

PETITION FOR SPECIAL EXCEPTION 83-37-X

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
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
Ira C. Cooke, Esquire
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.: 332-8540

Legal Owner(s):
Jack Luskin t/a Burningwood Realty, Inc.
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Ira C. Cooke, Esquire
Name 36 S. Charles St. - 6th Flr.
Baltimore, Md. 21201 (332-8540)
Address
Phone No.

BY ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of June, 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 August, 1982, at 10:30 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.

E.C.O.-No. 1

(over)

PETITION FOR SPECIAL EXCEPTION 83-37-X

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
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
Ira C. Cooke, Esquire
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.: 332-8540

Legal Owner(s):
Jack Luskin t/a Burningwood Realty, Inc.
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Ira C. Cooke, Esquire
Name 36 S. Charles St. - 6th Flr.
Baltimore, Md. 21201 (332-8540)
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of June, 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 August, 1982, at 10:30 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.

E.C.O.-No. 1

(over)

RE: PETITION FOR SPECIAL EXCEPTION :
W/S of Brenbrook Road, 336' S of
Liberty Road - 2nd Election District :
Burningwood Realty, Inc. - Petitioner :
NO. 83-37-X (Item No. 256) :
OF :
BALTIMORE COUNTY

AMENDED ORDER

It is hereby ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of December, 1982, that the Order passed in this matter, dated November 18, 1982, is hereby AMENDED, Nunc Pro Tunc, to delete Restriction 5 and insert in lieu thereof the following restriction:

- One of the owners or a full-time manager designated by the owners as the responsible party and for whose conduct the owners hereby expressly assume responsibility shall be on the premises at all times the business is open Monday through 6:00 p.m. Friday, and one of the owners or the aforementioned full-time manager and at least one other person in authority shall be on the premises from 6:00 p.m. Friday through 12:00 midnight Sunday to strictly enforce these restrictions and those of the management.

[Signature]
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE December 15, 1982

BY *[Signature]*

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
W/S of Brenbrook Rd., 336' S of Liberty Rd., 2nd District : OF BALTIMORE COUNTY
BURNINGWOOD REALTY, INC., : Case No. 83-37-X
Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

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

[Signature]
Peter Max Zimmerman
Deputy People's Counsel

[Signature]
John W. Hession, III
People's Counsel for Baltimore County
Rm. 211, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 23rd day of July, 1982, a copy of the foregoing Order was mailed to Ira C. Cooke, Esquire, 36 S. Charles Street - 6th Floor, Baltimore, Maryland 21201, Attorney for Petitioner.

[Signature]
John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
TO: Norman E. Gerber, Director of Planning and Zoning
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 83-37-X
Petitioner: Burningwood Realty, Inc.

The proposed use may be appropriate here. If granted, it is requested that details of landscaping be submitted to and approved by the Division of Current Planning and Development.

[Signature]
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:dme

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 6, 1982

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

cc: Nicholas B. Commodari
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 S. Charles Street
Sixth Floor
Baltimore, Maryland 21201

RE: Item No. 256 - Case No. 83-37-X
Petitioner - Burningwood Realty, Inc.
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. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEB:bac

Enclosures

cc: D. S. Thaler & Associates, Inc.
11 Warren Road
Baltimore, Md. 21208



HARRY J. PISTEL, P.E.
DIRECTOR

June 22, 1982

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

Re: Item #256 (1981-1982)
Property Owner: Burningwood Realty, Inc.
W/S Brenbrook Rd. 336' S. of Liberty Rd.
Acres: 1.470 sq. ft. District: 2nd

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.

The comments supplied in conjunction with the Zoning Advisory Committee review for Items 144 and 219 (1972-1973) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 256 (1981-1982).

