| | | |
|---|---|---|
| IN RE: PETITION FOR SPECIAL EXCEPTION<br>S/E corner of Joppa & Lackawanna Roads<br>9th Election District<br>5th Election District<br>**(1735 E. Joppa Road)** | *<br><br>*<br><br>* | BEFORE THE<br><br>DEPUTY ZONING COMMISSIONER<br><br>OF BALTIMORE COUNTY |
| Mo's Joppa, LLC<br>By: Joyce Manocheh, *Legal Owner*<br>**and**<br>Craig Miceli, *Lessee*<br>*Petitioners* | *<br><br>*<br><br>* | CASE NO. 05-297-X |

* * * * * * * * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Exception filed by the legal owner of the subject property, Mo's Joppa, LLC, by Joyce Manocheh and the lessee, Craig Miceli. The Petitioners are requesting a special exception for property located at 1735 E. Joppa Road in Baltimore County. The special exception request is to allow a pawn shop under Section 233.4 of the B.C.Z.R. as a result of a transfer of a license from 5305 East Drive, 1st Councilmanic District to the 5th Councilmanic District and confirmation that the buffer specified in Section 436.3 does not apply.

The property was posted with Notice of Hearing on January 19, 2005, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on January 20, 2005 to notify any interested persons of the scheduled hearing date.

The case was set in for hearing on February 3, 2005. At that time, the case was opened and ultimately continued for hearing on February 25, 2005.

**Applicable Law**

Section 502.1 of the B.C.Z.R. - *Special Exceptions*

Before any special exception may be granted, it must appear that the use for which the special exception is requested will not:

A. Be detrimental to the health, safety or general welfare of the locality involved;

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Date 3/1/05
By

B. Tend to create congestion in roads, streets or alleys therein;
C. Create a potential hazard from fire, panic or other danger;
D. Tend to overcrowd land and cause undue concentration of population;
E. Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements;
F. Interfere with adequate light and air; [Bill No. 45-1982]
G. Be inconsistent with the purposes of the property's zoning classification nor in any other way inconsistent with the sprit and intent of these Zoning Regulations; [Bill No. 45-1982]
H. Be inconsistent with the impermeable surface and vegetative retention provisions of these Zoning Regulations; nor [Bill No. 45-1982]
I. Be detrimental to the environmental and natural resources of the site and vicinity including forests, streams, wetlands, aquifers and floodplains in an R.C.2, R.C.4, R.C.5 or R.C.7 zone. [Bill No. 74-2000]

**Zoning Advisory Committee Comments**

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Office of Planning dated January 4, 2005 recommending denial of the requested relief, a copy of which is attached hereto and made a part hereof.

**Interested Persons**

Appearing at the hearing in support of the request was Craig Miceli, Petitioner. Also appearing at the hearing on behalf of the Petitioner were Sally Malena, Warren Braverman, William Wortman and Paul Naldrett. In addition, Donald Hicks, P.E. of Hicks Engineering, the firm that prepared the site plan of the property was in attendance. J. Neil Lanzi, Esquire represented the Petitioners. Attending the hearing in opposition to the request were Grace Greene, Donna Spicer, Miriam Bazensky and David Bran. Kevin Gambrill from the Office of Planning was also in attendance. Peter Max Zimmerman, entered the appearance of his office in this case.

**Testimony and Evidence**

Testimony and evidence presented in this case indicated that this property contains 1.3 acres and is zoned BM. It is improved by a four-bay commercial building in which the Petitioner would like to open a jewelry store with a pawn shop component. The building is now leased to an auto

ORDER RECEIVED FOR FILING
Date 3/1/05
By

service center, auto parts store and auto body shop. The Petitioner's space is now vacant. The Petitioner would like to transfer a State license for a pawn shop, which had been located in the Arbutus section of the County to this location.

Mr. Miceli indicated that he also owns a similar store in Dundalk known as Poplar Jewelry and Loan which business is 70% jewelry sales and 30% pawn. One of the reasons for this ratio is the layout of the store, which emphasizes jewelry sales by having jewelry displays and high value items on display as a customer enters the store and pawn merchandise in the rear. He plans the same layout in this store. See Petitioner's Exhibit 4 for photographs of the interior layout of the Dundalk store.

Mr. Miceli indicated that he needed the income from the pawn side of the business to smooth out sales during the year, as jewelry sales are centered around certain holidays. He indicated that he will substantially renovate the now vacant bay, provide new interior designs and materials and will landscape the main entrance on Joppa Road which all together will amount to a $250,000 investment.

Mr. Miceli indicated that this would be the only pawn shop in the fifth district and that the nearest pawn shop is on York Road in Timonium which is more than one mile from the subject property. He indicated that this location met all the requirements of Section 436.2 D and 436.4 of the BCZR. All security grates would be located on the inside of the store. Mr. Braverman, who will actually run the store, indicated that the only advertising is for the jewelry portion of the business. He anticipated 3 employees in the store on a regular basis and up to 6 employees for peak sales periods. Hours of operation are 10 a.m. to 7 p.m., Monday to Friday and 10 a.m. to 6 p.m. on Saturday. Sunday sales are only for the Christmas season with hours from 11 a.m. to 5 p.m., from Thanksgiving through Christmas. He was fully aware of the requirement to report lists of items given in pawn that day to the Police Department and opined that the store in Dundalk had not increased crime in that area. He noted that the Dundalk store and this store did not and would not

ORDER RECEIVED FOR FILING
Date 3/1/05
By

sell firearms. Finally, Mr. Miceli indicated that he would not place the word "pawn" in the sign on the building but rather would use the word "loan".

Mr. Naldrett, a professional engineer, presented Petitioner's Exhibit 2, the redline plan to accompany, and indicated that the plan met the parking and floor area ratios required by the B.C.Z.R. He noted the heavy retail and commercial uses along Joppa Road and noted that the closest residence to the proposed pawn shop was 200 ft. away. He indicated that the site is 100% paved at present and is essentially without any landscaping. He testified that Mr. Miceli was more than willing to landscape the area in accord with the direction of the County Landscape Architect.

In regard to the requirement for a buffer specified in Section 436.3 of the B.C.Z.R., he noted that the residences to the south across the alley were already buffered by the auto body shop and consequently no additional buffering is required. In addition, he argued that the brick wall along the back alley would be overkill, but that the fence at that location could be improved.

He also opined that granting the special exception would not adversely affect the health, safety or welfare of the community and that the request meets all the criteria of Section 502.1 of the B.C.Z.R.

David Bran, a co-tenant, complained that the new plan changed the parking configuration, eliminating the angle parking along the east end to the property to his business' great disadvantage.

At this point in the hearing, Ms. Spicer presented a marked site plan which showed what she considered flaws in Petitioner's Exhibit 2. Among these were that the plan did not show dumpsters, parking space with direct access to driveways, parking changes along the east side of the property, etc. After some discussion the parties agreed to continue the case for further discussion.

On February 25, 2005 the case was resumed and the parties announced that they had come to an agreement as to how and under what circumstances the zoning request should be granted. This agreement is reflected in Petitioner's Exhibit 13, Landscape Plan, which was accepted into evidence. Apparently, this revised plan has been reviewed by the County agencies, as well as the

ORDER RECEIVED FOR FILING
Date 3/1/05
By

citizens, and meets the Office of Planning comments subject to review and approval of a lighting and landscape plan to be submitted to the Baltimore County Landscape Architect. Changes to the redline plan (Exhibit 2) include changes in parking, addition of dumpsters, moving handicapped spaces, landscaping along both roads, reconfigured parking and drive aisles, changes to entrances from Joppa Road and added entrance in the rear, modification to allow improved pedestrian access, improvement to the chain link fence in the rear, etc.

The Parties also agreed to the following conditions:

1. Signage will not indicate the word "pawn" or display the three ball symbol for pawn, but rather will show "Poplar Jewelry and Loan"
2. Security grates protecting the windows will be located on the inside of the building;
3. There will be no sale of weapons including guns, firearms, etc.
4. The interior layout of the store will emphasize the sale of jewelry, as compared to the sale of pawned items, by displaying jewelry and high value items in the front portion of the store and having pawned items such as tools and equipment in the rear;
5. The dumpster will not be serviced after 10 p.m. or before 6 a.m.;
6. The special exception will not run with the land but rather with this Petitioner such that should the Petitioner sell the license, the new operator will be required to apply for a special exception unless the new operator is an employee of the Petitioner and has worked in the store for more than six months. In the latter case, the Special Exception will run with that new owner who will not be required to apply for a special exception.

**Findings of Fact and Conclusions of Law**

I find that the use of the subject property as shown in Petitioner's Exhibit 13 will not adversely affect the health, safety or welfare of the community and Exhibit 13 meets all the criteria of Section 502.1 of the B.C.Z.R. Therefore, I will grant the special exception to allow a pawn shop under Section 233.4 of the B.C.Z.R. at the subject property in accord with the conditions listed. Based on the evidence presented, there is no need for another separate buffer between the residences south of the property and the pawnshop, as there is an auto body shop already between the two. Consequently, I confirm that the buffer specified in Section 436.3 is not required in this situation.

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Date 3/1/05
By

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' request for special exception should be granted subject to conditions.

THEREFORE, IT IS ORDERED, this 1 day of March, 2005, by the Deputy Zoning Commissioner, that the Petitioners' request for special exception to allow a pawn shop under Section 233.4 of the B.C.Z.R. and to confirm that the buffer specified in Section 436.3 is not required, be and is hereby GRANTED, subject, however, to the following conditions:

1. Signage will not indicate the word "pawn" or display the three ball symbol for pawn, but rather will show "Poplar Jewelry and Loan"
2. Security grates protecting the windows will be located on the inside of the building;
3. There will be no sale of weapons including guns, firearms, etc.
4. The interior layout of the store will emphasize the sale of jewelry, as compared to the sale of pawned items, by displaying jewelry and high value items in the front portion of the store and having pawned items such as tools and equipment in the rear;
5. The dumpster will not be serviced after 10 p.m. or before 6 a.m.;
6. The special exception will not run with the land but rather with this Petitioner such that should the Petitioner sell the license, the new operator will be required to apply for a special exception unless the new operator is an employee of the Petitioner and has worked in the store for more than six months. In the latter case, the Special Exception will run with that new owner who will not be required to apply for a special exception.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

John V. Murphy

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

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Date 3/1/05
By

**Zoning Commissioner**

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468

**Baltimore County**

*James T. Smith, Jr., County Executive*
*William J. Wiseman III, Zoning Commissioner*

March 1, 2005

J. Neil Lanzi, Esquire
409 Washington Avenue, Suite 617
Towson, Maryland 21204

Re: Petition for Special Exception
Case No. 05-297-X
Property: 1735 E. Joppa Road

Dear Mr. Lanzi:

Enclosed please find the decision rendered in the above-captioned case. The petition for special exception has 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 Department 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,

John V. Murphy
rzg

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Craig Miceli, 2217 Quail Creek Ct., Bel Air, MD 21015
Sally Malena , 512 Virginia Ave., Towson, MD 21286
Warren Braverman, 5870 Mays Circle, Stewartstown, PA 17363
William Wortman, 3018 Dunglow Rd., Dundalk, MD 21222
Donald Hicks, P.E. & Paul Naldrett, P.E., Hicks Engineering, 200 E. Joppa Rd. Suite 402, Towson, MD 21286
Grace Greene, 8614 Willow Oak Rd., Baltimore, MD 21234
Donna Spicer, 8719 Eddington Rd., Baltimore, MD 21234
Miriam Bazensky, 1727 E. Joppa Rd., Baltimore, MD 21234
David Bran, 1735 E. Joppa Rd., Baltimore, MD 21234
Kevin Gambrill, Office of Planning

# Petition for Special Exception

## to the Zoning Commissioner of Baltimore County

for the property located at 1735 E. Joppa Road

which is presently zoned 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

a pawn shop under Section 233.4 of the BCZR - transfer of license from 5305 East Drive - 1st District to the 5th Councilmanic District and confirmation that the buffer specified in section 436.3 does not apply

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:***

Craig Miceli
Name - Type or Print

Signature

2217 Quail Creek Court
Address — Telephone No.

Bel Air MD 21014
City — State — Zip Code

***Attorney For Petitioner:***

J. Neil Lanzi
Name - Type or Print

Signature

J. Neil Lanzi, P.A.
Company

409 Washington Ave, Ste 617 410-296-0686
Address — Telephone No.

Towson, MD 21204
City — State — Zip Code

***Legal Owner(s):***

Mo's Joppa, LLC
Name - Type or Print

Signature

Name - Type or Print

Signature

Joyce Manocheh
Signature

1735 E. Joppa Road
Address — Telephone No.

Baltimore MD 21234
City — State — Zip Code

***Representative to be Contacted:***

Joyce Manocheh
Name

P.O. Box 322
Address — Telephone No.

Baltimore, MD 21092
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By BN Date 12/10/04

Case No. 05-297-X

RECEIVED FOR FILING
Date 3/1/05
By RBJ 09/15/98

IMORE COUNTY, MARYLAND
E OF BUDGET & FINANCE
CELLANEOUS RECEIPT

No. 441062

12/10/04 ACCOUNT R001-206-615

AMOUNT $ 280.00

ED Ms. Jean Kerr

Special Hearing

UTION
CASHIER PINK - AGENCY YELLOW - CUSTOMER

I 299

PAID RECEIPT
BUSINESS ACTUAL TIME PAID
12/10/2004 12/10/2004 09:37:42 2
RECEIPT # 2000 12/10/2004 DLB
acct 5 535 OTHER EXPENDITURE
M NO. 441062
Rcpt tot $280.00
$280.00 CK $0.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

*Hicks Engineering Associates, Inc.*
*200 East Joppa Road, Suite 402*
*Towson, Maryland 21286-3160*
*(410) 494-0001*
*Facsimile: (410) 821-8890*

Description for Zoning
1735-1737 East Joppa Road
Baltimore County, MD
Election District 9

BEGINNING for the same on east side of Lackawanna Avenue (60 foot wide right of way), running with and binding on the aforesaid eastern right of way line of Lackawanna Avenue North 22 degrees 39 minutes 00 seconds West 277.85 to a point on the southernmost right of way line of Joppa Road. Thence leaving the eastern most right of way line of Lackawanna Avenue and running with and binding on the aforesaid southernmost right of way of Joppa Road, as laid out and shown on Baltimore County Bureau of Land Acquisition Drawing No. 66-085-014A, the three following courses viz: North 22 degrees 55 minutes 40 seconds East 4.04 feet to a point thence, North 68 degrees 30 minutes 29 seconds East 50.37 feet to a point thence, 162.58 feet by an arc curving to the right in a northeasterly direction, having a radius of 1,874.86 feet, the arc of which is subtended by a chord bearing North 70 degrees 59 minutes 24 seconds East 162.53 feet to a point, thence leaving said Joppa Road South 22 degrees 04 minutes 37 seconds East 247.29 feet to a point on the north side of a fifteen (15.00) foot wide alley, thence running with and binding on the north side of aforesaid alley South 61 degrees 26 minutes 00 seconds West 214.11 feet the place of beginning.

CONTAINING 56,919.18 square feet or 1.3067 acres of land more or less.

BEING KNOWN AS Nos. 1735-37 East Joppa Road

**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: #05-297-X
1735 E. Joppa Road
S/east corner of Joppa & Lackawanna Roads
9th Election District 5th Councilmanic District
Legal Owner(s): Mo's Joppa, LLC Joyce Manocheh
Contract Purchaser: Craig Miceli
**Special Exception:** to permit a pawn shop and transfer of license from 5305 East Drive, 1st District to the 5th District *and confirmation that the buffer specified in Section* 436.3 does not apply.
**Hearing: Thursday, February 3, 2005 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.**

WILLIAM WISEMAN
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
1/247 Jan. 20 36199

# CERTIFICATE OF PUBLICATION

1/20/, 2005

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 1/20/, 2005.

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

S. Wilkinson

LEGAL ADVERTISING

9m 2/3

# CERTIFICATE OF POSTING

RE: Case No.: 05-297-X

Petitioner/Developer: CRAIG MICELI

Date of Hearing/Closing: 2/3/05

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

ATTN: Kristen Matthews {(410) 887-3394}

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:

1735 E. JOPPA RD

The sign(s) were posted on 1/19/05
(Month, Day, Year)

Sincerely,

Robert Black 1/19/05
(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

TO: PATUXENT PUBLISHING COMPANY
Thursday, January 20, 2005 Issue - Jeffersonian

Please forward billing to:
*Paul N. Naldrett* 410-494-0001
Hicks Engineering
200 E. Joppa Road, Ste. 402
Towson, Maryland 21286

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## 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: 05-297-X**
1735 E. Joppa Road
S/east corner of Joppa & Lackawanna Roads
9th Election District—5th Councilmanic District
Legal Owners: Mo's Joppa, LLC Joyce Manocheh
Contract Purchaser: Craig Miceli

Special Exception to permit a pawn shop and transfer of license from 5305 East Drive, 1st District to the 5th District and confirmation that the buffer specified in Section 436.3 does not apply.

Hearing: Thursday, February 3, 2005 at 9:00 a.m. in Room 407, County Courts Building
401 Bosley Avenue Towson 21204

WILLIAM WISEMAN
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**

Development Processing
County Office Building
111 W Chesapeake Avenue
Towson, Maryland 21204

**Baltimore County**

*James T. Smith, Jr, County Executive*
*Timothy M Kotroco, Director*

December 21, 2004

# 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: 05-297-X**
1735 E. Joppa Road
S/east corner of Joppa & Lackawanna Roads
9th Election District—5th Councilmanic District
Legal Owners: Mo's Joppa, LLC Joyce Manocheh
Contract Purchaser: Craig Miceli

Special Exception to permit a pawn shop and transfer of license from 5305 East Drive, 1st District to the 5th District and confirmation that the buffer specified in Section 436.3 does not apply.

