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)

Dag. 763.09' N of Joppa Md. 324.3' W of Green Pastures

OWNER:

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

REHOUSE

20

P @ B O \$

MALF. Orchard Tree Lane 8000

2 UAP Billards Orchard Tree Lane 8000

- und Sustain the Orchard Ingel 1900

- und Sustain the Ingel 1

RETAIL (34 Ft) 2,700

BEFORE THE ZONING COMMISSIONER OF

BALTIMORE COUNTY

m m m 111 111 111

This matter comes before the Zoning Commissioner as a result of a Petition filed by Orchards Joint Venture, for a Special Exception for an amusement 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 Sunlays,

After considering all the evidence, including the fact that the property s located in a B. R. Zone and that many uses, permitted as a matter of right erate as much or more traffic as the proposed use, it becomes apparent hat a Special Exception could be granted without injuring the health, safety and general welfare of the community. As evidence and testimony also clearly ndicated that the prerequisites of Section 502. I would be met, it is the opinion of the Zoning Commissioner that the ecial Exception for an amusement park should be granted.

3 (-) (1) (1) (1)

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29 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.

OWNER:

0

No

S. ERIC DINENNA ZONING COMMISSION

December 24, 1975

Mr. William O. Hallmark, Partner Orchards Joine 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.

Zoning Commission

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

BAL MORE COUNTY, MARYL ND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date February 21, 1975

FROM William D. 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 Petition for Special Exception for an Amusement Park 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.

William D. Fromm
Director of Planning

WDF:NEG:rw

2695 פטר PAKKING REQUIRED (No.) Garage

No

OWNER:

ORCHARD JOINT VENT 1940 RUXTON RD. BALTO, MD. 21204

OFFICE & SPACE (Sq.Ft) 1 33

SPACE (SqFt) 8450 SCHEDULE 29 * 0

32,400

FEB 2 0 1976

FROM THE OFFICE OF TEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC. ENGTHERRS P.O. BOX 6828, TOWSON, MARYLAND 21204

January 7, 1975

Joning Petition for Special Exception for Amusement Area in a B.R. Zone #8800 Orchard Tree Lane

Beginning for the same at the end of the three following courses from the intersection formed by the center line of Joppa Road and the west side of

Green Pastures Drive, first along the center line of Joppa Road S 81* 30* 53" W 324, 34 ft., second along the west side of a 30 foot private drive N 8* 20* 02" W 763.09 ft. and third S 81° 30° 53" N 95.00 ft., thence From the point of Deginning the six following courses with (1) along the south face of an existing building S 81° 30' 53" N 30.00 ft. (2) through said building N 8° 29' 07" N 90.00 ft. (3) along the north face of said building S 81° 30° 53° W 17 00 ft Adl across an existing parking area N 8° 29' 87" W 72,98 ft. (5) along the north ride of said parking area N 81° 30' 53" E 63.00 ft. and (6) along the east side of said parking area and along the east face of said existing building S 6* 29' 07" E 162.00 ft. to the place of beginning.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

SUBJECT Letter from M. C. Cheek, 12021 Bel Air Rd., Kingsville, Md. dated 3/16/75

signature - explaining how the zoning process works. Route copy

2. Also, prepare reply to letter from M. C. Cheek for Mr.

of your reply thru this office. (Letter from Mrs. Edwin Appel)

MEP 21 '75 P.

200

1. Please prepare reply to attached letter for Mr. Venetoulis'

Letter from Mrs. Edwin Appel, 2606 Poplar Drive, dated 3/16/75

Date March 20, 1975

Watte PRulinden

Walter R. Richardson

Mr. James E. Dyer,

Venetoulis' signature.

WRR:ble

Attachments

TO Deputy Zoning Commissioner

FROM Administrative Officer

Containing 7236 sq. ft, or 0.166 acres of land.



BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

WM T Mercen

February 26, 1975

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

Item 142 - 7AC - January 14, 1975 Property Owner: Orchards Joint Venture Location: Beg. 763.09' N of Joppa Rd. 95' W of Green Fastures Dr. Location: aeg. (A.1.0) a or Joppa Rd. 95 w or Green Fast: Existing Zoning: B.R. Proposed Zoning: SPECIAL EXCEPTION for an amusement park. No. of Acres: 7226 sq. ft. District: 9th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested special exception for an amusement park.

Very truly yours,

Michael S. Flanigan Traffic Engineering Assoc

MSF/hz

WACC

CHEDEN CONSTRUCTION CO 75-171-X Western Alliance

VISCO

profit.

Concerned Communities March 16, 1975

Mr. Ted Venetoulis, County Executive Baltimore County Office Building Towson, Maryland

Dear Mr. Venetoulis:

Auto Service Garage In Woodlawn O.K.'d

Garden Construction Circo- Brooks from the nearby Fox ratio has been constructed a rot- Corvord Company on Scorr-more country to puid a 37-264 1. The size is to include pointing against fine travely carried on the storage of mercades of Woodhaven drive, but appears for terror carried on special constant of Scorright Operations. In the constant of Scorright Construction of the Scorright Construction of the Scorright Construction of the Constru

See! I told you all we ever get is more hot dog stands, garages, and SSA. Was hoping the new regime would have something better up its sleeve. Promises, promises.....

As long ago as three years, our representative to the Recrestion Council renorted they were acquiring land for recreational purposes along the Gwynns Falls atream. Since the auction notice, we have been calling, writing, gently medig the acquisition of Gwynn Gke Fark for just such using the acquisition of Gwynn Gke Fark for just such acquisition and the land and the land as a ser fightly a Rolling Road) and include sails Farm (Security Slvd. & Rolling Road) and the land as a refightly as a looking to you for an exemplary decision in land-use. To rehabilitate, and to make aremis for the tragic use and abuse of this area, we hope you too, will consider this move abuse of this area, we hope you too, will consider this move abuse of this area, we hope you too, will consider this move abuse of this area, we hope you too, will consider this move abuse of this area, we hope you too, will consider this move abuse of this area, we hope you too, will consider this move abuse of this area, we hope you too, will consider this move abuse of this area, we hope you too, will consider this move abuse of this area, we hope you too, will consider this move abuse of this area, we hope you too, will consider this move abuse of this area, we hope you too.

We are getting more than a little tired of being continually

Sincerely,

Mrs. Edwin Appel 2606 Poplar Drive Baltimore, Mi. 21207

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

The Honorable Theodore G. Venetoulis, County Executive Date April 10, 1975

S. Eric DiNenna, FROM Ecning Commissioner

SUBJEC Special Exception for Auto Service Garage W/S of Woodlawn Drive, 712' S. of Security Blvd. 1st Election District

I have personally reviewed Case #75-184-X that was granted on March 12, 1975 by the Deputy Zoning Commissioner, James E. Dyer, for the above referenced matter.

The subject property is currently zoned M.L.-T.N. (Manufacturing, Light with an Industrial Major district superirposed). Section 251.28 2 of the Natitions County Sonday Repulations permits an automotive service grass as a Sectial Exception in this zoning classification. This necessitates a public hearing before the Deputy Soning Commissioner or myself and is subject as a public thought subject to a public hearing the subject as a public subject to a public hearing before the Deputy Soning Commissioner or myself and is subject to a public the Soning Commissioner or myself and is subject to a public before the Deputy Soning Commissioner or myself and is subject to a public before the Deputy Soning Commissioner or myself and is subject to a public before the Deputy Soning Commissioner or myself and is subject to a public before the Deputy Soning Commissioner or myself and is subject to a public before the Deputy Soning Commissioner or myself and is subject to a public before the Deputy Soning Commissioner or myself and is subject to a public before the Deputy Soning Commissioner or myself and is subject to a public before the Deputy Soning Commissioner or myself and is subject to a public before the Deputy Soning Commissioner or myself and is subject to a public before the Deputy Soning Commissioner or myself and is subject to the Deputy Soning Commissioner or myself and is subject to the Deputy Soning Commissioner or myself and is subject to the Deputy Soning Commissioner or myself and the Deputy Soning Commissioner or myself and the Deputy Soning Commissioner or myself and is subject to the Deputy Soning Commissioner or myself and the Soning Commissioner or myself and the Deputy Soning Commissioner or myself and the Deputy Soning Commissioner or myself and the Soning Commissioner or mysel to an appeal to the County Board of Appeals.