Very truly yours,

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

RAM:EAM:FWR:ss

cc: Jack Wimbley

F-SW Key Sheet
24 & 25 SW 32 & 33 Pos. Sheets
NW 6 & 7 H & I Topo
77 Tax Map

Attachments

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 Zoning Commissioner of Baltimore County, this 18th day of November, 1982, that the Petition for Special Exception for an arcade, in accordance with the site plan prepared by D. S. Thaler and Associates, dated May 11, 1982, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. A maximum of 40 amusement devices, including children's rides, shall be located within the 1,470 square foot enclosed area depicted on the aforementioned site plan, and any increase in area or number of amusement devices, including children's rides, or change in location within the center shall be subject to a public hearing to amend this Order.
2. The use as an arcade shall cease upon termination or expiration of the lease between the owner and That's Entertainment, Lessee, and shall not be leased or subleased to another person, partnership, or corporation without a public hearing to extend the special exception to a new tenant. For purposes of this restriction, a new tenancy will occur upon the sale of a majority of the corporation's stock to anyone other than the present stockholder now owning a majority of the stock in the aforementioned corporation.
3. Video games shall be at a ratio of at least 3 to 1 as applied to other amusement devices, including children's rides, and no prize, other than extended play time, shall be awarded. All rules for play, conduct, and dress required of patrons shall be conspicuously posted in and about the premises and shall be strictly enforced. No one under the age of 18 years shall be permitted on the premises during school hours.
4. The hours of operation shall be between 11:00 a.m. and 12:00 midnight, Monday through Thursday; 11:00 a.m. and 1:00 a.m., Friday and Saturday; and 12:00 noon and 12:00 midnight, Sunday.
5. One of the owners shall be on the premises at all times the business is open Monday through Thursday and one of the owners and at least one other person in authority on the premises Friday through Sunday to strictly enforce these restrictions and those of the management.
6. Compliance with the comments submitted by the Department of Permits and Licenses, dated June 17, 1982, and the Office of Planning and Zoning, dated August 10, 1982.
7. A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

Zoning Commissioner of
Baltimore County

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 Zoning Commissioner of Baltimore County, this 18th day of November, 1982, that the Petition for Special Exception for an arcade, in accordance with the site plan prepared by D. S. Thaler and Associates, dated May 11, 1982, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. A maximum of 40 amusement devices, including children's rides, shall be located within the 1,470 square foot enclosed area depicted on the aforementioned site plan, and any increase in area or number of amusement devices, including children's rides, or change in location within the center shall be subject to a public hearing to amend this Order.
2. The use as an arcade shall cease upon termination or expiration of the lease between the owner and That's Entertainment, Lessee, and shall not be leased or subleased to another person, partnership, or corporation without a public hearing to extend the special exception to a new tenant. For purposes of this restriction, a new tenancy will occur upon the sale of a majority of the corporation's stock to anyone other than the present stockholder now owning a majority of the stock in the aforementioned corporation.
3. Video games shall be at a ratio of at least 3 to 1 as applied to other amusement devices, including children's rides, and no prize, other than extended play time, shall be awarded. All rules for play, conduct, and dress required of patrons shall be conspicuously posted in and about the premises and shall be strictly enforced. No one under the age of 18 years shall be permitted on the premises during school hours.
4. The hours of operation shall be between 11:00 a.m. and 12:00 midnight, Monday through Thursday; 11:00 a.m. and 1:00 a.m., Friday and Saturday; and 12:00 noon and 12:00 midnight, Sunday.
5. One of the owners shall be on the premises at all times the business is open Monday through Thursday and one of the owners and at least one other person in authority on the premises Friday through Sunday to strictly enforce these restrictions and those of the management.
6. Compliance with the comments submitted by the Department of Permits and Licenses, dated June 17, 1982, and the Office of Planning and Zoning, dated August 10, 1982.
7. A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

Zoning Commissioner of
Baltimore County

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLSWORTH N. DIVER, P. E. CHIEF

March 1, 1973

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

Re: Item #214 (1972-1973)
Property Owner: Burnside Realty, Inc.
S/25 of Burnbrook Road, S/W of Liberty Road
Present Zoning: B.L.
Proposed Zoning: Variance from Section 409.2 (b) in a
B.L. Zone, requesting 177 parking spaces instead of required
194
District: 2nd No. Acres: 0.7322

Dear Mr. DiNenna:

Baltimore County utilities and highway improvements are as secured by Public Works Agreements #26911 and #27108 executed in conjunction with the development of "Lusk's Appliance Store" and "Lusk's Plaza Phase II".