Hearing: Thursday, February 3, 2005 at 9:00 a.m. in Room 407, County Courts Building
401 Bosley Avenue Towson 21204

Timothy Kotroco
Director

TK: clb
C: J. Neil Lanzi, P.A. 409 Washington Avenue Ste. 607 Towson 21204
Craig Miceli 2217 Quail Creek Court Bel Air 21014
Mo's Joppa, LLC. Joyce Manocheh 1735 E. Joppa Road Baltimore 21234

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY JANUARY 19, 2005 .**
(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.

# 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 05 - 297 - X

Petitioner: Mo's Joppa Road LLC

Address or Location: 1735-1737 E. Joppa Road

PLEASE FORWARD ADVERTISING BILL TO

Name: Paul M. Nalorett c/o Hicks Engineering Associates Inc

Address 200 E. Joppa Road Suite 402

Towson MD 21284

Telephone Number: 410-494-0001

**Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
Tel: 410-887-4500

**Baltimore County**

*James T. Smith, Jr., County Executive*
*John J. Hohman, Chief*

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

December 23, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: December 20, 2004

Item No.: (297) & 301

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

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

cc: File

**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

**TO:** Timothy M. Kotroco, Director
*Department of Permits &*
Development Management

**DATE:** January 21, 2005

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

**SUBJECT:** Zoning Advisory Committee Meeting
For December 27, 2004
Item Nos. 291, 293, 294, 296, 297, 299,
300, 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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr JDO
DEPRM

DATE: January 19, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of December 20, 2004.

__X__ The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

05-291
05-293
05-296
05-297
05-299
05-301
05-304

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr JDO
DEPRM

DATE: January 24, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of December 27, 2004.

__X__ The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

05-291
05-293
05-296
05-297
05-299
05-301
05-304

Reviewers: Sue Farinetti, Dave Lykens

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Timothy M. Kotroco, Director
Department of Permits and
Development Management

**DATE:** January 4, 2005

RECEIVED

JAN 5 2005

ZONING COMMISSIONER

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

**SUBJECT:** 1735 East Joppa Road

**INFORMATION:**

**Item Number:** 5-297

**Petitioner:** Joyce Manocheh

**Zoning:** BM

**Requested Action:** Special Exception

**SUMMARY OF RECOMMENDATIONS:**

The subject property is located within phase two of the East Joppa Road Corridor Study. This office is of the opinion that a pawnshop at this location is inappropriate and has a reasonable probability of causing adverse effects on nearby residential and commercial areas by creating an impression of community decline and instability which is in direct conflict with ongoing commercial revitalization efforts along Joppa Road. Therefore, the Office of Planning recommends the petitioner's request be **DENIED**.

Notwithstanding the aforementioned, should the special exception be granted, the Office of Planning recommends that the following conditions be applied:

1. Eliminate the two existing driveway curb-cuts along Joppa Road closest to Lackawanna Avenue. one elim - second - up to hh - other lanes
2. Signage relative to the proposed pawnshop shall not be permitted on any of the two existing, or on any new freestanding signs. Signage shall be limited to one wall-mounted sign with a surface area of no more than twice the length of the wall on which it is mounted, but in no case more than 50 square feet. Elevations of any proposed wall signs shall be submitted to this office for review and approval prior to the issuance of any building permits. The sign

ok

ok

W:\DEVREV\ZAC\5-297 doc

elevations shall include all existing signs associated with the subject building. The placement of any new sign shall be similar to the placement of existing signs mounted on walls of neighboring businesses, except that no new sign may extend above the eaves line of a pitched roof or the parapet of a flat roof building.

3. Submit a landscape plan to Avery Harden, Baltimore County Landscape Architect for review and approval prior to the issuance of any permits. The landscape plan shall include a buffer in the form of a six-foot high board-on-board fence or a brick wall in combination with landscaping adjacent to the Ridgeleigh Subdivision. In addition, required landscaping associated with parking lot design shall be provided along all public rights-of-way.

4. Provide sidewalks, and curb and gutter along all public rights-of-way. — existing whole site spared — ok

5. Reduce the width of the driveway entrance along Lackawanna Avenue to the minimum required for two-way traffic.

6. Eliminate/relocate the 6 parking spaces adjacent to the front of the subject building (along Lackawanna Avenue) to prevent parked vehicles from backing into traffic entering the subject site. — except 2 handicapped space — 4 spaces left

7. Revise the site plan to show all existing utility poles along Joppa Road, and the existing parking layout along Lackawanna Avenue.

**Prepared by:** Martha Cunningham

**Division Chief:** Lynn Lanham

AFK/LL:MAC:

#6 — 4 spaces ok enough
meets code
— 2 spaces may be entrance (back)
— Com suggest move ent on back south to avoid
agreed

W:\DEVREV\ZAC\5-297.doc

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

State Highway Administration
Driven to Excel
Maryland Department of Transportation

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

Date: 12-21-04

Ms. Kristen Matthews
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 297 BPR

Dear. Ms. Matthews:

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,

S. D. Foster

Steven D. Foster, Chief
Engineering Access Permits Division

| | | | |
|---|---|---|---|
| RE: | PETITION FOR SPECIAL EXCEPTION | * | BEFORE THE |
| | 1735 E. Joppa Road; SE corner Joppa & Lackawanna Roads | * | ZONING COMMISSIONER |
| | 9th Election & 5th Councilmanic Districts | | |
| | Legal Owner(s): Mo's Joppa, LLC, Joyce Manocheh | * | FOR |
| | Contract Purchaser(s): Craig Miceli Petitioner(s) | * | BALTIMORE COUNTY |
| | | * | 05-297-X |

* * * * * * * * * * * * *

## 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 and 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 22nd day of December, 2004, a copy of the foregoing Entry of Appearance was mailed Joyce Manocheh, P.O. Box 322, Baltimore, MD 21092 and J Neil Lanzi, Esquire, 409 Washington Avenue, St 617, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

"Before any special exception may be granted, it must appear that the use for which the special exception is requested will not:

A) be detrimental to the health, safety or general welfare of the locality involved;

B) tend to create congestion in roads, streets or alleys therein;

C) create a potential hazard from fire, panic or other danger;

D) tend to overcrowd land and cause undue concentration of population;

E) interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements;

F) interfere with adequate light and air (Bill No. 45-1982);

G) be inconsistent with the purposes of the property's zoning classification nor in any other way inconsistent with the spirit and intent of these zoning regulations (Bill No. 45-1982);

H) be inconsistent with the impermeable surface and vegetative retention provisions of these zoning regulations; nor (Bill No. 45-1982)

I) be detrimental to the environmental and natural resources of the site and vicinity including forests, streams, wetlands, aquifers and floodplains in an R.C.2, R.C.4, R.C.5 or R.C.7 zone (Bill No. 74-2000)."

The highest courts of this State have reviewed the treatment of proposed special exception and conditional uses by various local zoning boards and commissions. The seminal case regarding special exceptions is *Shultz v. Pritts*, 291 Md. 1 432 A2d 1319 (1981). In that case, the Court noted that a special exception use is part of the comprehensive zoning plan and thus, shares the legal presumption that it is in the interest of the general welfare and therefore valid. The Court noted that a special exception use is a valid zoning mechanism that delegates to an administrative board or body a limited authority to allow certain enumerated uses which the legislature (in this case, the Baltimore County Council) has determined to be permissible, absent any facts or circumstances which negate that presumption.

The Court further noted that the applicant for a proposed special exception use does

not have the burden of establishing affirmatively that the proposal would be of benefit to the community. Moreover, the test is not whether another use is more preferable or whether the property could be used for a higher or better purpose. Rather, the test to be considered by the local administrative body is whether the neighboring properties in the general neighborhood would be adversely affected and whether the use in the particular case is in harmony with the general purposes and intent of the underlying zoning scheme.

The Court of Appeals of Maryland further explained the special exception test in Mossberg v. Montgomery Co., 329 Md. 494, 620 A2d 886 (1993). In that case, an applicant sought approval for a solid waste transfer station in Montgomery County. That use was a conditional/ special exception use under the relevant Montgomery County ordinance. In its written opinion, the Court noted that there were certain inherent negative uses associated with any solid waste transfer station. For example, such a station would be expected to produce traffic, noise, dust, etc. Moreover, it could be presumed that such impacts would negatively affect surrounding properties. However, although such presumptions are valid, the Court emphasized that the existence of these impacts did not provide a sufficient basis for the local administrative body to deny the Petition for Special Exception. Instead, the Court reasoned that the local body must show that those impacts are greater at the subject location than would normally be associated with such use. That is, the criteria is not whether the proposed use carries with it adverse impacts (such adverse impacts are assumed in the first instance by designating the use a special exception rather than by right). Rather, the test is whether that impact at the subject property will produce effects above and beyond those normally inherent with such a use if located anywhere else within the same zoning district. Therefore, in considering the present application, it is not enough to simply conclude the proposed oil recycling operation will produce noise, toxic wastes, wetland concerns, fire risk, vapors and traffic that could adversely affect the neighborhood. It most certainly will and such an effect is inherent in any industrial or heavy manufacturing use. The real test is whether those impacts listed above will impact at this location above and beyond such impact if proposed elsewhere in the M.H.-I.M. zone.

**Section 436**
**Pawnshops**
**[Bill No. 112-1995[28]]**

436.1 Legislative findings.

A. The principle of community conservation is an expressed goal in Baltimore County. The Master Plan 1989-2000 proposes that commercial activities incompatible with local neighborhoods should be restricted in such areas.

B. The State of Maryland requires that businesses which purchase or loan on deposit of secondhand precious metals and other valuables obtain a "dealer's" license and report transactions to the local law enforcement agency to help prevent stolen items from being traded.

C. The Baltimore County Council finds that an undue concentration or the inappropriate siting or design of pawnshop businesses has a reasonable probability of causing adverse effects on nearby residential and commercial areas by creating an impression of community decline and instability.

D. Based upon reports submitted by the Baltimore County Police Department, the County Council finds that pawnshops which deal in a wide variety of valuable goods are more likely to have a greater deleterious effect on neighborhoods than businesses which deal exclusively in secondhand precious metals and gems where pawn transactions are merely incidental to the sale of new or secondhand jewelry.

E. Such adverse effects would directly conflict with the county's commitment to conserving and revitalizing older communities and would be inordinately difficult to overcome once ill-sited pawnshops have been established.

F. The County Council finds that the number of existing pawnshops in Baltimore County is more than sufficient to meet the needs of the community and that it is consistent with the intent of these regulations for promoting the public health, safety and welfare to establish a limit on the total number of businesses in Baltimore County which loan on deposit of items other than secondhand precious metals and gems.

436.2 Procedure.

A. The Chief of Police, based on transaction sheets submitted by licensed dealers, shall report the names and addresses of all licensed dealers in Baltimore County who, in calendar year 1995, made loans on deposit of an item other than a secondhand precious metal to the Director of Permits and Development Management.

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28 **Editor's Note: This bill also provided that "... pawnshops lawfully in existence and operating on the effective date of this act shall comply with the requirements of Section 436.3 within 18 months from the effective date of this act" and that "... pawnshops lawfully in existence and operating on the effective date of this act are not subject to the requirements of Section 436.4."**

B. Upon receipt of a dealer's transaction sheet reporting a loan on deposit of any item other than a secondhand precious metal, the Chief of Police shall report the name and address of the business to the Director of Permits and Development Management if this information has not been previously reported.

C. For any license reported to the Director of Permits and Development Management, the Chief of Police shall promptly notify the Director when the state renews or revokes the license or when the license expires.

D. The Director of Permits and Development Management may not accept a special exception petition for a pawnshop if there are 12 valid dealers' licenses in the county used to operate pawnshops.

E. A dealer may, by affidavit, annually declare to the Director of Permits and Development Management that all future pawn transactions shall be limited solely to secondhand precious metals, and the Director shall remove the name and address of that pawnshop from the list during such time as the affidavit remains in effect.

436.3 Buffer and sign requirements. A pawnshop is subject to the following requirements:

A. A pawnshop abutting a residential zone line (other than a street right-of-way), a school or a church shall provide a buffer in the form of a six-foot high board-on-board fence or a brick wall in combination with landscaping.

B. Notwithstanding the requirements of Section 450.4: — Signs - see 4H

1. One wall-mounted business sign is permitted with a surface area of no more than twice the length of the wall on which it is mounted, but in no case more than 50 square feet.

2. The placement of any sign shall be similar to the placement of signs mounted on walls of neighboring businesses, except that no such sign may extend above the eaves line of a pitched roof or the parapet of a flat roof building.

3. A freestanding business sign is not permitted.

4. Miscellaneous exterior temporary signs, as described in Sections 450.4 and 450.7.E, are not permitted to be displayed anywhere on the premises, including windows.

C. The Zoning Commissioner may reasonably regulate the letter size, lighting, color and other design aspects of all signage for consistency and compatibility with signage on neighboring businesses.

D. The use of the word "pawn" or the use of the three golden ball symbol designating a pawnshop is restricted to pawnshops, as defined in these regulations, and may not be used by any other business.

E. The sale of firearms is prohibited, unless authorized by the appropriate federal and state agencies.

portions of stormwater management facilities do not constitute common open space. **[Bill Nos. 98-1975; 62-1978; 167-1980]**

**OPEN SPACE TRACT, LOCAL** — Land provided in residential subdivisions and necessary and desirable for the local recreational needs of residents of such subdivisions for such recreation types of spaces as play lots, local play areas, small parks, stream valley parks, natural woods, areas of unusual natural scenic beauty, recreational walkways and pathways and special street center islands, but the term "local open space tract" shall not include the larger open space park and playfield areas of the type which serve larger than local need and which are incorporated in the master plan. **[Bill No. 106-1963]**

**OR** — The word "or" shall mean "and/or" unless modified by use of the word "either" or unless the context otherwise clearly indicates another meaning. **[Bill No. 111-1968]**

**OUT-OF-WATER STORAGE FACILITY, CLASS A** — A cradle, block or berth for the land storage of one or more recreational boats, which does not provide for the vertical stacking of such vessels. **[Bill No. 149-1992]**

**OUT-OF-WATER STORAGE FACILITY, CLASS B** — Cradles or berths for the land storage of boats that allow boats to be stored on multi-level racks, not exceeding a height of three levels. A Class B out-of-water storage facility shall be considered a structure whether it is fully or partially enclosed or open. **[Bill No. 149-1992]**

**PANHANDLE DRIVEWAY** — The paved roadway which is located within the in-fee strip area of one or more abutting panhandle lots and provides vehicular access to the local street or to a collector street. A "use in common" agreement is established if the panhandle driveway serves two or more abutting panhandle lots. **[Bill No. 172-1989]**

**PANHANDLE LOT** — A lot so shaped and situated that its only frontage or access to the local or collector street is a narrow in-fee strip of land which contains a driveway and may contain water and sewer lines and other utilities. **[Bill No. 172-1989]**

**PARKING BAY ON A STREET** — See Parking Space, Off-Street. **[Bill No. 26-1988]**

**PARKING SPACE, OFF-STREET** — A parking space of such dimensions as may be prescribed by these Zoning Regulations and located on a lot or in a parking bay on a street. As used in this definition, a "parking bay on a street" is a length of paving which is laid out next to and along the paved traveled way of a street and which serves as a parking facility for a residential use; it is not a parking lane. **[Bill No. 26-1988]**

**PAWNSHOP** — A business which loans money on deposits of personal property, other than securities or printed evidences of indebtedness, or deals in the purchase or possession of personal property on condition of selling the same back to the pledgor or depositor. A pawnshop is licensed by the state as a dealer and defined by the state as a pawnbroker. For the purposes of these regulations, a business operated by a dealer who loans money on deposits of secondhand precious metals and gems only shall not be considered a pawnshop, provided the dealer does not loan money on deposits of any other kind of personal property. **[Bill Nos. 14-1995; 112-1995]**

**PET SHOP** — A store for the sale of dogs, cats, birds, tropical fish and/or other domesticated pets, and related supplies and equipment. **[Bill No. 85-1967]**

Secondhand store[5]
Theater, excluding drive-in
Transit centers, subject to Section 434 **[Bill No. 91-1990]**
Warehouses **[Bill No. 18-1967[6]]**
Yacht clubs **[Bill No. 136-1996]**

233.2A Combinations of the above uses. **[Bill No. 111-1968]**

233.2B Accessory uses or structures, including signs (see Section 450), garages and parking spaces for the use of owners, employees, tenants and invitees. A maximum of six coin-operated children's rides are permitted as an accessory use. **[Bill Nos. 111-1968; 29-1982; 89-1997]**

233.3 All permitted uses are subject to the following conditions: **[Bill No. 40-2001]**

A. They shall be contained, except in the case of signs, restaurants, swimming pools, outdoor sales or display areas and parking lots, within a completely enclosed building.

B. Not more than 25 employees shall be regularly engaged in fabrication, repair, cleaning or other processing of goods or articles in any one establishment.

C. Where the requirements in Section 233.3.A or B would create undue hardship, the Zoning Commissioner may approve a modified plan upon petition and public hearing thereon.

D. Dance halls and nightclubs may not be located within 1,000 feet of a lot zoned residentially or devoted primarily to residential use.

233.4 Special exceptions. The following uses when permitted as special exceptions (Sections 270 and 502):[7]

Arcade, subject to the provisions of Section 423B **[Bill No. 29-1982]**
Automotive-service station, subject to the provisions of Section 405 **[Bill Nos. 40-1967; 85-1967]**
Bus terminal
Car wash **[Bill Nos. 108-1964; 85-1967]**
Drive-in restaurant **[Bill Nos. 40-1967; 85-1967]**
Excavations, controlled (Section 403)[8]
Golf driving range, miniature golf and baseball batting range
Heliport, Type I **[Bill No. 85-1967]**
Heliport, Type II **[Bill No. 85-1967]**
Laboratory
Living quarters in a commercial building[9]
Pawnshop **[Bill No. 112-1995]**

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5 Editor's Note: "Tavern," which originally followed, was repealed by Bill No. 85-1967.

