



Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of failure to meet the requirements of Section 50.1 of the Baltimore County Zoning Regulations and failure to prove that the proposed use of the property would not be detrimental to the health, safety, or general welfare of the locality involved, the special exception should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13<sup>th</sup> day of September, 1982, that the Petition for Special Exception for an arcade is hereby DENIED.

ORDER RECEIVED FOR FILING

DATE September 13, 1982 BY [Signature]

[Signature]  
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner  
TO: Office of Planning and Zoning Date: June 16, 1982

FROM: Ian J. Forrest

SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #208 - Dr. Larry & Gail Becker
Item #211 - Donald D. & Joyce A. Smith
Item #214 - Ridgeley Condominium Assoc., Inc.
Item #225 - James Brudinski, et al
Item #230 - Louis & Gertrude Kiefer
Item #231 - Randalltown Associates
Item #233 - Millard A. & Leslie R. Bierman, Jr.
Item #234 - 21st Century Properties
Item #239 - Norman Isaac & Victoria DeChantal Sines, Jr.
Item #241 - Thomas J. Jerbi
Item #243 - Chesapeake Limited Partnership
Item #246 - Joseph & Elizabeth Hector
Item #247 - Michael J. Rife
Item #248 - Ray H. & Susan Watts, Jr.
Item #254 - William F. Gebhardt, et al
Item #255 - Dorothy A. Tallagen, et al
Item #256 - Burning wood Realty, Inc.

[Signature]  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJF/fth

MICROFILMED

BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204 825-7310

PAUL H. RENCKE CHEF June 14, 1982

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

Attention: Nick Comodari, Chairman Zoning Plans Advisory Committee RE: Property Owner: 21st Century Properties Location: 860' E. from centerline of Gleneagles Court 565' S. from centerline of Cromwell Bridge Road Item No.: 234 Zoning Agenda: Meeting of May 25, 1982

- 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 operation.
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.

Noted and Approved: [Signature] Fire Prevention Bureau

JK/mb/cg

MICROFILMED

BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204 494-0900

Dear Mr. Hammond: Comments on Item # 234 Zoning Advisory Committee Meeting are as follows:

Property Owner: 21st Century Properties Location: 860' E. from centerline of Gleneagles Court 565' S. from centerline of Cromwell Bridge Road. Proposed Zoning: Special Exception for video game arcade, containing approximately 50 video games plus appropriate office and administrative space.

- A. All structure shall conform to the Baltimore County Building Code 1981/Council Bill 6-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
B. A building permit shall be required before beginning construction.
C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required.
D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer seal are required to file a permit application.
E. In wood frame construction an exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot lines. A firewall is required if construction is on the lot line. See Table 107, line 2, Section 107 and Table 109.
F. Requested variance conflicts with the Baltimore County Building Code, Section 5.
G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
I. Comments: Provide one handicapped parking space. This area will require a change of occupancy from "M" Mercantile to "A-3" Assembly uses. Two approved means of egress in basically opposite directions shall be required. See also Section 312.0 for separation required in mixed uses.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours, Charles E. Burnham, Chief Plans Review

MICROFILMED

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Lubel, Superintendent Towson, Maryland - 21204

Date: May 21, 1982

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

Z.A.C. Meeting of: May 25, 1982

RE: Item No: 230, 231, 232, 233, 234, 235, 236 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, [Signature] Mr. Nick Petrovich, Assistant Department of Planning

MICROFILMED

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

WILLIAM E. HAMMOND ZONING COMMISSIONER

September 13, 1982

Ira C. Cooke, Esquire 36 South Charles Street, 6th Floor Baltimore, Maryland 21201

RE: Petition for Special Exception Beginning 565' SE of the centerline of Cromwell Bridge Road, 860' E of Gleneagles Court - 9th Election District 21st Century Properties - Petitioner NO. 83-22-X (Item No. 234)

Dear Mr. Cooke: I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours, [Signature] WILLIAM E. HAMMOND Zoning Commissioner

WEH/srl

Attachments cc: R. Bruce Alderman, Esquire 305 West Chesapeake Avenue Towson, Maryland 21204

Mrs. Elizabeth Dent 2802 Chenoak Avenue Baltimore, Maryland 21234

Mr. William S. Lilly 8850 Orchard Tree Lane Towson, Maryland 21204

Mr. E. Russell Wolf 1867 Loch Shiel Road Baltimore, Maryland 21234

Ms. Dorothy Ducharewicz 2811 Chenoak Avenue Baltimore, Maryland 21234

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

MICROFILMED

MELNICOVE, KAUFMAN, WEINER & SMOUSE, P.A. 36 SOUTH CHARLES STREET SIXTH FLOOR BALTIMORE, MARYLAND 21201-2060

BERNARD B. MELNICOVE (OWNER)

- JOSEPH S. KAUFMAN ARTHUR H. WEINER ROBERT E. CAHILL FRANKLIN GOLDSTEIN H. RUSSELL SMOUSE LOUIS W. PRICE ISAAC M. NEUBERGER M. ALBERT FIGINSKI DAVID L. SNYDER RICHARD V. FALCON GARY I. STRAUSSBERG GERARD R. MARTIN AVRAM M. KOWALSKY RANDOM J. DAVIS GLENN E. RUSSELL IRA C. COOKE

OF COUNSEL KENNETH H. EKIN

- CHRISTOPHER OHLY GEORGE F. PAPPAS RICHARD RUBIN JAMES D. NELSON PHYLLIS W. BROWN STANLEY A. HYDER KATHLEEN M. SWEETLY ROBERT L. STEELMAN ROBERT C. FOWLER RICHARD C. B. WOODS JERRY B. O'CONNOR IRA L. DRING KENNETH D. PACK HARRY B. TURNER NATHAN BRAVERMAN

Office of Zoning Appeals c/o Zoning Commissioner County Office Building Towson, Maryland 21204

RE: Appeal from Denial of Petition for Special Exemption Petitioner: 21st Century Properties, Jack Luskin Case No: 83-22-X

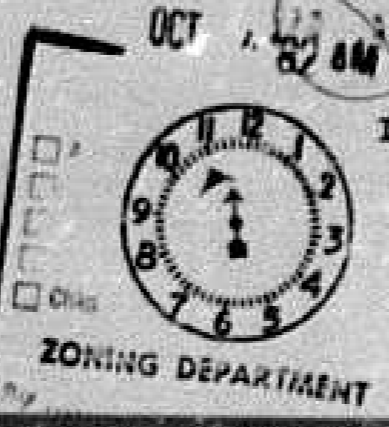
To Whom it May Concern: The Petitioner, 21st Century Properties and Jack Luskin, by their attorneys, Ira C. Cooke and Melnicove, Kaufman, Weiner & Smouse, P.A., respectfully appeals from the decision of the Zoning Commissioner, William E. Hammond, in which the Petitioners petition for special exemption was denied on September 13, 1982 (Case No. 83-22-X). The address of the Petitioners is as follows:

7540 Washington Boulevard Baltimore, Maryland 21227.

In addition, pursuant to the Baltimore County zoning regulations, a check in the amount of One Hundred (\$100.00) Dollars, payable to Baltimore County, Maryland is enclosed as a fee for this appeal.

Respectfully submitted, [Signature] IRA C. COOKE

ICCregs Enclosure



MICROFILMED

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

WILLIAM E. HAMMOND ZONING COMMISSIONER

October 5, 1982

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

Re: Petition for Special Exception Begin, 565' SE of the centerline of Cromwell Bridge Rd., 860' E of Gleneagles Court 21st Century Properties - Petitioner Case #83-22-X

Dear Mr. Alderman: Please be advised that an appeal has been filed by Ira C. Cooke, Esquire, on behalf of the petitioner, from the decision rendered by the Zoning Commissioner of Baltimore County in the above referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Very truly yours, [Signature] WILLIAM E. HAMMOND Zoning Commissioner

WEH:aj

cc: Mrs. Elizabeth Dent 2802 Chenoak Avenue Baltimore, Maryland 21234

Mr. William S. Lilly 8850 Orchard Tree Lane Towson, Maryland 21204

Mr. E. Russell Wolf 1867 Loch Shiel Road Baltimore, Maryland 21234

Ms. Dorothy Ducharewicz 2811 Chenoak Avenue Baltimore, Maryland 21234

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

MICROFILMED

County Board of Appeals

Room 219, Court House  
Towson, Maryland 21204

October 20, 1982

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. 83-22-X 21st CENTURY PROPERTIES  
565' SE of centerline of Cromwell Bridge Rd.,  
860' E of Gleneagles Ct.

9th District

Re: Arcade

9/13/82 - Z.C.'s Order--DENIED

ASSIGNED FOR: THURSDAY, JANUARY 13, 1983, at 10 a.m.

- cc: Ira C. Cooke, Esq. Counsel for Petitioner
Jack Luskin Petitioner
R. Bruce Alderman, Esq. Counsel for Protestants
Mrs. Elizabeth Dent Protestants
Wm. S. Lilly
E. Russell Wolf
Dorothy Ducharewicz
J. Hessian, Esq. People's Counsel
J. Dyer
W. Hammond
N. Gerber
J. Howell

June Holmen, Secy. MICROFILMED

10/20/82 - Following were notified of hearing set for Thurs. Jan. 13, 1983, at 10 a.m.:

- Ira Cooke, Esq.
Bruce Alderman
Eliz. Dent
Wm. Lilly
Russell Wolf
Dorothy Ducharewicz
Jack Luskin
J. Hessian
J. Dyer
W. Hammond
N. Gerber
J. Howell

MICROFILMED

County Board of Appeals

Room 219, Court House  
Towson, Maryland 21204

January 18, 1983

Ira C. Cooke, Esq.  
36 S. Charles St., 6th fl.  
Baltimore, Md. 21201

Dear Mr. Cooke: Case No. 83-22-X  
21st Century Properties

Enclosed herewith is a copy of the Order of Dismissal  
passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

June Holmen  
June Holmen, Secretary

- Encl.
cc: R. Bruce Alderman, Esq.
Mrs. Elizabeth Dent
Mr. Wm. S. Lilly
Mr. E. Russell Wolf
Ms. Dorothy Ducharewicz
J. W. Hessian, Esq.
J. Dyer
W. Hammond
N. Gerber
J. Howell
Jack Luskin

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner Date: July 20, 1982
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Zoning Petition No. 83-22-X
SUBJECT: Petitioner: 21st Century Properties

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

Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:dme

MICROFILMED

LAW OFFICES OF MELNICOVE, KAUFMAN, WEINER & SMOUSE, P.A.

36 SOUTH CHARLES STREET  
BALTIMORE, MARYLAND 21201-3080

332-8553

October 1, 1982

- BERNARD S. MELNICOVE
ARNOLD M. WEINER
ROBERT C. KAUFMAN
FRANKLIN GOLDSTEIN
H. RUSSELL SMOUSE
LOUIS B. PRICE
ISAAC M. NEUBERGER
M. ALBERT FIGINI
DAVID L. SNYDER
RICHARD V. FALCON
GARY I. STRAUSSBERG
GERARD R. MARTIN
ARUM M. KOVALSKY
FANSON J. DAVIS
GLENN E. RUSHEL
IRA C. COOKE

- OF COUNSEL
KENNETH H. ERIN
CHRISTOPHER OHLY
GEORGE F. PAPPAS
RICHARD RUBIN
JAMES D. NELSON
PHYLLIS W. BROWN
STANLEY A. SNYDER
KATHLEEN M. SWEENEY
BARRY L. STEELMAN
ROBERT C. FOWLER
RICHARD C. E. WOODS
JERRY R. O'CONNOR
IRA L. GRIND
KENNETH D. PACK
HARRY B. TURNER
NATHAN BRUBERMAN

Board of Zoning Appeals
c/o Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Appeal from Denial of Petition for Special Exemption
Petitioner: 21st Century Properties, Jack Luskin
Case No: 83-22-X

To Whom it May Concern:

The Petitioner, 21st Century Properties and Jack Luskin, by their attorneys, Ira C. Cooke and Melnicove, Kaufman, Weiner & Smouse, P.A., respectfully appeals from the decision of the Zoning Commissioner, William E. Hammond, in which the Petitioners petition for special exemption was denied on September 13, 1982 (Case No. 83-22-X). The address of the Petitioners is as follows:

7540 Washington Boulevard
Baltimore, Maryland 21227.

In addition, pursuant to the Baltimore County zoning regulations, a check in the amount of One Hundred (\$100.00) dollars, payable to Baltimore County, Maryland is enclosed as a fee for this appeal.

Respectfully submitted,

IRA C. COOKE

ICC:egs
Enclosure

MICROFILMED

LAW OFFICES OF MELNICOVE, KAUFMAN, WEINER & SMOUSE, P.A.

36 SOUTH CHARLES STREET  
BALTIMORE, MARYLAND 21201-3080

332-8540

January 12, 1983

HAND-DELIVER PLEASE

Board of Appeals of Baltimore County
6th Court House
6th Floor
Towson, Maryland 21204

RE: Petition for Special Exception
Beginning 565' SE of the centerline of Cromwell Bridge Road, 860' E of Gleneagles Court - 9th Election District
21st Century Properties - Petitioner
NO. 83-22-X (Item No. 234)

Gentlemen:

On behalf of the Petitioner, 21st Century Properties, please dismiss the hearing scheduled for January 13, 1983 at 10:00 A.M.

Thank you for your consideration in this matter.

