

City of

Annapolis



DEPARTMENT OF PLANNING AND ZONING
MUNICIPAL BUILDING
160 DUKE OF GLOUCESTER STREET
ANNAPOLIS, MARYLAND 21401

JON ARASON, AICP

Director

Certificate of Use

Annap. (410) 263-7961
Baltimore (410) 269-0064
Wash. (301) 261-1388
Fax (410) 263-1129
TDD (410) 263-7943

Date: 05/18/01

Pursuant to the provisions of the Annapolis City Code, Zoning Regulations, permission is hereby granted to use and occupy the land and/or building known as:

Business: ISEA Communications, Inc. T/A PrestoFoto

Business Owner: ISEA Communications, Inc., Stephen Katsanos, President

Business Address: 934 Bay Ridge Road Suite: _____

Square Feet: 1634 Floor: 1st Zone: B2

Specific Use of Business: Photo-Processing & Framing

Permitted Use YES Subject to Standards _____ Special Exception _____

Special Conditions: _____

Fees: \$75.00 Permit: B-01-06

Issued by:

Planning and Zoning Dept.



NON-TRANSFERABLE

Good only for the use and to the location and extent described above. Changes in use, alterations, and changes in occupancy require a new permit.



APPLICATION

Building Permit? Y

CERTIFICATE OF USE PERMIT

Annapolis Planning and Zoning Department
159 Duke of Gloucester Street
Annapolis, Maryland 21401
(410) 263-7961; 269-0064

ADDRESS:(PRINT) 934 Bay Ridge Rd Floor Suite

Business Name: ISEA Communications, Inc T/A PrestoFoto
Business Owner: ISEA Communications, Inc Stephen Katsanos, Pres.
Business Owner's Phone No. (Business) 410-263-5188 (Home) 410 956-5488
Type of Business: Photo Processing Total Sq.Ft. 1,634 #Employees 5
Specific Use of Premises: Photo processing, framing
Mailing Address (if different): curvat - 2850 Bay Ridge Ave Annapolis MD 21403

PLEASE CHECK IF APPLICABLE:

- NEW BUSINESS AT THIS SITE (This means that this is a new business and new location.)
- NEW OWNER OF EXISTING BUSINESS (Same business location and same name with new owner.)
- NEW LOCATION FOR AN EXISTING BUSINESS (Your business has been in existence but this is a new location.)
- ADDRESS OF YOUR BUSINESS PRIOR TO THIS: 2850 Bay Ridge Ave, Annapolis, MD 21403
- ALTERATION OR RENOVATION TO EXISTING BUSINESS
- OTHER

Owner of Property: GFS Realty, Inc
Owner Address Box 1804, D-670, 6360 SHERFF Rd, Landover, MD 20785
ANTICIPATED OCCUPANCY DATE (INSPECTION) 3/15/01 mid April.

PREVIOUS USE IN BUILDING:

Name of Business Veat's Formerly Back back - Second National
Type of Business
Total Sq. Ft. of Business Date Previous Use Ceased

PARKING:

Total Number of Off-Street Parking Spaces Shopping Center
Number of Parking Spaces Assigned to Business
Do You Lease Spaces Elsewhere? #Of Spaces Leased

IF YOU HAVE DISCHARGE OTHER THAN DOMESTIC SEWAGE YOU MUST CONTACT PUBLIC WORKS PRE-TREATMENT TO COMPLETE WASTEWATER SURVEY PRIOR TO ISSUANCE OF THIS PERMIT.

PLEASE CHECK WITH PUBLIC WORKS FOR BUILDING CODE REGULATIONS AT (410)263-7946.

I Herby Certify that I am the business owner/tenant or authorized agent qualified to complete this application and the facts and declarations of intent set forth above are true and are intended to be relied upon by the established officials of the City of Annapolis.

Stephen Katsanos 1/18/01
Name (Please print) DATE SIGNATURE

COST: Please Submit With Application
0 TO 10,000 square feet --- USE: \$50.00
over 10,000 square feet --- \$100.00
over 50,000 square feet --- \$200.00

Fire Marshal Fee: \$75.00
PK.



5/18/01
Resolution No.
Planning and Zoning date 5/18/01
Building date 5/16/01

Health date
Plumbing date 5-18-01

Public Works-Pre-treatment date 5/18/01
Fire Marshal date 5-18-01

Zone B2
Approved for Zone KS
Permit No. B-01-06
Ward
Special Conditions

REQUIRES -

DATE OF EXPIRATION

SCHALLER & GORSKI, L.L.P.

