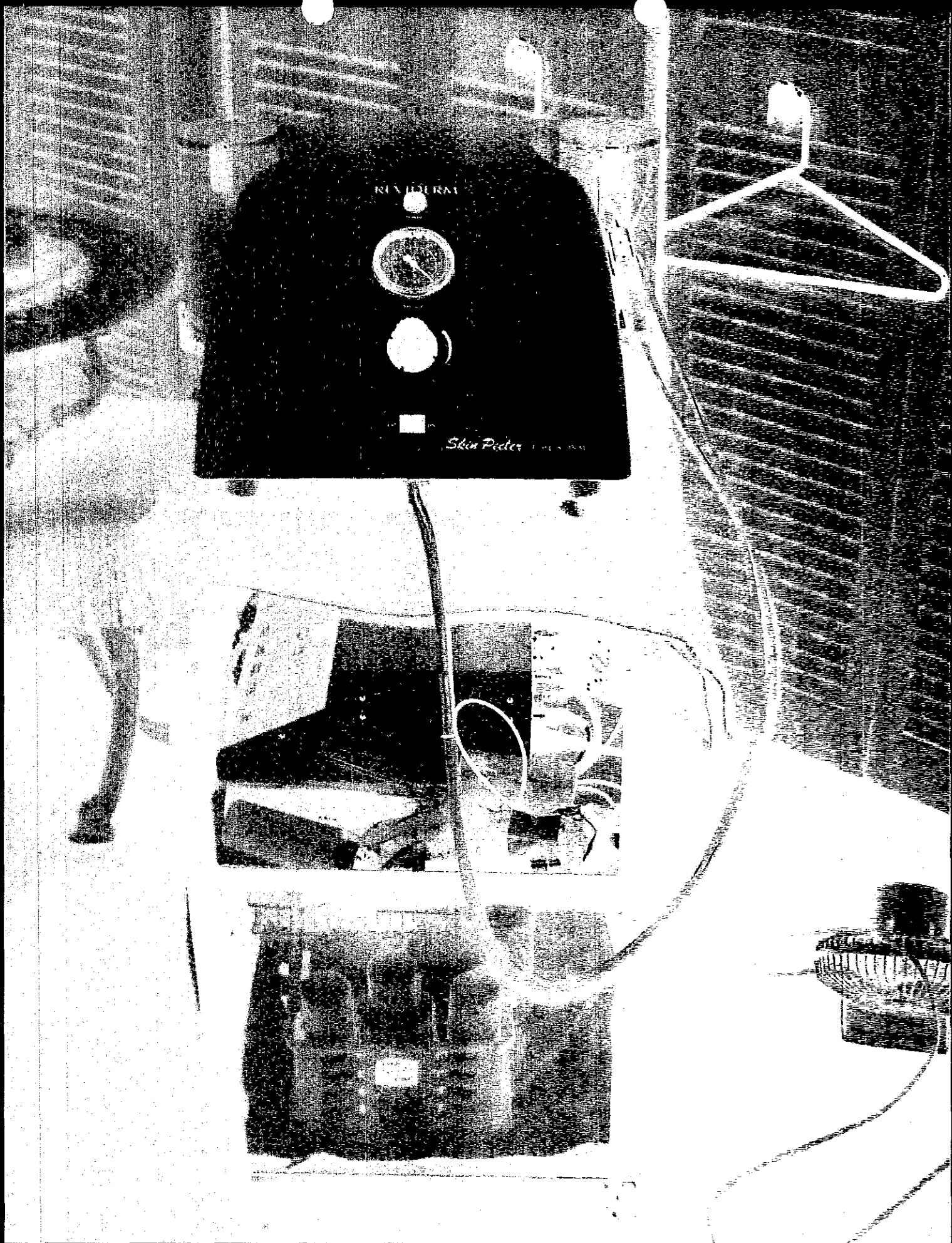
PER OPERATIVE PNEUMATIC PRINCIPLES
OF THE LUNGS