Very truly yours,

IRA C. COOKE
Counsel for Petitioner

ICC:egs

MICROFILMED

D. S. THALFR & ASSOCIATES, INC.

11 WARREN ROAD • BALTIMORE, MARYLAND 21208 • (301) 484-4100

DESCRIPTION 10

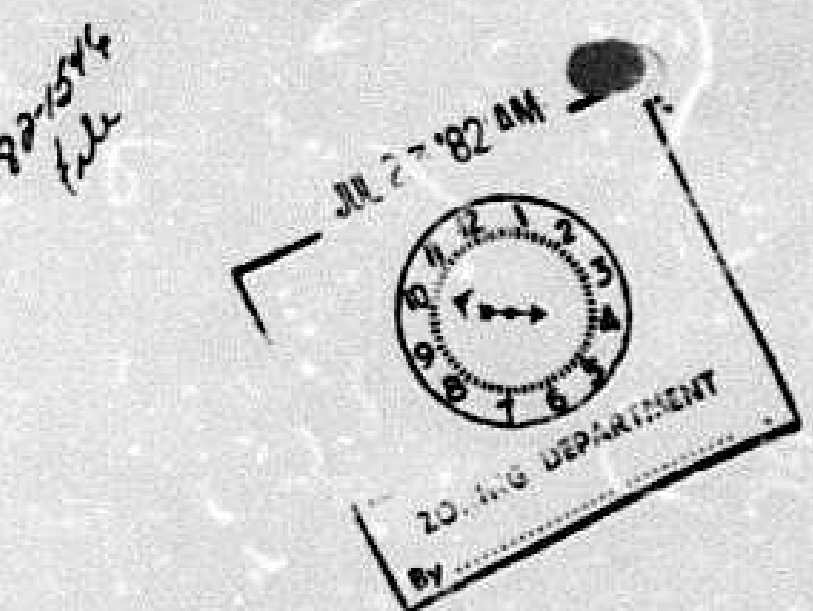
ACCOMPANY SPECIAL EXCEPTION FOR ARCADE - LUSKIN PROPERTY

Beginning for the same at a point being located as follows: Northeastly along the centerline of Cromwell Bridge Road 860 feet, from the centerline of Gleneagles Court thence leaving Cromwell Bridge Road, South 240 East 565 feet more or less to the face of building and to the point of beginning for this description, and running thence from said point of beginning to include the area for special exception and the parking area for the same the following ten courses and distances viz:

- 1) North 66°00' East 50.00 feet,
2) South 24°00' East 30.00 feet,
3) South 66°00' East 50.00 feet,
4) South 81°00' West 42.00 feet more or less,
5) South 66°00' West 27.00 feet,
6) North 24°00' West 18.00 feet,
7) North 66°00' East 9.00 feet,
8) North 24°00' West 18.00 feet,
9) North 66°00' East 18.00 feet,
10) North 88°00' East 44.00 feet more or less to the point of beginning.



MICROFILMED



2811 Chenoak Avenue
Baltimore, Maryland 21234
July 22, 1982

RE: Public Hearing - Special Exception, Arcade Case # 83-22-X
Tues., July 27, 1982, 10:30 a.m.
21st CENTURY PROPERTIES

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

Dear Commissioner Hammond:

While I am unable to appear in person for the public hearing concerning the above case, I am respectfully requesting that serious consideration be given to the following:

CONCERN: How are the young people who will be walking to Luskin's to play the video games suppose to arrive there safely?

There are NO sidewalks and inadequate lighting at both entrances to Luskin's. Everyone is familiar with the "Luskin's Hill" off Cromwell Bridge Road -- this is a very dangerous and winding road. The other entrance off Joppa Road is no better -- it is a very dark and narrow road which just barely permits two cars to pass each other.

STATEMENT: Please understand that I am NOT opposed to the Arcade.

I feel, if properly supervised, an Arcade serves as a healthy recreational tool to people of all ages. However, I am very concerned about the safety of these young people as they walk the two roads leading to Luskin's that are not constructed to handle pedestrian traffic.

Thank you for your consideration.

Sincerely,
Dorothy Bucharewicz
Dorothy Bucharewicz
HOME - 661-0452
WORK - 396-6424

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PETITIONER'S EXHIBIT 36

COINMAN INTERVIEW: JOE KAMINKOW

Joe Kaminkow is vice president and director of operations of That's Entertainment, one of Baltimore's finest arcades...

to the games and the business behind them as soon as he was old enough to understand either.

PLAY METER: Joe, how did you get interested in the operating end of the arcade business? KAMINKOW: The person who really got me involved in the industry was Channing McDonald...

grooming me by helping me learn what kind of qualities I should develop in a game room. It was working, because the college game room had been doing about \$100 a week gross and we took it up to almost \$2,000 a week.

MICROFILMED PLAY METER, June 1, 1982



LUSKIN'S, INC.

7540 WASHINGTON BLVD., BALTIMORE, MARYLAND 21227-6485 TELEPHONE: BALTIMORE (301) 799-9000 • WASHINGTON (202) 531-1600

July 27, 1982 "Our 33rd Year"

Commissioner William Hammond Zoning Office Towson, Maryland 21204

RE: Video Arcade -- Special Exception

Dear Commissioner Hammond:

The purpose of this letter is to endorse enthusiastically the Special Exception being heard before you today, July 27, 1982.

As you are probably aware, Luskin's, Inc. owns and operates a large store next to the proposed arcade. We have had previous experience with this arcade operator in both Glen Burnie, Maryland and Annapolis, Maryland.

Because we have an extensive, on-site inventory of valuable merchandise, we are, of course, concerned about proper security measures. These arcade operators have demonstrated, unequivocally, that they fulfill their security obligations and in no way jeopardize either the immediate shopping area or the general community.

We support the growth of new business. Our experience with these people has been excellent. We support their request for a Special Exception.

Very truly yours, LUSKIN'S, INC.

Joe Kaminkow Jack Luskin President

PETITIONER'S EXHIBIT 4

JL/ag

to be first in performance is the goal we have set for LUSKIN'S. This will be based on how well we sell our Brand Name products; how well our products perform; and how well we provide our customers with service.

Maryland Arcade Sets New Game Test System

"That's Entertainment," an arcade in Glen Burnie, Maryland, has established itself as an "official test center" for eleven major manufacturers of coin-operated games...

"Until now, most testing has been done near the manufacturer, often in one of their own arcades, with a factory technician nearby," Kaminkow explained.

Kaminkow also feels that many other surveys, while not necessarily inaccurate, can be misleading because they ignore some vital statistics, such as how long the game has been on location...

"That's Entertainment" offers manufacturers two services: 1. confidential testing of prototypes and 2. a comprehensive report, published weekly and sent to all manufacturers and distributors...

The weekly report lists for each game the number of times played, the weekly gross profit...

Table with columns for Game Title, Manufacturer, Location, Date, Gross Profit, etc.

A hand-down sample of the front page of Kaminkow's earnings sheet (dated April 17, 1982) shows the broad array of information he compiles and publishes.

and the percentage of increase or decrease in that profit as compared to the week before...

When testing a prototype for a manufacturer, the same information is provided weekly, but it is released only to that manufacturer.

"We insure complete confidentiality at the request of any manufacturer wishing to test prototypes," Kaminkow said.

Manufacturers and distributors who would like more information may contact Joe Kaminkow at "That's Entertainment," 7419 Ritchie Highway, Glen Burnie, MD 21061; or call 301/761-4444.

A Helping Hand

Proceeds from the May 17 Grand Opening day of the Just For Fun family electronic amusement center in Villa Park, Ill. were donated to the United Way Fund of Villa Park, according to Les Jacobs, President of Just For Fun.

"We're very pleased to become a member of the Villa Park community with the opening of our sixth amusement center," Jacobs said. "The United Way is one of the many fine charitable organizations in the community, and our donation of the opening day's proceeds was one of the ways we will participate with our new neighbors in various worthwhile community activities," he added.

Just For Fun also has two centers in Texas, and an additional three planned for 1982. Each center provides adult management supervision throughout its hours of operation.



A book of Promotion Ideas and Guidelines to build your Game Center business.

Order Today Send Check or Money Order to:

BUSINESS BUILDERS, P.O. Box 209, Cupertino, CA 95014 (408) 446-4400

RePlay June 1982 pg 32

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

WILLIAM E. HAMMOND ZONING COMMISSIONER

July 20, 1982

Ira C. Cooke, Esquire 86 S. Charles Street - 6th Floor Baltimore, Maryland 21201

Re: Petition for Special Exception Begin. 565' SE of c/l of Cromwell Bridge Rd., 860' E of Glenesgles Court 21st Century Properties - Petitioner Case # 83-22-X Item #234

Dear Mr. Cooke:

This is to advise you that \$68.90 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

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT No. 108927 DATE 7/27/82 ACCOUNT 01-662 AMOUNT \$68.90

MICROFILMED

June 29, 1982

Ira C. Cooke, Esquire 35 South Charles Street 6th Floor Baltimore, Md. 21201

D.F. Thaler 11 Maryland Road Baltimore, Md. 21208

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 25th day of July, 1982

WILLIAM E. HAMMOND Zoning Commissioner

Petitioner 21st Century Properties Petitioner's Attorney Ira C. Cooke, Esq. Reviewed by Nicholas B. Commadari Chairman, Zoning Plans Advisory Committee

NOTICE OF HEARING

Re: Petition for Special Exception Begin. 565' SE of the centerline of Cromwell Bridge Rd., 860' E of Glenesgles Court 21st Century Properties - Petitioner Case #83-22-X

TIME: 10:30 A.M.

DATE: Tuesday, July 27, 1982

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, TOWSON, MARYLAND

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9 Date of Posting 7/16/82

Posted for: Special Exception

Petitioner: 21st Century Properties

Location of property: 565' SE of the centerline of Cromwell Bridge Rd., 860' E of Glenesgles Ct

Location of Signs: located outdoors to shopping center at Cromwell Bridge Rd.; @ on face of store

Remarks:

Posted by: Brian J. Holman Date of return: 7/15/82

Number of Signs: 2

CERTIFICATE OF PUBLICATION TOWSON, MD., July 8, 1982

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 27th day of July, 1982, the 8th publication appearing on the 8th day of July, 1982.

THE JEFFERSONIAN, D. Frank Strickler, Manager. Cost of Advertisement, \$ 24.50

MICROFILMED

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT No. 106881 DATE 5-12-82 ACCOUNT 01-662 AMOUNT 50.00

COMMISSIONER OF MORE COUNTY

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9 Date of Posting 7/16/82

Posted for: Special Exception

Petitioner: 21st Century Properties

Location of property: Beginning 565' SE of the centerline of Cromwell Bridge Rd., 860' E of Glenesgles Ct

Location of Signs: located outdoors to property at Cromwell Bridge Rd.; @ on face of building

Remarks:

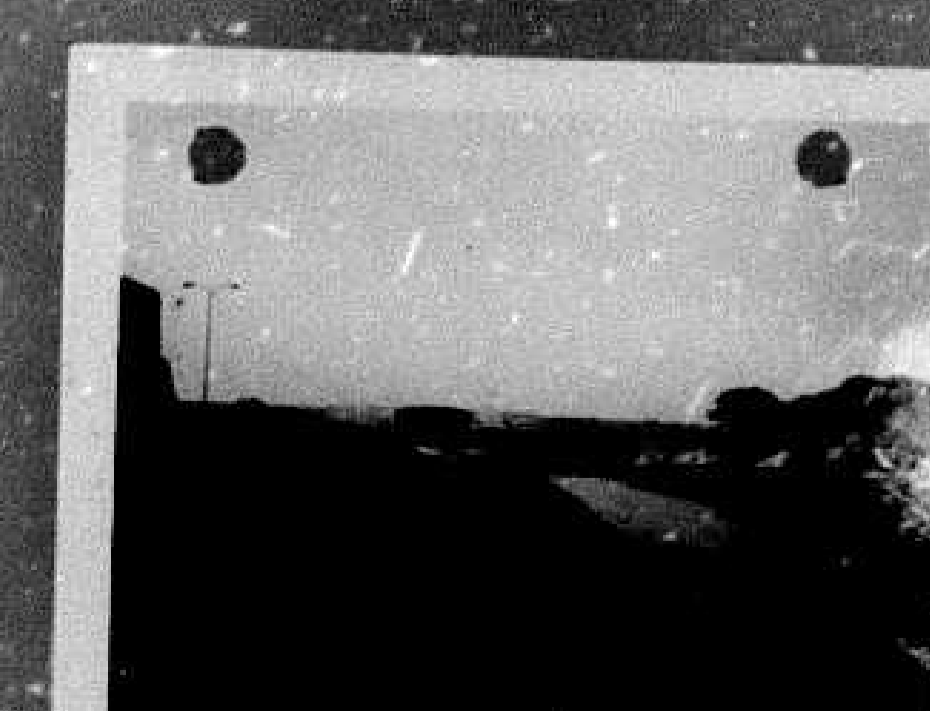
Posted by: Brian J. Holman Date of return: 7/16/82

Number of Signs: 2

MICROFILMED

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT No. 12303 DATE 10-5-82 ACCOUNT 01-615-000 AMOUNT 100.00

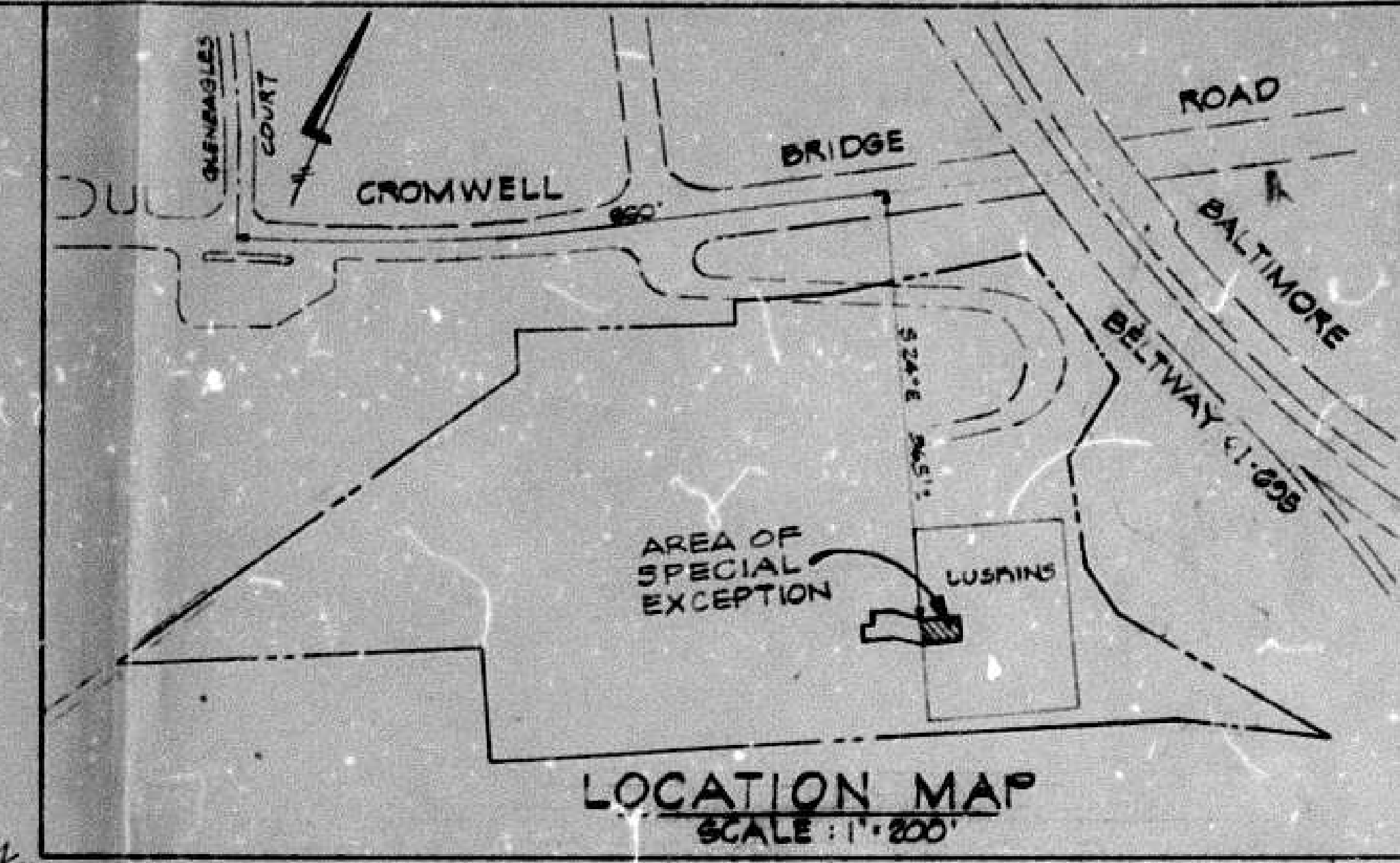
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT No. 12306 DATE 10/6/82 ACCOUNT 01-615-000 AMOUNT 10.00