Section 500.2 c of the aforementioned Zoning Regulations requires that a notice of the petition and of the time and place of the hearing be given in two County newspapers, and a sign posted on the subject property fifteen days prior to said hearing. A review of this case indicates the property was advertised in the Catonsvillo Times and The Jeffersoniam on February 6 and a few posters of the newspapers of Petruary 8. 1975. sign posted on the property on February 8, 1975.

Before any Special Exception shall be granted, it must appear that proposed operation will not -

- Be detrimental to the health, safety, or general welfare of the locality involved;
- b. Tend to create congestion in roads, streets or alleys therein;
- c. Create a potential hazard from fire, panic or
- Tend to overcrowd land and cause undue concentration of population;
- Interfere with adequate provisions for schools, parks, water, sawarge, transportation or other public requirements, conveniences, or improvements;
- f. Interfere with adequate light and air.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

The Honorable Theodore G. Vanetoulis, County Executive Date April 10, 1975 S. Eric DiNenna,

Zoning Commissioner

SUBJECT Special Exception for Auto Service Garage W/S of Woodlawn Drive, 712' S. of Security Blvd. 1st Election District

- Page 2 -

Mr. Dyer's opinion, based upon all testimumy presented at the hearing, was that the proposed service garage set the above mentioned requirements and, therefore, granted the use, subject to restrictions. A copy of his Opinion and said restrictions are enclosed herowith for your review.

S. ERIC DINENNA

SED: NAC . JD

Enclosure

cc: James E. Dyer, Deputy Zoning Commissioner Nicholas B. Commodari, Zoning Tech. III

Walter R. Richardson Administrative Officer

Treasurer John W. Perry, Jr.

President William G. Wood Vice President Robert Breschi Recording Secretary Fred G. Schmutt Corresponding Secretar Delores Lilly

Subject: Zoning Petition t Provide Zoning Requirements for Special Exception for an Amusement Park.

towson - loch raven community council, inc.

p. o. box 9709 eudowood branch

towson, maryland 21204

The Towson-Lock Raven Community Council, Inc. as spokesman for its 15 improvement association members, and as authorized by a majority vote of said associations, has gone on record as opposing the Orchards Joint Venture and their request for a special exception for an amusement

It was agreed that this request would neither benefit the surrounding residential or commercial communities, nor could any social value be gained for the communities.

After representatives of TLRCC visited the current site of "Fun City", we further agreed that this form of business did provide some undesirable form of loitering to our area.

Be It Resolved That: TLRCC opposes the above request for a special exception for an amusement park.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

CAMPUS HILLS, CROMWELL VALLEY, FELLOWSHIP FOREST, GLENCALE, GREENSRIAR, HILLCREST, HILLENDALE, KNETTISHALL LOCH RAVEN HEIGHTS, LOCH RAVEN VILLAGE, NORTHBROOK, OLD HILLENDALE, FELHAM WOOD, RICHELEGH, TOWSON ESTATES

Reviewed by Franklin T. Hogans Jr. Chairman,
Zoning Plans
Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Orchards Joint Venture 1940 Ruxton Road Baltimore, Maryland 21204

County Office Building

20th Your Petition has been received and accepted for filing this

Zoning Commissione:

Petitioner Orchards Joint Venture

Petitioner's Attorney_

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

Franklin T. Hogan

MENDERS

BUREAU OF FIRE PREVENTION DEPARTMENT OF STATE HIGHWAY

BUREAU OF

BOARD OF EDUCATION

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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 insrection.

