

IN RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
AND VARIANCE		
NW/corner of Old Annapolis Road	*	DEPUTY ZONING COMMISSIONER
and Arbutus Avenue		
13th Election District	*	OF BALTIMORE COUNTY
1st Councilmanic District		
(3520 Old Annapolis Road)	*	CASE NO. 02-474-XA
3520 Annapolis Holdings, Inc., <i>Legal Owner</i>	*	
and Gateway Tavern, Inc., <i>Lessee</i>	*	

Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Exception and Variance filed by the legal owner of the subject property, 3520 Annapolis Holdings, Inc. The zoning relief involves property located at 3520 Old Annapolis Road. The special exception is to approve an arcade with more than 6 amusement devices in combination with its existing use as a tavern. The variance request is to permit the commercial building with use as a tavern and arcade to have 46 parking spaces in lieu of the 61 required.

Appearing at the hearing on behalf of the request were Roy Bond, representing the owner of the property, Tom Church, professional engineer who prepared the site plan of the property, David F. Mister, attorney at law, representing the Petitioner. Steve Wyman and Marcia Ames also attended the hearing. No one appeared in opposition.

Testimony and evidence indicated that the property, which is the subject of this request consists of 2.2 acres, more or less, zoned for the most part as BL. The subject property is improved with an existing building known as "The Gateway Tavern". The configuration of the property depicting the tavern and parking lot is more particularly shown on Petitioner's Exhibit No. 1, the site plan submitted into evidence at the hearing. The subject property is located on the northwest corner of the intersection of Old Annapolis Road and Arbutus Avenue in Lansdowne.

ORDER RECEIVED FOR FILING

Date 7/8/02

By R. J. Jenson

The purpose of filing the special exception request is to allow the owner of the property to provide as many as 12 coin-operated amusement devices within the subject premises. There currently exists 6 such machines within the tavern. In order to provide up to 12 free-standing machines, the special exception for an arcade is necessary. In addition to the special exception request, a variance is requested to permit 46 parking spaces in lieu of the 61 required. The introduction of additional coin-operated amusement devices within the building has nothing to do with the variance request. The parking layout and design have not changed for this property in many years. The manner in which customers park on the site has never been a problem to this property owner and the variance request is to approve of this existing condition. After considering the testimony and evidence offered at the hearing, I find that the special exception should be granted to allow the Petitioner to provide up to 12 coin-operated amusement devices and the variance to approve of the parking arrangement currently on site should be approved.

It is clear the Baltimore County Zoning Regulations permits the Petitioner's use in an BL/D.R.5.5 zone by special exception. It is equally clear that the proposed use is not 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.

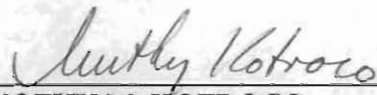
Pursuant to the advertising, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief request in the special exception shall be granted.

THEREFORE, IT IS ORDERED this 8th day of July, 2002, by this Deputy Zoning Commissioner for Baltimore County, that the Petition for Special Exception to approve an arcade with more than 6 amusement devices in combination with its existing use as a tavern, be and is hereby APPROVED.

IT IS FURTHER ORDERED, that the variance request to permit the commercial building with use as a tavern and arcade to have 46 parking spaces in lieu of the 61 required, be and is hereby APPROVED.

IT IS FURTHER ORDERED, that the Petitioners shall be permitted to provide no more than 12 freestanding coin-operated amusement devices within the premises.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING

Date

7/8/02

By





Baltimore County
Zoning Commissioner

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

July 8, 2002

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

RE: Petitions for Special Exception & Variance
Case No. 02-474-XA
Property: 3520 Old Annapolis Road

Dear Mr. Mister:

Enclosed please find the decision rendered in the above-captioned case. The petitions for special exception and variance have been granted in accordance with the enclosed Order.

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:

Roy Bond
5501 Pulaski Highway
Baltimore, MD 21205

Thomas A. Church
6603 York Road
Baltimore, MD 21212

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 Exception

to the Zoning Commissioner of Baltimore County

for the property located at ^{old} 3520 Annapolis Road

which is presently zoned BL DRS. S/BM

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 not less than six (6) amusement devices in combination with its existing use as a tavern 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:

Gateway Tavern, Inc.