ATTORNEYS AT LAW

182 DUKE OF GLOUCESTER STREET
ANNAPOLIS, MARYLAND 21401

ANNAPOLIS 410-268-2209
BALTIMORE 410-269-0204
FACSIMILE 410-268-4149

September 20, 2000

Jeffrey Torney
City of Annapolis
Department of Planning and Zoning
150 Duke of Gloucester Street
Annapolis, MD 21401

Re: Bay Forest Shopping Center

Dear Mr. Torney:

This letter follows our most recent telephone conversation on September 13, 2000. As I indicated, this law firm represents ISEA Communications, Inc. ("ISEA") in connection with a proposed lease with GFS Realty, Inc. ("GFS") for property located at 958 Bay Ridge Road in Annapolis. As set forth below, you and I agreed that ISEA will not be required to obtain a special exception in order to accommodate clients through the use of a drive-up window.

The real property in question is zoned B-2 (Community Shopping District). Permitted uses include, among other things, banks and photograph shops. The former tenant in unit A-1 on the GFS property (Giant Shopping Center) was a bank. As part of its operations, the bank operated a drive-up window. It is my understanding a special exception was obtained under Section 21.34.130 of the City Code for use of the drive-up window. The bank recently vacated the leasehold space and has left the window in place.

It is ISEA's desire to use the drive-up window to service its customers. The use would be for clients to drop off film and pick-up pictures. The proposed use will be far less intensive than that by the former tenant. It seems unreasonable to require ISEA to obtain a special exception for a facility that already exists. Moreover, the special exception process will tie up City personnel and resources on an issue that has already been approved. You agreed that, based on the above, ISEA will not be required to obtain a special exception for use of the drive-up window. In order to finalize such action, please confirm in writing to me that the above is correct and no special exception is required.

If you have any questions or need additional information, please call me.

Very truly yours,



Charles R. Schaller

cc: Steve Katsanos

July 19, 1984

Mr. Eric W. Edstrom
Vice President
Second National Building & Loan
Rowe Boulevard and Melvin Avenue
P. O. Box 1767
Annapolis, Maryland 21404

Dear Mr. Edstrom:

Please consider this as a response to your inquiry to the department dated July 6, 1984, concerning the proposal to establish a drive in banking facility at 934 Bay Ridge Road.

Banks and other financial institutions are allowed on the subject property which is zoned B2, Community Shopping District, as a permitted use. However, to establish any drive-in facility will require the submittal, review, and approval of a conditional use application as prescribed under the standards of Section 22-29 of the Code. Attached for your convenience is a copy of the City's conditional use application guideform.

I hope this answers your questions. Should you have any further questions, please do not hesitate to contact this office.

Sincerely,

Francis M. Silberholz
Deputy Director

FMS:jch
enc.



SECOND NATIONAL Building & Loan

ROWE BLVD. & MELVIN AVE., P.O. BOX 1767, ANNAPOLIS, MARYLAND 21404-1767
(301) 268-9400 OR WASHINGTON TOLL FREE 1-261-1010

Whaley
Edstrom
ERIC W. EDSTROM
Regional Vice President

July 6, 1984

Eileen P. Fogarty
Director, Planning and Zoning
City of Annapolis
Annapolis, Maryland 21404

Dear Ms. Fogarty:

I would like to make arrangements to obtain permission to have a drive-in facility at Space A-1 Bay Forest Center, 934 Bay Ridge Road, Annapolis, Maryland 21403. Enclosed is a site plan for your review. I look forward to meeting with you as soon as possible.

Sincerely,

Eric W. Edstrom
Vice President

EWE/mas
Enclosure

Subject to Drive-in layout
and traffic control to be determined

W.A. 8/2
W.A. 8/2

LAND AREA
DRIVE-THRU
1600 SQ. FT.

SHOP AREA
1682 SQ. FT.

