

IN RE: PETITIONS FOR SPECIAL HEARING,
SPECIAL EXCEPTION & VARIANCE –
SE/Cor. Annapolis Rd. & Alabama Ave.
(4001 Annapolis Road)
13th Election District
1st Council District

Estate of Jerome Savaliski
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 03-302-SPHXA
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing, Special Exception and Variance filed by the owners of the subject property, the Estate of Jerome Savaliski, by Victoria A. Savaliski, Personal Representative, and the Contract Lessee, Karen Randle, through their attorney, Maureen E. Murphy, Esquire. The Petitioners request a special hearing to approve a tanning salon as equivalent to a beauty shop and as such, permitted by right in the B.L. zone. In the alternative, the Petitioners request a special exception for a tanning salon (community building) in a B.L. zone and variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Sections 232.2 and 232.3 to permit side yard setbacks of 0 feet in lieu of the required 10 feet for an existing structure on a corner lot, and a rear yard setback of 6 feet in lieu of the required 20 feet for a structure in a B.L. zone abutting a residential zone; and from Sections 232.4 and 409.6 and 409.8.A.4 to allow 14 parking spaces in lieu of the required 17 and a setback of 0 feet in lieu of the required 10 feet from the property line. 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 Karen Randle, Contract Lessee of the subject property, her daughter, Julia L. Stallings, James S. Patton, the Professional Engineer who prepared the site plan of this property, and Maureen Murphy, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

FILED
3/4/03
FOR FILING
By

Testimony and evidence presented revealed that the subject property is a corner lot located on the southeast side of the intersection of Annapolis Road and Alabama Avenue in the Baltimore Highlands community of western Baltimore County. The property contains a gross area of .465 acres, more or less, zoned B.L., and is improved with a one-story building, 1,428 sq.ft. in area, which was apparently constructed in 1948. At one time, the building was used as a pharmacy; however, most recently was used as an Avon sales representative training center. In addition to the main area of the building, there exists to the rear of the structure two separate apartments, each approximately 620 sq.ft. in area, and a 20' x 28' garage.

Jerome Savaliski, now deceased, owned the property for many years. In fact, testimony indicated that Mr. Savaliski also owned other properties in the area, including two abutting parcels. As shown on the site plan, his estate owns a dwelling to the rear (east) of the subject property, adjacent to Alabama Avenue, and a commercial building which abuts Annapolis Road on the south side of the subject property.

In any event, Ms. Randle is desirous of leasing a portion of the building for a tanning salon. As shown on the site plan, the proposed area of the tanning salon will include the main area of the building and one of the apartments, for a total area of approximately 2,040 sq.ft. The other apartment will remain and the garage used for storage. Initially, the proposed operation will feature eight (8) tanning beds/booths; however, that number may be expanded to up to 13. In addition to the tanning services, the salon will offer for sale a number of beauty products, including tanning lotions, moisturizers, skin care products, beach wear and accessories. It is anticipated that body waxing and herbal body washing services will also be offered. Ms. Randle testified that the business will operate seven days a week, from approximately 9AM to 9PM; however, is expected to close earlier on Sundays. The salon will offer a variety of memberships to individuals, including memberships for a certain length of time or for a designated number of tanning sessions. There will be a minimum of two employees on the premises at all times and some walk-in business will be allowed. Many of the tanning booths will be reserved by appointment. Ms. Randle further indicated that if the business is successful,

she hopes to ultimately expand the use to a day spa, which would include other beauty services, such as facials and manicures, etc.; however, those services will not be offered initially.

In evaluating the issues presented in this case, a determination must first be made as to the nature of the proposed use. It is well settled that the B.C.Z.R. are written in the inclusive. That is, only uses specifically identified as permitted by right or by special exception are allowed. (See Kowalski v. Lamar, 25 Md. App. 493 (1975) and Section 102.1 of the B.C.Z.R.) Similarly, Section 230 regulates uses in the B.L. zone. The preface of that Section states, "The following uses only are permitted" (emphasis added).

The phrase, "tanning salon" is not listed in Section 101 of the B.C.Z.R. where words and phrases used throughout the regulations are defined. Likewise, "tanning salon" is not identified within the use regulations of the B.C.Z.R. In view of this absence, a determination must be made as to where tanning salons fit under the uses that are identified. The Petitioners urge that a tanning salon be considered "a beauty shop", which is a use specifically permitted by right under Section 230.9 of the B.C.Z.R.

A "beauty shop" is likewise not defined in Section 101 of the B.C.Z.R. In such event, the regulations direct the reader to consult Webster's Third New International Dictionary. Therein, "beauty shop" is defined as "An establishment or department in an establishment where hairdressing, facials and manicures are done." Under this definition, a tanning salon cannot be considered a beauty shop. The testimony offered by Ms. Randle was that hairdressing services would not be provided at the facility. Although facials and manicures might ultimately be provided, they are not among the services that will initially be offered. In view of this conclusion, the Petition for Special Hearing must be denied in that a tanning salon does not fall within the definition of a beauty shop, and thus, is not permitted as of right.

The Petitioners argued that the proposed use might be considered a beauty salon, pursuant to the authority set out in the Zoning Commissioner's Policy Manual (Pg. 4-1.4). Therein, the Policy Manual notes that tanning salons are not specifically listed in the B.C.Z.R., but might be permitted as "accessory" to other identified uses including beauty shops, barber shops, etc. Although this Section is

instructive, it is not relevant in this case in that the tanning salon operation is the primary focus of the business and is not accessory to another use. Accessory uses are defined in Section 101, which requires that such uses be customarily incidental or subordinate to a primary use. In this case, the primary use is to offer tanning services.

The use can be permitted, however, under the Petition for Special Exception. Section 230.13 of the B.C.Z.R. enumerates uses that are permitted by special exception in the B.L. zone. Among such uses are, "community building, swimming pool, or other structure or land use devoted to civic, social, recreational and educational activities including use of the building as a catering hall." In prior cases, the Office of the Zoning Commissioner has considered tanning salons to fall within the community building definition (see e.g., Case No. 02-489-X). In that case, it was indicated that the services offered by tanning salons might be considered recreational in nature and thus, the use falls within the community building/special exception use.

In this case, the testimony was persuasive that the proposed use will not be detrimental to the health, safety and general welfare of the locale and meets the requirements set out in Section 502.1 of the B.C.Z.R. The general character of the area is commercial and this use is consistent with other uses in the vicinity. Indeed, it appears that the proposed use is consistent with previous uses of the subject property. Based upon the testimony and evidence offered, all of which was undisputed, I find that the proposed use falls within the community building definition for a special exception and should be granted.