Name - Type or Print

By: Carroll L. Bond, III, President
Signature Carroll L. Bond, III, President
3520 Annapolis Rd. 410-636-0563

Address Baltimore MD Telephone No. 21227
City State Zip Code

Attorney For Petitioner:

David F. Mister

Name - Type or Print

Signature

Mister, Winter & Bartlett, LLC

Company

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

Address Suite 404 Telephone No.
Timonium MD 21093
City State Zip Code

Legal Owner(s):

3520 Annapolis Holdings, Inc.

Name - Type or Print

Signature

By: Carroll L. Bond, III, President

Name - Type or Print

Signature

3520 ANNAPOLIS ROAD 410-636-0563

Address

Telephone No.

BALTIMORE, MD

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

21093

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By BL

Date

4/29/02

Case No. 02-474-XA

REV 09/15/98

ORDER RECEIVED FOR FILING

Date

By



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3520^{old} Annapolis Road

which is presently zoned BL / DR 5.5 / BM

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 Variance from Section(s) 409.6.2

To permit an existing commercial building with use as a tavern and arcade to have 46 parking spaces in lieu of 61 spaces required.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To be discussed at the hearing.

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

I, or we, agree to pay expenses of above Variance, 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:

Gateway Tavern, Inc.

By: Carroll L. Bond, III
Signature Carroll L. Bond, III, President
3520 Annapolis Road 410-636-0563
Address Baltimore MD Telephone No. 21227
City State Zip Code

Attorney For Petitioner:

David F. Mister
Name David F. Mister
Signature David F. Mister
Mister, Winter & Bartlett, LLC
Company 30 E. Padonia Rd., 410-561-3000
Address Suite 404 Telephone No. 21093
Timonium MD City State Zip Code

Legal Owner(s):

3520 Annapolis Holdings, Inc.
Name Carroll L. Bond, III
Signature Carroll L. Bond, III, President
By: Carroll L. Bond, III, President
Name Carroll L. Bond, III, President
Signature Carroll L. Bond, III, President
3520 Annapolis Road 410-636-0563
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. 21093
Timonium MD City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING
Reviewed By BM Date 4/28/02

Case No. 02-474-XA

Date 9/15/98

ORDER RECEIVED FOR FILING

Date

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

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

ZONING DESCRIPTION FOR #3520 OLD ANNAPOLIS ROAD

Beginning for the first parcel at a point at the centerline of Old Annapolis Road, which is 40 feet wide, at a distance of 21 feet, more or less, north of the centerline of the nearest improved intersecting street, Arbutus Avenue which is 40 feet wide, thence the following courses and distances: 1) Westerly, 181.09 feet 2) Northerly, 125.00 feet 3) Easterly, 214.58 feet to the centerline of Old Annapolis Road 4) Southerly along centerline of Old Annapolis Road, 129.41 feet to the place of beginning, as recorded in Deed Liber 14426, Folio 178.

Containing 24,729 square feet or 0.57 acres of land, more or less, which includes the right-of-way of Old Annapolis Road.

Subject to whatever rights, easements, and restrictions that have passed on to the State of Maryland because of the right-of-way of Old Annapolis Road.

Also known as #3520 Old Annapolis Road and located in the 13th Election District.

Beginning for the second thereof on the west side of Old Annapolis Road which is of variable width at a distance of 235 feet, more or less, north of the centerline of the nearest improved intersecting street, Arbutus Avenue which is 40 feet wide, thence the following courses and distances: 1) South 10 degrees 25 minutes 30 seconds West, 54.89 feet, 2) South 18 degrees 30 minutes West, 30.59 feet to intersect the third line of

the previously described first parcel, thence binding reversely on the third and second lines of the previously described first parcel the following courses and distances: 3) Westerly, 194.58 feet 4) Southerly, 125.00 feet to the north side of Arbutus Avenue 5) Westerly, along the north side of Arbutus Avenue, 280.69 feet 6) North 18 degrees 15 minutes East, 160.00 feet 7) South 86 degrees 30 minutes East, 335.47 feet 8) North 03 degrees 28 minutes West, 54.00 feet 9) North 86 degrees 32 minutes East, 140.00 feet to the place of beginning as recorded in Deed Liber 14795, Folio 313.

