

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for ~~XXXXXX Restaurant-Family Entertainment Center/Arcade/and/or any other category permitting a restaurant with amusement devices~~ an Arcade in combination with a restaurant.

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

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

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Lessee
~~XXXXXX~~
Animated Playhouses Corporation
(Type or Print Name)
Signature
By: Rolfe E. Kennard, II, Pres.
1776 East Jefferson Street
Suite 336 South
Rockville, Maryland 20852
City and State

Legal Owner(s):
Belair Road Associates, Ltd.
(Type or Print Name)
Signature
By: D.R. Frederick, Gen. Mgr.
W. C. Pinkard & Company, Inc., Agent for
(Type or Print Name) Belair Road Associates
Signature

Attorney for Petitioner:
John B. Howard
(Type or Print Name)
Signature
210 Allegheny Avenue
P.O. Box 5517
Towson, Maryland 21204
City and State
Attorney's Telephone No.:
301-823-4111
Telephone No.

1600 First National Bank Building
Address
Baltimore, Maryland 21201 752-4285
City and State
Name and telephone number of legal owner, contract purchaser or representative to be contacted
John B. Howard
Name
301-823-4111
Telephone No.

BY ORDERED BY The Zoning Commissioner of Baltimore County, this 13th day of May 1982, 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 17th day of June 1982, at 11:00 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS PETITIONER'S EXHIBIT 2

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 8, 1982

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

John B. Howard, Esquire
210 Allegheny Avenue
P.O. Box 5517
Towson, Maryland 21204

RE: Item No. 146
Petitioner - Belair Road Associates, Inc.
Special Exception Petition

Dear Mr. Howard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following 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 suitability of the requested zoning.

The subject property is currently utilized as a combination restaurant/entertainment center with amusement machines that was granted a special hearing (Case No. 82-208-SPE) to operate within the existing B.M. zoning classification. Subsequent to this, Bill No. 29-82 was passed which allowed a restaurant to have more than four amusement machines if a special exception is requested and obtained. In view of this, this hearing is now being requested.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

ENCLOSURE
cc: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Md. 21204



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. DISTEL, P.E.
DIRECTOR

March 23, 1982

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #146 (1981-1982)
Property Owner: Belair Road Associates, Inc.
N/W Belair Road 666' N/E from centerline of
Lincoln Avenue
Acres: 1.73 District: 14th

Dear Mr. Hammond:

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 exist and are not directly involved in connection with this Petition.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item 146 (1981-1982).

Very truly yours,

Robert A. Morton, P.E.
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:rs

M-SW & N-SE Key Sheets
28 & 29 NE 20 & 21 Pcs. Sheets
P1 7 & 8 E & F Topo
81 Tax Map



Lowell K. Bridwell
Secretary
M. S. Callender
Administrator

February 17, 1982

Mr. William Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 2-16-82
ITEM: #146
Property Owner: Belair Road Associates, Ltd.
Location: NW/4 Belair Road Route 1-N, 666' N/E from centerline of Lincoln Avenue
Existing Zoning: B.M.-CNS
Proposed Zoning: Special Exception for Theme-Restaurant-Family Entertainment Center/Arcade/and/or any other category permitting a restaurant with amusement devices.
Acres: 1.73
District: 14th

Dear Mr. Hammond:

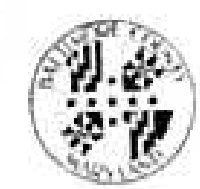
On review of the site plan of January 26, 1982 and field inspection, the State Highway Administration finds the plan acceptable.

Very truly yours,
Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Jimbley



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

March 1, 1982

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #146, Zoning Advisory Committee Meeting, February 16, 1982, are as follows:

Property Owner: Belair Road Associates, Ltd.
Location: NW/4 Belair Road 666' N/E from centerline of Lincoln Avenue
Acres: 1.73
District: 14th

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 petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

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

JLW:sh



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

April 8, 1982

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: ZAC Meeting of February 16, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for items numbers 143 to 147.

Sincerely,

Michael S. Flanagan
Michael S. Flanagan
Engineering Associate II

MSF/r1j

146 Belair Rd Assoc



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

February 22, 1982

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item 146, Zoning Advisory Committee Meeting of February 16, 1982, are as follows:

Property Owner: Belair Road Associates, Ltd.
Location: NW/4 Belair Road 666' N/E from centerline of Lincoln Avenue
Existing Zoning: B.M.-CNS
Proposed Zoning: Special Exception for Theme-Restaurant-Family Entertainment Center/Arcade/and/or any other category permitting a restaurant with amusement devices.

Acres: 1.73
District: 14th

Metropolitan water and sewer exist.

Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, Baltimore County Department of Health, for review and approval.

Very truly yours,

Ian J. Forrest
Ian J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF:ru

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 707 North Calvert St., Baltimore, Maryland 21203-0717

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 1st day of July, 1982, that the herein Petition for Special Exception for an arcade in combination with a restaurant, in accordance with the site plan prepared by Gerhold, Cross & Etzel, revised May 13, 1982, and marked Petitioner's Exhibit 1, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. There shall be a maximum of 60 amusement devices located primarily in a specific game area. No more than 17% of the gross floor area shall be used for games, rides, and amusement devices.
2. The hours of operation shall not extend beyond midnight.
3. Uniformed security guards shall be provided from 3:00 p.m. until closing on Thursday, Friday, and Saturday and at other such times as the volume of business is comparable and/or security is needed to maintain a wholesome family atmosphere.
4. No customer under the age of 18 shall be permitted in the restaurant/arcade unless accompanied by an adult.
5. Compliance with the comments submitted by the Health Department, dated February 22, 1982.
6. An arcade shall not be the sole or primary use of this special exception.
7. Approval of the aforementioned site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.

