

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Yorkridge Realty Co., Inc., legal owner... 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 (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an... zone to an... zone, for the following reasons:

See Attached Description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for... a Motion Picture Theatre.

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we, agree to pay expenses of above reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

YORKRIDGE REALTY CO., INC.
Contract purchaser
Howard A. Wagonheim, Legal Owner
Address: 2200 Mt. Nat'l., Room 1112, Baltimore, Maryland 21202
Address: 1112 day of September, 1963, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 100, County Office Building in Towson, Maryland County, on the... day of November, 1963, at 11:00 o'clock.
As... M

ORDERED BY The Zoning Commissioner of Baltimore County, this... day of September, 1963, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 100, County Office Building in Towson, Maryland County, on the... day of November, 1963, at 11:00 o'clock.
As... M

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, the safety, health and general welfare of the locality involved are being detrimentally affected,

the above reclassification should be denied, and it further appearing that by reason of...

a Special Exception for a... Motion Picture Theatre... should be granted.

IT IS ORDERED BY The Zoning Commissioner of Baltimore County this... day of September, 1963, that the herein described property or area should be and the same is hereby reclassified from a... zone to a... zone, and a Special Exception for a Motion Picture Theatre... should be and the same is granted, from and after the date of this order.

Edward D. Harkins
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of...

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED BY the Zoning Commissioner of Baltimore County, this... day of September, 1963, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a... zone, and/or the Special Exception for... be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

Letter: Mr. J. C. GILL, Associate, George W. Hulse, Robert W. Fisher, Leonard M. Glen, Norman F. Harrison, Paul Lee, Paul S. Santos

CHILDS & ASSOCIATES, INC.
Engineers - Surveyors - Planners
2129 N. Charles St. - Baltimore 10, Maryland
HO 4126-15700
DESCRIPTION
PART OF YORKRIDGE REALTY CO., INC. PROPERTY,
EIGHTH ELECTION DISTRICT, BALTIMORE CO., MD.

Present Zoning: "B-L"
Proposed Zoning: "Special Exception"

Beginning for the same at a point on the northwest side of Ridgely Road, as proposed 70 feet wide, said point of beginning being S. 64° 31' 20" W., 783.23 feet, as measured along said northwest side of Ridgely Road from the southwesternmost end of the gusset line connecting said northwest side of Ridgely Road and the southwest side of York Road, running thence N. 24° 14' 55" W., 754 feet, more or less to a point on the second line of the land described in the deed from Irving Rankin, et al to Yorkridge Realty Company, Inc., dated January 5, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2853, Folio 287, thence binding reversely on a part of said second line and also binding reversely on the first line of said deed the two following courses and distances, (1) S. 65° 45' 05" W., 239 feet, more or less, and (2) S. 41° 31' 55" E., 244.20 feet to the beginning point of said deed, thence continuing the same course S. 41° 31' 55" E., 85 feet, more or less, to a point on a line drawn parallel to and 140.00 feet, southwesterly from the first line of the land now being described, thence binding on said parallel line S. 24° 14' 55" E., 440



INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 20105
DATE 9/14/63

TO: Yorkridge Realty Company, Inc.
10 Light Street
Baltimore 2, Md.

FROM: Zoning Department of Baltimore County

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Petition for Special Exception	50.00
1	1163 5588 * * * TIL -	50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John S. Hodel, Zoning Commissioner, Date: October 21, 1963
FROM: Mr. George E. Jeffers, Deputy Director

SUBJECT: #63-117-X, Special Exception for a Motion Picture Theatre, Northwest side of Ridgely Rd. 783.23 feet West of York Road. Being property of Yorkridge Realty.

8th District
RECEIVED: Monday, November 11, 1963 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Special Exception for Motion Picture Theatre and has no adverse comment to make.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 20224
DATE 10/29/63

TO: Yorkridge Realty Company, Inc.
10 Light St.
Baltimore 2, Md.

FROM: Zoning Department of Baltimore County

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Advertising and posting of your property	15.50
1	1163 5588 * * * TIL -	55.50

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

PETITION FOR SPECIAL EXCEPTION
TOWSON, MARYLAND

THE Zoning Commissioner of Baltimore County, authority of the Zoning Law of Baltimore County, and the Zoning Regulations of Baltimore County, do hereby certify that the herein described property or area is being reclassified from a... zone to a... zone, and a Special Exception for a... is being granted, from and after the date of this order.

CERTIFICATE OF PUBLICATION
TOWSON, MD., October 20, 1963.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., successively on... day of... 1963, the first publication appearing on the... day of... 1963.

THE JEFFERSONIAN,
Baltimore, Maryland
Manager

Cost of Advertisement, \$...

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#63-117-X

District: 8th
Date of Posting: Oct. 21, 1963

Posted for: Petition for Special Exception for Motion Picture Theatre

Petitioner: Yorkridge Realty Co., Inc.

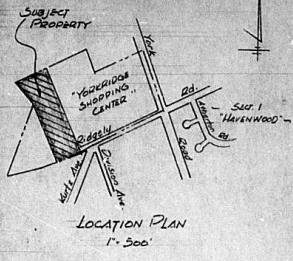
Location of property: NW 1/4 of Ridgely Rd. 783.23 ft. from the W. of York Rd.

Location of Sign: NW 1/4 of Ridgely Rd. 783.23 ft. from the W. of York Rd.