Containing 49,271 square feet or 1.32 acres of land, more or less.

Also known as #125 N. Arbutus Avenue and located in the 13th Election District.

01-137

September 25, 2001



DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

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

ZONING DESCRIPTION FOR #3520 OLD ANNAPOLIS ROAD

Beginning at the centerline of Old Annapolis Road, which is 40 feet wide, at a distance of 21 feet, more or less, north of the centerline of the nearest improved intersecting street, Arbutus Avenue which is 40 feet wide, thence the following courses and distances: 1) Westerly, 461.78 feet, 2) North 18 degrees 15 minutes East, 160.00 feet 3) South 86 degrees 32 minutes East, 335.47 feet 4) North 03 degrees 28 minutes West, 54.00 feet 5) North 86 degrees 32 minutes East, 140.00 feet, 6) South 10 degrees 25 minutes 30 seconds West, 54.89 feet, 7) South 18 degrees 30 minutes West, 30.59 feet, 8) Easterly, 20 feet, 9) Southerly, 129.41 feet to the place of beginning.

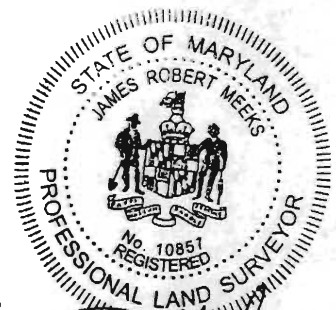
Containing 82,228 square feet or 1.89 acres of land, more or less, which includes the right-of-way of Old Annapolis Road.

Subject to whatever rights, easements, and restrictions that have passed on to the State of Maryland because of the right-of-way of Old Annapolis Road.

Also known as #3520 Old Annapolis Road and #125 N. Arbutus Avenue and located in the 13th Election District.

01-137

May 1, 2002



#474

James R. Meeks 5/02/02

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 13358

DATE 4/29/02 ACCOUNT ROU-006-6150

AMOUNT \$ 530.00

RECEIVED FROM: Dan. S. Minister

FOR: Special Exception & Variance

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 474

PAID RECEIPT

BUSINESS ACTUAL TIME
4/30/2002 4/29/2002 16:10:59
REG W304 WALKIN DDL DMD DRAWER 2
>> RECEIPT # 180567 4/29/2002 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 013358
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: #02-474-XA

3520 Old Annapolis Road

NW/corner of Old Annapolis Road & Arbutus Avenue

13th Election District - 1st Councilmanic District

Legal Owner(s): Carroll L. Bond III, President

Contract Purchaser: Gateway Tavern, Inc.,

Carroll L. Bond, III, President

Special Exception: to use this property for an Arcade with not less than six (6) amusement devices in combination with its existing use as a tavern. **Variance:** to permit an existing commercial building with use as a tavern and arcade to have 40 parking spaces in lieu of 61 spaces required.

Hearing: Monday, June 24, 2002 at 11:00 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.

6/018 June 6

C542735

CERTIFICATE OF PUBLICATION

6/7/2002

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 6/6/2002.

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

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-474-XA

Petitioner/Developer: GATEWAY

TAVERN CARROLL L. BOND III

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 3520 OLD ANNAP-

-OLIS RD

The sign(s) were posted on 6/8/02
(Month, Day, Year)

Sincerely,

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

SSC ROBERT BLACK

(Printed Name)