6 Editor's Note: This bill also repealed "Warehouses sales and storage," which followed.

7 Editor's Note: "After-hours club," which originally followed, was repealed by Bill No. 36-2000.

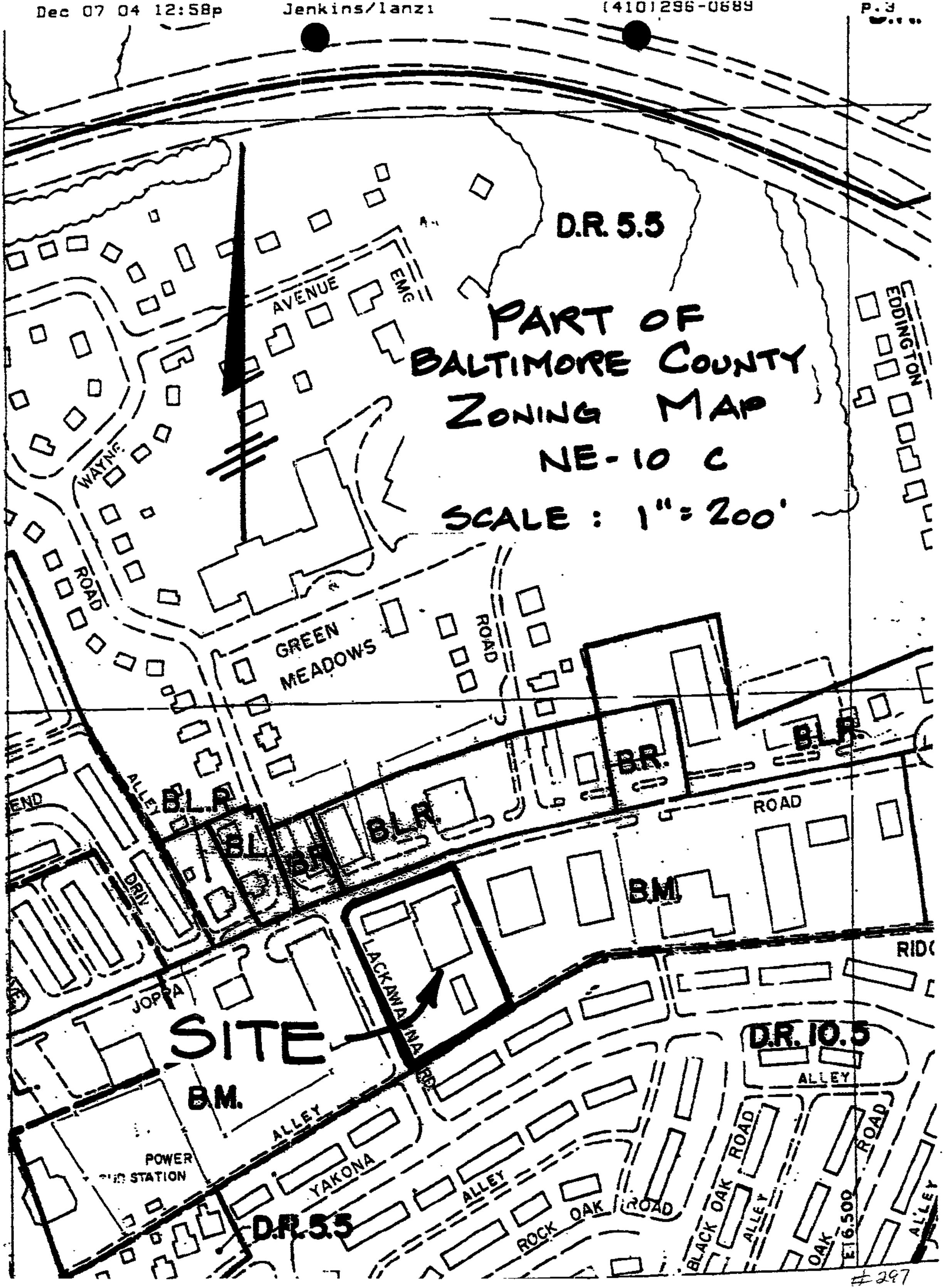
8 Editor's Note: "Filling station," which originally followed, was repealed by Bill No. 40-1967.

9 Editor's Note: "Motel or motor court," which originally followed, was repealed by Bill No. 82-1984.

# ZONING HEARING FILE INTERNAL CHECKLIST

## Zoning Case No. 05-292-X

| Date Completed/Initials | |
|---|---|
| 12-21-04 | PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder) |
| | DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing) |
| | TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place) |
| | UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office) |
| | COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office) |
| | POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer) |
| | RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder) |
| | INDEX CARDS (prepare index cards, according to sample; file cards in cabinet) |
| | ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file) |
| | COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file) |
| | FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning) |


PART OF
BALTIMORE COUNTY
ZONING MAP
NE-10 C
SCALE : 1" = 200'
D.R. 5.5
AVENUE
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EDDINGTON
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ROCK OAK
ROAD
BLACK OAK
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D.R. 5.5
#297

PLEASE PRINT CLEARLY

CASE NAME 1735 E. Joppa Rd.
CASE NUMBER 05-297-X
DATE 2/23/05

# PETITIONER'S SIGN-IN SHEET

| NAME | ADDRESS | CITY, STATE, ZIP | E- MAIL |
|---|---|---|---|
| DONALD E. HICKS P.E | ~~HICKS ENG~~ 2000 E. JOPPA RD | TOWSON, MD 21286 | donhicks@chickscorp.com |
| PAUL M. MALBRETH - P.E | " | " | " |
| *Craig Micali | 22117 Quail Creek Ct, Bel Air Md. 21015 | Bel Air Md. 21015 | |
| Sally Malena | 512 VIRGINIA AVE TOWSON landscape architect | 21286 | sally@humanandrohde.com |

PLEASE PRINT CLEARLY

CASE NAME 1735 E. JOPPA Rd.
CASE NUMBER 05-297 X
DATE 2-3-05

# CITIZEN'S SIGN-IN SHEET

| NAME Grene | ADDRESS | CITY, STATE, ZIP | E-MAIL |
|---|---|---|---|
| GRACE GRENE | 8614 WILLOW OAK RD | BALTIMORE, MD 21234 | Heoaks45@MSN.com |
| DONNA SPICER | 8719 Eddington Rd | Balto. MD 21234 | FAX 410-668-0569 |
| MIRIAM BAZENSKY | 1727 E JOPPA RD | 21234 | 410-882-6300 |
| David Bran | 1735 E Joppa RD | Balto MD 21234 | 410-661-1580 |
| Daniel Bran | | | |
| | | | |
| Kevin Gambrill | Planning Officer | | |
| | Area Planner | | |
| | Dist 5. | | |

PLEASE PRINT CLEARLY

CASE NAME 1735 E. JOPPA Rd.
CASE NUMBER 05-297 X
DATE 2-3-05

# CITIZEN'S SIGN-IN SHEET

| NAME Grene | ADDRESS | CITY, STATE, ZIP | E-MAIL |
|---|---|---|---|
| GRACE GRENE | 8614 WILLOW OAK RD | BALTIMORE, MD 21234 | ~~Grace~~ Hecoatis45@msn.com |
| DONNA SPICER | 8719 Eddington Rd | Balto. MD 21234 | FAX 410-668-0569 |
| MIRIAM BAZENSKY | 1727 E JOPPA RD | 21234 | 410-882-6300 |
| David Brown | 1735 E Joppa RD | Balto MD 21234 | 410-661-1550 |
| David Brown | | | |
| | | | |
| Kevin Gambrill | Planning Office | | |
| | Area Planner | | |
| | Dept 5. | | |
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PLEASE PRINT CLEARLY

CASE NAME 1735 E. Joppa Rd
CASE NUMBER 05-297-X
DATE 8/25/05

# PETITIONER'S SIGN-IN SHEET

| NAME | ADDRESS | CITY, STATE, ZIP | E- MAIL |
|---|---|---|---|
| Warren Braverman | 5870 Mangs Circle | Stewartstown PA 17363 | wbpawn@AOL.Com |
| Craig Nicely | 2217 Quail Creek Ct | Bel Air MD 21015 | cmamuse@AOL.com |
| William Wortman | 3018 Dunglow Rd | Dundalk MD 21222 | |
| Paul Naldrett | 200 E. Joppa Rd Suite 402 | Towson, MD 21286 | pnaldrett@hicksengr.com |
| Naldrett | | | |
| Neil Tanzi | Hecks | | |
| Donald E. Hicks P.E. | Hicks Eng. 200 E. Joppa Rd 21286 | Towson, MD 21286 | dhicks@hicksengr.com |

PLEASE PRINT CLEARLY

CASE NAME 1735 E. Joppa Rd
CASE NUMBER 05-297-X
DATE February 25, 2005

# CITIZEN'S SIGN-IN SHEET

| NAME | ADDRESS | CITY, STATE, ZIP | E- MAIL |
|---|---|---|---|
| Grace Greene | 8614 Willow Oak Rd ~~2123~~ | Balt. MD 21234 | theoaks45@hotmail.com |
| Donna Spicer | 8719 Edklington Rd. | Balto. 21234 | |
| | | | |
| | | | |
| | |

288450

DATE 9 26 1991

NAME

ADDRESS DUE | ORDER NUMBER

CITY | STATE | ZIP

| SOLD BY | CASH | C.O.D. | CHARGE | ON ACCT. | MDSE. RETD. | PAID OUT |
|---|---|---|---|---|---|---|
| | | | | | | |

| ITEM | QUAN. | DESCRIPTION | PRICE | AMOUNT |
|---|---|---|---|---|
| 1 | | | | |
| 2 | | Recd from Craig Micelli | | |
| 3 | | | | |
| 4 | | $5000.00 deposit plus | | |
| 5 | | | | |
| 6 | | $30000.00 for Pawn License | | |
| 7 | | | | |
| 8 | | balance owed $20,000.00 | | |
| 9 | | | | |
| 10 | | All but original $5000.00 | | |
| 11 | | | | |
| 12 | | deposit to be returned | | |
| 13 | | | | |
| 14 | | if buyer cannot transfer | | |
| RECEIVED BY | | 20,000 balance due | | |
| | | license - Dec 1 1991 | TOTAL | |

FM 2-4705 REV

John Scott pr

5A

Received ($5,000) Five Thousand Dollars Deposit on Purchase of Pawn License. Purchase Price Fifty Five Thousand ($55,000). Deposit is non-Refundable. Balance due September 21st 1996. License location 5305 East Drive, Md. 21227

Wm J. Mc John Little pres

5B

311935

DATE 12 2 19 96

DATE 12 2 19 96

ORDER NUMBER

ZIP

NAME

ADDRESS

ORDER NUMBER

CITY STATE ZIP

| SOLD BY | CASH | COD | CHARGE | ON ACCT | MDSE. RETD. | PAID OUT |
|---|---|---|---|---|---|---|
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| ON ACCT | MDSE. RETD. | PAID OUT |
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| ITEM | QUAN. | DESCRIPTION | PRICE | AMOUNT |
|---|---|---|---|---|
| 1 | | | | |
| 2 | | | | |
| 3 | | Rent for | | 200.00 |
| 4 | | | | |
| 5 | | Pure Water | | |
| 6 | | | | |
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| PRICE | AMOUNT |
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| TAX | |
| TOTAL | |

FM 2-4705 REV

5

**J. NEIL LANZI, P.A.**
ATTORNEY AT LAW
300 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204

(410) 337-9039

FAX: (410) 337-8932

J. Neil Lanzi

OF COUNSEL
Fred L. Coover*

*Also Admitted in District of Columbia

COLUMBIA
Suite 700, Parkside Building
10500 Little Patuxent Parkway
Columbia, Maryland 21044

Reply to Towson

September 5, 1997

Arnold Jablon, Director
Permits and Development Management
111 Chesapeake Avenue
County Office Building
Towson, MD 21204

**Re: My Client: Craig F. Miceli**
**Transfer of Pawn Shop Business and License**

Dear Mr. Jablon:

Please be advised that this law firm represents Craig F. Miceli, generally. The purpose of this letter is to request an opinion from your office regarding the transfer of a pawn license and relocation of an existing pawn business.

Specifically, my client has conditionally purchased an existing pawn license held by John Little for the existing pawn business located at 5305 East Drive in Baltimore County, Maryland. You will note this business is one of the "approved pawn shops" with Baltimore County. Mr. Little trades as National Gold and Silver Exchange, Inc. and apparently intends to continue dealing in gold and second hand precious metals and gems. It is my understanding Mr. Little will not be dealing with hard goods or loaning money on deposits of any kind of personal property. My review of Section 101 of Bill No. 14-95 indicates that Mr. Little's business will not fall within the definition of a pawn shop after the transfer is completed.

My client would like to take the transferred license and open a new store in Baltimore County. For your information, a similar situation arose in Case No. 97-25-SPHX where my client also purchased a pawn license and relocated the business to a new location in Baltimore County. I have enclosed a copy of this decision for your review. My client experienced some difficulty with the Baltimore County Police Pawn Unit in opening his store despite having zoning approval and the pawn license, and would like to avoid similar delays should he receive special exception approval to open a new pawn shop.

Pet
6A

In summary, would you kindly provide your opinion indicating the requirements of your office for the relocation and transfer of the pawn license and whether in fact, the license may be transferred at all. I have enclosed a check in the amount $25.00 as required and look forward to receiving your opinion.

Thank you very much for your assistance in this matter.

Very truly yours,

J. Neil Lanzi

cc: Craig F. Miceli

micelijab.ltr

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 23, 1997

J. Neil Lanzi, Esquire
300 Allegheny Avenue
Towson, MD 21204

RE: Transfer of Pawn Shop Business and License

Dear Mr. Lanzi:

This letter responds to your request for zoning information concerning a proposed pawn shop license transfer. Based on the Baltimore County Zoning Regulations (BCZR), compliance and approval required for this proposal is subject to zoning public hearing(s). In the absence of a site plan or location, the staff is unable to comment on individual site requirements. Please see Section 436, BCZR, for same.

Upon transfer of the license being approved by the zoning commissioner, after the hearing and the requisite State licensing, the staff will consider this use as an approved pawn shop. The staff also agrees that, as described, Mr. Littles' use would not be considered a pawn shop under Section 101, BCZR.

The Baltimore County Police Department (pawn unit) has been included on the zoning advisory list since your last hearing. The staff hopes that this up front notification will prevent future confusion concerning the pawn shop license transfer in Baltimore County.

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 L. Lewis
Planner II
Zoning Review

JLL:rye

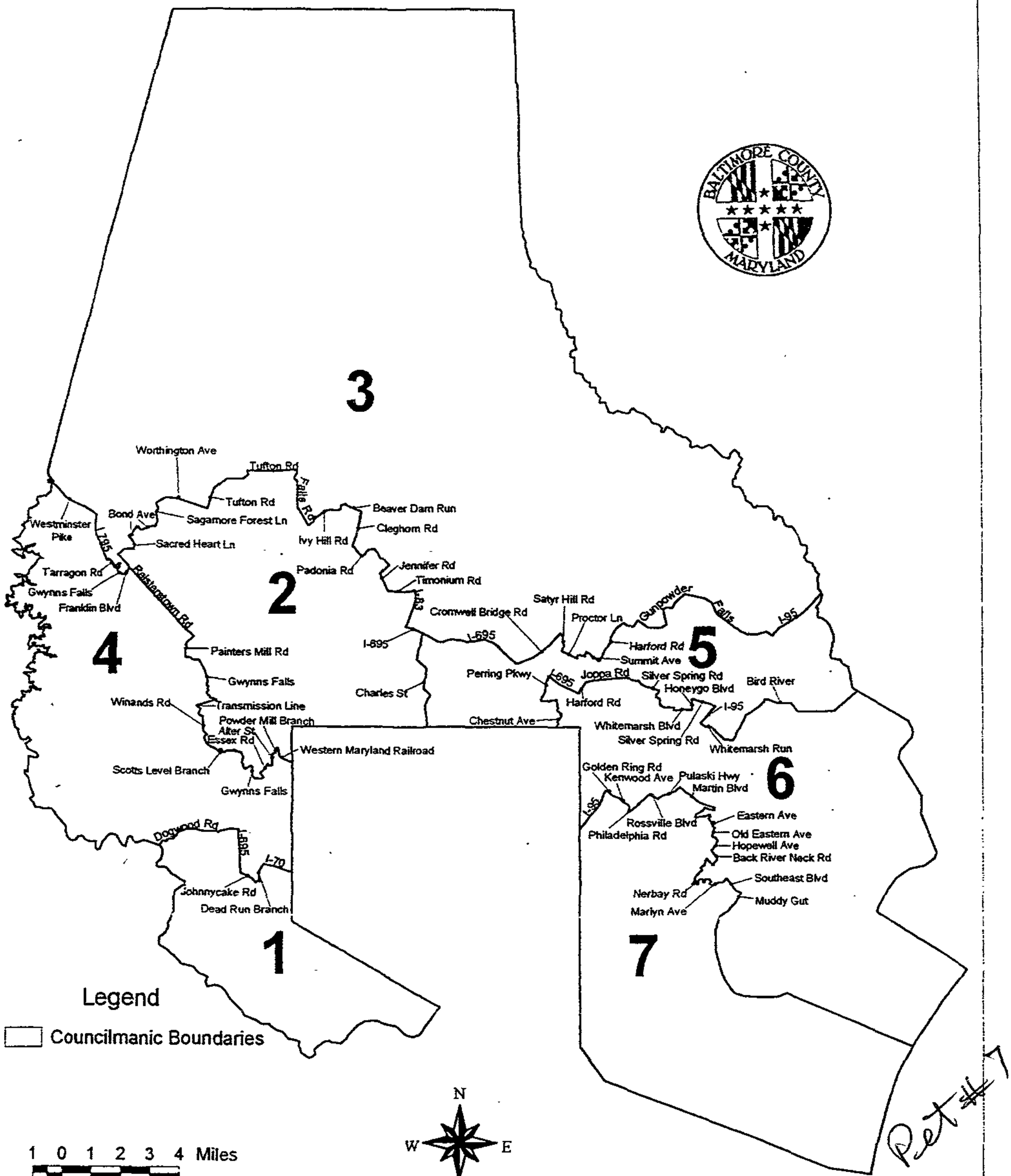
C: Det. Kropfelder

Enclosure

Ret 6B

Printed with Soybean Ink
on Recycled Paper

# Baltimore County: Councilmanic Districts 2002




Pet #7

Data Source:
U.S. Bureau of the Census
2000 TIGER Line Data (1:100000)

