

PETITION FOR SPECIAL HEARING

#77-103-SHA
97-103-34
#8

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, SECURITY SQUARE ASSOCIATION, 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 506.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve Removal of Restriction Number One From Restrictions contained in Order of Board of Appeals.

Case No. 75-106-X

See attached description

Property is to be posted and advertised as prescribed 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.

PUR-PUR ASSOCIATES (An Ohio General Security Square Associates Partnership)
By John D. Murphy, Jr., Managing Partner
Address: 620 Market Street, Youngstown, Ohio 44512
By John D. Murphy, Jr., Managing Partner
Address: P.O. Box 3287, 7620 Market Street, Youngstown, Ohio 44512

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 2nd day of November, 1976, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of December, 1976, at 10:00 o'clock A.M.

John D. Murphy, Jr.
Zoning Commissioner of Baltimore County

(over)

ORDER RECEIVED FOR FILING



#77-103-SHA
10 00A
12/1/76

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21284

Your petition has been received and accepted for filing this 2nd day of November, 1976.
John D. Murphy, Jr.
Zoning Commissioner

Petitioner: Security Square Association
Petitioner's Attorney: John D. Murphy, Jr.
Reviewed by: Nicholas B. Connors, III
Associate III

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 22, 1976

R. Bruce Alderman, Esq.
306 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Special Hearing Petition
Item 81
Security Square Association - Petitioners

Dear Mr. Alderman:

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 the result of this review.

These comments are not intended to indicate the appropriateness of the zoning, but to assure that all parties are made aware of items or problems which pertain to the development plans that may have a bearing on this matter. 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 site, consisting of an amusement center which was granted a conditional Special Exception (Case No. 75-106-X), is located within the Security Square Mall, which is on the southeast corner of Security Blvd. and Rollins Road in the First Election District.

This hearing is necessitated by a restriction in the aforementioned order of the Board of Appeals which required the occupant to prove that the existing use has not created any major nuisances in the area.

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

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: October 28, 1976

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

J.A.C. Meeting of: November 2, 1976

RE: Item 81
Property Owner: Security Square Association
Location: SEC Security Blvd. & Rolling Rd.
Present Zoning: M.L. & M.L.R.
Proposed Zoning: Special hearing to remove restriction No. 1, of Case No. 76-106 X.

District: 1st
No. Acres: 1,497 sq.ft.

Dear Mr. DiNenna:
This has no bearing on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich,
Field Representative.



THORNTON M. MOURING, P.E.
DIRECTOR

November 22, 1976

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

RE: Item 81 (1976-1977)
Property Owner: Security Square Association
S/E cor. Security Blvd. & Rolling Rd.
Existing Zoning: M.L. & M.L.R.
Proposed Zoning: Special hearing to remove restriction No. 1, of Case No. 76-106 X.
Acres: 1,497 sq. ft. District: 1st

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:
As stated in connection with the Zoning Advisory Committee review of this site for Item 856 (1974-1975), 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 81 (1976-1977).

Very truly yours,
William W. Diver, P.E.
WILLIAM W. DIVER, P.E.
Chief, Bureau of Engineering

END:WMM:PH:SS
L-SK Key Sheet
5 MW 26 Top. Sheet
MW 1 & 2 G Topo
94 Tax Map



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

November 15, 1976

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

Dear Mr. DiNenna:

Comments on Item #81, Zoning Advisory Committee Meeting, November 2, 1976, are as follows:

Property Owner: Security Square Association
Location: SEC Security Blvd. & Rolling Rd.
Existing Zoning: M.L. & M.L.R.
Proposed Zoning: Special hearing to remove restriction No. 1, of Case No. 76-106 X.
Acres: 1,497 sq. ft.
District: 1st.

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

Very truly yours,
Thomas H. DeVin
Thomas H. DeVin, Director
BUREAU OF EPIDEMIOLOGICAL SERVICES

THD:WVS

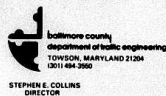
Pursuant to the advertisement, posting of property, and public hearing on the ~~MEMO~~ petition and it appearing that by reason of the following finding of facts, that in accordance with the ~~power~~ granted into the Zoning Commission by Section 100.7 of the Baltimore County Zoning Regulations, it is hereby determined that the use as herein requested will not be 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 Restriction No. 1 of Case No. 76-106 X should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 7th day of JANUARY, 1977, that the herein Petition for the aforementioned Special Hearing should be and the same is GRANTED, from and as of the date of this Order, subject to no more than 34 machines being in operation at any one time, and approval of the plan by the 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 Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of , 19 , that the above Special Hearing be and the same is hereby DENIED.



