

IN RE: PETITION FOR VARIANCE
S/S Eastern Boulevard, 25 ' W of the c/l Margaret Avenue
(501-515 Eastern Boulevard)

15th Election District
5th Council District

Gold Marina Jewelry & Pawn
Petitioner

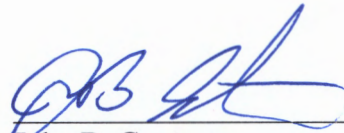
* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No: 2010-0069-SPHX

*

* * * * *

NOTICE OF WITHDRAWAL OF ZONING PETITIONS

The Petitioner, Gold Marina Jewelry & Pawn, by and through their counsel, John B. Gontrum and Whiteford, Taylor & Preston, L.L.P., by this Notice withdraw its petitions for Special Hearing and Variance without prejudice.



John B. Gontrum
Whiteford, Taylor & Preston L.L.P.
Towson Commons, Suite 300
One West Pennsylvania Avenue
Towson, Maryland 21204-5025
(410) 832-2064
Attorneys for Petitioner

WHITEFORD, TAYLOR & PRESTON L.L.P.

JOHN B. GONTRUM
DIRECT LINE (410) 832-2055
DIRECT FAX (410) 339-4058
JGontrum@wtplaw.com

TOWSON COMMONS, SUITE 300
ONE WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5025
MAIN TELEPHONE (410) 832-2000
FACSIMILE (410) 832-2015

BALTIMORE, MD
COLUMBIA, MD
FALLS CHURCH, VA
TOWSON, MD
WASHINGTON, DC
WILMINGTON, DE*

WWW.WTPLAW.COM
(800) 987-8705

September 22, 2009

Timothy M. Kotroco
Director, Permits and Development Management
111 W. Chesapeake Avenue
Towson, Maryland 21204

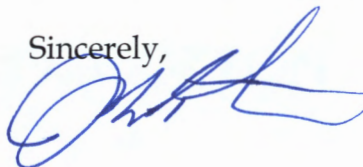
Re: 501-515 Eastern Boulevard
Case No. 2010-0069-SPHX

Dear Tim:

Enclosed please find a Notice of Withdrawal of Zoning Petitions in the above-referenced matter.

Thank you for your attention to this matter. Should you have any questions, please contact me.

Sincerely,



John B. Gontrum

JBG:lsp
Enclosure





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 501 Eastern Blvd.
which is presently zoned B.R. - C.C.C.

(This petition **must** be filed in person, in the zoning office, in triplicate, with original signatures.)

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a special hearing to permit the relocation of a pawn shop existing prior to July, 1995 to a new location within the same council district.

(This box to be completed by planner)

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Gold Marina Jewelry and Pawn, Inc.
By: Howard Dupick, President
Name - Type or Print
Signature
138 Eastern Blvd. 410-687-5045
Address Telephone No.
Baltimore, Maryland 21221
City State Zip Code

Attorney For Petitioner:

John B. Gontrum
Name - Type or Print
Signature
Whiteford, Taylor & Preston, LLP
Company
1 W. Pennsylvania Ave. 410-832-2000
Address Telephone No.
Towson, Maryland 21204
City State Zip Code

Legal Owner(s):

Essex Church of God, Inc.
By: Larry Miller, Pastor
Name - Type or Print
Signature
501 Eastern Blvd. 410-687-3144
Address Telephone No.
Baltimore, Maryland 21221
City State Zip Code

Representative to be Contacted:

Name
Address Telephone No.
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

Case No. 2010-0069-SPHX
REV 9/15/98

UNAVAILABLE FOR HEARING
Reviewed By JF Date 8/27/09

Drop-off (No Review)



Petition for Special Exception

to the Zoning Commissioner of Baltimore County for the property located at 501 Eastern Boulevard which is presently zoned B.R.-C.C.C

Deed Reference: 2002Y1293 Tax Account # 1504820049

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 pursuant to B.C.Z.R. SECTION 236.4.

\$ 380

WMS

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:

Gold Mountain Jewels and Pawn, Inc.
By: Howard Dobicik, President

Name - Type or Print

Signature

138 Eastern Blvd 4106873045

Address

Telephone No.

BALTIMORE, MD

State

21221
Zip Code

Attorney For Petitioner:

John Gontrom

Name - Type or Print

Signature

Whiteford, Taylor & Preston, LLP

Company

1 W. Pennsylvania Ave 410-832-2000

Address

Telephone No.

Towson, MD

State

21204
Zip Code

Legal Owner(s):

Essex Church of God, Inc.
Larry M. Iles, Pastor

Name - Type or Print

Signature

Name - Type or Print

Signature

501 Eastern Boulevard 410-587-3444

Address

Telephone No.

BALTIMORE, MD

City

State

21221
Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JF Date 8/27/07

Drop-off CNO Review

Case No. 2010-0069-SPHX



Bafitis & Associates, Inc.


