

MEMORANDUM

DATE: August 2, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0258-X – Appeal Period Expired

The appeal period for the above-referenced case expired on August 1, 2017. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
(6263 & 6267 Kenwood Avenue)		
14 th Election District	*	OFFICE OF
6 th Council District		
Kenwood Hazelwood, LLC	*	ADMINISTRATIVE HEARINGS
<i>Legal Owner</i>		
Veronica Brown	*	FOR BALTIMORE COUNTY
<i>Lessee</i>		
Petitioners	*	Case No. 2017-0258-X

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Exception filed on behalf of Kenwood Hazelwood, LLC, legal owner and Veronica Brown, lessee ("Petitioners"). The Special Exception was filed pursuant to the Baltimore County Zoning Regulations ("B.C.Z.R.") to use the herein described property for a community building (moon bounce).

Veronica Brown and professional engineer William Bafitis appeared in support of the petition. Richard Hackerman, Esq. represented the Petitioners. There were no protestants or interested citizens in attendance. No substantive Zoning Advisory Committee (ZAC) comments were received from County reviewing agencies.

The subject property is approximately 9.31 acres and is zoned BL-AS. A strip shopping center with a variety of tenants has operated at the site for nearly 50 years. Ms. Brown leased property at the center and began operation of a "moon bounce," a recreational use for children. She was later informed by County inspectors a special exception was required for the use, which is considered a "community building" under B.C.Z.R. §230.3.

ORDER RECEIVED FOR FILING

Date 6-30-17

By RSW

Special Exception

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. *Schultz v. Pritts*, 291 Md. 1 (1981). The *Schultz* standard was revisited in *Attar v. DMS Tollgate, LLC*, ___ Md. ___, 152 A.3d 765 (2017), where the court of appeals discussed the nature of the evidentiary presumption in special exception cases. The court again emphasized a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use.

As noted above, a strip shopping center has operated at the site for many years, and Mr. Bafitis explained there is sufficient parking on-site for this use. Petitioners expect that 30-40 children will visit the facility on any given day, though that number could increase if a school field trip or similar activity was planned. In short, there is no reason to believe the use will be detrimental in any way to the community.

THEREFORE, IT IS ORDERED this 30th day of **June, 2017**, by this Administrative Law Judge, that the Petition for Special Exception to use the herein described property for a community building (moon bounce), be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

ORDER RECEIVED FOR FILING

Date 6-30-17

2

By kw

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date 6-30-17

By ISW



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

June 30, 2017

Richard Hackerman, Esq.
3635 Old Court Road, Suite 208
Baltimore, Maryland 21208

RE: Petition for Special Exception
Case No. 2017-0258-X
Property: 6263 & 6267 Kenwood Avenue

Dear Mr. Hackerman:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", followed by a long horizontal flourish.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

DATE 6-29-2017

Richard Hackerman
3635 Old Court Rd
Suite 208
Baltv Rd 21208

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 14 Account Number - 1411018200			
Owner Information					
Owner Name:	KENWOOD HAZELWOOD LLC		Use:	COMMERCIAL	
Mailing Address:	11 E LEXINGTON ST 5TH FLR BALTIMORE MD 21202-		Principal Residence:	NO	
			Deed Reference:	/27435/ 00129	
Location & Structure Information					
Premises Address:		6200 HAZELWOOD AVE BALTIMORE MD 21237-2058		Legal Description:	9.192 AC 6200 HAZELWOOD AVE NS 173 W OF KENWOOD AVE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0089	0005	0091		0000	
				Assessment Year:	Plat No:
				2016	Plat Ref:
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
	74051		9 SF	14	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
		SHOPPING CENTER / NEIGHBORHOOD			Last Major Renovation
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2016	07/01/2016	07/01/2017	
Land:	2,285,600	2,285,600			
Improvements	2,495,500	3,457,300			
Total:	4,781,100	5,742,900	5,101,700	5,422,300	
Preferential Land:	0			0	
Transfer Information					
Seller: DALESANDRO THOMAS J,3RD		Date: 11/06/2008		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /27435/ 00129		Deed2:	
Seller: KENWOOD INC		Date: 05/20/1982		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /06396/ 00498		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2016		07/01/2017	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			

CERTIFICATE OF POSTING

RE: Case No. 2017-0258-X

Petitioner: Veronica Brown

Hearing Date: 6/29/17

Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

6263 & 6267 Kenwood Avenue

_____ on 6/9/17

Sincerely,



Richard E. Hoffman

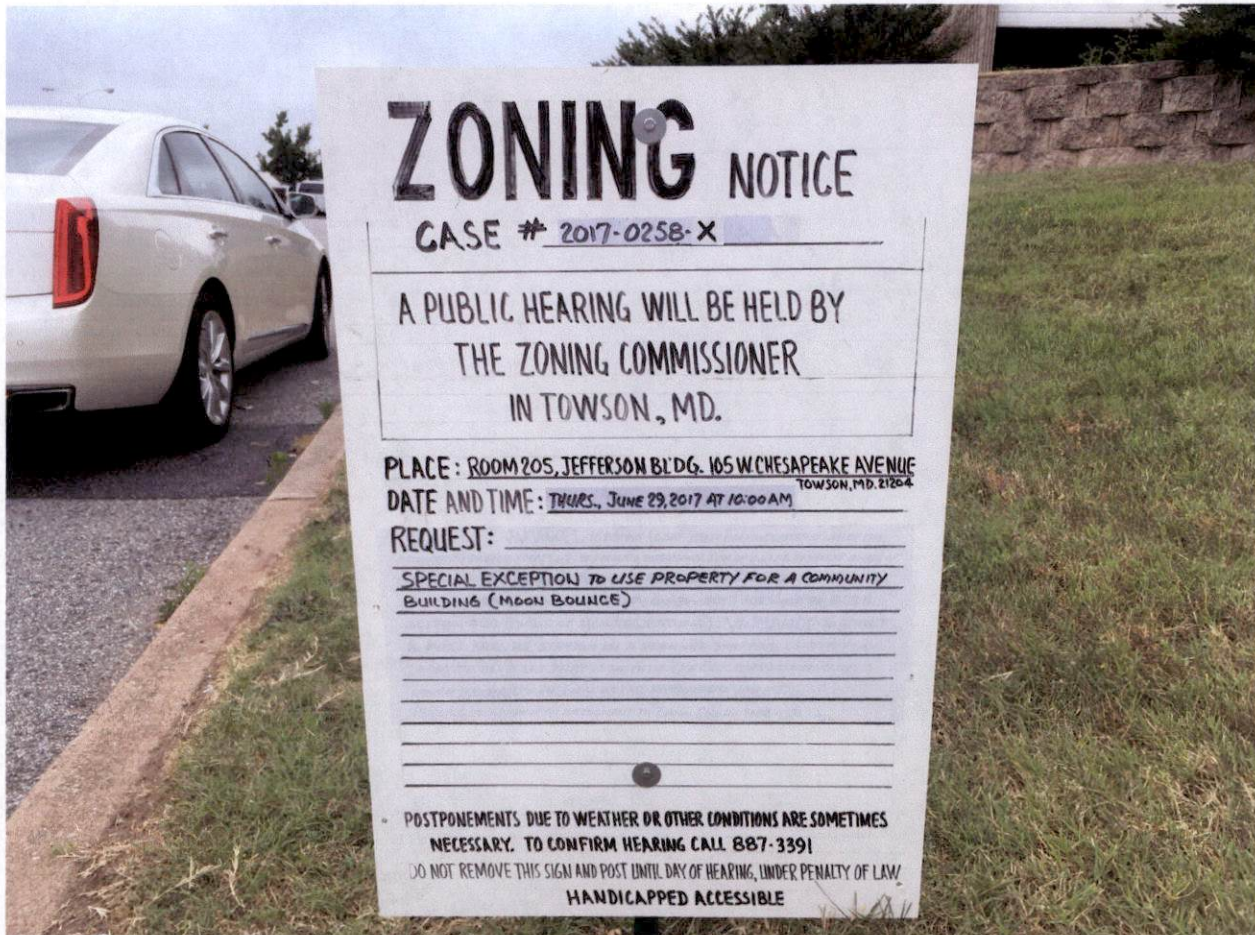
904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

