CANADOR ILES

IN RE: PETITION FOR SPECIAL EXCEPTION *

N/W corner of Charing Cross Shopping Ctr.

1st Election District

1st Councilmanic District

(5210A Baltimore National Pike,

Charing Cross Shopping Center)

OF BALTIMORE COUNTY

DEPUTY ZONING COMMISSIONER

BEFORE THE

Honolulu Ltd.

By: Joel Winegarden, Legal Owner

and

C & D Pawn, Inc, Lessee

Petitioners

CASE NO. 06-142-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, Honolulu, Ltd., by Joel Winegarden and the lessee, Joseph DeSimone. The Petitioners are requesting a special exception for property located at 5210A Baltimore National Pike, Charing Cross Shopping Center, in Baltimore County. The special exception request is to allow relocation of a pawnshop under Sections 233.4 and 436 of the Baltimore County Zoning Regulations (B.C.Z.R).

The property was posted with Notice of Hearing on October 15, 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 October 13, 2005 to notify any interested persons of the scheduled hearing date.

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;
- 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 October 4, 2005, a copy of which is attached hereto and made a part hereof.

Interested Persons

Appearing at the hearing in support of the request were Frank and Joseph DeSimone, Petitioners. Also appearing at the hearing on behalf of the Petitioner was Thomas Church, P. E. who prepared the site plan. Arnold Jablon, Esquire represented the Petitioners. There were no protestants or citizens who attending the hearing. 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 is a vacant bay of the Charing Cross Shopping Center, which contains 1800-sq. ft.. The center is zoned BM-CCC and is 3.2 acres in size. The Petitioners propose to move their existing pawn shop which is presently located in a similar shopping center approximately 1/4 mile to the west of this location.

Mr. Jablon proffered that the Petitioners have operated a licensed pawn shop for 10 years in the Ridgely Shopping Center without any problem. They handle no firearms. They conform to all regulations. He presented a letter of commendation from the adjacent community association indicating that they were an asset to the community. See Exhibit 4. He proffered that this request

conforms to Section 436 of the B.C.Z.R. in regard to number and location of pawn shops. Hours of operation are 10 AM to 7 PM Monday through Friday and 10 AM to 6 PM on Saturday.

However, the owner of the center in which they are now located, Honolulu LTD, is in the process of renovating the center and invited the Petitioners to move their business to the Charing Cross Center which Honolulu also owns. Both centers are small strip configurations serving the same local communities. The new location is surrounded by commercial uses such as restaurants, stores, fuel service garage, etc.

There is a residential community behind the center, which is separated from the center by a private alley. The center of this alley is the residential zone line designating the center's BM-CCC zoning and residential community's DR 10.5 zoning. The rear of the pawn shop itself would be 41 feet from the residential zoning line. Mr. Jablon opined that this configuration means that the pawn shop itself does not abut the residential zoning line and therefore Section 463.3 A regarding fences and buffering does not apply. He pointed out, however, that there is a substantial line of trees and vegetation along the center's side of the alley separating the zones. See Exhibit 1. The center meets all parking regulations and generally is underutilized. Signage will conform to Section 436.3.B. By voluntary agreement, the Petitioner will not use the word "pawn" or the three ball pawn symbol in signage or advertising but rather will designate the business as jewelry and loan.

In summary, he opined that the location of this pawn shop at the proposed location will not adversely affect the neighborhood and the request meets each criteria of Section 502.1 of the B.C.Z.R.

Findings of Fact and Conclusions of Law

I find that this pawn shop does not abut a residential zone line and therefore the provisions of Section 436.3 A do not apply. However it is not the lineal distance from the building to the zone line (41 feet in this case) that triggers the buffer requirement. If this were the case, the only time the buffer would be required would be if the building were physically located on the zone line itself,

a rare occurrence indeed. Free standing pawn shops with surrounding parking fields trigger the buffer even if the building is not located on the zone line.

However pawn shops located in shopping centers have parking fields in the general parking areas of the center. Here the general parking area is on the other side of the center buildings from the residential zone. Presumably customers of this pawn shop will not approach the protected residential zone. That said, I think the spirit of the regulation is essentially being complied with given the line of trees and vegetation along the alley behind the center.