The final Petition to be considered relates to variance relief. Variances are requested to legitimize the location of the existing building. In this regard, Mr. Patton testified that the site plan is not based on a field survey and the distances shown between the building and property lines are imprecise. The site plan shows that the building is angled on the property and comes within 4 feet (more or less) to the right-of-way line for Alabama Avenue. Additionally, a distance of no greater than 8 feet (more or less) is shown between the building and the dwelling to the rear (east). Relief is requested from Section 232.2 and 3 of the B.C.Z.R. to allow these existing setbacks to remain. In this regard, there is no exterior construction or additions proposed to the building.

Based upon the testimony and evidence offered, I am persuaded to grant the requested relief. As noted above, the building is quite old and has existed on the site for nearly 60 years. To require its relocation or modification to comply with the regulations would be unreasonable and impractical.

Variance relief is also requested for the existing parking lot. The site plan shows that 8 parking spaces are located on that side of the building fronting Annapolis Road and an additional 6 spaces are provided to the rear of the building. Relief is requested from the parking requirements of Section 409. Under that Section, 11 parking spaces would be required for the tanning salon operation (5 spaces per 1,000 sq.ft. of floor space). Additionally, 1.5 parking spaces are required for the one-bedroom apartment to the rear of the building that will be retained. The site plan indicates that 4 parking spaces are designated for use in connection with the garage; however, that might not be necessary in that the garage is to be used for storage purposes only. In any event, there are 14 parking spaces proposed. It appears that 14 spaces are sufficient to accommodate the proposed uses. Additionally, it was indicated at the hearing that there is adequate parking in the immediate vicinity and that parking for the subject property has traditionally been shared with the commercial lot next door. In sum, I believe that sufficient parking exists to accommodate the proposed use and that variance relief should be granted from the parking and loading space requirements.

It is also to be noted that the Office of Planning submitted a Zoning Advisory Committee (ZAC) comment, which suggests certain repairs/improvements be made to the site as a condition of approval. While I agree that such improvements are appropriate, I do not believe that they should be the burden of Ms. Randle. Moreover, I am appreciative of the financial hardship it would impose upon Ms. Randle to require that these improvements be made while she is attempting to start the business. Thus, I will not impose Planning's recommendations as a condition to approval; however, I will require that such improvements be made within two years of the date of this Order. This should provide sufficient time for Ms. Randle to establish her business before she has to commit resources, if necessary, to repairs.

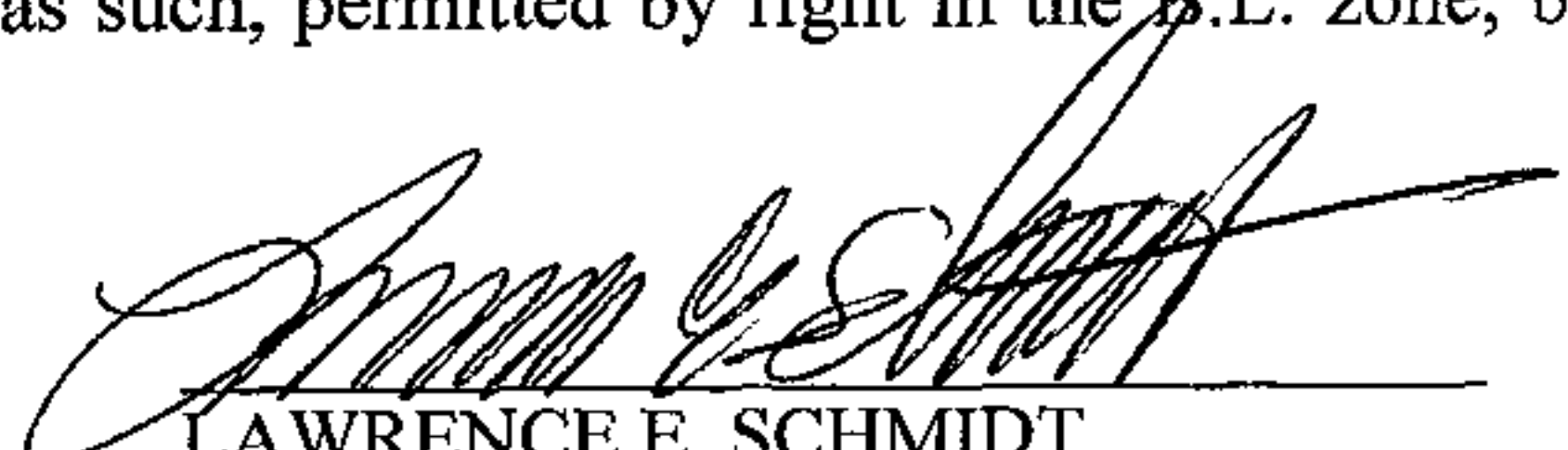
Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth herein, the relief requested shall be granted in part and denied in part.

THEREFORE IT IS ORDERED by the Zoning Commissioner for Baltimore County this 4th day of March, 2003 that the Petition for Special Exception to approve a tanning salon (community building) in a B.L. zone, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Sections 232.2 and 232.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 0 feet in lieu of the required 10 feet for an existing structure on a corner lot, and a rear yard setback of 6 feet in lieu of the required 20 feet for a structure in a B.L. zone abutting a residential zone; and from Sections 232.4 and 409.6 and 409.8.A.4 to allow 14 parking spaces in lieu of the required 17 spaces and a setback of 0 feet in lieu of the required 10 feet from the property line, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 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) Pursuant to the ZAC comments submitted by the Office of Planning, dated January 16, 2003, Petitioners shall complete all improvements to the site within two years of the date of this Order.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that that the Petition for Special Hearing to approve a tanning salon as equivalent to a beauty shop and as such, permitted by right in the B.L. zone, be and is hereby DENIED.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

OFFICE OF PLANNING
3/4/03
LES



Baltimore County
Zoning Commissioner

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

March 3, 2003

Maureen E. Murphy, Esquire
Murphy & Murphy, LCC
14 North Rolling Road
Catonsville, Maryland 21228

RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE
SE/Corner Annapolis Road & Alabama Avenue
(4001 Annapolis Road)
13th Election District – 1st Council District
The Estate of Jerome Savaliski - Petitioners
Case No. 03-302-SPHXA

Dear Ms. Murphy:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Exception and Variance have been granted and the Petition for Special Hearing denied, 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 black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Ms. Victoria A. Savaliski, P.O. Box 1401, Pasadena, Md. 21123
Ms. Karen Randle, 3007 Delaware Avenue, Baltimore, Md. 21227
Mr. James S. Patton, 305 W. Chesapeake Avenue, Suite 100, Towson, Md. 21204
Office of Planning; People's Counsel; Case File

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



Printed with Soybean Ink
on Recycled Paper



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

4001 Annapolis Rd.
for the property located at Baltimore, MD 21227
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

a Tanning Salon as of right ^{AS EQUIVALENT TO} (beauty shop) _{USE, AP} in BL zone.

