

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
W/S Radecke Avenue, 480' S of the c/l *
Hazelwood Avenue * ZONING COMMISSIONER
(4937 Hazelwood Avenue) *
14th Election District * OF BALTIMORE COUNTY
6th Council District *
Elias Rizakos, et ux, Owners; * Case No. 02-535-X
4937 Corporation, Contract Lessees *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Exception filed by the owners of the subject property, Elias and Vula Rizakos and Dimitrios and Mary Vangelakos, and the Contract Lessees, 4937 Corporation, through their attorney, David F. Mister, Esquire. The Petitioners request a special exception to permit an arcade with no less than six (6) amusement devices in connection with the existing use as a restaurant, pursuant to Section 423.B of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property and requested relief are more particularly described 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 Elias Rizakos, property owner, Tom Church, the Professional Engineer who prepared the site plan, and David F. Mister, Esquire. There were no Protestants or other interested persons present. It is to be noted that Mr. Rizakos is a principal in the 4937 Corporation, Contract Lessees.

Testimony and evidence offered revealed that the subject property is a triangular shaped parcel located at the northwest corner of the intersection of Radecke Avenue and Hazelwood Avenue in Overlea. The property contains a gross area of 2.38 acres, more or less, zoned B.L. and is improved with a 1½ story restaurant known as the Hazelwood Inn. The property also features a large parking field containing 109 spaces. Apparently, the property has been used as a restaurant for many years. Although an indoor seating area is provided, the restaurant also serves carryout

ORDER RECEIVED FOR FILING

Date

By

7/31/02

[Signature]

foods. Largely in connection with this use, the Petitioners propose the installation of an arcade area with no more than 12 video/arcade game machines. Although these machines could be used by patrons of the restaurant, it is anticipated that they will be used mainly by individuals who are waiting for carryout orders. There are no interior/exterior building changes or use proposed; the primary use will continue to be that of a restaurant. The arcade use is only to provide an amenity for the existing restaurant operation.

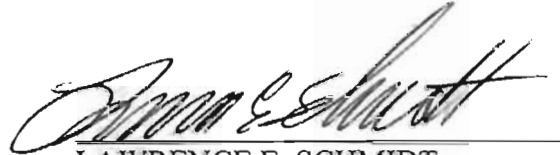
The use proposed is permitted by special exception pursuant to Section 423.B of the B.C.Z.R. Based upon the testimony and evidence, it is clear that the proposal is appropriate and that the relief requested should be granted. The evidence is persuasive that the proposed use will not be detrimental to the health, safety or general welfare of the locale. The long-standing nature of the restaurant use and the lack of Protestants at the hearing are persuasive to a finding that the business is not objectionable to the adjacent property owners or those who reside in the neighborhood. Additionally, there will be no exterior/interior changes to the restaurant. However, although the property is zoned B.L., it seems appropriate to restrict the number of machines. In this regard, the Petitioners noted that there will be no more than 12 freestanding machines. This does not include the tabletop trivia games, which will have multiple screens throughout the restaurant. The limit of 12 will be as to the freestanding machines. In this regard, it is to be noted that although the building area is nearly 6800 sq.ft., less than 40 sq.ft. will be devoted to the arcade use.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 3/08 day of July, 2002 that the Petition for Special Exception seeking relief to permit an arcade with no less than six (6) amusement devices in connection with the existing use as a restaurant, pursuant to Section 423.B of the Baltimore County Zoning Regulations (B.C.Z.R.), and in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

ORDER RECEIVED FOR FILING
Date 7/31/02
By [Signature]

- 1) The Petitioners may apply for their 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.
- 2) There will be no more than 12 freestanding machines in the arcade area.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date

7/31/12

By





**Baltimore County
Zoning Commissioner**

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

July 31, 2002

David F. Mister, Esquire
30 E. Padonia Road, Suite 404
Timonium, Maryland 21093

RE: PETITIONS FOR SPECIAL EXCEPTION

W/S Radecke Avenue, 480' S of the c/l Hazelwood Avenue
(4937 Hazelwood Avenue), 14th Election District – 6th Council District
Elias Rizakos, et ux, Owners; 4937 Corporation, Contract Lessees; and,

S/S Windsor Mill Road, 270' W of the c/l Lord Baltimore Drive
(7207 Windsor Mill Road), 2nd Election District – 1st Council District
Elias Rizakos, et ux, Owners; RV Associates, t/a Windsor Inn, Lessees

