

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, 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 (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from to the following:

See attached description

for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a theatre, pursuant to the provisions of Section 230.13 of the Zoning Ordinance.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and or Special Exception advertising, filing, 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.
By Sheep Panitz Legal Owner
Address: 5 Ruxview Court - Apt. 302
Ruxton, Maryland 21204

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of September, 1975, 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 5th day of November, 1975, at 11:00 o'clock P.M.

Zoning Commissioner of Baltimore County

(10/27)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
Beginning 173.39 feet from the east side of York Road and 1097.70 feet south of Greenmeadow Drive, 8th District : OF BALTIMORE COUNTY

STANLEY I. PANITZ, INC., Petitioners : Case No. 76-103-X

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

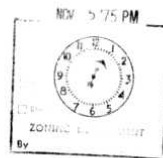
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter,

I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kountz, Jr.
Charles E. Kountz, Jr.
Deputy People's Counsel
John W. Hession, III
John W. Hession, III
People's Counsel
County Office Building
494-2188

I hereby certify that on this 3rd day of November, 1975, a copy of the foregoing

Order was mailed to N. Peter Moser, Esquire, 1300 Mercantile Bank and Trust Building, Baltimore, Maryland 21201, Attorney for Petitioner.



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 28, 1975

COUNTY OFFICE BUILDING
131 W. Chesapeake Avenue
Towson, Maryland 21204
Franklin T. Hogans,
XXXXXXXXXXXXXXXXXXXX
Chairman, Jr.

M. Peter Moser, Esq.
1300 Mercantile Bank & Trust Bldg.
Baltimore, Maryland 21201

RE: Special Exception Petition
Item 56
Stanley I. Panitz, Inc. - Petitioner

Dear Mr. Moser:

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 subject property is located beginning at a point 173.39 feet east of a point on the east side of York Road, 1097.70 feet southeast of Green Meadow Drive, in the 8th election district of Baltimore County.

The site is currently improved with a shopping center and an existing twin theatre. The petitioner is requesting a Special Exception in order that an expansion of this theatre may occur.

The site plan should be revised to indicate parking calculations for the Gay Nineties Restaurant at a rate of one space for each 50 square feet. The plan should be revised prior to the hearing.

M. Peter Moser, Esquire
1300 Mercantile Bank & Trust Building
Baltimore, Maryland 21201

RE: Petition for Special Exception
Beginning 173.39' from the E/S of York Road and 1097.70' S of Greenmeadow Road - 8th Election District
Stanley I. Panitz, Inc. - Petitioner
NO. 76-103-X (Item No. 56)

Dear Mr. Moser:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/mc

Attachments

cc: John W. Hession, III, Esquire
People's Counsel

M. Peter Moser, Esq.
Re: Item 56
October 28, 1975
Page 2

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

Very truly yours,

Franklin T. Hogans
FRANKLIN T. HOGANS, JR.
Chairman, Zoning Plans
Advisory Committee

FTH:JD

Enclosure

cc: Whitman, Requardt & Associates
1111 No. Charles Street
Baltimore, Maryland 21202
Attn: Mr. Kenneth A. McCord

June 20, 1975

WHITMAN, REQUARDT AND ASSOCIATES, ENGINEERS

BALTIMORE, MARYLAND

TIMONIUM SHOPPING CENTER

Engineering Description To
Accompany Zoning Petition For

Theatre Expansion

Lying and being in the Eighth Election District of Baltimore County,

Maryland.

BEGINNING for the same at a point South 18° 47' 06" East, 1097.70 feet (binding on the easterly side of York Road) and North 86° 55' 44" East, 173.39 feet (leaving York Road) as measured from the intersection formed by the easterly side of York Road, 66 feet wide, and the southerly side of Greenmeadow Drive, 60 feet wide, as shown on a plat entitled "Plat One, Part of Block A, Part of Section Two, Haverford", dated January 1954 and recorded among the Land Records of Baltimore County in Plat Book G. L. B. No. 19 at folio 146, thence running for the following four courses and distances: (1) North 86° 55' 44" East, 76.16 feet; (2) North 06° 57' 14" East, 140.74 feet; (3) North 83° 02' 46" West, 75.00 feet; (4) South 06° 57' 14" West, 154.00 feet to the point of BEGINNING.

Containing 11.633 square feet or 0.2537 acres of land, more or less.