**ZONING DESCRIPTION
FOR
501 EASTERN BOULEVARD
BALTIMORE COUNTY
MARYLAND
ELECTION DISTRICT 15TH**

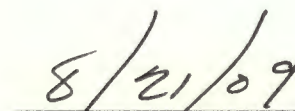
Beginning for the same at a point on the South side of Eastern Boulevard 67 feet \pm from the centerline of Eastern Boulevard 80 feet wide and 25 feet Northeasterly from the centerline of Taylor Avenue 50 feet wide;

1. Thence running along Eastern Boulevard North $62^{\circ}-54'-28''$ East 50.00 feet to a point;
2. Thence leaving said Boulevard South $27^{\circ}-05'-32''$ East 118 feet to a point on the North side of a 10 foot alley;
3. Thence running along the 10 foot alley South $62^{\circ}-54'-28''$ West 50.00 feet to a point on East side of Taylor Avenue;
4. Thence running along Taylor Avenue North $27^{\circ}-05'-32''$ West 118 feet to the place of beginning.

Containing 5,900 s.f. or 0.135 acres more or less.




William N. Bafitis, P.E. Md. License No. 11641


Date

WHITEFORD, TAYLOR & PRESTON L.L.P.
TOWSON OPERATING ACCOUNT
7 SAINT PAUL STREET • SUITE 1500
BALTIMORE, MD 21202
(410) 347-8700



No. 5364

DATE AUGUST 26, 2009

05-320/550
BRANCH 01888

PAY TO THE
ORDER OF

BALTIMORE COUNTY, MARYLAND

\$380.00

THREE HUNDRED EIGHTY AND 00/100

DOLLARS

VOID AFTER 90 DAYS
WHITEFORD, TAYLOR & PRESTON L.L.P.
By

⑈005364⑈ ⑆055003201⑆ 2000026604527⑈

Date 8/26/09

File No. 84881.1

No. 5364
Amount \$380.00

Detail: Petition for
Special Exception

Name of File

Client Of JBGontrum

A/C No. 41

Handled By LStraw-Pindell

No. **5364**

Date 8/26/09

File No. 84881.1

Amount \$380.00

Detail Petition for
Special Exception

Name of File

Client Of JBGontrum

A/C No. 41

Handled By LStraw-Pindell

**WHITEFORD, TAYLOR & PRESTON L.L.P.
TOWSON OPERATING ACCOUNT**

7 SAINT PAUL STREET • SUITE 1500
BALTIMORE, MD 21202
(410) 347-8700



WACHOVIA
Wachovia Bank, N.A.
wachovia.com

No. 5363

DATE AUGUST 26, 2009

05-320/550
BRANCH 01888

**PAY TO THE
ORDER OF**

BALTIMORE COUNTY, MARYLAND

\$325.00

THREE HUNDRED TWENTY-FIVE AND 00/100-----

DOLLARS

By

VOID AFTER 90 DAYS
WHITEFORD, TAYLOR & PRESTON L.L.P.

⑈005363⑈ ⑆05500320⑆ 2000026604527⑈

Date 8/26/09

File No. 84881.1

No. 5363
Amount \$325.00

Detail Petition for
Special Hearing

Name of File

Client Of
JBGontrum

A/C No. 41

Handled By
LStraw-Pindell

No. **5363**

Date 8/26/09

File No. 84881.1

Amount \$325.00

Detail Petition for
Special Hearing

Name of File

A/C No. 41

Client Of JBGontrum

Handled By LStraw-Pindell

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 44761

Date: 8-27-09

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 8/27/2009 8/27/2009 09:49:28 1
 RES WSD1 WALKIN JRTC JHR
 >>RECEIPT # 429953 8/27/2009 OFLN
 Dept 5 528 ZONING VERIFICATION
 CR NO. 044761
 Recpt Tot \$705.00
 \$705.00 CK \$0.00 CA
 Baltimore County, Maryland

| Fund | Dept | Unit | Sub Unit | Rev Source/Obj | Sub Rev/Obj | Dept Obj | BS Acct | Amount |
|------|------|------|----------|----------------|-------------|----------|---------|--------|
| 001 | 806 | 0000 | | 6150 | | | | 325.00 |
| | | | | | | | | 380.00 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Total: 705.00

Rec From: Whiteford, Taylor & Preston
 For: Petition for Special Hearing
Petition for Special Exception
501 EASTERN BLVD.
HEARING CASE # 2010-0069-SPHX
DROP-OFF (No Review)

**CASHIER'S
 VALIDATION**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 44761

Date: 8-27-07

| Fund | Dept | Unit | Sub Unit | Rev Source/ Obj | Sub Rev/ Sub Obj | Dept | Obj | BS Acct | Amount |
|------|------|------|----------|-----------------|------------------|------|-----|---------|--------|
| 001 | 806 | 0000 | | 6150 | | | | | 325.00 |
| | | | | | | | | | 380.00 |
| | | | | | | | | | |
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| | | | | | | | | | |
| | | | | | | | | | |

Total: 705.00

Rec From: Whiteford, Taylor & Preston

For: Petition for Special Hearing
Petition for Special Exception
501 EASTERN BLVD.
HEARING CASE # 2010-0067-SRHX
DROP-OFF (NO REVIEW)

DISTRIBUTION

WHITE - CASHIER · PINK - AGENCY · YELLOW - CUSTOMER · GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

Faint, illegible text, possibly a stamp or header from another document.

