

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, GOLDEN RING MALL CO., 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 for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve removal of restrictions on special exception in file No. 75-178 X & 77-20 X.

See attached description

Property is to be posted and advertised as proscribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing 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.

GOLDEN RING MALL COMPANY, AN INDIANNA LIMITED PARTNERSHIP

BY: Herbert Stuch Legal Owner

General Partner 1712 N. Meridian Street

Address: 1712 N. Meridian Street Indianapolis, Indiana

New York, N.Y. 10022 Protestant's Attorney

LEONARD ORMAN, Esq. 1605 One South Calvert Bldg.

Baltimore, Maryland 21202

ORDERED BY the Zoning Commissioner of Baltimore County, this 21st day of August, 1976, that the subject matter of this petition be

advised, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of September, 1976, at 10:15 o'clock a.m.

Eric DiNenna
Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS



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

October 5, 1976

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

Dear Mr. DiNenna:

Comments on Item #39, Zoning Advisory Committee Meeting, August 31, 1976, are as follows:

Property Owner: Golden Ring Mall Co.
Location: IN/S Pulaski Highway, NW/S Baltimore Beltway
Existing Zoning: NC-20, M-20, M-20
Proposed Zoning: Special hearing to remove restrictions on special exception cases 75-178 X & 77-20 X.
Acres: 0.026
District: 15th

Metropolitan water and sewer are available, therefore, no health hazards are anticipated.

Very truly yours,

Thomas A. Devlin
THOMAS A. DEVLIN, DIRECTOR
BUREAU OF ENVIRONMENTAL SERVICES

TIDH:7/1E.

October 5, 1976

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

Dear Mr. DiNenna:

Comments on Item #39, Zoning Advisory Committee Meeting, August 31, 1976, are as follows:

Property Owner: Golden Ring Mall Co.
Location: IN/S Pulaski Highway, NW/S Baltimore Beltway
Existing Zoning: NC-20, M-20, M-20
Proposed Zoning: Special hearing to remove restrictions on special exception cases 75-178 X & 77-20 X.
Acres: 0.026
District: 15th

Metropolitan water and sewer are available, therefore, no health hazards are anticipated.

Very truly yours,

Thomas A. Devlin
THOMAS A. DEVLIN, DIRECTOR
BUREAU OF ENVIRONMENTAL SERVICES

TIDH:7/1E



September 28, 1976

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 #39, Zoning Advisory Committee Meeting, August 31, 1976, are as follows:

Property Owner: Golden Ring Mall Co.
Location: IN/S Pulaski Hwy NE/S Baltimore Beltway
Existing Zoning: M.L.-C.S.1 M.L.R.-I.M. M.L.-I.M.
Proposed Zoning: Special hearing to remove restrictions on special exception cases 75-178 X and 77-20 X.
Acres: 0.026
District: 15th

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 factor requiring comment.

Very truly yours,

John L. Wimbly
John L. Wimbly
Planner III
Project and Development Planning

Leonard Orman, Esq.
1605 One South Calvert Building
Baltimore, Md. 21202

Item 39

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 24th day of August, 1976.

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Golden Ring Mall Co.

Petitioner's Attorney: Leonard Orman

at: 1605 One South Calvert Road

Baltimore, Md. 21202

Reviewed by: Nicholas B. Commodari
Nicholas B. Commodari,
Plans and Zoning
Associate III

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG
111 W. Chesapeake Ave.
Towson, Maryland 21204

September 22, 1976

MEMBERS

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MEMBERS

Leonard Orman, Esq.
1605 One South Calvert Building
Baltimore, Maryland 21202

RE: Special Hearing Petition

Item 39

Golden Ring Mall Co. - Petitioner

Dear Mr. Orman:

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 on the northwest side of Pulaski Highway, northeast side of the Beltway, and is currently the site of the existing operation of the Time Out game center in the Golden Ring Mall. The petitioner is requesting a Special Hearing to remove the restrictions imposed as a result of Case Nos. 75-178-X and 77-20-SPH.