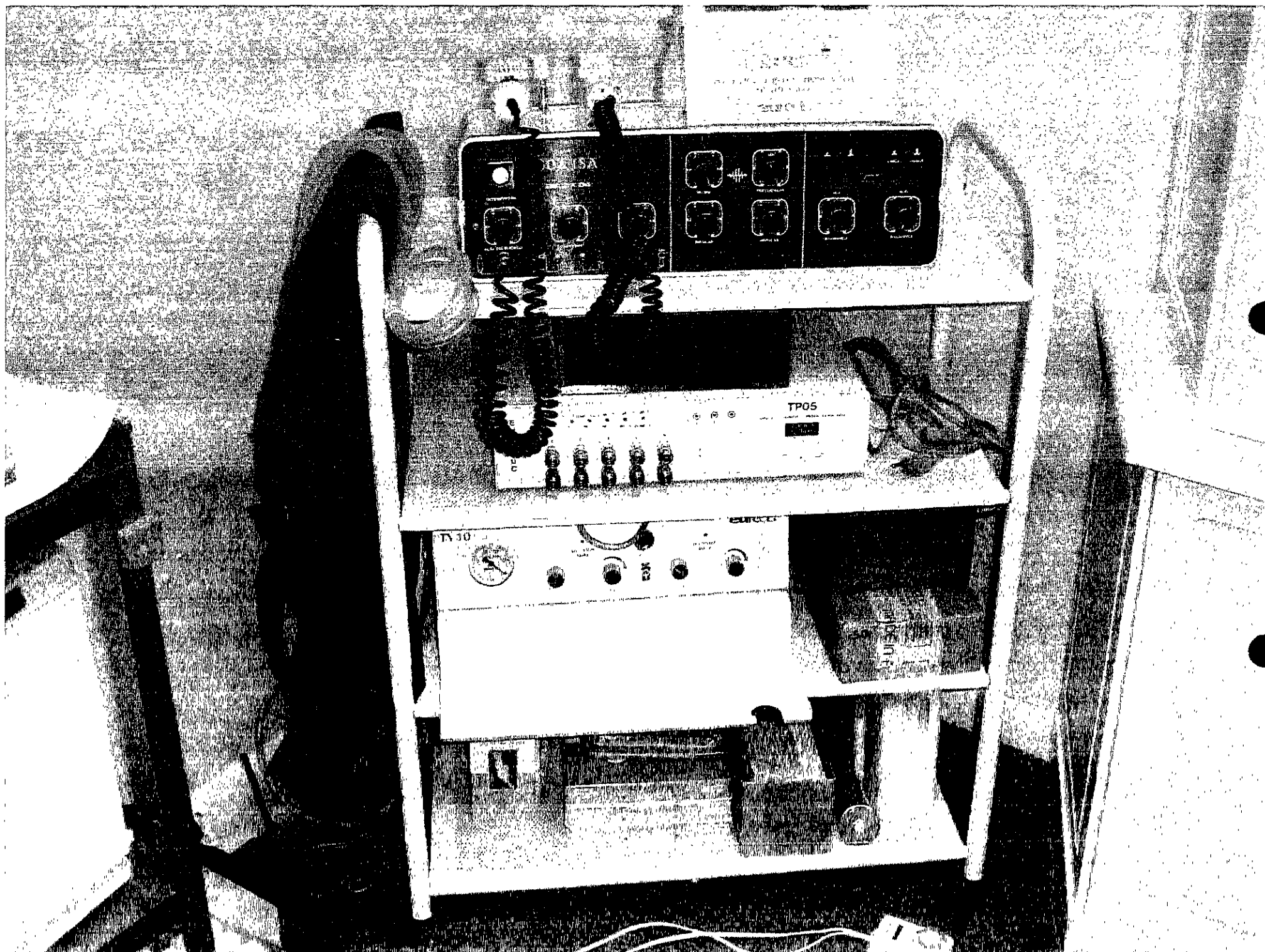
eurody

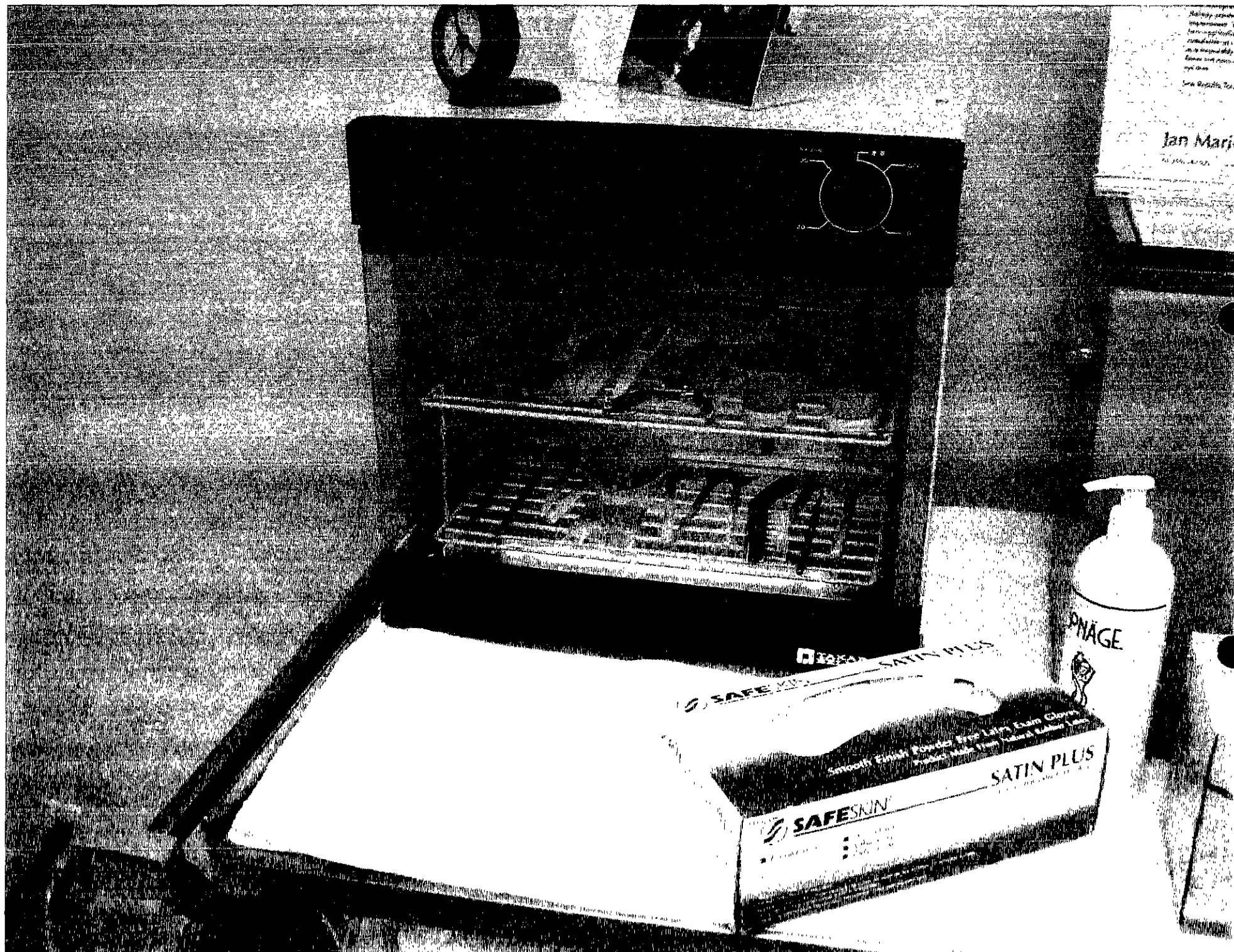


TP05

EUR







Relaxing, soothing
moisturizing, to
be applied after
shaving. It
is a perfect gift
for men and women
of all ages.