John M. Hession, III
Deputy Zoning Commissioner of
Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
448' NW of Belair Rd., 666'
NE of centerline of Lincoln Ave.,
14th District : OF BALTIMORE COUNTY

BELAIR ROAD ASSOCIATES, LTD., : Case No. 82-276-X
Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

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.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 27th day of May, 1982, a copy of the foregoing Order was mailed to John B. Howard, Esquire, 210 Allegheny Avenue, P. O. Box 5517, Towson, Maryland 21204, Attorney for Petitioner; and Rolfe E. Kennard, II, President, Animated Playhouses Corp., 1776 E. Jefferson Street, Suite 336 South, Rockville, Maryland 20852, Lessee.

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

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

April 8, 1982

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Belair Road Associates, Ltd.

Location: NW/5 Belair Road 666' N/E from centerline of Lincoln Avenue
Item No.: 146 Zoning Agenda: Meeting of February 16, 1982

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 _____ 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 operation.
- (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", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *George M. McConnett* Noted and Approved: *George M. McConnett*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/mb/cm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
Office of Planning and Zoning

Date: June 9, 1982

SUBJECT: Zoning Petition No. 82-276-X
Belair Road Associates, Ltd.

This office has reviewed the subject petition and offers no comment.

Norman E. Gerber per J. Maxwell
Norman E. Gerber
Director of Planning and Zoning

NEG:jghalc

cc: Arlene January
Shirley Hess

PETITIONER'S
EXHIBIT 2

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari
FROM: Charles E. (Ted) Burnham
SUBJECT: Zoning Advisory Committee
Meeting of February 16, 1982

Date: March 2, 1982

ITEM NO. 143 See Comments
ITEM NO. 144 Standard Comments
ITEM NO. 145 Standard Comments
ITEM NO. 146 Same Comment as Item No. 143
ITEM NO. 147 See Comment
ITEM NO. 22 See Comment - Revised

Charles E. Burnham
Charles E. (Ted) Burnham
Plans Review Chief

CEB:rtj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
Office of Planning and Zoning

Date: June 9, 1982

SUBJECT: Zoning Petition No. 82-276-X
Belair Road Associates, Ltd.

This office has reviewed the subject petition and offers no comment.

Norman E. Gerber per J. Maxwell
Norman E. Gerber
Director of Planning and Zoning

NEG:jghalc

cc: Arlene January
Shirley Hess

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: February 22, 1982

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: February 16, 1982

RE: Item No: 143, 144, 145, 146, 147
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Mr. Nick Petrovich
Mr. Nick Petrovich, Assistant
Department of Planning

MNP/bp

LAW OFFICES

COOF. HOWARD, DOWNES & TRACY

210 ALLEGHENY AVENUE
P.O. BOX 5517

TOWSON, MARYLAND 21204

June 23, 1982

JAMES L. DOWNES
(1908-1979)
833-4111
AREA CODE 301

Mrs. Jean M. H. Jung
Deputy Zoning Commissioner
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Exception No. 82-276-X
Belair Road Associates

Dear Mrs. Jung:

In accordance with your request at the hearing on the above referenced Petition for Special Exception, please allow this letter to confirm in writing the amendment of the Petition to reflect the fact that the present lessee for the premises is AC Associates, a Maryland general partnership consisting of Messrs. Tyler Abell and Anthony G. Chase. Animated Playhouses Corporation, the previous lessee, will continue to manage the restaurant at the Putty Hill site for the partnership.

Very truly yours,

John B. Howard
John B. Howard

JBH:ksl



**PETITIONER'S
EXHIBIT** 3

Other Offices: Baltimore / 4 Prettyboy Garth, Parkton, Md. 21120 301/343-0950 • Columbia / 8911 Blade Green Lane, Columbia, Md. 21045 301/591-4613

Another factor which determines the amount of traffic generated by a restaurant is the amount of time that patrons stay. Because amusement rides are provided at River-town the length of time which patrons will stay is increased. The Institute of Transportation Engineers (ITE) has compiled trip generation data for "quality" restaurants and for "high turnover, sit-down" restaurants. The high turnover restaurants are categorized as "Howard Johnson's,

Sambo's and others;" i.e., restaurants which could normally be expected to locate in a shopping center. The ITE has calculated that during the peak restaurant usage, a high turnover restaurant will generate more than twice the number of trips generated by a low turnover facility. Based on the above I find that Rivertown will generate substantially fewer trips than would a facility without arcade equipment occupying the same structure. A restaurant without arcade machines is, of course, a permitted use on the subject site.

CONCLUSIONS

Based on the above analysis, Rivertown Family Restaurant will generate less traffic and less parking demand than would a restaurant without arcade equipment. It is also apparent that the amount of parking currently provided is sufficient to meet the measured parking demands of all of the uses which currently occupy the Putty Hill Shopping Center.

