

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

Knows PERRY HALL CENTER, 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 the Zoning Commission of Baltimore County for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commission and/or Deputy Zoning Commissioner should approve use of the Hall Center in Perry Hall Shopping Center, Belair and Enoch Road, Baltimore County, Maryland, located in the B.L. Zone-Business Local, for civic affairs, social affairs, and recreational affairs, like private meetings, parties, receptions and the like, sometimes with, and sometimes without, food service (restaurant type operation), where there is no intent to use the said Hall Center as a commercial recreation enterprise, like a dance hall, skating rink or other similar type business.

See attached description
 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 Theatre and community building and other structural and land uses devoted to civic, social, recreational and educational activities, within shopping center premises.
 The undersigned certifies that the above is a true and correct copy of the petition as filed with the Zoning Commission of Baltimore County.

PERRY HALL CENTER, INC.
 BY: *[Signature]* President-Legal Owner
 Contract purchaser
 Address: C/o Eugene P. Smith
 1900 Maryland National Bank Building
 Baltimore, Maryland 21202
 Eugene P. Smith, Petitioner's Attorney
 1900 Maryland National Bank Building
 Baltimore, Maryland 21202

ORDERED: By the Zoning Commissioner of Baltimore County, this 9th 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 the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 26th day of January, 1977, at 7:00 o'clock p.m.

Zoning Commissioner of Baltimore County

(over)

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Knows PERRY HALL CENTER, 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 for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commission and/or Deputy Zoning Commissioner should approve use of the Hall Center in Perry Hall Shopping Center, Belair and Enoch Road, Baltimore County, Maryland, located in the B.L. Zone-Business Local, for civic affairs, social affairs, and recreational affairs, like private meetings, parties, receptions and the like, sometimes with, and sometimes without, food service (restaurant type operation), where there is no intent to use the said Hall Center as a commercial recreation enterprise, like a dance hall, skating rink or other similar type business.

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.

PERRY HALL CENTER, INC.
 BY: *[Signature]* Legal Owner
 Contract Purchaser
 Address: C/o Eugene P. Smith
 1900 Maryland National Bank Building
 Baltimore, Maryland 21202
 Eugene P. Smith, Petitioner's Attorney
 1900 Maryland National Bank Building
 Baltimore, Maryland 21202

ORDERED: By the Zoning Commissioner of Baltimore County, this 9th 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 the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 26th day of January, 1977, at 7:00 o'clock p.m.

Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR SPECIAL EXCEPTIONS : BEFORE THE
 AND SPECIAL HEARING : ZONING COMMISSIONER
 SW corner of Enoch Road and : OF
 Yvonne Avenue - 11th Election District : BALTIMORE COUNTY
 Perry Hall Center, Inc. - Petitioner
 NO. 77-131-KSPH (Rem. No. 88)

This matter comes before the Zoning Commissioner upon the Petition for a Special Exception for a theatre, community building, and other structural and land uses devoted to civic, social, recreational and educational activities, and a Special Hearing to approve the use of the hall center in the Perry Hall Shopping Center, Belair and Enoch Roads, located in a B.L. Zone, for civic, social, and recreational affairs like private meetings, parties, receptions and the like sometimes with and sometimes without food service (restaurant type operation), where there is no intent to use said hall center as a commercial recreational enterprise like a dance hall, skating rink or other similar type business. The subject property is located on the southwest corner of Enoch Road and Yvonne Avenue, in the Eleventh Election District of Baltimore County.

Testimony indicated that, for the purpose of this hearing, the property is divided into three parcels. Parcel "A" contains 4.986 acres and, as petitioned for in the Special Hearing, would be used as a hall center. Parcel "B" contains 1.167 acres and, as petitioned for in the Special Exception, would be used as a tennis barn for six tennis courts, as shown on the plat attached hereto. Parcel "C" contains 0.674 acres and the Petitioner intends to construct a 500 seat theatre thereon.

Without reviewing the evidence in detail, but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations have been met and the Special Exceptions should be granted. As far as the

DATE: April 6, 1977
 BY: *[Signature]* Legal Owner

request for the interpretation, as petitioned for in the Special Hearing, in the judgment of the Zoning Commissioner, said use amounts to a catering establishment and, as per a long term interpretation of the Zoning Commissioner, said burden not having been met by the Petitioner, the Zoning Commissioner must interpret that the use is a catering establishment and not permitted in a B.L. Zone, either as a matter of right or by Special Hearing. Said use is permitted as a matter of right in a B.M. Zone, under the provision of Commercial Recreational Enterprise.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 5th day of April, 1977, that the Special Exceptions for theatre and community building and other structural and land uses devoted to civic, social, recreational, and educational activities (tennis barn) should be and the same are hereby 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.