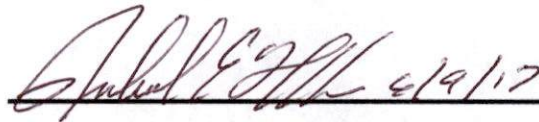
Certificate of Posting

Case No. 2017-0258-X



6263 & 6267 Kenwood Avenue

(Posted 6/9/17)

 6/9/17

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 5000440

Sold To:

PERMITS APPROVALS & INSPECTIONS - CU00189490
111 W Chesapeake Ave, Ste 111
Towson, MD 21204

Bill To:

PERMITS APPROVALS & INSPECTIONS - CU00189490
111 W Chesapeake Ave, Ste 111
Towson, MD 21204

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Jun 08, 2017

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: # 2017-0258-X
6263 & 6267 Kenwood Avenue
NW corner of Kenwood Avenue and Hazelwood Avenue
4th Election District - 6th Councilmanic District
Legal Owner(s) Kenwood Hazelwood, LLC
Contract Purchaser(s): Veronica Brown, Fun Bounce Paradise, LLC

Special Exception: to use property for a community building (moon bounce).

Hearing: Thursday, June 29, 2017 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

6/032 June 8 5000440

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

TO: PATUXENT PUBLISHING COMPANY
Thursday, June 8, 2017 Issue - Jeffersonian

Please forward billing to:

Elizabeth Miller

410-887-4277

Permits, Approvals & Inspections

111 W. Chesapeake Avenue, Rm. 111

Towson, MD 21204

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2017-0258-X

6263 & 6267 Kenwood Avenue

NW corner of Kenwood Avenue and Hazelwood Avenue

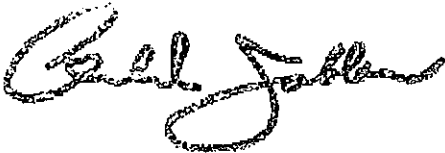
14th Election District – 6th Councilmanic District

Legal Owners: Kenwood Hazelwood, LLC

Contract Purchaser: Veronica Brown, Fun Bounce Paradise, LLC

Special Exception to use property for a community building (moon bounce).

Hearing: Thursday, June 29, 2017 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
*Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections*

May 11, 2017

NEW NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2017-0258-X

6263 & 6267 Kenwood Avenue

NW corner of Kenwood Avenue and Hazelwood Avenue

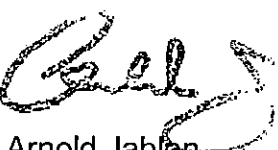
14th Election District – 6th Councilmanic District

Legal Owners: Kenwood Hazelwood, LLC

Contract Purchaser: Veronica Brown, Fun Bounce Paradise, LLC

Special Exception to use property for a community building (moon bounce).

Hearing: Thursday, June 29, 2017 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director

AJ:kl

C: Richard Hackerman, 116 West University Pkwy., Baltimore 21210
Veronica Brown, 6267 Kenwood Avenue, Baltimore 21237
Kenwood Hazelwood, LLC, 11 East Lexington Street, Baltimore 21202

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JUNE 9, 2017.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RICHARD J. HACKERMAN, P.A.
ATTORNEY AT LAW
3635 OLD COURT ROAD, SUITE 208
BALTIMORE, MARYLAND 21208
(410) 243-8800
FAX (410) 630-7232

May 8, 2017

Fax to: (410) 887-3048
Office of Zoning Review
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Attention: Kristen Lewis, Office Assistant

Re: Case # 2017-0258-X
6263 & 6267 Kenwood Avenue
NW corner of Kenwood Avenue and Hazelwood Avenue
14th Election District-6th Councilmanic District
Legal Owners: Kenwood Hazelwood, LLC
Contract Purchaser: Veronica Brown, Fun Bounce Paradise, LLC
Special Exception to use property for a community building (moon bounce).
Hearing Scheduled on May 17, 2017.

Dear Ms. Lewis:

Please postpone the hearing set in the above referenced matter for reason the undersigned Petitioner's counsel did not receive the notice of the hearing until April 28th, 2017 thereby leaving no opportunity to timely have the sign posted at the property. Please note the dates I unavailable in June 2017 are: June 1,2,5,6, 7, 9, 15, 16, 19, 22,23, 27, 28 and 30. Thank you for your consideration of this request.

Very truly yours


Richard J. Hackerman

RJH/ms

cc: Peter Max Zimmerman, Esquire, Carole S. Demilio, Esquire. Office of People's Counsel,
105 West Chesapeake Ave., Room 204, Towson, Md. 21204.