# PAWN SHOPS WITH PRE-7/6/95 APPROVAL

REFERENCE WITH PAWN SHOP BILL #112-95

**Baltimore National Pike, 5204** BC MAP 33 Council District 2
County Pawnbrokers
Licensee: James Howard Phelps

**Baltimore National Pike, 5516** BC MAP 33 Council District 2
C&D Pawn & Loan
Licensee: Deborah Ann Cornias

**Country Ridge Lane, 1508** BC MAP 37 Council District 5
Quick Cash
Licensee: Meyer Scherr

**Dundalk Avenue, 3401** BC MAP 44 Council District 7
Fast Cash Pawnbrokers
Licensee: Christopher J. Debard

**East Drive, 5305** BC MAP 41+42 Council District 1
National Gold & Silver Exchange, Inc.
Licensee: John Roylin Little

**Eastern Avenue, 138** (Essex) BC MAP 37 Council District 5
Gold Marina Limited
Licensee: Howard I. Dubick

**Eastern Boulevard, 1227** BC MAP 37 Council DIST 5
Famous Pawn, Inc. (FKA Pawn-It, Inc. Essex)
Licensee: Faye Lee Kemon

**Liberty Road, 5912** BC MAP 33 Council District 2 or 3
Liberty Loan & Jewelry Company
Licensee: John Thomas Glorioso

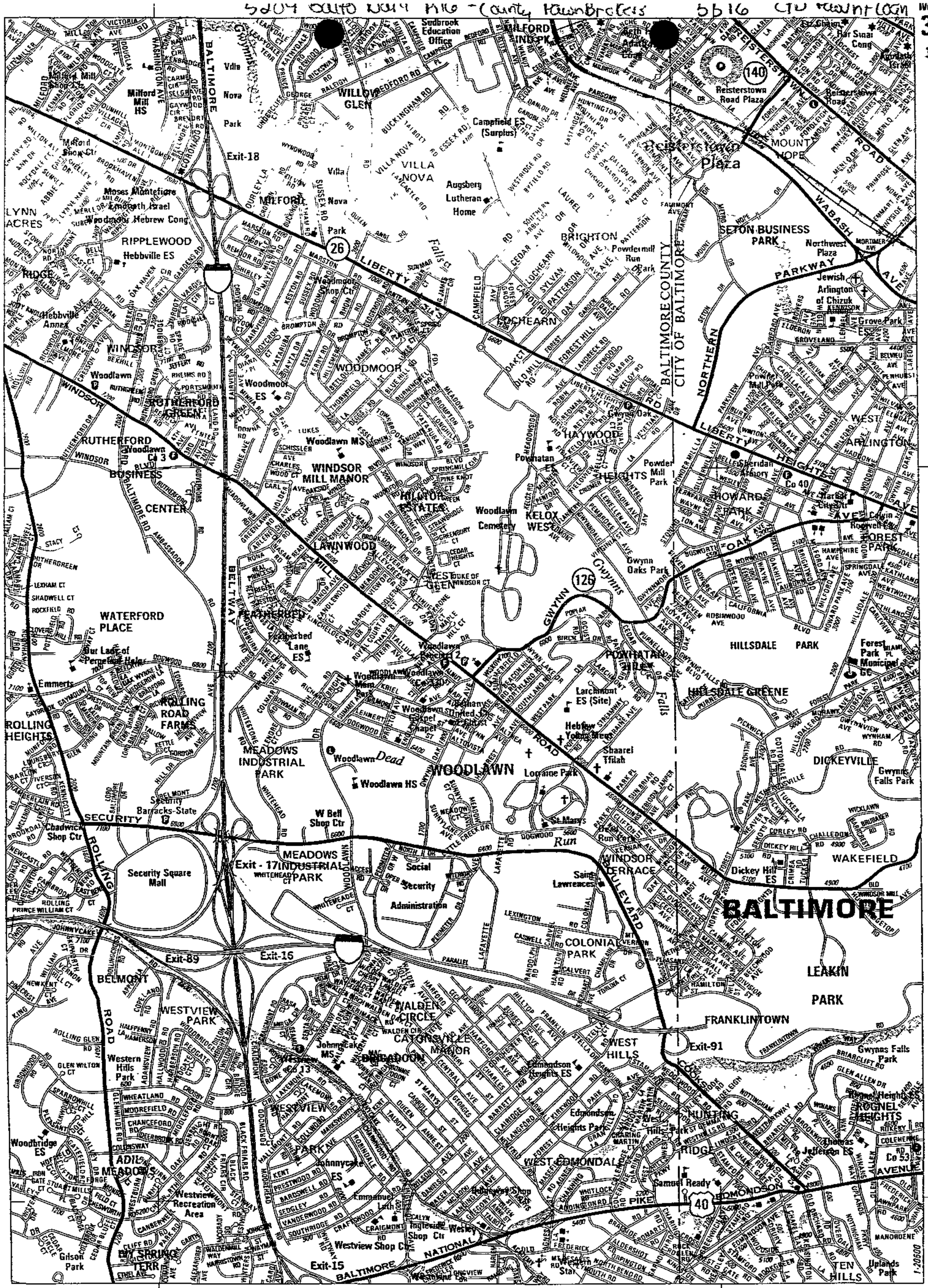
**Liberty Road, 7106** BC MAP 33 Council District 2 or 3
Gold Trading Center 1
Licensee: Zakhar Truststsi

**Liberty Road, 8702** BC MAP 33/34 Council Dist 2 or 3
Gold Trading Center III
Licensee: Vladimir Leytush

**North Rolling Road, 708** BC MAP 41 Council Dist. 1
A&M Jewelers, Inc./B.A.D.G.E., Inc.
Licensee: Sergio Arturo Acle

**Poplar Place, 1709** (Transferred from 75 Shipping Place - zoning case #97-25-SPHX)
Family Jewelry and Pawn BC MAP 41 Council DIST 7
Licensee: Harry James Ohle

3/12/96

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1508 County Ridge Cant Quick Cash

Ridge Rd ES (Site)
Nottingham MS Site
AMBERLY OF KINGS COURT
EAST BUSINESS AND INDUSTRIAL PARK
Holly Hill Memorial Gardens
Our Lady Queen of Peace
Essex Community College
Kings Court Shop Ctr
PULASKI BUSINESS PARK
BARRINGTON
POPLAR
CANTERBURY
Rosedale Bapt
ROSSVILLE INDUSTRIAL PARK
First Church of God
Assembly of God
Victory Villa Community
GLENMAR
MAPLE CREST
VICTORY VILLA GARDENS
BENGIES
Middle River MS
Glenmar ES
VFW Post
Harmony Freewill
Lamb of God
ROSSVILLE
Essex Rosedale District Court
Victory Villa ES
Golden Ring Park
Golden Ring Plaza
Golden Ring Mall
Exit - 35
PULASKI INDUSTRIAL PARK
VICTORY VILLA
VILLAGE OF PAWNER
BALLARD GARDENS
WAMPLER VILLAGE
Victory Villa Shop Ctr
Middle River Rescue Squad
GOLDENTREE
WINDSOR HOUSES
MARY'S CHOICE
Martin Plaza
Martin Boulevard ES
Glenn L Martin State Airport
Middle River
Aero Acres Shop Ctr
AERO ACRES
Essex Middle River District Court
CHESAPEAKE INDUSTRIAL PARK INC
MIDDLE RIVER
Orems ES
Orems
Faith
Hawthorne Plaza
Hawthorne ES
MARSHFIELD BUSINESS PARK
GRIMESDALE
EDGEWATER
Eastern Vo-Tech HS
Kenwood HS
Middlesex ES
Buedels Marina & Boat Yard
Riley's
Dark Head Cove
CHESAPEAKE VILLAGE
Cow Pens Creek
Wilhelms Restaurant
Dark Head Creek Park
Marina Basin Inc
Stemmers Run MS
Our Lady of Mt Carmel
Hopkins Creek ES (Site)
HAWTHORNE
HOPKINS LANDING
MARS ESTATES
STANSBURY ESTATES
Chestnut Cove
WOODWARD SQUARE
Middlesex Shop Ctr
Essex Co 7
Essex Precinct 11
URBANWOOD
JOSENHANS CORNER
MARINE OAK VILLAGE
Mars Hill
Mars Estates ES
Stansbury Yacht Basin Inc
BACK RIVER HIGHLANDS
Essex Assn of Gods
EASTERN TERRACE
Essex ES
Heritage Society of Essex & Middle River Museum
ESSEX
SILVER MANOR
Deep Creek ES
COUNTRY RIDGE
Country Ridge Shop Ctr
Middle River Boat Sales
Markleys Seagull
Essex Marina
Deckelmans Boatyard
MIDDLEBOROUGH
Middleborough Co
Middleborough ES
MARSFIELD WOODS ESSEXSHIRE
Martindale Park
ESSEXSHIRE GATE
Sussex ES
HARTLAND VILLAGE
HARTLAND RUN
Middle View Beach
Jackson Marine Sales
Norman Creek
Whitakers
Fox Ridge Park
FOX RIDGE MANOR
Weaver Bros Boatyard Inc
Greenmarsh Pt
Coxs Point Park
Essex Yacht Harbor
Sandalwood ES
Deep Creek MS
Coxs Point
Wetherby Pt
Bread and Cheese Cr
Hyde Park ES (Site)
HYDE PARK
CAPE MAY LANDING
Chesapeake HS
Sue Creek Park POTTERY FARM
Turkey Point MS (Site)

Joins Map 38

Joins Map 45

550,000 FT
340,000 FT
39°20'00"
39°17'30"
950,000 FT
76°27'30"
MD GRID 530,000 FT
MD GRID 960,000 FT

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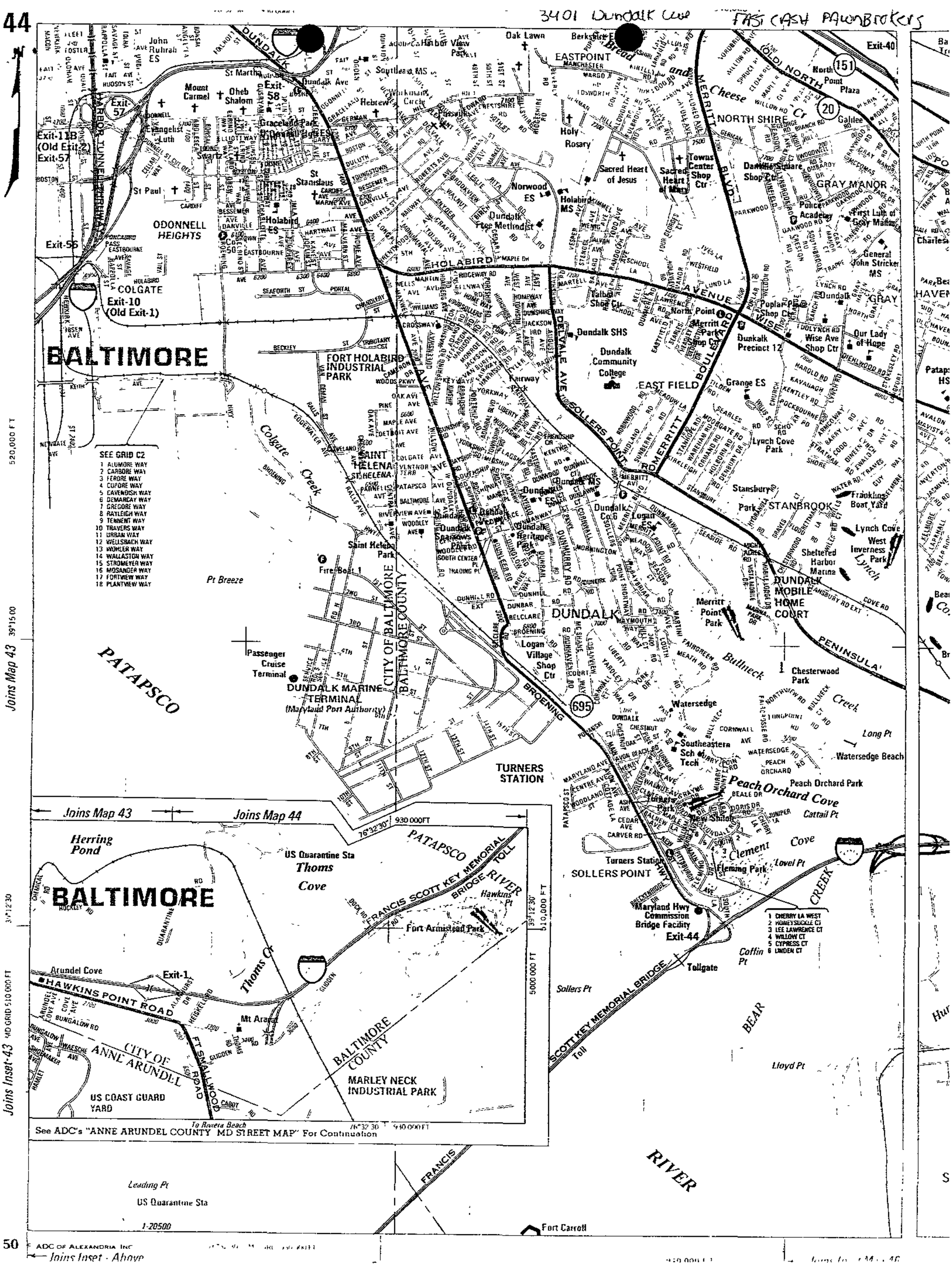
3401 Dundalk Ave FAST CASH PAWNBROKERS



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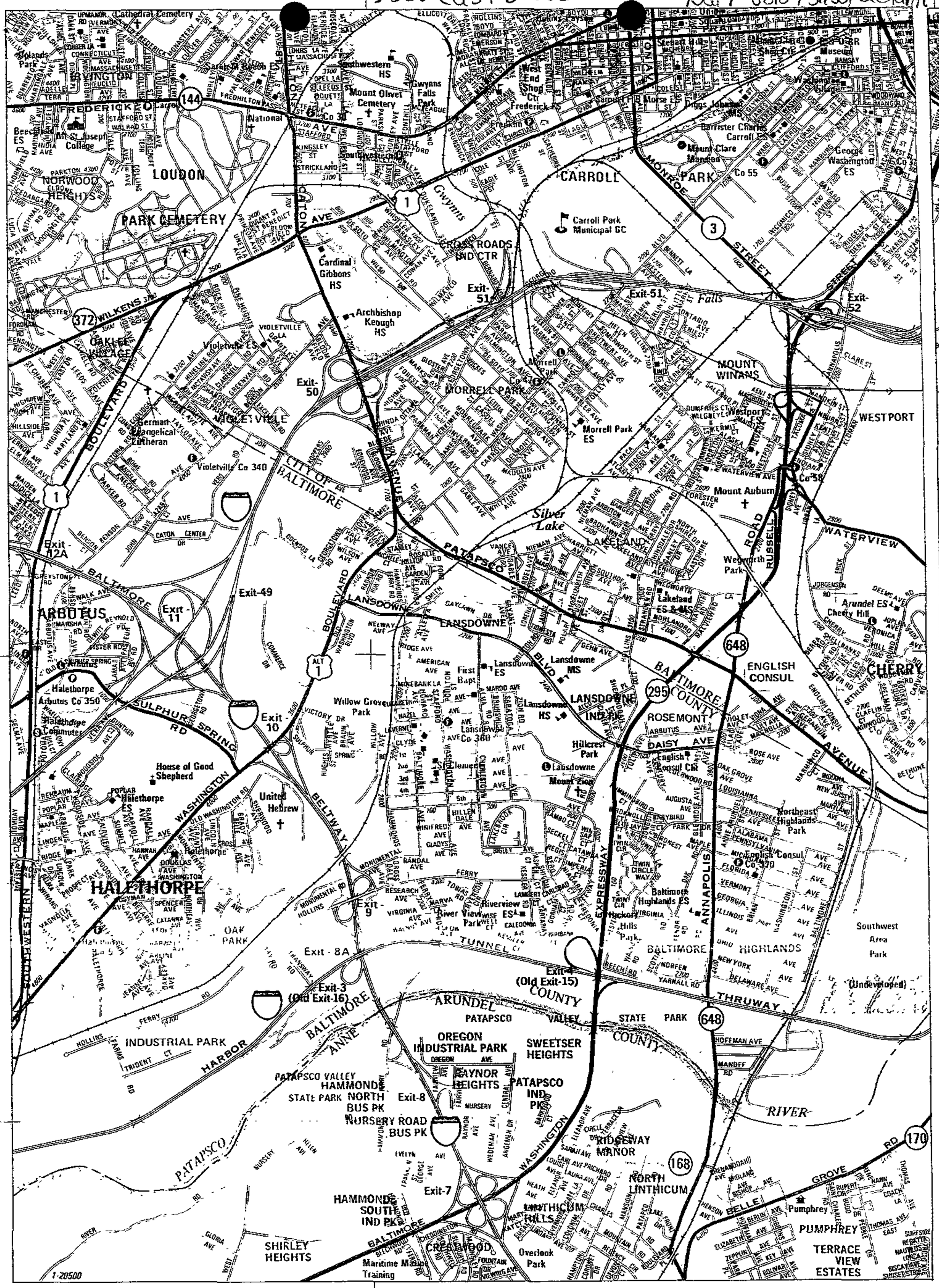
15 305 EGST DRIVE