It is further ORDERED that the Special Hearing be and the same is hereby DENIED.

[Signature]
 Zoning Commissioner of Baltimore County

DATE: April 6, 1977
 BY: *[Signature]* Legal Owner

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
 SW/C of Enoch Rd. & Yvonne Ave., : OF BALTIMORE COUNTY
 11th District : Case No. 77-131-KSPH
 PERRY HALL CENTER, INC., Petitioner

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enclose 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 January, 1977, a copy of the aforesaid Order was mailed to Eugene P. Smith, Esquire, 1900 Maryland National Bank Building, Baltimore, Maryland 21202, Attorney for Petitioner.

John W. Hession, III

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

Description to Accompany Zoning Petition for Special Exception August 4, 1976
 for Hall Center for Civic, Social, Recreational and Education Activities, with Restaurant Kitchen and Dining Facilities and Accommodations with Parking Facilities for same
 in an Existing B.L.-CCC Zone, within shopping center premises
 Parcel "A"
 Containing 4.986 Acres, more or less.

Beginning for the same at the end of a line drawn South 41° 46' 42" West 59.13 feet from the center line intersection of Enoch Road, 70 feet wide and Yvonne Avenue, 50 feet wide; thence from said place of beginning running the twenty following lines viz: (1) South 0° 47' 24" East 231.5 feet, (2) South 89° 12' 36" West 5 feet, (3) South 0° 47' 24" East, binding for a part or the face of a proposed Community Building, 232 feet to a corner of said building, (4) South 89° 12' 36" West, binding on the face of said proposed building, 414 feet to a corner of said building (5) North 0° 47' 24" West, binding on a part of the face of said building, 12 feet, (6) South 89° 12' 36" West 109 feet, (7) North 0° 47' 24" West 18 feet, (8) South 89° 12' 36" West 25.5 feet, (9) North 0° 47' 24" West 138 feet, (10) North 89° 12' 36" East 122.5 feet, (11) North 0° 47' 24" West 67 feet, (12) North 89° 12' 36" West, binding 12 feet to a corner of the proposed Theatre, thence binding on the face of said Theatre the three following lines viz: (13) North 0° 47' 24" West 55 feet, (14) North 89° 12' 36" East 30 feet, and (15) North 0° 47' 24" West 63 feet, on the partition wall between the proposed Theatre and proposed Retail Stores thence binding for a part on the centerline of said partition wall (16) North 89° 12' 36" East 87 feet, (17) North 0° 47' 24" West 204.3 feet, (18) North 89° 45' 55" West 137.4 feet, (19) North 20° 14' 05" East 18 feet and (20) South 69° 45' 55" East 446 feet to the place of beginning. Containing 4.986 acres of land, more or less.

Gains and excepting therefrom Parcels "B" and "C" as shown on the Plat to accompany said Petition.

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

Description to Accompany Zoning Petition for Special Exception August 4, 1976
 for Community Building for Recreational Activities (Tennis Courts) with Parking Facilities for same in an Existing B.L.-CCC Zone, within shopping center premises
 Parcel "B"
 Containing 1.167 Acres, more or less.

Beginning for the same at the end of the third or South 0° 47' 24" East 232 foot line of Parcel "A" as shown on the Plat to accompany said Petition; said place of beginning being at the corner of the face of wall of the proposed Community Building; thence from said place of beginning running the twelve following lines viz: (1) South 89° 12' 36" West 314 feet to a point in the centerline of the partition wall between the Tennis Courts and Hall-Center of said building, thence binding on the centerline of said partition wall (2) North 0° 47' 24" West 120 feet to a corner of said building, thence binding on the face of said building the two following lines viz: (3) North 89° 12' 36" East 97 feet and (4) North 0° 47' 24" West 40 feet to a corner of said proposed building, thence binding on a part of the face of said building (5) North 89° 12' 36" East 27 feet, (6) North 0° 47' 24" West 78 feet, (7) North 89° 12' 36" East 153 feet, (8) South 0° 47' 24" East 18 feet, (9) South 89° 12' 36" West 60 feet, (10) South 0° 47' 24" East, binding for a part on the face of said proposed building, 100 feet to a corner of said building, thence binding on the face of said building (11) North 89° 12' 36" East 97 feet to a corner of said building and to intersect the aforesaid third line of Parcel "A", thence binding on a part of said third line and binding on the face of said proposed building (12) South 0° 47' 24" East 120 feet to the place of beginning. Containing 1.167 acres of land, more or less.