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 4918801

Sold To:

Veronica Brown - CU00596127
6267 Kenwood Ave
Rosedale, MD 21237-2020

Bill To:

Veronica Brown - CU00596127
6267 Kenwood Ave
Rosedale, MD 21237-2020

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Apr 27, 2017

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: # 2017-0258-X
6263 & 6267 Kenwood Avenue
NW Corner of Kenwood Avenue and Hazelwood Avenue
14th Election District - 6th Councilmanic District
Legal Owners: Kenwood Hazelwood, LLC
Contract Purchaser(s): Veronica Brown, Fun Bounce Paradise, LLC

Special Exemption: To use property for a community building (moon bounce).

Hearing: Wednesday, May 17, 2017 at 10:00-a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

4/139 April 27 4918801

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

TO: PATUXENT PUBLISHING COMPANY
Thursday, April 27, 2017 Issue - Jeffersonian

Please forward billing to:

Veronica Brown
Fun Bounce Paradise, LLC
6267 Kenwood Avenue
Baltimore, MD 21237

443-902-9032

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2017-0258-X

6263 & 6267 Kenwood Avenue
NW corner of Kenwood Avenue and Hazelwood Avenue
14th Election District – 6th Councilmanic District
Legal Owners: Kenwood Hazelwood, LLC
Contract Purchaser: Veronica Brown, Fun Bounce Paradise, LLC

Special Exception to use property for a community building (moon bounce).

Hearing: Wednesday, May 17, 2017 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
*Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections*

April 17, 2017

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2017-0258-X

6263 & 6267 Kenwood Avenue

NW corner of Kenwood Avenue and Hazelwood Avenue

14th Election District – 6th Councilmanic District

Legal Owners: Kenwood Hazelwood, LLC

Contract Purchaser: Veronica Brown, Fun Bounce Paradise, LLC

Special Exception to use property for a community building (moon bounce).

Hearing: Wednesday, May 17, 2017 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: Richard Hackerman, 116 West University Pkwy., Baltimore 21210
Veronica Brown, 6267 Kenwood Avenue, Baltimore 21237
Kenwood Hazelwood, LLC, 11 East Lexington Street, Baltimore 21202

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, APRIL 27, 2017.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Bafitis & Associates, Inc.

ZONING DESCRIPTION
FOR
6263 & 6267 KENWOOD AVENUE
BALTIMORE, MARYLAND 21237
ELECTION DISTRICT 14TH AND 6TH COUNCILMANIC DISTRICT

Beginning at a point on the North side of Hazelwood Avenue 60 feet wide; and 180 feet $\pm$ Northwesterly from the centerline intersection of Kenwood Avenue varies in width;

1) Thence running along Hazelwood Avenue North $84^{\circ}-25'-25''$ West 426.84' to a point;

Thence leaving said avenue the following two courses and distances:

2) North $01^{\circ}-19'-02''$ West 761.68' to a point;

3) Thence South $69^{\circ}-24'-48''$ East 747.80' to a point on the Westside of Kenwood Avenue;

Thence running along Kenwood Avenue the following six courses and distances:

4) South $10^{\circ}-08'-45''$ West 93.04' to a point;

5) Thence South $10^{\circ}-07'-17''$ West 45.57' to a point;

6) Thence South $11^{\circ}-18'-38''$ West 53.07' to a point;

7) Thence South $05^{\circ}-38'-51''$ West 100.41' to a point;

8) Thence South $09^{\circ}-01'-06''$ West 65.02' to a point;

9) Thence South $10^{\circ}-47'-10''$ West 56.52' to a point;

Thence leaving said avenue the following two courses and distances:

10) North $84^{\circ}-25'-25''$ West 173.95' to a point;

11) Thence South $07^{\circ}-19'-35''$ West 149.99' to the place of beginning;

Containing 405,781 Square Feet or 9.31 Acres $\pm$.


William N. Bafitis, P.E. #11641



Seal

2017-0258-X



Bafitis & Associates, Inc.

ZONING DESCRIPTION
FOR
6263 KENWOOD AVENUE
14TH ELECTION DISTRICT, 6TH COUNCILMANIC DISTRICT

Beginning for a point in the center of Hazelwood Avenue 60 feet wide; and 558 feet $\pm$ Northeasterly from the centerline intersection of Kenwood Avenue varies in width;

Thence leaving said centerline North 20°-28'-36" East 278.73 feet to a point of beginning at the Southeast corner of 6263 Kenwood Avenue;

Thence leaving said corner the four (4) following courses and distances:

- 1) Thence North 69°-29'-11" West 80.00 feet to a point;
- 2) Thence North 20°-30'-49" East 15.00 feet to a point;
- 3) Thence South 69°-29'-11" East 80.00 feet to a point;
- 4) Thence South 20°-30'-49" West 15.00 feet to the place of beginning;

Containing 1,200 S.F. or 0.027 Acres $\pm$.


William N. Bafitis P.E. # 11641



Seal

2017-0258-X



Bafitis & Associates, Inc.

ZONING DESCRIPTION
FOR
6267 KENWOOD AVENUE
14TH ELECTION DISTRICT, 6TH COUNCILMANIC DISTRICT

Beginning for a point in the center of Hazelwood Avenue 60 feet wide; and 558 feet $\pm$ Northeasterly from the centerline intersection of Kenwood Avenue varies in width;

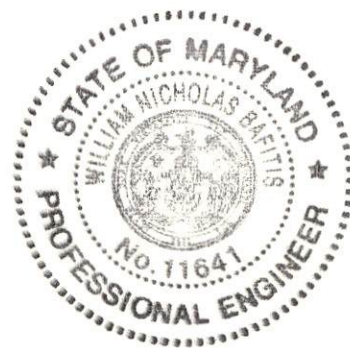
Thence leaving said centerline North $20^{\circ}-28'-36''$ East 226.73 feet to a point of beginning at the Southeast corner of 6267 Kenwood Avenue;

Thence leaving said corner the four (4) following courses and distances;

- 1) Thence North $69^{\circ}-29'-11''$ West 80.00 feet to a point;
- 2) Thence North $20^{\circ}-30'-49''$ East 30.40 feet to a point;
- 3) Thence South $69^{\circ}-29'-11''$ East 80.00 feet to a point;
- 4) Thence South $20^{\circ}-30'-49''$ West 30.40 feet to the point of beginning;

Containing 2,520 S.F. or 0.057 Acres $\pm$.