**CASHIER'S
 VALIDATION**

**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: 2010-0069-SPHX

Petitioner: GOLD MARINA JEWELRY & PAWN, INC.

Address or Location: 501 EASTERN BOULEVARD

PLEASE FORWARD ADVERTISING BILL TO:

Name: GOLD MARINA JEWELRY & PAWN, INC.

Address: 138 EASTERN BLVD.

BALTIMORE, MD. 21221

Telephone Number: 410-687-5045

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

SEP 29 2009

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: September 29, 2009
SUBJECT: Zoning Item # 10-069-SPHX
Address 501 Eastern Boulevard
(Essex Church of God, Inc.)

Zoning Advisory Committee Meeting of September 14, 2009

X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

Reviewer: JWL

Date: 9/29/09

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 28, 2009

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

RECEIVED

SUBJECT: 501 Eastern Boulevard

OCT 26 2009

INFORMATION:

Item Number: 10-069

ZONING COMMISSIONER

Petitioner: Essex Church of God, Inc. By: Larry Miller, Pastor

Zoning: BR-CCC

Requested Action: Special Exception

Requested Action: Relocation of a pawnshop existing prior to July 1995 to a new location within the same council area, and a Special Exception for a pawnshop.

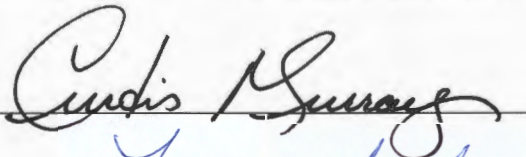
SUMMARY OF RECOMMENDATIONS:

The location of the proposed shop is in a commercial area in an existing storefront with ready access from the front and ample parking in the rear, which is shared by the other stores in the strip center of which the subject property is a part.

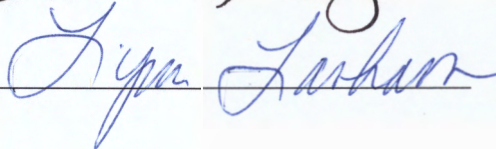
The Office of Planning is of the opinion that the subject proposal meets the test of Section 502.1 of the BCZR, and therefore does not appear to be detrimental to the health, safety, or general welfare of the locality involved. The Office of Planning does not oppose the petitioner's request.

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

Prepared by:



Division Chief:
AFK/LL: CM



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 21, 2009

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For September 21, 2009
Item Nos. 10-068, 069, 072, 073, 074, 075,
076, 081, 082, 083, 084, 085 and 086

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

DAK:CEN:kmt

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-09212009(b) -NO COMMENTS.doc



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

Beverly K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: SEPT. 21, 2009

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

RE: Baltimore County
Item No. 2010-0069-SPHX
501 EASTERN AVENUE
GOLD MARINA JEWELRY & PAWS, INC.
ESSEX CHURCH OF GOD, INC.
SPECIAL HEARING -
SPECIAL EXCEPTION -

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2010-0069-SPHX.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.sha.maryland.gov



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

September 18, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: September 14. 2009

Item Numbers 069 and 078

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 Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
AND SPECIAL EXCEPTION * ZONING COMMISSIONER
501 Eastern Boulevard; S/S Eastern *
Boulevard, 25' NE c/line of Taylor Avenue *
15th Election & 7th Councilmanic Districts * FOR
Legal Owner(s): Essex Church of God, Inc *
Contract Purchaser(s): Gold Marina * BALTIMORE COUNTY
Jewelry and Pawn Inc *
Petitioner(s) * 10-069-SPHX

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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 all 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
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED
SEP 23 2009

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23rd day of September, 2009, a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum, Esquire, Whiteford, Taylor & Preston, LLP, One W Pennsylvania Avenue, Suite 300, Towson, MD 21204 , Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

WHITEFORD, TAYLOR & PRESTON L.L.P.

JOHN B. GONTRUM
DIRECT LINE (410) 832-2055
DIRECT FAX (410) 339-4058
JGontrum@wtplaw.com

TOWSON COMMONS, SUITE 300
ONE WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5025
MAIN TELEPHONE (410) 832-2000
FACSIMILE (410) 832-2015

BALTIMORE, MD
COLUMBIA, MD
FALLS CHURCH, VA
TOWSON, MD
WASHINGTON, DC
WILMINGTON, DE*

WWW.WTPLAW.COM
(800) 987-8705

August 26, 2009

Mr. Carl Richards
Chief Zoning Bureau
Department of Permits and Development Management
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Gold Marina Jewelry and Pawn, Inc.