MICROFILMED



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

Description to Accompany Zoning Petition for Special Exception August 4, 1976
 for Theatre with Parking Facilities for same in an Existing B.L.-CCC Zone, within shopping center premises
 Parcel "C"
 Containing 0.674 acres of land, more or less.

Beginning for the same at a corner of the proposed Theatre, said point being at the end of the twelfth or North 89° 12' 36" East 12 foot line of Parcel "A" as shown on the Plat to accompany said Petition; thence from said place of beginning running the twelve following lines viz: binding on the face of said proposed Theatre the three following lines viz: (1) North 0° 47' 24" West 55 feet, (2) North 89° 12' 36" East 38 feet and (3) North 0° 47' 24" West 63 feet to the center line of a partition wall between said Theatre and the proposed Retail Stores, thence binding for a part on said center line of proposed partition wall, (4) North 89° 12' 36" East 87 feet, (5) North 0° 47' 24" West 141 feet, (6) North 89° 12' 36" East 93.5 feet, (7) South 0° 47' 24" East 78 feet, (8) South 89° 12' 36" West 4.5 feet, (9) South 0° 47' 24" East 138 feet, (10) South 89° 12' 36" West 130 feet to the face of the proposed Theatre wall, thence binding on a part of the face of said wall (11) South 0° 47' 24" East 45 feet to a corner of said Theatre, thence binding on the face of said Theatre wall (12) South 89° 12' 36" West 80 feet to the place of beginning. Containing 0.674 acres of land, more or less.

MICROFILMED



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiMenna, Zoning Commissioner Date: January 7, 1977

FROM: Norman L. Gerber, Acting Director of Planning

SUBJECT: Petition #77-131-SPH. Petition for Special Exception for Theatre and Community Building
Petition for Special Hearing to approve use of Hall-Center for civic affairs, social affairs and recreational affairs.
Southwest corner of Ebenezer Road and Yvonne Avenue.
Petitioner - Perry Hall Center, Inc.

11th District

HEARING: Wednesday, January 26, 1977 (7:00 P.M.)

This office is not opposed to the proposed use here; however, if the petitioner's request is granted the order should ensure that there be no access permitted to Yvonne Avenue. Additionally, it is suggested that landscaping be required along the Yvonne Avenue side of the property.

Norman L. Gerber
Norman L. Gerber
Acting Director of Planning

NEG:JGH/rw

Eugene P. Smith, Esq.
Re: Item 88
December 22, 1976
Page 2

community building, including tennis courts and a "hall-center" on this site. Included within this request is a Special Hearing to determine whether the proposed "hall-center" should be included within the context of a "community building... or other structural or land use devoted to civic, social, recreational and educational activities..." as provided for in Section 230.13 of the Zoning Regulations, or should be considered a catering hall, such as Edgewood or North Point Gardens which, by interpretation of the Zoning Commissioner, would be permitted only in a B.W. or B.R. zone.

As shown on the submitted site plan, an entrance to the proposed parking area and a maintenance drive to the proposed tennis barn are planned along Yvonne Avenue. It is the opinion of this Committee, as reflected in the comments of the Project and Development Planning office, that should this request be granted, and in order to maintain Yvonne Avenue as a "residential" street, these driveways should be eliminated and access to the site be restricted to Ebenezer Road.

Particular attention should be afforded to the comments of the Department of Permits and Licenses and the Bureau of Engineering, while revised plans reflecting the aforementioned comments, as well as the remaining comments of the Project and Development Planning office must be submitted prior to the scheduled hearing date.