William N. Bafitis P.E. # 11641



Seal

2017-0258-X



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 6267 Kenwood Ave which is presently zoned BL-AS
 Deed References: 27435 / 04124 10 Digit Tax Account # 1411018200
 Property Owner(s) Printed Name(s) Kenwood Hazelwood LLC

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☐ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. ☒ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for A COMMUNITY BUILDING (MOON BOUNCE), § 230.3; BCZR.
3. ☐ a **Variance** from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

I leased space for children's museum center. I was not aware a special exception was required

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Veronica Brown Fun Bounce Paradise LLC
 Name- Type or Print
[Signature]
 Signature
6267 Kenwood Ave Baltimore MD
 Mailing Address City State
21237, 443-902-9082
 Zip Code Telephone # Email Address

Attorney for Petitioner:

Richard D. J. Haskerman
 Name- Type or Print
[Signature]
 Signature
116 West University Pkwy Baltimore MD
 Mailing Address City State
21210, 410-243-8800
 Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Kenwood Hazelwood LLC
 Name #1 - Type or Print Name #2 - Type or Print
[Signature] [Signature]
 Signature #1 Signature #2
41 East Lexington St Baltimore MD #320
 Mailing Address City State
Baltimore MD 21202
 Zip Code Telephone # Email Address

Representative to be contacted:

Jacob Halliman
 Name - Type or Print
[Signature]
 Signature
11 East Lexington St Baltimore MD
 Mailing Address City State
21202, 410-727-0114
 Zip Code Telephone # Email Address

CASE NUMBER 2017-0258-X Filing Date 3/27/17

ORDER RECEIVED FOR FILING

Do Not Schedule Dates: 6-30-17 Reviewer AT
 Date

REV. 10/4/11

By [Signature]

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

№ 151404

Date:

3/27/14

BUSINESS	ACTUAL	TIME	DAY
3/27/2017	3/27/2017	10:21:46	2

REG 0502 WALKIN JEE
 >>RECEIPT # 004319 3/27/2017 OFLN

Dept 5 528 ZONING VERIFICATION

CR NO. 151404

Receipt Tot \$1,000.00

\$1,000.00 CK \$.00 CA

Baltimore County, Maryland

Total:

7/10/00

Rec: FUN BOUNCE PARADISE, LLC

For: 6263 & 6267 ~~1 KENWOOD~~ KENWOOD AVE

2017-0258-X

**CASHIER'S
VALIDATION**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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:

Case Number: 2017-0258-X
Property Address: 6263 & 6267 KENWOOD AVE
Property Description: _____

Legal Owners (Petitioners): _____
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: VERONICA BROWN
Company/Firm (if applicable): FUN BOUNCE PARADIZE LLC
Address: 6267 KENWOOD AVE
BALTIMORE, MD 21237

Telephone Number: 443-902-9022



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
*Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections*

June 22, 2017

Kenwood Hazelwood LLC
Jacob Milliman
11 E Lexington Street 5th Floor
Baltimore MD 21202

RE: Case Number: 2017-0258 A, Address: 6263 & 6267 Kenwood Avenue.

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 27, 2017. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Veronica Brown, Fun Bounce Paradise, LLC, 6267 Kenwood Avenue, Baltimore MD 21237
Richard J Hackerman, Esquire, 116 W University Parkway, Baltimore MD 21210

Date: 4/5/17

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2017-0258-X.

*Special Exception
Kenwood Hazelwood LLC
6263 & 6267 Kenwood Avenue*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,



Wendy Wolcott, PLA
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

JB 5-11
10am
6-29

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 5/3/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-258



INFORMATION:

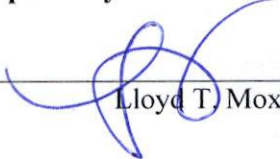
Property Address: 6263 & 6267 Kenwood Avenue
Petitioner: Kenwood Hazelwood, LLC
Zoning: BL-AS
Requested Action: Special Exception

The Department of Planning has reviewed the petition for a special exception to use the properties for a community building.

The Department of Planning has no objection granting the requested zoning relief.

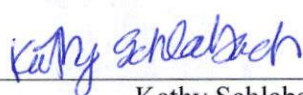
For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Ngone Seye Diop
Jackie Millman
Office of the Administrative Hearings
People's Counsel for Baltimore County

20BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: April 10, 2017

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

SUBJECT: Zoning Advisory Committee Meeting
For April 3, 2017
Item No. 2017-0257, 0258, 0259, 0260, 0262, 0263, 0264, 0265, 0267
and 0268

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

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC04102017.doc

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE OFFICE
6263 & 6267 Kenwood Avenue; NW corner *
of Kenwood & Hazelwood Avenues * OF ADMINISTRATIVE
14th Election & 6th Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Kenwood Hazelwood LLC * BALTIMORE COUNTY
Contract Purchaser(s): Fun Bounce Paradise
By Veronica Brown *
Petitioner(s) *
2017-258-X

* * * * *

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.

RECEIVED
APR 05 2017

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of April, 2017, a copy of the foregoing Entry of Appearance was mailed to Jack Hackerman, 116 West University Parkway, Baltimore, Maryland 21210, Attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

DR 16

1600001209

DR 5.5

Pt. Bk. 0000001, Folio 0323
ROSEDALE
LIBRARY

6105

NE 5-F

1800000280

1800000289

14 ED
089C1

6 CD

1800000281
1800000282
1800000283
1800000284
1800000285
1800000286
1800000287
1800000288

PAI # 140132

Pt. Bk./Folio # 041078

PAI # 140132

WINTERGREEN PL

DR 5.5

1800000297
Pt. Bk. 0000041, Folio 0078

1800000256
1800000255
1800000254
1800000253
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2019
1800000251

1800000250
2017
1800000249
1800000248
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1800000245
1800000244
1800000243
1800000242