# PARKING LEGEND

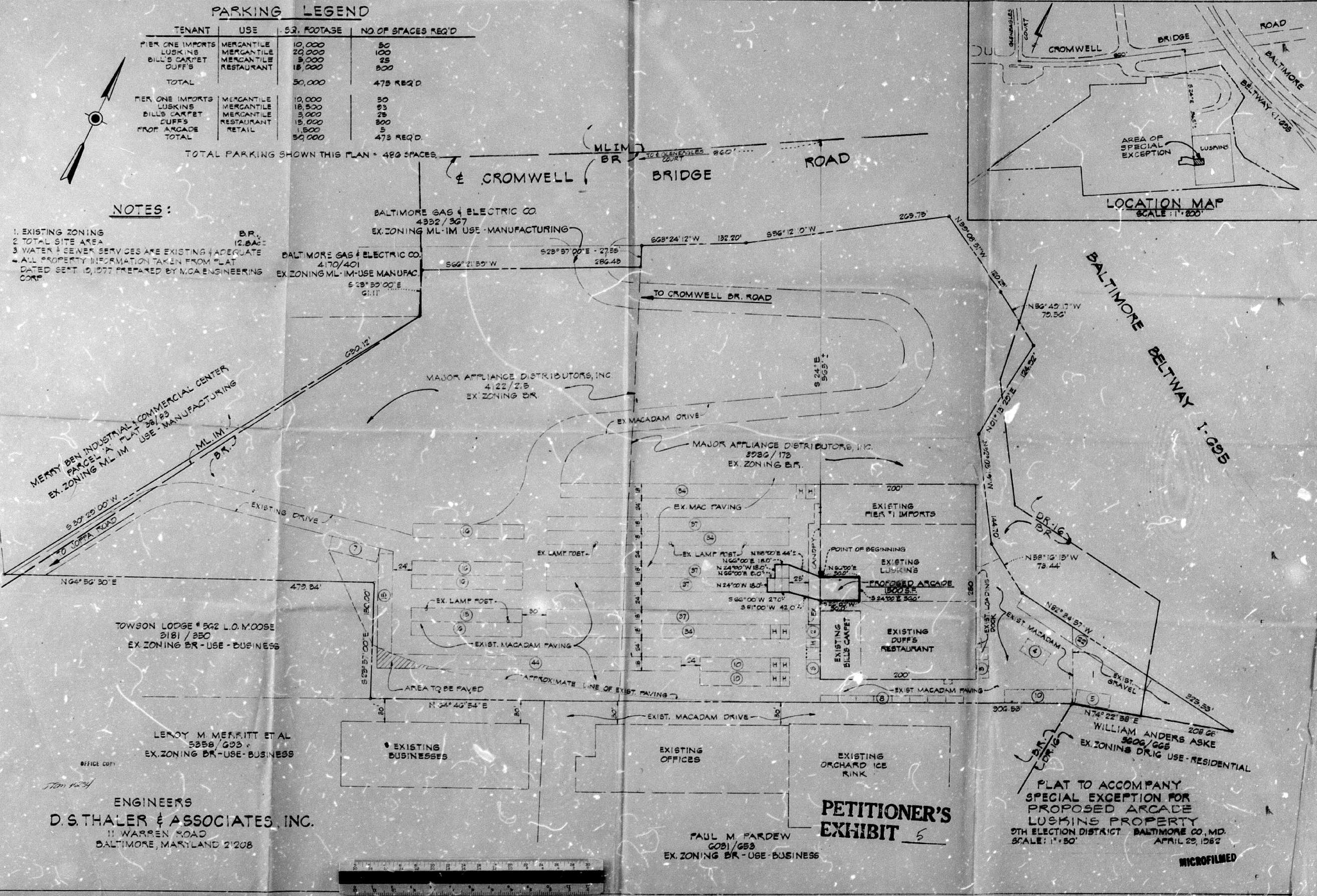
TENANT	USE	SQ. FOOTAGE	NO. OF SPACES REQ'D
PIER ONE IMPORTS	MERCANTILE	10,000	50
LUSKINS	MERCANTILE	20,000	100
BILL'S CARPET	MERCANTILE	5,000	25
DUFF'S	RESTAURANT	18,000	900
<b>TOTAL</b>		<b>53,000</b>	<b>475 REQ'D</b>
PIER ONE IMPORTS	MERCANTILE	10,000	50
LUSKINS	MERCANTILE	18,500	93
BILL'S CARPET	MERCANTILE	3,000	15
DUFF'S	RESTAURANT	15,000	75
PROP ARCADE	RETAIL	1,500	5
<b>TOTAL</b>		<b>58,000</b>	<b>478 REQ'D</b>

TOTAL PARKING SHOWN THIS PLAN = 480 SPACES



## NOTES:

- EXISTING ZONING
- TOTAL SITE AREA
- WATER & SEWER SERVICES ARE EXISTING & ADEQUATE
- ALL PROPERTY INFORMATION TAKEN FROM PLAT DATED SEPT. 10, 1977 PREPARED BY MCA ENGINEERING CORP.



OFFICE COPY

ENGINEERS  
**D. S. THALER & ASSOCIATES, INC.**  
 11 WARREN ROAD  
 BALTIMORE, MARYLAND 21208

**PETITIONER'S EXHIBIT 5**

PAUL M. FARDEW  
 6081/653  
 EX. ZONING BR - USE - BUSINESS

PLAT TO ACCOMPANY  
 SPECIAL EXCEPTION FOR  
 PROPOSED ARCADE  
 LUSKINS PROPERTY  
 9TH ELECTION DISTRICT BALTIMORE CO., MD.  
 SCALE: 1" = 50'  
 APRIL 29, 1982

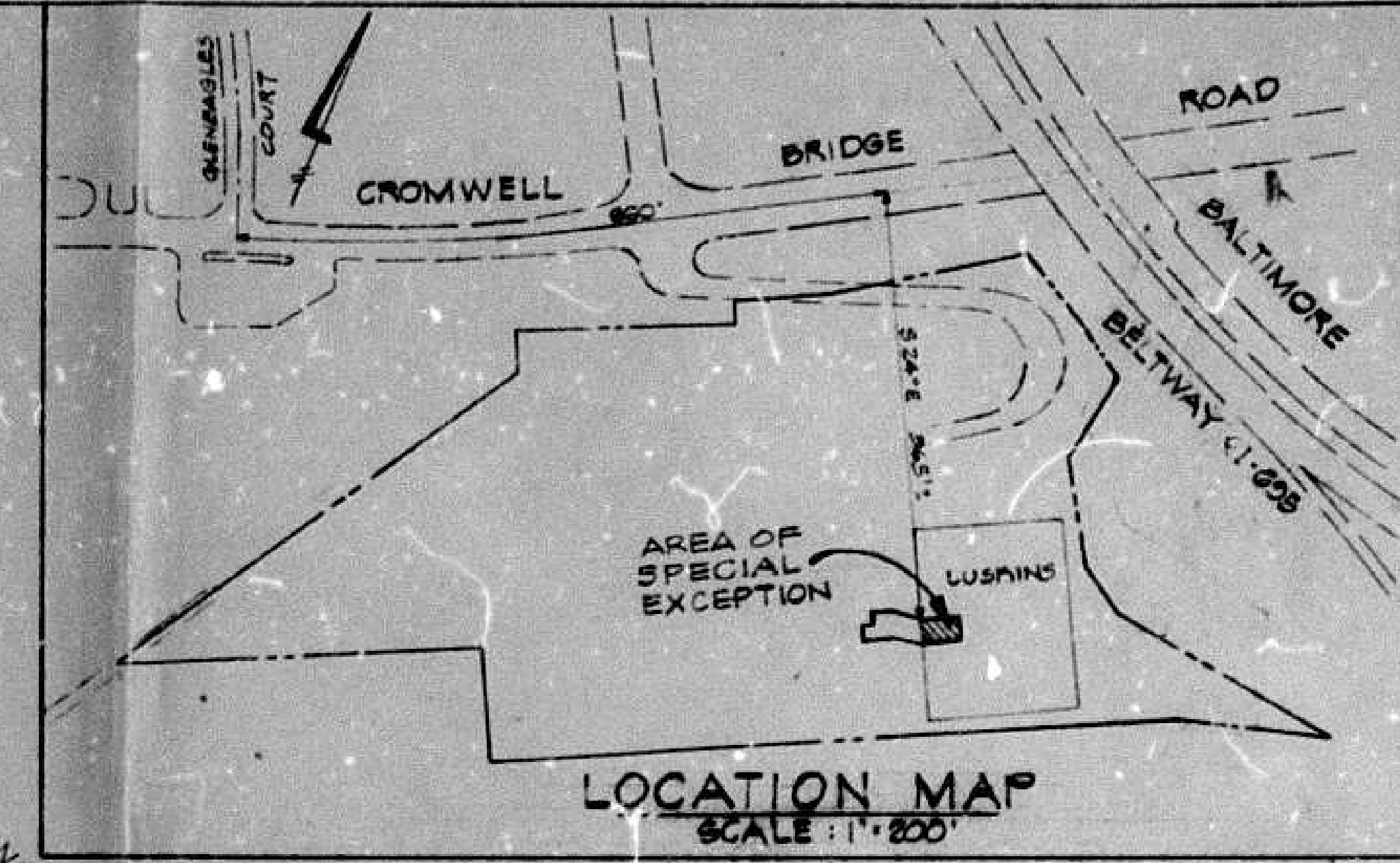
MICROFILMED



# PARKING LEGEND

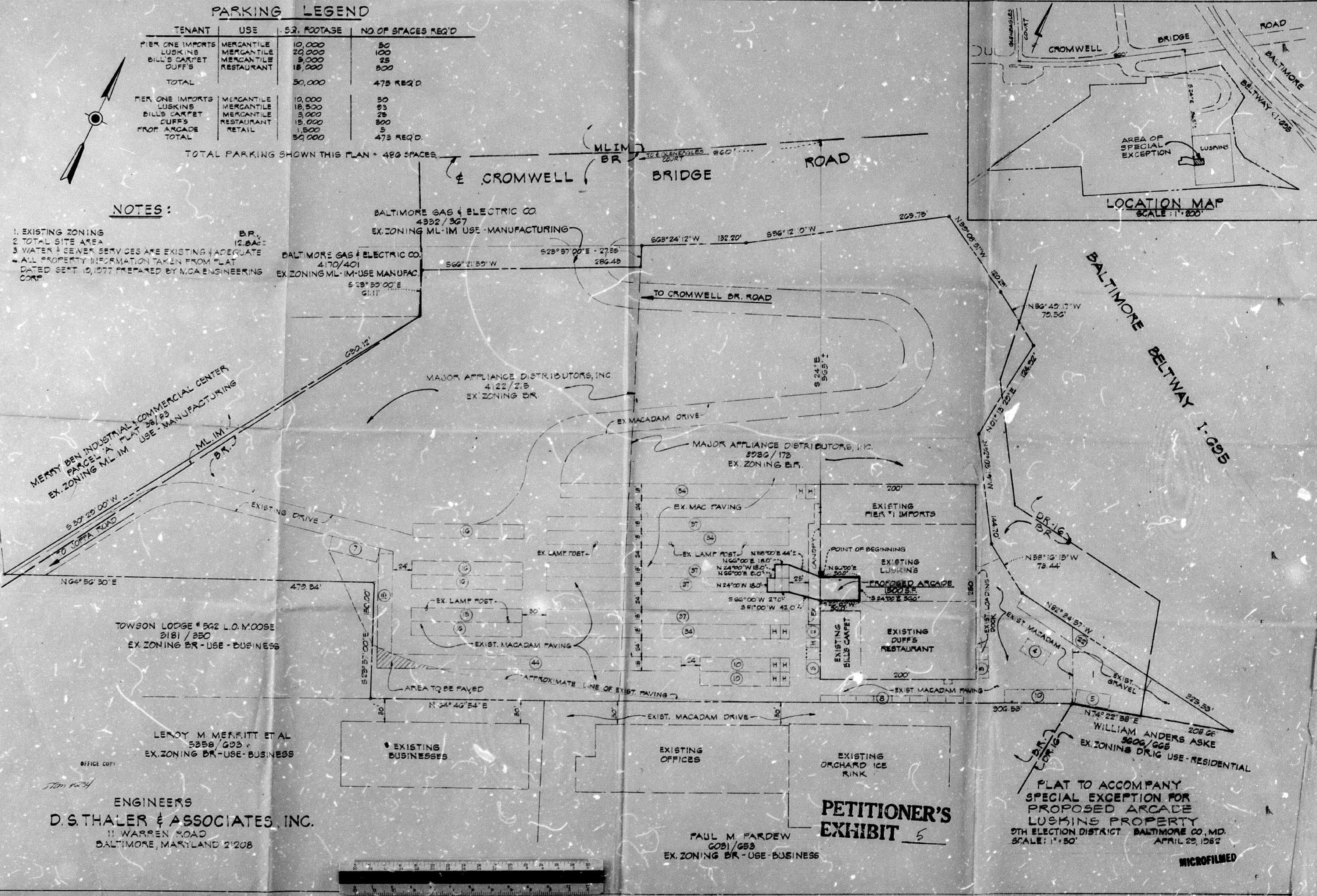
TENANT	USE	SQ. FOOTAGE	NO. OF SPACES REQ'D
PIER ONE IMPORTS	MERCANTILE	10,000	50
LUSKINS	MERCANTILE	20,000	100
BILL'S CARPET	MERCANTILE	5,000	25
DUFF'S	RESTAURANT	18,000	900
<b>TOTAL</b>		<b>53,000</b>	<b>475 REQ'D</b>
PIER ONE IMPORTS	MERCANTILE	10,000	50
LUSKINS	MERCANTILE	18,500	93
BILL'S CARPET	MERCANTILE	3,000	15
DUFF'S	RESTAURANT	15,000	75
PROP ARCADE	RETAIL	1,500	5
<b>TOTAL</b>		<b>58,000</b>	<b>478 REQ'D</b>

TOTAL PARKING SHOWN THIS PLAN = 480 SPACES



## NOTES:

- EXISTING ZONING
- TOTAL SITE AREA
- WATER & SEWER SERVICES ARE EXISTING & ADEQUATE
- ALL PROPERTY INFORMATION TAKEN FROM PLAT DATED SEPT. 10, 1977 PREPARED BY MCA ENGINEERING CORP.