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,

Nicholas B. Conodari
NICHOLAS B. CONODARI
Acting Chairman, Zoning
Plans Advisory Committee

NBC:JD
Enclosure
cc: George William Stephens, Jr.
and Associates, Inc., P.O. Box 6828
Towson, Md. 21204



THORNTON M. MOURING, P.E.
DIRECTOR

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

December 6, 1976

Re: Item 88 (1976-1977)
Property Owner: Perry Hall Center, Inc.
S/W cor. Ebenezer Rd. & Yvonne Ave.
Existing Zoning: RU - C2C
Proposed Zoning: Special Exception for a theater and a community building in a shopping center
Acre: 4.000 District: 11th

Dear Mr. DiMenna:

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:

This site comprises a portion of the Plat of Section "B", Joppa Vale (recorded G.L.D. 20, Folio 124), as does the area subsequently developed as "Silvergate Townhouses" (recorded E.H.K., Jr. 37, Folio 43), and part of the existing Perry Hall Shopping Center. Development of this property will be subject to Baltimore County Subdivision regulations and requirements. It is the responsibility of the Petitioner to ascertain and clarify all rights-of-way within this property and to initiate such action as may be required to abandon, release, relocate, modify, etc. such easements and rights-of-way as may exist.

Highways:

Ebenezer Road and Yvonne Avenue are existing County roads, improved as 42-foot and 30-foot closed section roadways on 70-foot and 50-foot rights-of-way, respectively. Further highway improvements are not required at this time.

Proposed entrances along Ebenezer Road are subject to approval by the Department of Traffic Engineering and shall be constructed in accordance with Baltimore County Standards.

The construction of concrete sidewalks, which are required on both public roads adjacent to this site, curb and gutter, entrances, apron, etc. will be the full responsibility of the Petitioner.

PETITION AND SITE PLAN

EVALUATION COMMENTS

Eugene P. Smith, Esq.
1900 Maryland National Bank Bldg.
Baltimore, Md. 21202

Item 88

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 8th day of November 1976.

S. Eric DiMenna
S. Eric DiMenna
Zoning Commissioner

Petitioner: Perry Hall Center, Inc.

Petitioner's Attorney: Eugene P. Smith
c/o George Wm. Stephens, Jr.
c/o "A. B. Smith & Co. Inc."
P.O. Box 6828
Towson, Md. 21204

Reviewed by: *Nicholas B. Conodari*
Nicholas B. Conodari,
Planning & Zoning
Associate III

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 22, 1976

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

Nicholas B.
Conodari
Acting Chairman

MEMBERS

BUREAU OF
ENGINEERING

DEPARTMENT OF
TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF
FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL
DEVELOPMENT

Eugene P. Smith, Esq.
1900 Maryland National Bank Building
Baltimore, Maryland 21202

RE: Special Exception Petition

Item 88

Perry Hall Center, Inc. - Petitioner

Dear Mr. Smith:

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.

This currently vacant tract of land, approximately 4.5 acres in size and zoned B.L., is located on the southwest corner of Ebenezer Road and Yvonne Avenue in the 11th Election District. Adjacent properties surrounding this site are improved with the Perry Hall Shopping Center to the west, the Silvergate Townhouses immediately to the south, individual dwellings to the east along Yvonne Avenue, and the Perry Hall Elementary and Junior High School to the north across Ebenezer Road.

This site, in its present state, is at an elevation higher than the dwellings along Yvonne Avenue and thereby affords a natural screening or buffer from the existing shopping center.

This Special Exception request is necessitated by your client's proposal to construct a theatre and

Item 88 (1976-1977)
Property Owner: Perry Hall Center, Inc.
Page 2
December 6, 1976

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution, robins, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any 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.

Water and Sanitary Sewers:

Public water supply and sanitary sewerage are available to serve this site.

Very truly yours,

Edgeworth M. Dwyer
EDGEWORTH M. DWYER, P.E.
Chief, Bureau of Engineering

ENP:RAM/PWR:88

cc: R. Morton (Perry Hall Center, Inc.)

10-14 Key Sheet
36 x 37 1/2 x 27 Pos. Sheets
NE 1/4 x 10 1/2 Type
72 Tax Map



November 17, 1976

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

Re: Item #8 - ZAC - November 9, 1976
Property Owner: Perry Hall Center, Inc.
Location: S/W/C Ebenezzer Road & Yvonne Ave.
Existing Zoning: R.L.-C.C.C.
Proposed Zoning: Special Exception for a theater and a community building in a shopping center

Acres: 4.986
District: 11th

Dear Mr. DiNenna:

The major increase in trip generation is anticipated by the requested special exception for a theater and a community building.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MS:mc

November 16, 1976

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204
Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Nov. 9, 1976
Item: 88
Property Owner: Perry Hall Center, Inc.
Location: SW/C Ebenezzer Rd. & Yvonne Ave. (Rte. 1)
Existing Zoning: R.L.-C.C.C.
Proposed Zoning: Special Exception for a theater and a community building in a shopping center.