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:

Karen Randle
Name - Type or Print
Karen Randle
Signature
3007 Delaware Ave. (410) 636-0878
Address Telephone No.
Baltimore, MD 21227
City State Zip Code

Attorney For Petitioner:

Maureen E. Murphy, Esquire
Name - Type or Print City
Murphy & Murphy, L.L.C.
Signature Company
14 North Rolling Rd. (410) 744-4967
Address Telephone No.
Catonsville, Maryland 21228
City State Zip Code

Legal Owner(s):

Victoria A. Savalisk ^{Per. Rep TO THE}
Name - Type or Print _{ESTATE OF}
Victoria A. Savalisk
Signature
P.O. Box 1401 (410) 760-1313
Address Telephone No.
Pasadena, Maryland 21123
City State Zip Code

Representative to be Contacted:

James S. Patton, P.E.
Name
Patton Consultants, Ltd.
Signature
305 W. Chesapeake Ave. Suite 100
Address Telephone No.
Towson, Maryland 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By P. THOMPSON Date 12/24/02

Case No. 03-302-SPHXA

REV 9/15/98

ORDERS RECEIVED FOR FILING
Date 3/4/03
By _____



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 4001 Annapolis Road
Baltimore, MD 21227

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 A TANNING SALON (COMMUNITY BUILDING) IN A BL ZONE, SAID USE INCLUDES:

Health and beauty related services which will include body waxing, vitamins and supplements, tanning beds, lotions, moisturizers, skin care products, beachwear and beach accessories.

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:

Karen Randle

Name - Type or Print

Signature

3007 Delaware Avenue (410) 636-0888

Address

Telephone No.

Baltimore, Maryland 21227

City

State

Zip Code

Attorney For Petitioner:

Maureen E. Murphy, Esquire

Name - Type or Print

Signature

Murphy & Murphy, L.L.C.

Company

14 North Rolling Rd. (410) 744-4967

Address

Telephone No.

Catonsville, MD 21228

City

State

Zip Code

Legal Owner(s):

VICTORIA A. SAVALISKI ^{PERA. REP TO THE ESTATE OF} JEROME SAVALISKI

Name - Type or Print

Signature

Victoria A. Savaliski, PR of Estate

Name - Type or Print

Signature

P.O. BOX 1401 (410) 760-1313

Address

Telephone No.

Pasadena, Maryland 21123

City

State

Zip Code

Representative to be Contacted:

James S. Patton, P.E.

Name

Patton Consultants, Ltd.

305 West Chesapeake Ave., Suite 100

Address

Telephone No.

Towson, Maryland 21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By D. THOMPSON Date 12/24/02

Case No. 03-302-SPHXA

REV 09/15/98

ORDER RECEIVED FOR FILING
Date 3/4/03
BY [Signature]



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4001 Annapolis RD, Balt. MD 21227

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 Variance from Section(s) 232.2 - Side Yards; 232.3 - Rear Yard; 232.4 - Parking and loading space; 409.6 - Required number of Parking Spaces; and 409.8.A.4. - Distance to street line

SEE ATTACHED

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

adaptive reuse and change of use of a non-conforming existing structure and such other reasons as may be presented at the time of hearing regarding this Petition and the Petition for Special Hearing or, in the alternative, the Petition for Special Exception filed simultaneously herewith.

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:

Karen Randle

Name - Type or Print

Signature

3007 Delaware Avenue

410-636-0878

Address

Telephone No.

Baltimore, Maryland

21227

City

State

Zip Code

Attorney For Petitioner:

Maureen E. Murphy, Esq.

Name - Type or Print

Signature

Murphy & Murphy, L.C.C.

Company

14 North Rolling Road

410-744-4967

Address

Telephone No.

Catonsville, MD

21228

City

State

Zip Code

Legal Owner(s):

Victoria A. Savaliski, P.R. to Estate of Jerome Savaliski

Name - Type or Print

Signature

Name - Type or Print

Signature

P.O. Box 1401

410-760-1313

Address

Telephone No.

Pasadena, MD

21123

State

Zip Code

Representative to be Contacted:

James S. Patton, P.E. Patton Consultants, Ltd.

Name

305 West Chesapeake Ave. Suite 100

410-296-2140

Address

Telephone No.

Towson, MD

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

Case No. 03-302-SPHXA

UNAVAILABLE FOR HEARING

Reviewed By D. THOMPSON

Date 12/24/03

REV 9/15/98

ORDER 9/15/98 FOR FILING

Date 3/4/03

By [Signature]

PETITION FOR 4001 ANNAPOLIS ROAD

VARIANCES:

1. Section 232.2 Side Yards – 0' in lieu of the required 10' side yard for a structure on a corner lot.
2. Section 232.3 Rear Yard – 6' in lieu of the required 20' for a structure in a BL zone abutting a residential zone.
3. Section 232.4 Parking and Loading Space – Section 409.6 – 14 parking spaces in lieu of the required 17 parking spaces; and Section 409.8.A.4 – 0' in lieu of the required 10' from property line.

CODE REVIEWED FOR FILING
Date 3/4/03
By [Signature]