STEPHEN COLLINS
DIRECTOR

November 17, 1976

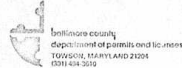
Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item 81 - ZAC - November 2, 1976
Property Owner: Security Square Association
Location: SE/C Security Blvd. & Rolling Road
Proposed Zoning: Special Hearing to remove restriction No. 1 of Case No. 76-106 X
Existing Zoning: M.L. & M.L.R.
Acres: 1,497 sq. ft.
District: 1st

Dear Mr. DiNenna:
No traffic engineering problems are anticipated by the removal of restriction No. 1 of Case No. 76-106 X.

Very truly yours,
Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MEF:nc



JOHN R. SEVIER
DIRECTOR

October 29, 1976

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

Dear Mr. DiNenna:

Comments on Item # 81 Zoning Advisory Committee Meeting, November 2, 1976 are as follows:

Property Owner: Security Square Association
Location: SE/C Security Blvd. & Rolling Road
Existing Zoning: M.L. & M.L.R.
Proposed: Special Hearing to remove restriction No. 1 of Case No. 76-106X

Acres: 1,497 sq. ft.
District: 1st.

The items checked below are applicable:

- A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable codes.
- B. A building permit shall be required before construction can begin.
- C. Three sets of construction drawings will be required to file an application for a building permit.
- D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- E. Wood frame walls are not permitted within 3'0" of a property line. Control Building Department if distance is between 3'0" and 6'0" of property line.
- F. No comment.
- G. Requested setback variance conflicts with the Baltimore County Building Code. See Section .

Very truly yours,

Charles E. Parrish
Charles E. Parrish
Plans Review Chief
OS:ry



Paul H. Hencke
Chief

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

Attention: Nicholas B. Conodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Security Square Association

Location: SE/C Security Blvd. & Rolling Rd.

Item No. 81 Zoning Agenda 11/27/76

Comments:

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 or 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.
- () 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 - Life Safety Code, 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: *[Signature]* Noted and Approved: *[Signature]*
Planning Director Planning Chief
Special Inspection Division Baltimore Chief
Fire Prevention Bureau



November 29, 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 #81, Zoning Advisory Committee Meeting, November 2, 1976, are as follows:

Property Owner: Security Square Association
Location: SE/C Security Blvd and Rolling Road
Existing Zoning: M.L. and M.L.R.
Proposed Zoning: Special Hearing to remove restriction No. 1, of Case No. 76-106X
Acres: 1,497 sq. ft.
District: 1st

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 ensure 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
Planner III
Project and Development Planning

January 7, 1977

Mr. Bruce Alderman, Esquire
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
S/S of Security Boulevard, E
of Rolling Road - 1st Election
District
Security Square Associates -
Petitioners
NO. 77-103-SPH (Item No. 81)

Dear Mr. Alderman:

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

Very truly yours,

[Signature]
S. ERIC DI NENNA
Zoning Commissioner

SED/s/w

Attachments

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



1000 Cromwell Bridge Road, Baltimore, Maryland 21204 - Tel. (301) 623-0000

DESCRIPTION

1497 SQUARE FOOT PARCEL, SITE OF BUILDING 837, "SECURITY SQUARE SHOPPING CENTER", SOUTH OF SECURITY BOULEVARD, EAST OF ROLLING ROAD, FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR SPECIAL EXCEPTION FOR AN AMUSEMENT PARK.