Acres: 4.986
District: 11th

Dear Mr. DiNenna:

The proposed addition to the Perry Hall Center will increase the traffic generation by more than 50%. Belair Road is heavily traveled. The congestion is particularly severe at Joppa and Ebenezzer Rd. The 1975 average daily traffic count in this area is 34,000 vehicles. The additional traffic generation will compound the traffic problems in the area.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits
John E. Meyers
John E. Meyers

CL:JEN:dj

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

DONALD J. ROOF, 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 #88, Zoning Advisory Committee Meeting, November 9, 1976, are as follows:

Property Owner: Perry Hall Center, Inc.
Location: SW/C Ebenezzer Rd. & Yvonne Avenue
Existing Zoning: R.L.-C.C.C.
Proposed Zoning: Special Exception for a theater and a community building in a shopping center.
Acres: 4.986
District: 11th

Metropolitan water and sewer are available.

If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval, prior to construction.

Very truly yours,

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

TED:BNW:RG

OCI: Mr. L. A. Schuppert

TOWSON, MARYLAND 21204

Date: November 10th, 1976

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

Z.A.C. Meeting of: November 9, 1976

Re: Item 88
Property Owner: Perry Hall Center, Inc.
Location: SW/C Ebenezzer Rd. & Yvonne Ave.
Present Zoning: R.L.-C.C.C.
Proposed Zoning: Special Exception for a theater and a community building in a shopping center.

District: 11th
No. Acres: 4.986

Dear Mr. DiNenna:

This has no bearing on the student population.

Very truly yours,

Nick Petrovich
Nick Petrovich
Field Representative

BNP/sj

December 20, 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 #88, Zoning Advisory Committee Meeting, November 9, 1976, are as follows:

Property Owner: Perry Hall Center, Inc.
Location: SW/C Ebenezzer Road and Yvonne Avenue
Existing Zoning: R.L.-C.C.C.
Proposed Zoning: Special Exception for a theater and a community building in a shopping center
Acres: 4.986
District: 11th

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.

There should not be any driveways along Yvonne Avenue. All loading areas must be shown on the site plan. The seven (7) parking spaces along the side of the bowling lanes building should be eliminated to allow a smoother flow of traffic. All parking spaces should be a minimum of 9 feet in width.

Very truly yours,

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

Paul H. Beische
Chief

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

Attention: Nicholas B. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Perry Hall Center, Inc.

Location: SW/C Ebenezzer Rd. & Yvonne Ave.

Item No. 88

Zoning Agenda 11/9/76

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.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. On site and along improved road.
- () 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 "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: *At J. Kelly*
Planning Group
Special Inspection Division

Noted and Approved: *James M. Gagnett*
Detention Chief
Fire Prevention Bureau

JOHN DEVERLYN
DIRECTOR

November 1, 1976

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

Dear Mr. DiNenna:

Comments on Item #88 Zoning Advisory Committee Meeting, November 9, 1976 are as follows:

Property Owner: Perry Hall Center, Inc.
Location: S/W/C Ebenezzer Road & Yvonne Ave.
Existing Zoning: R.L.-C.C.C.
Proposed Zoning: Special Exception for a theater and a community building in a shopping center.

Acres: 4.986
District: 11th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.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. Contact 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 See attached letter

Very truly yours,

Charles E. Burnham
Charles E. Burnham
Plans Review Chief
CER:rrj

Comments on Item #88 Zoning Advisory Committee Meeting, November 9, 1976

Property Owner: Perry Hall Center, Inc.
Location: S/W/C Ebenezzer Road & Yvonne Ave.
Existing Zoning: R.L.-C.C.C.
Proposed Zoning: Special Exception for a theater and a community building in a shopping center