Center: Parking Lot

Remarks: J. Jeffers

Posted by: J. Jeffers
Date of return: October 24, 1963



EXISTING ZONING "ML"
No Use

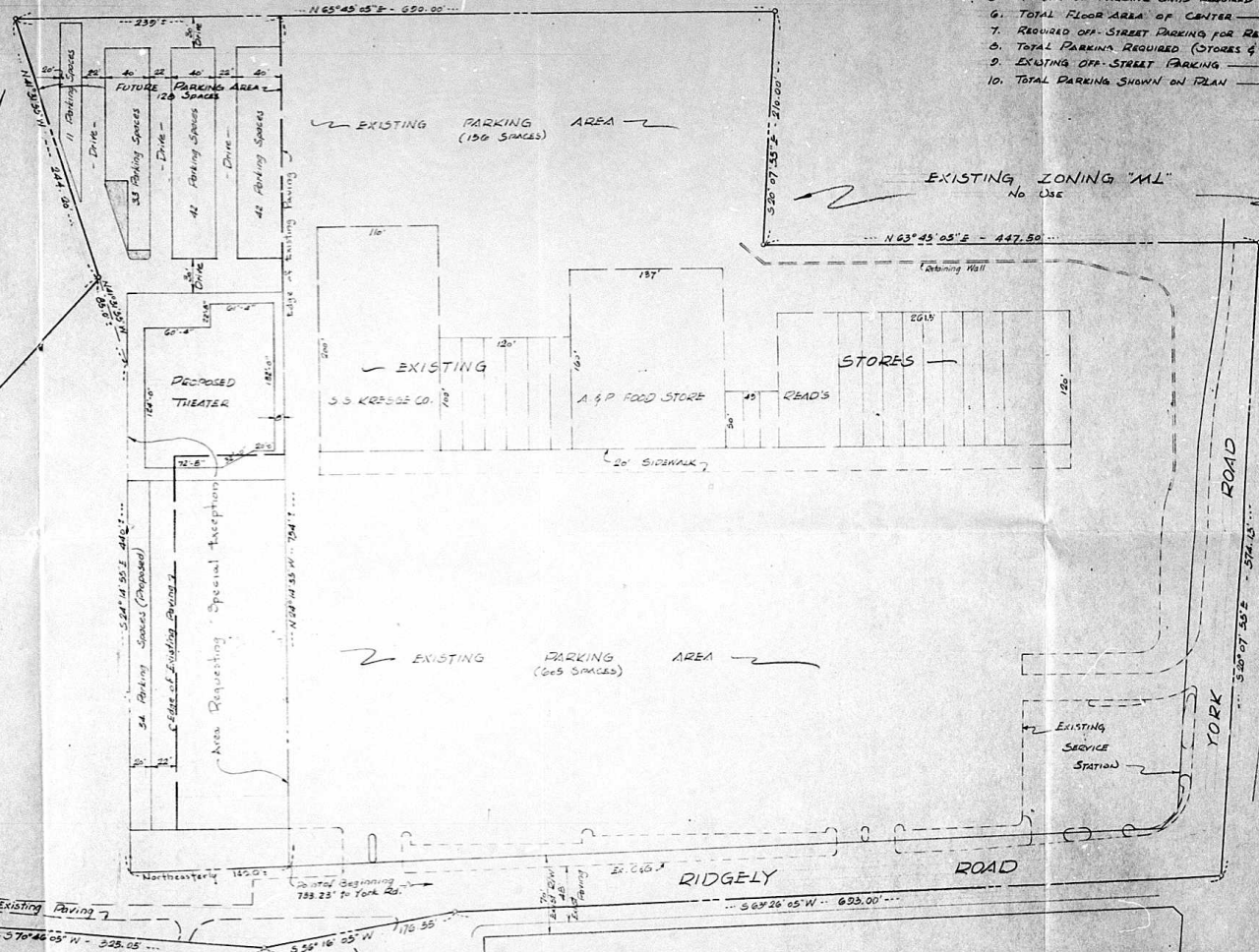
GENERAL NOTES

1. EXISTING ZONING OF PROPERTY — "B-1" — SHOPPING CENTER
2. EXISTING USE OF PROPERTY —
3. EXISTING USE OF PROPERTY REQUESTING "SPECIAL EXCEPTION" — NONE
4. PROPOSED NUMBER OF SEATS IN THEATER — 1140
5. NUMBER OF PARKING UNITS REQUIRED (3'x30') — 190
6. TOTAL FLOOR AREA OF CENTER — 89,750 SQ. FT.
7. REQUIRED OFF-STREET PARKING FOR RETAIL STORES — 149 SPACES
8. TOTAL PARKING REQUIRED (STORES & THEATER) — 639 SPACES
9. EXISTING OFF-STREET PARKING — 761 SPACES
10. TOTAL PARKING SHOWN ON PLAN — 523 SPACES

EXISTING ZONING "ML"
No Use

EXISTING ZONING "ML"
RESIDENTIAL USE — No Use

No Use



63-117-X
MAP
#9
SER. 3-C



PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION OF PROPERTY
VICINITY OF
YORK ROAD AND RIDGELY ROAD
EIGHTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND.
SCALE: 1"=50'
OCTOBER 9, 1963



MATZ, GILDS & ASSOCIATES
1128 N. CHARLES STREET
BALTIMORE 10, MARYLAND
J. A. GILDS, P.E. & J. A. MATZ, P.E.