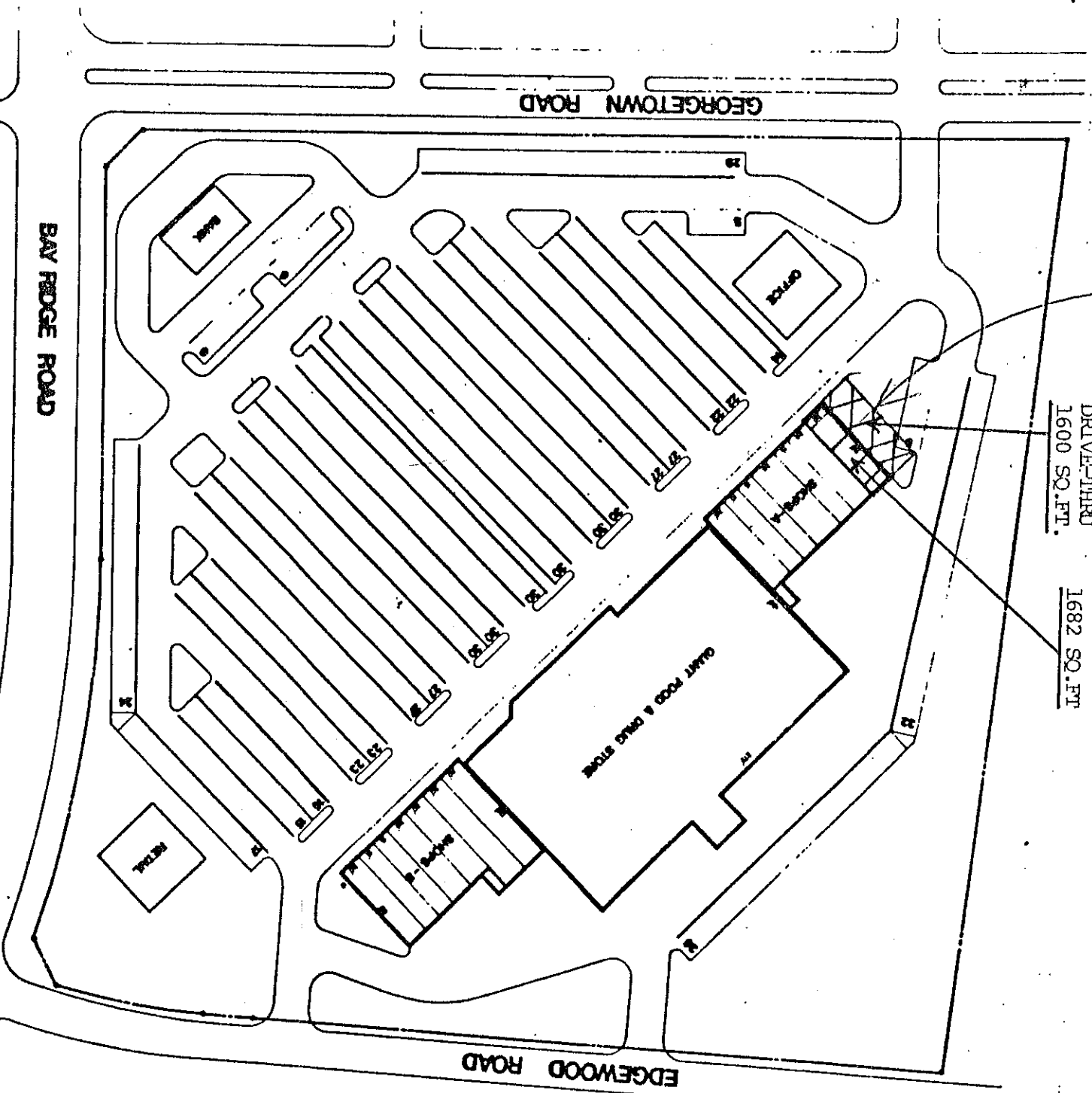


EXHIBIT: A-2
Second National Building & Loan

TENANT: Space A-1 934 Bay Ridge Road
Annapolis, Md. 21403

ADDRESS: Building-1682 SQ. FT Land-1600 Sq. Ft

SIZE: Building-1682 SQ. FT Land-1600 Sq. Ft



LEASING PLAN
BAY FOREST CENTER
SITE PLAN
PAGE 1 OF 14

CF S

Quart Food Inc
P. O. Box 18004
Washington, D.C.
20003

CITY OF ANNAPOLIS USE PERMIT

ADDRESS 934 Bay Ridge Road

OWNER GFS Realty, Inc.

TENANT Second National Building & Loan Inc.

AUTHORIZED USE Building & Loan

NUMBER B85-3 FEE \$30.00

DATE June 7, 1985 SIGNED _____

SECOND NATIONAL BUILDING & LOAN, INC.

City of Annapolis Permit for Bay Forest 7-24-85

4485100-15 \$30.00

DETACH AND RETAIN THIS STATEMENT
IF NOT CORRECT PLEASE NOTIFY US PROMPTLY. NO RECEIPT DESIRED.
THE ATTACHED CHECK IS IN PAYMENT OF ITEMS DESCRIBED BELOW.