Kenneth A. McCord
Kenneth A. McCord
Registration No. 1974

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Review of Engineering
ELLSWORTH N. DIVER, P. E. CHIEF

October 6, 1975

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

Re: Item #56 (1975-1976)
Property Owner: Stanley I. Panitz, Inc.
Beg. at a point 173.39' E. of a point on the E/S of York Rd., 1,097.70' S/E of Greenmeadow Dr.
Existing Zoning: S.L.
Proposed Zoning: Special Exception for a theatre, pursuant to the provisions of Sec. 230.13.
No. of Acres: 0.2537 District: 8th

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:

Comments were supplied in connection with the Zoning Advisory Committee review of a contiguous site for a theatre, Item #106 (1971-1972) within this Timonium Shopping Center complex. Those comments are referred to for your consideration.

The Petitioner again is cautioned that no encroachment upon public drains by construction of any structure, including footings, will be permitted. During the course of excavation or construction required to further develop this site, protection should be afforded by the contractor, to prevent damage to the existing drainage system. The protection of the drains and any damage sustained would be the full responsibility of the Petitioner.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Public water supply and sanitary sewerage are serving this property which is tributary to the Jones Falls sanitary sewerage system subject to State Health Department imposed restrictions.

Very truly yours,
Ellsworth N. Diver, P.E.
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:RAM:FW:ess

cc: D. Grise, G. Reier (File Timonium Shopping Ctr.)

DEC 17 1975

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, a Special Exception for a Theatre should be granted.

ORDER RECEIVED FOR FILING
DATE November 6, 1975
BY John E. Meyer
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 6th day of November, 1975, that a Special Exception for a Theatre should be granted, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, Department of Public Works and the Office of Planning and Zoning.

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

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 6th day of November, 1975, that the above re-classification 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 residential zone, and/or the Special Exception for theatre be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Baltimore County Fire Department

J Austin Deitz
Chief



Towson, Maryland 21204
823-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Stanley I. Panitz, Inc.

Location: Beg. at a point 173.39' E of a point on the E/S of York Road 1097.70' SE of Greenmeadow Drive
Item No. 56 Zoning Agenda September 23, 1975

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: H. J. Kelly Noted and Approved: Paul H. Reincke
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau



Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

September 29, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, MD. 21204

Re: Z.A.C. meeting, Sept. 23, 1975
ITEM: 56
Prop. Owner: Stanley I. Panitz, Inc.
Location: Beg. at a point 173.39' E of a point on the E/S of York Rd. (RTE 45) 1097.70' SE of Greenmeadow Drive.
Existing Zoning: B.L.
Proposed Zoning: Special Exception for a theatre, pursuant to the provisions of Sec. 230.13.
No. of Acres: 0.2537
Dist: 8th

Dear Mr. DiNenna:

The entrance into the subject site, from York Road, is acceptable to the State Highway Administration. The proposed theatre addition should have no adverse effects on the State highway.

Clt:jgc

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

John E. Meyer
by: John E. Meyer

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203



Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

October 6, 1975

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

Re: Item 56 - ZAC - Sept. 23, 1975
Property Owner: Stanley I. Panitz, Inc.
Location: Beg. at a point 173.39' E. of a point on the E/S of York Road 1097.70' SE of Greenmeadow Drive
Existing Zoning: B.L.
Proposed Zoning: Special exception for a theatre, pursuant to the provisions of Sec. 230.13
No. of Acres: 0.2537
District: 8th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested special exception for a theatre.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSP:nrc



Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

September 23, 1975

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

Dear Mr. DiNenna:

Comments on Item #56, Zoning Advisory Committee Meeting, September 23, 1975, are as follows:

Property Owner: Stanley I. Panitz, Inc.
Location: Beg. at a point 173.39' E of a point on the E/S of York Road 1097.70' SE of Greenmeadow Drive.

Existing Zoning: B.L.
Proposed Zoning: Special Exception for a theatre, pursuant to the provisions of Sec. 230.13.
No. of Acres: 0.2537
District: 8th

Metropolitan water and sewer are available.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:d1g

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 24, 1975

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

Z.A.C. Meeting of: September 23, 1975

Re: Item 56

Property Owner: Stanley I. Panitz, Inc.

Location: Beg. at a point 173.39' E. of a point on the E/S of York Rd., 1097.70' S/E of Greenmeadow Drive

Present Zoning: B.L.

Proposed Zoning: Special Exception for a theatre, pursuant to the provisions of Section 230.13.

District: 8th

No. Acres: 0.2537

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

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

MNP/ml



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3211

WILLIAM D. FROMM
DIRECTOR

October 16, 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 #56, Zoning Advisory Committee Meeting, September 23, 1975, are as follows:

Property Owner: Stanley I. Panitz, Inc.
Location: Beg. at a point 173.39' E of a point on the E/S of York Road 1097.70' SE of Greenmeadow Drive
Existing Zoning: B.L.
Proposed Zoning: Special Exception for a theatre, pursuant to the provisions of Sec. 230.13
No. of Acres: 0.2537
District: 8th

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.