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

Leonard Orman, Esq.
Re: Item 39
September 22, 1976
Page 2

In the near future.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI,
Planning & Zoning
Associate III

NBC:JD

Enclosure

cc: NCA
1020 Cromwell Bridge Road
Baltimore, Maryland 21204

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts, that in accordance with the power granted unto the Zoning Commissioner by Section 900.1 of the Baltimore County Zoning Regulations, it is hereby determined that the use as herein requested is not detrimental to the health, safety and general welfare of the community and would be within the spirit and intent of said Regulations and, therefore, the Special Hearing to approve the removal of restrictions on Special Exception Case No. 75-178-X and Special Hearing Case No. 77-20-X should be granted.

IS ORDERED by the Zoning Commissioner of Baltimore County, this day of October, 1976, that the herein Petition for the aforementioned Special Hearing should be and the same is GRANTED, from and to the date of this Order, subject to the approval of the plan by the Department of Public Works and the Zoning Commissioner of Baltimore County 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 Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of October, 1976, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



September 20, 1976

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

Re: Item #29 (1976-1977)
Property Owner: Golden Ring Mall Co.
N/W Pulaski Hwy., N/E Balto. Beltway
Existing Zoning: MC-CH, MLD-IM, MC-IM
Proposed Zoning: Special hearing to remove restrictions on special exception cases 75-178-X & 77-20-X.
Acres: 0.026 District: 15th

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 highway and utility improvements are not involved. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #29 (1976-1977).

Very truly yours,

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

END/ENM/PWR:SS

1-W Key Sheet
14 & 15 W 24 & 25 Pos. Sheets
NE 4 & 5 P Page
99 & 100 Tax Maps



STEPHEN E. COLLINS
DIRECTOR

September 9, 1976

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

Re: Item 39 - ZAC - August 31, 1976
Property Owner: Golden Ring Mall Co.
Location: NW/4 Pulaski Highway NW/4 Baltimore Beltway
Existing Zoning: MC-CH, MLD-IM, MC-IM
Proposed Zoning: Special hearing to remove restrictions on special exception cases 75-178 X & 77-20 X.
Acres: 0.026
District: 15th

Dear Mr. DiNenna:

No traffic problems are anticipated by the removal of restrictions in cases 75-178 X & 77-20 X.

Very truly yours,

Michael S. Planigan
Michael S. Planigan
Traffic Engineer Associate

MEP:EC



October 26, 1976

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

Dear Mr. DiNenna:

Comments on Item # 39, Zoning Advisory Committee Meeting, August 31, 1976, are as follows:

Property Owner: Golden Ring Mall Company
Location: NW/4 Pulaski Highway NW/4 Baltimore Beltway
Existing Zoning: MC-CH, MLD-IM, MC-IM
Proposed Zoning: Special hearing to remove restrictions on special exception cases 75-178 X & 77-20 X.
Acres: 0.026
District: 15th

Enlargement of this space may cause travel distance and exit problems, because of a single exit. Applicant shall be required to conform to the Baltimore County Building Code and Life Safety Code (LSC), 2nd edition by a P. E. or Architect, Registered in Maryland, will be required to apply for a building permit.

Very truly yours,

Charles A. Burnham
Plans Review Chief

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 31, 1976

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

Z.A.C. Meeting of: August 31, 1976

Re: Item 39
Property Owner: Golden Ring Mall Co.
Location: NW/4 Pulaski Hwy. NW/4 Baltimore Beltway
Present Zoning: M.L. - G.S. 1, M.L.A. - 1.M., M.L. - 1.M.
Proposed Zoning: Special Hearing to remove restrictions on special exception cases 75-178 X & 77-20 X.

District: 15th
No. Acres: 0.026

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/ml



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

October 11, 1976

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

Dear Mr. DiNenna:

Comments on Item #290, Zoning Advisory Committee Meeting, June 15, 1976, are as follows:

Property Owner: Golden Ring Mall Company
Location: NW/4 Pulaski Hwy. NW/4 Baltimore Beltway
Existing Zoning: MC-CH, MLD-IM, MC-IM
Proposed Zoning: Special Hearing for continuance of Special Exception Case #75-178 X & 77-20 X.
Acres: 0.026
District: 15th

Metropolitan water and sewer are available; no health hazards are anticipated.