Beginning for the same at a point located S 28° 00' 00" E 1198.50 feet from a point on the south side of Security Boulevard, 130 feet wide, as shown on the plats of "Security Square Shopping Center" recorded among the Land Records of Baltimore County in Plat Book O. T. G. 35, pages 141 and 142, said last mentioned point being located 172.19 feet, as measured easterly along said south side of Security Boulevard from its intersection with the center line of Road 2, 80 feet wide, as shown on said plats, said beginning point being on the outside face of the northeast 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 northwest, running thence along the outside face of said first mentioned wall, (1)

HGW:gr

J.O.# 168242-D

August 9, 1974



RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
5/5 of Security Blvd., E of Rolling Rd.,
1st District : OF BALTIMORE COUNTY

SECURITY SQUARE ASSOCIATES,
Petitioners : Case No. 77-103-SPH

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 therefor, 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
Townson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 19th day of November, 1976, a copy of the foregoing Order was mailed to R. Bruce Alderman, Esquire, 305 W. Chesapeake Avenue, Towson, Maryland 21204, Attorney for Petitioners.

John W. Hession, III
John W. Hession, III



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiMenna, Zoning Commissioner November 30, 1976

FROM: Norman E. Gerber, Acting Director of Planning
SUBJECT: Petition #77-103-SPH. Petition for Special Hearing for Removal of REFLECTION, MCT, CONTINUED in Order of Board of Appeals. South side of Security Boulevard East of Rolling Road. Petitioner - Security Square Associates

1st District

HEARING: Monday, December 6, 1976 (10:00 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber
Acting Director of Planning

NEG:JSH:rv

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 18th day of October 1976 Filing Fee \$ 25.00 Received Check Cash Other

S. Eric DiMenna
S. Eric DiMenna,
Zoning Commissioner

Petitioner: Security Square Assoc. Submitted by R. Bruce Alderman
Petitioner's Attorney: R. Bruce Alderman reviewed by *S*

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

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: Nov. 26, 1976

Posted for: PETITION FOR SPECIAL HEARING

Petitioner: SECURITY SQUARE ASSOC.

Location of property: S.B. of SECURITY BLVD. E. OF ROLLING RD.

Location of signs: S.B. of SECURITY BLVD. E. OF ROLLING RD. AT CORNER ENTRANCE TO MALL

Remarks: Posted by: Thomas K. Rabaud Date of return: Nov. 24, 1976

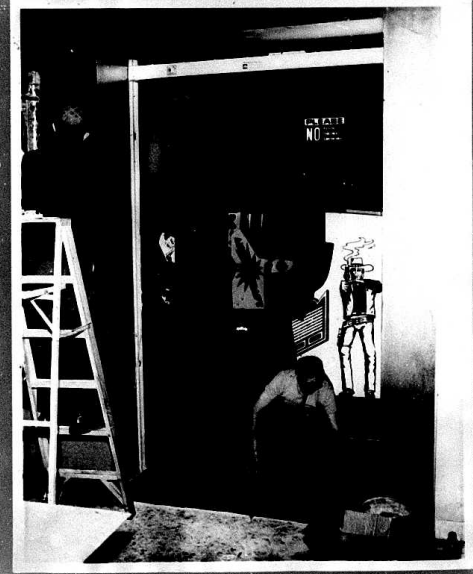
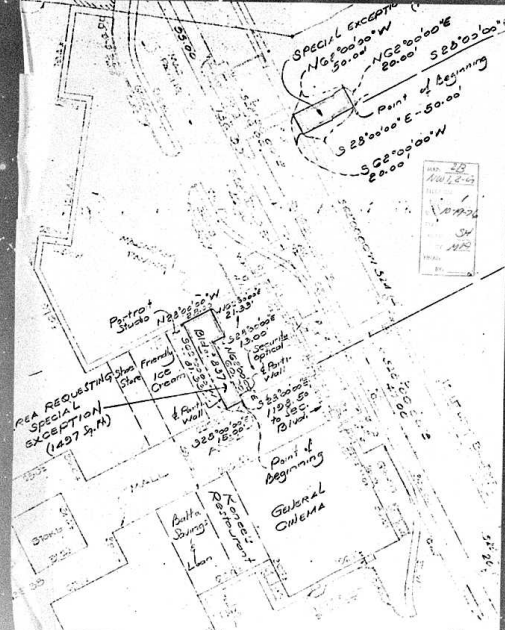
Public Hearing Notice
The County Commission of Baltimore County...
Notice of Special Hearing
Notice is hereby given that a Special Hearing will be held...
Notice of Appeal
Notice is hereby given that an appeal may be taken from the Order of the Board of Appeals...