☐ Area
☐ City
☐ Code

 1500 S. C. DOW
 1906-1979
ZONING DEPARTMENT
 By _____ 823-4412
 AREA CODE 312

HAND DELIVERED

Mrs. Jean M. H. Jung
Deputy Zoning Commissioner
111 W. Chesapeake Avenue
Towson, Maryland 21206

Re: Petition for Special Exception
Animated Playhouses Corporation
Petition No. 82-276-X
BRAIN ROAD ASSOCIATES, INC.

Dear Mrs. Jung:

At the hearing held on June 17, 1982, concerning the above referenced Petition for Special Exception, you invited interested parties to submit written comments regarding the maximum number of amusement devices permitted at the location and the extent to which uniformed security must be provided. After conferring with Mr. Kennard, I would like to submit the following suggestions on behalf of Animated Playhouses Corporation:

1. Number of Games. We request that Animated Playhouses Corporation be limited to a maximum of 60 amusement devices, as that term is defined pursuant to the Baltimore County Zoning Regulations, with the additional requirement that the amusement devices occupy no more than 17 per cent of the available floor space at this location. The management believes that the limitation of 60 amusement devices allows sufficient flexibility to interchange the types of devices which will be present in the play area and the limitation on the amount of floor space which will be used for the devices insures the County and the neighborhood that the present balance between restaurant and arcade uses will be maintained.

2. Uniformed Security. We would request that Animated be required to have uniformed security on the premises from 3 p.m. until closing on Thursday, Friday and Saturday evenings, and at such other times as the volume of business is comparable, in management's discretion. As indicated by Mr. Kennard at the hearing, the restaurant's business will be subject to seasonal

Mrs. Jean M. H. Jung
June 21, 1932
Page 2

fluctuations and there will be times when uniformed security will be an unnecessary and costly financial burden on the restaurant.

It is evident from the testimony at the special exception hearing and the previous testimony at the special hearing that Riverstone Restaurant must draw a family dining crowd to be profitable. In addition to the County's concerns regarding teenagers not accompanied by their parents or another adult, Riverstone has very real economic justification for excluding unsupervised minors. In fact, the experience of the restaurant since its opening has shown that the concept is drawing the family dining patrons and unaccompanied minors have not been a problem. Because of Riverstone's real economic interests in excluding unaccompanied minors, management discretion regarding uniformed security is appropriate and the interests of the community and the County regarding this aspect will be protected adequately.

Thank you for considering our views on these two matters and please feel free to give me a call if you have any questions or need any additional information.

Kind personal regards

Very truly yours,

John B. Howard

JRH:ksl

cc: Mr. Rolfe E. Kennard, II
Tyler Abell, Esq.
Mr. Walter R. Frank, III
Hon. Thomas L. Bromwell

John B. Howard, Esquire
210 Allegheny Avenue
P. O. Box 5517
Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Special Exception
448' NW of Belair Rd., 666' NE of centerline of Lincoln Ave.
Belair Road Associates, Ltd.
Case #82-276-X

TIME: 11:00 A.M.

DATE: Thursday, June 17, 1982

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHICKADEE AVENUE

TOLSON, MARYLAND

cc: W. C. Pinkard & Company, Inc. (Agent for Belair Road Associates, Ltd.)
1600 First National Bank Building,
Baltimore, Maryland 21201

Animated Playhouses Corporation
c/o Rolfe E. Kennard, II, Pres.
1776 E. Jefferson Street
Suite 336 South
Rockville, Maryland 20852

**ZONING COMMISSIONER
DAKOTA COUNTY**



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

John B. Howard, Esquire
210 Allegheny Avenue
P. O. Box 5517
Towson, Maryland 21204

June 11, 1982

Re: Petition for Special Exception
Begin. 448' NW of Belair Rd. 666' NE of
centerline of Lincoln Avenue
Belair Road Associates, Ltd. - Petitioner
Case #82-276-X Item #146

Dear Mr. Howard:

This is to advise you that \$84.41 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470

May 13, 1982

Zoning Description

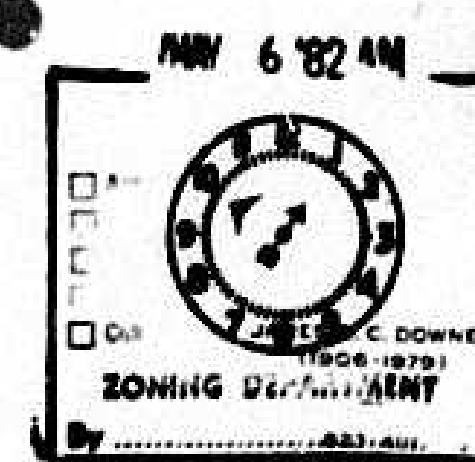
All that piece or parcel of land situate, lying and being in the Fourteenth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point on the southeast end of the common wall between the Giant Food Store and the restaurant in the Belair Road Plaza Shopping Center, said point being distant North 49 degrees 43 minutes 41 seconds West 448 feet from a point on the northwest side of Belair Road which point on Belair Road is located 666 feet measured northeasterly along the northwest side of said Belair Road from the center of Lincoln Avenue, thence running from said place of beginning and binding on said common wall, North 49 degrees 43 minutes 41 seconds West 125 feet, thence leaving said common wall and continuing to bind on the walls of the restaurant, the six following courses and distances viz: North 40 degrees 16 minutes 19 seconds East 40 feet, North 49 degrees 43 minutes 41 seconds East 10 feet, North 40 degrees 16 minutes 19 seconds East 20 feet, South 49 degrees 43 minutes 41 seconds East 35 feet, North 40 degrees 16 minutes 19 seconds East 15 feet and South 49 degrees 43 minutes 41 seconds East 100 feet to the southeast end of said wall, thence leaving said wall and running the nine following courses and distances viz: South 49 degrees 43 minutes 41 seconds East 45 feet, North 40 degrees 16 minutes 19 seconds East 50 feet, South 49 degrees 43 minutes 41 seconds East 245 feet, South 40 degrees 16 minutes 19 seconds West 262 feet, North 49 degrees 43 minutes 41 seconds West 180.17 feet, South 70 degrees 16 minutes 19 seconds West 49.65 feet, North 49 degrees 43 minutes 41 seconds West 40 feet, North 40 degrees 16 minutes 19 seconds East 180 feet and North 49 degrees 43 minutes 41 seconds West 45 feet to the place of beginning.