Nat'l Gold & Silver Exchange





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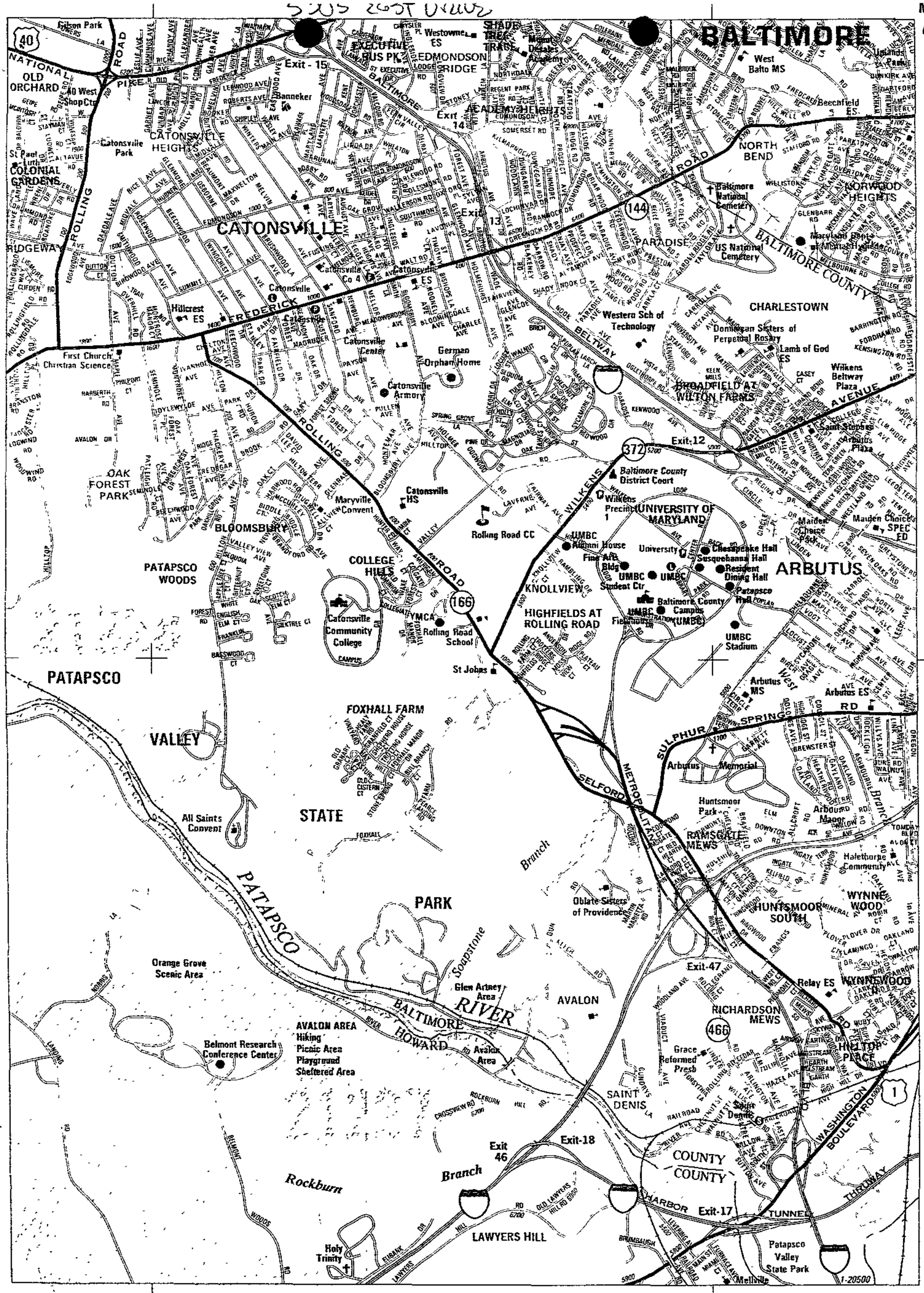


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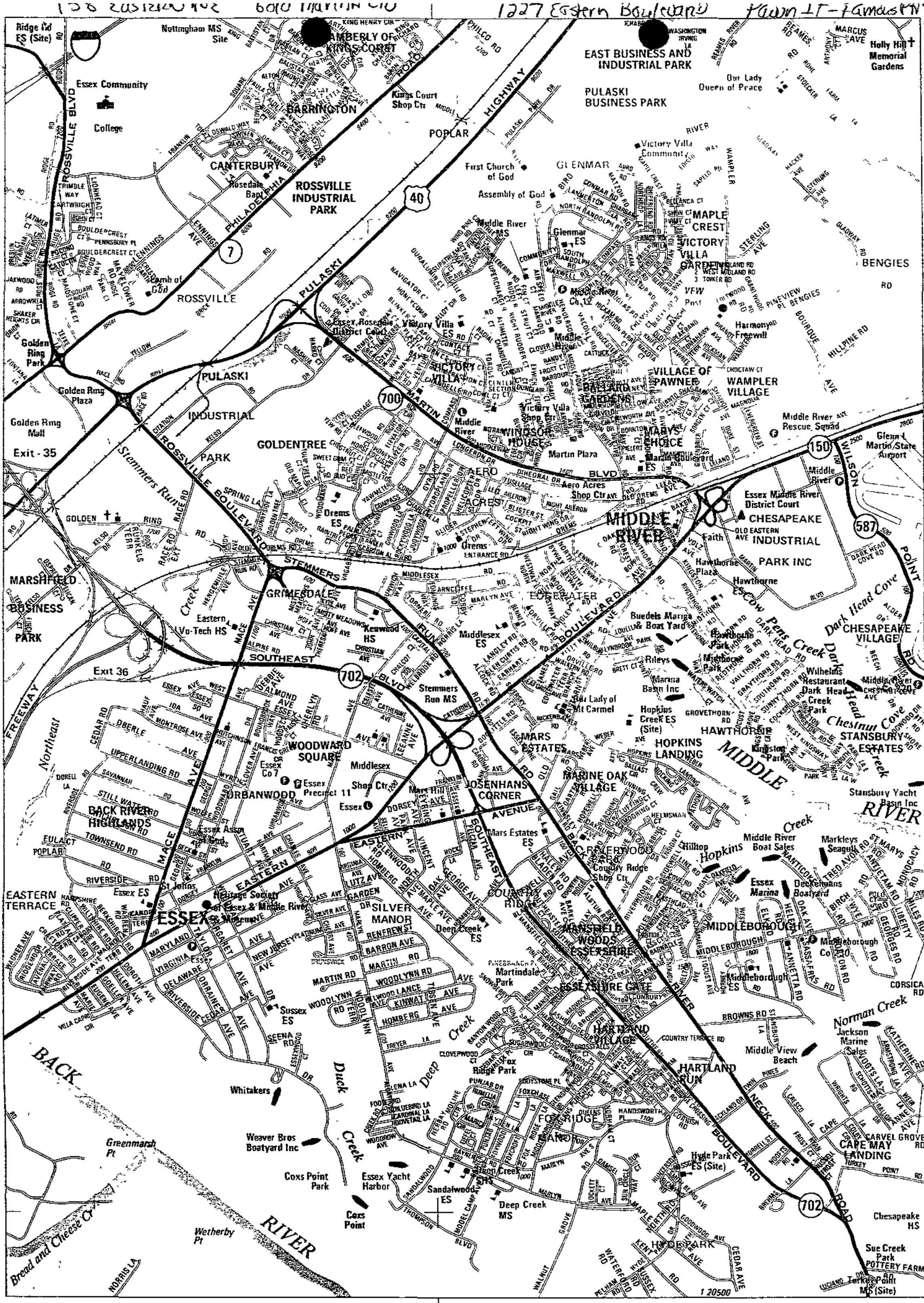
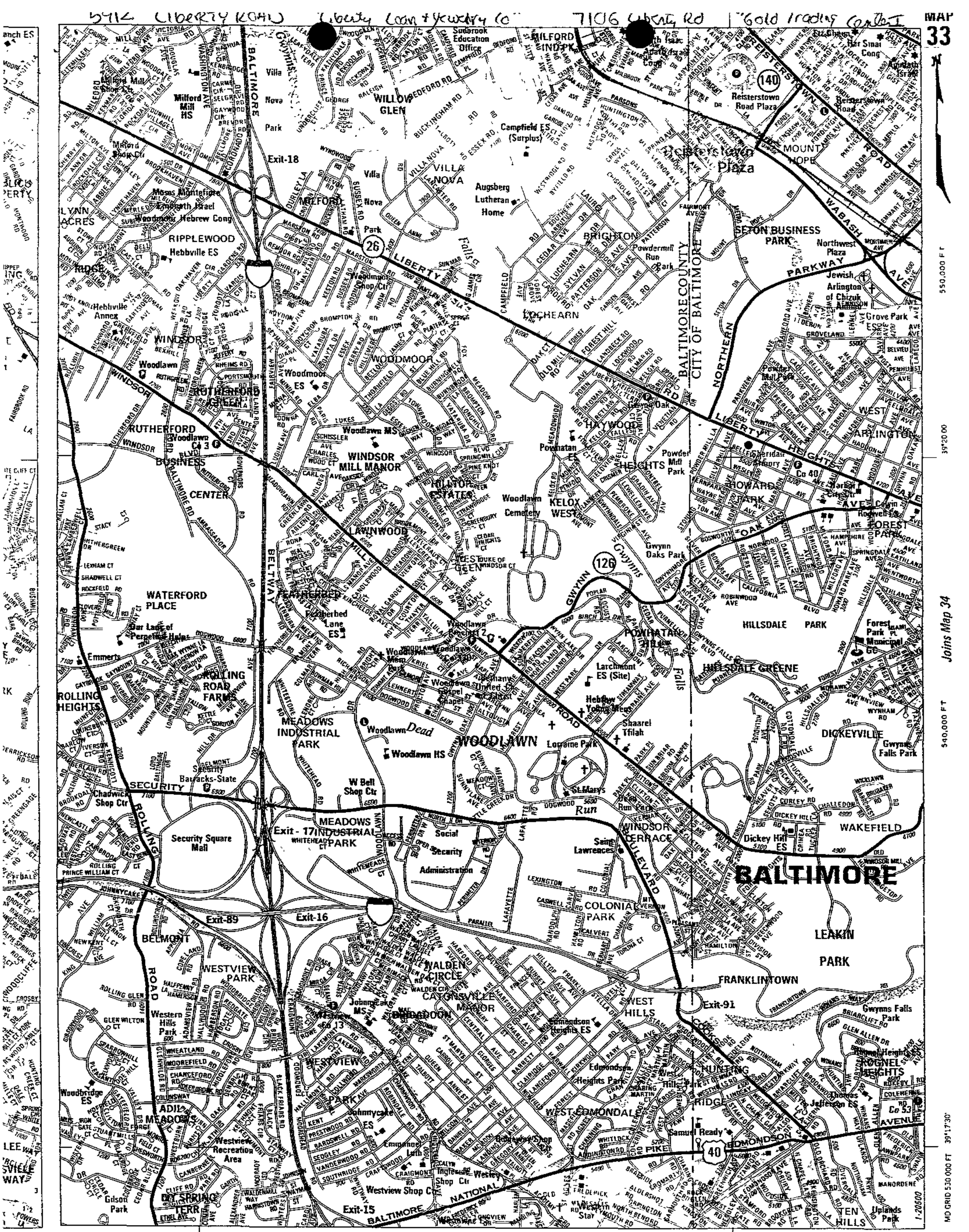
See ADC's "HOWARD CO, MD STREET MAP" For Continuation


Ridge Rd ES (Site)
Nottingham MS Site
AMBERLY OF KINGS COURT
EAST BUSINESS AND INDUSTRIAL PARK
Holly Hill Memorial Gardens
Our Lady Queen of Peace
PULASKI BUSINESS PARK
Essex Community College
ROSSVILLE BLVD
Kings Court Shop Ctr
BARRINGTON
POPLAR
PHILADELPHIA HIGHWAY
CANTERBURY
Rosedale Bap
ROSSVILLE INDUSTRIAL PARK
First Church of God
Assembly of God
GLENMAR
Victory Villa Community
MAPLE CREST
VICTORY VILLA GARDENS
BENGIES
Middle River MS
Glenmar ES
Lamb of God
ROSSVILLE
VFW Post
Harmony Freewill
Essex Rosedale District Court
Victory Villa ES
Golden Ring Park
Golden Ring Plaza
PULASKI INDUSTRIAL PARK
VILLAGE OF PAWNEE
WAMPLER VILLAGE
BOLLARD GARDENS
Golden Ring Mall
Exit - 35
GOLDENTREE
Middle River
WINDSOR HOUSE
ST MARYS CHOICE
Martin Plaza
Middle River Rescue Squad
Glenn L Martin State Airport
Stemmers Run
ROSSVILLE BOULEVARD
AERO ACRES
Aero Acres Shop Ctr
Orems ES
Essex Middle River District Court
CHESAPEAKE INDUSTRIAL PARK INC
MIDDLE RIVER
MARSHFIELD BUSINESS PARK
GRIMESDALE
EDGEWATER
Eastern Vo-Tech HS
Keuwood HS
Middlesex ES
Buedels Marina & Boat Yard
Cow Pens Creek
Dark Head Cove
CHESAPEAKE VILLAGE
Exit 36
SOUTHEAST BLVD
Stemmers Run MS
Our Lady of Mt Carmel
Rileys Marina Basin Inc
Wilhelms Restaurant
Dark Head Creek Park
Hopkins Creek ES (Site)
HAWTHORNE
HOPKINS LANDING
MIDDLE RIVER
STANSBURY ESTATES
Chestnut Cove
Northeast Freeway
WOODWARD SQUARE
Essex Co 7
Middlesex Shop Ctr
Essex Precinct 11
MARS ESTATES
MARINE OAK VILLAGE
JOSENHANS CORNER
URBANWOOD
BACK RIVER HIGHLANDS
Essex Assn
Mars Hill
Mars Estates ES
Stansbury Yacht Basin Inc
Middle River Boat Sales
Markleys Seagull
Hilltop
Hopkins
EASTERN AVENUE
SOUTHEAST BLVD
Country Ridge Shop Ctr
EASTERN TERRACE
Essex ES
St Johns
Heritage Society of Essex & Middle River Museum
ESSEX
SILVER MANOR
Deep Creek ES
MARSHFIELD WOODS
ESSEXSHIRE
Essex Marina
Deckelmans Boatyard
MIDDLEBOROUGH
Middleborough Co 210
Middleborough ES
Martindale Park
ESSEXSHIRE GATE
CORSICA RD
Norman Creek
Jackson Marine Sales
Sussex ES
Duck Creek
Deep Creek
Fox Ridge Park
HARTLAND VILLAGE
Middle View Beach
HARTLAND RUN
Whitakers
Weaver Bros Boatyard Inc
FOX RIDGE
Greenmarsh Pt
Coxs Point Park
Essex Yacht Harbor
Sandalwood ES
Deep Creek MS
Coxs Point
Hyde Park ES (Site)
CAPE MAY LANDING
Chesapeake HS
Wetherby Pt
Bread and Cheese Cr
BACK RIVER
HYDE PARK
Sue Creek Park
POTTERY FARM
Turkey Point MS (Site)
950,000 FT
76°27'30"
Joins Map 45
MD GRID 960,000 FT
© ADC OF ALEXANDRIA, INC
43
Joins Map 38
540,000 FT
39°20'00"
39°17'30"
MD GRID 530,000 FT

5712 LIBERTY ROAD  Liberty Loan + Yckwary Co  7106 Liberty Rd  "Gold Trading Center"



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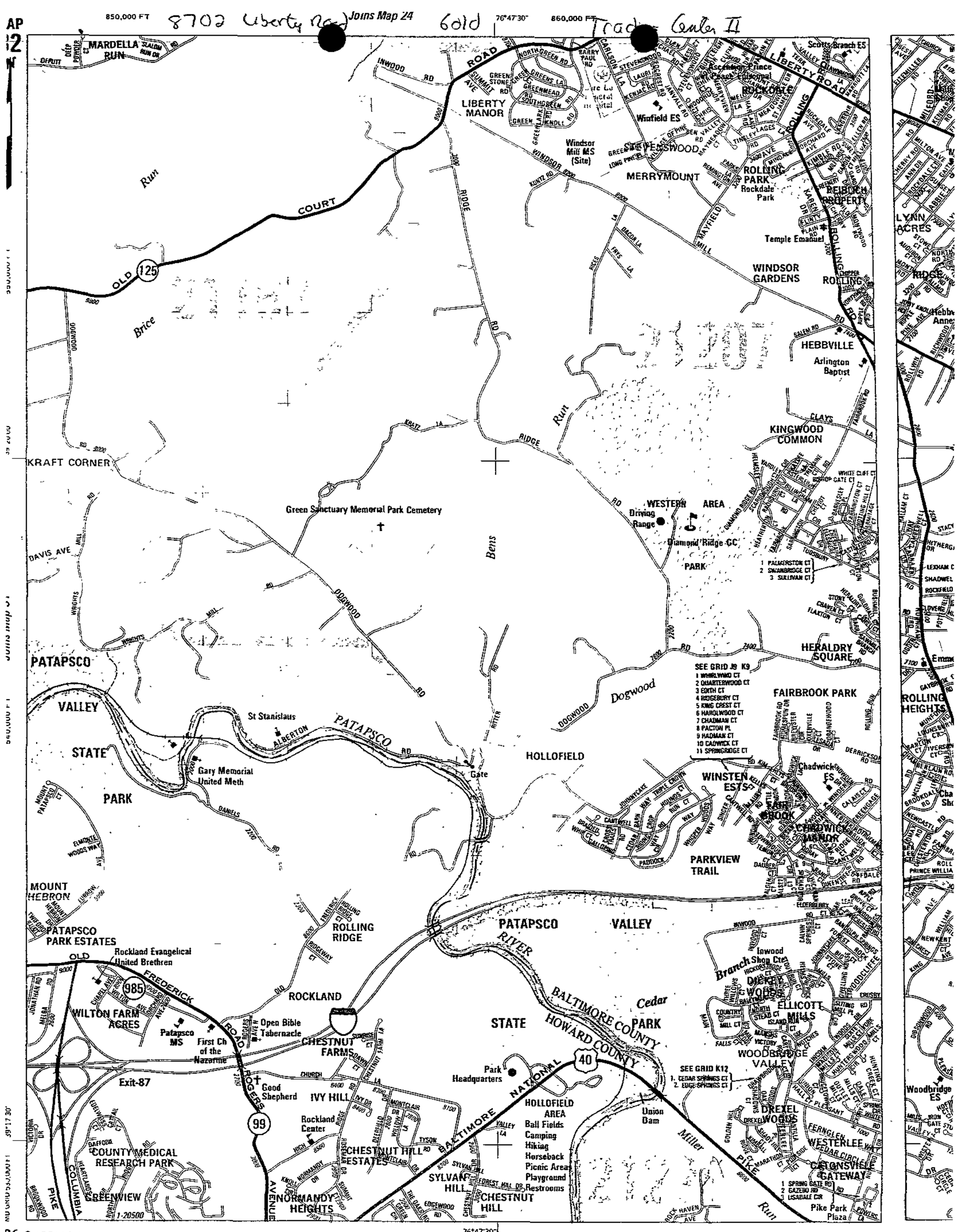