1508 Leslie Rd

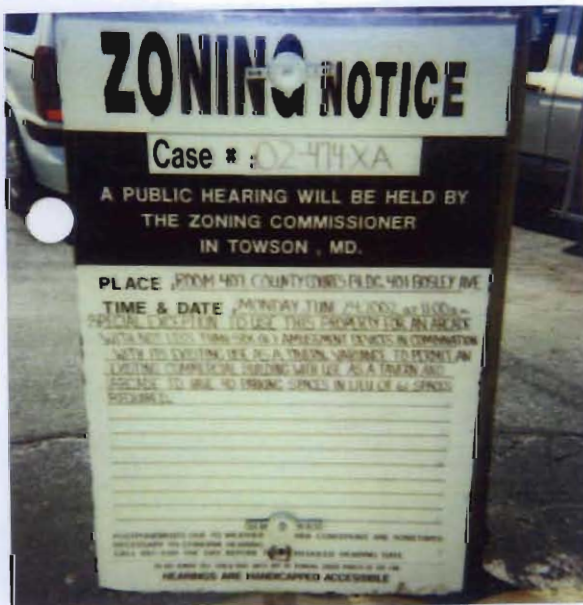
(Address)

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: 02-474-XA
Petitioner: GATEWAY TAVERN, INC.
Address or Location: 3520 old Annapolis Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID F. MISTER, ESQ.
Address: # SUITE 404, 36 E. PARNONIA ROAD
TIMONIA, MD. 21093
Telephone Number: (410) 561-3000

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

Please forward billing to:

David F Mister Esquire
Mister Winter & Bartlett
30 E Padonia Road
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: 02-474-XA

3520 Old Annapolis Road

NW/corner of Old Annapolis Road & Arbutus Avenue

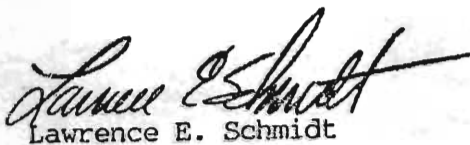
13th Election District – 1st Councilmanic District

Legal Owner: Carroll L Bond III, President

Contract Purchaser: Gateway Tavern, Inc, Carroll L Bond, III, President

Special Exception to use this property for an Arcade with not less than six (6) amusement devices in combination with its existing use as a tavern. Variance to permit an existing commercial building with use as a tavern and arcade to have 40 parking spaces in lieu of 61 spaces required.

HEARING: Monday, June 24, 2002 at 11:00 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: 02-474-XA
3520 Old Annapolis Road
NW/corner of Old Annapolis Road & Arbutus Avenue
13th Election District – 1st Councilmanic District
Legal Owner: Carroll L Bond III, President
Contract Purchaser: Gateway Tavern, Inc, Carroll L Bond, III, President

Special Exception to use this property for an Arcade with not less than six (6) amusement devices in combination with its existing use as a tavern. Variance to permit an existing commercial building with use as a tavern and arcade to have 40 parking spaces in lieu of 61 spaces required.

HEARING: Monday, June 24, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon GDD
Director

C: David F Mister, Mister Winter & Bartlett, 30 E Padonia Road, Suite 404,
Timonium 21093
Gateway Tavern Inc, Carroll L Bond III, President, 3520 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: 02-474-XA, 3520 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: Carroll L Bond III, President, 3520 Old Annapolis Road, Baltimore 21227
People's Counsel



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: Carroll Bond

Location: DISTRIBUTION MEETING OF May 13, 2002

Item No.: 474

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

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. 474

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

On-site parking spaces must have on-site maneuvering area. Therefore, some of the parking spaces should be removed.

RWB:CEN
Cc: file

June 6/24

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 4, 2002

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

SUBJECT: 3520 Old Annapolis Road

INFORMATION:

Item Number: 02-474

Petitioner: Carroll L. Bond, III

Zoning: BL, DR 5.5, & BM

Requested Action: Special Exception



SUMMARY OF RECOMMENDATIONS:

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

1. The existing paved parking areas located to the east and south of the existing building should either be resurfaced or, at a minimum, the holes should be patched.
2. All of the off-street parking spaces should be striped.

Prepared by:

Mark A. Cunniff

Section Chief:

Arnold F. Keller

AFK/LL:MAC:



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. 474 32

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,

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 EXCEPTION
PETITION FOR VARIANCE
3520 Old Annapolis Road, NWC Old Annapolis Rd
& Arbutus Ave
13th Election District, 1st Councilmanic

Legal Owner: 3520 Annapolis Holdings, Inc.
Contract Purchaser: Gateway Tavern, Inc.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-474-XA

* * * * *

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

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

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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

PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

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