MERRY BEN INDUSTRIAL COMMERCIAL CENTER  
PARCEL 'A' PLAT 38/93  
EX. ZONING ML-IM USE-MANUFACTURING

TOWSON LODGE # 562 L.O. MOOSE  
3181 / 350  
EX. ZONING BR-USE-BUSINESS

LEROY M. MERRITT ET AL  
5858 / 693  
EX. ZONING BR-USE-BUSINESS

ENGINEERS  
**D. S. THALER & ASSOCIATES, INC.**  
11 WARREN ROAD  
BALTIMORE, MARYLAND 21208

PAUL M. FARDEW  
6081 / 653  
EX. ZONING BR-USE-BUSINESS

**PETITIONER'S EXHIBIT 5**

WILLIAM ANDERS ASKE  
5606 / 665  
EX. ZONING DR-IG USE-RESIDENTIAL

PLAT TO ACCOMPANY  
SPECIAL EXCEPTION FOR  
PROPOSED ARCADE  
LUSKINS PROPERTY  
9TH ELECTION DISTRICT BALTIMORE CO., MD.  
SCALE: 1"=50'  
APRIL 29, 1982

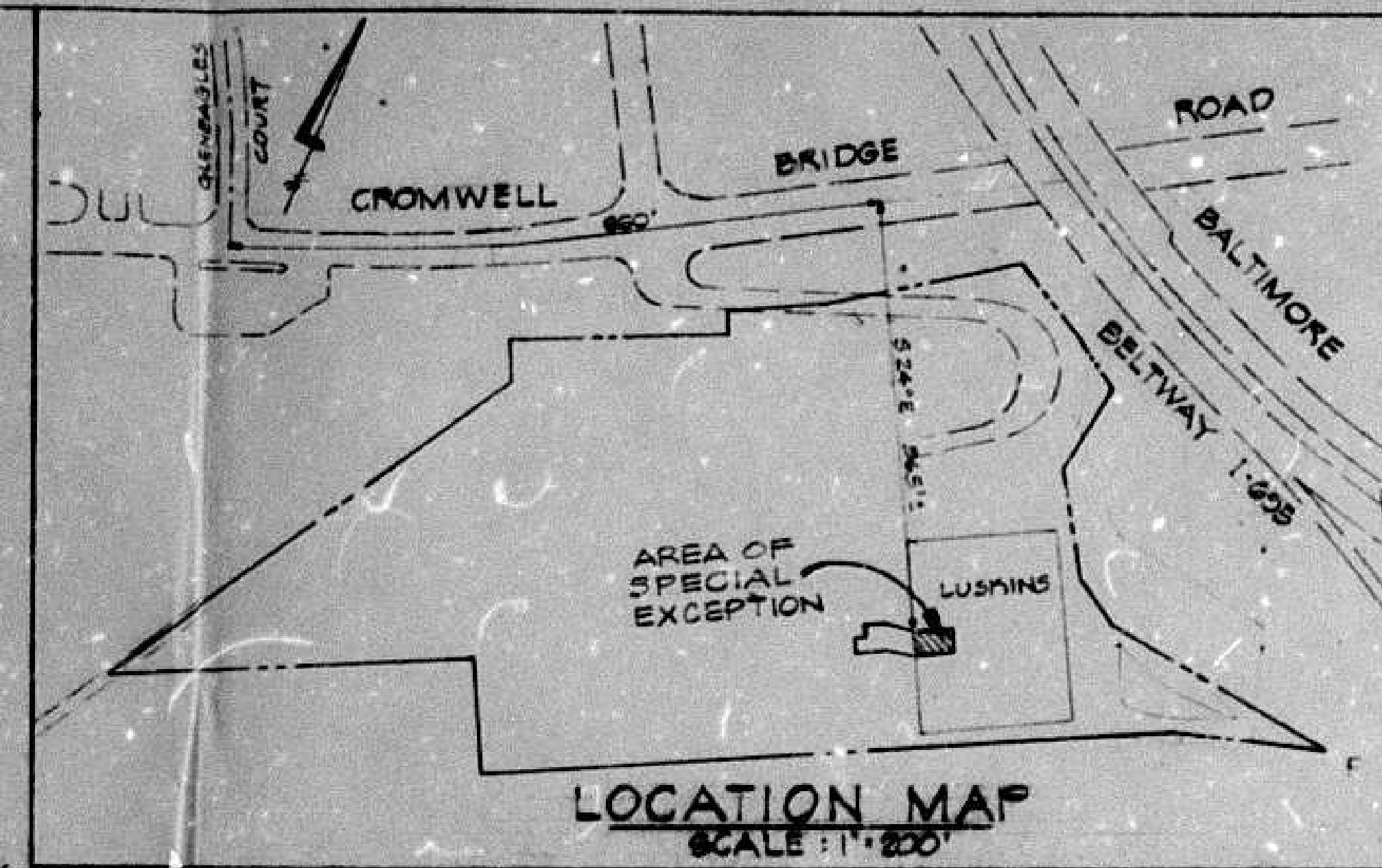
MICROFILMED



**PARKING LEGEND**

TENANT	USE	SQ. FOOTAGE	NO OF SPACES REQ'D
PIER ONE IMPORTS	MERCANTILE	10,000	50
LUSKINS	MERCANTILE	20,000	100
BILLS CARPET	MERCANTILE	5,000	25
DUFFS	RESTAURANT	15,000	300
<b>TOTAL</b>		<b>50,000</b>	<b>475 REQ'D</b>
PIER ONE IMPORTS	MERCANTILE	10,000	50
LUSKINS	MERCANTILE	18,000	90
BILLS CARPET	MERCANTILE	5,000	25
DUFFS	RESTAURANT	15,000	300
FROOP ARCADE	RETAIL	1,000	5
<b>TOTAL</b>		<b>50,000</b>	<b>475 REQ'D</b>

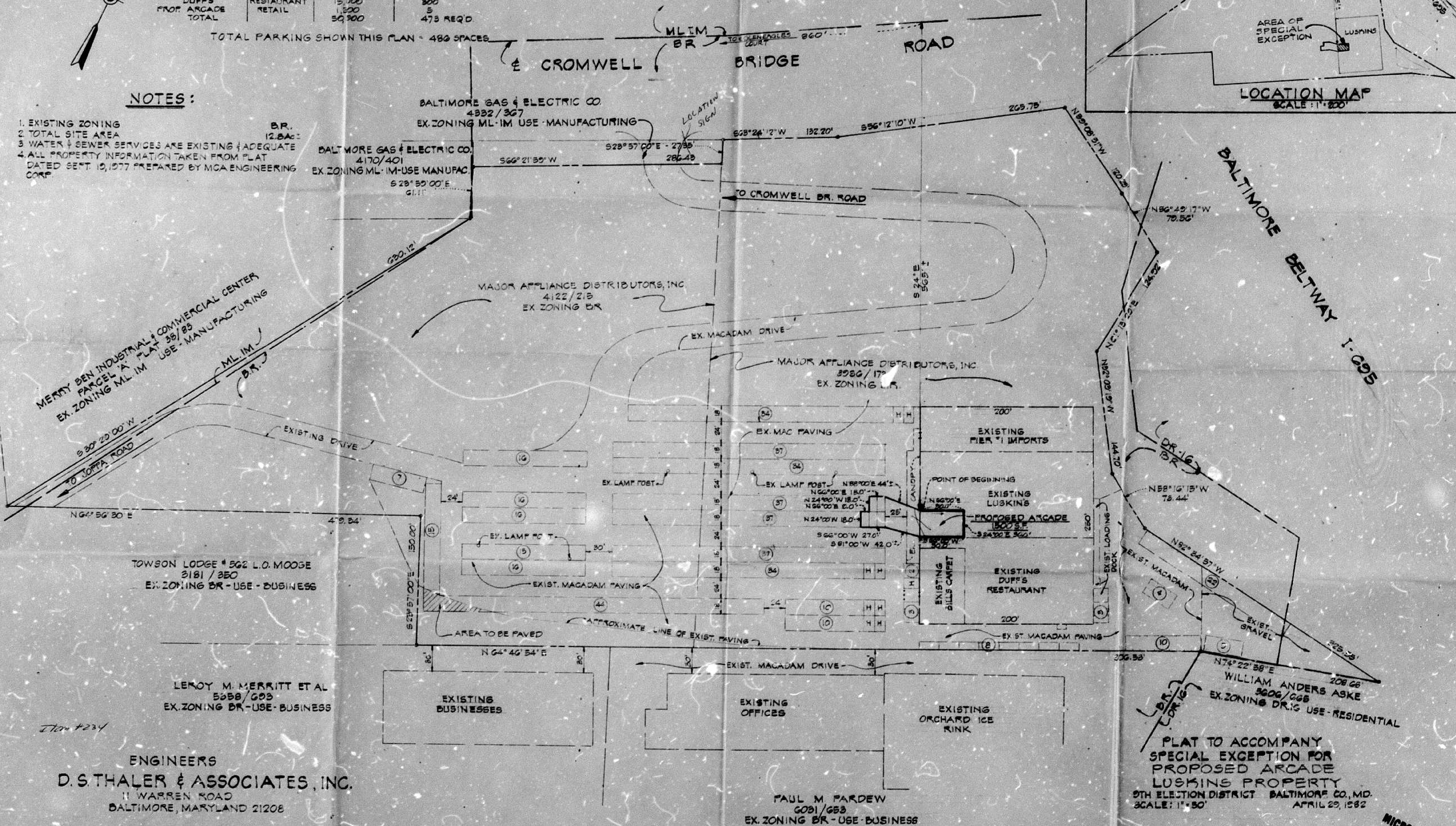
TOTAL PARKING SHOWN THIS PLAN - 486 SPACES



**NOTES:**

- EXISTING ZONING
- TOTAL SITE AREA
- WATER & SEWER SERVICES ARE EXISTING & ADEQUATE
- ALL PROPERTY INFORMATION TAKEN FROM PLAT DATED SEPT. 10, 1977 PREPARED BY MCA ENGINEERING CORP.

B.R.  
12.8AC



MERRY BEN INDUSTRIAL & COMMERCIAL CENTER  
PARCEL A PLAT 38/85  
EX. ZONING ML-IM USE-MANUFACTURING

TOWSON LODGE #562 L.O. MOOSE  
3181/350  
EX. ZONING BR-USE-BUSINESS

LEROY M. MERRITT ET AL  
5658/603  
EX. ZONING BR-USE-BUSINESS

ENGINEERS  
**D.S. THALER & ASSOCIATES, INC.**  
11 WARREN ROAD  
BALTIMORE, MARYLAND 21208

Plan #234

PAUL M. FARDEW  
6091/653  
EX. ZONING BR-USE-BUSINESS

PLAT TO ACCOMPANY  
SPECIAL EXCEPTION FOR  
PROPOSED ARCADE  
LUSKINS PROPERTY  
9TH ELECTION DISTRICT BALTIMORE CO., MD.  
SCALE: 1"=50' APRIL 29, 1982

MICROFILMED

83-22-X  
**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 an arcade.

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.

Contract Purchaser: None  
Legal Owner(s): 21st Century Properties  
Signature: Jack Luskin, Partner  
Address: 7540 Washington Boulevard, Baltimore, Md. 21227

Attorney for Petitioner: Ira C. Cooke, Esquire  
Address: 36 S. Charles St. - 6th Flr., Baltimore, Md. 21201  
Attorney's Telephone No.: 332-8540

ORDERED BY The Zoning Commissioner of Baltimore County, this 25th 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 27th day of July, 1982 at 10:30 o'clock A.M.

*[Signature]*  
Zoning Commissioner of Baltimore County.

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
Beginning 565' SE of the centerline of  
Cromwell Bridge Rd., 860' E of  
Gleneagles Ct., 9th District : OF BALTIMORE COUNTY

21st CENTURY PROPERTIES, Petitioner : Case No. 83-22-X

**ORDER TO ENTER APPEARANCE**

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

*[Signatures]*  
Peter Max Zimmerman, Deputy People's Counsel  
John W. Hession, III, People's Counsel for Baltimore County

I HEREBY CERTIFY that on this 2nd day of July, 1982, a copy of the foregoing Order was mailed to Ira C. Cooke, Esquire, 36 S. Charles Street, Sixth Floor, Baltimore, Maryland 21201, Attorney for Petitioner.

*[Signature]*  
John W. Hession, III

IN THE MATTER OF : BEFORE  
THE APPLICATION OF : COUNTY BOARD OF APPEALS  
21st CENTURY PROPERTIES :  
FOR A SPECIAL EXCEPTION : OF  
FOR AN ARCADE ON PROPERTY : BALTIMORE COUNTY  
BEGINNING 565' SOUTHEAST OF :  
THE CENTERLINE OF CROMWELL : No. 83-22-X  
BRIDGE RD., 860' EAST OF :  
GLENEAGLES COURT :  
9th DISTRICT :

**ORDER OF DISMISSAL**

Petition of 21st Century Properties for Special Exception for an arcade, on property located beginning 565' southeast of the centerline of Cromwell Bridge Road, 860' east of Gleneagles Ct., in the 9th District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a letter of dismissal of petition filed January 12, 1983 (a copy of which letter is attached hereto and made a part hereof) from the attorney representing the Petitioner in the above entitled matter.