Containing 1.81 Acres of land more or less.



LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
210 ALLEGHENY AVENUE
P. O. BOX 5517
TOWSON, MARYLAND 21204
May 5, 1982



JAMES H. COOK
JOHN B. HOWARD
DAVID D. DOWNES
DANIEL O.C. TRACY, JR.
JOHN H. ZINK, III
JOSEPH C. WICH, JR.
HENRY B. PECK, JR.
HERBERT R. O'CONNOR, III
THOMAS L. HUDSON
FRANK A. LAFALCE, JR.
C. SAREY DEFELEY, JR.
M. KING HILL, III
LAURENS MACLURE, JR.

Mr. William E. Hammond
Zoning Commissioner of
Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Exception No. 146
Animated Playhouses Corporation

Dear Bill:

As you know, Bill No. 29-82, amending the Baltimore County Zoning Regulations regarding amusement devices, was passed by the County Council on April 8, 1982. Since the Bill was not signed by the County Executive, according to the County Code, it will become effective 45 days from the expiration of the 10 day period the County Executive has to either sign or veto a Bill. Thus, the effective date of the legislation is June 2, 1982.

Section 7 of Bill No. 29-82 states that amusement devices existing in violation of the provisions of the Bill shall cease and be terminated on or before July 1, 1982, and no non-conforming amusement device uses, except arcades authorized by special exception as of January 1, 1982, shall be allowed or permitted. On February 3, we filed a Petition for a Special Hearing on behalf of our client, Animated Playhouses Corporation, to establish that their use of the amusement devices was accessory to the permitted restaurant use. Simultaneously, a Petition for Special Exception was also filed in the anticipation that whatever Bill was finally enacted by the County Council would require our client to obtain a special exception at its Putty Hill Plaza location.

Bill No. 29-82, when effective, will require our client to obtain a special exception for an arcade in conjunction with the operation of its restaurant in a BM Zone, as anticipated. While the Deputy Zoning Commissioner ruled that our use of the amusement devices was permissible as an accessory use to the restaurant operation, Bill No. 29-82 would require that our use of the devices terminate on July 1, 1982, unless a special exception is obtained prior to that date.

Mr. William E. Hammond
May 5 1982
Page 2

When my associate, Frank Lafalce, contacted Nick Commodari regarding scheduling a hearing on our Petition for Special Exception, Nick advised Frank that it may not be possible to schedule any hearings under the new Bill until it becomes effective and that the Zoning Commissioner's docket was already full well into June.

In view of the strict requirement of Bill No. 29-82 that violating amusement devices cease on July 1, 1982, you can understand our client's concern regarding this problem. The principal reason that a Special Exception Petition was prefiled was to legitimize the client's use of the amusement devices at the earliest possible time. In addition, while proof of some additional facts may be necessary, the use of the devices at this location has been reviewed thoroughly as part of the special hearing process. It is only fair that our petition be given preference in scheduling due to our early filing.

Please give me a call at your earliest convenience so that we may discuss this matter further.

With kind personal regards.

Very truly yours,

/s/

John B. Howard

JBH:ksl

cc: Mr. James E. Dyer
Mr. Nicholas V. Commodari
Mr. James D. Lucas, Jr.
Richard H. Tanenbaum, Esq.
Mr. Edward T. Whelan

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

No. 107682

DATE 6/16/82 ACCOUNT 01-662

AMOUNT \$84.41

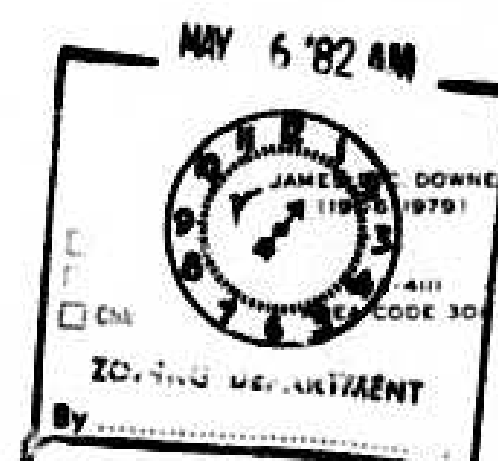
RECEIVED FROM John B. Howard, Esquire

FOR Advertising & Posting Case #82-276-X

6 052*****846110 \$100A

VALIDATION OR SIGNATURE OF CASHIER

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
210 ALLEGHENY AVENUE
P. O. BOX 5517
TOWSON, MARYLAND 21204
May 5, 1982



Mr. William E. Hammond
Zoning Commissioner of
Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Exception No. 146
Animated Playhouses Corporation

Dear Bill:

As you know, Bill No. 29-82, amending the Baltimore County Zoning Regulations regarding amusement devices, was passed by the County Council on April 8, 1982. Since the Bill was not signed by the County Executive, according to the County Code, it will become effective 45 days from the expiration of the 10 day period the County Executive has to either sign or veto a Bill. Thus, the effective date of the legislation is June 2, 1982.

