

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Stanley I. Panitz, 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 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

MAP	23
SECTION	10
QUARTER	10
D. T.	10
TYPE	10
REMARKS	10
DATE	10
BY	10

For a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for... a theatre... as authorized by... Section 230.13 of the Baltimore County Zoning Regulations... Property is to be posted and advertised as prescribed by Zoning Regulations... I, owner, agree to pay expenses of above re-classification 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.

Stanley I. Panitz, Inc.

President - Legal Owner

Address: c/o M. William Adelson, Esq.,
1035 Maryland National Bank Bldg.
Baltimore, Maryland 21202

Protestant's Attorney

M. William Adelson, Esq.,
1035 Maryland National Bank Bldg.
Address: Baltimore, Maryland 21202

ORDERED By The Zoning Commissioner of Baltimore County, this... 7th... day of... March... 1972, 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 had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the... 12th... day of... April... 1972 at 11:00 o'clock

Zoning Commissioner of Baltimore County.

(10/2)

11:00 A
4/12/72
106

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Commissioner
FROM: Project Planning Division
SUBJECT: Zoning Advisory Agenda Item #106

January 11, 1972
Stanley I. Panitz
S/E corner, York and Greenmeadow Roads

The Office of Planning has reviewed the subject site plan and offers the following comments:

The plan must be revised to show

1. The latest plan for Gino's
2. Clarification of the access next to the Texaco Service Station.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 31, 1972

M. William Adelson, Esq.,
1035 Maryland National Bank Building
Baltimore, Maryland 21202

RE: Type of Hearing: Special Exception for theatre
Location: SE Cor. York and Greenmeadow Rds.
Petitioner: Stanley I. Panitz
Committee Meeting of January 11, 1972
8th District
Item 106

Dear Sir:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is located on the southeast corner of Greenmeadow Drive and York Road. The entire site is known as the Timonium Shopping Center. A portion of this property is the subject of this petition and that is for a Special Exception for a theatre. This will be located near the south extremity of the shopping center, directly behind the existing Texaco filling station and north of a small access road from York Road. This same property in the past has been the subject of two other Special Exceptions for car washes, they were Case No. 66-159 and Case No. 69-32.

BUREAU OF ENGINEERING:

The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

York Road (Md. 45) is a State road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

Storm Drains:

Provisions for accommodating storm water or drainage have not been adequately indicated on the submitted plan. There is indication in



STATE HIGHWAY ADMINISTRATION

300 WEST PRATT STREET
BALTIMORE, MD. 21201

March 8, 1972

Mr. Stanley I. Panitz, President
Stanley I. Panitz, Inc.
905 Fidelity Building
Baltimore, Maryland 21201

Re: Md. 45 and entrance to Timonium Shopping Center, Timonium Fair Grounds
Baltimore County

Dear Mr. Panitz:

Thank you for your letter of January 24, 1972, which was addressed to Mr. Lawrence E. Elliott, Regional Traffic Engineer, wherein you indicated concurrence of the owners of the Timonium Shopping Center with our proposed traffic signal plans and the agreement to participate in the cost of signalization to the extent of 25 per cent. We understand that the 25 per cent share is to be borne by the shopping center owners and Fairlines, the proportions to be agreed to by the parties concerned.

We have received similar concurrence from the Maryland State Fair and are now proceeding with the preparation of the construction drawings. Our plans are to have the signal in operation prior to the opening of the Timonium racing season.

Very truly yours,

Thomas Hicks
Assistant Chief Engineer
Traffic Safety Division

TH:rl

cc: Mr. E. J. Clifford
Mr. H. J. Pistel
Mr. A. D. Budnichuk

Plt #2

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: April 12, 1972

FROM: Leslie H. Groef, Deputy Director of Planning

SUBJECT: Petition #72-238-X. East side of York Road 1066.54 feet South of Greenmeadow Drive. Petition for Special Exception for a Theatre. Stanley I. Panitz, Inc. - Petitioner

8th District

HEARING: Wednesday, April 12, 1972 (11:00 A.M.)

The Office of Planning and Zoning has reviewed the subject petition and has no comments to make on it.

M. William Adelson, Esq.,
Page 2
Item 106

this entrance, therefore, it must be reduced in width to 35' by extending the existing curb on the north side.

It is our opinion that the plan be revised prior to a hearing date being assigned.