WHEREAS, the said attorney for the said Petitioner requests that the petition filed on behalf of said Petitioner be dismissed as of January 12, 1983.

IT IS HEREBY ORDERED this 18th day of January, 1983, that said petition be and the same is withdrawn and dismissed.

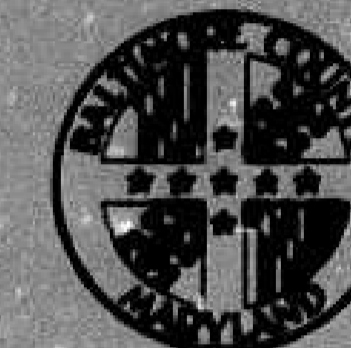
COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

*[Signatures]*  
William T. Hackett, William T. Hackett  
Leroy B. Spudis, Leroy B. Spudis  
Patricia Phipps, Patricia Phipps

**BALTIMORE COUNTY**

**ZONING PLANS**

**ADVISORY COMMITTEE**



**PETITION AND SITE PLAN**

**EVALUATION COMMENTS**

ORDER RECEIVED FOR FILING  
DATE: July 27, 1982

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

July 20, 1982

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21284

Nicholas B. Comnodari  
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

Ira C. Cooke, Esquire  
36 South Charles Street  
Sixth Floor  
Baltimore, Maryland 21201

RE: Item No. 234 - Case No. 83-22-X  
Petitioner - 21st Century Properties  
Special Exception Petition

Dear Mr. Cooke:

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.

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.

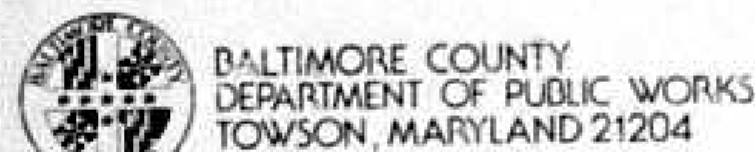
Very truly yours,

*[Signature]*  
NICHOLAS B. COMNODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bec

Enclosures

cc: D. S. Thaler & Associates  
11 Warren Road  
Baltimore, Md. 21206



HARRY J. PISTEL, P.E.  
DIRECTOR

June 7, 1982

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

Re: Item #234 (19-1982)  
Property Owner: 21st Century Properties  
860' E. from centerline of Gleneagles Ct. 565' S.  
from centerline of Cromwell Bridge Rd.  
Acres: 1,500 sq. ft. District: 9th

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 are not directly involved.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 234 (1981-1982).

Very truly yours,

*[Signature]*  
ROBERT A. MORTON, P.E., Chief  
Bureau of Public Services

RAM:EAN:PWR:ess

N-MW Key Sheet  
38 NE 9 Pos. Sheet  
NE 10 C Topo  
70 Tax Map



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

NORMAN E. GERDER  
DIRECTOR

July 20, 1982

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

Dear Mr. Hammond:

Comments on Item #234, Zoning Advisory Committee Meeting, May 25, 1982, are as follows:

Property Owner: Property Owner: 21st Century Properties  
Location: 860' E from centerline of Gleneagles Court 565' S from Cromwell Bridge Rd.  
Acres: 1,500 square feet  
District: 9th

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,

*[Signature]*  
John L. Wimbley  
Planner III  
Current Planning & Development

JLWah



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

STEPHEN F. COLLINS  
DIRECTOR

June 9, 1982

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

RE: ZAC Meeting of May 11, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for items 225 through 234.

Sincerely,

*[Signature]*  
C. Richard Moore  
Assistant Traffic Engineer

CRU/GML/r1j



Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of failure to meet the requirements of Section 502.1 of the Baltimore County Zoning Regulations and failure to prove that the proposed use of the property would not be detrimental to the health, safety, or general welfare of the locality involved, the special exception should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of September, 1982, that the Petition for Special Exception for an arcade is hereby DENIED.

Signature of William E. Hammond, Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING DATE September 13, 1982 BY [Signature]

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner TO Office of Planning and Zoning Date June 16, 1982 FROM Ian J. Forrest SUBJECT Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #208 - Mr. Larry & Gail Becker
Item #211 - Donald D. & Joyce A. Smith
Item #214 - Ridgely Condominium Assco., Inc.
Item #225 - James Brudzinaki, et al
Item #230 - Louis & Gertrude Kiefer
Item #231 - Randalltown Associates
Item #233 - Millard A. & Leslie R. Bierman, Jr.
Item #234 - 21st Century Properties
Item #239 - Norman Isaac & Victoria DeChantal Sines, Jr.
Item #241 - Thomas J. Jerbi
Item #243 - Chesapeake Limited Partnership
Item #246 - Joseph & Elizabeth Rector
Item #247 - Michael J. Rife
Item #248 - Ray H. & Susan Watts, Jr.
Item #254 - William F. Gebhardt, et al
Item #255 - Dorothy A. Tallagen, et al
Item #256 - Burning Wood Realty, Inc.

Signature of Ian J. Forrest, Director Bureau of Environmental Services

IJF/eth

BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204 825-7310

PAUL H. REINCKE, CHIEF June 14, 1982

Mr. William E. 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: 21st Century Properties

Location: 860' E. from centerline of Gleneagles Court 565' S. from centerline of Cromwell Bridge Road Item No.: 234 Zoning Agenda: Meeting of May 25, 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 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
( ) 2. A second means of vehicle access is required for the site.
( ) 3. The vehicle dead end condition shown at [redacted] 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.

Noted and Approved: [Signatures] Planning Group Special Inspection Division Fire Prevention Bureau

JK/mb/cm

BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204 494-3900

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

Dear Mr. Hammond: Comments on Item # 234 Zoning Advisory Committee Meeting are as follows:

Property Owner: 21st Century Properties Location: 860' E. from centerline of Gleneagles Court 565' S. from centerline of Cromwell Bridge Road. Existing Zoning: R-1 Special Exception for video game arcade, containing approximately 50 video games plus appropriate office and administrative space. Proposed Zoning: R-1

Area: 1,500 sq.ft. District: 9th

The items checked below are applicable:

- X A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill #82 State of Maryland Code for the Handicapped and Age; and other applicable Codes.
B. A building/ [redacted] permit shall be required before beginning construction.
C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer seal are required to file a permit application.
E. In wood frame construction an exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot line. A firewall is required if construction is on the lot line, see Table 101, Line 2, Section 1107 and Table 1102.
7. Requested variance conflicts with the Baltimore County Building Code, Section/ [redacted]
X G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
3. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office that the structure for which a proposed change in use is proposed complies with the height/area requirements of Table 505 and the required construction classification of Table 101.
X I. Comments: Provide one handicapped parking space. This area will require a change of occupancy from "M" Mercantile to "A-3" Assembly uses. Two approved means of egress in basically opposite directions shall be required. See also Section 312.0 for separation required in mixed uses.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours, Charles E. Burham, Chief Plans Review

CEB/lrr

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent Towson, Maryland - 21204

Date: May 21, 1982

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

Z.A.C. Meeting of: May 25, 1982

RE: Item No: 230, 231, 232, 233, 234, 235, 236 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, Assistant Department of Planning

WNP/bp

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

WILLIAM E. HAMMOND ZONING COMMISSIONER

September 13, 1982

Ira C. Cooke, Esquire 36 South Charles Street, 6th Floor Baltimore, Maryland 21201

RE: Petition for Special Exception Beginning 565' SE of the centerline of Cromwell Bridge Road, 860' E of Gleneagles Court - 9th Election District 21st Century Properties - Petitioner NO. 83-22-X (Item No. 234)

Dear Mr. Cooke:

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

Very truly yours,

Signature of William E. Hammond, Zoning Commissioner

WEH/srl

Attachments

cc: R. Bruce Alderman, Esquire 305 West Chesapeake Avenue Towson, Maryland 21204

Mrs. Elizabeth Dent 2802 Chenoak Avenue Baltimore, Maryland 21234

Mr. William S. Lilly 885 Orchard Tree Lane Towson, Maryland 21204

Mr. E. Russell Wolf 1867 Loch Shiel Road Baltimore, Maryland 21234

Ms. Dorothy Ducharewicz 2811 Chenoak Avenue Baltimore, Maryland 21234

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

LAW OFFICES OF MELNICOVE, KAUFMAN, WEINER & SMOUSE, P.A.

BERNARD S. MELNICOVE 1910-1970

JOSEPH S. KAUFMAN ARNOLD M. WEINER ROBERT E. CANELL FRANKLIN GOLDSTEIN H. RUSSELL SMOUSE LOUIS B. PRICE ISAAC H. NEUBERGER H. ALBERT FIGINSKI DAVID A. SINGER RICHARD W. FALCON GARY L. STRAUSSBERG GEFARD R. MARTIN ARNOLD M. KOPALSKY RANDOLPH J. COOPER GLENN E. BURNETT IRA C. COOKE

36 SOUTH CHARLES STREET SIXTH FLOOR BALTIMORE, MARYLAND 21201-3060

332-8553

October 1, 1982

Board of Zoning Appeals c/o Zoning Commissioner County Office Building Towson, Maryland 21204

RE: Appeal from Denial of Petition for Special Exemption Petitioner: 21st Century Properties, Jack Luskin Case No: 83-22-X

To Whom it May Concern:

The Petitioner, 21st Century Properties and Jack Luskin, by their attorneys, Ira C. Cooke and Melnicove, Kaufman, Weiner & Smouse, P.A., respectfully appeals from the decision of the Zoning Commissioner, William E. Hammond, in which the Petitioners petition for special exemption was denied on September 13, 1982 (Case No. 83-22-X). The address of the Petitioners is as follows:

7540 Washington Boulevard Baltimore, Maryland 21227.

In addition, pursuant to the Baltimore County zoning regulations, a check in the amount of One Hundred (\$100.00) Dollars, payable to Baltimore County, Maryland is enclosed as a fee for this appeal.

Respectfully submitted,

Signature of Ira C. Cooke

ICC:egs Enclosure



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

WILLIAM E. HAMMOND ZONING COMMISSIONER

October 5, 1982

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

RE: Petition for Special Exception Begir. 565' SE of the centerline of Cromwell Bridge Rd., 860' E of Gleneagles Court 21st Century Properties - Petitioner Case #83-22-X

Dear Mr. Alderman:

Please be advised that an appeal has been filed by Ira C. Cooke, Esquire, on behalf of the petitioner, from the decision rendered by the Zoning Commissioner of Baltimore County in the above referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Very truly yours,

Signature of William E. Hammond, Zoning Commissioner

WEH:aj

cc: Mrs. Elizabeth Dent 2802 Chenoak Avenue Baltimore, Maryland 21234

Mr. William S. Lilly 885 Orchard Tree Lane Towson, Maryland 21204

Mr. E. Russell Wolf 1867 Loch Shiel Road Baltimore, Maryland 21234

Ms. Dorothy Ducharewicz 2811 Chenoak Avenue Baltimore, Maryland 21234

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

- Ira Cooke, Esq.
- Bruce Alderman
- Eliz. Dent
- Wm. Lilly
- Russell Wolf
- Dorothy Ducharewicz
- Jack Luskin
- J. Hessian
- J. Dyer
- W. Hammond
- N. Gerber
- J. Hoswell

494-3180

County Board of Appeals

Room 219, Court House  
 Towson, Maryland 21204  
 October 20, 1982

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. 83-22-X 21st CENTURY PROPERTIES  
 565' SE of centerline of Cromwell Bridge Rd.,  
 860' E of Gleneagles Ct.  
 9th District  
 Re: Arcade  
 9/13/82 - Z.C.'s Order--DENIED

ASSIGNED FOR: THURSDAY, JANUARY 13, 1983, at 10 a.m.

- cc: Ira C. Cooke, Esq. Counsel for Petitioner  
 Jack Luskin Petitioner  
 R. Bruce Alderman, Esq. Counsel for Protestants  
 Mrs. Elizabeth Dent Protestant  
 Wm. S. Lilly "  
 E. Russell Wolf "  
 Dorothy Ducharewicz "  
 J. Hessian, Esq. People's Counsel  
 J. Dyer  
 W. Hammond  
 N. Gerber  
 J. Hoswell

June Holmen, Secy.

494-3180

County Board of Appeals

Room 219, Court House  
 Towson, Maryland 21204  
 January 18, 1983

Ira C. Cooke, Esq.  
 36 S. Charles St., 6th fl.  
 Baltimore, Md. 21201

Dear Mr. Cooke: Case No. 83-22-X  
 21st Century Properties

Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

*June Holmen*  
 June Holmen, Secretary

- Encl.  
 cc: R. Bruce Alderman, Esq.  
 Mrs. Elizabeth Dent  
 Mr. Wm. S. Lilly  
 Mr. E. Russell Wolf  
 Ms. Dorothy Ducharewicz  
 J. W. Hessian, Esq.  
 J. Dyer  
 W. Hammond  
 N. Gerber  
 J. Hoswell  
 Jack Luskin

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

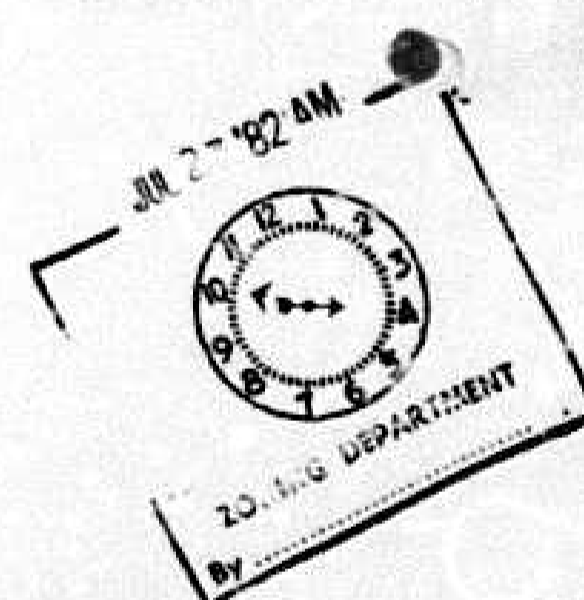
William E. Hammond  
 TO: Zoning Commissioner Date: July 20, 1982  
 Norman E. Gerber, Director  
 FROM: Office of Planning and Zoning  
 Zoning Petition No. 83-22-X  
 SUBJECT: Petitioner: 21st Century Properties

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

*Norman E. Gerber*  
 Norman E. Gerber  
 Director of Planning and Zoning

NEG:JSH:dme

32-1574  
file



2811 Chenook Avenue  
 Baltimore, Maryland 21234  
 July 22, 1982

RE: Public Hearing -  
 Special Exception, Arcade  
 Case # 83-22-X  
 Tues., July 27, 1982, 10:30 a.m.  
 21st CENTURY PROPERTIES

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

Dear Commissioner Hammond:

While I am unable to appear in person for the public hearing concerning the above case, I am respectfully requesting that serious consideration be given to the following:

CONCERN: How are the young people who will be walking to Luskin's to play the video games suppose to arrive there safely?

