

IN RE: PETITIONS FOR SPECIAL HEARING
AND SPECIAL EXCEPTION
E/S Old Annapolis Road, 26" S
centerline of Georgia Avenue
13th Election District
1st Councilmanic District
(4225 Old Annapolis Road)

Colleen Hylton, *Legal Owner*
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-473-SPHX

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing and Special Exception filed by the legal owner of the subject property, Colleen Hylton. The Petitioner is requesting relief for property she owns at 4225 Old Annapolis Road, located in the Lansdowne area of Baltimore County. The special exception request is to approve an arcade with more than 6 amusement devices, pursuant to Section 423.B of the Baltimore County Zoning Regulations (B.C.Z.R.). In addition, special hearing relief is being requested pursuant to Section 422.A(18) of the B.C.Z.R., for approval of the amusement devices as being used in combination with other uses for entertainment, leisure and recreational purposes.

Appearing at the hearing on behalf of the zoning relief were Colleen Hylton, owner of the property, Thomas Church, professional engineer who prepared the site plan of the property and David Mister, attorney at law, representing the Petitioner. Appearing as interested citizens were Marcia Ames from the Arbutus Times, George Twohey, nearby resident and Steven D. Wyman

There were no protestants in attendance.

Testimony and evidence indicated that the property which is the subject of this zoning request, consists of 0.47 acres of land, zoned BL. The subject property is improved with a one-

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Date

6/25/02

By

St. Jameson

story carry-out restaurant known as the "Corner Catch". The property is located on the southeast corner of the intersection of Old Annapolis Road and Georgia Avenue in Lansdowne.

The owner of the property is interested in providing up to 8 coin-operated amusement devices within her carry-out restaurant. In addition, there exists a rather substantial Keno and Lottery business within the premises. Ms. Hylton testified that many residents of the surrounding community, most of whom walk to her business, entertain themselves by playing these coin-operated amusement devices while waiting for their food to be prepared, or while playing Keno on the premises. Her business has grown steadily over the past few years and is at a point where she is in need of adding additional coin-operated machines for her customers. She currently has 4 such machines and is desirous of adding an additional 4 machines for a total of 8. In order to increase the number of amusement devices, the special exception and/or special hearing relief is necessary.

The special hearing relief was filed pursuant to Section 422.A of the B.C.Z.R. That particular provision would permit the Petitioner to have amusement devices so long as the number of devices provided within the establishment would not exceed 4 in number. In the event the Petitioner wishes to provide more than 4 amusement devices, then a special exception for an arcade is necessary. Therefore, I believe it is appropriate to entertain the Petitioner's request for special exception and dismiss the special hearing request as not being applicable to this Petitioner's needs. Accordingly, the Petitioner's request for special hearing shall be denied.

Turning my attention to the special exception request for an arcade, I find that the special exception should be granted. It is clear the Baltimore County Zoning Regulations permits the Petitioner's use in a BL zone by special exception. It is equally clear that the proposed use is not

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Date

6/25/02

By

S. J. J. J.

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 shows that the use meets the prescribed standards and requirements set forth in Section 502.1 of the Baltimore County Zoning Regulations. The Petitioner has shown that the use is conducted without real detriment to the neighborhood and does not adversely affect the public interest. The facts and circumstances do not show that the use at this particular location described by Petitioner's Exhibit No. 1 has 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 use is not detrimental to the health, safety, or general welfare of the locality, nor tends to create congestion in roads, streets, or alleys therein, nor is it inconsistent with the purposes of the property's zoning classification, nor in any other way inconsistent with the spirit and intent of the B.C.Z.R.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 25th day of June, 2002, that the Special Exception request, to approve an arcade with 8 amusement devices, pursuant to Section 423.B of the B.C.Z.R., be and is hereby APPROVED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioner may apply for her permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.