HEALTH DEPT.

Metropolitan water and sewer are available to the site.

Food Service Comments: If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

FIRE PREVENTION:

The owner shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1959 Edition, and the Fire Prevention Code when construction plans are submitted for approval.

ZONING ADMINISTRATION DIVISION:

The subject petition is being withheld for approval until such time as revised plans are received that indicate a proper entrance on the south side of the property from York Road, as requested by the State Highway Administration. We concur with the State's comments in this respect since interior circulation of the parking lot does not lend itself to the proposed parking area for the theatre. We feel also that almost all of the traffic to the theatre will be generated through the southerly entrance.

Very truly yours,

Glenn L. Myers, Chairman

JUD:JD

Enc.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met

the above reclassification should be had and/or the Special Exception should NOT BE GRANTED.

a Special Exception for a Theatre would be granted.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 23rd day of May, 1972, that the above described property be reclassified from

to a Special Exception for a Theatre should be the same and is granted from and after the date of this order, subject to the approval of a site plan by the State Highway Administration, Bureau of Public Service, and the Office of Planning and Zoning.

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 196 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

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 23, 1972.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. on the day of April, 1972, the first publication appearing on the 23rd day of March, 1972.

THE JEFFERSONIAN

L. L. Smith
Manager

Cost of Advertisement, \$

PETITION FOR SPECIAL EXCEPTION

FOR A THEATRE

LOCATION: East side of York Road 100 ft. South of Green

APPLICANT: THE JEFFERSONIAN

APPROVED BY: THE JEFFERSONIAN

APPROVED BY: THE JEFFERSONIAN

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ORIGINAL

OFFICE OF

THE TOWSON TIMES

TOWSON, MD. 21204

March 27 - 1972

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dismas, Zoning Commissioner of Baltimore County

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 27 day of March 1972 that is to say, the same was inserted in the issue of March 23, 1972.

STROMBERG PUBLICATIONS, INC.

By *Ruth Morgan*

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>UOR</i>			Revised Plans: Change in outline or description Yes No							
Previous case: <i>69-32-X</i>			Map # <i>8-3D</i>							

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

#72-235-X

Towson, Maryland

District: *8th* Date of Posting: *3-23-72*
 Posted for: *Henry M. J. Jr. 121 1972 Se. 11 Co. B. M.*
 Petitioner: *Stanley I. Penita*
 Location of property: *815 E. York Rd. 106665' S. of 11th*
 Location of Sign: *1 sign on East York Rd. 106665' S. of 11th*
 Remarks: *1 sign on East York Rd. 106665' S. of 11th*
 Posted by: *Paul H. N...* Date of return: *3-30-72*

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 1590

DATE March 7, 1972 ACCOUNT 01-662

AMOUNT \$20.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Eugene F. Smith, Cashier,
 1035 Maryland National Bank Building
 Baltimore, Md. 21202
 Petition for Special Exception for Stanley I. Penita
 672-138-X 500.00