These comments are not intended to indicate the These comments are not intended to indicate the appropriateness of the soning action requested, but to assure that all parties are made aware of plans or problems with regard to the "evelopment 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

Very truly yours, Franklin T. Hogans, JR. Chairman, Zoning Plans Advisory Committee

Enclosure

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

WILLIAM D. EROMM

S. ERIC DINENNA



February 7, 1975

Mr. S. Eric Di Nenna, Zoning Commissioner Zoning Advisory Commissee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. DiNegon

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 amustment park No. of Acres: 7236 sq. ft.

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING 105 WEST CHESAPEAKE AVENUE

AREA CODE 301 PLANNING 494-3211 TONING 494-335

BALTIMORE COUNTY. MARYLAND DEPARTMENT OF HEALTH-

DONALD J. BOOP, M.D. MPH

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

Metropolitan wa or and sever are available.

Very truly yours,

Thom A. Denli Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

SHVR/ncs

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 21, 1975

Mr. S. Fric 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

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:

7236 sq. ft. No. Acres:

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours. W. Wielet Strough W. Nick Petrovich.

" I MULT PARKS, PERSON

WIP/ml

RICHARD WITHAUST WHO MRS RICHARD K. PUT

Baltimore County, Maruland Bepartment Of Bublic Borks

COUNTY OFFICE BUILDING

ELLSWOLTH N. DIVER. P. E. CHIEF

February 19, 1975

Mr. S. Bric DiMenna Zoning Commissioner County Office Building Towson, Maryland 2120h

Item #142 (1974-1975) Item #M2 (1970-1975)
Froperty Owner: Ornards Joint Venture
Beg. 763,097 N. of Joppa Rd., 957 N. of Green Pastures Dr.
Existing Zoning: B.N.
Proposed Zoning: Bpecial Exception for an amusement park
No, of Acres: 7236 eg. ft. District: 9th

N-NW Key Sheet 37 & 38 NE 9 Por. Shts.

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

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 Warebouse Shopping Center" of which this site is a part.

Baltimore County utilities and utility essements traverse the overall property. The Petitioner is cautioned that no encreachment by construction of any structure, including footings is permitted utinin County utility essements and right-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 desage thereto. Any danage sustained would be the full responsibility of the retitioner.

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

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

This office has no further comment in regard to the plan substitted for Zoning Advisory Committee review in connection with this Item #162 (1974-1975).

Very truly yours, ELISWORTH N. DIVER, P.S. Chief, Bureau of Engineering

END. FAM. FWR. as cc: E. Clifford, O. Reier (File BLD. 289-73) PETITION FOR A STATE OF THE STA

	OFFICE OF
TOWSON	rimes

THIS IS TO CERTIFY, that the annexed advertisement of

TOWSON, MD, 21204

PETITION - SEMINAL 763.00 FEET MOMEN OF SUPER ROAD

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for 0.02 successive weeks before 0.02 day of 0.02 Feb. 0.02 that is to say, the same was inserted in the issues of 0.02 Feb. 0.02 Townery 0.0

STROMBERG PUBLICATIONS, Inc.

February 7 19 75

в, О Смгаг

EXCEPTION — UTIL BOTTRAT EXCEPTION — STATE TO FAST LOCATION — STATE TO THE TO

CERTIFICATE OF PUBLICATION

TOWSON, MD. Pebrusty, A. 19.25

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., consumers and published in The Jeffelson, and published in Towson, Baltimore County, Md., consumers and published in Towson, Baltimor

Cost of Advertisement, \$_____

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Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										-
Reviewed by: 7 B.C.		-	(Chang	ed Pla e in ou	tline	or desc	ripti	on	

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BALTI	MORE COUNTY OFFICE	OF PLANNING AND ZONIN	IG.
	County Office 111 W. Chesap Towson, Maryl	eake Avenue	P
You	r Petition has been	received * this	day of
TAN	1975. Item #_		
Petitioner Off		S. Eric DiNenna, Zoning Commissioner	L WOLFE
		Reviewed by_	NBL
Petitioner's At	torney		1000
* This is not to	be interpreted as a hearing date.	acceptance of the Pet	ition for