TO THE City of Annapolis ORDER OF

PAY THE SUM 30 DOLS 00 CTS DOLLARS \$ 30.00

PHILLIP MORRIS DRIVE & ROUTE 50
P. O. BOX 2558
SALISBURY, MARYLAND 21801
PHONE 301-749-8415

SECOND NATIONAL Building & Loan

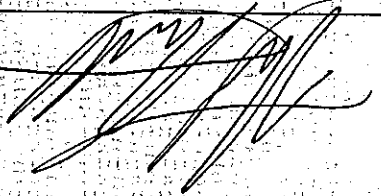
UNION TRUST CO. OF MD. SALISBURY, MD.

No. 5760

July 24 19 85

7-1 520

⑆ 20005760⑆ ⑆ 052000015⑆ ⑆ 248⑆ 02539⑆



June 10, '85

Steve

Are there any outstanding
conditions that still need to
be complied with, or can
~~the~~ this be signed at this
stage?

Frederick



USE PERMIT APPLICATION

Annapolis Planning & Zoning Office

The Municipal Building

Room 103

Duke of Gloucester Street

Annapolis, Maryland 21401

1385-3

Permit No. _____

Fee _____

Zone B2

(OFFICE USE ONLY)

934

Bar Rite Paul Annapolis Md zip code 21401

855 855 Reilly, Ave PO Box Wash DC 20013

Second National Building & Loan Bldg.

418 E W. Edstrom PP. PO-1767 Annapolis Md. 21401

Business Owner's Telephone No. 301-245-9400

Buildings & Loan

Total Square Feet of Business 1850

Floor Business is Located on 1st Floor

No. of Employees _____

PLEASE, ATTACH COPY OF WORKMEN'S COMPENSATION INSURANCE CERTIFICATION FOR EMPLOYEES. IF YOU ARE EXEMPT FROM CARRYING WORKMEN'S COMPENSATION, EXEMPTION FORMS ARE AVAILABLE TO FILL OUT IN THE OFFICE OF PLANNING AND ZONING.

Previous Use in Building _____

Name of Business _____

Type of Business _____

Total Square Feet of Business _____

Date Previous Use Ceased _____

Parking _____

Number of Off-Street Parking Spaces 600

Are You a Member of Park and Shop? Yes _____ No X

Do You Lease Parking Spaces Elsewhere? Yes _____ No X If yes, give no. of spaces _____

and location _____

Trash Pick-Up _____

Trash will be picked up by City X Private Company _____

I Herby Certify that I am the owner or his authorized agent qualified to complete this application and that the facts and declarations of intent set forth above are true and are intended to be relied upon by the established officials of the City of Annapolis.

Eric W. Edstrom WR 2/13/85 [Signature] WR

NAME (please print) _____

Date _____

Signature _____

Telephone No. 268-9400

Fee for Use Permit is to be paid at the time the permit is ready to be issued. The fee schedule is as follows:

- To 10,000 square feet.....\$30
- Over 10,00 square feet to 50,000 square feet...\$55
- Over 50,000 square feet.....\$70

FOR OFFICIAL USE ONLY

Reviewed by: _____

Planning and Zoning Office _____ Date: _____

Public Works Department*** _____ Date: 6-7-85

Fire Department _____ Date: 6/17/85

Health Department _____ Date: _____

Plumbing Department _____ Date: 6-7-85

***The applicant is responsible for notifying the Building Inspector's Office in the Department of Public Works, 263-0600, that the building is ready for final inspection.

PLANS ARE TO BE SUBMITTED WITH APPLICATION

ANNAPOLIS, MARYLAND DEPARTMENT OF PUBLIC WORKS CITY HALL, DUKE OF GLOUCESTER STREET BUILDING PERMIT APPLICATION

PERMIT NO. 014936

DATE OF APPLICATION

PLUMBING WORK REQ YES NO
ELECTRICAL WORK REQ YES NO

HISTORIC DISTRICT COMMISSION APPROVAL REQ YES NO

APPLICANT - COMPLETE ALL APPLICABLE SPACES ON THIS FORM SIDE

BUILDING ADDRESS 334 Bay Ridge Road Annapolis, Md.