Section 7 of Bill No. 29-82 states that amusement devices existing in violation of the provisions of the Bill shall cease and be terminated on or before July 1, 1982, and no non-conforming amusement device uses, except arcades authorized by special exception as of January 1, 1982, shall be allowed or permitted. On February 3, we filed a Petition for a Special Hearing on behalf of our client, Animated Playhouses Corporation, to establish that their use of the amusement devices was accessory to the permitted restaurant use. Simultaneously, a Petition for Special Exception was also filed in the anticipation that whatever Bill was finally enacted by the County Council would require our client to obtain a special exception at its Putty Hill Plaza location.

Bill No. 29-82, when effective, will require our client to obtain a special exception for an arcade in conjunction with the operation of its restaurant in a BM Zone, as anticipated. While the Deputy Zoning Commissioner ruled that our use of the amusement devices was permissible as an accessory use to the restaurant operation, Bill No. 29-82 would require that our use of the devices terminate on July 1, 1982, unless a special exception is obtained prior to that date.

Mr. William E. Hammond
May 5, 1982
Page 2

When my associate, Frank Lafalce, contacted Nick Commodari regarding scheduling a hearing on our Petition for Special Exception, Nick advised Frank that it may not be possible to schedule any hearings under the new Bill until it becomes effective and that the Zoning Commissioner's docket was already full well into June.

In view of the strict requirement of Bill No. 29-82 that violating amusement devices cease on July 1, 1982, you can understand our client's concern regarding this problem. The principal reason that a Special Exception Petition was prefiled was to legitimize the client's use of the amusement devices at the earliest possible time. In addition, while proof of some additional facts may be necessary, the use of the devices at this location has been reviewed thoroughly as part of the special hearing process. It is only fair that our petition be given preference in scheduling due to our early filing.

Please give me a call at your earliest convenience so that we may discuss this matter further.

With kind personal regards.

Very truly yours,

John B. Howard

JBH:ksl

cc: Mr. James E. Dyer
Mr. Nicholas V. Commodari
Mr. James D. Lucas, Jr.
Richard H. Tanenbaum, Esq.
Mr. Edward T. Whelan



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 1, 1982

John B. Howard, Esquire
210 Allegheny Avenue
P. O. Box 5517
Towson, Maryland 21204

RE: Petition for Special Exception
Begin. 448' NW of Belair Rd., 666' NE
of the center line of Lincoln Ave. -
14th Election District
Belair Road Associates, Ltd. - Petitioner
NO. 82-276-X (Item No. 146)

Dear Mr. Howard:

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

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: The Honorable Thomas L. Bromwell
9 Bothwell Garth
Baltimore, Maryland 21236

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

PETITION FOR SPECIAL EXCEPTION

14th Election District

ZONING: Petition for Special Exception
LOCATION: 448' Northwest of Belair Road, 666 feet Northeast of the centerline of Lincoln Avenue
DATE & TIME: Thursday, June 17, 1982 at 11:00 A. M.
PUBLIC HEARING: Room 106, 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 an arcade in combination with a restaurant

All that parcel of land in the Fourteenth District of Baltimore County

Being the property of Belair Road Associates, Ltd., as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, June 17, 1982 at 11:00 A. M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 27th day of May, 1984.
Charles M. [Signature] Publisher.

part
All that parcel of land in
the Fourteenth District of
Baltimore County.

Beginning for the same
at a point on the southeast
end of the common wall be-
tween the Giant Food
Store and the restaurant in
the Belair Road Plaza
Shopping Center, said
point being distant North
48 degrees 43 minutes 41
seconds West 447 feet from
a point on the northwest
side of Belair Road which
point on Belair Road is lo-
cated 666 feet measured
northeasterly along the
northwest side of said Be-
lair Road from the center
of Lincoln Avenue, thence
running from said place of
beginning and binding on
said common wall North
48 degrees 43 minutes 41
seconds West 120 feet
thence leaving said com-
mon wall and continuing
to bind on the walls of the
restaurant, the six fol-
lowing courses and distances:
viz. North 46 degrees 14
minutes 19 seconds East 40
feet North 48 degrees 43
minutes 41 seconds West
15 feet North 40 degrees 18
minutes 4 seconds East 20
feet North 48 degrees 43
minutes 41 seconds East 15
feet North 40 degrees 18
minutes 19 seconds East 15
feet and South 48 degrees
40 minutes 41 seconds East
100 feet to the southeast
end of said wall, thence
leaving said wall and run-
ning the same following
courses and distances viz.
South 48 degrees 40 min-
utes 41 seconds East 40
feet North 40 degrees 18
minutes 4 seconds West 50
feet South 48 degrees 40
minutes 41 seconds East
24 feet South 48 degree
40 minutes 41 seconds
West 282 feet North 48 de-
grees 41 minutes 41 se-
conds West 200 feet