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Date

6/25/02

By

R. J. Jenson

- 2) The Petitioner shall be permitted to provide up to 8 floor-mounted, coin-operated amusement devices within the premises. These amusement devices shall not include the lottery or Keno machines located on the premises or any table-top or bar-top coin machines. In the event the owner of the property violates this provision and provides more than the permitted 8 floor-mounted, coin-operated amusement devices within the premises, then the special exception relief granted herein shall be rescinded and the amusement devices removed from the premises.
- 3) The Petitioner shall be required to continue to work with the Office of Planning relative to the signage on the property and other improvements that need to be made to the property. Any disagreements with the Office of Planning as to the modifications that are necessary to be made to the property shall be brought to the attention of this Deputy Zoning Commissioner for resolution.
- 4) All temporary structures that are located on the property, such as the produce stand and canopy structure shall be removed from the site and stored elsewhere during such times as when they are not in use. These structures are seasonal in nature and shall be removed from the property so as not to be an eyesore to the surrounding community. The shed which contains the snowball stand shall be permitted to remain year round.
- 5) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED, that the Special Hearing relief requested, pursuant to Section 422.A(18) of the B.C.Z.R., for approval of the amusement devices as being used in combination with other uses for entertainment, leisure and recreational purposes, be and is hereby DENIED.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

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Date 6/25/02
By J. J. Jester



Baltimore County
Zoning Commissioner

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

June 25, 2002

David F. Mister, Esquire
Mister, Winter & Bartlett, LLC
30 E. Padonia Road, Suite 404
Timonium, Maryland 21093

RE: Petitions for Special Exception & Special Hearing
Case No. 02-473-SPHX
Property: 4225 Old Annapolis Road

Dear Mr. Mister:

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

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

Very truly yours,

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

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper

Copies to:

Colleen Hylton
4225 Old Annapolis Road
Baltimore, MD 21227

Thomas Church, P.E.
6603 York Road
Baltimore, MD 21212

George Twohey
3000 Georgia Avenue
Baltimore, MD 21227

Steven D. Wyman
222 Bosley Avenue, C-7
Towson, MD 21204

Marcia Ames
c/o Arbutus Times
757 Frederick Road
Catonsville, MD 21228



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 4225^{old} Annapolis Road
which is presently zoned BL

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

The property for amusement devices pursuant to section 422 A(18)
as used in combination with other uses which the zoning commissioner
finds to be entertainment, leisure or recreation oriented.

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/Lessee:

CRS International LLC t/a Corner Catch
Carry-Out

Name - Type or Print

Colleen Hylton

Signature

4225 Annapolis Road 410-609-0715

Address

Baltimore

MD

Telephone No.

21227

City

State

Zip Code

Attorney For Petitioner:

David F. Mister

Name - Type or Print

David F. Mister

Signature

Mister, Winter & Bartlett, LLC

Company

30 E. Padonia Rd., Suite 404 410-561-3000

Address

Suite 404

Telephone No.

Timonium

MD

21093

City

State

Zip Code

Legal Owner(s):

Colleen Hylton

Name - Type or Print

Colleen Hylton

Signature

Name - Type or Print

Signature

4225 Annapolis Rd. 410-609-0715

Address

Baltimore

MD

Telephone No.

21227

City

State

Zip Code

Representative to be Contacted:

David F. Mister

Name

30 E. padonia Rd.,

410-561-3000

Address Suite 404

Telephone No.

Timonium

MD

410-561-3000

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 02-473-SHX

Reviewed By BR Date 4/29/01



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 4225^{old} Annapolis Road

which is presently zoned BL

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

An Arcade with no less than six (6) amusement devices pursuant to section 423 B BCZR.

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

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

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

Contract Purchaser/Lessee:

CRS International LLC t/a Corner Catch Carry-Out

Name - Type or Print

Colleen Hylton

Signature

4225 Annapolis Rd., 410-609-0715

Address

Baltimore

MD

Telephone No.

21227

City

State

Zip Code

Attorney For Petitioner:

David F. Mister

Name - Type or Print

David F. Mister

Signature

Mister, Winter & Bartlett, LLC

Company

30 E. Padonia Rd., 410-561-3000

Address Suite 404

Timonium

MD

Telephone No.

21093

City

State

Zip Code

Legal Owner(s):

Colleen Hylton

Name - Type or Print

Colleen Hylton

Signature

Name - Type or Print

Signature

4225 Annapolis Rd.

410-609-0715

Address

Baltimore

MD

Telephone No.