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850,000 FT 8702 Liberty Road Joins Map 16 76°47'30" 860,000 FT 6 Trading Center II

580,000 FT

39°25'00

570,000 FT

39°22'30

MD GRID 560,000 FT

Joins Map 23

SUNNYBROOK FARMS
Pikesville Sportsmen Club
SARAWOODS
PLEASANT HILL
ALLYSON EDNS
Pleasant Hill
Owings Mills ES
BELLTOWN
HEWITT FARMS
DELIGHT MEADOWS
WORTHINGTON PLACE SOUTH
MORNINGSIDE HEIGHTS
1 POPLAR RIDGE CT
2 FROST HILL DR
3 RIVER WAY CT
Owings Mills HS
Mt Pleasant
Rosewood Center
GARRISON FOREST
Owings Mills Co 310
TOLLGATE
OWINGS MILLS
GARRISON RIDGE
Garrison Forest Plaza
Owings Mill
GARRISON HOUSE
DUNBAR ST
140
ROAD
SOLDIERS DELIGHT NATURAL ENVIRONMENTAL AREA
Exit-4
Red
OWINGS MILLS BLVD
OWINGS
Owings Mills MILLS
INDUSTRIAL
WCBM Tower
Saint Thomas Shop Ctr
PARK
Painters Mill Theatre
Garrison Forest
OWINGS MILL NEW TOWN
THE MEADOWS
Owings Mills Town Center
Owings Mills
RED RUN BLVD
OWINGS MILLS CORPORATE CTR
Run
SILVERBROOK FARM
Painters Mill ES, MS, HS (Site)
Falls
VILLAGE OF PAINTERS MILL
PAINTERS
McDonough
McDonough School
NORTHWEST
MILL ROAD
LYONS
Happy Acres
ROLLING RIDGE
THE CHASE AT FOXRIDGE
MCDONOGH ROAD
LYONSWOOD
TWELVE TREES
Deer Park ES
Deer Park MS
Horsehead
Branch
FOXRIDGE
WHISPERING MEADOWS
Liberty Road Co 460
Deer Park Plaza
WOODLANDS
Wildwood Park
Randallstown HS
OLDE MILL ESTS
LIBERTY ROAD
HERNWOOD HEIGHTS
WILDWOODS
FALCON RIDGE
Winands Road
WINANDS VALLEY ESTS
Beth El Mem Park
Liberty Park
Randall Ridge ES (Site)
STONEYBROOK NORTH
IMPERIAL GARDENS
KINGS PARK BUS CTR
MCDONOGH MANOR
MCDONOGH PARK
WBAL Tower
JULIAN WOODS
OAKLAND PARK
Beth Israel Cong
RANDALL RIDGE
26
SPRINGBROOK
Scotts Level Park
Winand ES
KINGS PARK
CARRIAGE HILL VILLAGE
Randallstown Plaza
RANDALLSTOWN
Randallstown
CHURCH
Church Lane ES
Carriage Hills Park
Randallstown ES
Randallstown Innovative Center
Liberty Plaza
OLD COURT ROAD
Randallstown Co 18
Brenbrook Plaza
Liberty Court Shop Ctr
Mt Olive
Randallstown Union Bethel
Crosby Estates Park
Mardella Branch
OAKWOOD VILLAGE
MARDELLA RUN
1-20500


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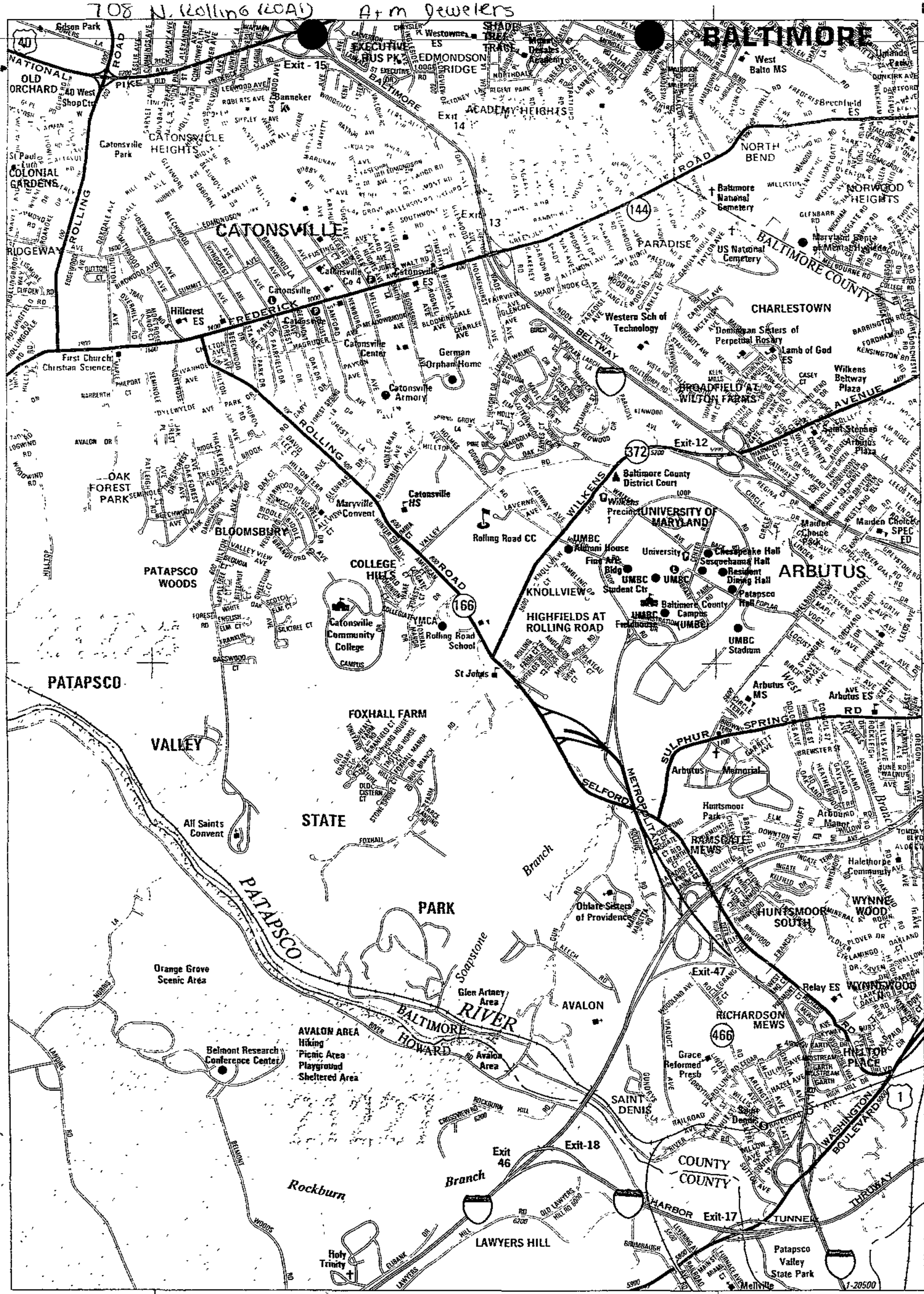
708 N. Rolling Road  A+M Jewelers








See ADC's "HOWARD CO. MD STREET MAP" For Continuation

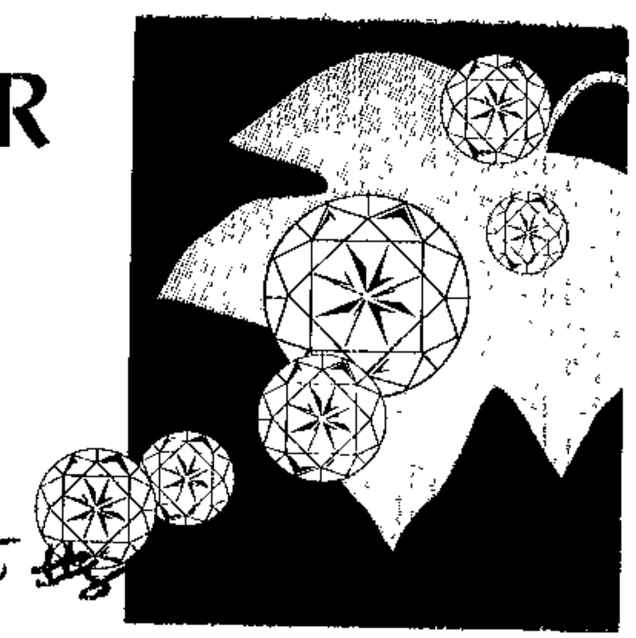
1707 Poplar Place

modern Pawn

**POPLAR**
*Jewelry*

**Warren** - *Manager*

*1709 Poplar Place*
*Baltimore, MD 21222*
*410 285 2687* · Pet #8



Pet #8

Zoning Commission
401 Bosley Ave
Rm 407

Feb. 3, 2005 9AM

CZ
BZ-257-X

# Baltimore County Police Department

# Distinguished Citizens Award

*Is awarded to*

## *Mr. Warren Braverman*

*in appreciation of service rendered to the Police Department and the citizens of Baltimore County, Maryland. On June ninth, two thousand, you observed a known subject in front of your Poplar Jewelry and Pawn shop and notified the detective, who was seeking out a burglar, about the subject's whereabouts. This led to the arrest of the burglar, the clearing of ten burglaries and property being recovered. Thank you for your continual cooperation with the investigations of the Baltimore County Police Department and for your dedication to, and support of, law enforcement.*

Terrence B. Adams

*Chief of Police*

Def #

# Baltimore Police Department

*COMMUNITY POLICING*

*The move to excellence in the 1990's*

KURT L. SCHMOKE
Mayor

THOMAS C. FRAZIER
Police Commissioner

Warren Braverman
3433 Howell Ct.
Abingdon Md. 21009

12 Feb.96

To Whom It May Concern,

Mr. Warren Braverman was the manager of Pawn It, a pawnshop located at 33rd and Greenmount Ave., in Baltimore City. As the former supervisor of the Baltimore City Police Department Pawnshop Unit, I had numerous dealings with Mr. Braverman, who was always very helpful and cooperative with the Police Department. I always found that Mr. Braverman not only cooperated with the police department but also initiated police contact when he felt something was wrong with a pawn or a person making a pawn transaction. Recently in Baltimore City legislation was passed making stiffer penalties for pawnshops. Mr. Braverman was very supporting of this legislation because it weeded out the unscrupulous dealers.

Needless, to say as a police officer, we were very glad for the cooperation we received from Mr. Braverman.

Sincerely,

Lt. Michael Tabor
Operations Commander
Northern District

601 E. Fayette Street Baltimore, Maryland 21202 Area Code 410-396-2525

*BALTIMORE COUNTY POLICE ATHLETIC LEAGUE*
*DUNDALK P.A.L.*
*7701 DUNMANWAY*
*DUNDALK, MD. 21222 887-7230*

**Popular Pawn** **November 28, 2000**
**Warren,**

The Staff of the Dundalk Police Athletic League wish to thank you for supporting our program.

The donation of (1) 19" TV, (3) 13" TV's, (2) Playstation video game units, (1) Nintendo 64 video game unit and several video games to go with both units valued at $550.00 will be utilized to complete our new video game room.

Thanks for assisting the P.A.L. Center in our attempt to teach the high risk children of our community to make good decisions in life. The children have the decision to come to the P.A.L. Center or stay on the streets. The P.A.L. Center is attempting to find ways to attract the children to the Center. The video game room should be completed within the next few weeks. The game room will host 10 video games and 10 - 19" TV's.

The video game room will be a positive and fun attraction.

Again, we thank you for supporting our program!

Warren, the chat I had with you inspired me. I'm new at this type of policing and some of the things that you spoke of allowed me to see that I can make a difference at this capacity. Thanks!

Respectfully,

Officer Gene Bertoni #2804
Baltimore County Police Department
Dundalk Police Athletic League

*TERRENCE B. SHERIDAN*
Chief of Police

*"INTEGRITY...FAIRNESS...SERVICE"*

**BALTIMORE COUNTY POLICE**
Headquarters
700 East Joppa Road
Towson, MD 21286
(410) 887 - 2214
Fax (410) 821 - 8687

October 15, 2001

Poplar Jewelry
1709 Poplar Place
Baltimore, Md. 21222

We would like to thank you for your donation toward the basket bingo that was held in September of this year. The bingo was a huge success. Your generous contribution helped us raise $4,054.50. We are now well on our way to reaching our goal of $10,000.00. Our hope is to use these funds to send our Explorer Post to Arizona for the National Conference in 2002. This will be valuable experience for our youth who may become police officers themselves someday.

Once again, thank you for your support.

Sincerely,

Laura L. Drapinski

Officer Laura L. Drapinski
Explorer Post Advisor 9912

December 23, 2002

Mr. Warren Braverman
1709 Poplar Place
Dundalk, MD 21222

Dear Mr. Braverman,

I've said all the appreciative things I think I can say about you.

So just accept this Cashier's Check in the amount of One Hundred Seventy Dollars ($170.00) for the male Lladro figurine "My Little Treasure" which you so graciously but mistakenly sent to me already.

If you continue to do business the way you have done with me, within a short time you would have won enough accolades from a sufficient amount of people to become a millionaire at Wbpawn.

Sincerely,

Richard A. Sowards
103 Morningside Dr
Iola, Kansas 66071

*1803 Glen Ridge Road*
*Baltimore, MD 21234*

March 6, 1996

To Whom It May Concern:

I have known Mr. Warren Braverman on a professional basis for the past 18 months. I met Warren during his employment at Pawn It and worked with him on several cases involving merchandise brought to him at that location. On all ocassions that I interacted with Mr. Braverman, I found him to be knowledgeable, honest and trustworthy and possessing a strong commitment to assisting the Baltimore City Police Department in solving open cases.

Mr. Braverman would be an asset to an organization that enables him to use his talents and experience. If you require further information, please feel free to contact me via my pager, 892-9205.

Sincerely,

Daniel M. Kamen, Sr.
Baltimore City Police Department

DMK:SGK

**POLICE DEPARTMENT**
**BALTIMORE, MARYLAND**

February 13, 1996

To Whom It May Concern:

I have known Mr. Warren Braverman professionally for approximately five years in his position as the manager of Pawn It, Inc. of Waverly. As a member of the Baltimore City Police Department and supervisor of the Northern District Major Crime Unit, I have had countless contacts with Mr. Braverman over the years concerning stolen merchandise. He has always been most cooperative in the identification of questioned items and the identification of the criminal element when called upon by my unit.

In my opinion, Warren is an honest and trustworthy individual, whose character is above reproach. His departure from Pawn It, Inc. can only make my job more difficult. He has my complete support in any venture he may endeavor to pursue.

Sgt. Dennis M. Rosemary

Sgt. Dennis M. Rosemary

Baltimore City Police
Northern District
Major Crime Unit

**Law Offices**
**William R. Lenck, Chartered**
**7715 Trappe Road**
**Baltimore, Maryland 21222**

**410-288-1500**
**Fax: 410-282-1847**

February 2, 2005

To Whom It May Concern

**Re: Zoning Variance**
**Poplar Jewelry & Pawn**

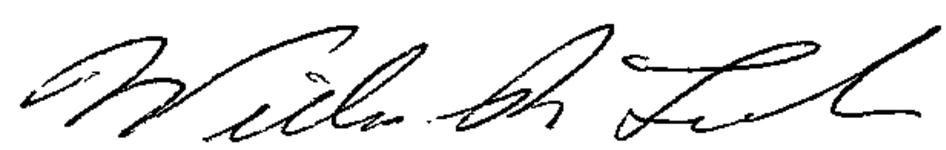
Dear Sir or Madam:

I am writing this letter in support of Poplar Jewelry and Pawn. I have been a neighbor of Poplar Jewelry for about ten years. The rear of my law office abuts the shopping center where it is located. I have been acquainted with Warren Braverman and the staff of Poplar Jewelry and Pawn for many years.

I am also a customer of Poplar Jewelry and have always been satisfied with my purchases there. Mr. Braverman runs the establishment in a professional and courteous manner and stands behind everything he sells.

The addition of another location of Poplar Jewelry and Pawn would be an asset to any community. I make this recommendation unreservedly. If you have any questions in this regard, please do not hesitate to contact me.