The site plan must be revised to show the correct parking calculations for the Gay Nineties restaurant at a rate of 1 space for each 50 square feet.

Very truly yours,

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

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 24, 1975

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

Z.A.C. Meeting of: September 23, 1975

Re: Item 56

Property Owner: Stanley I. Panitz, Inc.

Location: Beg. at a point 173.39' E. of a point on the E/S of York Rd., 1097.70' S/E of Greenmeadow Drive

Present Zoning: B.L.

Proposed Zoning: Special Exception for a theatre, pursuant to the provisions of Section 230.13.

District: 8th

No. Acres: 0.2537

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

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

MNP/ml

H. EMBLE PARKS, President
EUGENE C. HESS, Vice President
AND ROBERT L. BERNET

MARCUS M. BOGDANS
JOSEPH N. MCGOWAN
ALVIN LOBECK
JOSHUA R. WHEELER, Vice President

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACY, VMD
MRS. RICHARD A. JOHNSON

PETITION FOR SPECIAL EXCEPTION FOR
EXPANSION OF EXISTING THEATRE IN THE
TIMONIUM SHOPPING CENTER, SOUTHEAST
CORNER OF YORK ROAD AND GREENMEADOW
DRIVE, EIGHTH ELECTION DISTRICT OF
BALTIMORE COUNTY, MARYLAND -
CASE NO. 76-103-X

SUMMARY OF EVIDENCE

1. Witnesses.

Stanley Panitz, 5 Ruxview Court, Ruxton, Maryland 21204, is a real estate specialist, with more than 28 years' experience in development of both commercial and residential properties. Mr. Panitz is the owner of the Timonium Shopping Center (Center), involved in these proceedings.

Robert Long, 1304 St. Paul Street, Baltimore, Maryland 21202, of Whitman, Requardt and Associates, engineers and consultants, is a registered professional engineer. The Zoning Plat was prepared under his direction.

M. Robert Murphy is the owner and operator of the theatre in question.

2. Site. The Center, located on the east side of York Road, midway between Greenmeadow Drive and Timonium Road, in the Eighth Election District of Baltimore County, Maryland, contains approximately 17.45 acres of land and with the expanded theatre will contain approximately 172,299 square feet of ground floor store area. The major stores in the Center are: a G. C. Murphy "Murphy-Mart" (80,920 square feet); Acme Super Saver Supermarket (20,020 square feet); Toy Barn (15,000 square feet); and Dannemann's Fabric Store (11,700 square feet). The monumental entrance to the Center, opposite the monumental entrance to the Maryland State Fair Grounds (Timonium Fair Grounds), on the west side of York Road, leads from York Road (66 feet wide) to an extensive parking area, presently containing more than 1,140 standard parking spaces. Secondary entrances lead from Greenmeadow

Drive and Timonium Road. There is no access between the Center and Edgemoor Road, lying to the east thereof.

3. Theatre. A 756-seat one-story twin theatre is located in the southwest corner of the Center in the area marked D-2 on the zoning plat. This was constructed following the granting of a special exception in Case No. 72-238-X. The theatre has been in operation since July, 1973. The expansion will be integrated with the existing theatre. The expansion will be a one-story building, approximately 6,048 square feet in area seating 648.

The hours of operation of the theatre are from approximately 1:00 p.m. to 12:00 midnight of each day. Maximum attendance occurs only on Friday, and, to a lesser extent, Saturday nights.

Traffic counts made under Mr. Panitz' direct supervision show that on recent Friday and Saturday evenings ample open parking spaces were available. Indications are that as more spaces are used by theatre-goers, fewer are needed by patrons in the rest of the Center:

Day-Date-Time	Total Cars in Center	Area Nearest Theatre	Area Nearest Murphy-Mart
Sat., Oct. 18 7:15 P.M.	234	25	162
Sat., Oct. 18 8:30 P.M.	322	140	151
Fri., Oct. 24 7:15 P.M.	332	32	186
Fri., Oct. 24 8:30 P.M.	361	144	131

4. Existing Development. The Supermarket, Murphy-Mart and Dannemann's Fabric Store, together with the Bowling Alley and Wholesale Jewelers buildings to the north of the Center, completely hide the theatre site from view from homes on Greenmeadow Drive. The Murphy's Department Store, approximately 360 feet in length and 240 feet in depth, and screen fencing running along the entire east line of the Center, hide the theatre site from view from homes on Edgemoor Road. The Fair Ground Inn, a three-story office building and the existing

five-foot high hedge abutting the south line of the Center effectively screen the theatre from homes along Timonium Road and Gerard Lane. West of the Center, across York Road, are the Timonium Fair Grounds and a McDonald's drive-in restaurant.