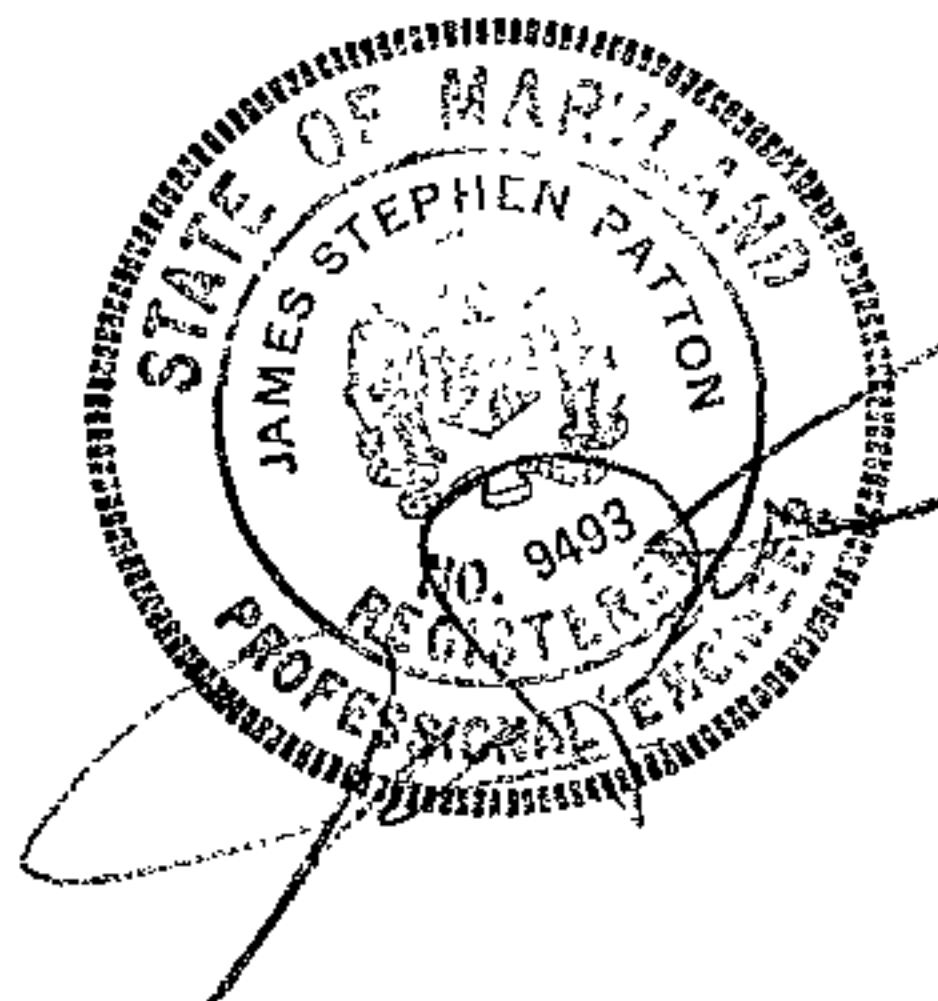
PATTON

*Patton
Consultants
Ltd.
Engineering
& Site
Planning*

ZONING DESCRIPTION

Beginning at a point on the southeast corner of the intersection of Alabama Avenue and Annapolis Road (US 301) both of which are fifty (50') feet wide.

Being Lots 9, 10, 11, and 12, Section B in the Revised Subdivision of Rosemont as recorded in Baltimore County Plat Book #7, Folio #100, containing 12,763 square feet, more or less. Also known as 4001 Annapolis Road, Baltimore, MD , 21227 and located in the 13th Election District.



03-302-SPHXA

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: #03-302-SPHXA

4001 Annapolis Road

S/east corner of Alabama Avenue and Annapolis Road

13th Election District - 1st Councilmanic District

Legal Owner(s): Victoria A. Savalski, Personal Representative

of the Estate of Jerome Savalski

Contract Purchaser: Karen Randle

Special Hearing: to approve a tanning salon as of right as equivalent to a beauty shop in BL zone in lieu of a Special Exception. **Special Exception:** to permit a tanning salon in a BL zone, said use includes; health and beauty related services which will include body waxing, vitamins and supplement, tanning beds, lotions, moisturizers, skin care products, beachwear and beach accessories. **Variance:** to permit side yards 0 feet in lieu of the required 10 feet side yard for a structure on a corner lot. To permit 14 parking spaces in lieu of the required 17 parking spaces and 0 feet in lieu of the required 10 feet from property line

Hearing: Tuesday, February 11, 2003 at 2:00 p.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Ave.

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

JT/1/788 Jan 28

C585071

CERTIFICATE OF PUBLICATION

1/30/2003

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 1/28/2003.

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



LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 19384

DATE 12/27/02 ACCOUNT 00/0066150
AMOUNT \$ 650.⁰⁰

RECEIVED
FROM:

PATTON CONSULTANTS

FOR:

ITEM # 302 03-502-SPHXA (SPECIAL EXC. & VARIANCE)
(SPECIAL HEARING)

4001 ANNAPOLIS RD. BY D. THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT
PAID RECEIPT

BUSINESS ACTUAL TIME

12/30/2002 12/27/2002 08:53:40

REG #502 WALKIN JEVA JEL DRAWER 2

RECEIPT # 243678 12/30/2002 OFLN

Dept 5 528 ZONING VERIFICATION

CR NO. 019384

Recpt Tot \$650.00

650.00 CK .00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 03-302-SPHXA

Petitioner/Developer: KAREN RANDLE

Date of Hearing/ Closing: 2-11-03

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

Attention: Mr. 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 #4001 ANNAPOLIS ROAD

The sign(s) were posted on JAN. 24, 2003
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

ZONING NOTICE

CASE # 03-302-SPHXA

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

ROOM 106 COUNTY OFFICE BUILDING
111 W CHESAPEAKE AVENUE
TOWSON, MD 21204

PLACE: TOWSON, MD 21204

DATE AND TIME: AT 2:00 P.M.

REQUEST: SPECIAL HEARING - TO APPROVE A TANNING
SALON AS OF RIGHT AS EQUIVALENT TO BEAUTY SHOP
IN DL ZONE IN LIEU OF A SPECIAL EXCEPTION

TO PERMIT A TANNING SALON IN ABL ZONE, AND USE INCLUDES: HEALTH
AND BEAUTY RELATED SERVICES WHICH WILL INCLUDE BODY WAXING,
VITAMINS AND SUPPLEMENTS, TANNING BEDS, LOTIONS, MOISTURIZERS, SKIN
CARE PRODUCTS, BEACH WARE AND BEACH ACCESSORIES, VARIOUS

TO PERMIT SIDE YARD OPEN IN LIEU OF THE REQUIRED 10 FEET SIDE
YARD FOR A STRUCTURE ON A CORNER LOT. TO PERMIT 14 PARKING
SPACES IN LIEU OF THE REQUIRED 17 PARKING SPACES AND 0 FEET IN

SPACES THE REQUIRED 10 FEET FROM PROPERTY LINE

ATTENDANCE DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETHING NEARLY
TO COMING HEARING NOT 100%





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 15, 2003

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: 03-302-SPHXA

4001 Annapolis Road

S/east corner of Alabama Avenue and Annapolis Road

13th Election District – 1st Councilmanic District

Legal Owner: Victoria A. Savaliski, Personal Representative of the Estate of Jerome Savaliski

Contract Purchaser: Karen Randle

Special Hearing to approve a tanning salon as of right as equivalent to a beauty shop in BL zone in lieu of a Special Exception. Special Exception to permit a tanning salon in a BL zone, said use includes; health and beauty related services which will include body waxing, vitamins and supplement, tanning beds, lotions, moisturizers, skin care products, beachwear and beach accessories. Variance to permit side yards 0 feet in lieu of the required 10 feet side yard for a structure on a corner lot. To permit 14 parking spaces in lieu of the required 17 parking spaces and 0 feet in lieu of the required 10 feet from property line

Hearings Tuesday, February 11, 2003 at 2:00 p.m. in Room 106, County Office Building, 111 W. Chesapeake Ave.