There are NO sidewalks and inadequate lighting at both entrances to Luskin's. Everyone is familiar with the "Luskin's Hill" off Cromwell Bridge Road -- this is a very dangerous and winding road. The other entrance off Joppa Road is no better -- it is a very dark and narrow road which just barely permits two cars to pass each other.

STATEMENT: Please understand that I am NOT opposed to the Arcade. I feel, if properly supervised, an Arcade serves as a healthy recreational tool to people of all ages. However, I am very concerned about the safety of these young people as they walk the two roads leading to Luskin's that are not constructed to handle pedestrian traffic.

Thank you for your consideration.

Sincerely,  
*Dorothy Bucharewicz*  
 Dorothy Bucharewicz  
 HOME - 661-0452  
 WORK - 396-6424

LAW OFFICES OF MELNICOVE, KAUFMAN, WEINER & SMOUSE, P.A.

BERNARD S. MELNICOVE  
 JOSEPH S. KAUFMAN  
 ARNOLD M. WEINER  
 ROBERT E. CAHILL  
 FRANKLIN GOLDSTEIN  
 H. RUSSELL SMOUSE  
 LOUIS B. PRICE  
 ISAAC M. NEUBERGER  
 M. ALBERT FIGINSKI  
 DAVID L. SNYDER  
 RICHARD V. FALCON  
 GARY I. STRAUSBERG  
 GERARD P. MARTIN  
 ABRUM M. KOWALSKY  
 RANDSON J. DAVIS  
 GLENN E. BUSHEL  
 IRA C. COOKE

36 SOUTH CHARLES STREET  
 SIXTH FLOOR  
 BALTIMORE, MARYLAND 21201-3060  
 (301) 332-8540  
 WRITER'S DIRECT DIAL NO. 332-8553

October 1, 1982

OF COUNSEL  
 KENNETH H. TRIN  
 D. CHRISTOPHER OHLY  
 GEORGE F. PAPPAS  
 RICHARD RUBIN  
 JAMES D. NEILSON  
 PHYLLIS W. BROWN  
 STANLEY A. SNYDER  
 KATHLEEN M. SWEENEY  
 BARRY L. STEELMAN  
 ROBERT C. FOWLER  
 RICHARD C. B. WOODS  
 JERRY B. O'CONNOR  
 IRA L. GRING  
 KENNETH D. PACK  
 HARRY B. TURNER  
 NATHAN BRAVERMAN

Board of Zoning Appeals  
 c/o Zoning Commissioner  
 County Office Building  
 Towson, Maryland 21204

RE: Appeal from Denial of Petition for Special Exemption  
 Petitioner: 21st Century Properties, Jack Luskin  
 Case No: 83-22-X

To Whom it May Concern:

The Petitioner, 21st Century Properties and Jack Luskin, by their attorneys, Ira C. Cooke and Melnicove, Kaufman, Weiner & Smouse, P.A., respectfully appeals from the decision of the Zoning Commissioner, William E. Hammond, in which the Petitioners petition for special exemption was denied on September 13, 1982 (Case No. 83-22-X). The address of the Petitioners is as follows:

7540 Washington Boulevard  
 Baltimore, Maryland 21227.

In addition, pursuant to the Baltimore County zoning regulations, a check in the amount of One Hundred (\$100.00) Dollars, payable to Baltimore County, Maryland is enclosed as a fee for this appeal.

Respectfully submitted,

*Ira C. Cooke*  
 IRA C. COOKE  
 ICC:egs  
 Enclosure  
 ZONING DEPARTMENT

LAW OFFICES OF MELNICOVE, KAUFMAN, WEINER & SMOUSE, P.A.

JOSEPH S. KAUFMAN  
 ARNOLD M. WEINER  
 ROBERT E. CAHILL  
 FRANKLIN GOLDSTEIN  
 H. RUSSELL SMOUSE  
 LOUIS B. PRICE  
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 E. CHRISTOPHER OHLY  
 GEORGE F. PAPPAS  
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 STEPHEN B. CAPLIS  
 KATHLEEN M. SWEENEY  
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 ROBERT C. FOWLER  
 IRA L. GRING  
 KENNETH D. PACK

HARRY B. TURNER  
 NATHAN BRAVERMAN  
 DAVID R. SEANENBERG  
 DONNA C. SANDER  
 HARRY J. WATZ  
 M. MELINDA THOMPSON  
 JACK L. B. GOON  
 GREGG S. BERNSTEIN  
 JEFFREY P. HILGERT  
 ROBERT E. CAHILL, JR.  
 OF COUNSEL  
 KENNETH H. TRIN  
 BERNARD S. MELNICOVE  
 IRA C. COOKE

36 SOUTH CHARLES STREET  
 SIXTH FLOOR  
 BALTIMORE, MARYLAND 21201-3060  
 TELEPHONE (301) 332-8540  
 TELECOPY (301) 332-8504  
 TELE FAX (301) 332-8448  
 WRITER'S DIRECT DIAL NO. 332-8540

January 12, 1983

HAND-DELIVER PLEASE

Board of Appeals of  
 Baltimore County  
 Old Court House  
 Second Floor  
 Towson, Maryland 21204

RE: Petition for Special Exception  
 beginning 565' SE of the centerline  
 of Cromwell Bridge Road, 860' E  
 of Gleneagles Court - 9th Election  
 District  
 21st Century Properties - Petitioner  
 NO. 83-22-X (Item No. 234)

Gentlemen:

On behalf of the Petitioner, 21st Century Properties, please dismiss the hearing scheduled for January 13, 1983 at 10:00 A.M.

Thank you for your consideration in this matter.

Very truly yours,

*Ira C. Cooke*  
 IRA C. COOKE  
 Counsel for Petitioner

ICC:egs

RECEIVED  
 BALTIMORE COUNTY  
 JAN 12 3 11 PM '83  
 OFFICE OF PLANNING AND ZONING

D. S. THALER & ASSOCIATES, INC.

11 WARREN ROAD • BALTIMORE, MARYLAND 21206 • (301) 484-4100

DESCRIPTION TO  
 ACCOMPANY SPECIAL EXCEPTION  
 FOR ARCADE - LUSKINS PROPERTY

Beginning for the same at a point being located as follows: Northeasterly along the centerline of Cromwell Bridge Road 860 feet, from the centerline of Gleneagles Court, thence leaving Cromwell Bridge Road; South 24° East 565 feet more or less to the face of building and to the point of beginning for this description, and running thence from said point of beginning to include the area for special exception and the parking area for the same the following ten courses and distances viz:

- 1) North 66°00' East 50.00 feet,
- 2) South 24°00' East 30.00 feet,
- 3) South 66°00' East 50.00 feet,
- 4) South 81°00' West 42.00 feet more or less,
- 5) South 66°00' West 27.00 feet,
- 6) North 24°00' West 18.00 feet,
- 7) North 66°00' East 9.00 feet,
- 8) North 24°00' West 18.00 feet,
- 9) North 66°00' East 19.00 feet,
- 10) North 88°00' East 44.00 feet more or less to the point of beginning.



June 29, 1982

Ira C. Cooke, Esquire  
Melmico, Kaufman & Weiner  
36 S. Charles Street - 6th Floor  
Baltimore, Maryland 21201

**NOTICE OF HEARING**

Re: Petition for Special Exception  
Begin, 565' SE of the centerline of Cromwell Bridge Rd.,  
860' E of Glenesgles Court  
21st Century Properties - Petitioner  
Case #83-22-X

TIME: 10:30 A.M.

DATE: Tuesday, July 27, 1982

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

TOWSON, MARYLAND



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

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

Ira C. Cooke, Esquire  
36 S. Charles Street - 6th Floor  
Baltimore, Maryland 21201

July 20, 1982

Re: Petition for Special Exception  
Begin, 565' SE of c/l of Cromwell Bridge  
Rd., 860' E of Glenesgles Court  
21st Century Properties - Petitioner  
Case # 83-22-X Item #234

Dear Mr. Cooke:

This is to advise you that \$68.90 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*  
WILLIAM E. HAMMOND  
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 106881  
DATE 5/12/82 ACCOUNT 01-662  
AMOUNT \$68.90  
RECEIVED FROM Ira C. Cooke  
FOR Advertising & Posting Case #83-22-X  
(21st Century Properties)  
500.0000

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 108927  
DATE 7/27/82 ACCOUNT 01-662  
AMOUNT \$68.90  
RECEIVED FROM Ira C. Cooke, Esquire  
FOR Advertising & Posting Case #83-22-X  
(21st Century Properties)  
C 03D\*\*\*\*\*889018 8278A



PETITIONER'S  
EXHIBIT 2b

**COINMAN INTERVIEW:  
JOE KAMINKOW**

Joe Kaminkow is vice president and director of operations of That's Entertainment, one of Baltimore's finest arcades. As a young, innovative arcade operator, Joe is a fitting Coinman of the Month, for, in the midst of the industry's current success, the very existence of such video parlors is under attack, and to sign a successful arcade that is an accepted part of a suburban community is a notable accomplishment. Young Kaminkow is the son of a long time industry executive Arnold Kaminkow and as such was exposed to the games and the business behind them as soon as he was old enough to understand either. That's Entertainment, a seventy game arcade just outside Baltimore, has been such a success for Kaminkow that he is expanding, and some new openings are needed. Additionally, he has developed a reputation for accuracy and non-bias in testing new equipment for manufacturers, and has been started in on designing some video products of his own.

PLAY METER: Joe, how did you get interested in the opening end of the arcade business?  
KAMINKOW: The person who really got me involved in the industry was Channing McDonald. I was seventeen when I went to Panama City, Florida to run a 180 piece arcade with Channing's son. During college, I worked with my father at the Bally Northeast distributorship.

But to really get into business on my own, I bought a Space Invaders and located it in a tavern in Maine. I couldn't compete in the same region with my father's customers, so I drove 7 hours a day twice a week to go up and service and clean the games. Then I got to the point where I opened up a game room at Curry College in Massachusetts, the college I was attending, and at another school nearby. Each game room had about twelve pieces. Throughout this time I was becoming more involved with the industry, and Channing was

grooming me by helping me learn what kind of qualities I should develop in a game room. It was working, because the college game room had been doing about \$100 a week gross and we took it up to almost \$2,000 a week.

PLAY METER: Wherein do the seeds of That's Entertainment lie?  
KAMINKOW: When I first met the man who is now my partner, Cary Luskin, we decided we would open arcades together. It turned out to be a very fine partnership, and we were able to build what we feel is the finest arcade on the east coast.

PLAY METER: What makes your arcade such a top quality operation?  
KAMINKOW: I'm a player, a very hard core player. I know what a player expects. They expect no glare on the

PLAY METER, June 1, 1982

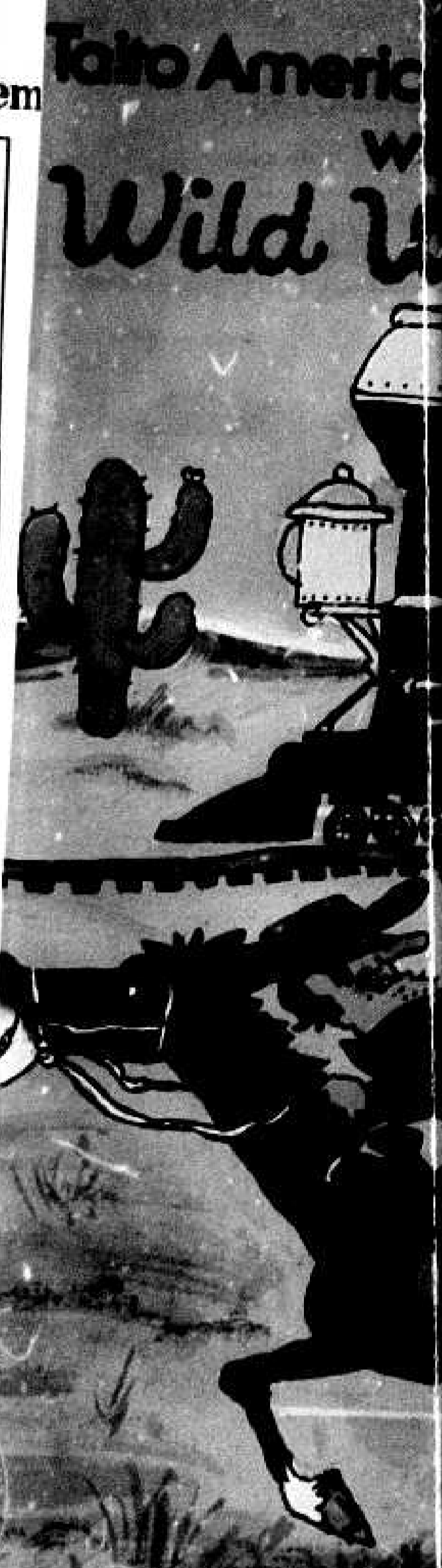
**Maryland Arcade Sets New Game Test System**

Table with columns: Game Name, Manufacturer, Date, Location, etc. Includes a sub-table for 'That's Entertainment' earnings.