Cases Nos. 02-535-X and 02-536-X

Dear Mr. Mister:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Exception have 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,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Elias Rizakos
7207 Windsor Mill Road, Baltimore, Md. 21207
Mr. & Mrs. Dimitrios Vangelakos
4937 Hazelwood Avenue, Baltimore, Md. 21206
Mr. Thomas Church, Development Engineering Consultants, Inc.
6603 York Road, Baltimore, Md. 21212
People's Counsel; Case File

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



Printed with Soybean Ink
on Recycled Paper



which is presently zoned BL

Case No. 02-535-X
REV 09/15/98

ATTACHMENT TO PETITION FOR SPECIAL EXCEPTION FOR
4937 HAZELWOOD AVENUE

ADDITIONAL LEGAL OWNERS:

Dimitrios Vangelakos

Dimitrios Vangelakos

Mary Vangelakos

Mary Vangelakos

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

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

ZONING DESCRIPTION FOR #4937 HAZELWOOD AVENUE

Beginning at a point on the west side of Radecke Avenue which is 100 feet wide at a distance of 480 feet south of the centerline of the nearest improved intersecting street, Hazelwood Avenue which is 40 feet wide, thence the following courses and distances. 1) South 72 degrees 19 minutes 05 seconds West, 564.66 feet along the north side of a 20 foot alley, 2) North 30 degrees 33 minutes, 25 seconds East, 111.12 feet 3) North 35 degrees 46 minutes 44 seconds East, 637.75 feet to the south side of Hazelwood Avenue, thence along the south side of Hazelwood Avenue the following courses and distances: 4) South 76 degrees 25 minutes 34 seconds East, 75.34 feet 5) North 69 degrees 45 minutes 24 seconds East, 36.69 feet to the west side of Radecke Avenue, thence along the west side of Radecke Avenue the following courses and distances: 6) South 01 degrees 35 minutes 32 seconds East, 7.65 feet 7) along a curve to the left with a radius of 900.00 feet for an arc length of 92.07 feet, 8) along a curve to the left with a radius of 900.00 feet for an arc length of 199.56 feet 9) South 06 degrees 22 minutes 10 seconds East, 139.83 feet to the place of beginning, as recorded in Deed Liber 10078, Folio 734.

Containing 149,340 square feet or 3.43 acres of land, more or less.

#535

Subject to:

- 1) A perpetual right-of-way easement shown on a plat dated August 22, 1957, Drawing No. W-115R-36095-106A and recorded among the Land Records of Baltimore County in Liber 3351, Folio 384.
- 2) A temporary easement for Radecke Avenue as shown on Baltimore County, Bureau of Land Acquisition Drawing No. RW-67-067-2 and a 12 foot right-of-way described in a Deed, Liber 183, Folio 72.

Saving and excepting all that lot of ground more particularly described as follows:

Beginning at a point on the west side of Radecke Avenue which is 100 feet wide at a distance of 10.63 feet, more or less, north of the point of beginning of the previously described parcel, thence the following courses and distances: 1) South 74 degrees 15 minutes 35 seconds West, 316.98 feet 2) North 01 degrees 26 minutes 45 seconds East, 188.10 feet 3) North 87 degrees 17 minutes 25 seconds East, 287.76 feet to the west side of Radecke Avenue, thence continuing the same course 4) North 87 degrees 17 minutes 25 seconds East, 5.33 feet 5) South 06 degrees 55 minutes 10 seconds East, 114.98 feet 6) South 74 degrees 15 minutes 35 seconds West, 6.51 feet, to the place of beginning as recorded in Deed Liber 10078, Folio 734.

Containing 45,868 square feet or 1.05 acres of land, more or less.

Subject to the bed of Radecke Avenue, 5 feet more or less,
and parallel and westerly to the fifth line described above.

Also known as #4937 Hazelwood Avenue located in the 15
Election District.

01-137

September 25, 2001



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 12696

DATE 5/23/02 ACCOUNT R001-006-6150

AMOUNT \$ 300.00

RECEIVED
FROM:

David M. S. ter

FOR:

Special Recreation - 4937

Michael A. J.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 535

PAID RECEIPT

BUSINESS ACTUAL TIME
5/29/2002 5/28/2002 15:57:29

REC WSO4 WALKIN DIOL DWD DRAWER 2

>>RECEIPT # 183425 5/28/2002 OFLN

Dept 5 528 ZONING VERIFICATION

CR NO. 012696

Recpt Tot \$300.00
600.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

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

Case: #02-535-X
1937 Hazelwood Avenue
W/side Radecke Avenue
480 feet south center line of
Hazelwood Avenue
14th Election District
6th Councilmanic District
Legal Owner(s): Elias and
Vula Rizakos
Contract Purchaser: Mary
Vangelakos

Special Exception: to use
an arcade with no less than
six (6) amusement devices
in connection with the ex-
isting use as a restaurant.