Very truly yours,

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

TEH:RBR/SRG

Leonard Orman, Esquire
1609 One South Calvert Building
Baltimore, Maryland 21202

October 5, 1976

RE: Petition for Special Hearing
NW/4 of Pulaski Highway, 790'
NE of Baltimore Beltway -
15th Election District
Golden Ring Mall Company -
Petitioner:
NO. 77-68-SPH (Item No. 39)

Dear Mr. Orman:

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

Very truly yours,

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

SED/saw

Attachments

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



DESCRIPTION

1150 SQUARE FOOT PARCEL, SITE OF GAME ROOM, "GOLDEN RING MALL", NORTHWEST OF PULASKI HIGHWAY, NORTHEAST OF THE BALTIMORE BELTWAY, FIFTEENTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR SPECIAL EXCEPTION FOR A GAME ROOM.

Beginning for the same at a point located N 42° 57' 20" E 104' feet, more or less, from a point in the center line of the Baltimore Beltway as shown on the Amended Plat of Golden Ring Mall, recorded among the Land Records of Baltimore County in Plat Book E.H.K. Jr. 38, page 35, said last mentioned point being located 830 feet, more or less, as measured along the center line of said Baltimore Beltway with its intersection with the center line of Pulaski Highway as shown on said plat, said beginning point being on the outside face of the northwest wall of a store building and at the center line of the partition wall between the building on the parcel being described and the building on the parcel adjoining thereto to the southwest, running thence along the outside face of said first mentioned wall, (1) N 42° 57' 20" E 15.00 feet to the center line of another partition wall, thence binding thereon, four courses: (2) S 47° 02' 40" E 50.00 feet, (3) S 42° 57' 20" W 31.00 feet, (4) N 47° 02' 40" W 25.00 feet, and (5) N 42° 57' 20" E 16.00 feet to the center line of the partition wall first herein mentioned, thence binding thereon, (6) N 47°

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports

MCA

02° 40' W 25.00 feet to the place of beginning.
Containing 1150 square feet of land, or 0.026 acres of land, more or less.

CAZmp1 J.O. #01-71149-T January 7, 1976
W.O. #2900-X



MICROFILMED

LAW OFFICES
ORMAN & DILLI
SOUTH BOLD
ONE SOUTH CALVERT BUILDING
BALTIMORE, MARYLAND 21202

August 19, 1976

Mr. George J. Martinak
Deputy Zoning Commissioner
Baltimore County Office of
Planning and Zoning
Towson, Maryland 21204

Re: Petition for Special Hearing
NW/8 of Pulaski Highway, 790'
of Baltimore County Beltway - 15th
Election District
Golden Ring Mall Co. - Petitioner
No. 77-20-5PM (Item No. 233).

Dear Mr. Martinak:

This is a follow-up to our telephone conversation
of this morning when we discussed my Petition for
Special Hearing to remove Exceptions which now
are imposed on TIME OUT'S place of business in Golden
Ring W 11.

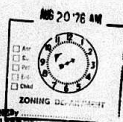
I would appreciate your having a Hearing scheduled
in accordance with our discussion.

It is my understanding that there will be no
need for any additional plans, etc. since sufficient
copies of same are now in the file.

Sincerely,


LEONARD A. ORMAN

LAO/ba



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric R. Wenzel, Zoning Commissioner Date: September 25, 1976
FROM: Norman E. Gerber, Acting Director
Office of Planning and Zoning
SUBJECT: Petition 77-68-5PM - Petition for Special Hearing to Remove Restrictions
on Special Exception Case No. 75-178-X and Special Hearing Case
No. 77-20-5PM - Northwest side of Pulaski Highway 790 feet Northeast
of Baltimore County Beltway.
Petitioner - Golden Ring Mall Co.

15th District

HEARING: Wednesday, September 29, 1976 (10:15 A.M.)

In view of the testimony of the Baltimore County Police Department
cited in the Deputy Zoning Commissioner's order of March 14, 1975,
(Petition No. 75-178-X), this office suggests that perhaps restrictions
No. 1 and No. 2 of this order should not be removed.