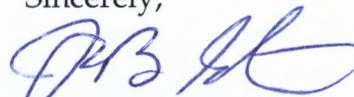
Dear Mr. Richards:

Attached please find a drop off petition, descriptions and site plan along with the Petitions for Special Hearing and Special Exception for a pawn shop to be relocated from 138 Eastern Boulevard to 501 Eastern Boulevard in the 7th Council District of Baltimore County. This pawn shop is listed on the July, 1995 list of existing pawn shops. The Special Hearing Petition is to move the pawn shop from its existing location within the same council district and the Special Exception Petition is for mixed use in a B.R. C.C.C. zone.

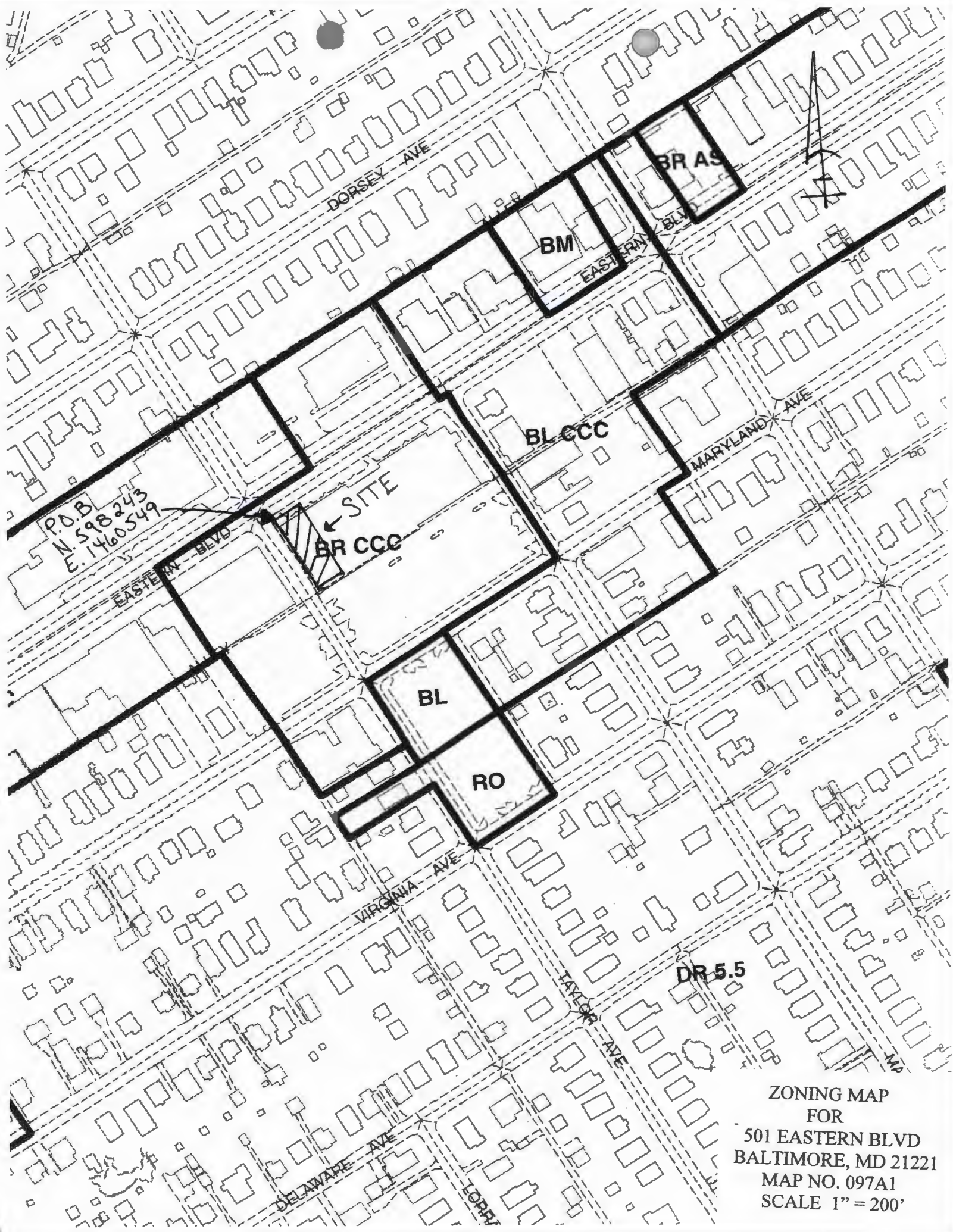
What makes this matter a bit unusual is that the owner of the site where the pawn shop is to be located is a church. The Essex Church of God is the landlord of the property and is supporting the petition. Because of existing lease issues, the pawn shop is under tight time constraints and a speedy hearing is requested.

Thank you for your consideration.