Hearing: Friday, July 19,
2002 at 9:00 a.m. in Room
407, County Courts Build-
ing, 401 Besley 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 con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

JUL 17/024 July 2 C548292

CERTIFICATE OF PUBLICATION

7/31, 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 7/21, 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.: 02-535-X

Petitioner/Developer: MARY

VANBOL AKOS

Date of Hearing/Closing: 7/19/02

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 4937 HAZELWOOD AVE

The sign(s) were posted on 6/30/02
(Month, Day, Year)

Sincerely,

[Signature] 6/30/02
(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: 02-535-X
Petitioner: 4937 CORPORATION f/a HAZELWOOD INN
Address or Location: 4937 Hazelwood Ave.

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID F. MISTER, ATTORNEYS AT LAW
Address: SUITE 2104, 30 E. PAONIA RD.
T, MD. 21093
Telephone Number: (410) 561-2000

TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 2, 2002 Issue – Jeffersonian

Please forward billing to:

David F. Mister, Esquire
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: 02-535-X

4937 Hazelwood Avenue

W/side Radecke Avenue 480 feet south center line of Hazelwood Avenue

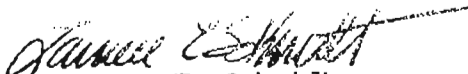
14th Election District – 6th Councilmanic District

Legal Owner: Elias and Vula Rizakos

Contract Purchaser: Mary Vangelakos

Special Exception to use an arcade with no less than six (6) amusement devices in connection with the existing use as a restaurant.

HEARING: Friday, July 19, 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

June 12, 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: 02-535-X

4937 Hazelwood Avenue

W/side Radecke Avenue 480 feet south center line of Hazelwood Avenue

14th Election District – 6th Councilmanic District

Legal Owner: Elias and Vula Rizakos

Contract Purchaser: Mary Vangelakos

Special Exception to use an arcade with no less than six (6) amusement devices in connection with the existing use as a restaurant.

HEARING: Friday, July 19, 2002 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

Arnold Jablon
Director

C: David F. Mister, Esquire, Mister, Winter & Bartlett, LLC, 30 East Padonia Road, Suite 404, Timonium 21093
Elias and Vula Rizakos, 7207 Windsor Mill Road, Baltimore 21207
Mary Vangelakos, 4937 Hazelwood Road, Baltimore 21206

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 2, 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

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

July 12, 2002

David F Mister
Mister Winter & Bartlett LLC
30 E Padonia Road
Suite 404
Timonium MD 21093

Dear Mr. Mister:

RE: Case Number: 02-535-A, 4937 Hazelwood Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 28, 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. GDR
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Mr. & Mrs. Rizakos, 7207 Windsor Mill Road, Baltimore 21207
4937 Corporation, Mary Vangelakos, 4937 Hazelwood Avenue, Baltimore 21206
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

June 11, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF June 10, 2002

Item No.: See Below

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.

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

535-549

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

hs
7/19

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: July 22, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For June 17, 2002
Item Nos. 535, 536, 537, 538, 539, 540,
543, 544, 545, 547, and 549

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

RWB:CEN:jrb

cc: File

JES
7/19

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS/RS*

DATE: July 15, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of June 10, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

535-537, 539, 540, 546, 547, 549

As
7/19

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 19, 2002

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

JUN 19 2002

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-535

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:

Mark A. Cunningham

Section Chief:

Arnold F. Keller, III

AFK/LL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 6.17.02

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

RE: Baltimore County
Item No. 535 BR

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration 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,

1c 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
4937 Hazelwood Avenue W/side Radecke Ave
480 ft South ctr line Hazelwood Ave
14th Election District 6th Councilmanic District

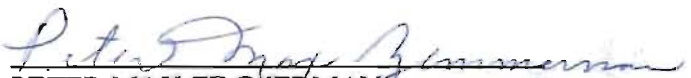
Legal Owner: Elias and Vula Rizakos
Contract Purchase Mary Vangelakos
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-535-X