In regard to the impact of this pawn shop on the community, the testimony and evidence indicated this is simply the transfer of the existing pawn shop in a shopping center on Rt. 40 to a new location in a shopping center on Rt. 40. It appears the existing operation has a satisfactory track record and I see no reason that will not continue at the new location. Consequently, I find that the use of the subject property as shown in Petitioner's Exhibit 1 will not adversely affect the health, safety or welfare of the community and meets all the criteria of Section 502.1 of the B.C.Z.R. Therefore, I will grant the special exception to allow relocation of a pawn shop under Sections 233.4 and 436 of the Baltimore County Zoning Regulations (B.C.Z.R) at the subject property in accord with the conditions listed.

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 <u>15</u> day of November, 2005, by the Deputy Zoning Commissioner, that the Petitioners' request for special exception to allow relocation of a pawn shop under Sections 233.4 and 436 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:

CANCE THE

1. Hours of operation shall be 10 AM to 7 PM Monday through Friday and 10 AM to 6 PM on Saturday.

- 2. The Petitioner shall not sell or handle firearms.
- 3. All transactions shall be interior to the building.

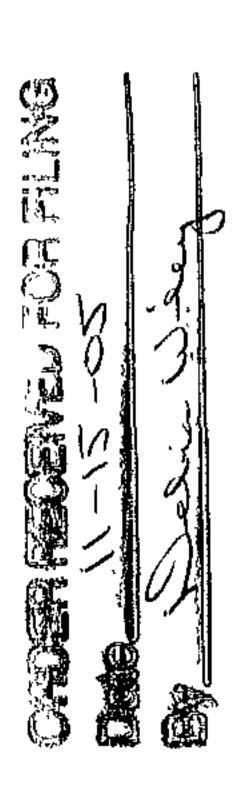
Any appeal of this decision must be made within thirty (30) days of the date of this Order.

OHN X. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:dlw



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

November 15, 2005

Arnold Jablon, Esq. Venable, LLP 210 Allegheny Avenue Towson, Maryland 21204

Re: Petition for Special Exception
Case No. 06-142-X
Property: 5210 A Baltimore National Pike –
Charing Cross Shopping Center

Dear Mr. Jablon:

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

Deputy Zoning Commissioner

John v. mustery

JVM:dlw Enclosure

c: Honolulu Ltd., Joel Winegarden, 7 Park Center Court, Owings Mills, MD 21117 C & D Pawn, Joseph DeSimone, 5516 Baltimore National Pike, Baltimore, MD 21228 Frank DeSimone, 2501 Chesterfield Avenue, Baltimore, MD 21213 Thomas Church, P.E., 6603 York Road, Towson, MD 21212 People's Counsel; Case File



Visit the County's Website at www.baltimorecountyonline.info



Contract Purchaserillessee:

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

Legal Owner(s):

5210A Baltimore National Pike

for the property located at Charing Cross Shopping Center

which is presently zoned BM-CCC

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

Relocation of pawn shop pursuant to Sections 233.4 and 436, BCZR

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

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

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

C & D Pawn, Inc. by Joseph DeSimone Honolulu tutal Name - Type or Print Name - Type or Print Signature Signature 55,16 Baltimore National Pike Telephone No. Name - Type or Print Baltimore, Maryland 21228 Zip Code Signature 410-654-6900 Attorney For Petitioner: Telephone No. Owings Mills, Maryland 21117 Arnold Jablon Name - Type or Print Zip Code City State Representative to be Contacted: Signature Arnold Jablon. Venable Company 410-494-6298 210 Allegheny Ave 410-494-6298 Addess Al-legheny Ave Telephone No. Address Telephone No. Towson, Maryland 21204 Towson, Maryland 21204 Zp Code Zip Code State City State OFFICE USE ONLY ESTIMATED LENGTH OF HEARING Case No. UNAVAILABLE FOR HEARING Reviewed By NA/ DROP-OFF Date 9 08/05 FILED BY JL REV 09/15/98

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

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

ZONING DESCRIPTION

#5210A BALTIMORE NATIONAL PIKE

BEGINNING FOR THE SAME at the northwest corner of the existing building known as Charing Cross Shopping Center, said point being 24 feet more or less, southwesterly of the existing driveway, 35 feet wide, more or less, which serves as ingress to and egress from the shopping center onto Channing Road, a public road, 60 feet wide, more or less. Said point also being 33 feet more or less, southeasterly of the fourth line of the second described parcel in a deed dated July 1, 1964, and recorded in the Land Records of Baltimore County, Maryland in Liber 4324, Folio 268.