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

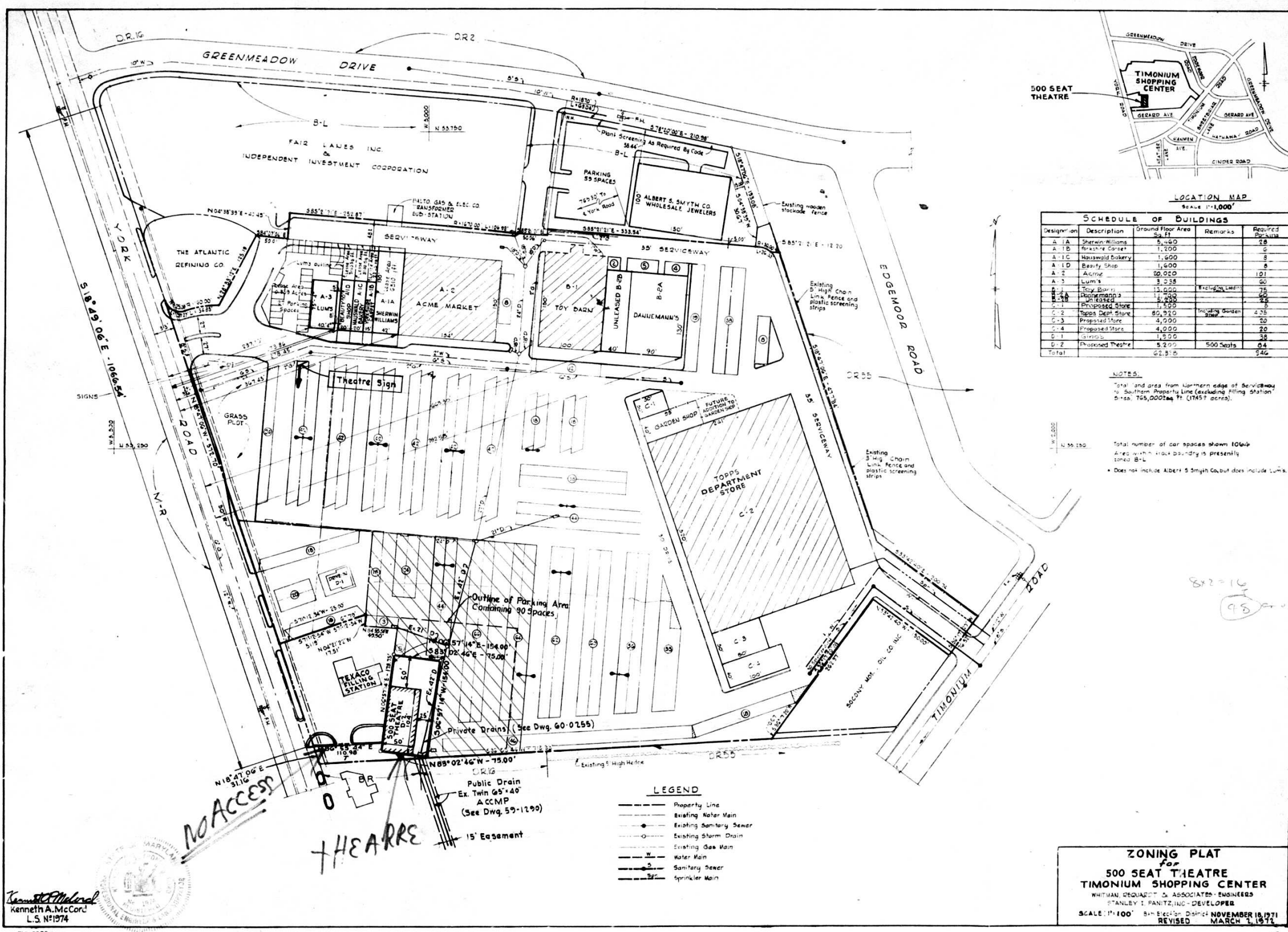
No. 2143

DATE April 12, 1972 ACCOUNT 01-662

AMOUNT \$22.25

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Stanley I. Penita, Cashier,
 1035 Maryland National Bank Building
 Baltimore, Md. 21202
 Petition for Special Exception for Stanley I. Penita
 672-138-X 522.25



500 SEAT THEATRE

TIMONIUM SHOPPING CENTER

LOCATION MAP
SCALE 1"=1,000'

SCHEDULE OF BUILDINGS				
Designation	Description	Ground Floor Area Sq. Ft.	Remarks	Required Parking
A-1A	Sherrin-Williams	5,500		28
A-1B	Forstner Carpet	1,200		6
A-1C	Hauswald Bakery	1,600		8
A-1D	Beatty Shop	1,600		8
A-2	Acme	20,000		101
A-3	Lum's	3,035		60
B-1	Toy Barn	15,000	Existing Lum's	75
B-2A	Danuemann's	11,000		60
B-2B	Unleased B-2B	6,250		25
C-1	Proposed Store	1,500	Including Garden Shop	405
C-2	Topps Dept. Store	80,920		20
C-3	Proposed Store	4,000		20
C-4	Proposed Store	4,000		20
D-1	Simco	1,500		38
D-2	Proposed Theatre	5,200	500 Seats	84
Total		162,515		546