Norman E. Gerber, Acting Director
Office of Planning and Zoning

REG:GER:dm

TOWSON, MD 21204 Sept. 8, 1976

THIS IS TO CERTIFY that the annexed advertisement of
Petition for a Special Hearing-- Golden Ring Mall
was inserted in the following Co.

- | | |
|--|--|
| ☐ Catonsville Times | ☐ Towson Times |
| ☐ Dundalk Times | ☐ Arbutus Times |
| ☐ Essex Times | ☐ Community Times |
| ☐ Suburban Times East | ☐ Suburban Times West |

weekly newspapers published in Baltimore County, Maryland,
once a week for one successive week before the
28th day of Sept. 1976, that is to say, the same
was inserted in the issues of Sept. 8, 1976.

STROMBERG PUBLICATIONS, INC.

BY 

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 9, 1976
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
etc. one time, commencing on the 25th
day of September, 1976, the first publication
appearing on the 7th day of September
1976.


L. L. Lusk
Manager

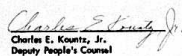
Cost of Advertisement: \$.....

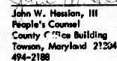
RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
NW/8 of Pulaski Hwy, 790 feet
NE of Balto. County Beltway,
15th District : OF BALTIMORE COUNTY
GOLDEN RING MALL CO., Petitioner : Case No. 77-68-5PM

ORDER TO ENTER APPEARANCE

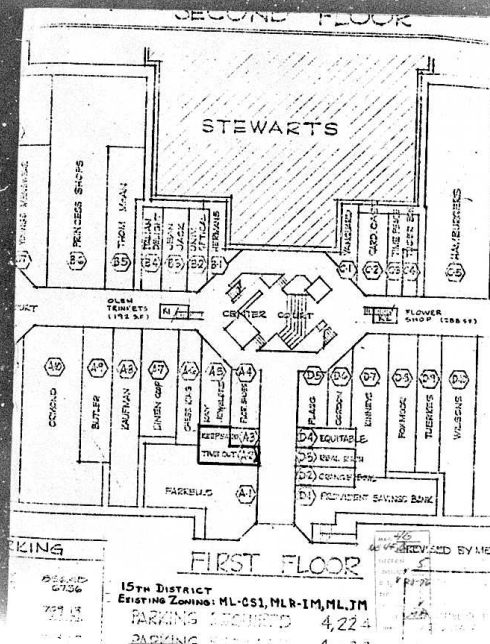
Mr. Commissioner:

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.
Deputy People's Counsel


John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 20th day of September, 1976, a copy of the foregoing
Order was mailed to Leonard Orman, Esquire, 1605 One S. Calvert Building, Baltimore,
Maryland 21202, Attorney for Petitioners.



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 40411
DATE: Sept. 24, 1976 ACCOUNT: 03-662
AMOUNT: \$61.75
RECEIVED: Leonard A. Orman, Esq., 1605 One S. Calvert Bldg., Baltimore, Md. 21202
FOR: Advertising and posting of property for Golden Ring Mall Co. 77-68-5PM
\$61.75
VALIDATION OR SIGNATURE OF CARRIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 38978
DATE: Sept. 1, 1976 ACCOUNT: 03-662
AMOUNT: \$25.00
RECEIVED: Leonard A. Orman, Esq., 1605 One S. Calvert Bldg., Baltimore, Md. 21202
FOR: Petition for Special Hearing for Golden Ring Mall 77-68-5PM
\$25.00
VALIDATION OR SIGNATURE OF CARRIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 9-9-76
Posted for: Henry W. Sept. 29, 1976, 9:15 AM
Petitioner: Golden Ring Mall Co.
Location of property: NW/8 of Pulaski Highway, 790 feet NE of Balto. County Beltway
Location of signs: 1 sign on NW/8 of Pulaski Highway, 790 feet NE of Balto. County Beltway
Remarks: all posted on 9/9/76
Posted by: Henry W. Sept. 29, 1976, 9:15 AM
Signature: _____ Date of return: 9/21/76