This office has no further comment in regard to the plan submitted for review by the Zoning Advisory Committee in connection with this Item #214 (1972-1973).

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

END:RAM:PMR:as

cc: Paul M. Koch

P-SW Key Sheet
24 NW 33 Position Sheet
NW 6 & 7H & 6I Topo
77 Tax Map

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLSWORTH N. DIVER, P. E. CHIEF

June 1, 1973

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

Re: Item #219 (1972-1973)
Property Owner: Jack Lusk (Burnside Realty)
S/25 of Burnbrook Rd., S/W of Liberty Rd.
Present Zoning: B.L.
Proposed Zoning: Variance from Section 409.2 (b)
in a B.L. zone requesting 177 parking spaces instead of
the required 194
District: 2nd No. Acres: 0.7322 acre

Dear Mr. DiNenna:

The comments provided for this site in conjunction with Item #214 (1972-1973) remain valid and applicable to this Item #219 (1972-1973). Those comments are referred to for your consideration.

This office has no further comment in regard to the plan submitted for review by the Zoning Advisory Committee in connection with this Item #219 (1972-1973).

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

END:RAM:PMR:as

cc: Paul M. Koch

P-SW Key Sheet
24 NW 33 Pos. Sheet
NW 6 & 7H & 6I Topo
77 Tax Map



Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Calhoun
Administrator

June 16, 1982

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of 6-15-82
ITEM: #256
Property Owner: Burnside
wood Realty, Inc.
Location: W/S Burnbrook
Road, Route 26, 336' S. of
Liberty Road
Existing Zoning: B.L.
Proposed Zoning: Special
Exception for an arcade
Acres: 1.470 sq. ft.
District: 2nd

Dear Mr. Hammond:

On review of the site plan of May 11, 1982 and field inspection, the State Highway Administration finds the plan generally acceptable.

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

By: George Wittman

CL:GW:maw

cc: Mr. J. Wimbley



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

NORMAN E. GERDER
DIRECTOR

August 10, 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 #256, Zoning Advisory Committee Meeting, June 15, 1982, are as follows:

Property Owner: Burnside Realty, Inc.
Location: W/S Burnbrook Road 336' S. of Liberty Road
Acres: 1.470 sq. ft.
District:

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.

Landscaping should be provided on the subject site and indicated on the site plan.

Very truly yours,

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

JLW:rh



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

STEPHEN E. COLLINS
DIRECTOR

June 25, 1982

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

RE: ZAC Meeting of June 15, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments on items 254 through 258.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer

CRM/GMJ/r1j

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:

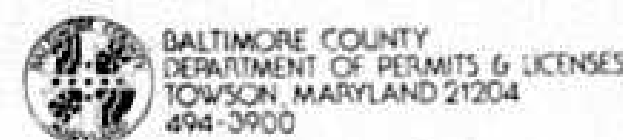
- Item #208 - Dr. Larry & Gail Becker
- Item #211 - Donald D. & Joyce A. Smith
- Item #214 - Ridgely Condominium Assoc., Inc.
- Item #225 - James Brudzinaki, et al
- Item #230 - Louis & Gertrude Kiefer
- Item #231 - Randalltown Associates
- Item #233 - Millard A. & Leslie R. Bierman, Jr.
- Item #234 - 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. Tallamone, et al
- Item #256 - Burnside Realty, Inc.