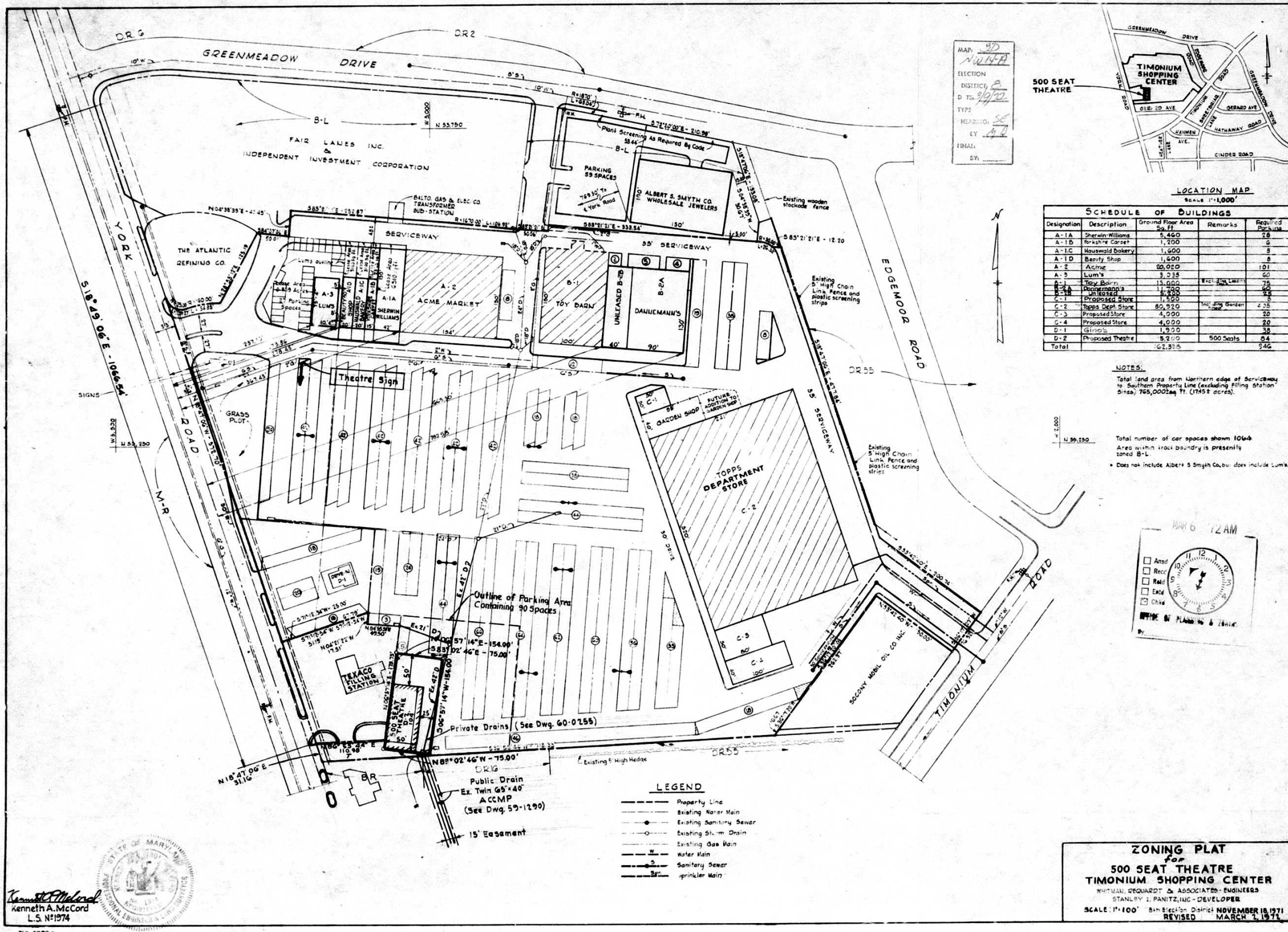
NOTES:

- Total land area from northern edge of serviceway to southern property line (excluding filling station) is 755,000 sq. ft. (17.457 acres).
- Total number of car spaces shown 1064.
- Area within block boundary is presently zoned B-1.
- Does not include Albert S. Smyth Co. but does include Lum's.