Thence the following courses and distances:

- 1. South 60 degrees 20 minutes 00 seconds East 90.00 feet,
- 2. South 70 degrees 30 minutes 51 seconds East 86.85 feet,
- 3. South 33 degrees 21 minutes 56 seconds East 41.43 feet,
- 4. South 85 degrees 44 minutes 54 seconds West 83.33 feet,
- 5. North 30 degrees 59 minutes 24 seconds West 61.09 feet,
- 6. North 60 degrees 20 minutes 00 seconds West 90.00 feet,
- 7. North 29 degrees 40 minutes 00 seconds East 20.00 feet to the point of beginning.

Containing 6,385 square feet or 0.147 acres of land more or less and situated in the First Election District of Baltimore County, Maryland.

Being a portion of the same tract of land recorded in the Land Records of Baltimore County, Maryland in the aforementioned deed.

Also known as #5210A Baltimore National Pike.

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CERTIFICATE OF POSTING

	RE: Case No.: 05-142-X
	Petitioner/Developer: CPD PAWN I
	JOSEPH DESIMONE
	Date of Hearing/Closing: 10-3/-0.5
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 Gentlemon:	•
This letter is to certify under the penalties of perju posted conspicuously on the property located at:	ury that the necessary sign(s) required by law were
•	TIMORE NATIONAL PIKE
	·
The sign(s) were posted on(f	10-15-05 Month, Day, Year)
Si	incerely,
	er de la companya de
	Robert Slich 10-17-05 (Signature of Sign Poster) (Date)
ZONITU NOTICE CASE # 06-142 X	SSG Robert Black
THE DESCRIPTION WHEN RE HELD BY	(Print Name)
THE TONING COMMISSIONER THE TOWSON, MD	1508 Leslie Road
PLACE: ROOM 407 COUNTY CHATS HIDE 401 BOALD ANT DO A TO DATE AND TIME: MONDAY OF TORUE 31 2005 AT 11 00 A TO	(Address)
REQUEST: SPICIAL EXCUSION TO ALLOW THE RELOCATION OF A	Dundalk, Maryland 21222
	(City, State, Zip Code)
MYNEACTERS WE THE SETTING CHILD AS ALLES AND ASSESSMENT PROFIT THE TANK THAT THE TANK THE TAN	(410) 282-7940
	(Telephone Number)

5210 BALTO NATN'L PIKE

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: #06-142-X 5210 A Baltimore National Pike N/side of Baltimore National Pike, 300 feet east of Coleridge Road 1st Election District 1st Councilmante District
Legal Owner(s): Honolulu, Ltd.,
Joel Winegardon
Lessee: C & D Pawn, Inc.,
Joseph DeSimone
Special Exception: to allow
the relocation of a pawnshop.
Hearing: Monday, October
31, 2005 at 11:00 a.m. in
Room 407, County Courts
Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 987-4386

fice at (410) 887-4386.

(2) For Information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391. 10/095 Oc 13 70707

CERTIFICATE OF PUBLICATION

10/3/,2005
THIS IS TO CERTIFY, that the annexed advertisement was published
n the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
$\frac{10 13 }{2005}$
The Jeffersonian
🖵 Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
□ NE Booster/Reporter
North County News

LEGAL ADVERTISING

OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT AMONG POFF No. 449425	
DATE \$\frac{9/08/05}{00000000000000000000000000000000000	(5 付付) (4) (4 付付) (4 (5) (4) (7 (5)
* 380.00	Papi
RECEIVED LAMBOR C+D PAUN INC.	} \ .!\. }' _! أركار '!
FOR: SPX 5210 A BINLIO WITNL PIKE	
DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER	CA

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CASHIER'S VALIDATION

TO: PATUXENT PUBLISHING COMPANY

Thursday, October 13, 2005 Issue - Jeffersonian

Please forward billing to:

Venable, LLP

210 Allegheny Avenue Towson, MD 21204 410-494-6298

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: 06-142-X

5210 A Baltimore National Pike

N/side of Baltimore National Pike, 300 feet east of Coleridge Road

1st Election District – 1st Councilmanic District

Legal Owners: Honolulu, Ltd., Joel Winegardon

Lessee: C & D Pawn, Inc., Joseph DeSimone

Special Exception to allow the relocation of a pawnshop.