Very truly yours,



William R. Lenck

February 1, 2005

To Whom It May Concern:

I was asked to write a letter of personal reference for Mr. Craig Miceli.

I have been a police officer in law enforcement since 1973, and have known Craig since 1978 (26 years). Over the years we have become friends and attended several social functions together.

Craig is a husband and father to a beautiful family. Second, he is a businessman with work ethics of the highest standards and instills the same work ethics to all his employees.

Approximately seven years ago Craig opened Poplar Jewelry and Pawn. Pawn Shops have been stereotyped over the years as cluttered and dirty places, and for the most part it is true. Craig's place is the exception to the rule. Poplar Jewelry and Pawn would rival any fine jewelry store. As a law enforcement officer, and I can speak for many, we receive the utmost cooperation from Craig and all his management personnel and employees.

Respectfully,

Robert L. Rayner

Robert L. Rayner

William W. Wortman
3018 Dunglow Road
Baltimore, MD 21222
410-284-3475

To: Whom it may Concern

From: Bill Wortman

Re: Poplar Jewelry and Pawn

I am writing this letter with my observations, as the current landlord for Poplar Jewelry and Pawn at Poplar Place in Dundalk. Mr. Miceli's store has been in my shopping center since June of 1997, and I have never had any doubt that his business would prosper and thrive. There was a somewhat negative feeling from the community when Poplar Jewelry and Pawn announced they would be opening in Dundalk. However, none of the other tenants, nor anyone in the neighborhood has ever notified me with any problem whatsoever regarding the business, the manager, or anyone on staff. Inside and out, the store is kept very clean, and is more and more professional and immaculate with each passing year. If routine fire inspections show any kind of problem, the store management and I work together to resolve the issue to the satisfaction of everyone concerned. Representatives from Baltimore County Police Department often visit the shopping center, and have never contacted me for any reason regarding a problem with this store. If there have ever been internal issues with a customer, nothing has ever been reported to me or any of my other tenants.

I built my stores at Poplar over sixty years ago, and I am proud of the good reputation of the businesses that have been in my shopping center for many years. I try to give young people a good start, and keep the types of businesses local rather than national or large-scale. Poplar Jewelry and Pawn is a perfect example of my philosophy. Their current lease runs through 2012, but my family and I hope our business relationship continues past that date, for as long as my shopping center is standing.

If you have any questions or concerns, please feel free to call me or my daughter MaryJo, at the above mentioned telephone number, or on my pager at 410-832-6141. Any hesitation anyone might have with such a business, will feel more than comfortable after a visit to Poplar Jewelry and Pawn at Merritt and Wise.

Bill Wortman

WISE FINANCIAL GROUP, INC.
7715 TRAPPE ROAD
BALTIMORE, MD 21222-2256
TELEPHONE 410-284-6641
FAX 410-282-1847

January 31, 2005

Re: Poplar Jewelry and Pawn

To Whom It May Concern:

We have been neighbors at our present location of Poplar Jewelry and Pawn since they opened in March of 1997. We like most of the neighbors originally had some concerns about a Pawnshop that close to our accounting office.

During the 8 years that Poplar Jewelry and Pawn has been open,we have never seen or heard of any problems or complaints about their business or staff. We have many local clients, many of whom are customers at Poplar Jewelry and Pawn and none of them have ever had anything negative to say either. We have visited the store many times and have always been happy with the courteous staff and the appearance of the store.

Sincerely,

George G. Fuscsick, CPA, CFS

Click here for a plain text ADA compliant screen.

**Maryland Department of Assessments and Taxation**
**BALTIMORE COUNTY**
**Real Property Data Search**

**Account Identifier:** **District** - 09 **Account Number** - 1800001007

## Owner Information

**Owner Name:** MO'S JOPPA ROAD LLC

**Use:** COMMERCIAL
**Principal Residence:** NO

**Mailing Address:** C/O MOHAMMAD S MANOCHEH
PO BOX 322
LONG GREEN MD 21092-0322

**Deed Reference:** 1) /12260/ 140
2)

## Location & Structure Information

**Premises Address**
1737 JOPPA RD

1735

**Legal Description**
1.258 AC SS JOPPA RD
SW COR LACKAWANA AV

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Group | Plat No: |
|---|---|---|---|---|---|---|---|---|---|
| 70 | 12 | 1031 | | | | | | 81 | Plat Ref: |

**Special Tax Areas** **Town**
**Ad Valorem**
**Tax Class**

| Primary Structure Built | Enclosed Area | Property Land Area | County Use |
|---|---|---|---|
| 1978 | 16,245 SF | 54,798.00 SF | 22 |

| Stories | Basement | Type | Exterior |
|---|---|---|---|
| | | | |

## Value Information

| | Base Value | Value As Of 01/01/2002 | Phase-in Assessments As Of 07/01/2004 | As Of 07/01/2005 |
|---|---|---|---|---|
| Land: | 319,500 | 319,500 | | |
| Improvements: | 582,800 | 582,800 | | |
| Total: | 902,300 | 902,300 | 902,300 | NOT AVAIL |
| Preferential Land: | 0 | 0 | 0 | NOT AVAIL |

## Transfer Information

| | | |
|---|---|---|
| **Seller:** FAMILY MORTGAGE CORPORATION | **Date:** 06/27/1997 | **Price:** $285,000 |
| **Type:** NOT ARMS-LENGTH | **Deed1:** /12260/ 140 | **Deed2:** |
| **Seller:** SCHAEFER WILLIAM H,JR | **Date:** 12/26/1985 | **Price:** $850,000 |
| **Type:** IMPROVED ARMS-LENGTH | **Deed1:** / 7061/ 258 | **Deed2:** |
| **Seller:** | **Date:** | **Price:** |
| **Type:** | **Deed1:** | **Deed2:** |

## Exemption Information

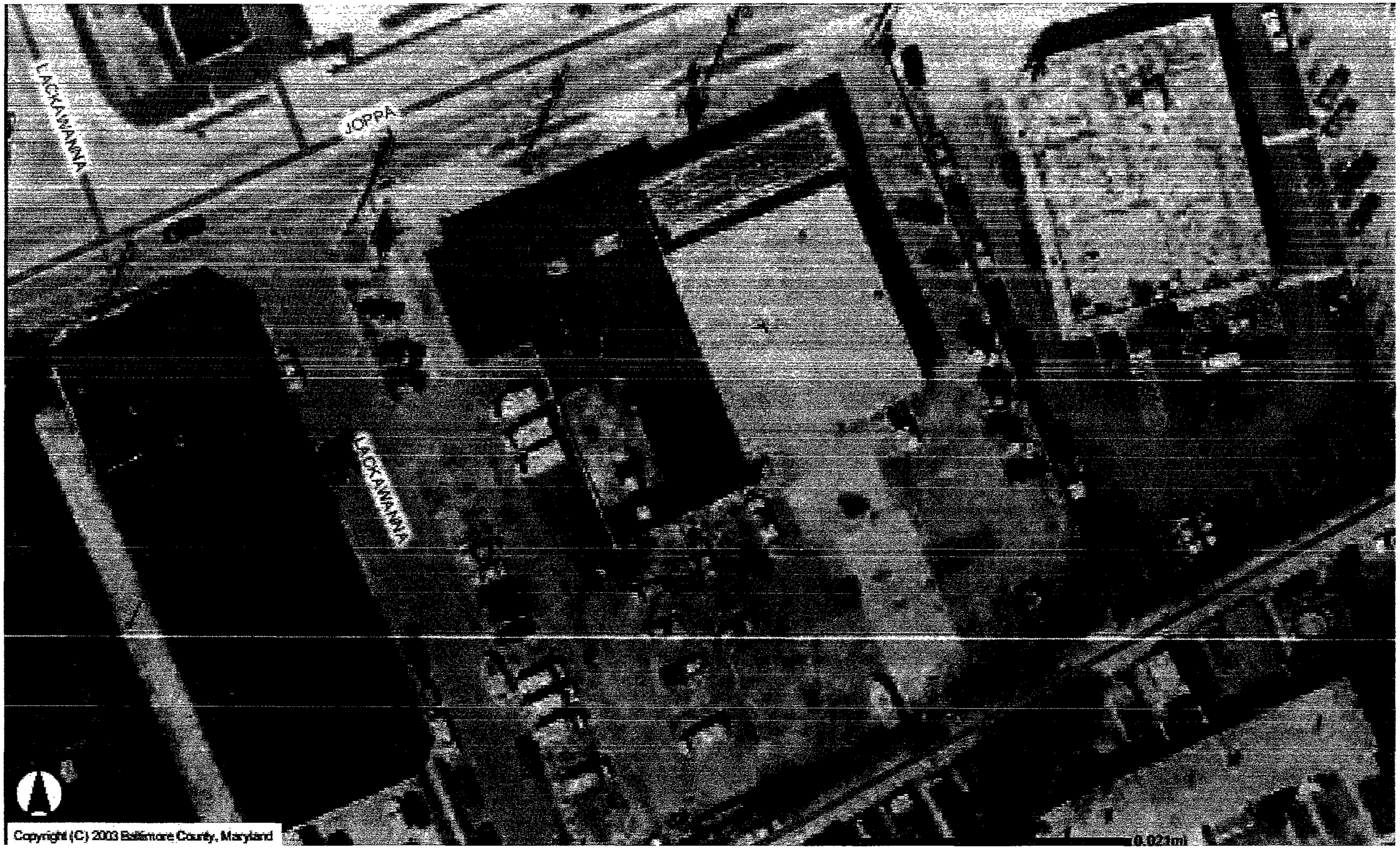
LA02i
296-0689



11/13/2004 11:24 AM

TOTAL P.01

Petit #10


LACKAWANNA
JOPPA
LACKAWANNA
Copyright (C) 2003 Baltimore County, Maryland
0.02mi

Pet #11

Ret #12

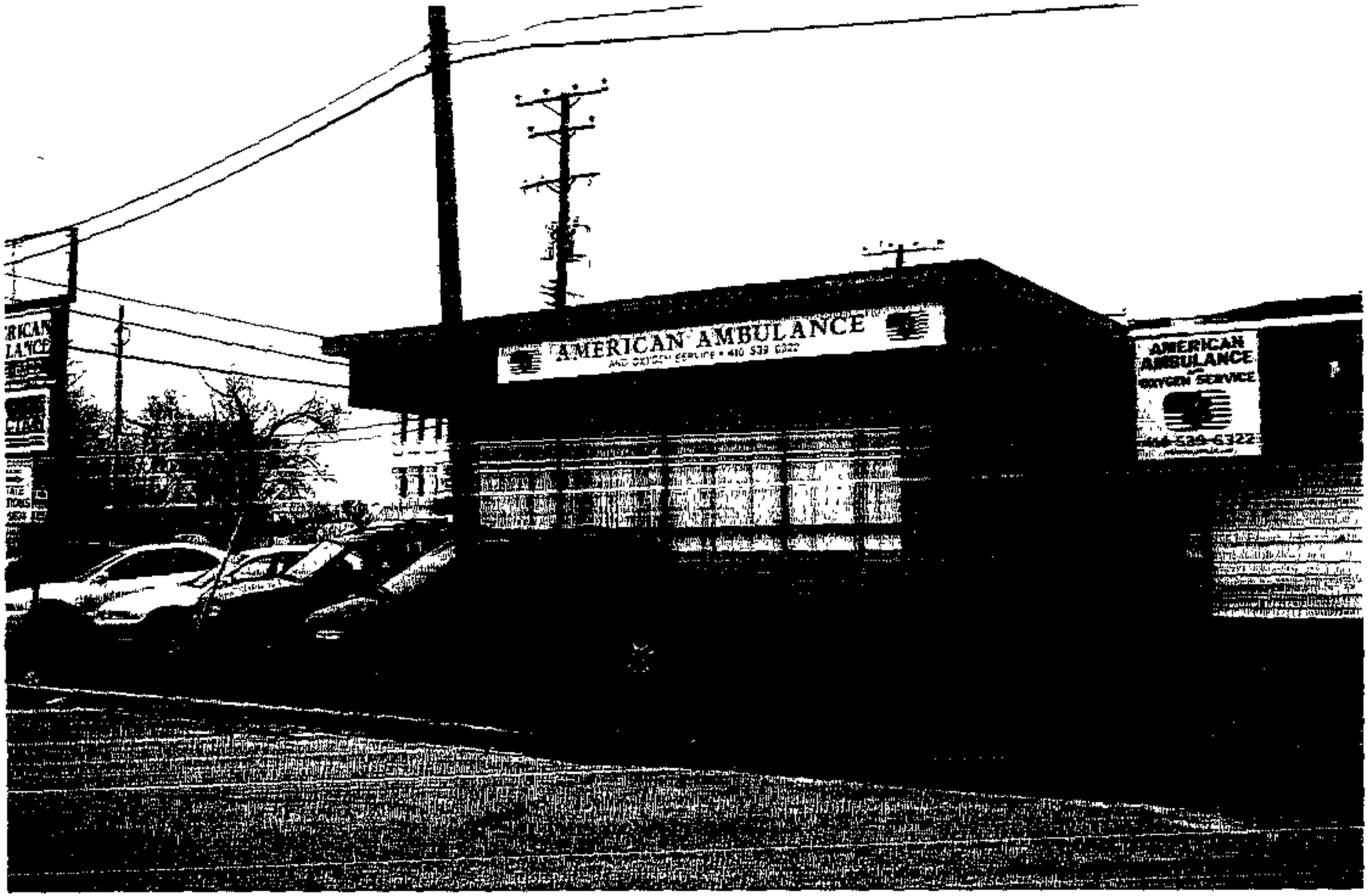
OFFICE

PERFORMANCE
IMPORT AUTO
SERVICE
AUDIO
CONNECTION
PEP
BOYS

First American
Funding, Inc.
410-661-7000

Public Storage

EMERGENCY
ICE
426-1204


AMERICAN AMBULANCE
AMERICAN AMBULANCE

MERICAN
BULANCE
539-6322
NECTION
Bazensky
D STATE
PECTIONS
1727 E. JOPPA ROAD

PERFORMANCE
IMPORT AUTO
SERVICE
410-668-1100
AUDIO
CONNECTION
CUSTOM CAR CENTER
PEP
BOYS

AMERICAN
AMBULANCE
OXYGEN SERVICE
410-539-6322

CLEANERS
HARDWARE
POPLAR JEWELRY & PAWN

DIAMONDS • GIFTS • JEWELRY

RE
PPLIES

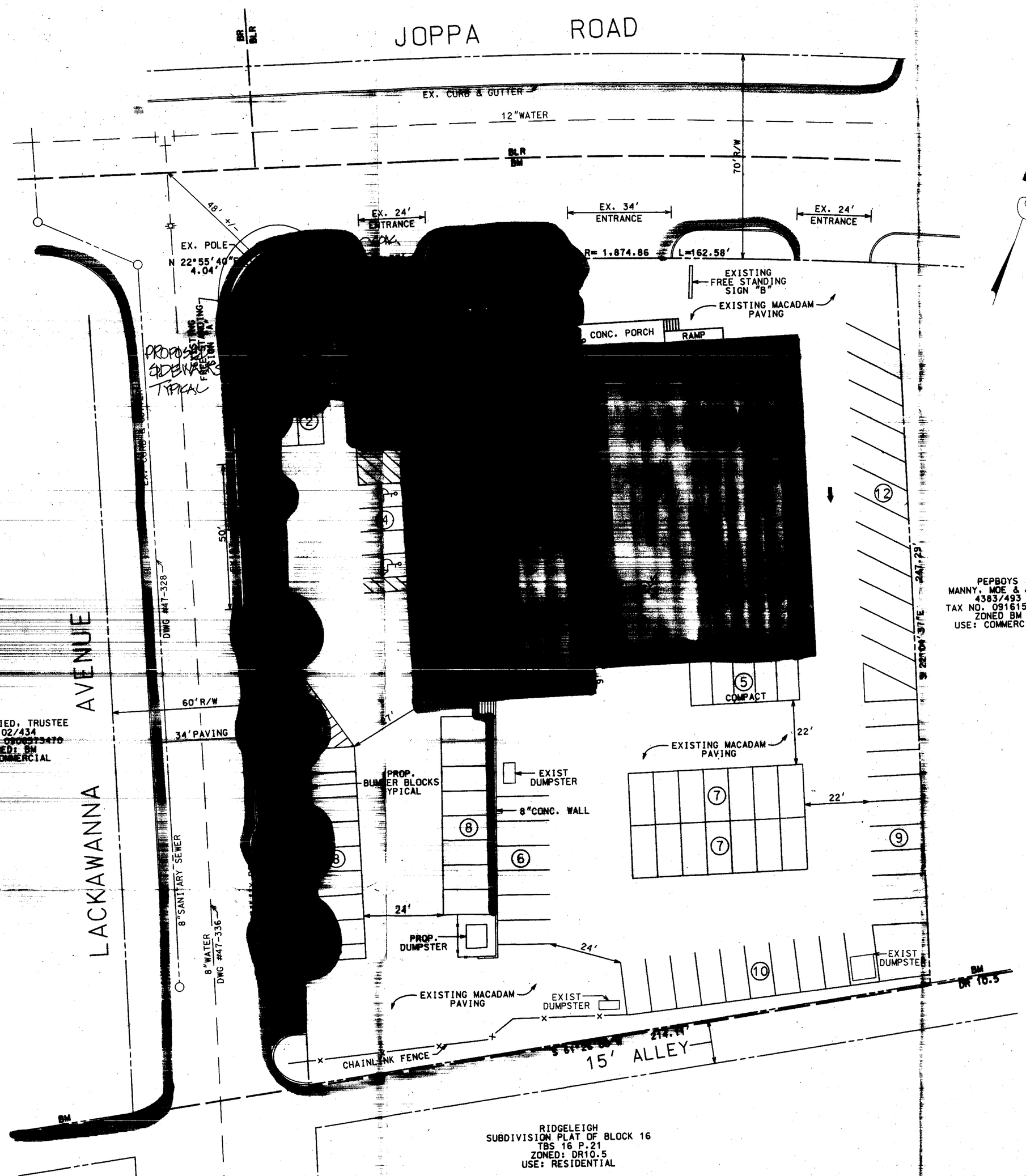
POPLAR JEWELRY & PAWN

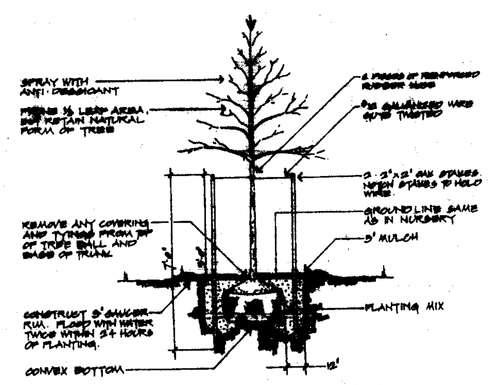
C & E
INSURANCE
AUTO · HOME · LIFE · BUSINESS