BLAS

1974-0154-X
2004-04396255-A

6261
6263
2017-0258-X
6265
2017-0258-X

6249
6247
6249-A
6249-B
6249
6253
6255-C
6255-B

1411018200

1949-1579-X
R-1964-0155-SPH

BL

6200 6202 6204 6206 6208

1404002090

NE 4-F

PAI # 148067

R-1951-2
PAI # 148067

Pt. Bk./Folio # 018019

Lot # 3
1402068730

Lot # 3
1419077210

Lot # 3
1402038080

Lot # 3
1402086925

Lot # 3
1408068532

Lot # 2
1408068290

Lot # 3
1420055920

Lot # 4
1414000720

Lot # 5
1412039020

Lot # 6
1415069290

Lot # 7
1419013120

Lot # 8
1404051510

Lot # 9
1463005070

Pt. Bk./Folio # 021034B

PAI # 140027

Pt. Bk. 0000018, Folio 0019

Pt. Bk./Folio # 022027A

Pt. Bk. 0000022, Folio 0027

Pt. Bk. 0000021, Folio 0034

PAI # 140244

PAI # 140244

2000013860

PAI # 140244

PAI # 140244

HAZELWOOD CT

HAZELWOOD AVE

HAZELWOOD AVE

ELLINWOOD RD

DR 16

DR 5.5

DR 3

Pt. Bk. 0000001, Folio 0323

ROSEDALE
LIBRARY

6105

NE 5-F

1800000256
1800000255
1800000254
1800000253
1800000252
2019
1800000251

PAI # 140132

Pt. Bk./Folio # 041078

PAI # 140132

14 ED
089C1

6 CD

WINTERGREEN PL

SHADOWBROOK CT

BLAS

1974-0154-X
2004-04396255-A

1411018200

1949-1579-X
R-1964-0155-SPH

DR 5.5

1800000297
Pt. Bk. 0000041, Folio 0078

1419040980
1991-0314-A

NE 4-F

PAI # 148067

R-1951-2
PAI # 148067
Pt. Bk./Folio # 018019

HAZELWOOD AVE

HAZELWOOD AVE

Pt. Bk./Folio # 021034B

PAI # 140027

ELLINWOOD RD

Pt. Bk. 0000018, Folio 0019

1402086925

Pt. Bk./Folio # 022027A
PAI # 140027

1425045690

Lot # 6

Pt. Bk. 0000021, Folio 0034

HAZELWOOD CT

PAI # 140244

2000013860

PAI # 140244

PAI # 140244

1404002090

6200 6202 6204 6206 6208

BL

6249

6247

6249-A

6249-B

6249

6253

6255-C

6255-B

6261

6263

2017-0258-X

6265

2017-0258-X

2000013860

NOTES

1. Topography shown hereon was taken from Baltimore County GIS Data & Updated by field survey, (March 2017)
2. The Firm Insurance Rate Map, 240010-0410 F indicates this is situated within flood Zone X.
3. Property lines shown hereon were established by public information.
4. This site is not situated within the Chesapeake Bay Critical Areas (Map 89)
5. There are no buildings or property within this site that are included on the Maryland Historical Trust Inventory, The Baltimore County Landmarks List, the National Register of Historic Places, the Maryland Archeological Survey or is a Baltimore County Historical District.
6. Public Water and sewer serve this site.

ZONING HISTORY

CASE NO. 1949-1579-X
SERVICE GARAGE AND ROAD TO LIBRARY
APPROVAL PER UP DATING SITE PLAN.
DATE: 02/26/1974

CASE NO. R-1964-0155-SPH
RECLASSIFICATION FROM R-6 ZONE TO BL ZONE.
SPECIAL EXCEPTION FOR A GASOLINE SERVICE STATION;
SPECIAL HEARING TO PERMIT PARKING IN A RESIDENTIAL ZONE;
GRANTED: 06/29/1965

CASE NO. 1968-0152-A
VARIANCE NOT NEEDED FOR HIGH OF SIGN
DATED: 01/16/1968

CASE NO. 1974-0154-X
SERVICE GARAGE AND ROAD TO LIBRARY
APPROVAL PER UP DATING SITE PLAN.
DATE: 02/26/1974

CASE NO. 2004-0439-X
SPECIAL EXCEPTION BINGO HALL IN A BL-AS ZONE
GRANTED: 05/18/2004

PARKING

REQUIRED

#6200 (HAZELWOOD AVENUE)
DUCK'S NEST CARRYOUT (2,228 S.F.)
CARRY-OUT = 5 P.S. PER 1,000 S.F.
 $5/1,000 = 0.005 \times 1,200 = 6.0 = 6$ P.S.

#6202 (HAZELWOOD AVENUE)
VACANT (2,228 S.F.)
= 0 P.S.

#6204 (HAZELWOOD AVENUE)
GLA-ACADEMY (3,779 S.F.)
NURSERY SCHOOL = 1 P.S. PER EMPLOYEE
 $1 \times 5 = 5 = 5$ P.S.

#6206 (HAZELWOOD AVENUE)
GLA-BOUTIQUE (3,765 S.F.)
RETAIL = 5 P.S. PER 1,000 S.F.
 $5/1,000 = 0.005 \times 3,765 = 18.82 = 19$ P.S.

#6208 (HAZELWOOD AVENUE)
LAUNDROMAT (2,714 S.F.)
RETAIL = 5 P.S. PER 1,000 S.F.
 $5/1,000 = 0.005 \times 2,714 = 13.57 = 13$ P.S.

#6241 (KENWOOD AVENUE)
BILL BATEMAN'S EXPRESS (4,154 S.F.)
RESTAURANT = 16 P.S. PER 1,000 S.F.
 $16/1,000 = 0.016 \times 4,154 = 66.46 = 67$ P.S.

#6231 (KENWOOD AVENUE)
HUNTERS HOME CENTER (5,311 S.F.)
RETAIL = 5 P.S. PER 1,000 S.F.
 $5/1,000 = 0.005 \times 5,311 = 26.55 = 27$ P.S.

#6233 (KENWOOD AVENUE)
GLA-DANCE STUDIO (2,533 S.F.)
ATHLETIC = 10 P.S. PER 1,000 S.F.
 $10/1,000 = 0.01 \times 2,533 = 25.33 = 26$ P.S.

#6254 (KENWOOD AVENUE)
BALTIMORE BIMMER BMW REPAIRS (6,068 S.F.)
AUTO SERVICE = 3.3 P.S. PER 1,000 S.F.
 $3.3/1,000 = 0.0033 \times 6,068 = 20.02 = 21$ P.S.

BALTIMORE BIMMER BMW REPAIRS (2,000 S.F.)
OFFICE = 3.3 P.S. PER 1,000 S.F.
 $3.3/1,000 = 0.0033 \times 2,000 = 6.60 = 7$ P.S.

#6247 (KENWOOD AVENUE)
LIQUOR STORE (2,937 S.F.)
RETAIL = 5 P.S. PER 1,000 S.F.
 $5/1,000 = 0.005 \times 2,937 = 14.69 = 15$ P.S.

#6247A (KENWOOD AVENUE)
GLA-ACADEMY DAYCARE (8,960 S.F.)
NURSERY SCHOOL = 1 P.S. PER EMPLOYEE
 $1 \times 5 = 5 = 5$ P.S.