Hearing: Monday, October 31, 2005 at 11:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue, Towson 21204

WILLIAM J WISEMAN III

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

Director's Office County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Tel: 410-887-3353 • Fax: 410-887-5708



Baltimore County

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

September 22, 2005

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: 06-142-X

5210 A Baltimore National Pike

N/side of Baltimore National Pike, 300 feet east of Coleridge Road

1st Election District – 1st Councilmanic District

Legal Owners: Honolulu, Ltd., Joel Winegardon

Lessee: C & D Pawn, Inc., Joseph DeSimone

Special Exception to allow the relocation of a pawnshop.

Hearing: Monday, October 31, 2005 at 11:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue, Towson 21204

Mut Kotroco
Timothy Kotroco

Director

TK:klm

C: Arnold Jablon, 210 Allegheny Avenue, Towson 21204

Joel Winegardon, 7 Park Center Court, Owings Mills 21117

Joseph DeSimone, 5516 Baltimore National Pike, Baltimore 21228

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 15, 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.



Visit the County's Website at www.baltimorecountyonline.info

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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.

Department of Permits a Development Management

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





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

October 31, 2005

Arnold Jablon Venable, LLP. 210 Allegheny Avenue Towson, Maryland 21204

Dear Mr. Jablon:

RE: Case Number: 06-142-X, 5210 A Baltimore National Pike

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 8, 2005.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

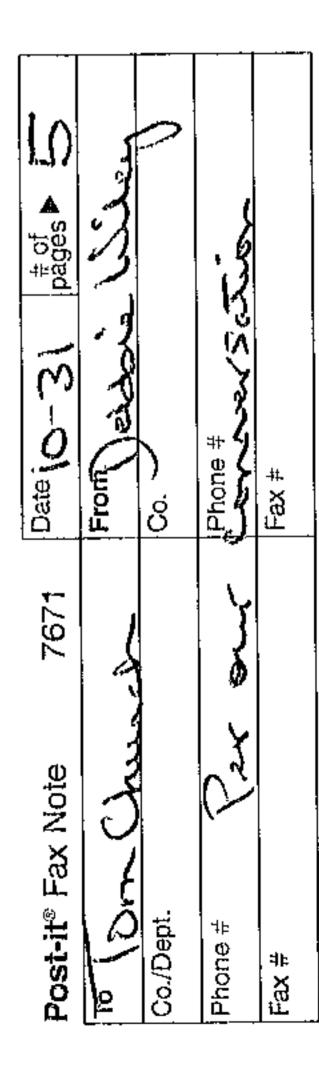
Very truly yours,

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Honolulu Ltd. Joel Winegarden 7 Park Center Court Owings Mills 21117
C & D Pawn Joseph DeSimone 5516 Baltimore National Pike Baltimore 21228





Fire Department

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





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 September 22, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: September 26, 2005

Item No : 142,145

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.

Proposed buildings shall be designed and constructed so as to meet the applicable provisions of the Baltimore County Fire Prevention Code.

Lieutenant J.D.Mezick Fire Marshal's Office 410-887-4880 MS-1102F

cc: File



Visit the County's Website at www.baltimorecountyonlinc.info

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: September 23, 2005

TO:

Timothy M. Kotroco, Director

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For October 3 2005

Item Nos. 139, 142, 144, 145, 146, 147,

148, 149, 150, 152, 153, and 154

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

DAK:CEN:clw

cc: File

ZAC-NO COMMENTS-09232005.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: October 4, 2005

TO: Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM: Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: 5210A Baltimore National Pike

INFORMATION:

Item Number: 6-142

Petitioner: Honolulu, LTD.

Zoning: BM-CCC

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and has found that Section 436.3.A of the BCZR may apply to the subject property and that the determination thereof shall be made by the Zoning Commissioner upon review of the petitioner's exhibits/evidence. If the petitioner's request is granted, pursuant to Section 436.4.B of the BCZR the Office of Planning recommends the Zoning Commissioner place conditions on the hours of operation, as the subject establishment is adjacent to residential property.

For further information concerning the matters stated here in, please contact Dennis Wertz at 410-887-3480.

Prepared by:

Division Chief:

AFK/LL: CM

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



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

9.21.05

Baltimore County

Maryland Department of Transportation

Date:

RE:

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

Dear Ms. Matthews:

We have reviewed the referenced item and have no objection to approval. Our review has determined that no construction is required within the State Highway Administration's right-of-way.