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/rth

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
303-7516 Baltimore Metro - 565-0451 D.C. Metro - 1-800-482-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



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

June 17, 1982

Dear Mr. Hammond:
Comments on Item # 256 Zoning Advisory Committee Meeting June 15, 1982
are as follows:
Property Owner: Burningwood Realty, Inc.
Location: W/S Brenbrook Road 336' S of Liberty Road
Zoning: Residential
Proposed Zoning: Residential

Acres: 1.470 sq. ft.
District: 2nd

The items checked below are applicable:

- X A. All structure shall conform to the Baltimore County Building Code 1981/
Council Bill 4-82 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/is not required.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered
Architect or Engineer shall be 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 1107 and Table 1102.
- F. Requested variance conflicts with the Baltimore County Building Code,
Section/s
- 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. Change of use from "M" mercantile to A-3 assembly use.
- 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 a proposed change in use is proposed can
comply with the height/area requirements of Table 505 and the required construction
classification of Table 101.
- X I. Comments Provide handicapped parking space, sign, curb cuts, etc.. Access and
usability of the structure or tenant space shall be required including
toilet facilities.

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
Charles E. Burnham, Chief
Plans Review

CEH/srl

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: June 16, 1982

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

Z.A.C. Meeting of: June 15, 1982

RE: Item No: 253, 254, 255, 256, 257, 258
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above items have no bearing on student population.

Very truly yours,

Nick Petrovich
Mr. Nick Petrovich, Assistant
Department of Planning

WNP/bp

Ira C. Cooke, Esquire
36 South Charles St.
Baltimore, MD. 21201

D.S. Thaler & Associates, Inc.
11 W. Chesapeake Ave.
Towson, MD. 21204

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 17th day
of June, 1982.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Burningwood Realty, Inc.

Petitioner's Attorney Ira C. Cooke, Esquire

Reviewed by *Nick Petrovich*
Nicholas S. Commodari
Chairman, Zoning Plans
Advisory Committee



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

September 1, 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: Burningwood Realty, Inc.

Location: W/S Brenbrook Road 336' S. of Liberty Road

Item No.: 256

Zoning Agenda: Meeting of June 15, 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 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.

(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.

REVIEWED BY *Paul H. Rencke* Noted and
Planning Group Approved: *Logan S. Commodari*
Special Inspection Division Fire Prevention Bureau

JW/mh/cm

83-37-A



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

November 18, 1982

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

RE: Petition for Special Exception
W/S of Brenbrook Road, 336' S of
Liberty Road - 2nd Election District
Burningwood Realty, Inc. - Petitioner
NO. 83-37-X (Item No. 256)

Dear Mr. Cooke:

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

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: Mr. David J. Rosenberg
7901 Crisford Place, Apt. F
Baltimore, Maryland 21208

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

PETITION FOR SPECIAL EXCEPTION

2nd Election District

ZONING: Petition for Special Exception

LOCATION: West side of Brenbrook Road, 336 ft. South of Liberty Road

DATE & TIME: Tuesday, August 17, 1982 at 10:30 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, will hold a public hearing:

Petition for Special Exception for an arcade

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

Being the property of Burningwood Realty, Inc., as shown on plat plan filed with the
Zoning Department.

Hearing Date: Tuesday, August 17, 1982 at 10:30 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

D. S. THALER & ASSOCIATES, INC.

11 WARREN ROAD • BALTIMORE, MARYLAND 21206 • (410) 491-4100

DESCRIPTION TO

ACCOMPANY SPECIAL EXCEPTION

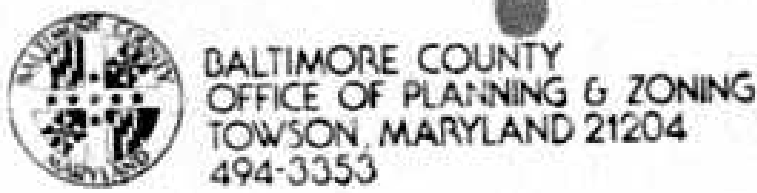
FOR ARCADE - LUSKINS LIBERTY ROAD

Beginning for the same on the west right of line of
Brenbrook Road, 70.00 feet wide, at a point located South
25°54'46" West 336 feet from the south right of way line of
Liberty Road where it is intersected by said west side of
Brenbrook Road and running thence along Brenbrook Road and
to include the area for special exception and parking area
for the same, the following eight courses and distances viz:

- 1) South 25°54'46" West 39.0 feet, thence leaving
said road
- 2) North 19°05'14" West 43.0 feet,
- 3) South 70°56'46" West 32.0 feet,
- 4) North 64°05'14" West 80.0 feet,
- 5) North 25°02'46" East 19.6 feet,
- 6) South 64°05'14" East 75.0 feet,
- 7) North 70°56'46" East 49.0 feet,
- 8) South 19°05'14" East 36.0 feet to the point
of beginning.



CIVIL ENGINEERS • SURVEILLORS



WILLIAM E. HAMMOND
ZONING COMMISSIONER

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

August 5, 1982

Re: Petition for Special Exception
W/S of Brenbrook Rd., 336' S of Liberty Rd.
Burningwood Realty, Inc. - Petitioner
Case #83-37-X Item #256

Dear Mr. Cooke:

This is to advise you that \$51.75 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. 108945

DATE: 8/17/82 ACCOUNT: 01-662
AMOUNT: \$51.75
RECEIVED FROM: Ira C. Cooke, Esquire
FOR: Advertising & Posting Case #83-37-X
(Burningwood Realty, Inc.)
\$ 029*****517516 8178A
VALIDATION OR SIGNATURE OF CARRIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

83-37-X

District: 2nd Date of Posting: July 30, 1982
Posted for: Special Exception
Petitioner: Burningwood Realty, Inc.
Location of property: W/S of Brenbrook Road, 336' South of Liberty Road
Location of Signs: West side of Brenbrook Road in front of subject property
Remarks: [Signature]
Posted by: [Signature] Date of return: August 6, 1982
Number of Signs: 1

CERTIFICATE OF PUBLICATION

36038

Fikesville, Md., July 28, 1982

TO CERTIFY, that the annexed advertisement published in the NORTHWEST STAR, a weekly paper published in Fikesville, Baltimore, Maryland before the 17th day of July, 1982

first publication appearing on the 28th day of July, 1982
second publication appearing on the day of 1982
the third publication appearing on the day of 1982

THE NORTHWEST STAR

Manager

Cost of Advertisement \$24.00

CERTIFICATE OF PUBLICATION

36038

Fikesville, Md., July 28, 1982

TO CERTIFY, that the annexed advertisement published in the NORTHWEST STAR, a weekly paper published in Fikesville, Baltimore, Maryland before the 17th day of July, 1982

first publication appearing on the 28th day of July, 1982
second publication appearing on the day of 1982
the third publication appearing on the day of 1982

THE NORTHWEST STAR

Manager

Cost of Advertisement \$24.00

July 20, 1982

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

NOTICE OF HEARING

Re: Petition for Special Exception
W/S of Brenbrook Rd., 336' S of Liberty Rd.
Burningwood Realty, Inc. - Petitioner
Case #83-37-X Item #256

TIME: 10:30 A.M.

DATE: Tuesday, August 17, 1982

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

ZONING COMMISSIONER OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
TO: Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 83-37-X
Petitioner: Burningwood Realty, Inc.

Date: August 9, 1982

The proposed use may be appropriate here. If granted, it is requested that details of landscaping be submitted to and approved by the Division of Current Planning and Development.

Norman E. Gerber
Director of Planning and Zoning

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 3 day of June, 1982.

Filing Fee \$ 50.00

Received: [Signature] Check

Cash

Other

No. 107920

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

DATE: 8/17/82 ACCOUNT: 01.662

AMOUNT: 50.00

RECEIVED FROM: MKW+S P.A.