Sincerely,


John B. Gontrum

JBG:lsp
Enclosures
411578



P.O. B.
N. 598243
E. 1460549

DORSEY AVE

BR AS

BM

EASTERN BLVD

BL CCC

MARYLAND AVE

← SITE
BR CCC

EASTERN BLVD

BL

RO

VIRGINIA AVE

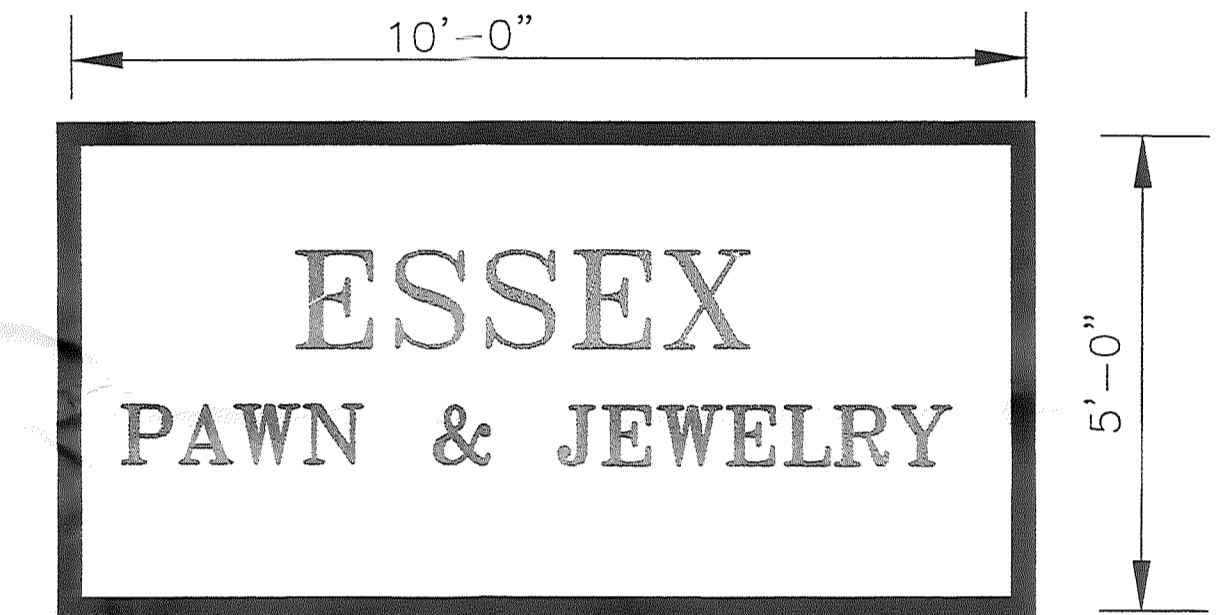
DR 5.5

TAYLOR AVE

DELAWARE AVE

LORRY

ZONING MAP
FOR
501 EASTERN BLVD
BALTIMORE, MD 21221
MAP NO. 097A1
SCALE 1" = 200'



NOTE: 50 SQUARE FEET MAX.

SIGN DETAIL

SCALE: 1" = 2'

Bafitis & Associates, Inc.
 1249 Engleberth Rd. Baltimore, MD 21221

William N. Bafitis, P.E.
 PRESIDENT
 Civil Engineers/Land Planners
 SURVEYORS
 (410) 391-2336

**PLAT TO ACCOMPANY
 PETITION FOR SPECIAL EXCEPTION
 AND SPECIAL HEARING
 FOR
 ESSEX PAWN SHOP ©
 #501 EASTERN BLVD.
 15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND**

SCALE: 1" = 3'

JOB ORDER NO: 20911

DATE: 08/21/09

CHECKED: R.W.S.

DRAWN: N.W.B.

2

SHEET 2 OF 2

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 11841 Expiration Date: 09/09/2011

| NO. | REVISIONS | DATE |
|-----|-----------|------|
| | | |
| | | |
| | | |

HANDICAPPED PARKING

- 1) ACCESSIBLE SPACES, ACCESS AISLES, SIGNAGE AND PAVEMENT MARKING SHALL COMPLY WITH THE MARYLAND BUILDING CODES (COMAR 05.02.02) AND THE AMERICANS WITH DISABILITY ACT (ADAAG).
- 2) EACH ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN, POSTED 7' ABOVE THE GROUND.
- 3) SIGNS SHALL BEAR THE INTERNATIONAL SYMBOL OF ACCESS AND THE WORDS "RESERVED PARKING," AND SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE MARYLAND ACCESSIBILITY CODE.

- 4) EACH VAN-ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED WITH A SUPPLEMENTAL "VAN ACCESSIBLE" SIGN.
- 5) EACH VAN-ACCESSIBLE PARKING AISLE SHALL BE IDENTIFIED WITH A SUPPLEMENTAL "NO PARKING" SIGN.
- 6) TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20.
- 7) THE MAXIMUM SLOPE FOR RAMPS, INCLUDING CURB RAMPS, SHALL BE 1:12.

- 8) HANDRAILS SHALL BE PROVIDED IF A RAMP RUN HAS A RISE GREATER THAN 6" OR A HORIZONTAL PROJECTION GREATER THAN 72".
- 9) THE MINIMUM WIDTH OF ACCESSIBLE ROUTES, INCLUDING RAMPS, SHALL BE 36".
- 10) CROSS SLOPES ON ACCESSIBLE ROUTES, INCLUDING RAMPS, SHALL NOT EXCEED 1:50.