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,

Steven D. Foster, Chief

f. f. Gredly

Engineering Access Permits Division

PETITION FOR SPECIAL EXCEPTION RE: 5210A Baltimore National Pike; N/side

Baltimore National Pike, 300' E Coleridge Rd*

1st Election & 1st Councilmanic Districts Legal Owner(s): Honolulu, Ltd

Contract Purchaser(s): C&D Pawn, Inc

by Joseph DeSimone

*

*

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

06-142-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. 2 immorman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO Deputy People's Counsel

Old Courthouse, Room 47 400 Washington Avenue

Towson, MD 21204 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of September, 2005, a copy of the foregoing Entry of Appearance was mailed Arnold Jablon, Esquire, Venable, LLP, 210 Allegheny Avenue, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

Per...

PETER MAX ZIMMERMAN People's Counsel for Baltimore County

Mmenum

CO-142-X KEEPINFILE.

FREQUENT FLYER ATTORNEYS DROP OFF ZONING PETITIONS POLICY PROCEDURES

The following zoning policy is related to the filing of zoning petitions and is aimed at expediting the petition filing process with this office:

- 1. The Director of the Office of Permits and Development Management (PDM) allows zoning attorneys who frequently file for zoning hearings and who are capable of filing petitions that comply with all technical aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of an appointment for review by zoning personnel.
- 2. Any attorney using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. In the event that the petition has not been filed correctly, there is the possibility that another hearing will be required or the zoning commissioner may deny the petition due to errors or incompleteness. All petitions filed in this manner will receive a cursory review and if necessary they will be commented on by zoning personnel prior to the hearing. A corrective memo by zoning review may be placed in the hearing file to be considered by the Hearing Officer.
- 3. When a petition has been dropped off by the attorney, it will only be reviewed for very basic necessary input, logging, and distribution information.

3/22/05 JLL/rjc

LICENSE, REGISTRATION, OR CERTIFICATION

FOLD LINE TON OF CARD AND USE REVERSE SIDE FOR NAMESS CHANGES. BOARD WUST BE NOTIFIED OF THESE 5 STREET ALERS MATELY PRECIOUS CAE VERT BJECT SE SE SAVE THIS PORT AND/OF ADDRE 的教育 S S S AT.

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REPORTURE OF BEARER

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Robert L. Ebrech, Jr. Coverbit

Michael S. Steek

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AUTHORIZED

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SIGNATURE OF BEARER

M

12-29-2005

25. CEPAT. NO.

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WHERE RECAMPED BY LAW THIS MUST BE CONSPICEDUSLY DISPLAYED IN CHI

THE WEST EDMONDALE COMMUNITY ASSOCIATION, INC.

P.O. Box 22397 Baltimore, MD 21203-4397

Board Members:

Beverly Paschall President

Rhonda Chase Vice President 410-788-7929 Margaret Stokes Recording Secretary Grace Strawder

410-788-9041

Treasurer 410-869-8340

11

September, 2005

410-788-3754

Mr. Joey D Catonsville Jewelry & Pawn 5516 Baltimore National Pike Baltimore, MD 21228

Dear Mr. Joey D:

On behalf of the members of The West Edmondale Community Association, Inc., we would like to thank you for contributing to our upcoming Community Fun Day. The television and CD player you donated will make several lucky neighbors very happy they attended this family event. Each item will be clearly marked to show that your business was the donor. We will also note your participation in our newsletter following the event. West Edmondale is very fortunate to have your business in our community and we appreciate your support.

If you can, please join us on Saturday, September 24, 2005 from 10:00 am to 2:00 pm on the grounds of Edmondson Heights Elementary School, 1600 Langford Road. We plan to have fun activities, consumer information, and refreshments for all.

Sincerely,

Rhonda Chase, Vice President

Rund Cha

PET EXH 4



Department of Labor, Licensing and Regulation Secondhand Precious Metal Object Dealers / Pawnbrokers 500 N. Calvert St., Room 304 Baltimore, Maryland 21202-3651 (410) 230-6222 (Baltimore area), or (888) 218-5925 (Toll Free)

Application To Transfer License to a New Business Location

SECTION 1. INSTRUCTIONS FOR APPLICANTS

Dealante Name (Last First MI)

- 1. The dealer / pawnbroker must complete this form. All information must be typewritten or clearly printed in ink. Incomplete forms will not be accepted. Mail the completed form and all other required documents to the above address.
- 2. You must submit an approved Use and Occupancy Permit from the local zoning board
- 3. If you are also changing your business name you must file a separate "Application to Change Business Name" with the Secretary of the Department.
- 4. You may not conduct business under your license at the new location until you receive written approval of the change of location from the Secretary of the Department of Labor, Licensing and Regulation.