5. Affect on Locality. In the opinion of Mr. Panitz, the proposed extension of the theatre use will have no detrimental effect on the health, safety, or general welfare of the locality and will not adversely affect neighboring property values. The expanded theatre will be no more visible from neighboring residential properties than the existing structure. Homes in the area have sustained the full impact of commercial development in the Timonium area and the extension of the theatre will have no appreciable impact on the area.

6. No Hazards. The theatre expansion will be designed, arranged and constructed so as to be free of any health, fire or safety hazard. The theatre building as expanded will comply in all respects with provisions of the Baltimore County Building Code relating to "Assembly Occupancies" (Section 401), the National Fire Protection Association Standard No. 101, The Life Safety Code, the Fire Prevention Code and specifications of fire insurance underwriters. Accordingly, no increases in fire risks, panic or other hazards are involved.

7. Concentration of Population. The expansion of the theatre use will not tend to overcrowd the land or cause undue concentration of population, because theatre use does not involve inhabitants or residential density. The extension to the theatre is a relatively small one, consisting of one auditorium, so that no great additional crowd will be in the area.

8. Public Facilities. The proposed extension of theatre use does not interfere with adequate provision for

schools, parks, water, sewerage or other public requirements, as all of the departmental comments show. The theatre use does not and will not interfere with adequate provision for public transportation, as very few, if any, theatre patrons will use such transportation, which is not conveniently available during peak theatre hours--7:30 P.M. to midnight. Virtually no increase in the consumption of water in the theatre or in use of sanitary sewage facilities will occur.

The owner of the Center, which is presently improved or paved throughout, now collects, and will continue to collect all surface water through an on-site private drainage system. This storm water drainage flows and will continue to flow into the public drain at a point south of the proposed theatre. There will be no encroachment on any public drains. The drainage system will be amply protected during construction of the theatre. Further, the owner of the Center will continue to provide all necessary drainage facilities to prevent any nuisance or damage to adjacent properties by any concentration or flow of surface water.

9. Light and Air. The addition to the theatre will not interfere with the passage of adequate light and air to neighboring properties. There is contemplated only a one-story addition, less than 25 feet in height, covering approximately 6,048 square feet of ground area. The zoning laws and regulations of Baltimore County permit, in the B. L. Zone, at the subject site, a much higher and larger building, so that the petitioner is actually allowing for the passage of more light and air to neighboring properties than is required by zoning and planning standards.

10. Traffic. The proposed expansion of theatre use will not tend to create congestion in roads, streets or alleys of the locality involved, as the comments and the traffic count

referred to above indicate.

The existing entrances to the Center will necessarily diffuse traffic as it enters and leaves the Center for the theatre, so that the impact of theatre traffic at any one location is insignificant. Traffic leaving the Center, via the York Road exit, which proposes to turn left on York Road, toward Timonium Road is adequately regulated by a traffic light at the monumental entrance to the Center, which light has been in operation since 1973.

PETITION FOR SPECIAL
EXCEPTION
IN DISTRICT

ZONING: Petition for Special Exception for a Theatre.

LOCATION: Beginning 173.39 feet from the East side of York Road 1097.78 feet South of Greenmeadow Drive.

DATE & TIME: Wednesday, November 5, 1975 at 1:00 P.M.

PUBLIC HEARING: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Special Exception for a Theatre.

All that parcel of land in the Eighth Election District of Baltimore County BEGINNING for the same at a point South 134° 47' 40" East, 1097.78 feet (standing on the easterly side of York Road) and North 84° 52' 44" East, 173.39 feet (standing York Road) as measured from the intersection formed by the easterly side of York Road, 66 feet wide, and the southerly side of Greenmeadow Drive, 66 feet wide, as shown on a plat entitled "Plat One, Part of Block A, Part of Section Two, Haverford," dated January 1964 and recorded among the Land Records of Baltimore County in Plat Book G.L.B. No. 19 at folio 146, thence running for the following courses and distances: (1) North 84° 52' 44" East, 173.39 feet; (2) North 84° 52' 44" East, 1097.78 feet; (3) North 84° 52' 44" East, 1097.78 feet; (4) South 84° 52' 44" West, 173.39 feet to the point of BEGINNING.

Containing 11,653 square feet or 0.267 acres of land, more or less.

Being the property of Stanley I. Panitz, Inc., as shown on 2841 plan filed with the Zoning Department.

Hearing Date: Wednesday, November 5, 1975 at 1:00 P.M.