FINE JEWELRY

# POPLAR JEWELRY & PAWN

FINE JEWELRY




PLANTING DETAIL FOR TREES - 1½"-4" CALIPER

VICINITY MAP
SCALE: 1" = 2,000'

## PLANT LIST

| KEY | QTY | BOTANICAL NAME / COMMON NAME | SIZE | COND. | REMARKS |
|---|---|---|---|---|---|
| | 4 | ULMUS PARVIFOLIA 'DYNASTY' 'DYNASTY' CHINESE LACEBARK ELM | 2-2½" CAL. | B&B | 50' O.C. |
| | 3 | LAGERSTROEMIA X INDICA 'TUSCARORA' 'TUSCARORA' CRAPE MYRTLE | 6-8' HT. | CONT. | MULTI-STEMMED |
| | 13 | TAXUS X MEDIA 'DENSIFORMIS' DENSE SPREADING YEW | 24-36" HT. | B&B | 4' O.C. |
| | 51 | JUNIPERUS CHINENSIS VAR. 'SARGENTII' SARGENT'S JUNIPER | 2GAL. | CONT. | 3' O.C. |
| | 3 | AMELANCHIER CANADENSIS SERVICEBERRY | 6-8 HT. | B&B | MULTI-STEMMED |
| | 95 | PENNISETUM ALOPECUROIDES 'HAMELN' 'HAMELN' FOUNTAIN GRASS | 2GAL. | CONT. | 3' O.C. |
| | 555 | EUONYMUS FORTUNEI 'COLORATUS' 'COLORATUS' WINTERCREEPER | 100/ FLAT | ROOTED CUTTINGS | 12" O.C. |
| | 580 | LIRIOPE MUSCARI 'BIG BLUE' 'BIG BLUE' LILYTURF | 24/ FLAT | PEAT POTS | 12" O.C. |

## SITE DATA

| | |
|---|---|
| SITE AREA | 56,919.18 SQ.FT. OR 1.3067 ACRES +/- |
| DEED REFERENCE | 12260/140 |
| TAX ACCOUNT NO. | 1800001007 |
| EXISTING ZONING | BM |
| ZONING MAP | NE 10-C |

NOTES:

1. CONTRACTOR IS TO NOTIFY MISS UTILITY A MINIMUM OF [illegible] PRIOR TO DIGGING. TELEPHONE: 1-800-257-7777.
2. THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED 48 HOURS PRIOR TO START OF DIGGING. THE LOCATION OF ALL PLANT MATERIAL IS TO BE APPROVED BEFORE FIELD BY THE LANDSCAPE ARCHITECT.
3. THIS PLAN IS FOR PLANTING ONLY.
4. NO TREE OR SHRUB PLANTING PITS ARE TO BE LEFT OPEN OR UNAPPROVED.
5. SHRUBS ARE TO BE GROUPED INTO MULCHED BEDS. BEDS ARE TO BE EDGED AND THE GRASS IS TO BE KILLED OR REMOVED PRIOR TO MULCHING.

## PARKING CALCULATION

| | | |
|---|---|---|
| AUTO PARTS STORE - 3,850 SF @ 5 SPACES PER 1,000 SF | = | 19.3 SPACES |
| AUTO SERVICE CENTER - 4,400 SF @ 3.3 SPACES PER 1,000 SF | = | 14.5 SPACES |
| AUTO BODY SHOP - 2,929 SF @ 3.3 SPACES PER 1,000 SF | = | 7.2 SPACES |
| JEWELRY AND LOAN - 6,198 SF @5 SPACES PER 1,000 SF | = | 31.0 SPACES |
| TOTAL SPACES REQUIRED | | 72 SPACES |
| TOTAL SPACES PROVIDED | | 83 SPACES |

REV 2/18/05 REV. PER CONFERENCE WITH COUNTY, COMMUNITY ASSOCIATION AND CLIENT
REV 2/02/05 REV. PER PLANNING OFFICE COMMENTS
REV 12/10/04 PER FILING CONFERENCE

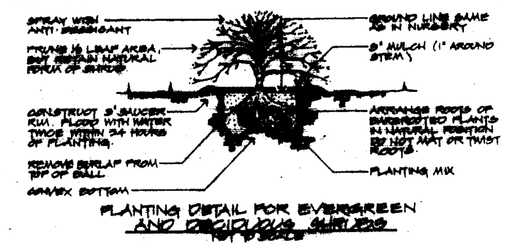
OWNER:
MO'S JOPPA ROAD LLC
C/O MOHAMMAD S. MANOCHEH
P.O. BOX 322
LONG GREEN, MD 21092-0322


Hicks Engineering Associates, Inc.
ENGINEERS, SURVEYORS & PLANNERS
200 EAST JOPPA ROAD - SUITE 402
TOWSON, MARYLAND 21286-3160
(410) 494-0001 FAX: (410)821-8890


PROJECT TITLE:
#1735-#1737 E. JOPPA ROAD
BALTIMORE COUNTY, MD
ELECTION DISTRICT 9 COUNCILMANIC DISTRICT 5

DRAWING TITLE:
LANDSCAPE PLAN
FEBRUARY 23, 2005

| | |
|---|---|
| JOB NO.: | DRAWING NO.: ZONING PLAT |
| DRAWN BY: MJR | |
| CHECKED BY: JCR | |
| DATE: FEBRUARY 23, 2005 | |
| SCALE: 1"=20' | SHEETS PER SET: 1 OF 1 |




PLANTING DETAIL FOR EVERGREEN AND DECIDUOUS SHRUBS

## ZONING REQUEST

A SPECIAL EXCEPTION TO ALLOW A PAWN SHOP AS SPECIFIED UNDER SECTION 233.4 OF THE BCZR AND CONFIRMATION THAT THE BUFFER SPECIFIED IN SECTION 436.3 DOES NOT APPLY.

PREPARED BY:
HUMAN & ROSE, INC.
Landscape Architects
512 Virginia Avenue
Towson, Maryland 21286
(410) 825-3885

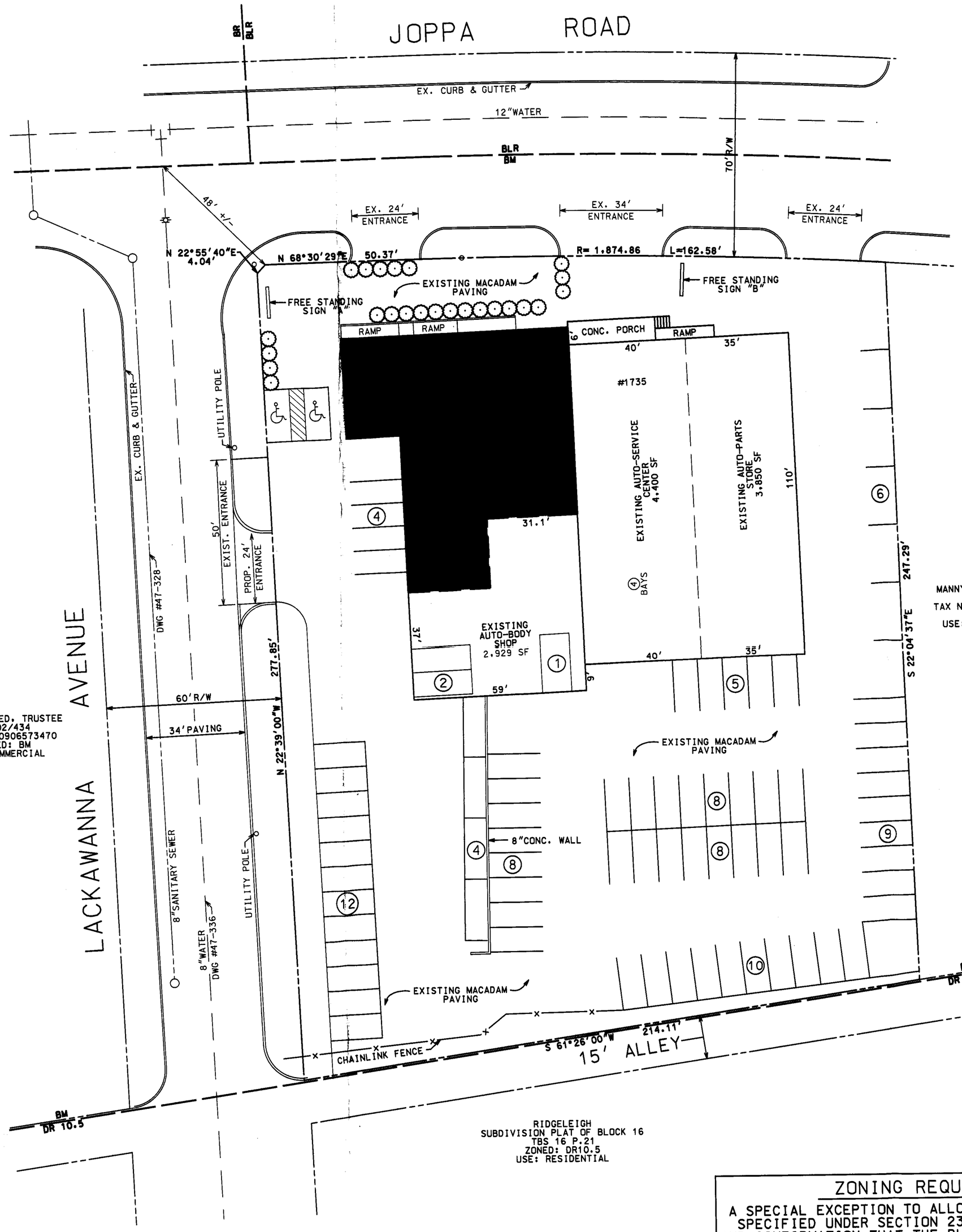
BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
Development Plans Review

OWNER'S SIGNATURE AND CERTIFICATION FORM

I certify that I have reviewed the Final Landscape Plan: that I am aware of the regulations prescribed in the Baltimore County Landscape Manual; and I agree to comply with these regulations and all applicable policy, guidance and endorsement. I agree to make the implementation of this approved Final Landscape Plan upon completion of the building or no later than one (1) year from the date of approval of this plan to the Department of Permits and Development Management, Development Plans Review, County Office Building, Room 111, Towson, MD 21204

Owner's signature 2/24/05
Owner's printed name
(Print Mailing address and phone number)

\\BCO\Shared\landscape\s01 Sep. 18, 1999 10:44:33




## ZONING REQUEST

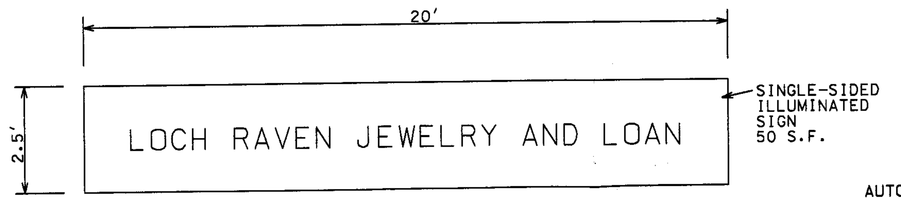
A SPECIAL EXCEPTION TO ALLOW A PAWN SHOP AS SPECIFIED UNDER SECTION 233.4 OF THE BCZR AND CONFIRMATION THAT THE BUFFER SPECIFIED IN SECTION 436.3 DOES NOT APPLY.

## ZONING CASE HISTORY

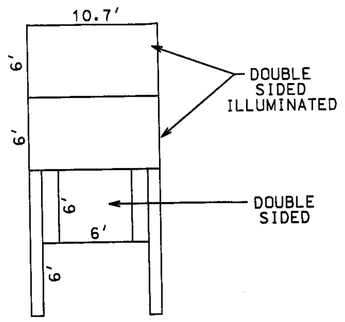
CASE #1282 - GRANTED SEPTEMBER 1, 1948
PETITION FOR TEMPORARY USE PERMIT FOR ADVERTISING STRUCTURES
CASE #2086 - GRANTED OCTOBER 3, 1951
PETITION FOR RECLASSIFICATION FROM "A" RESIDENTIAL ZONE TO "E" COMMERCIAL ZONE

## GENERAL NOTES

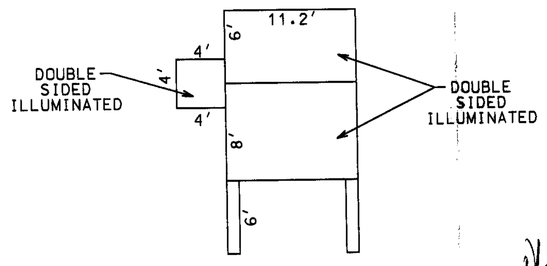
1. THE PROPERTY IS NOT LOCATED IN A 100-YEAR FLOOD PLAIN.
2. THERE ARE NO STREAMS OR STORMWATER MANAGEMENT SYSTEMS ON THE SUBJECT PROPERTY
3. THERE IS NO NEW DEVELOPMENT PROPOSED AT THIS TIME




PROPOSED SIGN
NOT TO SCALE




EXISTING SIGN DETAIL "A"
NOT TO SCALE




EXISTING SIGN DETAIL "B"
NOT TO SCALE

VICINITY MAP
SCALE: 1" = 2,000'

## SITE DATA

| | |
|---|---|
| SITE AREA | 56,919.18 SQ.FT. OR 1.3067 ACRES +/- |
| DEED REFERENCE | 12260/140 |
| TAX ACCOUNT NO. | 1800001007 |
| EXISTING ZONING | BM |
| ZONING MAP | NE 10-C |

## FLOOD AREA RATIO

| | | | |
|---|---|---|---|
| SITE AREA | = | 56,919.18 | SF |
| AUTO PARTS STORE | = | 3,850 | SF |
| AUTO SERVICE CENTER | = | 4,400 | SF |
| AUTO BODY SHOP | = | 2,929 | SF |
| JEWELRY & LOAN | = | 6,198 | SF |
| TOTAL FLOOR AREA | = | 17,377 | SF |
| F.A.R. | | 0.31 | |

## PARKING CALCULATION

| | | |
|---|---|---|
| AUTO PARTS STORE - 3,850 SF @ 5 SPACES PER 1,000 SF | = | 19.3 SPACES |
| AUTO SERVICE CENTER - 4,400 SF @ 3.3 SPACES PER 1,000 SF | = | 14.5 SPACES |
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REV 2/2/04 REV. PER PLANNING OFFICE COMMENTS
REV 12/10/04 PER FILING CONFERENCE

OWNER:
MO'S JOPPA ROAD LLC
C/O MOHAMMAD S. MANOCHEH
P.O. BOX 322
LONG GREEN, MD 21092-0322


Hicks Engineering Associates, I
ENGINEERS, SURVEYORS & PLANNERS
200 EAST JOPPA ROAD - SUITE 402
TOWSON, MARYLAND 21286-3160
(410) 494-0001 FAX: (410)821-86


PROJECT TITLE:
#1735-#1737 E. JOPPA ROAD
BALTIMORE COUNTY, MD
ELECTION DISTRICT 9 COUNCILMANIC DISTRICT 5

DRAWING TITLE:
PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION

| | |
|---|---|
| JOB NO.: 2169 | DRAWING NO.: ZONING PLAT |
| DRAWN BY: JAC | |
| CHECKED BY: PMN | |
| DATE: DECEMBER 7,2004 | |
| SCALE: 1"=20' | SHEETS PER SET: 1 OF 1 |

436.4 Special exception petition. In addition to the requirements of Section 436.3 and such other requirement of these regulations relating to a special exception petition, a pawnshop is subject to the following requirements:

A. Location may not be within a one-mile radius of any other pawnshop, and no more than two pawnshops may be located in a councilmanic district.

B. The Zoning Commissioner may reasonably limit the hours of operation.

436.5 Enforcement. The Director of Permits and Development Management shall provide for the enforcement of this section in accordance with the provisions of Title 26, Article IV, of the Baltimore County Code, 1988 Edition, as revised, and Article 5 of these regulations.

## Section 437
## Limitations on Hours of Operation
## [Bill No. 36-2000]

437.1 Exception. This section does not apply to:

A. An airport.

B. A bed-and-breakfast home.

C. A bed-and-breakfast inn.

D. A billiard or pool room.

E. A boarding- or rooming house.

F. A bus terminal.

G. A country club.

H. A country inn.

I. A hotel or motel.

J. A rail passenger station.

K. A truck stop.

L. Any of the following business establishments, provided that 75% of the net floor area of the establishment's interior and exterior space (excluding space used for parking vehicles) is devoted primarily to the use of the space as defined in these regulations:

1. Commercial recreational facilities.

2. A convenience store.

3. Any type of restaurant.

437.2 No operation between 2:00 a.m. and 6:00 a.m. A business establishment that is subject to the admissions and amusement tax imposed under Title 33, Article X of the Code, without regard to whether the business establishment possesses a license to