#6249A (KENWOOD AVENUE)
ROSEDALE SAVINGS AND LOAN (2,566 S.F.)
BANK = 3.3 P.S. PER 1,000 S.F.
 $3.3/1,000 = 0.0033 \times 2,566 = 8.46 = 9$ P.S.

#6249B (KENWOOD AVENUE)
VACANT (2,700 S.F.)
= 0 P.S.

#6249 (KENWOOD AVENUE)
VACANT (1,540 S.F.)
= 0 P.S.

#6253 (KENWOOD AVENUE)
ANV DESTINY HAIR (1,580 S.F.)
BEAUTY SHOP = 5 P.S. PER 1,000 S.F.
 $5/1,000 = 0.005 \times 1,580 = 7.90 = 8$ P.S.

#6255C (KENWOOD AVENUE)
ADULT DAY CARE (5,493 S.F.)
DAY CARE = 1 P.S. PER EMPLOYEE
 $1 \times 5 = 5 = 5$ P.S.

#6255A-#6255B (KENWOOD AVENUE)
GOODWILL STORE (16,000 S.F.)
RETAIL = 5 P.S. PER 1,000 S.F.
 $5/1,000 = 0.005 \times 16,000 = 80.0 = 80$ P.S.

#6261 (KENWOOD AVENUE)
CHINA ONE (1,200 S.F.)
CARRY-OUT = 5 P.S. PER 1,000 S.F.
 $5/1,000 = 0.005 \times 1,200 = 6.0 = 6$ P.S.

#6263 (KENWOOD AVENUE)
FUN BONUCE PARADISE (1,200 S.F.)
AMUSEMENT = 20 P.S. PER 1,000 S.F.
 $20/1,000 = 0.02 \times 1,200 = 24.0 = 24$ P.S.

#6265 (KENWOOD AVENUE)
KENWOOD NAILS (1,760 S.F.)
BEAUTY SHOP = 5 P.S. PER 1,000 S.F.
 $5/1,000 = 0.005 \times 1,760 = 8.80 = 9$ P.S.

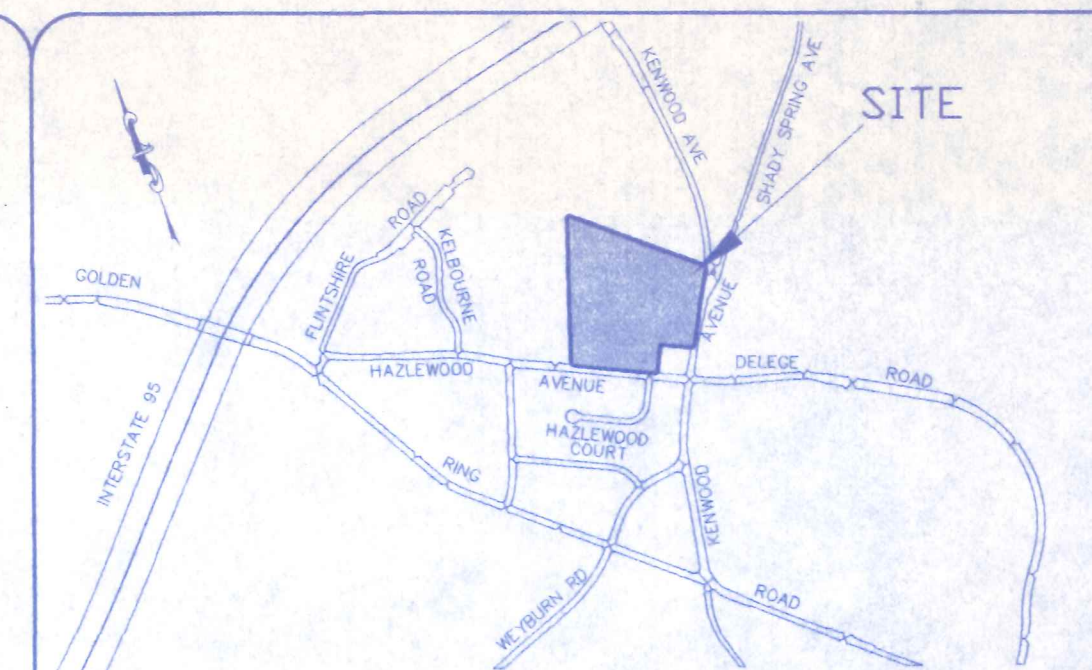
#6267 (KENWOOD AVENUE)
FUN BONUCE PARADISE (2,520 S.F.)
AMUSEMENT = 20 P.S. PER 1,000 S.F.
 $20/1,000 = 0.02 \times 2,520 = 50.4 = 51$ P.S.

TOTAL REQUIRED: = 403 P.S.

PROVIDED:

ADA PARKING	14 P.S.
(3 BAYS) FOR BMW REPAIR	3 P.S.
PARKING	428 P.S.
TOTAL	= 445 P.S.

NOTE
PROPOSED PARKING SPACES WILL BE STRIPPED PER BALTO. CO. POLICY



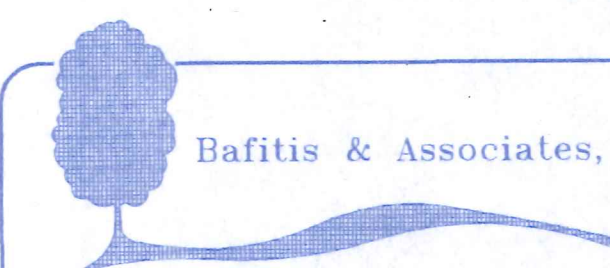
VICINITY MAP
(SCALE: 1" = 1000')

SITE DATA

- 1) OWNER: KENWOOD HAZELWOOD, LLC.
#11 E. LEXINGTON STREET 5TH FLOOR
BALTIMORE, MARYLAND 21202
TELEPHONE: 240-678-4771
- 1A) LEASEE: FUN BONUCE PARADISE LLC.
#6263 & #6267 KENWOOD AVE.
BALTIMORE, MARYLAND 21237
TELEPHONE: 443-902-9032
- 2) DEED REF: 27435/129
- 3) TAX ACC. NO: 14-11018200
- 4) TAX MAP: 89 PARCEL: 91 LOT: NONE
- 5) PLAT REF: NONE
- 6) ELECTION DISTRICT: 14TH
- 7) COUNCILMANIC DISTRICT: 6TH
- 8) REGIONAL PLANNING DISTRICT: 320
- 9) CENSUS TRACT: 4902
- 10) ZONING: BL-AS, BL AND DR-5.5
- 11) ZONING MAP: 089CI
- 12) USE: EXISTING: AMUSEMENT/ASSEMBLY (COMMERCIAL)
PROPOSED: AMUSEMENT/ASSEMBLY (COMMERCIAL)
- 13) PROPOSED FLOOR AREA:
89,188 S.F./405,781 S.F. = 0.21
MAX. FLOOR AREA = 3.0
- 14) SITE AREA: 405,781 S.F. OR 9.31 AC. +/-

HOURS OF OPERATION

M-F 4:00 PM TO 8:00 PM
SAT. & SUN. 12:00 PM TO 8:00 PM



Bafitis & Associates, Inc.