- LEGEND
- Property Line
 - Existing Water Main
 - Existing Sanitary Sewer
 - Existing Storm Drain
 - Existing Gas Main
 - Water Main
 - Sanitary Sewer
 - Sprinkler Main

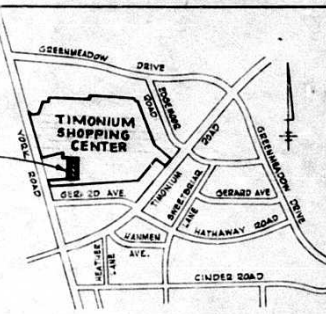
ZONING PLAT
for
500 SEAT THEATRE
TIMONIUM SHOPPING CENTER
WHITMAN, REQUART & ASSOCIATES, ENGINEERS
STANLEY I. PANITZ, INC., DEVELOPER
SCALE: 1"=100' 8th Election District NOVEMBER 15, 1971
REVISED MARCH 1, 1972

Kenneth A. McCord
L.S. N°1974



MAP: 90
ELECTION: N14-4
DISTRICT: 8
D TO: 3/9/50
TYPE: 1
HEARING: 5
BY: 42
FINAL: 1
BY: 1

500 SEAT THEATRE



LOCATION MAP
SCALE 1"=1,000'

SCHEDULE OF BUILDINGS				
Designation	Description	Ground Floor Area Sq. Ft.	Remarks	Required Parking
A-1A	Sherwin Williams	5,460		28
A-1B	Forch's Corner	1,200		6
A-1C	Hauswald Bakery	1,600		8
A-1D	Bearly Shop	1,500		8
A-2	Acme	20,000		101
A-3	Lum's	3,035		60
A-4	Toy Barn	15,000	Excl. 300 sq. ft.	75
A-5	Danilemann's	1,200		6
A-6	Unleased B-2B	1,200		6
C-1	Proposed Store	1,500		8
C-2	Topps Dept. Store	80,970	Excl. 300 sq. ft.	425
C-3	Proposed Store	4,000		20
C-4	Proposed Store	4,000		20
D-1	Proposed Theatre	1,300		8
D-2	Proposed Theatre	5,200	500 Seats	24
Total		162,335		546

NOTES:

Total land area from Northern edge of Serviceway to Southern Property Line (excluding Filling Station) 51.6a; 765,000 sq. ft. (17.45 acres).

Total number of car spaces shown 1064
Area within track boundary is presently zoned B-1.

Does not include Albert S. Smyth Co. but does include Lum's.



ZONING PLAT
for

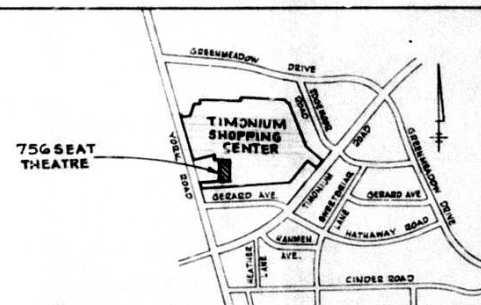
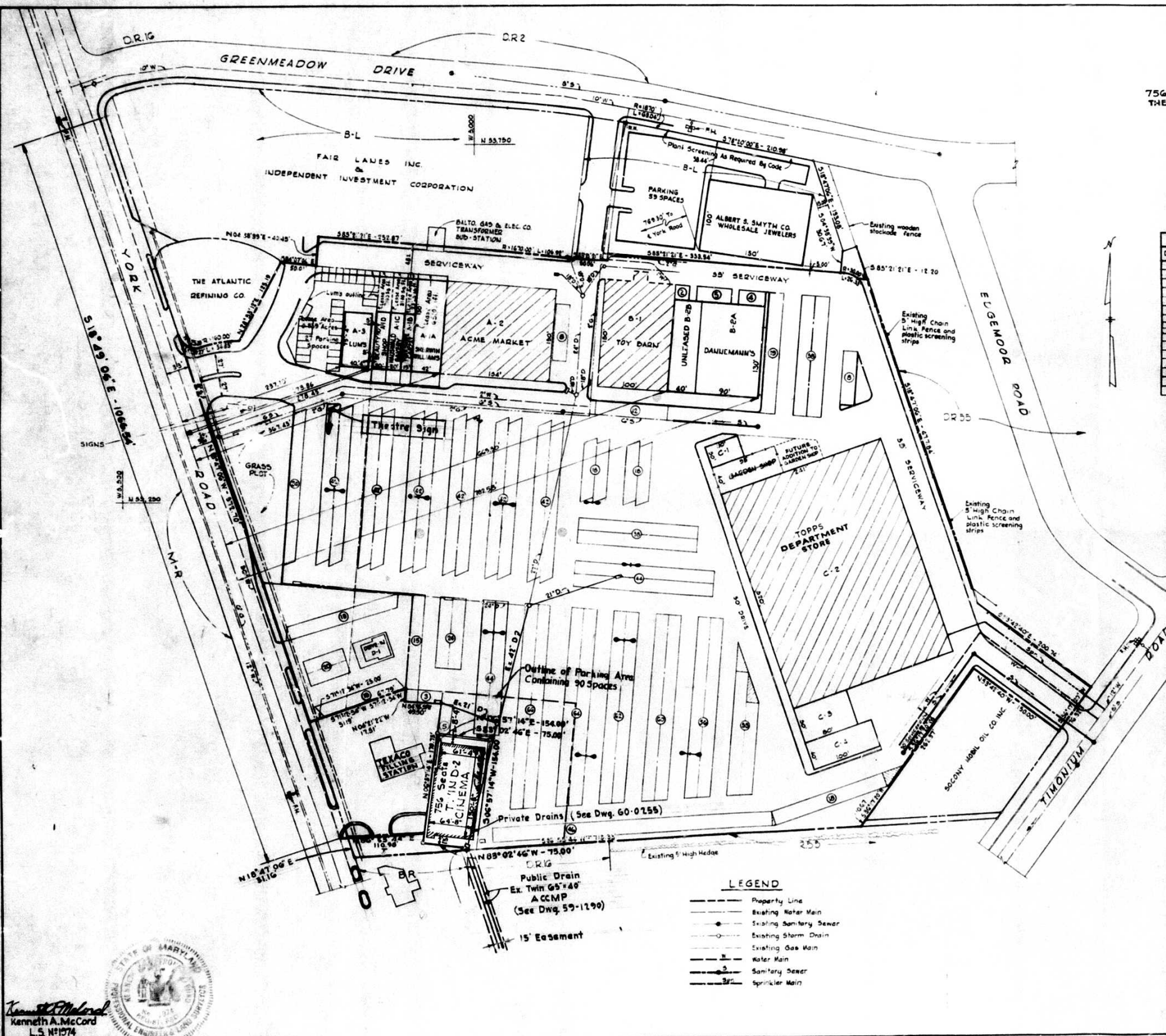
500 SEAT THEATRE
TIMONIUM SHOPPING CENTER