"That's Entertainment," an arcade in Glen Burnie, Maryland, has established itself as an "official test center" for eleven major manufacturers of coin-operated games, according to Joe Kaminkow, VP and Director of Store Operations. "Until now, most testing has been done near the manufacturer, often in one of their own arcades, with a factory technician nearby," Kaminkow explained. "By testing a new game out in the field and away from the factory, you get a more accurate picture of the game's reliability, and you eliminate any suspicions of cash box stuffing or exaggerated gross profit figures." Kaminkow also feels that many other surveys, while not necessarily inaccurate, can be misleading because they ignore some vital statistics, such as how long the game has been on location, or how much time was lost due to machine breakdowns. "That's Entertainment" offers manufacturers two services: 1. confidential testing of prototypes and 2. a comprehensive report, published weekly and sent to all manufacturers and distributors, comparing the playing statistics of the fifty games in operation in the arcade. The weekly report lists for each game the number of times played, the weekly gross profit and the percentage of increase or decrease in that profit as compared to the week before, the average gross per day, and the number of weeks the game has been on location. It also rates the reliability of the game (poor, fair, good, or excellent) according to the amount of downtime. When testing a prototype for a manufacturer, the same information is provided weekly, but it is released only to that manufacturer. "We insure complete confidentiality at the request of any manufacturer wishing to test prototypes," Kaminkow said. Manufacturers and distributors who would like more information may contact Joe Kaminkow at "That's Entertainment," 7419 Ritchie Highway, Glen Burnie, MD 21061; or call 301/761-4444.

PETITIONER'S EXHIBIT 2b  
A book of Promotion Ideas and Guidelines to build your Game Center business.  
Order Today Send Check or Money Order to:  
BUSINESS BUILDERS  
P.O. Box 209  
Cupertino, CA 95014  
(408) 446-4400

**A Helping Hand**  
Proceeds from the May 17 Grand Opening Day of the Just For Fun family electronic amusement center in Villa Park, Ill. were donated to the United Way Fund of Villa Park, according to Leif Jacobs, President of Just For Fun. "We're very pleased to become a member of the Villa Park community with the opening of our sixth amusement center," Jacobs said. "The United Way is one of the many fine charitable organizations in the community, and our donation of the opening day proceeds was one of the ways we will participate with our neighbors in various worthwhile community activities," he added. Just For Fun also has two centers in Texas, and an additional three planned for 1982. Each center provides adult managerial supervision throughout its hours of operation.



**Luskin's**  
LUSKIN'S, INC.  
7540 WASHINGTON BLVD., BALTIMORE, MARYLAND 21227-6  
TELEPHONE: BALTIMORE (301) 779-9000 • WASHINGTON (202) 621-1600

July 27, 1982  
"Our 33rd Year"

Commissioner William Hammond  
Zoning Office  
Towson, Maryland 21204

RE: Video Arcade -- Special Exception

Dear Commissioner Hammond:

The purpose of this letter is to endorse enthusiastically the Special Exception being heard before you today, July 27, 1982.

As you are probably aware, Luskin's, Inc. owns and operates a large store next to the proposed arcade. We have had previous experience with this arcade operator in both Glen Burnie, Maryland and Annapolis, Maryland. In both situations we have found them to be honest, cooperative, and an asset to the community.

Because we have an extensive, on-site inventory of valuable merchandise, we are, of course, concerned about proper security measures. These arcade operators have demonstrated, unequivocally, that they fulfill their security obligations and in no way jeopardize either the immediate shopping area or the general community. They do not allow nor do they attract the type of individuals who may be a problem in the community. They police their operation very well, and in no way have these entertainment facilities jeopardized the area.

We support the growth of new business. Our experience with these people has been excellent. We support their request for a Special Exception.

Very truly yours,  
JACK LUSKIN, INC.  
Jack Luskin  
President

PETITIONER'S  
EXHIBIT 4

...to be first in performance is the goal we have set for LUSKIN'S. This will be rated on how well we sell our Jack Luskin Brand Name products; how well our products perform; and how well we provide our customers with service...

Ira C. Cooke, Esquire  
36 South Charles Street  
Sixth Floor  
Baltimore, Md. 21201

B.S. Thaler  
11 Vermont Road  
Baltimore, Md. 21208

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 25th day of July, 1982.

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

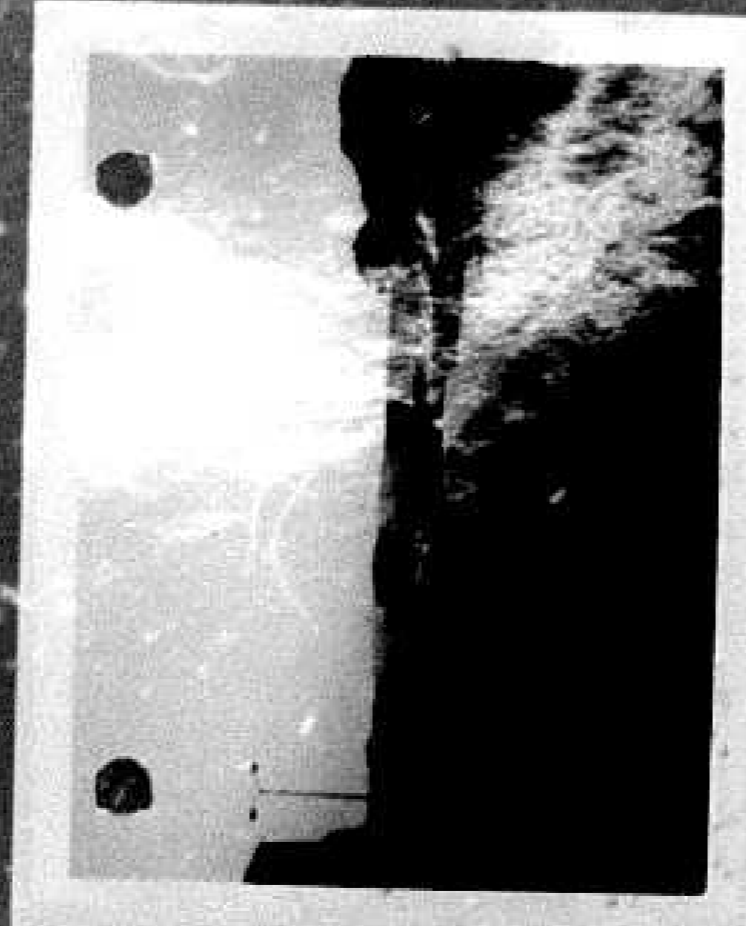
Petitioner: 21st Century Properties  
Petitioner's Attorney: Ira C. Cooke, Esq.  
Reviewed by: Nicholas S. Commodari  
Chairman, Zoning Plans  
Advisory Committee

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 9 Date of Posting: 7/1/82  
Posted for: Special Exception  
Petitioner: 21st Century Properties  
Location of property: 565' SE of c/l of Cromwell Bridge Rd., 860' E of Glenesgles Ct.  
Location of Signs: Located on board to property at Cromwell Bridge Rd. into an building  
Remarks:  
Posted by: Brian J. Coleman Date of return: 7/16/82  
Number of Signs: 2

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 9 Date of Posting: 10/15/82  
Posted for: Board of Appeals  
Petitioner: 21st Century Properties  
Location of property: 565' SE of c/l of Cromwell Bridge Rd., 860' E of Glenesgles Ct.  
Location of Signs: Located on board to shopping center at Cromwell Bridge Rd. @ on face of store  
Remarks:  
Posted by: Brian J. Coleman Date of return: 10/15/82  
Number of Signs: 2



BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 112306  
DATE 10/15/82 ACCOUNT R-01-615-000  
AMOUNT \$10.00  
RECEIVED FROM Ira C. Cooke, Esquire  
FOR Petition Signs for Appeal of Case #83-22-X  
C 03D\*\*\*\*\*100018 8068A

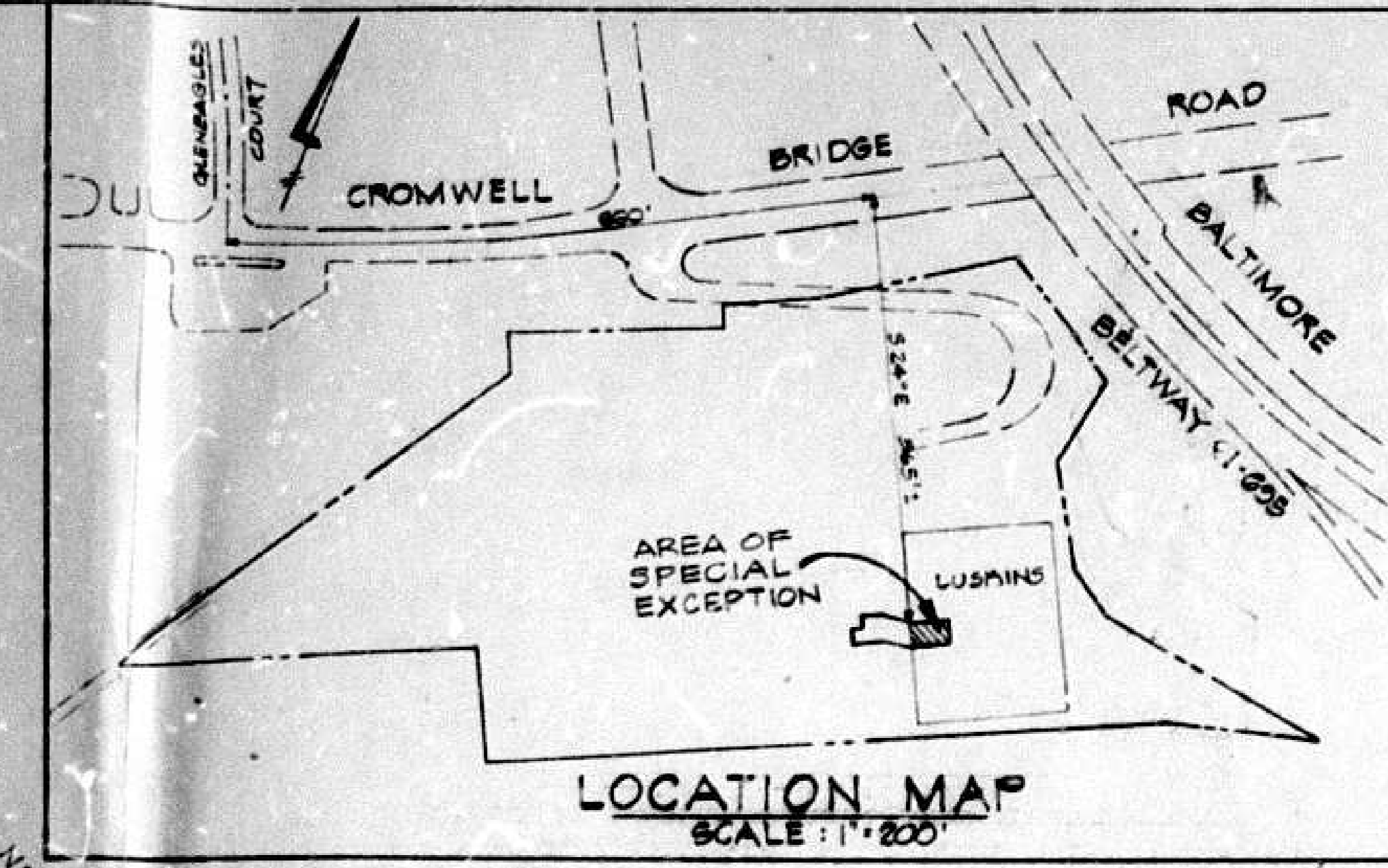
**CERTIFICATE OF PUBLICATION**  
TOWSON, MD., July 8, 1982  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 27th day of July, 1982, the 1982 publication appearing on the 8th day of July, 1982.  
THE JEFFERSONIAN,  
Manager.  
Cost of Advertisement, \$ 24.50

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 112303  
DATE 10-5-82 ACCOUNT R-01-615-000  
AMOUNT \$100.00  
RECEIVED FROM Melmico, Kaufman, Neiderhiser, P.A.  
FOR Appeal - Case # 83-22-X  
C 03D\*\*\*\*\*100018 8068A

**PARKING LEGEND**

TENANT	USE	SQ. FOOTAGE	NO. OF SPACES REQ'D
PIER ONE IMPORTS	MERCANTILE	10,000	50
LUSKINS	MERCANTILE	20,000	100
BILL'S CARPET	MERCANTILE	5,000	25
DUFF'S	RESTAURANT	15,000	300
<b>TOTAL</b>		<b>50,000</b>	<b>475 REQ'D</b>
PIER ONE IMPORTS	MERCANTILE	10,000	50
LUSKINS	MERCANTILE	18,500	92
BILLS CARPET	MERCANTILE	5,000	25
DUFF'S	RESTAURANT	15,000	300
PROP. ARCADE	RETAIL	1,500	5
<b>TOTAL</b>		<b>50,000</b>	<b>475 REQ'D</b>