CERTIFICATE OF PUBLICATION

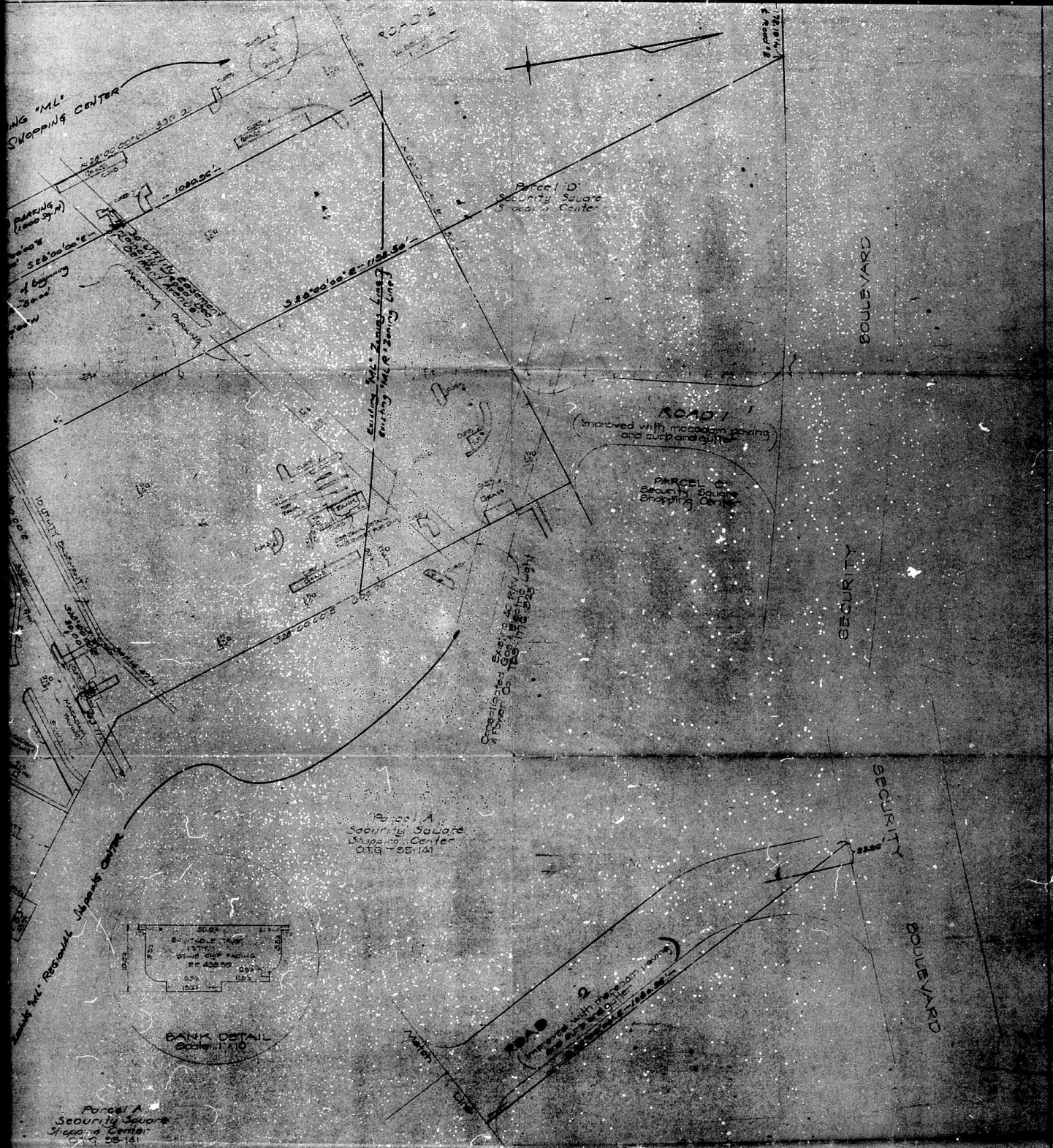
TOWSON, MD. November 25, 1976
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., containing...
Cost of Advertisement, \$.....