Jan Marij

100% Natural

PHAGE

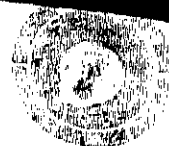
SAFESKIN SATIN PLUS

SAFESKIN

SATIN PLUS

ULTRONICS®

HOSPITAL CARE OF PAIN MANAGEMENT



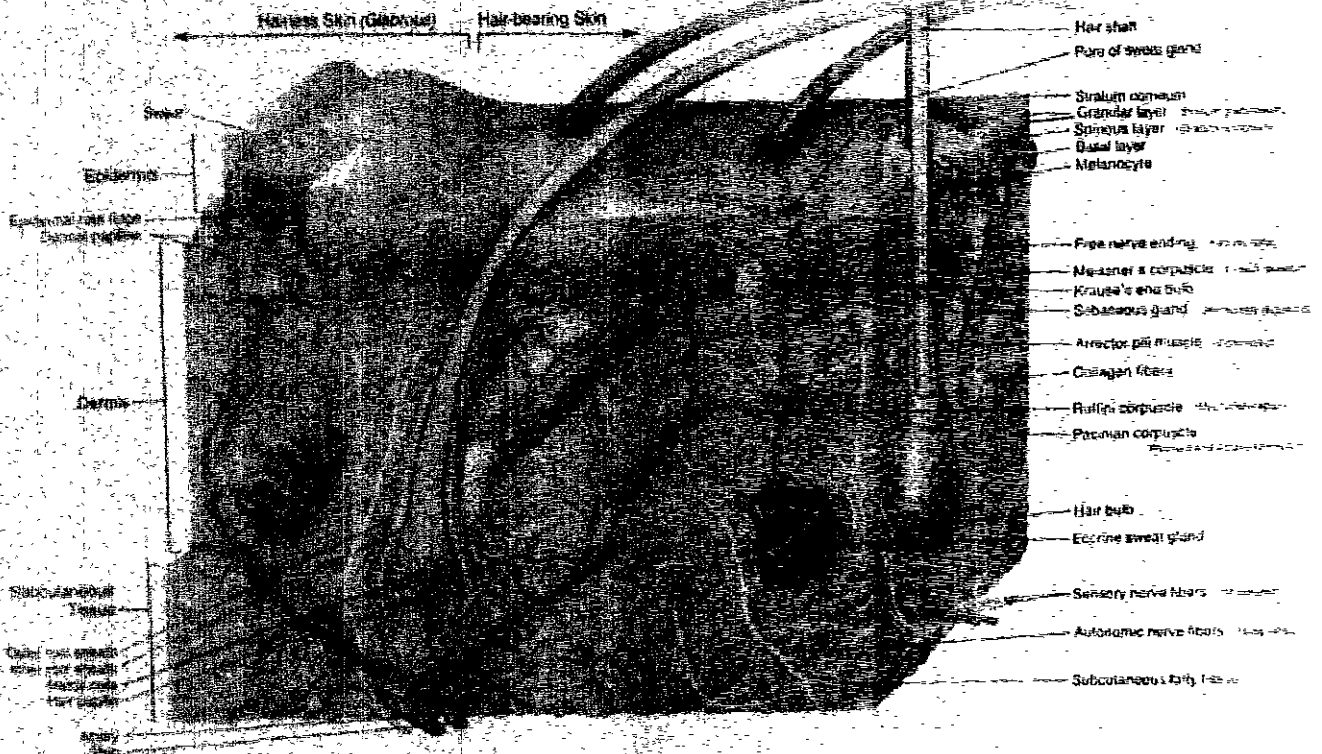
Pain Control

THE SKIN

NAIL



HAIR



TYPES OF SKIN LESIONS



COMMON SKIN AILMENTS



Basal Cell Carcinoma



Melanoma



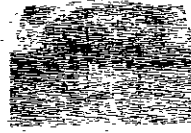
Melanocytic nevus



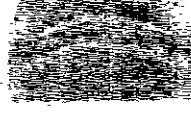
Psoriasis



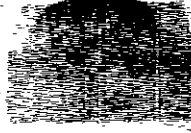
Papular urticaria



Dermatitis



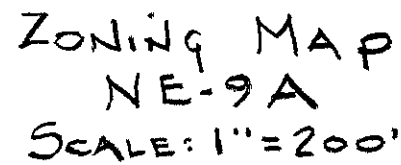
Seborrheic keratosis



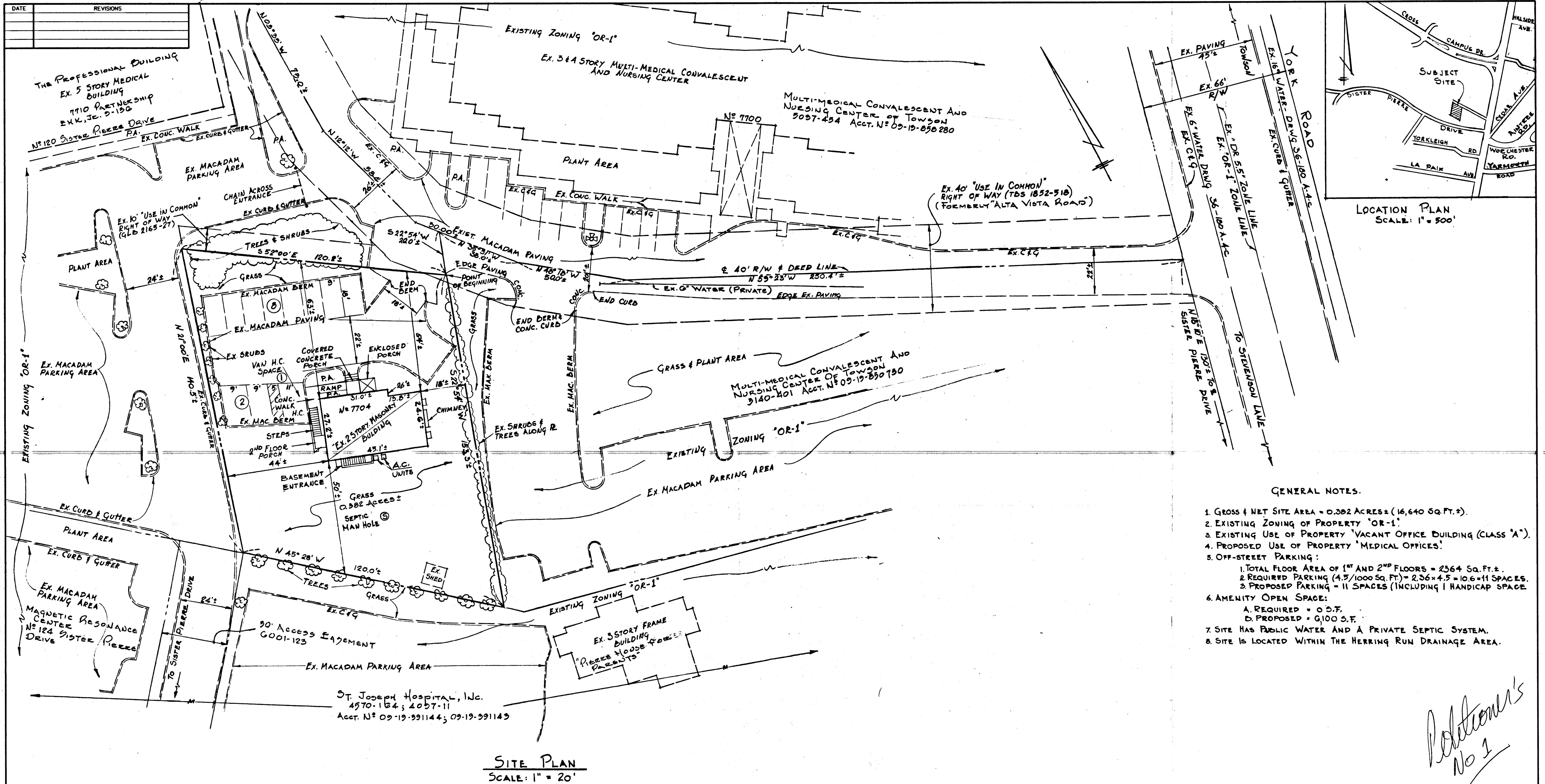
Actinic keratosis



Small lesions, such as freckles, are not shown.



Item # 224



GENERAL NOTES.

1. GROSS & NET SITE AREA = 0.392 ACRES ± (16,640 SQ. FT. ±).
2. EXISTING ZONING OF PROPERTY "OR-1".
3. EXISTING USE OF PROPERTY "VACANT OFFICE BUILDING (CLASS 'A')".