William N. Bafitis, P.E.
PRESIDENT

Civil Engineers/Land Planners
SURVEYORS

1249 Engleberth Rd. Baltimore, MD 21221

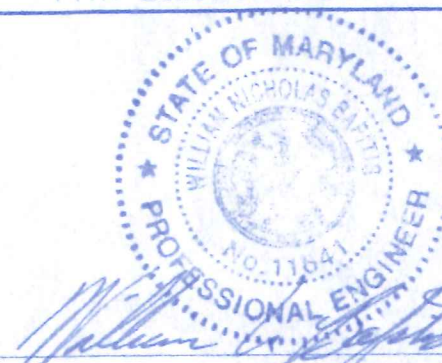
(410) 391-2336

PLAN TO ACCOMPANY ZONING PETITION FOR SPECIAL EXCEPTION FOR

#6263 & #6267 KENWOOD AVENUE

14TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND



WILLIAM N. BAFITIS, P.E.

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: 09/09/2017

1

SHEET 1 OF 1

SCALE:
1" = 50'
JOB ORDER NO:
21702
DATE:
03/13/17
CHECKED:
W.N.B.
DRAWN:
H.W.B.

Petitioners No. 1

2017-0258-X

NOTES

- Topography shown hereon was taken from Baltimore County GIS Data & Updated by field survey, (March 2017).
- The Firm Insurance Rate Map, 240010-0410 F indicates this is situated within flood Zone X.
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- Public Water and sewer serve this site.

ZONING HISTORY

CASE NO. 1949-1579-X
SPECIAL PERMIT DISMISSED: 01/14/1950

CASE NO. R-1964-0155-SPH
RECLASSIFICATION FROM R-6 ZONE TO BL ZONE,
SPECIAL EXCEPTION FOR A GASOLINE SERVICE STATION;
SPECIAL HEARING TO PERMIT PARKING IN A RESIDENTIAL ZONE;
GRANTED: 06/29/1965

CASE NO. 1968-0152-A
VARIANCE NOT NEEDED FOR HIGH OF SIGN
DATED: 01/16/1968

CASE NO. 1974-0154-X
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DATE: 02/26/1974
CARE NO. 2004-0439-X
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GRANTED: 05/18/2004

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REQUIRED
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CARRY-OUT = 5 P.S. PER 1,000 S.F.
 $5/1,000 = 0.005 \times 1,200 = 6.0 = 6 \text{ P.S.}$
#6202 (HAZELWOOD AVENUE)
VACANT (2,228 S.F.)
= 0 P.S.
#6204 (HAZELWOOD AVENUE)
GLA-ACADEMY (3,779 S.F.)
NURSERY SCHOOL = 1 P.S. PER EMPLOYEE
 $1 \times 5 = 5 = 5 \text{ P.S.}$

#6206 (HAZELWOOD AVENUE)
GLA-BOUTIQUE (3,765 S.F.)
RETAIL = 5 P.S. PER 1,000 S.F.
 $5/1,000 = 0.005 \times 3,765 = 18.82 = 19 \text{ P.S.}$

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LAUNDROMAT (2,714 S.F.)
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BILL BATEMANS EXPRESS (4,154 S.F.)
RESTAURANT = 16 P.S. PER 1,000 S.F.
 $16/1,000 = 0.016 \times 4,154 = 66.46 = 67 \text{ P.S.}$

#6231 (KENWOOD AVENUE)
HUNTERS HOME CENTER (5,311 S.F.)
RETAIL = 5 P.S. PER 1,000 S.F.
 $5/1,000 = 0.005 \times 5,311 = 26.55 = 27 \text{ P.S.}$

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GLA-DANCE STUDIO (2,533 S.F.)
ATHLETIC = 10 P.S. PER 1,000 S.F.
 $10/1,000 = 0.01 \times 2,533 = 25.33 = 26 \text{ P.S.}$

#6254 (KENWOOD AVENUE)
BALTIMORE BIMMER BMW REPAIRS (6,068 S.F.)
AUTO SERVICE = 3.3 P.S. PER 1,000 S.F.
 $3.3/1,000 = 0.0033 \times 6,068 = 20.02 = 21 \text{ P.S.}$

BALTIMORE BIMMER BMW REPAIRS (2,000 S.F.)
OFFICE = 3.3 P.S. PER 1,000 S.F.
 $3.3/1,000 = 0.0033 \times 2,000 = 6.60 = 7 \text{ P.S.}$

#6247 (KENWOOD AVENUE)
LIQUOR STORE (2,937 S.F.)
RETAIL = 5 P.S. PER 1,000 S.F.
 $5/1,000 = 0.005 \times 2,937 = 14.69 = 15 \text{ P.S.}$

#6247A (KENWOOD AVENUE)
GLA-ACADEMY DAYCARE (8,960 S.F.)
NURSERY SCHOOL = 1 P.S. PER EMPLOYEE
 $1 \times 5 = 5 = 5 \text{ P.S.}$

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BANK = 3.3 P.S. PER 1,000 S.F.
 $3.3/1,000 = 0.0033 \times 2,566 = 8.46 = 9 \text{ P.S.}$

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VACANT (2,700 S.F.)
= 0 P.S.

#6249 (KENWOOD AVENUE)
VACANT (1,540 S.F.)
= 0 P.S.