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 40473
DATE: Nov. 16, 1976 ACCOUNT: 03-668
AMOUNT: \$85.00
RECEIVED BY: R. Bruce Alderman, Esq., 305 W. Chesapeake Ave., Towson, Md. 21286
FOR: Application for Special Hearing Fee Security Square Assoc. #77-103-SPH
BALANCE PAID: 15 25.00 NC
VALIDATION OR SIGNATURE OF CARRIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 40500
DATE: Nov. 6, 1976 ACCOUNT: 03-668
AMOUNT: \$63.50
RECEIVED BY: Norman E. Gerber, (Dobson & Bell), 305 W. Chesapeake Ave., Towson, Md. 21286
FOR: Appraisal and posting of property for Security Square Assoc. #77-103-SPH
BALANCE PAID: 7 63.50 NC
VALIDATION OR SIGNATURE OF CARRIER







GENERAL NOTES

1. Total Area of Shopping Center is 108.7799 Ac.
2. Area of Shopping Center owned by Petitioner is 45.14 Ac.
3. Existing Zoning of Site is "ML" or "MLR".
4. Existing use of Site: "Regional Shopping Center".
5. Proposed Zoning of Site: "MLR" or "ML" with Special Exception (0.034 Ac. ± (1437 Sq.Ft.) within the Mall Building).
6. Off-Street Parking:
 - A. Drive-in Bank: 283 Spots requiring 8 AS (1500 Sq.Ft.)
 - B. Retail Area (including Mall): 1881 Spots requiring 2800 AS (1500')
 - C. Total Area of "Bank & Retail" is 1437 Sq.Ft. requiring 8 AS (1500')
 - D. Total Spaces required is 4433
 - E. Existing Spaces: 4513 (by physical count)
7. Petitioner is requesting a special exception to permit an amusement Park (Game Room) within the confines of the Mall Building pursuant to Sections 16.3.1, 25.3.1, & 25.6.4 of the Balt. Co. Zoning Regulations.
 - a. Game Room will consist of 17 Pinball machines, 3 Football games, & 10 Electronic TV Games.
 - b. Hours of operation will coincide with those of the Shopping Center/Mall.