Public Hearing: Room 100 County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By order of:
S. ERIC DINENNA
Zoning Commissioner of Baltimore County
Oct. 14.

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 16, 1975

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 one time at one time, on November 5, 1975, the 16th day of October 1975.

THE JEFFERSONIAN,
H. Leach, Jr.,
Manager.

Cost of Advertisement, \$.

PETITION FOR SPECIAL
EXCEPTION
IN DISTRICT

ZONING: Petition for Special Exception for a Theatre.

LOCATION: Beginning 173.39 feet from the East side of York Road 1097.78 feet South of Greenmeadow Drive.

DATE & TIME: Wednesday, November 5, 1975 at 1:00 P.M.

PUBLIC HEARING: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Special Exception for a Theatre.

All that parcel of land in the Eighth Election District of Baltimore County BEGINNING for the same at a point South 134° 47' 40" East, 1097.78 feet (standing on the easterly side of York Road) and North 84° 52' 44" East, 173.39 feet (standing York Road) as measured from the intersection formed by the easterly side of York Road, 66 feet wide, and the southerly side of Greenmeadow Drive, 66 feet wide, as shown on a plat entitled "Plat One, Part of Block A, Part of Section Two, Haverford," dated January 1964 and recorded among the Land Records of Baltimore County in Plat Book G.L.B. No. 19 at folio 146, thence running for the following four courses and distances: (1) North 84° 52' 44" East, 173.39 feet; (2) North 84° 52' 44" East, 1097.78 feet; (3) North 84° 52' 44" East, 1097.78 feet; (4) South 84° 52' 44" West, 173.39 feet to the point of BEGINNING.

Containing 11,653 square feet or 0.267 acres of land, more or less.

Being the property of Stanley I. Panitz, Inc., as shown on 2841 plan filed with the Zoning Department.

Hearing Date: Wednesday, November 5, 1975 at 1:00 P.M.

Public Hearing: Room 100 County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF BALTIMORE COUNTY
Oct. 17.

OFFICE OF
THE TOWSON TIMES

TOWSON, MD. 21204

Oct. 16, 1975

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for Variance- Robert G. Peck

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 3rd day of Nov. 1975 that is to say, the same was inserted in the issues of October 16, 1975.

STROMBERG PUBLICATIONS, INC.

By: E.P. Smith

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well 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: 374										
Previous case:										

Revised Plans:
Change in outline or description Yes
No

Map #

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#76-103-X

District 8th Date of Posting 10/16/75
Posted for Blowing Rock, Inc. - 1975 & 1976
Petitioner Stanley I. Panitz, Inc.
Location of property By 173.34' E from the East Side of York Rd.
and 1097.35' S. of Greenmount Ave. Baltimore
Location of Signs 1 sign placed to front of existing structure
Remarks _____
Posted by Michael H. Hines Date of return 10/23/75
Signature

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 10th day of Sept 1975. Filing Fee \$ 100 Received ☒ Check ☐ Cash ☐ Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Panitz, Inc. Submitted by Moser
Petitioner's Attorney Moser Reviewed by EAH

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

Item 56

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
1300 Mercantile Bank & Trust Bldg. 11 W. Chesapeake Avenue
Baltimore, Maryland 21201

Your Petition has been received and accepted for filing this 30th day of September 1975

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Stanley I. Panitz, Inc.

Petitioner's Attorney M. Peter Moser Reviewed by Franklin T. Horans, Jr.
cc: Whitman, Reardon & Associates Chairman,
1111 No. Charles Street Zoning Plans
Baltimore, Md. 21202 Advisory Committee
Attn: Mr. Kenneth A. McCord

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

No. 25916

DATE Oct. 14, 1975 ACCOUNT 01-662
AMOUNT \$50.00

RECEIVED FROM Messrs. Frank, Bernstein, Conway & Goldman
1300 Mercantile Bank & Trust Bldg. 2 Hopkins Plaza,
Baltimore, Md. 21201
FOR Petition for Special Exception for Stanley I. Panitz, Inc.
#76-103-X