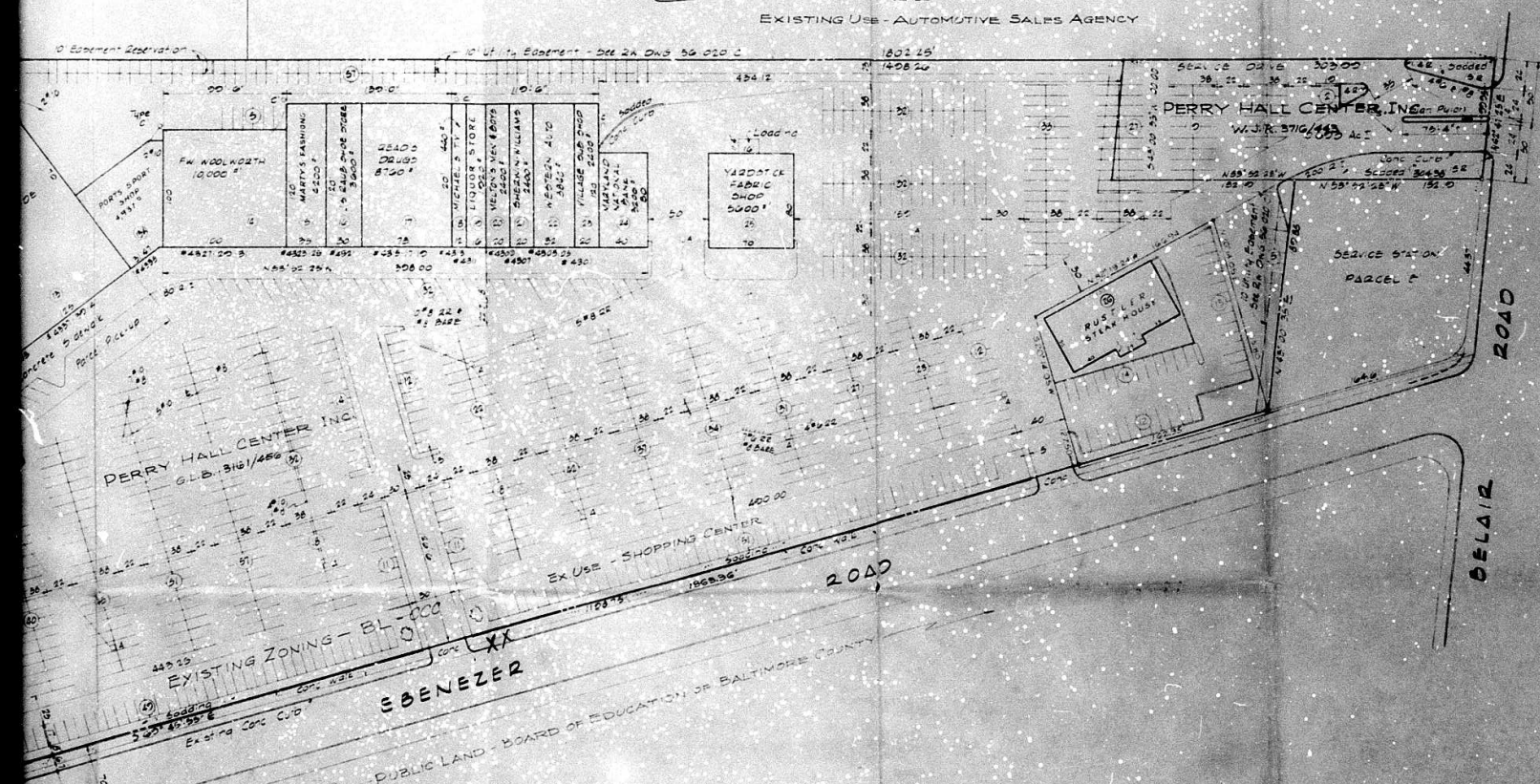
While it is possible to build the proposed structures, the applicant should be made aware that the height and area requirements of the Building Code may dictate a minimum of "13" construction. There are no indications of the size of space between Parcel "C" and the property lines. As the buildings shown will require rear exits and since existing cannot occur over property lines, a sufficient space between the building's and property line shall be left to meet the Building Code requirements.