ZIP CODE 21407

LOT NO	SECTION	BLOCK NO	SUBDIVISION	CENSUS TRACT	7035
IDENTIFICATION	NAME	ADDRESS	CITY	STATE	ZIP
OWNER	G. F. S. REALTY	Inc. P.O. Box 1804 Washington D.C.			20613
OCCUPANT	Second NATIONAL Building & Loan	P.O. Box 1757			21404 268-9400
BUILDING CONTRACTOR					
ENGINEER OR ARCHITECT	BEN CARR				

A. TYPE OF IMPROVEMENT

- 1 NEW CONSTRUCTION
- 2 ADDITION
- 3 ALTERATION
- 4 REPAIR
- 5 WRECKING (ENTER NO. UNIT DEDUCTED _____)
- 6 MOVING
- 7 OTHER

ALL APPLICANTS COMPLETE A THRU C

C. TYPE OF USE

- | | |
|--|---|
| RESIDENTIAL | NON-RESIDENTIAL (PLOT PLAN REQUIRED) |
| <input type="checkbox"/> 01 ONE FAMILY | <input type="checkbox"/> 06 AMUSEMENT, REC. PLACE OF ASSEMBLY |
| <input type="checkbox"/> 02 TWO FAMILY | <input type="checkbox"/> 09 CHURCH, OTHER RELIGIOUS BUILDING |
| <input type="checkbox"/> 03 THREE OR FOUR FAMILY | <input type="checkbox"/> 10 FENCE (LENGTH _____ HEIGHT _____) |
| <input type="checkbox"/> 04 FIVE OR MORE FAMILY (ENTER NO. UNIT IN E.) | <input type="checkbox"/> 11 INDUSTRIAL, STORAGE BUILDING |
| <input type="checkbox"/> 05 SWIMMING POOL | <input type="checkbox"/> 12 PARKING GARAGE (COMMERCIAL) |
| <input type="checkbox"/> 06 GARAGE | <input type="checkbox"/> 13 SERVICE STATION, REPAIR GARAGE |
| <input type="checkbox"/> 07 OTHER | <input type="checkbox"/> 14 HOSPITAL, INSTITUTIONAL, NURSING HOME |

Copy of Workmen's Compensation/Certificate of Insurance OR Exemption Certificate _____

B. OWNERSHIP - COST

- 1 PRIVATELY OWNED
- 2 PUBLICLY OWNED

ZONED AS: B2

APPROVED FOR ZONE DATE 2/2/85

EXISTING USE(S) BANK FACILITY

- 20 SWIM POOL (MO. HEALTH DEPT. APPR. REQ.)
- 21 TANK TOWER
- 22 TRANSCIENT HOTEL, MOTEL (NO UNITS _____)
- 23 OTHER _____

D. TYPE OF CONSTRUCTION

- 1 MASONRY
- 2 WOOD FRAME
- 3 STRUCTURE STEEL
- 4 REINF. CONCRETE

COMPLETE ALL ITEMS IN D AND E IF PERMIT IS FOR NEW BUILDING, ADDITION OR ALTERATION

EXISTING USE(S) VACANT SHOPPING CENTER UNIT

E. RESIDENTIAL ONLY

- 1 TYPE OF WATER SUPPLY
- 2 TYPE OF SEWAGE DISPOSAL
- 3 PUBLIC SEWER
- 4 PRIVATE SYSTEM

TYPE OF WATER SUPPLY

HOW MANY APARTMENTS HAVE

5. TOTAL NO DWELLING UNITS _____

F. DIMENSIONS

BUILDING SIZE (LARGEST OVERALL DIMENSIONS)

WIDTH 20' DEPTH 80'

HEIGHT 2' FT OR _____ FT _____ FT _____ FT _____ FT

FLOOR AREA (INCL. BASEMENT) 1600 SQ. FT.

BASEMENT SIZE N/A : _____ SQ. FT.

LOT SIZE _____ SQ. FT.

BUILDING LINE SETBACKS, FROM R/W LINE :

FRONT _____ SIDE STREET _____

SIDE _____ REAR _____

(THIS APPLICANT WILL ASSUME RESPONSIBILITY FOR ANY CHANGE OF CONDITION OF STORM DRAINAGE NOW EXISTING ON THIS PROPERTY AND ADJACENT PROPERTIES, INCLUDING PUBLIC RIGHT OF WAY(S))

SIGNATURE (OWNER, WITH AGENT) _____ DATE 2/13/85

ADDRESS P.O. Box 1767

FOR OFFICE USE ONLY

APPROVED: _____ DATE 2/14/85

BY [Signature]