21227

City

State

Zip Code

Representative to be Contacted:

David F. Mister

Name

30 E. Padonia Rd., 410-561-3000

Address Suite 404

Timonium

MD

Telephone No.

21093

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

SK

Date

4/29/02

Case No. 02-473-SBHX

REC 09/15/98

ORDER RECEIVED FOR FILING

Date

By

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

6603 York Road
Baltimore, Maryland 21212
(410) 377-2600
(410) 377-2625 Fax

ZONING DESCRIPTION FOR #4223-4225 OLD ANNAPOLIS ROAD

Beginning at a point on the east side of Old Annapolis Road which is 60 feet wide at a distance of 26 feet, more or less, south of the centerline of the nearest improved intersecting street, Georgia Avenue which is 50 feet wide.

Being Lots 6, 7, 8, 9 and 10, Block C, as shown on the Plat of Baltimore Highlands, which plat is recorded in the Land Records of Baltimore County in Liber J.W.S. No. 2, Folio 379.

Containing 20,335 square feet of land, or 0.47 acres of land, more or less.

Saving and excepting all that lot of ground more particularly described in a Deed dated July 19, 1986 and recorded among the Land Records of Baltimore County at Liber 7369, Folio 484.

Also known as #4223-4225 Old Annapolis Road and located in the 13th Election District.

01-137

September 25, 2001



#473

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **13359**

DATE 4/29/01 ACCOUNT Row 1-006-6150
AMOUNT \$ 550.00

RECEIVED FROM: David Meister

FOR: Special Hearing & Special Exemption

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

ITM # 473

PAID RECEIPT

BUSINESS ACTUAL TIME
4/30/2002 4/29/2002 16:10:52

REG W804 WALKIN DOOL DND DRAWER 2
>> RECEIPT # 180566 4/29/2002 OFLN
Dep 5 528 ZONING VERIFICATION
CR NO. 013359

Recpt Tot \$550.00
1,100.00 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: #02-473-SPHX

4225 Old Annapolis Road

E/S Old Annapolis Road, 26' S centerline of Georgia Avenue

13th Election District - 1st Councilmanic District

Legal Owner(s): Colleen Hylton

Contract Purchaser: CRS International LLC t/a

Corner Catch Carry-Out, Colleen Hylton

Special Exception: to use this property for an Arcade with not less than six (6) amusement devices. **Special Hearing:** to approve the property for amusement devices as used in combination with other uses.

Hearing: Monday, June 24, 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.

6/017 June 6

C542731

CERTIFICATE OF PUBLICATION

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 6/6/2002.

- ☒ 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.: 02-473-SPHX

Petitioner/Developer: CORNER CATCH
CARRY OUT COLLEEN HYLTON

Date of Hearing/Closing: 6/24/02

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

Attention: Ms. Gwendolyn Stephens

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 4225 OLD

ANNAPOLIS RD.

The sign(s) were posted on

6/8/02
(Month, Day, Year)

Sincerely,

[Signature] 6/8/02
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

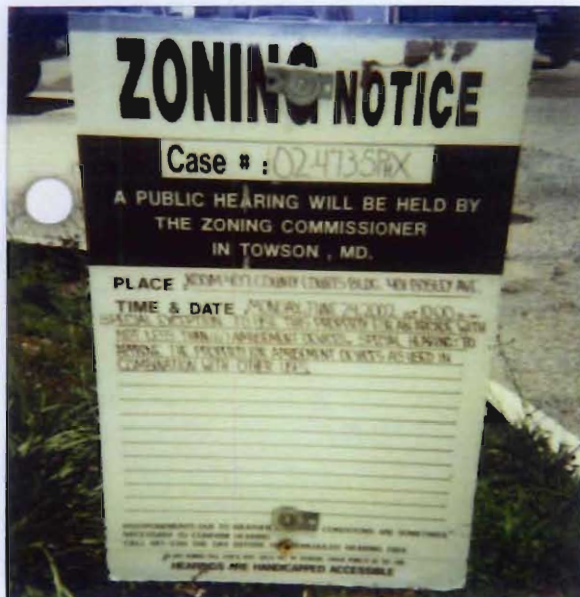
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