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION TO PORTION OF PROPERTY KNOWN AS SECURITY SQUARE SHOPPING CENTER

Election Day 81
 Date: 11-14-50
 Baltimore County, Md
 August 28, 1976

1155 Maryland Corporation
 1000 Crutwell Bridge Road
 Towson, Md. 21286

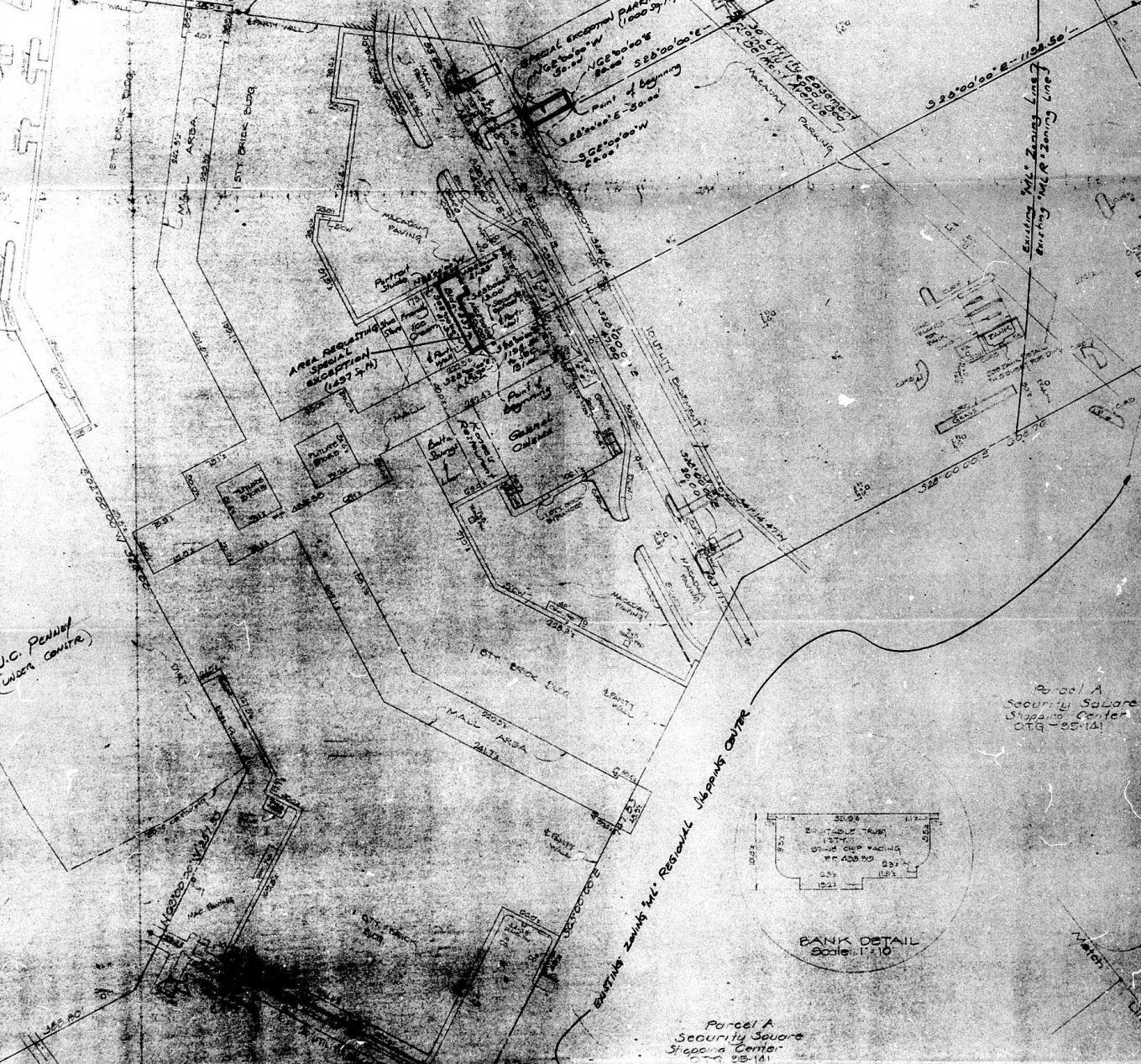
6813

Plot 2
Security Square
Shopping Center
OTG-25-142

HACHSCHILD-KOHN
DEPARTMENT STORE

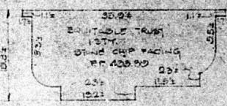
EXISTING ZONING "ML"
REGIONAL SHOPPING CENTER

PCAD 2



J.C. Penney
(Under Center)

Parcel A
Security Square
Shopping Center
OTG-25-141



Parcel A
Security Square
Shopping Center
OTG-25-141

GENERAL NOTES

1. Total Area of Shopping Center = 108.7750 Ac.
2. Area of Shopping Center owned by Petitioner = 45.18 Ac.
3. Existing zoning of Site = "ML" & "MLR"
4. Existing use of Site = "Regional Shopping Center"
5. Proposed zoning of Site = "ML", "MLR", "ML" with Special Exception (0.034 Ac. & (1457 Sq. Ft.) within the Mall Building)
6. Off-Street Parking:
 - A. Drive in Bank = 353 Sp. Ft. requiring 2 AS (1500 Sq. Ft.)
 - B. Retail Area (including Mall) = 521,110 Sp. Ft. requiring 4600 AS (160000)
 - C. Total Area of "Fun 'n' Games" = 1457 Sp. Ft. requiring 5 AS (10000)
 - D. Total Spaces required = 4613
 - E. Existing Spaces = 4513 (by physical count)
7. Petitioner is requesting a special exception to permit an amusement park (Game Room) within the confines of the Mall Building pursuant to Sections 10.3.1, 20.3.1, 236.4 of the Balto. Co. Zoning Regulations.
 - a. Game Room will consist of 17 Pinball machines, 3 Football games, 9 Electronic TV Games.
 - b. Hours of operation will coincide with those of the Shopping Center Mall



INTERSTATE ROUTE 70 N

Plot 2
Security Square
Shopping Center
79-05-142

HOCHSCHILD-KOHN
DEPARTMENT STORE

EXIST
Road



Existing Zone "ML"
Regional Shopping Center

J.C. PENNEY
UNDER CENTER

- LEGEND
- LS Light Standard
 - SCMH Storm Drain Manhole
 - SD Storm Drain Inlet
 - SMH Sanitary Manhole
 - CC Sanitary Cleanout
 - WV Water Valve
 - RD Fire Hydrant