#6253 (KENWOOD AVENUE)
ANY DESTINY HAIR (1,580 S.F.)
BEAUTY SHOP = 5 P.S. PER 1,000 S.F.
 $5/1,000 = 0.005 \times 1,580 = 7.90 = 8 \text{ P.S.}$

#6255C (KENWOOD AVENUE)
ADULT DAY CARE (5,493 S.F.)
DAY CARE = 1 P.S. PER EMPLOYEE
 $1 \times 5 = 5 = 5 \text{ P.S.}$

#6255A-#6255B (KENWOOD AVENUE)
GOODWILL STORE (16,000 S.F.)
RETAIL = 5 P.S. PER 1,000 S.F.
 $5/1,000 = 0.005 \times 16,000 = 80.0 = 80 \text{ P.S.}$

#6261 (KENWOOD AVENUE)
CHINA ONE (1,200 S.F.)
CARRY-OUT = 5 P.S. PER 1,000 S.F.
 $5/1,000 = 0.005 \times 1,200 = 6.0 = 6 \text{ P.S.}$

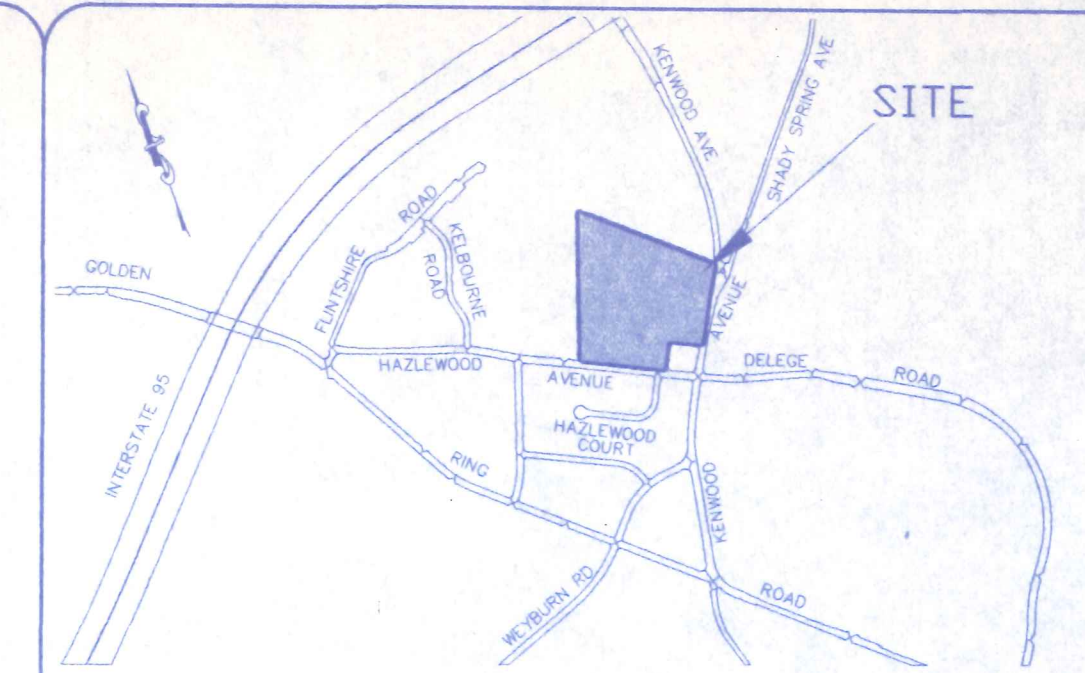
#6263 (KENWOOD AVENUE)
FUN BOUNCE PARADISE (1,200 S.F.)
AMUSEMENT = 20 P.S. PER 1,000 S.F.
 $20/1,000 = 0.02 \times 1,200 = 24.0 = 24 \text{ P.S.}$

#6265 (KENWOOD AVENUE)
KENWOOD NAILS (1,760 S.F.)
BEAUTY SHOP = 5 P.S. PER 1,000 S.F.
 $5/1,000 = 0.005 \times 1,760 = 8.80 = 9 \text{ P.S.}$

#6267 (KENWOOD AVENUE)
FUN BOUNCE PARADISE (2,520 S.F.)
AMUSEMENT = 20 P.S. PER 1,000 S.F.
 $20/1,000 = 0.02 \times 2,520 = 50.4 = 51 \text{ P.S.}$

TOTAL REQUIRED: = 403 P.S.
PROVIDED:
ADA PARKING 14 P.S.
(3 BAYS) FOR BMW REPAIR 3 P.S.
PARKING 428 P.S.
TOTAL = 445 P.S.

NOTE
PROPOSED PARKING SPACES WILL BE STRIPPED PER BALTO. CO. POLICY



VICINITY MAP
(SCALE: 1" = 1000')

SITE DATA

- OWNER: KENWOOD HAZELWOOD, LLC.
#11 E. LEXINGTON STREET 5TH FLOOR
BALTIMORE, MARYLAND 21202
TELEPHONE: 240-678-4771
- 1A) LEASEE: FUN BOUNCE PARADISE LLC.
#6263 & #6267 KENWOOD AVE.
BALTIMORE, MARYLAND 21237
TELEPHONE: 443-902-9032
- 2) DEED REF: 27435/129
- 3) TAX ACC. NO.: 14-11018200
- 4) TAX MAP: 89 PARCEL: 91 LOT: NONE
- 5) PLAT REF: NONE
- 6) ELECTION DISTRICT: 14TH
- 7) COUNCILMANIC DISTRICT: 6TH
- 8) REGIONAL PLANNING DISTRICT: 320
- 9) CENSUS TRACT: 4902
- 10) ZONING: BL-AS, BL AND DR-5.5
- 11) ZONING MAP: 089C1
- 12) USE: EXISTING: AMUSEMENT/ASSEMBLY (COMMERCIAL)
PROPOSED: AMUSEMENT/ASSEMBLY (COMMERCIAL)
- 13) PROPOSED FLOOR AREA:
89,188 S.F./405,781 S.F. = 0.21
MAX. FLOOR AREA = 3.0
- 14) SITE AREA: 405,781 S.F. OR 9.31 AC. +/-

HOURS OF OPERATION

M-F 4:00 PM TO 8:00 PM
SAT & SUN 12:00 PM TO 8:00 PM



1249 Englebert Rd. Baltimore, MD 21221

William N. Bafitis, P.E.
PRESIDENT

Civil Engineers/Land Planners
SURVEYORS

(410) 391-2336

ZONING DESCRIPTION FOR SPECIAL EXCEPTION CASE NO. 2017-0258-X FOR #6263 KENWOOD AVENUE

14TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

	SCALE: 1" = 50'
	JOB ORDER NO: 21702
	DATE: 03/13/17
	CHECKED: W.N.B.
	DRAWN: N.W.B.
SHEET 1 OF 1 PER ZONING COMMENTS ADD ZONING DESCRIPTION	DATE: 03/29/17

2017-0258-X