10407-00 5 500000

VALIDATION OR SIGNATURE OF CASHIER

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

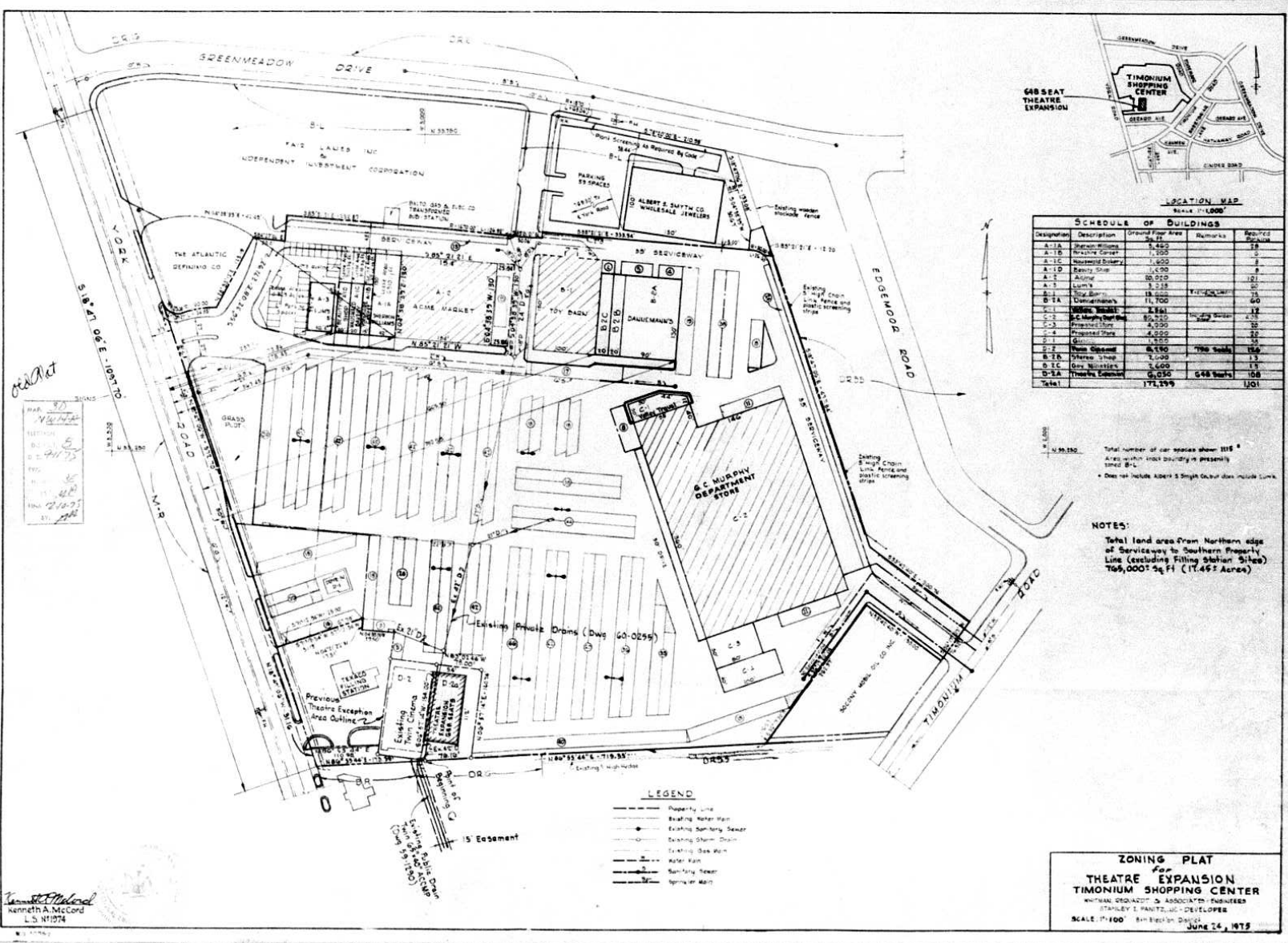
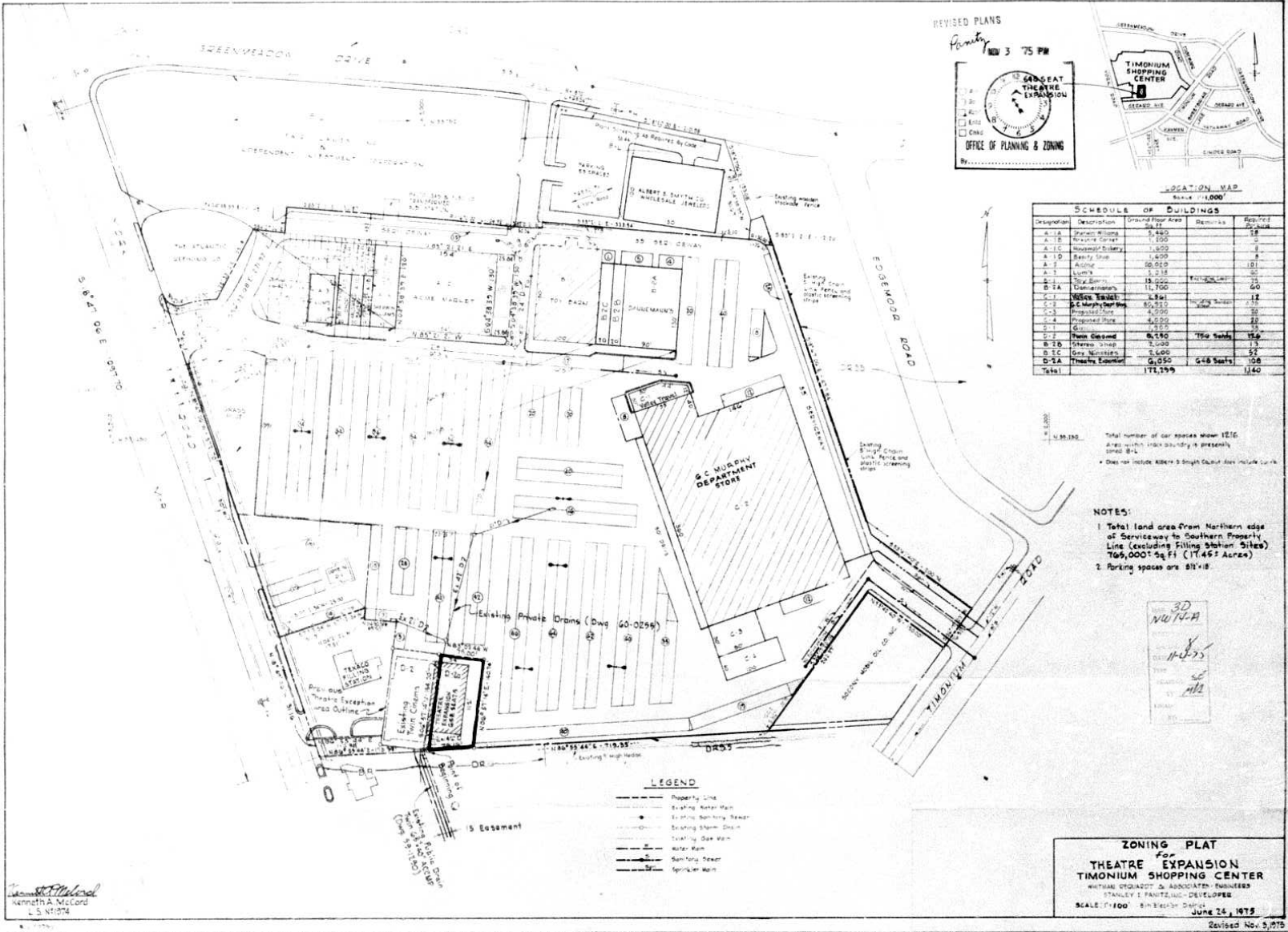
No. 25963