SECTION 2. DEALER'S INFORMATION

Dealer 2 Danie (DESIMONE FRANK A
Home Address:	2501 CHESTERFIELD AUR
City, State, Zip:	
17	nber: Social Security No.: 219-40-0975 No.: 440-999-2906 E-mail Address: PawlShap Jucyp@Q0 .com
SECTION 3. CURRI Business Name:	NT BUSINESS LOCATION INFORMATION C+D PAWNU INC.
Current Business Ad	dress: 5516 BALTO NATIONAL PIKE
City, State, Zip:	CATONSUICE MD 31228
County: BALTO E-mail: PAWNShop	Bus. Telephone No.: 40 744-0885 Joay D. Gaol. com
I hereby request the Se	USINESS LOCATION cretary of the Department of Labor Licensing and Regulation for permission to change the hich my licensee has been issued to the following location:
Address: 5210 A	Baltimore NATIONAL PIKE

https://www.dllr.state.md.us/renewal/PM/ChangeLocation.html

City, State, Zip:

PET EXH 5

CATONSUILLE,	md	21229	! ! ——————————————————————————————————
County: Baltamo	re		Federal Tax Number: <u>52-2007029</u>
Check one of the following. The business will	owing opti be operate be operate	lons: ed under the ed under a r	E-mail: Pawshop Joeu Deadl.com e current name indicated on my license. new name and I have applied / am applying for permission from the my business.
SECTION 5. STOR Address at which pre- stored in same county Article Annotated Co	cious meta or city, if	ls or gems Baltimore	on will be stored, if different from business address. Note: Items must be City, where license is held per Section 12-305(a) Business Regulation
Address: 5210	A BA	Himore	NATIONAL PIKE
City, State, Zip:	suille.	Md)	21229
County: Baltima			Bus. Telephone No.: 410-944-0885
SECTION 6. NAME	es of em	PLOYEES	S TO BE EMPLOYED AT NEW LOCATION
The following employ selling, or supervising 1. Name: 2. Name: 3. Name:	the buyir	ig or selling	by me at the new location indicated above to engage in the buying or gof secondhand precious metal objects or pawn transactions: SSN: 20-84-4385 SSN: 215-84-28
4. Name:	· <u>····································</u>		SSN:
5. Name:			SSN:
Please note that you renot been previously reobject or pawn transa	eported to	it the "Deal the Departr	ers Report of Employee Form" for each employee listed above who has nent and approved to engage in or supervise secondhand precious metal
2. Have you ever had	last license in convicted this type	e (circle the ed of a felor of license d	

Secondhand Precious Metal Object Ders / Pawn Brokers Application To Transer License to a New B... Page 2 of 3

Secondhand Precious Metal Object Ders / Pawn Brokers Application To Tracer License to a New B... Page 3 of 3

If you have answered yes to any of the above questions, you must submit the following:

- o A typed letter giving a complete explanation of the incident(s)
- o A true test copy of the applicable court document(s)
- o A copy of the final order in your case(s)

Please mail these documents to the above address.

APPLICANT'S AFFIDAVIT

I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. I further authorize the release of any information contained within this application to an authorized representative of the Department of Licensing and Regulation for further investigation. I further certify that I have paid all undisputed taxes and unemployment insurance contributions payable to the Comptroller or the Department of Labor, Licensing and Regulation or have provided for payment in a manner satisfactory to the unit responsible for collection.

Signature of Applicant

Date Signed

FOR OFFICE USE ONLY

Date Received:

Denied By:

Date

Date

Date

Date

Date

Date



10/27/05

- 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:
 - 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.
- 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.
- Enforcement. The Director of Permits and Development Management shall provide for the enforcement of this section in accordance with the provisions of Article 32, Title 3 of the Baltimore County Code and Article 5 of these regulations. [Bill No. 137-2004]

4-122 04-15-2005

PLEASE PRINT CLEARLY

CASE NAME CASE NUMBER DATE

PETITIONER'S SIGN-IN SHEET

E- MAIL													
CITY, STATE, ZIP	2020		2/2/3	21213	2/2/2								
ADDRESS	210 HirdMay Mind), v	2501 Cheston Will wire	2415 Wentacky ave	12003 Work Mil								
NAME	Alilois MAHLON	CHILLER MULL SAND	Desinore Frank	The Sayse whoseth	1 March								