NOTES

1. All proposed signs will comply with Section 450 BCZR.
2. This site is not situated within a 100 year tidal or riverine flood plain.
3. This site is served by public water, sewer, and drain.

4. Handicapped Parking spaces will be provided in accordance with Maryland Building Code for the Handicapped contained in the Code of Maryland Regulations 05.01.07.
5. Parking lot lighting is existing, illumination will not reflect into public streets.
6. Area occupied by the use in the past was "Retail" and the proposed use is "Retail - Pawn Shops."

PARKING DATA

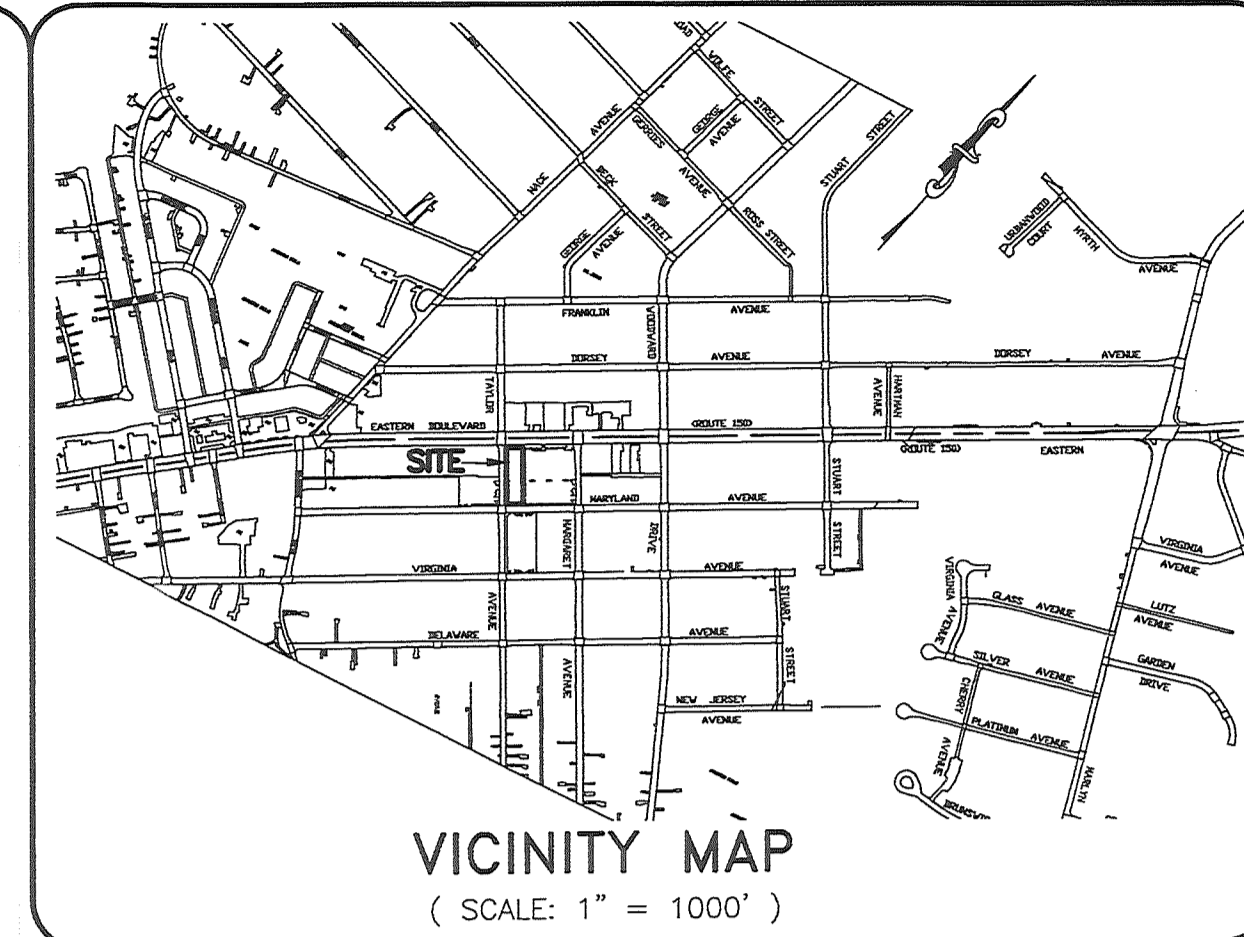
| REQUIRED USE | TABULATION | PARKING SPACES |
|--|---|----------------|
| BANK | 3.3 PER 1,000 S.F. 3,283 S.F. x 3.3 | = 11 P.S. |
| EAST COUNTY TIMES (OFFICE) | 3.3 PER 1,000 S.F. 2,845 S.F. x 3.3 | = 10 P.S. |
| VACANT: (OFFICE) | 3.3 PER 1,000 S.F. 2,134 S.F. x 3.3 | = 7 P.S. |
| OFFICE: (LAW OFFICES) | 3.3 PER 1,000 S.F. 2,293 S.F. x 3.3 | = 8 P.S. |
| FINANCE OFFICE | 3.3 PER 1,000 S.F. 2,249 S.F. x 3.3 | = 8 P.S. |
| ARCADE: (RETAIL) | 4 PER 1,000 S.F. 1,675 S.F. x 4 | = 7 P.S. |
| RETAIL STORE: (CLOTHING) | 5 PER 1,000 S.F. 893 S.F. x 5 | = 5 P.S. |
| CELL PHONE: (RETAIL) | 5 PER 1,000 S.F. 1,095 S.F. x 5 | = 6 P.S. |
| SCHOOL OF COSMETOLOGY: | 1 PER INSTRUCTOR 2 INSTRUCTORS | = 2 P.S. |
| PROPOSED PAWN SHOP: (RETAIL) | 5 PER 1,000 S.F. 5,900 S.F. x 5 | = 30 P.S. |
| | 1,000 S.F. | |
| CHURCH/COMMUNITY CENTER: | 1 PER 4 SEATS (448 + 28 = 476 SEATS) | = 119 P.S. |
| YOUTH ROOM: | 1 PER INSTRUCTOR 1 INSTRUCTOR | = 1 P.S. |
| CHILDREN SANCTUARY: | 1 PER INSTRUCTOR 1 INSTRUCTOR | = 1 P.S. |
| GENERAL OFFICE: | 3.3 PER 1,000 S.F. 3,442 x 3.3 | = 12 P.S. |
| VACANT: | 10,089 S.F. | = 0 P.S. |
| STORAGE: | 3,746 S.F. | = 0 P.S. |
| MECHANICAL ROOMS: | 1,341 S.F. | = 0 P.S. |
| LOADING DOCK, HALLS, & PUBLIC REST ROOMS | 9,343 S.F. | = 0 P.S. |
| TOTAL PARKING REQUIRED | | = 227 P.S.** |
| EXISTING PARKING SPACES: (ONSITE) | | = 168 P.S. |
| PROPOSED PARKING SPACES: (ONSITE) | | = 168 P.S. |
| TOTAL BUILDING FLOOR AREA | | = 69,856 S.F. |