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

Arnold Jablon
Director

AJ:rlh

C: Maureen Murphy, Murphy & Murphy, LLC, 14 North Rolling Road, Catonsville 21228
Karen Randle, 3007 Delaware Avenue, Baltimore 21227
Victoria A. Savaliski, Personal Rep. of the Estate of Jerome Savaliski, PO Box 1401,
Pasadena 21123
James S. Patton, Patton Consultants, Ltd., 305 W. Chesapeake Ave, Suite 100,
Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JANUARY 27, 2003.**
(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



TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 28, 2003 Issue - Jeffersonian

Please forward billing to:
Karen Randle
3007 Delaware Avenue
Baltimore, MD 21227

410-636-0878

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: 03-302-SPHXA

4001 Annapolis Road

S/east corner of Alabama Avenue and Annapolis Road

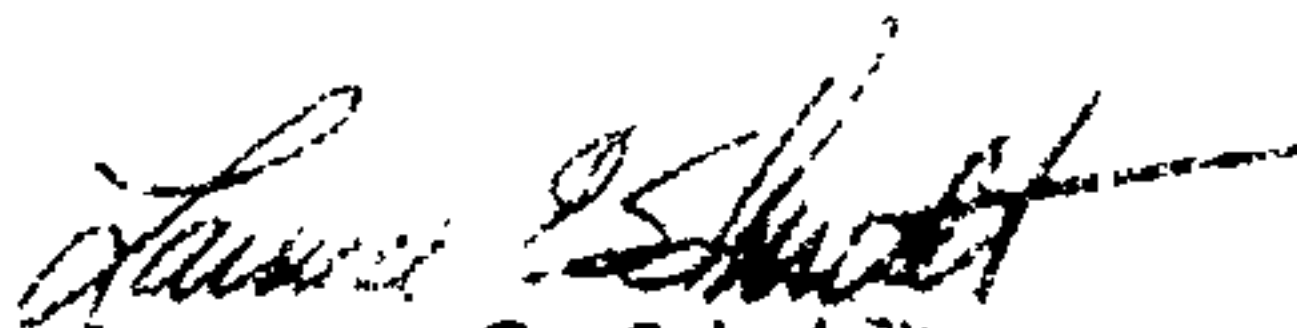
13th Election District – 1st Councilmanic District

Legal Owner: Victoria A. Savaliski, Personal Representative of the Estate of Jerome Savaliski

Contract Purchaser: Karen Randle

Special Hearing to approve a tanning salon as of right as equivalent to a beauty shop in BL zone in lieu of a Special Exception. Special Exception to permit a tanning salon in a BL zone, said use includes; health and beauty related services which will include body waxing, vitamins and supplement, tanning beds, lotions, moisturizers, skin care products, beachwear and beach accessories. Variance to permit side yards 0 feet in lieu of the required 10 feet side yard for a structure on a corner lot. To permit 14 parking spaces in lieu of the required 17 parking spaces and 0 feet in lieu of the required 10 feet from property line.

Hearings: Tuesday, February 11, 2003 at 2:00 p.m. in Room 106, County Office Building,
111 W. Chesapeake Ave.



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.

**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: 03-302-SPHXA

Petitioner: Karen Randle

Address or Location: 4001 Annapolis Rd., Baltimore, MD 21227

PLEASE FORWARD ADVERTISING BILL TO:

Name: Karen Randle

Address: 3007 Delaware Ave., Baltimore, MD 21227

Telephone Number: (410) 636-0878

Revised 2/20/98 - SCJ



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 7, 2003

Ms. Maureen E. Murphy, Esquire
Murphy & Murphy, L.L.C.
14 North Rolling Road
Catonsville, MD 21228

Dear Ms. Murphy:

RE: Case Number: 03-302-SPHXA , 4001 Annapolis Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 24, 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel
Karen Randle
Victoria Saviliski, PR of estate to Jerome Saviliski
James S. Patton, P.E.

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



Printed with Soybean Ink
on Recycled Paper



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 1.14.03

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

RE: Baltimore County
Item No. 302

DT

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,

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



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

January 14, 2002

ATTENTION: Rebecca Hart
Property Owner: Karen Randle
Location: 4001 Annapolis Rd.
Item No.: 302

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 Baltimore County Fire Prevention Code; the NFPA 1 & 101, 2000 editions, prior to occupancy or beginning of operation.

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

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RS / TLT*

DATE: February 3, 2003

Zoning Petitions

Zoning Advisory Committee Meeting of January 13, 2003

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

291, 292, 295, 296, 299, 300, 302, 303.



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

October 29, 2002

John V. Murphy, Esq.
Murphy & Murphy, LLC
14 North Rolling Road
Catonsville, MD 21228-4848

Re: Uses Permitted in a Business Local (BL) Zone
4001 Annapolis Road
13th Election District

Dear Mr. Murphy:

Your letter to Arnold Jablon, Director of Permits Development Management has been referred to me for reply. The zoning of this site on the 1 inch = 200 feet official zoning map # SW, 6-B is Business Local (BL) as highlighted on a copy of a portion of the submitted map. Your client would like to use this existing building to provide health & beauty related services to public. These services would include body waxing, vitamins and supplements, tanning beds, lotions, moisturizers, skin care products, beach-wear and beach accessories. As such a Special Exception would be required. Enclosed are the petition forms as well as the self-explanatory sample procedural booklet.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

John J. Sullivan, Jr
Planner II
Zoning Review

JJS/rjc

Enc.

C: File

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



Sept
2/11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 16, 2003

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

SUBJECT: 4001 Annapolis Road

1-13-03

INFORMATION:

Item Number: 03-302

Petitioner: Victoria Savaliski

Zoning: BL

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

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

1. The concrete driveway located behind the building is in poor condition and should be resurfaced.
2. The holes in the macadam parking area located in front of the building should be patched.
3. The chain link fence and the wood fence located along the rear property line are in poor condition and should be replaced.
4. The dumpster, which is currently located along Alabama Avenue, should be relocated to the south side of the building and screened so that it is not visible from Annapolis Avenue and Alabama Avenue.
5. The overhead wiring to the freestanding sign should be placed underground.

Prepared by:

Mark A. Cunniff

Section Chief:
AFK/LL:MAC:

John L. Lankford

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 27, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For January 21, 2003
Item Nos. 291, 292, 295, 297, 301,
302, and 304

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


RWB:CEN:jrb

cc: File

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
SPECIAL EXCEPTION & VARIANCE		
4001 Annapolis Road; SE corner Alabama	*	ZONING COMMISSIONER
Avenue & Annapolis Road		
13 th Election District	*	FOR
1 st Councilmanic District		
Legal Owner(s): Victoria Savaliski, PR to	*	BALTIMORE COUNTY
Estate of Jerome Savaliski		
Contract Purchaser(s): Karen Randle	*	03-302-SPHXA
Petitioner(s)		

* * * * *

ENTRY OF APPEARANCE

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

Carole S. Demilio

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 14th day of January, 2003, a copy of the foregoing Entry of Appearance was mailed to James S. Patton, P.E., Patton Consultants, Ltd., 305 W. Chesapeake Avenue, Suite 100, Towson, MD 21204 & to Maureen E. Murphy, Murphy & Murphy, LLC, 14 North Rolling Road, Catonsville, MD 21228, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



State of Maryland
LETTERS OF ADMINISTRATION

Estate No. 114613

I certify that administration of the Estate of
JEROME SAVALISKI

was granted on the 16th day of January, 2001

to VICTORIA SAVALISKI

as personal representative(s) and the appointment is in effect

this 16th day of January, 2001

☒ Will probated 01/16/2001
(date)

☐ Intestate estate.