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: 02-473-SPHX
Petitioner: CRS INTERNATIONAL LLC
Address or Location: 4225 Annapolis Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID F. WISTER, ESQ.
Address: SUITE 404, 30 E. PADONIA ROAD
TIMONIA, MD. 21093
Telephone Number: (410) 561-2000

TO: PATUXENT PUBLISHING COMPANY
Thursday, June 6, 2002 Issue – Jeffersonian

Please forward billing to:
David F Wister Esquire
Mister Winter & Bartlett
Suite 404
Timonium MD 21093

410 561-3000

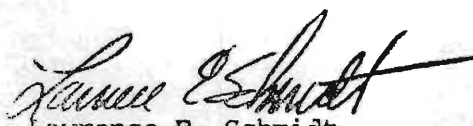
NOTICE OF ZONING HEARING

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: 02-473-SPHX
4225 Old Annapolis Road
E/S Old Annapolis Road, 26' S centerline of Georgia Avenue
13th Election District – 1st Councilmanic District
Legal Owner: Colleen Hylton
Contract Purchaser: CRS International LLC t/a Corner Catch Carry-Out, Colleen Hylton

Special Exception to use this property for an Arcade with not less than six (6) amusement devices. Special Hearing to approve the property for amusement devices as used in combination with other uses.

HEARING: Monday, June 24, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G D Z
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

May 22, 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: 02-473-SPHX

4225 Old Annapolis Road

E/S Old Annapolis Road, 26' S centerline of Georgia Avenue

13th Election District – 1st Councilmanic District

Legal Owner: Colleen Hylton

Contract Purchaser: CRS International LLC t/a Corner Catch Carry-Out, Colleen Hylton

Special Exception to use this property for an Arcade with not less than six (6) amusement devices. Special Hearing to approve the property for amusement devices as used in combination with other uses.

HEARING: Monday, June 24, 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 GJZ
Director

C: David F Mister, Mister Winter & Bartlett, 30 E Padonia Road, Suite 404,
Timonium 21093
Colleen Hylton, 4225 Annapolis Road, Baltimore 21227

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JUNE 8, 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

June 21, 2002

David F Mister
30 E Padonia Road
Suite 404
Timonium MD 21093

Dear Mr. Mister:

RE: Case Number: 02-473-SPHX, 5225 Old Annapolis Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 29, 2002.

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. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Colleen Hylton, 4225 Old Annapolis Road, Baltimore 21227
People's Counsel

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BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 29, 2002

FROM:  Robert W. Bowling
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for May 13, 2002
Item No. 473, 475, 476, 477, 478, 479, 481, 482, 483, 484,
485, 486 and 487

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

RWB:CEN
Cc: file



Baltimore County
Fire Department

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

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

May 9, 2002

ATTENTION: George Zahner

RE: Colleen Hylton

Location: DISTRIBUTION MEETING OF May 13, 2002

Item No.: 473

Dear Mr. Zahner:

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.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

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



Printed with Soybean Ink
on Recycled Paper

Jim
6/5/02

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 3, 2002

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



SUBJECT: 4225 Old Annapolis Road

INFORMATION:

Item Number: 02-473

Petitioner: Colleen Hylton

Zoning: BL

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request providing the following conditions are met:

1. The parking lot should be repaired of all potholes and striped.
2. All non-permitted signs should be removed from the site in an expeditious manner.
3. All signs in need of repair and/or maintenance should be renovated or removed from the site prior to the issuance of any permits.
4. Landscaping should be added along the front of Old Annapolis Road and Georgia Avenue. A landscape plan should be submitted to this department for review and approval prior to the issuance of any permits.

Prepared by:

A handwritten signature in black ink, appearing to be "Maels Cunningham".

Section Chief:

AFK/LL:MAC:

A handwritten signature in black ink, appearing to be "Arnold F. Keller".