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

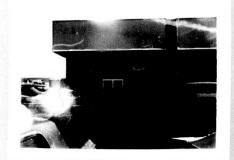
Towsen, Maryland

H75-185-X

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SALTIMORE COUNT OFFICE OF FINANC RE MISCELLANEOUS CA	VENUE DIVISION	No. 17477
DATE Jan. 31, 197	S ACCOUNT	01-662
	AMOUNT_	\$50.00
J & P Billards, 8800 Orchard Tre Towson, Md. 2120 Petition for Spe Venture	e Lene 4 cial Exception	for Orghanda Joint

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	No. 17906
DATE Pob. 27, 1975 ACCOUNT	01-662
AMOUNT_	\$57.50
8800 Orchard Tree Lane Towson, Md. 21204	YELLOW - CUSTOMER
Advertising and posting of pro	perty



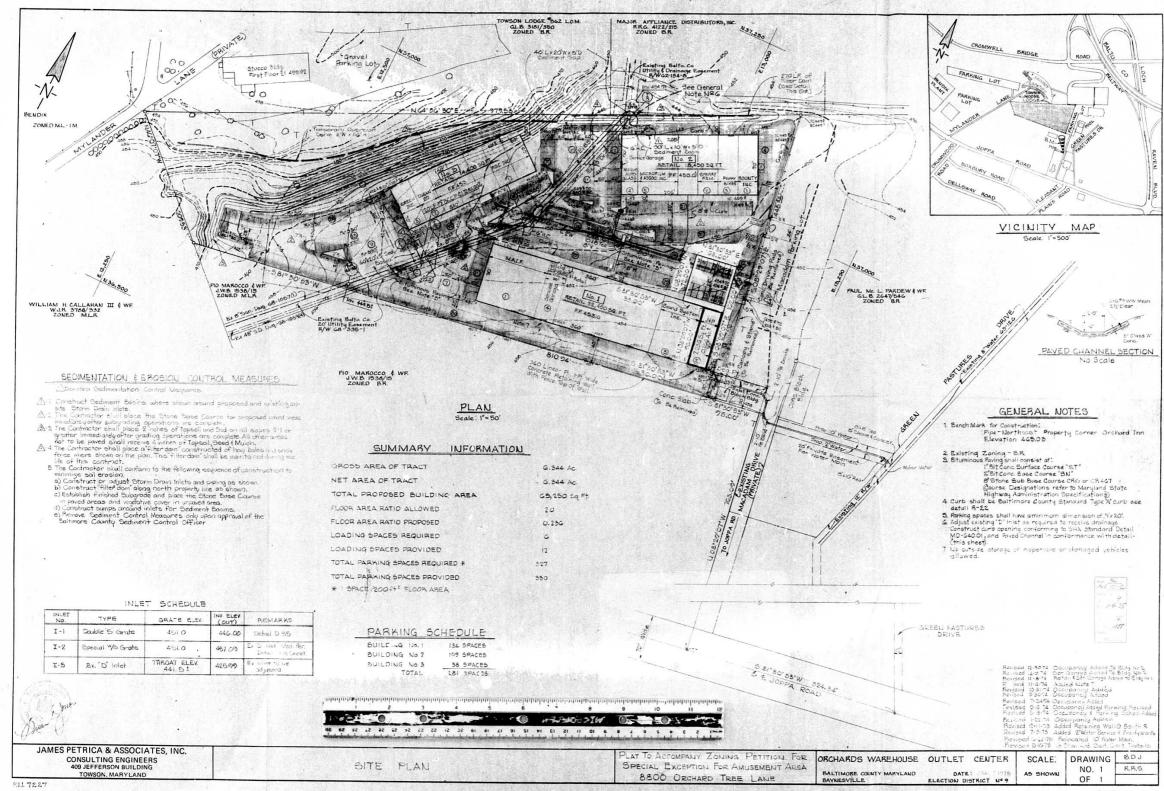












Frint Date

ORCHARD JOINT VENTURE 1940 KUXTON KD. BALTO, MD. 21204 OWNER:

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