The applicant should be aware of the other Code requirements such as sprinklers, fire separations, etc., which will be required for buildings of the size and uses.

rrj/

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

PERRY HALL LIMITED PARTNERSHIP
OTS 5225/617
EXISTING ZONING - B.M.
EXISTING USE - AUTOMOTIVE SALES AGENCY



PARKING TABULATION

RETAIL STORES

BUILDING	FLOOR AREA (SQ. FT.)
2-A	1050
3	1820
4-A	1050
5	1450
6	1100
2-B	2520
11	1050
12	1050
13	1150
13-A	4937
14	10360
15	4233
16	3600
17	8750
18	1420
19	1920
20	3400
21	2400
22	3840
23	5800

TOTAL FLOOR AREA 51,757 SQ. FT.
PARKING REQUIRED @ 1 SPACE PER 200 SQ. FT. = 409 SPACES

BANKS OR OFFICES

BUILDING	FLOOR AREA (SQ. FT.)
1	2520
2	1050
21-A	2520
24	3200

TOTAL FLOOR AREA 9640 SQ. FT.
PARKING REQUIRED @ 1 SPACE PER 200 SQ. FT. = 33 SPACES

RESTAURANTS

4	1470
23	2400
25	5165

TOTAL FLOOR AREA 9036 SQ. FT.
PARKING REQUIRED @ 1 SPACE PER 50 SQ. FT. = 182 SPACES

BOWLING ALLEY

3-PARKING REQUIRED @ 3 SPACES PER LANE (24 LANE) = 144 SPACES

PROPOSED BUILDINGS AND STRUCTURES

THEATRE (1500 SEATS)
PARKING REQUIRED @ 1 SPACE PER SEAT = 150 SPACES

COMMUNITY BUILDING
RECREATIONAL ACTIVITY
TENNIS COURTS (10)
PARKING REQUIRED @ 3 SPACES PER COURT = 30 SPACES

PERRY HALL CENTER FOR CIVIL, SOCIAL, RECREATIONAL AND EDUCATIONAL ACTIVITIES (15,000 SQ. FT.)
PARKING REQUIRED @ 1 SPACE PER 100 SQ. FT. = 150 SPACES

RETAIL STORES (5000 SQ. FT.)
PARKING REQUIRED @ 1 SPACE PER 200 SQ. FT. = 25 SPACES

TOTAL PARKING REQUIRED = 1199 SPACES
TOTAL PARKING PROPOSED = 1625 SPACES

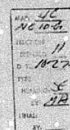
NOTE: PARKING SPACES TO BE 8 1/2' x 16'

PLAT TO ACCOMPANY ZONING PETITION
FOR
SPECIAL EXCEPTION IN AN EXISTING BL-CCC ZONE
FOR
THEATRE AND COMMUNITY BUILDING AND
STRUCTURAL AND LAND USES DEVOTED
TO CIVIC, SOCIAL, RECREATIONAL AND EDUCATIONAL
ACTIVITIES

AT
PERRY HALL CENTER, INC.
EBENEZER RD. AND BELAIR RD.

BALTIMORE CO., MD.
SCALE: 1" = 50'

ELECTION DIST. # 11
AUGUST 4, 1976



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON & MARYLAND



EXETER REALTY CO.
G.L.B. 5013/277

EXISTING ZONING - R.A.E.-1
EX. USE - VACANT

"SILVERGATE TOWNHOUSES"
B.L.K. 37/43

EXISTING ZONING - DR16
EX. USE - RESIDENTIAL

VALE DRIVE

YVONNE AVENUE

EXISTING ZONING - DR55
EX. USE - RESIDENTIAL

PROPOSED COMMUNITY BUILDING
TENNIS COURTS
PARCEL B
1,167 AC±

PARCEL A
4906 AC±

PROPOSED THEATRE
800 SEAT

PARCEL C
0.674 AC±

PROPOSED RETAIL STORE
4000 SF

EXISTING ZONING - BL
EX. USE - VACANT

PERRY HALL CENTER
G.L.B. 3161/486

RETAIL STORE

BUILDING	FLOOR AREA
2-A	1200
3	1300
4-A	1300
7	1400
8	1120
10	2820
11	1050
12	1050
13	1400
13-A	4937
14	10000
15	4200
16	3600
17	8700
18	1400
19	1920
20	2400
21	2400
22	3840
24	5600

NOTES:

1. SCREENING SHALL BE DENSE ARBORVITAE WITH MINIMUM HEIGHT OF 6 FEET.
2. LIGHTING SHALL BE SO DIRECTED AS NOT TO DIRECT RAYS INTO RESIDENTIAL AREAS.
3. PROPOSED PAVING SHALL BE BITUMINOUS WITH CRUSHED RUN BASE, AND SHALL BE PROPERLY DRAINED.

TOTAL = 91,917 SQ. FT.
PARKING REQUIRED @ 1 SPACE PER
BANKS OR OFFICE
TOTAL = 98,400 SQ. FT.
PARKING REQUIRED @ 1 SPACE PER