| REQUIRED PROVIDED | PROVIDED |
|----------------------|----------|
| HANDICAPPED PARKING | 8 P.S. |
| HOURS OF OPERATION * | 7 P.S. |

| PAWN SHOP (RETAIL) | M-F | 10:00 AM - 7:00 PM |
|--------------------|------|--------------------|
| PAWN SHOP (RETAIL) | SAT. | 10:00 AM - 6:00 PM |

** (SEE PARKING VARIANCE CASE #02-342-A, BELOW)

* HOURS OF OPERATION



SITE DATA

1. Owner: Essex Church of God Inc. 501 Eastern Avenue Baltimore County, Maryland 21221 (410) 687-3144
2. Lessee: Gold Marina Jewelry and Pawn, Inc. 135 Eastern Blvd. Baltimore, Maryland 21221 (410)-687-5045
3. Deed Ref: 20074/293
4. Tax Account No.: 15-05-820049
5. Record Plat: 97
6. Section: A
7. Block: C
8. Lots: 26-32 and 1-7
9. Ref: 9/74 (Plat of Essex)
10. Site Area: 105,000 S.F. or 2.410 Ac.
11. Pawn Shop Special Exception = 5,900 s.f.
12. Election District: 15th
13. Councilmanic District: 7th
14. Census Tract: 4504
15. Existing Zoning: BR-CCC (MAP 097A1)
16. Existing Use: Retail, Office, Arcade, Community Center/Church And School
17. Proposed Use: Retail, Office, Arcade, Community Center/Church And School, Pawn Shop
18. Critical Area: I.D.A.
19. No increase in floor area is proposed.
20. Amenity Open Space: None - (Existing Building)
21. MTA Bus Routes: 4 & 23
22. Floor Area Ratio: Permitted (in C.C.C. District) = 4.0 Existing (118 x 336)/105,000 = 1.32

Bafitis & Associates, Inc. William N. Bafitis, P.E. PRESIDENT
Civil Engineers/Land Planners SURVEYORS
1249 Engleberth Rd. Baltimore, MD 21221 (410) 391-2336

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING FOR ESSEX PAWN & JEWELRY @ #501 EASTERN BOULEVARD

15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 30'

JOB ORDER NO: 20911

DATE: 08/21/09

CHECKED: R.W.S.

DRAWN: N.W.B.