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 5.10.02

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

RE: Baltimore County
Item No. 473 BR

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 648, 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,

1-

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
PETITION FOR SPECIAL EXCEPTION
4225 Old Annapolis Road, E/S Old Annapolis Rd,
26' S of c/l Georgia Ave
13th Election District, 1st Councilmanic

Legal Owner: Colleen Hylton
Contract Purchaser: CRS Int'l LLC,
t/a Corner Catch Carry-Out
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
*
* Case No. 02-473-SPHX

* * * * *

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 22nd day of May, 2002 a copy of the foregoing Entry of Appearance was mailed to David F. Mister, Esq., Mister, Winter & Bartlett, 30 E. Padonia Road, Suite 404, Timonium, MD 21093, attorney for Petitioner(s).



PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

MARCIA AMES
(not supporting -
Neutral)

George Twohey
T.A. Church

DAVID F. MISTER

Steven D Wyman

Arbutus TUMES
157 ~~7113~~ Frederick Rd
21228 (Coxsack)

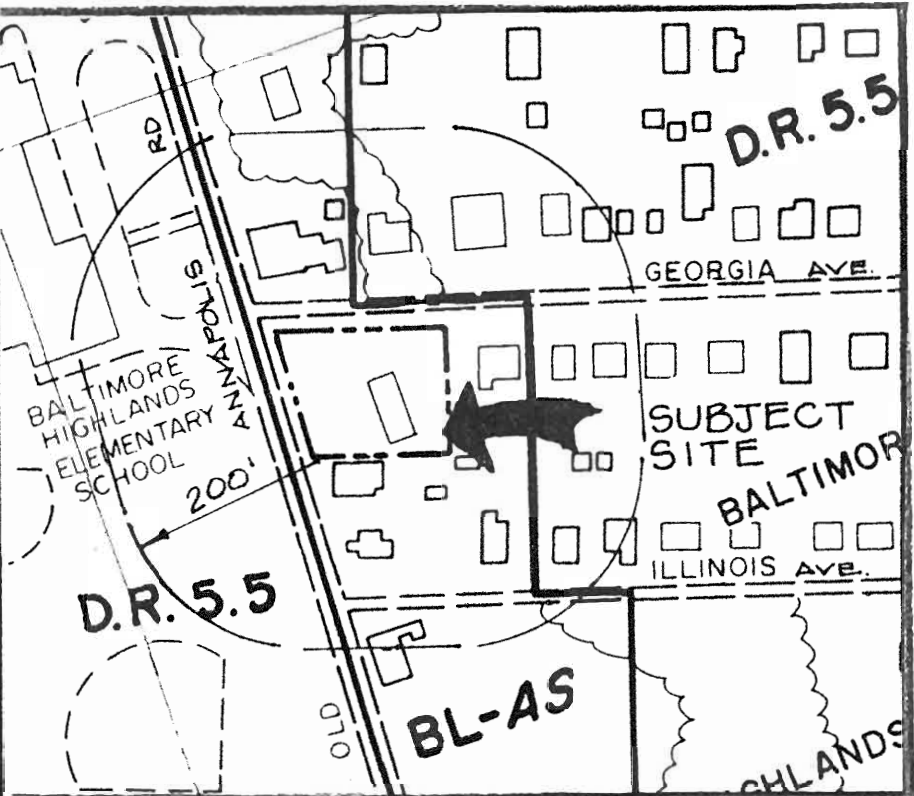
3000 Georgia Ave BALTO MD 21227.
6603 York Rd
(DEC Engineer)
SUITE 404, 30 E. PADENIA RD
71093