WHITMAN, REQUARD & ASSOCIATES - ENGINEERS
STANLEY I. PANITZ, INC. - DEVELOPER

SCALE: 1"=100' 8th Election District NOVEMBER 18, 1971
REVISED MARCH 1, 1972

Kenneth A. McCord
L.S. N:1974





LOCATION MAP
SCALE 1"=1,000'

Designation	Description	Ground Floor Area Sq. Ft.	Remarks	Required Parking
A-1A	Sherrin Williams	5,480		28
A-1B	Reynolds Carpet	1,200		6
A-1C	Household Battery	1,600		8
A-1D	Beauty Shop	1,600		8
A-2	Acme	20,000		101
A-3	Lum's	9,338		60
B-1	Toy Barn	15,000	Existing Lot	75
B-2	Danilman's	1,700		9
C-1	Proposed Store	1,500		8
C-2	Topps Dept. Store	80,000	Including Garden Area	405
C-3	Proposed Store	4,000		20
C-4	Proposed Store	4,000		20
D-1	Ginco	1,500		8
D-2	Proposed Theatre	8,250	756 Seats	126
Total		125,588		900

NOTES:

Total land area from Northern edge of Serviceway to Southern Property Line (excluding Filling Station) Area: 768,000 Sq. Ft. (17.65 Acres).

Total number of car spaces shown 1064.

Area within track boundary is presently zoned B-1.

Does not include Albert S. Smyth Co. but does include Lum's.

3 APPROVED
OF PLANNING & ZONING
James B. Bennett
PLANNING
2/6/73
James B. Bennett
ZONING COMMISSIONER
2/6/73

Feb 5, 1973 Theater Dimensions / Location Added
Jan. 30, 1973 Theater Seating & Parking changed
Revised - Jan. 11, 1973

ZONING PLAT
for
756 SEAT THEATRE
TIMONIUM SHOPPING CENTER
WHITMAN, REARDOT & ASSOCIATES - ENGINEERS
STANLEY I. PANITZ, INC. - DEVELOPER
SCALE: 1"=100' 8th Election District NOVEMBER 16, 1971
REVISED MARCH 1, 1972

Kenneth A. McCord
L.S. N° 1574