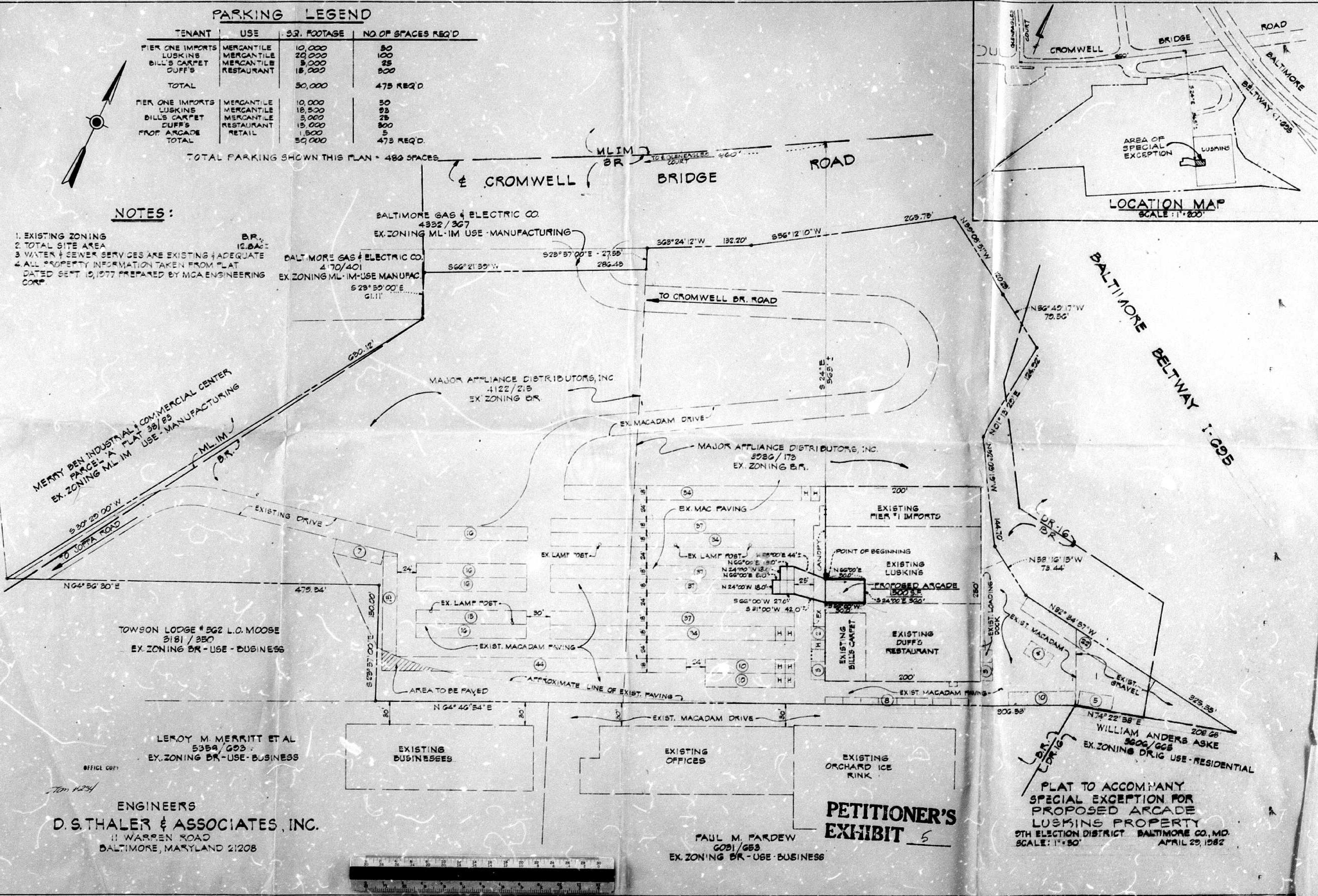
TOTAL PARKING SHOWN THIS PLAN - 480 SPACES



**NOTES:**

- EXISTING ZONING
- TOTAL SITE AREA
- WATER & SEWER SERVICES ARE EXISTING & ADEQUATE
- ALL PROPERTY INFORMATION TAKEN FROM PLAT DATED SEPT. 10, 1977 PREPARED BY MCA ENGINEERING CORP.

B.R.  
12.8AC



MERRY BEN INDUSTRIAL & COMMERCIAL CENTER  
PARCEL - A PLAT 38/85  
EX. ZONING ML-IM USE - MANUFACTURING

BALTIMORE GAS & ELECTRIC CO.  
4332/367  
EX. ZONING ML-IM USE - MANUFACTURING

BALTIMORE GAS & ELECTRIC CO.  
4170/401  
EX. ZONING ML-IM USE MANUFAC

MAJOR APPLIANCE DISTRIBUTORS, INC.  
4122/215  
EX. ZONING BR.

MAJOR APPLIANCE DISTRIBUTORS, INC.  
3026/173  
EX. ZONING BR.

TOWSON LODGE # 562 L.O. MOOSE  
3181/350  
EX. ZONING BR - USE - BUSINESS

LEROY M. MERRITT ET AL  
5354/603  
EX. ZONING BR - USE - BUSINESS

EXISTING BUSINESSES

EXISTING OFFICES

EXISTING ORCHARD ICE RINK

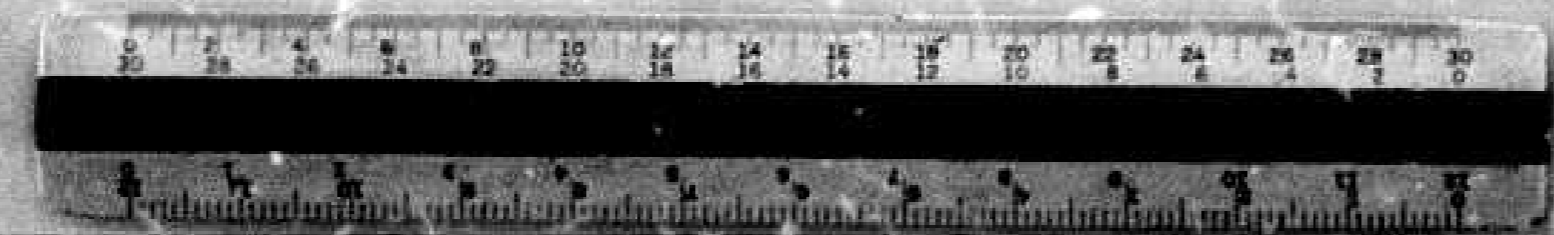
WILLIAM ANDERS ASKE  
5606/665  
EX. ZONING DRUG USE - RESIDENTIAL

ENGINEERS  
**D.S. THALER & ASSOCIATES, INC.**  
11 WARREN ROAD  
BALTIMORE, MARYLAND 21208

PAUL M. FARDEW  
6031/653  
EX. ZONING BR - USE - BUSINESS

**PETITIONER'S EXHIBIT 5**

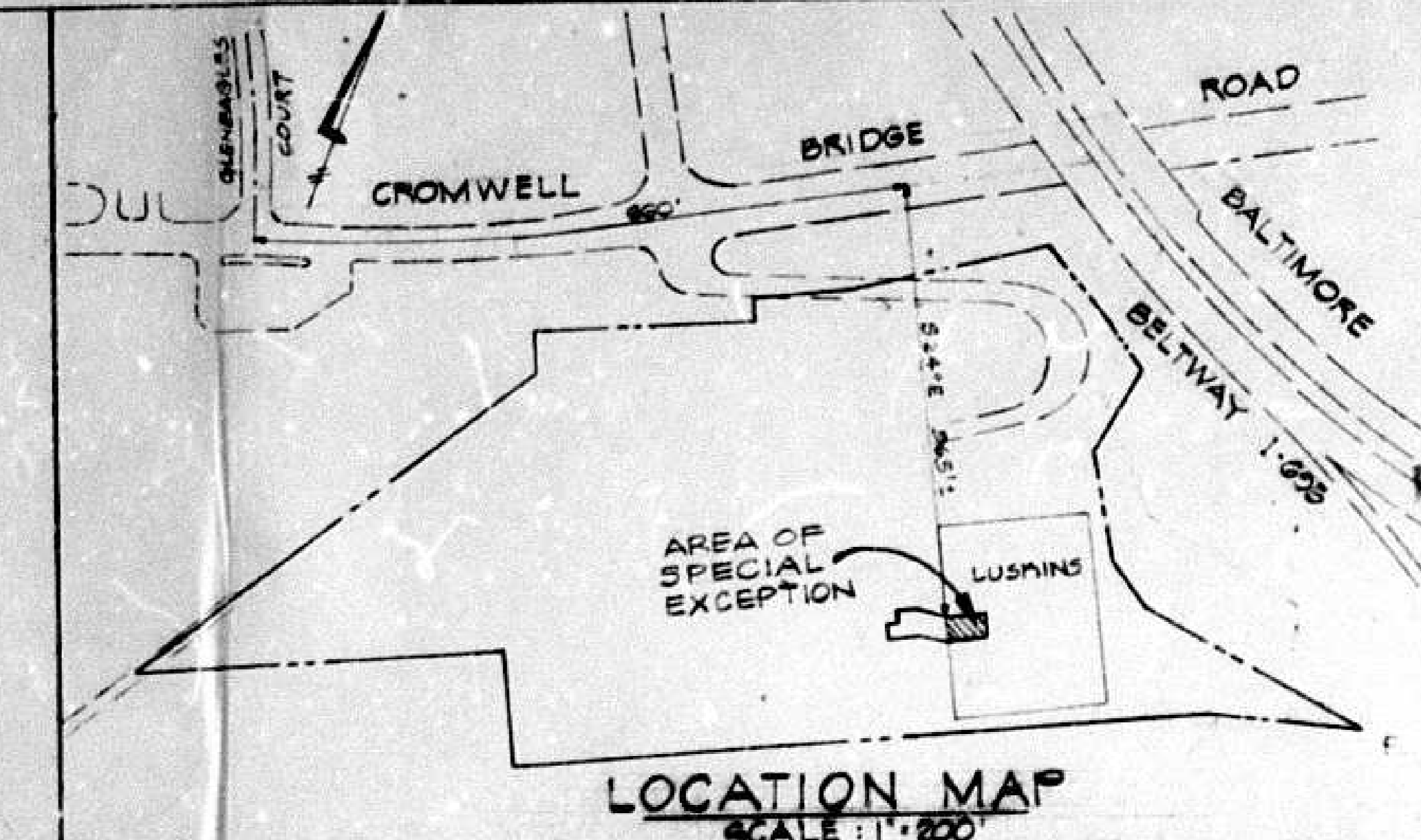
PLAT TO ACCOMPANY  
SPECIAL EXCEPTION FOR  
PROPOSED ARCADE  
LUSKINS PROPERTY  
9TH ELECTION DISTRICT BALTIMORE CO., MD.  
SCALE: 1"=50' APRIL 29, 1982



# PARKING LEGEND

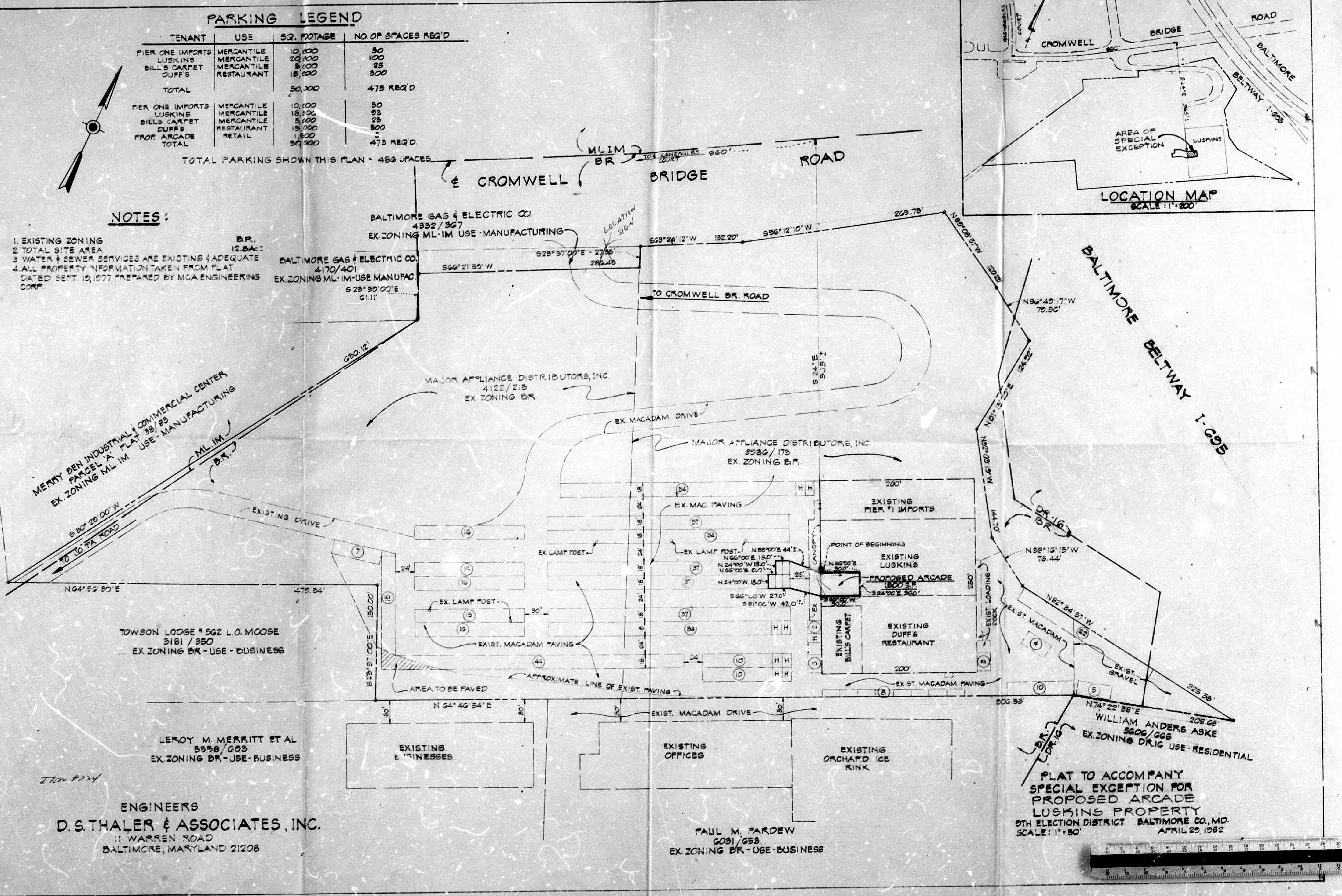
TENANT	USE	SQ. FOOTAGE	NO. OF SPACES REQ'D
PIER ONE IMPORTS	MERCANTILE	10,000	50
LUSKINS	MERCANTILE	20,000	100
BILL'S CARPET	MERCANTILE	5,000	25
DUFF'S	RESTAURANT	15,000	300
<b>TOTAL</b>		<b>50,000</b>	<b>475 REQ'D</b>
PIER ONE IMPORTS	MERCANTILE	10,000	50
LUSKINS	MERCANTILE	18,000	90
BILL'S CARPET	MERCANTILE	5,000	25
DUFF'S	RESTAURANT	15,000	300
PROP. ARCADE	RETAIL	1,000	-
<b>TOTAL</b>		<b>50,000</b>	<b>475 REQ'D</b>

TOTAL PARKING SHOWN THIS PLAN - 486 SPACES



## NOTES:

- EXISTING ZONING
- TOTAL SITE AREA
- WATER & SEWER SERVICES ARE EXISTING & ADEQUATE
- ALL PROPERTY INFORMATION TAKEN FROM PLAT DATED SEPT. 19, 1977 PREPARED BY MCA ENGINEERING CORP.



PLAT TO ACCOMPANY  
SPECIAL EXCEPTION FOR  
PROPOSED ARCADE  
LUSKINS PROPERTY  
9TH ELECTION DISTRICT BALTIMORE CO., MD.  
SCALE: 1"=50' APRIL 29, 1982

ENGINEERS  
**D. S. THALER & ASSOCIATES, INC.**  
11 WARREN ROAD  
BALTIMORE, MARYLAND 21208

PAUL M. PARDEW  
6031/653  
EX. ZONING BR - USE - BUSINESS