222 Baskey Ave C-7
Towson, MD 21204

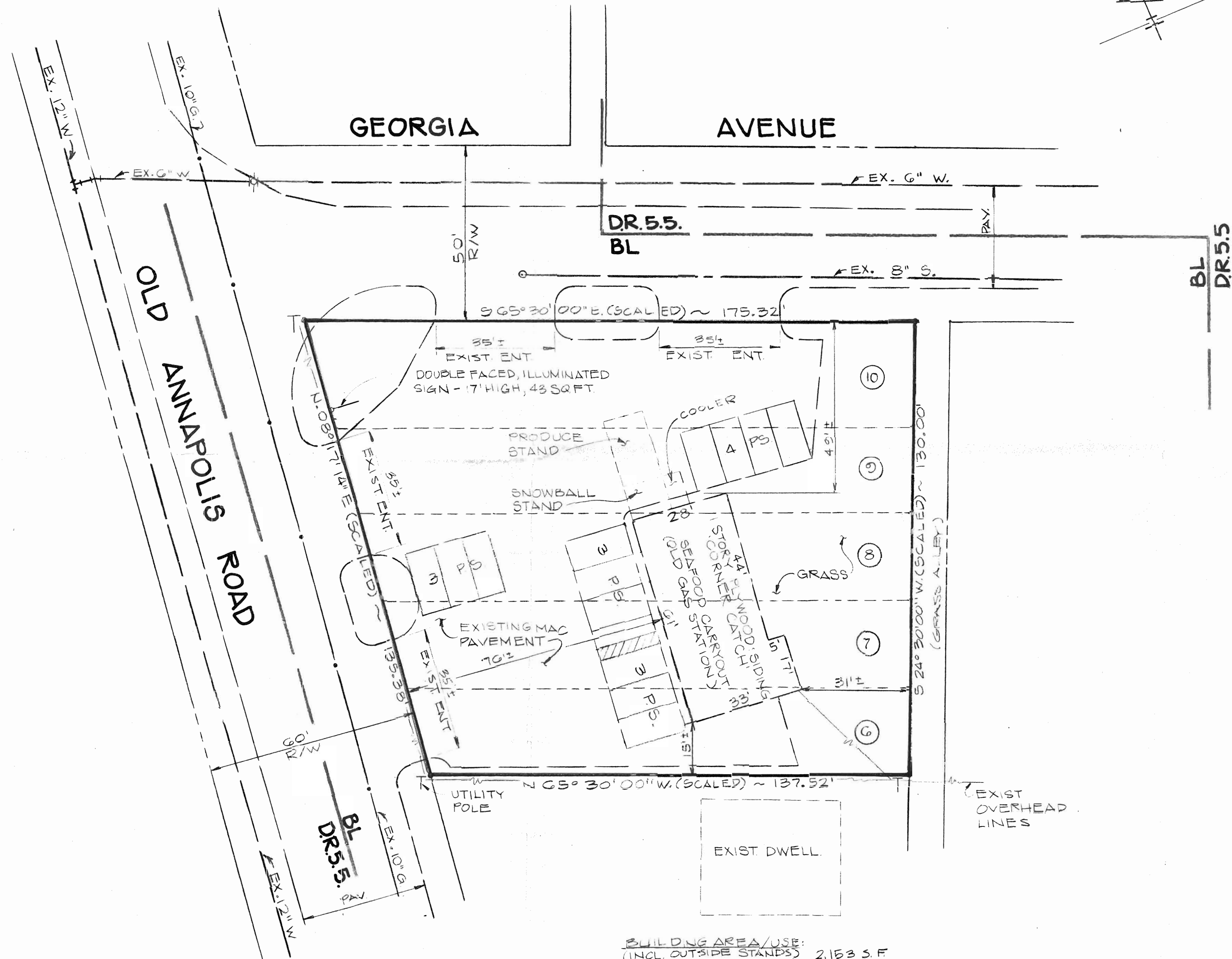




PLAT TO ACCOMPANY PETITION FOR ZONING: ☐ VARIANCE, ☒ SPECIAL EXCEPTION
☒ SPECIAL HEARING



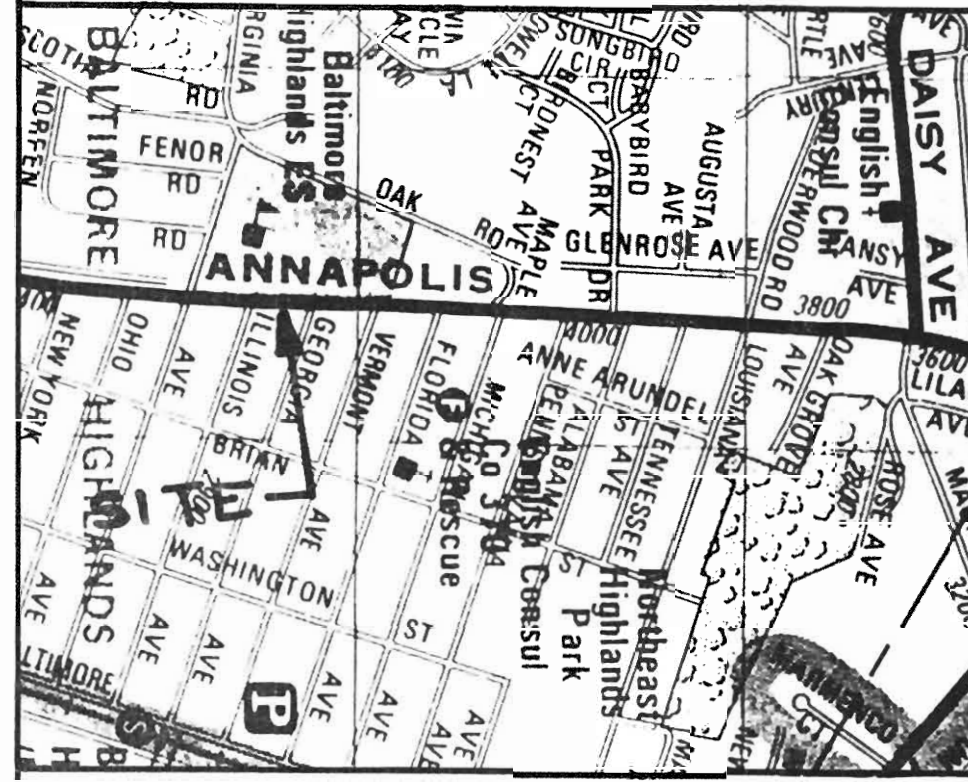
ZONING MAP (MAP NO. SW-6B)
SCALE: 1" = 200'



BUILDING AREA/USE: 2,153 S.F. (INCL. OUTSIDE STANDS) CARRYOUT
GROSS AREA (INCL. 1/2 OF R/W WIDTH): 24,553 SF
FLOOR AREA RATIO: 2,153 SF / 24,553 SF = .088 (3.0 ALLOWED)
PARKING CALCULATIONS:
REQ'D (2,153 SF x .5) - 1,000 = 11 P.S.
PROVIDED = 13 P.S.

PREVIOUS COMMERCIAL PERMITS:	USE
358-68	3 RD Bay Addition
647-75	Alterations
653-75	Fill in 4-Tanks
1533-79	Changing Occupancy from Carpet Sales to Assembly
1281-81	Changing Occupancy from Carpet Sales to Doctor's Office
1400-82	Changing Occupancy & Alterations

CASE NO: 02-473 SPHX



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT #: 13
COUNCILMANIC DISTRICT #: 1
