

#75-185-X
#142
ORDINANCE JOINT VENTURE
75-185-X
Beg. 763.09' S of Joppa Rd. and
324.3' W of Green Pastures Drive
9th

RE: PETITION FOR SPECIAL
EXCEPTION
Beginning 763.09 feet north
of Joppa Road and 324.09 feet
west of Green Pastures Drive -
9th Election District
Orchards Joint Venture -
Petitioner
NO. 75-185-X (Item No. 142)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of a
Petition filed by Orchards Joint Venture, for a Special Exception for an amuse-
ment park. The subject property is located beginning 763.09 feet north of
Joppa Road and 324.3 feet west of Green Pastures Drive, in the Ninth Election
District of Baltimore County, and contains 7,236 square feet (0.166 of an acre
of land, more or less).

Evidence on behalf of the Petitioner indicated that the subject property is
currently zoned B.R. and that a Fun City amusement center is presently being
operated thereon. After reviewing the Baltimore County Zoning Regulations
it is the interpretation of the Zoning Commissioner that an amusement center
can be permitted only by way of a Special Exception in a B.R. Zone under the
heading of an amusement park.

Testimony indicated that the hours of operation shall be from 10 a.m. to
midnight on Mondays through Thursdays, 10 a.m. to 2 a.m. on Fridays and
Saturdays, and noon to midnight on Sundays.

After considering all the evidence, including the fact that the property
is located in a B.R. Zone and that many uses, permitted as a matter of right,
generate as much or more traffic as the proposed use, it becomes apparent
that a Special Exception could be granted without injuring the health, safety
and general welfare of the community. As evidence and testimony also clearly
indicated that the prerequisites of Section 502.1 would be met, it is the opinion
of the Zoning Commissioner that the Special Exception for an amusement park
should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore
County, this 24th day of December, 1975, that the Special Exception for
an amusement park should be and the same is GRANTED, from and after the
date of this Order, subject to the approval of a site plan by the Department of
Public Works and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of
Baltimore County

December 24, 1975

Mr. William O. Hallmark, Partner
Orchards Joint Venture
1940 Ruxton Road
Baltimore, Maryland 21204

RE: Petition for Special Exception
Beginning 763.09 feet north
of Joppa Road and 324.09 feet
west of Green Pastures Drive -
9th Election District
Orchards Joint Venture -
Petitioner
NO. 75-185-X (Item No. 142)

Dear Mr. Hallmark:

I have this date passed my Order in the above referenced matter.
Copy of said Order is attached.

Very truly yours,

[Signature]
S. ERIC DINENNA
Zoning Commissioner

SED/scw

Attachments

cc: Mr. William G. Wood
930 Park Avenue
Baltimore, Maryland 21201

Lawrence K. Ginsberg, Esquire
Suite 504
102 West Pennsylvania Avenue
Towson, Maryland 21204

ORDER RECEIVED FOR FILING
DATE December 24, 1975
BY *[Signature]*

-2-

ORDER RECEIVED FOR FILING
DATE December 24, 1975
BY *[Signature]*

#75-185-X
#142
ORDINANCE JOINT VENTURE
75-185-X
Beg. 763.09' S of Joppa Rd. and
324.3' W of Green Pastures Drive
9th

PARKING		SCHEDULE		PARKING		SCHEDULE		PARKING		SCHEDULE	
No.	TENANT	OFFICE (sq. ft.)	SPACE REQUIRED (sq. ft.)	WAREHOUSE (sq. ft.)	SPACE REQUIRED (sq. ft.)	RETAIL (sq. ft.)	SPACE REQUIRED (sq. ft.)	No.	TENANT	OFFICE (sq. ft.)	SPACE REQUIRED (sq. ft.)
1	MAIR, Orchard Tree Lane	4,100	7,600	26	1	1	1	1	MAIR, Orchard Tree Lane	4,100	7,600
2	USP Billiards Orchard Tree Lane	2,700	250	1	1	1	1	2	USP Billiards Orchard Tree Lane	2,700	250
3	Sound Systems Orchard Tree Lane	5,400	300	1	1	1	1	3	Sound Systems Orchard Tree Lane	5,400	300
4	David Douglas Inc. 5510 ORCHARD TREE LANE	1,700	300	1	1	1	1	4	David Douglas Inc. 5510 ORCHARD TREE LANE	1,700	300
TOTAL		13,900	8,450	29	6	4	4	TOTAL		13,900	8,450