4. PROPOSED USE OF PROPERTY "MEDICAL OFFICES".
5. OFF-STREET PARKING:
 1. TOTAL FLOOR AREA OF 1ST AND 2ND FLOORS = 2364 SQ. FT. ±.
 2. REQUIRED PARKING (4.5/1000 SQ. FT.) = 2.36 x 4.5 = 10.6 = 11 SPACES.
 3. PROPOSED PARKING = 11 SPACES (INCLUDING 1 HANDICAP SPACE).
6. AMENITY OPEN SPACE:
 - A. REQUIRED = 0.03 F.
 - B. PROPOSED = 0.100 S.F.
7. SITE HAS PUBLIC WATER AND A PRIVATE SEPTIC SYSTEM.
8. SITE IS LOCATED WITHIN THE HERRING RUN DRAINAGE AREA.

Robert's
No 1

Item # 224

	KCI TECHNOLOGIES INC. ENGINEERS • PLANNERS • SURVEYORS 10 NORTH PARK DRIVE HUNT VALLEY, MARYLAND 21030 (410) 316-7800			
	PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING 7704 YORK ROAD			
DESIGN BY: RLS	SCALE: AS SHOWN	DATE: Nov. 3, 2001	SHEET NUMBER: 1 OF 1	JOB NUMBER: 01-01171



SITE DATA

1. ELECTION DISTRICT N#9
2. COUNCILMANIC DISTRICT N#4
3. CENSUS TRACT 4907.02
4. DEED REF: M757/122
5. TAX ACCOUNT N# 09-02-571430