Grace G. Connolly
GRACE G. CONNOLLY
Register of Wills for

Baltimore County

VALID ONLY
WITH
IMPRESSED
SEAL

I HEREBY CERTIFY THAT THE ATTACHED IS A TRUE COPY OF A
RECORD ON FILE IN THE DIVISION OF VITAL RECORDS

DATE ISSUED:
JAN 17 2001

STATE REGISTRAR OF VITAL RECORDS

0

Please Type or Print in Black Indelible Ink. Assure All Copies Are Legible.

SAVALISKI

State of Maryland / Department of Health and Mental Hygiene

ITEM: 2 PER MEO G791 1-17-01 WR.

Certificate of Death

Reg. No.

00 42926

Social medical number	1. Decedent's Name (First, Middle, Last) Jerome F. Savaliski, Sr.				2. Date of Death Month Day Year JAN 4, 2001 JANUARY 04 2000		3. Time of Death 0947	
	4a. Facility Name (If not institution, give street and number) HAWKINS POINT RD. @ QUARANTINE RD.				4b. City, Town, or Location of Death BALTIMORE		4c. County of Death N/A	
Age for	5. Social Security Number 213-34-9632		6. Sex 1 ☒ M 2 ☐ F	7. Age (In yrs. last birthday) 63 Yrs.	8. Date of Birth (Month, Day, Year) 5-9-1937	9. Birthplace (State or Foreign Country) Maryland		
	Usual Residence of Decedent							
To Be Completed by Funeral Director	10a. State MD.		10b. County Anne Arundel		10c. City, Town or Location Pasadena		10d. Inside City Limits 1 ☐ Yes 2 ☒ No	
	10e. Street and Number 1310 McNabbs Lane				10f. Zip Code 21122		10g. Citizen of What Country? U.S.A.	
To Be Completed by Physician/Medical Examiner	11. Marital Status 1 ☐ Never Married 2 ☐ Married 3 ☐ Widowed 4 ☒ Divorced		12. Was Decedent Ever in U.S. Armed Forces? 1 ☐ Yes 2 ☒ No If Yes, Give Year		13. Was Decedent of Hispanic Origin? (Specify Yes or No - If Yes, specify Cuban, Mexican, Puerto Rican, etc.) 1 ☐ Yes 2 ☒ No Specify:		14. Race - American Indian, Black, White, etc. Specify: White	
	15. Decedent's Education (Specify only highest grade completed) Elementary/Secondary (0-12) 12		16a. Decedent's Usual Occupation (Give kind of work done during most of working life. DO NOT use retired) Self Employed		16b. Kind of Business/Industry Port Contractors			
To Be Completed by Physician/Medical Examiner	17. Father's Name (First, Middle, Last) Benedict Savaliski				18. Mother's Name (First, Middle, Maiden Surname) Lenora Bullen			
	19a. Informant's Name/Relationship (Type, Print) Victoria A. Savaliski (daughter)		19b. Mailing Address (Street and Number or Rural Route Number, City or Town, State, Zip Code) 7950 Tower Bridge Dr. Pasadena, MD. 21122					
To Be Completed by Physician/Medical Examiner	20a. Method of Disposition 1 ☒ Burial 2 ☐ Cremation 3 ☐ Removal from State 4 ☐ Donation 5 ☐ Other (Specify)		20b. Place of Disposition (Name of cemetery, crematory or other place) Glen Haven Mem. Park		Date 1-9-01		20c. Location - City or Town, State Glen Burnie, MD.	
	21. Signature of Funeral Service Licensee		22. Name and Address of Facility McCully-Polyniak Funeral Home P.A. 3204 Mountain Rd. Pasadena, MD. 21122					
To Be Completed by Physician/Medical Examiner	23a. Part I. Enter the disease, or complication, or heart failure, List only one that caused the death. Do not enter the mode of dying, such as cardiac arrest, respiratory arrest, etc.							
	Immediate Cause (Final disease or condition resulting in death) a. Multiple Trauma Due to (or as a result of) ...							
To Be Completed by Physician/Medical Examiner	Sequently list conditions, if any, leading to immediate cause. Enter Underlying Cause (Disease or Injury that initiated events resulting in death) Last							
	Part II. Other significant conditions contributing to death but not ...							
To Be Completed by Physician/Medical Examiner	25. Was case referred to medical examiner? 1 ☒ Yes 2 ☐ No				26. Place of Death (Check only one) Hospital: 1 ☐ Inpatient 2 ☐ ER/Outpatient 3 ☐ DOA Other: 4 ☐ Nursing Home 5 ☐ Residence 6 ☒ Other (Specify) SCENE			
	27. Manner of Death 1 ☐ Natural 5 ☐ Pending investigation 2 ☒ Accident 6 ☐ Could not be determined 3 ☐ Suicide 4 ☐ Homicide		28a. Date of Injury (Month, Day, Year) 1-4-01		28b. Time of Injury 9 35 A M		28c. Injury at Work? 1 ☐ Yes 2 ☒ No	
To Be Completed by Physician/Medical Examiner	28d. Describe how injury occurred motor vehicle collision		28e. Place of Injury - At home, farm, street, factory, office building, etc. (Specify) Street		28f. Location (Street and Number or Rural Route Number, City or Town, State) Hawkins Pt. Road, Baltimore, MD			
	29a. Certifier (Check only one) 1 ☐ Certifying Physician: To the best of my knowledge, death occurred at the time, date and place, and due to the cause(s) and manner as stated. 2 ☒ Medical Examiner: On the basis of examination and/or investigation, in my opinion, death occurred at the time, date and place, and due to the cause(s) and manner as stated.							
To Be Completed by Physician/Medical Examiner	29b. Signature and title of certifier Dennis Chuders				29c. License number O.C.M.E		29d. Date signed (Month, Day, Year) JANUARY 05, 2001	
	30. Name and address of person who completed cause of death (Item 23a) (Type, Print) Dennis Chuders 111 Penn Street, Baltimore, Maryland 21201							
To Be Completed by Physician/Medical Examiner	31. Date (Month, Day, Year) JAN 11 2001				32. Registrar's Signature Geneva P. Sparks			

MDP
Maryland Department of Planning

Parris N. Glendening
Governor
Kathleen Kennedy Townsend
Lt. Governor

Roy W. Kienitz
Secretary
Mary Abrams
Deputy Secretary

January 14, 2003

Ms. Rebecca Hart
Baltimore County Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue, Room 111
Mail Stop #1105
Towson MD 21204