OWNER: ORCHARD JOINT VENTURE
1940 RUXTON RD.
BALTO., MD. 21204

WAREHOUSE No 1

10-31-74

PARKING		SCHEDULE		PARKING		SCHEDULE		PARKING		SCHEDULE	
No.	TENANT	OFFICE (sq. ft.)	SPACE REQUIRED (sq. ft.)	WAREHOUSE (sq. ft.)	SPACE REQUIRED (sq. ft.)	RETAIL (sq. ft.)	SPACE REQUIRED (sq. ft.)	No.	TENANT	OFFICE (sq. ft.)	SPACE REQUIRED (sq. ft.)
1	BOUTRY INC. Orchard Tree Lane	2,700	110	1	1	1	1	1	BOUTRY INC. Orchard Tree Lane	2,700	110
2	STERNY REMINGTON Orchard Tree Lane	2,700	1950	7	1	1	1	2	STERNY REMINGTON Orchard Tree Lane	2,700	1950
3	PEPPI SHIES 6814 Tree Lane	2,700	1	1	1	1	1	3	PEPPI SHIES 6814 Tree Lane	2,700	1
4	NUVUE AUTO GLASS Orchard Tree Lane	2,250	1	1	1	1	1	4	NUVUE AUTO GLASS Orchard Tree Lane	2,250	1
5	Watermark Assoc. Inc. Orchard Tree Lane	5,400	2,200	12	1	1	1	5	Watermark Assoc. Inc. Orchard Tree Lane	5,400	2,200
TOTAL		13,900	5,350	23	5	5	5	TOTAL		13,900	5,350

OWNER: ORCHARD JOINT VENTURE
1940 RUXTON RD.
BALTO., MD. 21204

WAREHOUSE No 2

PARKING		SCHEDULE		PARKING		SCHEDULE		PARKING		SCHEDULE	
No.	TENANT	OFFICE (sq. ft.)	SPACE REQUIRED (sq. ft.)	WAREHOUSE (sq. ft.)	SPACE REQUIRED (sq. ft.)	RETAIL (sq. ft.)	SPACE REQUIRED (sq. ft.)	No.	TENANT	OFFICE (sq. ft.)	SPACE REQUIRED (sq. ft.)
1	F.O.C. Inc. Orchard Tree Lane	10,200	7,800	26	3	1	1	1	F.O.C. Inc. Orchard Tree Lane	10,200	7,800
2	DUGAN Co. Orchard Tree Lane	2,100	1	1	1	1	1	2	DUGAN Co. Orchard Tree Lane	2,100	1
3	GREEN Inc. Orchard Tree Lane	2,100	2,100	7	1	1	1	3	GREEN Inc. Orchard Tree Lane	2,100	2,100
TOTAL		14,400	9,900	33	5	3	3	TOTAL		14,400	9,900

OWNER: ORCHARD JOINT VENTURE
1940 RUXTON ROAD
BALTO., MD. 21204

WAREHOUSE No 3

TO: S. Eric Dinenna, Zoning Commissioner Date: February 21, 1975
FROM: William B. Fromm, Director of Planning
SUBJECT: Petition #75-185-X, Beginning 763.09 feet North of Joppa Road and 324.34 feet West of Green Pastures Drive
Petitioner - Orchards Joint Venture

9th District
HEARING: Wednesday, February 26, 1975 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the
subject petition and has the following comment to offer.
There are no planning factors requiring comments on this request.

[Signature]
William B. Fromm
Director of Planning

WOF:NEG:rw

FEB 20 1976

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
Orchards Joint Venture
1940 Ruxton Road
Baltimore, Maryland 21204

20th Your Petition was received and accepted for
filing this day of 1975

S. Eric DiNenna,
Zoning Commissioner

Petitioner Orchards Joint Venture

Petitioner's Attorney Reviewed by Franklin T. Hoggans Jr.

cc: James Petrica & Associates, Inc.
Consulting Engineers
409 Jefferson Building
Towson, Md. 21204

Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

XXXXXXXXXXXXXXXXXXXX
Chairman

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January 28, 1975

Orchards Joint Venture
1940 Ruxton Road
Baltimore, Maryland 21204

RE: Special Exception Petition
Item 142
Orchards Joint Venture - Petitioner

Gentlemen:

The Zoning Plans 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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The petitioner is requesting a Special Exception for an amusement park (center) for a 30'x90' tenant area in an existing Orchards Warehouse Outlet Center. On site inspection reveals the proposed use to be presently operating on the site. This situation, having been the subject of investigation by the Zoning Enforcement Division, comes before this Committee in preparation for the required public hearing.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on

Orchards Joint Venture
Re: Item 142
January 28, 1975

Page 2

the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Franklin T. Hoggans Jr.
FRANKLIN T. HOGGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: James Petrica & Associates, Inc.
Consulting Engineers
409 Jefferson Building
Towson, Md. 21204

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



February 7, 1975

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #142, Zoning Advisory Committee Meeting, January 14, 1975, are as follows:

Property Owner: Orchards Joint Venture
Location: Beg. 763.09' N. of Joppa Road 95' W. of Green Pastures Drive
Existing Zoning: B.R.
Proposed Zoning: Special Exception for an amusement park
No. of Acres: 7236 sq. ft.
District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 464-3511 ZONING 464-3351

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

January 30, 1975

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 142, Zoning Advisory Committee Meeting, January 14, 1975, are as follows:

Property Owner: Orchards Joint Venture
Location: Beg. 763.09' N. of Joppa Rd. 95' W. of Green Pastures Dr.
Existing Zoning: B.R.
Proposed Zoning: SPECIAL EXCEPTION for an amusement park.
No. of Acres: 7236 sq. ft.
District: 9th

Metropolitan water and sewer are available.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

SHV/mcp

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 21, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: January 14, 1975

Re: Item 142

Property Owner: Orchards Joint Venture

Location: Beg. 763.09' N. of Joppa Rd., 95' W. of Green Pastures Drive

Present Zoning: B.R.

Proposed Zoning: Special Exception for an amusement park

District: 9th

No. Acres: 7236 sq. ft.

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich,
W. Nick Petrovich,
Field Representative.

WNP/ml

Baltimore County, Maryland
Department of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

N-W Key Sheet
37 & 38 NE 9 For. Shts.
NE 10 C Topo
70 Tax Map

Branch of Engineering
ELLENWORTH N. DIVER, P. E., CHIEF

February 19, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #142 (1974-1975)

Property Owner: Orchards Joint Venture
Beg. 763.09' N. of Joppa Rd., 95' W. of Green Pastures Dr.
Existing Zoning: B.R.
Proposed Zoning: Special Exception for an amusement park
No. of Acres: 7236 sq. ft. District: 9th

Dear Mr. DiNenna:

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

General:

Baltimore County utilities and highway improvements are not directly involved or are as required by the Baltimore County Bureau of Public Services for the overall property "Orchards Warehouse Shopping Center" of which this site is a part.

Baltimore County utilities and utility easements traverse the overall property. The Petitioner is cautioned that no encroachment by construction of any structure, including footings is permitted within County utility easements and rights-of-way.

During the course of grading or construction on this property, protection must be afforded by the contractor to protect the existing sanitary sewer and storm drain which traverse the property and prevent any damage thereto. Any damage sustained would be the full responsibility of the Petitioner.

The entrance locations are subject to approval by the Department of Traffic Engineering.

The present means of access, "Orchard Tree Lane", (a private road) is inadequate; however, this means of ingress and egress is proposed to be augmented in the near future.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #142 (1974-1975).