DATE Nov. 5, 1975 ACCOUNT 01-682
AMOUNT \$51.75

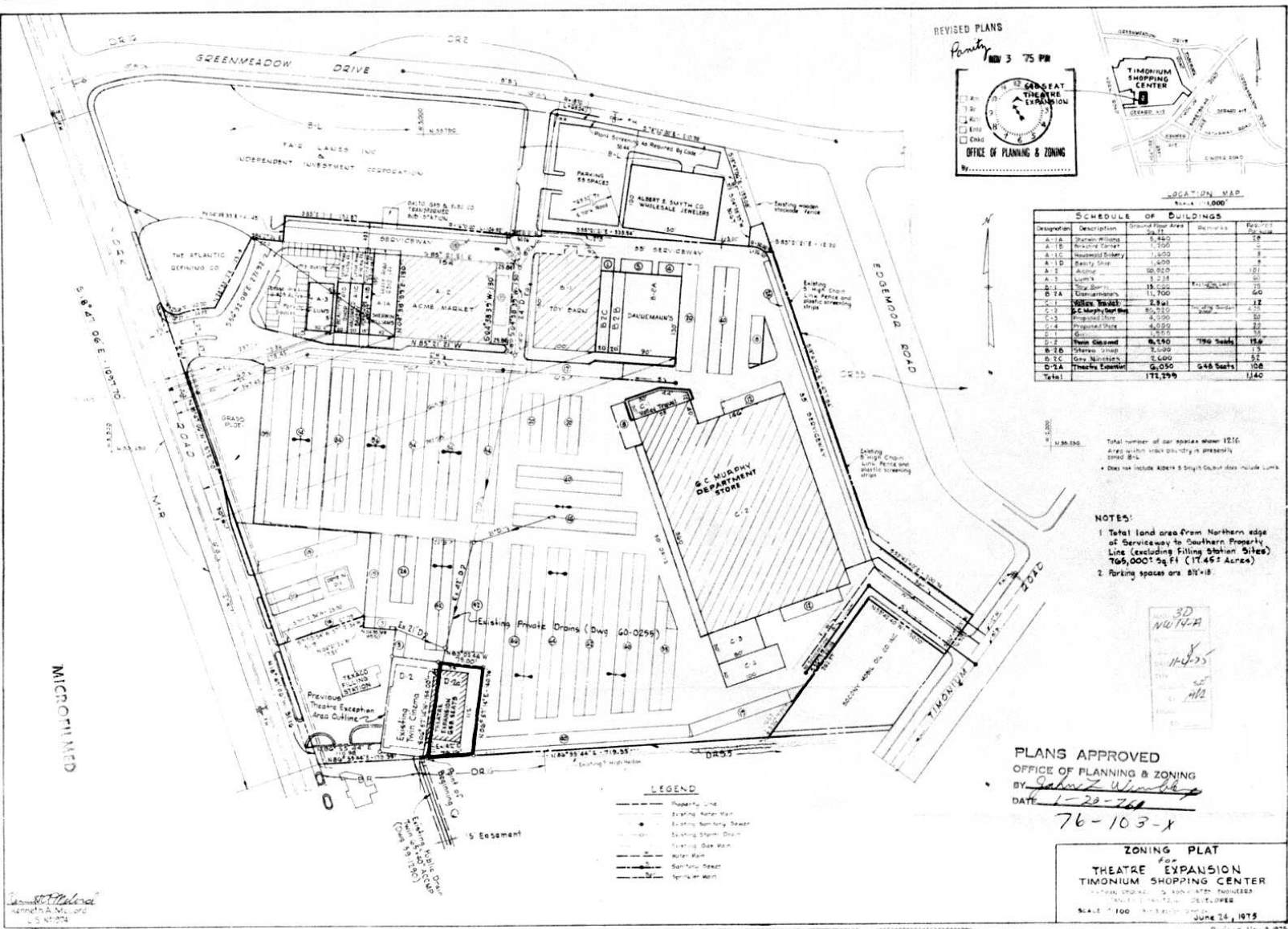
RECEIVED FROM Messrs. Frank, Bernstein, Conway & Goldman
1300 Mercantile Bank & Trust Co.
Baltimore, Md. 21201
FOR Advertising and posting of property for
Stanley I. Panitz, Inc.
#76-103-X

517500

VALIDATION OR SIGNATURE OF CASHIER



DEC 17 1975



REVISED PLANS
Parity
 NOV 3 '75 PM
 600 SEAT
 THEATRE
 EXPANSION
 OFFICE OF PLANNING & ZONING



LOCATION MAP
 SCALE: 1,000'

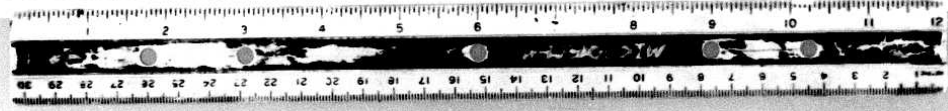
Designation	Description	Ground Floor Area	Seating	Remarks
A-1A	Sharon Wilson	8,480	12	
A-1B	Residential	1,750	8	
A-1C	Residential	1,600	8	
A-1D	Beauty Shop	1,600	12	
A-1E	Auto	30,000	12	
A-1F	Auto	3,218	12	
D-1A	Chiropractor	11,100	60	
C-1	Police Station	8,800	12	
C-2	C. Murphy Department Store	80,210	12	
C-3	Produce Store	8,500	12	
C-4	Produce Store	8,500	12	
C-5	Produce Store	8,500	12	
D-2	Home Goods	8,140	120 Seats	150
B-2B	Sharon Wilson	2,600	12	
B-2C	Sharon Wilson	2,600	12	
D-2A	Theatre Expansion	6,050	648 Seats	108
Total		171,999		1,140

Total number of car spaces shown 1216.
 Areas within which parking is presently
 shown B-1's
 * Does not include Albert S. Smith Court does include L-1's

- NOTES:
1. Total land area from Northern edge of Serviceway to Southern Property Line (excluding Filling Station Sites) 766,000 Sq Ft (17.462 Acres)
 2. Parking spaces are 8'11" x 18'

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY *Gabriel W. Winkler*
 DATE *1-28-76*
 76-103-X

ZONING PLAT
 for
 THEATRE EXPANSION
 TIMONIUM SHOPPING CENTER
 SCALE: 1" = 100' - 1/4" = 100' - 1/2" = 100'
 Revised Nov 3, 1975



JAN 21 1976