* * * * *

ENTRY OF APPEARANCE

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

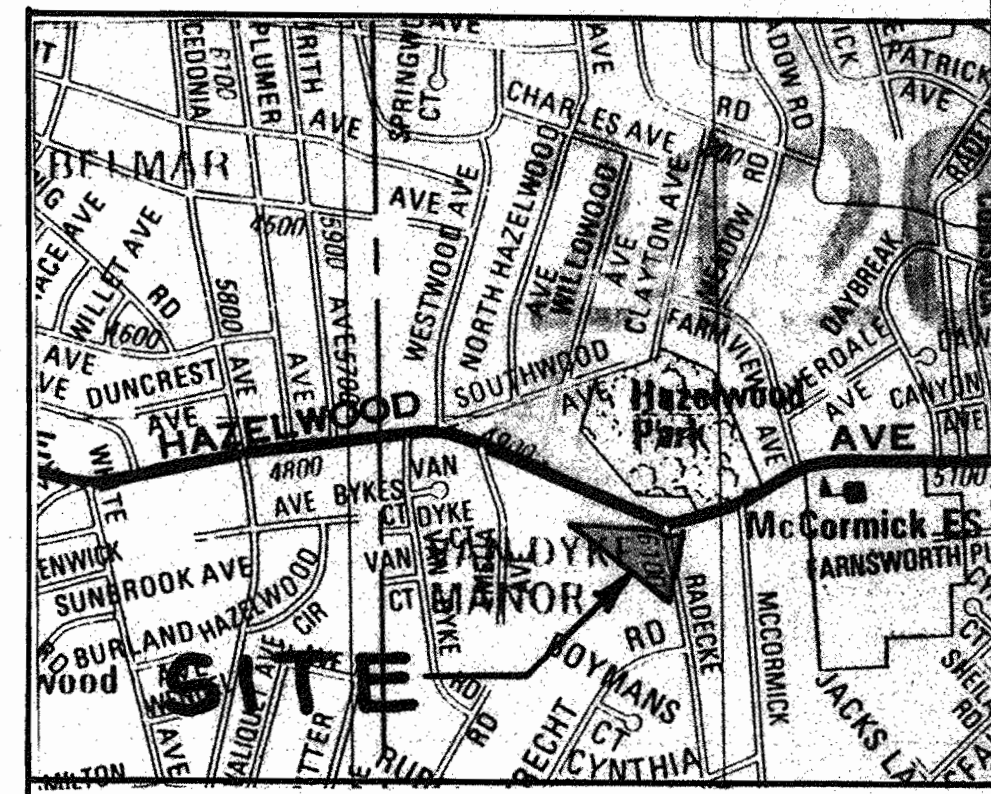
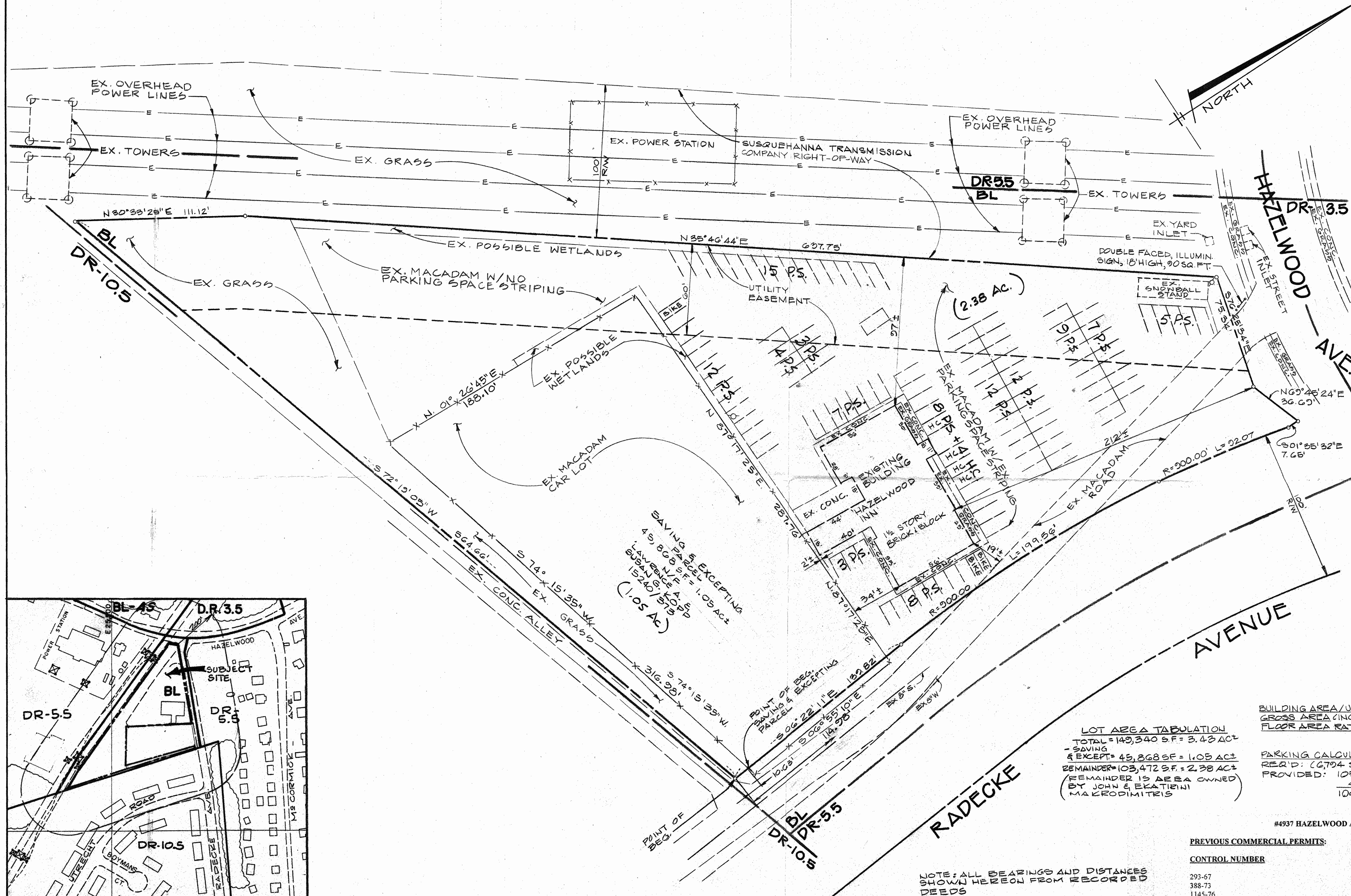