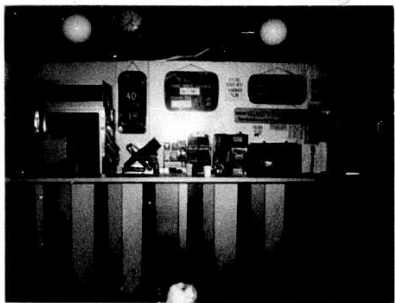
Very truly yours,

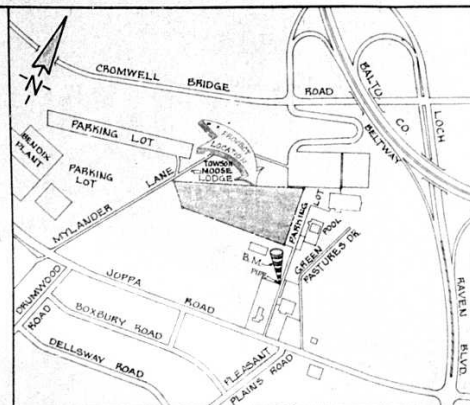
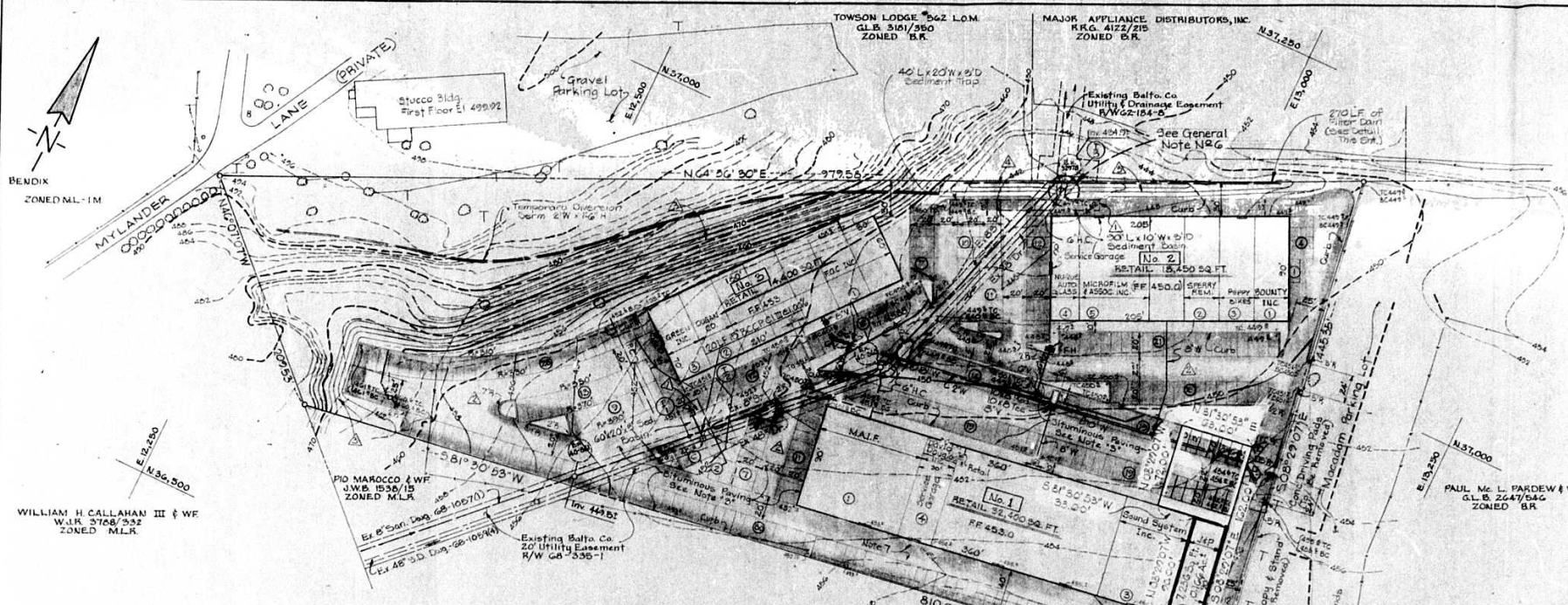
Ellenworth N. Diver, P.E.
Ellenworth N. Diver, P.E.
Chief, Bureau of Engineering

END:ZAN:PW:res

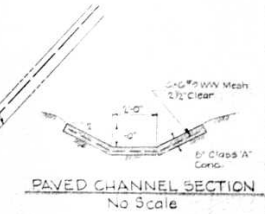
cc: E. Clifford, G. Reier (File BLD. 289-73)

DISTRIBUTION
 DIRECTOR'S OFFICE
 MR. AGENCY
 YELLOW - CUSTOMER
 J. E. Richards, Inc.
 8800 Orchard Tree Lane
 Towson, Md. 21204
 Advertising and posting of property-----#75-185-X
 2010 ORDER 27 375





VICINITY MAP
Scale: 1"=500'



SEDIMENTATION & EROSION CONTROL MEASURES

1. Construct Sediment Basins where shown around proposed and existing on-site Storm Drain inlets.
2. The Contractor shall place the Stone Base Course for proposed paved areas immediately after grading operations are complete.
3. The Contractor shall place 2 inches of Topsoil and Sod on all slopes 2:1 or greater immediately after grading operations are complete. All other areas not to be paved shall receive 4 inches of Topsoil, Seed & Mulch.
4. The Contractor shall place a filter dam constructed of hay bales and snow fence where shown on the plan. This filter dam shall be maintained during the life of this contract.
5. The Contractor shall conform to the following sequence of construction to minimize soil erosion:
 - a) Construct or adjust Storm Drain Inlets and piping as shown.
 - b) Construct filter dam along north property line as shown.
 - c) Establish finished Subgrade and place the Stone Base Course in paved areas and vegetative cover in unpaved areas.
 - d) Construct sumps around inlets for Sediment Basins.
 - e) Remove Sediment Control Measures only upon approval of the Baltimore County Sediment Control Officer.