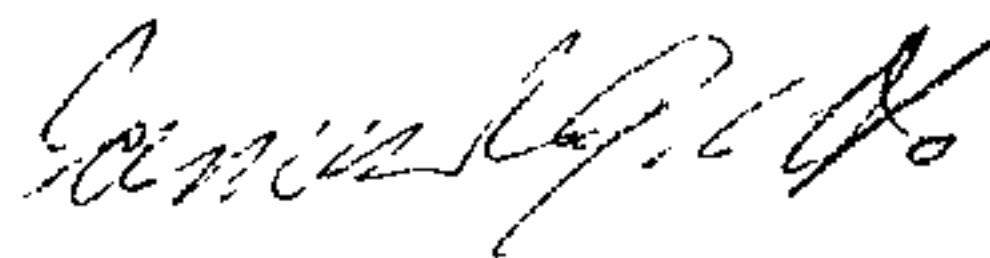
Re: Zoning Advisory Committee Agenda 01/21/03 re: case numbers 03-291-A, 03-292-SPHA, 03-293-A, 03-294-A, 03-295-A, 03-296-A, 03-297-SPHA, 03-299-A, 03-300-SPH, 03-301-A, 03-302-SPHXA, 03-303-SPHXA, 03-304-A

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 01/14/03. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,



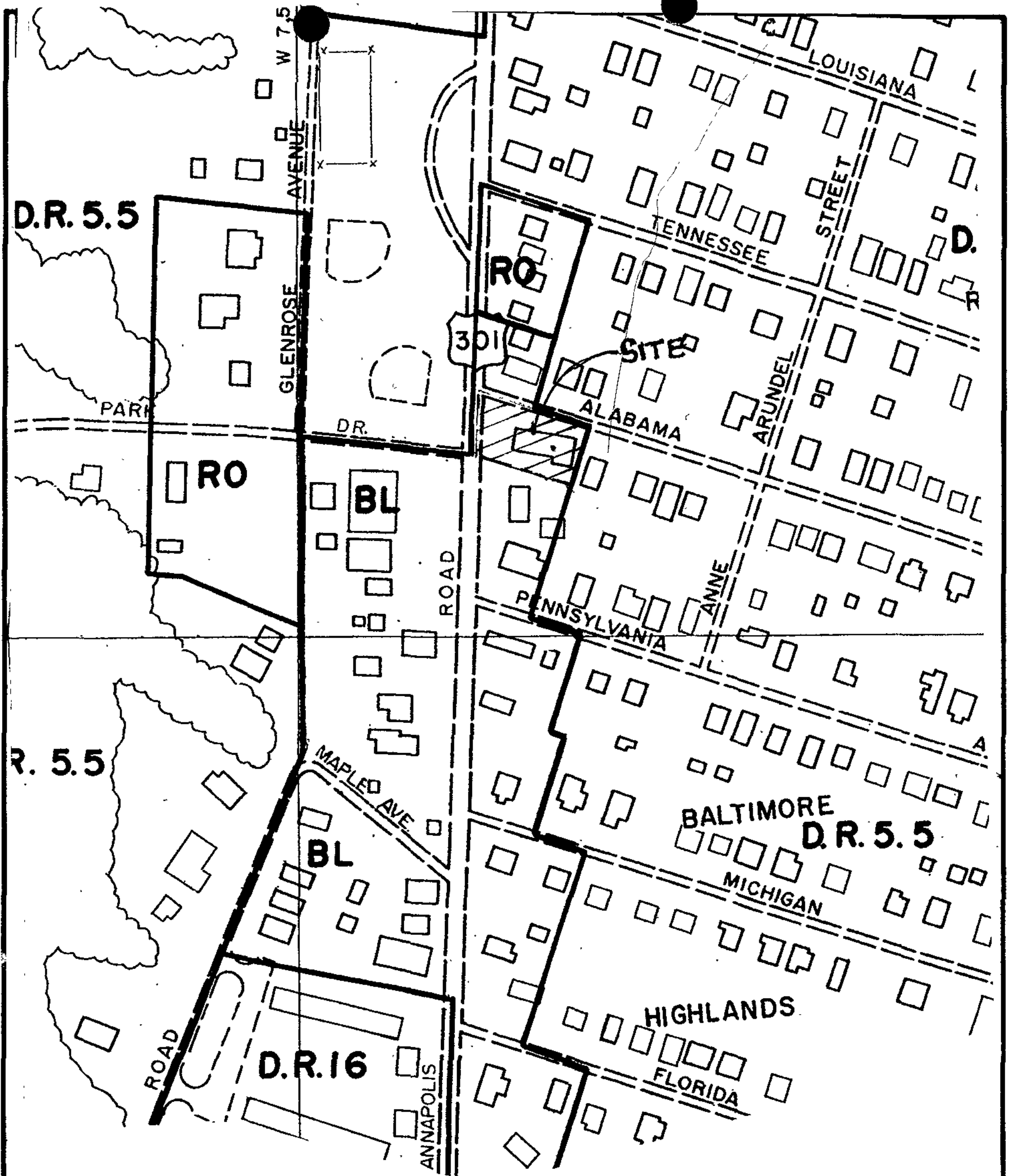
James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup

CASE NAME _____
CASE NUMBER _____
DATE _____

CASE NAME _____
CASE NUMBER _____
DATE _____

[illegible]



PATTON

Patton Consultants Ltd., Engineering & Site Planning
 305 West Chesapeake Avenue, Suite 206
 Towson, Maryland 21204
 410-296-2140 Fax: 410-296-0419

200' ZONING MAP

SW-GB

4001 ANNAPOLIS ROAD

DATE:

DRAWN:

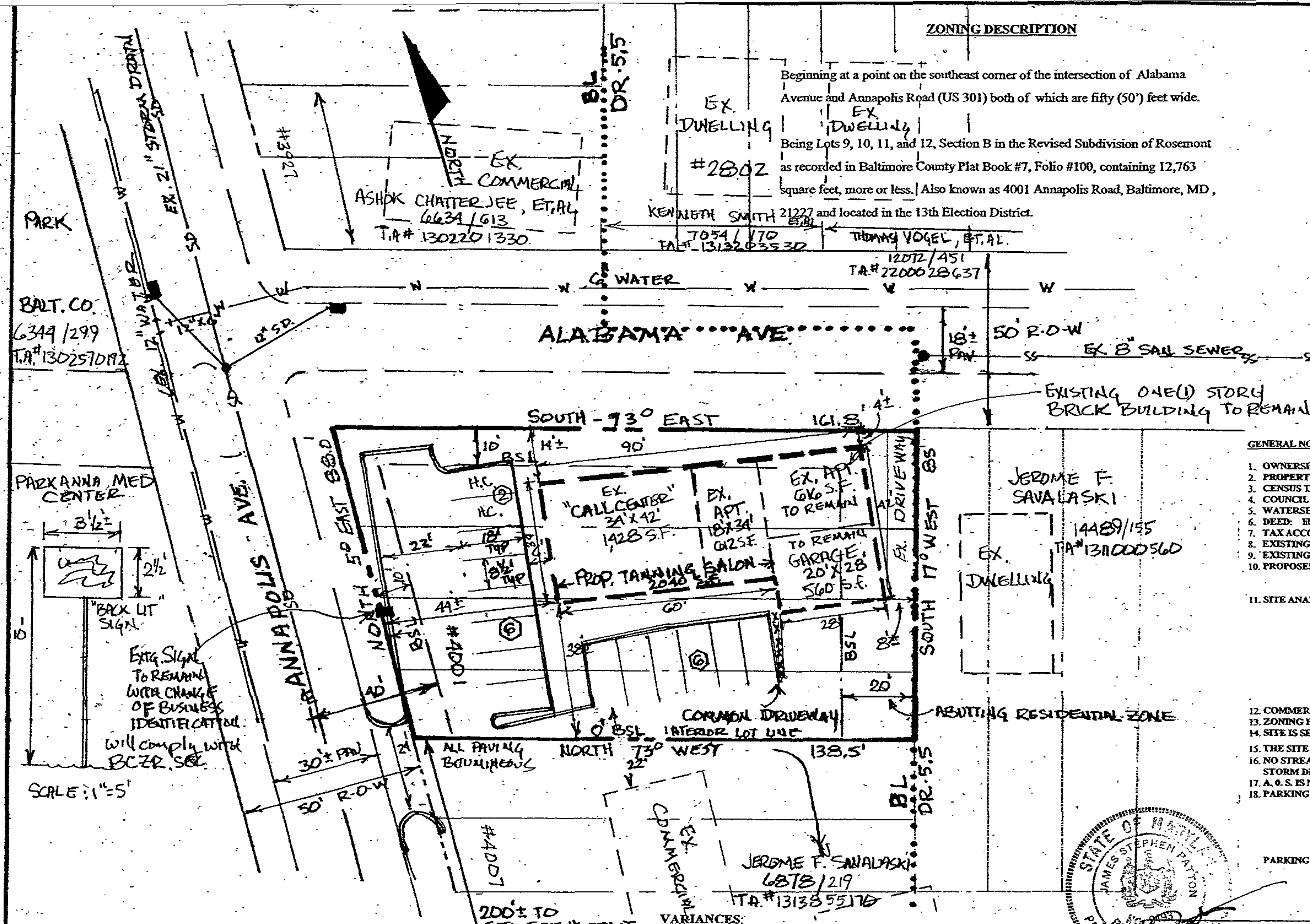
CHECKED:

JOB#

SCALE:

SIT.

03-302-SPHXA



ZONING DESCRIPTION

Beginning at a point on the southeast corner of the intersection of Alabama Avenue and Annapolis Road (US 301) both of which are fifty (50') feet wide. Being Lots 9, 10, 11, and 12, Section B in the Revised Subdivision of Rosemont as recorded in Baltimore County Plat Book #7, Folio #100, containing 12,763 square feet, more or less. Also known as 4001 Annapolis Road, Baltimore, MD, 21227 and located in the 13th Election District.



GENERAL NOTES:

- OWNERSHIP: Jerome Savalaski
- PROPERTY ADDRESS: 4001 Annapolis Road, Baltimore, MD 21227
- CENSUS TRACT: 4301.02
- COUNCIL DISTRICT: 1st ELECTION DISTRICT: 13th
- WATERSHED: Patapsco SUBWATERSHED: 72
- DEED: Liber 6878 - folio 219
- TAX ACCOUNT NO.: #13-1307580170
- EXISTING ZONING: BL
- EXISTING USE: Mixed Use includes: "call center" - 1,428 sq. ft.; apartments - 2 (1,228 s.f.); private garage - 560 sq. ft.
- PROPOSED USE: Mixed Use to include a tanning salon as of right (as equivalent to a beauty shop use) by Special Hearing. Or, in the alternative, a tanning salon (community building) as a Special Exception - 2,040 sq. ft.; apartment - 1 (to remain); and private garage - 560 sq. ft. (to remain).
- SITE ANALYSIS:

GROSS AREA:	20,257.0	Sq. Ft. +/-	=	0.465	Ac. +/-
NET AREA:	12,763.0	Sq. Ft. +/-	=	0.292	Ac. +/-
- FRONT SETBACK: 10' from front property line and not less than 40' from street centerline.
- SIDE YARD: 10' on street side corner lot; none on interior side.
- REAR YARD: 20' abutting residence zone
- MAXIMUM HEIGHT: Subject to Height Table Section 231 A of B.C.Z.R.
- FLOOR AREA RATIO: 3.0
- COMMERCIAL PERMIT: NONE OF RECORD
- ZONING HISTORY: NONE OF RECORD
- SITE IS SERVED BY PUBLIC WATER AND SANITARY SEWER.
- THE SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
- NO STREAM, OR 100 YEAR FLOOD PLAIN EXISTS WITHIN 100' OF THE PROPERTY. STORM DRAINAGE SYSTEMS EXIST WITHIN 50 FEET OF THE PROPERTY.
- A.O.S. IS NOT APPLICABLE.
- PARKING REQUIRED:

5 PARKING SPACES / 1,000 SQ. FT. - AS REQUIRED FOR BEAUTY SHOP	
2,040 SQ. FT. OF TANNING SALON (BEAUTY SHOP) =	11.0 PARKING SPACES
1.5 PARKING SPACES / 1 BEDROOM APARTMENT =	1.5 PARKING SPACES
GARAGE - 4 PARKING SPACES INCLUDED =	4.0 PARKING SPACES
PARKING SPACES REQUIRED	17.0 PARKING SPACES
- PARKING PROPOSED: 14 PARKING SPACES PROPOSED THROUGH VARIANCE PETITION.

PLAN TO ACCOMPANY PETITIONS FOR SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCES HEARING.

4001 ANNAPOLIS ROAD BALTIMORE, MD 21227

DATE: 12/3/02

DRAWN: NP CHECKED: JP JOB# 20223 SCALE: 1"=30' SHT. 1/1

PATTON

Patton Consultants Ltd., Engineering & Site Planning
305 West Chesapeake Avenue, Suite
Towson, Maryland 21204
(410) 296-2140 Fax: (410) 296-0419

VARIANCES:

- Section 232.2 Side Yards - 0' in lieu of the required 10' side yard for a structure on a corner lot.
- Section 232.3 Rear Yard - 6' in lieu of the required 20' for a structure in a BL zone abutting a residential zone.
- Section 232.4 Parking and Loading Space - Section 409.6 - 14 parking spaces in lieu of the required 17 parking spaces; and Section 409.8 A.4 - 0' in lieu of the required 10' from a property line.

03-302-SPHXA