1" = 200' SCALE MAP #: SW-6B
ZONING: BL
LOT SIZE: 20,335 S.F. = 0.467 AC.

SEWER:	☒ PUBLIC	☐ PRIVATE
WATER:	☒ YES	☐ NO
CHESAPEAKE BAY CRITICAL AREA:	☐ YES	☒ NO
PRIOR ZONING HEARINGS:	# 3870	
PREVIOUS COMMERCIAL PERMIT:	SEE SEPARATE LIST	

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #

PROPERTY INFORMATION
(PER M.D.A.T. RECORDS)

OWNER: COLLEEN HYLTON
ADDRESS: 8108 RIVERSIDE DR. PASADENA, MD, 21122
DEED REF.: 14528/203
PLAT REF.: 2/379

NO 100 YEAR FLOOD PLAIN AFFECTS THE SUBJECT SITE.

Hearing Copy
6/27/2004



Drafting RVD	
Check	
Design	
Check	

DEVELOPMENT ENGINEERING CONSULTANTS, INC.
SITE ENGINEERS & SURVEYORS
6603 YORK ROAD 410-377-2600 BALTIMORE, MARYLAND 21212

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION
4225 OLD ANNAPOLIS ROAD
ELECTION DISTRICT NO. 13 BALTIMORE COUNTY, MD.

SHEET 1	DATE 9/27/01	CONTRACT NUMBER 01-137
OF 1	SCALE 1" = 20'	