PLAN
Scale: 1"=50'

SUMMARY INFORMATION

GROSS AREA OF TRACT	G. 344 AC.
NET AREA OF TRACT	G. 344 AC.
TOTAL PROPOSED BUILDING AREA	69,250 Sq. Ft.
FLOOR AREA RATIO ALLOWED	2.0
FLOOR AREA RATIO PROPOSED	0.236
LOADING SPACES REQUIRED	6
LOADING SPACES PROVIDED	12
TOTAL PARKING SPACES REQUIRED #	227
TOTAL PARKING SPACES PROVIDED	330
* 1 SPACE/200 FT ² FLOOR AREA	

INLET SCHEDULE

INLET NO.	TYPE	GRATE ELEV.	INV. ELEV. (OUT)	REMARKS
I-1	Double 'S' Grate	451.0	446.00	Detail D-35
I-2	Special 'W' Grate	451.0	447.09	Ex. Inlet Mod. Per. Detail D-35
I-3	Ex. 'D' Inlet	THROAT ELEV. 441.51	425.99	Ex. Inlet to be adjusted

PARKING SCHEDULE

BUILDING No. 1	134 SPACES
BUILDING No. 2	109 SPACES
BUILDING No. 3	38 SPACES
TOTAL	281 SPACES

GENERAL NOTES

1. Bench Mark for Construction: Pipe-Northwest Property Corner Orchard Inn Elevation 465.05
2. Existing Zoning - B.R.
3. Bituminous Paving shall consist of:
 - 1" Bit. Conc. Surface Course "ST"
 - 2" Bit. Conc. Base Course "BN"
 - 2" Stone Sub Base Course "CB" or "CA-42"
 (Course Designations refer to Maryland State Highway Administration Specifications)
4. Curb shall be Baltimore County Standard Type "A" curb see detail A-22.
5. Parking spaces shall have minimum dimension of 9'x20'. Adjust existing "D" Inlet as required to receive drainage. Construct curb opening conforming to S.H.A. Standard Detail MD-64001, and Paved Channel in conformance with detail (this sheet).
7. No outside storage of inoperable or damaged vehicles allowed.

Revised 12-10-74 Occupancy Added To Bldg No. 2
 Revised 12-10-74 Occupancy Added To Bldg No. 2
 Revised 11-14-74 Detail A-22 Change Added To Detail A-22
 Revised 11-14-74 Added Note
 Revised 10-31-74 Occupancy Added
 Revised 9-30-74 Occupancy Added
 Revised 7-24-74 Occupancy Added
 Revised 6-14-74 Occupancy Added
 Revised 5-14-74 Occupancy Added
 Revised 4-14-74 Occupancy Added
 Revised 3-14-74 Occupancy Added
 Revised 2-14-74 Occupancy Added
 Revised 1-14-74 Occupancy Added
 Revised 12-14-74 Occupancy Added
 Revised 11-14-74 Occupancy Added
 Revised 10-14-74 Occupancy Added
 Revised 9-14-74 Occupancy Added
 Revised 8-14-74 Occupancy Added
 Revised 7-14-74 Occupancy Added
 Revised 6-14-74 Occupancy Added
 Revised 5-14-74 Occupancy Added
 Revised 4-14-74 Occupancy Added
 Revised 3-14-74 Occupancy Added
 Revised 2-14-74 Occupancy Added
 Revised 1-14-74 Occupancy Added

JAMES PETRICA & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 409 JEFFERSON BUILDING
 TOWSON, MARYLAND

SITE PLAN

PLAT TO ACCOMPANY ZONING PETITION FOR
 SPECIAL EXCEPTION FOR AMUSEMENT AREA
 8800 ORCHARD TREE LANE

ORCHARDS WAREHOUSE OUTLET CENTER
 BALTIMORE COUNTY MARYLAND
 BAYNESVILLE

SCALE: AS SHOWN
 DATE: JAN. 1975
 ELECTION DISTRICT #9
 DRAWING NO. 1
 OF 1
 B.D.J.
 R.R.S.