Being the property of
Belair Road Associates,
Ltd., as shown on plat
plan filed with the Zoning
Department.
Hearing Date: Thurs-
day, June 17, 1962 at 11:00
A.M.
Public Hearing Room
1st County Office Build-
ing 111 W. Chesapeake
Avenue Towson,
Maryland.
BY ORDER OF
William E. Hammond
Zoning Commissioner
Of Baltimore County

This is to Certify That the annexed

was inserted in (the Times), a newspaper printed
and published in Baltimore County, once in each
of _____ successive
weeks before the _____ day of _____

19

Publisher



Petition For Special Exception

FOURTH DISTRICT

100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-1229-1230-1231-1232-1233-1234-1235-1236-1237-1238-1239-1240-1241-1242-1243-1244-1245-1246-1247-1248-1249-1250-1251-1252-1253-1254-1255-1256-1257-1258-1259-1260-1261-1262-1263-1264-1265-1266-1267-1268-1269-1270-1271-1272-1273-1274-1275-1276-1277-1278-1279-1280-1281-1282-1283-1284-1285-1286-1287-1288-1289-1290-1291-1292-1293-1294-1295-1296-1297-1298-1299-1300-1301-1302-1303-1304-1305-1306-1307-1308-1309-1310-1311-1312-1313-1314-1315-1316-1317-1318-1319-1320-1321-1322-1323-1324-1325-1326-1327-1328-1329-1330-1331-1332-1333-1334-1335-1336-1337-1338-1339-1340-1341-1342-1343-1344-1345-1346-1347-1348-1349-1350-1351-1352-1353-1354-1355-1356-1357-1358-1359-1360-1361-1362-1363-1364-1365-1366-1367-1368-1369-1370-1371-1372-1373-1374-1375-1376-1377-1378-1379-1380-1381-1382-1383-1384-1385-1386-1387-1388-1389-1390-1391-1392-1393-1394-1395-1396-1397-1398-1399-1400-1401-1402-1403-1404-1405-1406-1407-1408-1409-1410-1411-1412-1413-1414-1415-1416-1417-1418-1419-1420-1421-1422-1423-1424-1425-1426-1427-1428-1429-1430-1431-1432-1433-1434-1435-1436-1437-1438-1439-1440-1441-1442-1443-1444-1445-1446-1447-1448-1449-1450-1451-1452-1453-1454-1455-1456-1457-1458-1459-1460-1461-1462-1463-1464-1465-1466-1467-1468-1469-1470-1471-1472-1473-1474-1475-1476-1477-1478-1479-1480-1481-1482-1483-1484-1485-1486-1487-1488-1489-1490-1491-1492-1493-1494-1495-1496-1497-1498-1499-1500-1501-1502-1503-1504-1505-1506-1507-1508-1509-1510-1511-1512-1513-1514-1515-1516-1517-1518-1519-1520-1521-1522-1523-1524-1525-1526-1527-1528-1529-1530-1531-1532-1533-1534-1535-1536-1537-1538-1539-1540-1541-1542-1543-1544-1545-1546-1547-1548-1549-1550-1551-1552-1553-1554-1555-1556-1557-1558-1559-1560-1561-1562-1563-1564-1565-1566-1567-1568-1569-1570-1571-1572-1573-1574-1575-1576-1577-1578-1579-1580-1581-1582-1583-1584-1585-1586-1587-1588-1589-1590-1591-1592-1593-1594-1595-1596-1597-1598-1599-1600-1601-1602-1603-1604-1605-1606-1607-1608-1609-1610-1611-1612-1613-1614-1615-1616-1617-1618-1619-1620-1621-1622-1623-1624-1625-1626-1627-1628-1629-1630-1631-1632-1633-1634-1635-1636-1637-1638-1639-1640-1641-1642-1643-1644-1645-1646-1647-1648-1649-1650-1651-1652-1653-1654-1655-1656-1657-1658-1659-1660-1661-1662-1663-1664-1665-1666-1667-1668-1669-1670-1671-1672-1673-1674-1675-1676-1677-1678-1679-1680-1681-1682-1683-1684-1685-1686-1687-1688-1689-1690-1691-1692-1693-1694-1695-1696-1697-1698-1699-1700-1701-1702-1703-1704-1705-1706-1707-1708-1709-1710-1711-1712-1713-1714-1715-1716-1717-1718-1719-1720-1721-1722-1723-1724-1725-1726-1727-1728-1729-1730-1731-1732-1733-1734-1735-1736-1737-1738-1739-1740-1741-1742-1743-1744-1745-1746-1747-1748-1749-1750-1751-1752-1753-1754-1755-1756-1757-1758-1759-1760-1761-1762-1763-1764-1765-1766-1767-1768-1769-1770-1771-1772-1773-1774-1775-1776-1777-1778-1779-1780-1781-1782-1783-1784-1785-1786-1787-1788-1789-1790-1791-1792-1793-1794-1795-1796-1797-1798-1799-1800-1801-1802-1803-1804-1805-1806-1807-1808-1809-1810-1811-1812-1813-1814-1815-1816-1817-1818-1819-1820-1821-1822-1823-1824-1825-1826-1827-1828-1829-1830-1831-1832-1833-1834-1835-1836-1837-1838-1839-1840-1841-1842-1843-1844-1845-1846-1847-1848-1849-1850-1851-1852-1853-1854-1855-1856-1857-1858-1859-1860-1861-1862-1863-1864-1865-1866-1867-1868-1869-1870-1871-1872-1873-1874-1875-1876-1877-1878-1879-1880-1881-1882-1883-1884-1885-1886-1887-1888-1889-1890-1891-1892-1893-1894-1895-1896-1897-1898-1899-1900-1901-1902-1903-1904-1905-1906-1907-1908-1909-1910-1911-1912-1913-1914-1915-1916-1917-1918-1919-1920-1921-1922-1923-1924-1925-1926-1927-1928-1929-1930-1931-1932-1933-1934-1935-1936-1937-1938-1939-1940-1941-1942-1943-1944-1945-1946-1947-1948-1949-1950-1951-1952-1953-1954-1955-1956-1957-1958-1959-1960-1961-1962-1963-1964-1965-1966-1967-1968-1969-1970-1971-1972-1973-1974-1975-1976-1977-1978-1979-1980-1981-1982-1983-1984-1985-1986-1987-1988-1989-1990-1991-1992-1993-1994-1995-1996-1997-1998-1999-2000-2001-2002-2003-2004-2005-2006-2007-2008-2009-2010-2011-2012-2013-2014-2015-2016-2017-2018-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100-2101-2102-2103-2104-2105-2106-2107-2108-2109-2110-2111-2112-2113-2114-2115-2116-2117-2118-2119-2120-2121-2122-2123-2124-2125-2126-2127-2128-2129-2130-2131-2132-2133-2134-2135-2136-2137-2138-2139-2140-2141-2142-2143-2144-2145-2146-2147-2148-2149-2150-2151-2152-2153-2154-2155-2156-2157-2158-2159-2160-2161-2162-2163-2164-2165-2166-2167-2168-2169-2170-2171-2172-2173-2174-2175-2176-2177-2178-2179-2180-2181-2182-2183-2184-2185-2186-2187-2188-2189-2190-2191-2192-2193-2194-2195-2196-2197-2198-2199-2200-2201-2202-2203-2204-2205-2206-2207-2208-2209-2210-2211-2212-2213-2214-2215-2216-2217-2218-2219-2220-2221-2222-2223-2224-2225-2226-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-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BM UNIMPROVED
S40°16'19"W 669.27