1 SHEET 1 OF 2

WILLIAM N. BAFITIS, P.E. PROFESSIONAL ENGINEER

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 11641 Expiration Date: 09/09/2011

| NO. | REVISIONS | DATE |
|-----|-----------|------|
| | | |

ZONING ORDER CASE NO. 02-342-A ORDER

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted. **THHEREFORE, IT IS ORDERED** by the Zoning Commissioner for Baltimore County this 15th day of April, 2002 that the Petition for Variance seeking relief from Section 409.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 157 parking spaces in lieu of the required 288 parking spaces, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order, however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

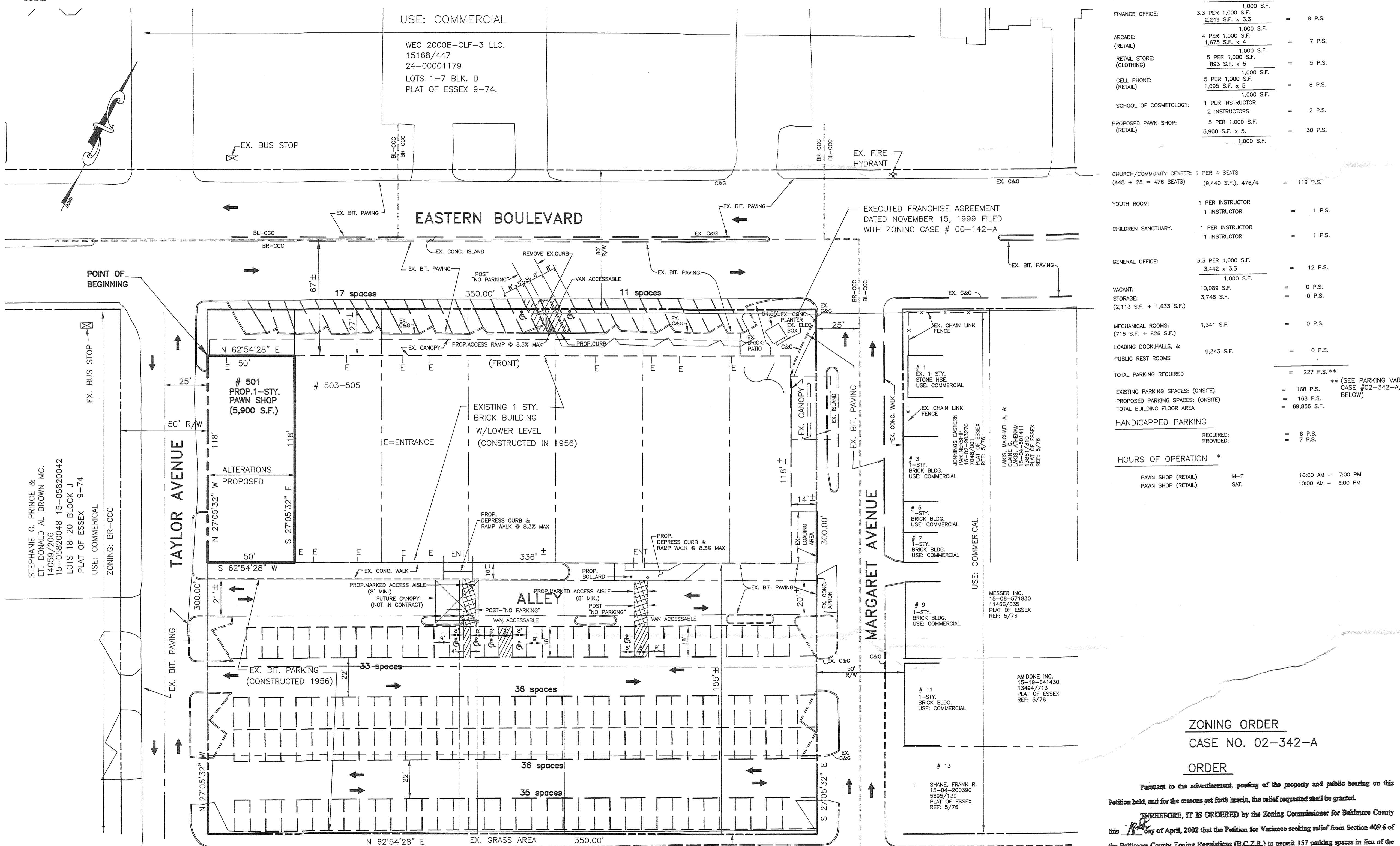
LAWRENCE E. SCHMIDT Zoning Commissioner for Baltimore County

PREVIOUS PERMITS
B462688, B404920, B416101, B438494

ZONING HISTORY
CASE NO. 00-142-A (FRANCHISE AGREEMENT GRANTED FOR #515)
CASE NO. 02-342-A (SEE BELOW)

ZONING SPECIAL EXCEPTION REQUEST
SPECIAL EXCEPTION PURSUANT TO BCZR SECTION 236.4 TO PERMIT A PAWN SHOP IN A B.R.-CCC ZONE.

ZONING SPECIAL HEARING REQUEST
SPECIAL HEARING TO PERMIT THE RELOCATION OF A PAWN SHOP EXISTING PRIOR TO JULY, 1995 TO A NEW LOCATION WITHIN THE SAME COUNCIL DISTRICT WITHIN ONE MILE OF THE EXISTING LOCATION.



STEPHANIE G. PRINCE & FENDLER J. GIMBEL 14034/238 15-05820046 USE: COMMERCIAL ZONING: BR-CCC

RICHARD H. POFFEL 6004/866 15-16600530 USE: COMMERCIAL ZONING: BL-CCC