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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 20th day of June, 2002 a copy of the foregoing Entry of Appearance was mailed to David F. Mister, MISTER, WINTER AND BARTLETT, LLC 30 E. Padonia Rd., Timonium, MD 21093, attorney for Petitioner(s).


PETER MAX ZIMMERMAN



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT #: 14

COUNCILMANIC DISTRICT #: 6

1"=200' SCALE MAP # : NE-6E

ZONING : BL

LOT SIZE: 103,472 SF = 2.38 AC. ±
(EXCLUDES SAVING E)
(EXCEPTING PARCEL)

PUBLIC PRIVATE

SEWER: ☒ ☐

WATER : ☒ ☐

YES NO

CHESAPEAKE BAY CRITICAL AREA ☐ ☒

PRIOR ZONING HEARINGS: #5318

PREVIOUS COMMERCIAL PERMIT: SEE
SEPARATE LIST

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
-------------	--------	--------

3h	535	02-535-X
----	-----	----------

PROPERTY INFORMATION

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

OWNER JOHN EKATIRINI MAKRODIMITRIS
ADDRESS 4937 HAZELWOOD AVENUE
BALTIMORE, MD 21206

DEED REF. 10078/734
PLAT REF. N/A

BUILDING AREA/USE: 6,794 SF / RESTAURANT
GROSS AREA (INCL. 1/2 OF R/W WIDTH): 122,335 SF
FLOOR AREA RATIO: $\frac{6,794 \text{ SF}}{122,335 \text{ SF}} = 0.06$ (3.0 ALLOWED)

PARKING CALCULATIONS:

PARKING CALCULATIONS:
 REQ'D: $(6,794 \text{ S.F.} \times 16) \div 1,000 = 109 \text{ P.S.}$
 PROVIDED: 105 REG

4 HC
100 TOTAL P.S.

PREVIOUS COMMERCIAL PERMITS:

CONTROL NUMBER

293-67
388-73
1145-76
216-79
1409-79
1032-81

USE

Hazelwood Inn Res.
Construct Addition on Front
Construct Addition
Complete Addition on Side
Addition
Additions



ZONING MAP

SCALE: 1" = 200'

(MAP NO.) (NE 4E)

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

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION
4937 HAZELWOOD AVE.
ELECTION DISTRICT NO. 14 BALTIMORE COUNTY, MD.

SHEET 1	DATE 9/27/01	CONTRACT NUMBER
OF 1	SCALE 1" = 30'	<u>01-137</u>