FAC M
DE 5.5

CHURCH
DE 5.5

ZONED BM. C.N.S.
PROPOSED: SPECIAL EXCEPTION
THEME RESTAURANT-FAMILY ENTERTAINMENT
CENTER / ARCADE / AND/OR OTHER CATEGORY
PERMITTING A RESTAURANT WITH AMUSEMENT
DEVICES

PARKING DATA
RETAIL STORE SPACE $79467' \div 200 = 398$ SPACES
RESTAURANT $1000' \div 50 = 180$ SPACES
TOTAL 578
NO. OF SPACES PROVIDED 578 SPACES

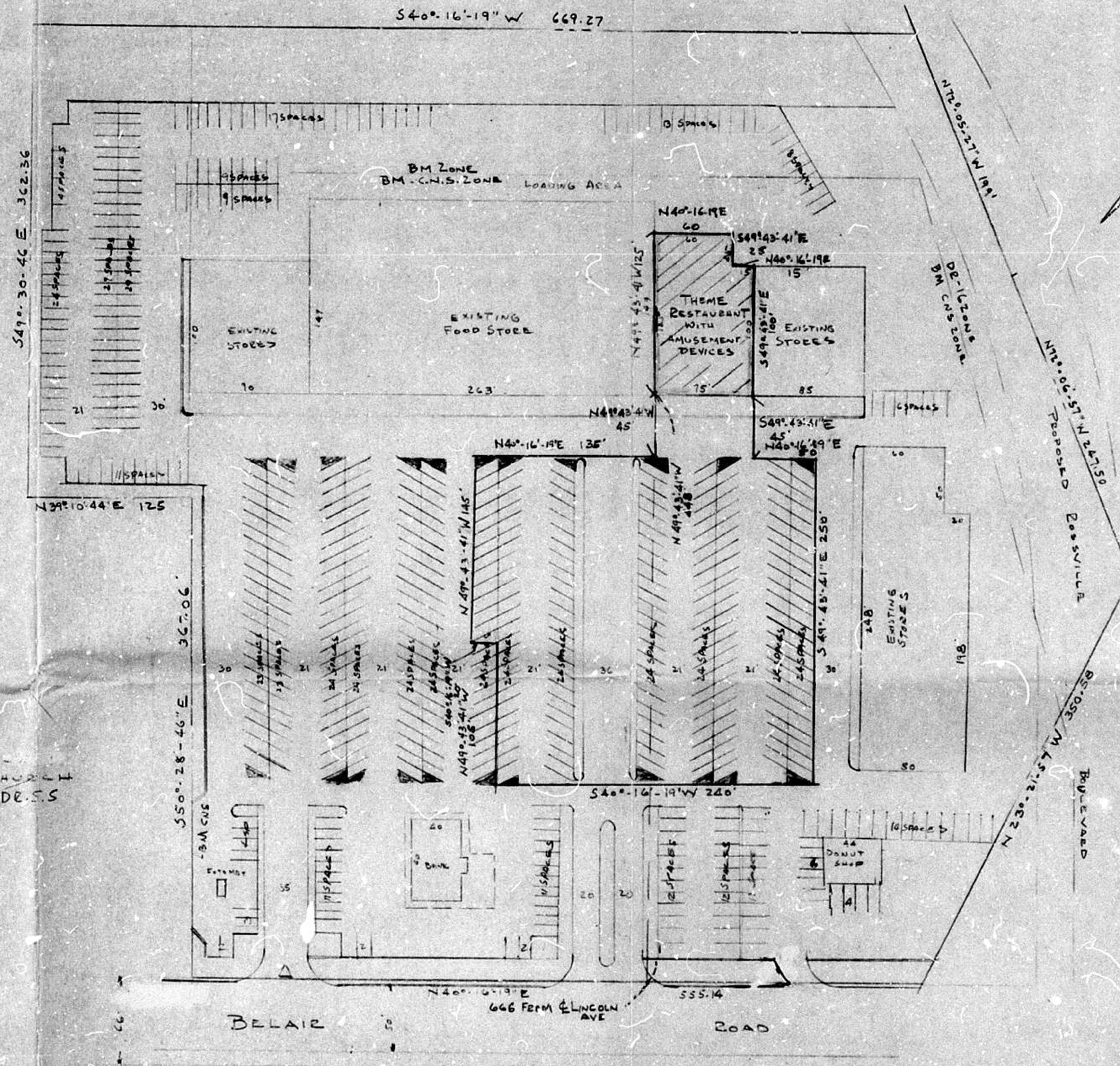
PUBLIC WATER AND SEWER SERVICES EXIST
WITHIN THE SHOPPING CENTER

ITEM #116

[Signature]

ZONING PLAT
PROPERTY LOCATED

IN
14TH ELECTION DISTRICT BALTO COMD
TOTAL AREA = 11.58 ACRES±
AREA IN SPECIAL EXCEPTION = 1.73 ACRES±



DE 5.5
RESIDENTIAL USE

BL C32

SCALE 1" = 50' JANUARY 26, 1982
GERHOLD, CROSS & ETZEL
REGISTERED LAND SURVEYORS
412 DELAWARE AVE TOWSON, MD.

D2 5.5 UNIMPROVED

540°-16'-19" W 669.27

BM CNS

8' STOCKADE SCREENING FENCE

FARM
D2 5.5

SPECIAL NOTES FOR PARKING AREA
IN RESIDENTIAL ZONE

1. THE LAND TO BE USED FOR PARKING ADJOINING THE BUSINESS PROPERTY FOR WHICH PARKING IS TO BE USED
2. ONLY PASSENGER VEHICLES, EXCLUDING BUSES WILL USE PARKING AREA
3. NO LOADING SERVICE OR ANY USE OTHER THAN PARKING WILL BE PERMITTED
4. SCREENING SHALL CONSIST OF AN 8' HIGH STOCKADE FENCE AS INDICATED HEREON
5. PAVING SHALL BE BITUMINOUS CONCRETE
6. THE PARKING AND MEANS OF VEHICULAR ACCESS WILL BE AS INDICATED HEREON
7. THE PARKING AREA SHALL BE FOR THE USE OF THE SHOPPING CENTER ONLY DURING HOURS OF RETAIL STORE OPERATION

ZONED B.M. CNS

PROPOSED: SPECIAL EXCEPTION FOR
AN ARCADE IN COMBINATION WITH A
RESTAURANT

AREA IN SPECIAL EXCEPTION = 1.81 ACRES

PARKING DATA

RETAIL STORE SPACE	64290	+ 200	= 322 SPACES
3 RESTAURANTS			
THEME	9200	+ 50	(184)
BIGGO'S PIZZA	1600	+ 50	(32)
DUNKIN DONUT	1540	+ 50	(31)
	12140	+ 50	= 247 SPACES
BEAUTY SHOP	1500	+ 50	(30)
DAY CLEANERS	1600	+ 50	(32)
OFFICE	2400	+ 50	(48)
FUTURE SHOPS	2400	+ 50	(48)
BANK (SUNNY)			
TOTAL SPACES REQUIRED	604		SPACES
TOTAL SPACES PROPOSED	609		

- LEGEND PARKING
- (E) EXISTING SPACES
 - (P) PROPOSED SPACES

ZONING PLAT
PROPERTY LOCATED
IN
14TH ELECTION DISTRICT BALTO COMD
AREA = 1.58 ACRES

PUBLIC WATER AND SEWER SERVICES EXIST
WITHIN THE SHOPPING CENTER

- DIRECTORY
- 7912 MARYLAND NATIONAL BANK
 - 7914 GENERAL ELECTRIC PARTS
 - 7916 MID DISCOUNT BARBER SUPPLY
 - 7918 CAFE COTTAGE
 - 7920 GIANT FOODS
 - 7924 DUNKIN DONUTS
 - 7932 THEME RESTAURANT
 - 7938 DINE A BED
 - 7942 RADIO SHACK
 - 7950 BEAUTY CLEANERS
 - 7952 BEAUTY SHOP
 - 7956 FUTURE SHOPS
 - 7958 CHEVROLET ICE CREAM
 - 7960 VACANT
 - 7962 DUREN PAINTS
 - 7964 VIDEO TAPES
 - 7966 PIZZA SHOP
 - 7968 RECORDS UNLIMITED
 - 7970 H.F.C.
 - 7972 HARBOR 34L

REVISION MAY 7, 1982
REVISION APRIL 13, 1982
REVISION APRIL 8, 1982
REVISION MARCH 1, 1982
SCALE = 1"=50'
JANUARY 26, 1982
GERHOLD, CERRIS & ETZEL
REGISTERED LAND SURVEYORS
412 DELAWARE AVE TOWSON, MD