FOR: 36 S. Charles St. 21201

Filing fee for Item #256

\$ 240*****500016 8032A

VALIDATION OR SIGNATURE OF CARRIER

the Petition for assignment of a

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 29, 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., before the 17th day of August, 1982, the first publication appearing on the 29th day of July, 1982.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$

PETITION FOR SPECIAL EXCEPTION

2nd Election District

ZONING: Petition for Special Exception
LOCATION: West side of Brenbrook Road, 336 ft. South of Liberty Road
DATE & TIME: Tuesday, August 17, 1982 at 10:30 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, will hold a public hearing:

Petition for Special Exception for an arcade

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

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

Being the property of Burningwood Realty, Inc., as shown on plat plan filed with the Zoning Department.

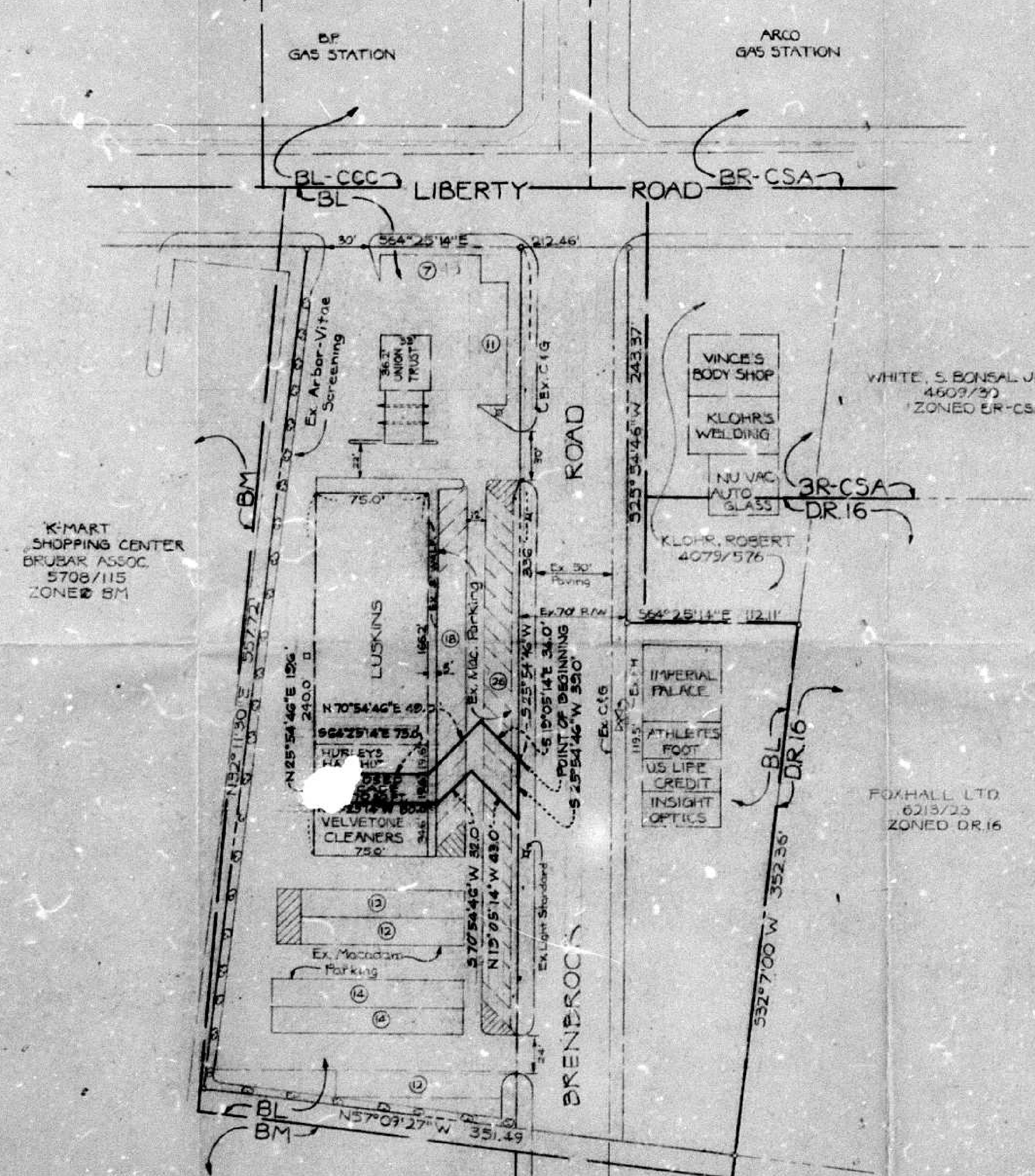
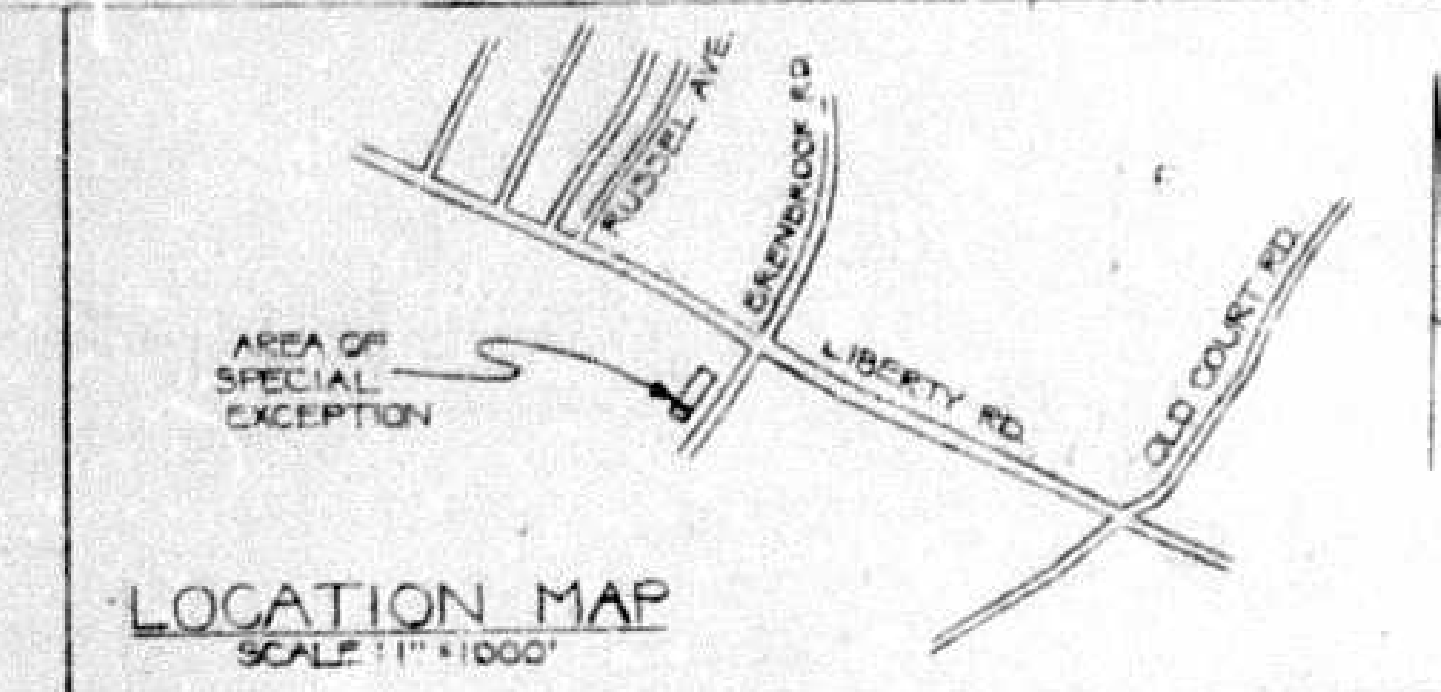
Hearing Date: Tuesday, August 17, 1982 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

NEG:JGN:dme

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: [Signature]	Revised Plans:				Change in outline or description Yes					
Previous case: [Signature]	Map # 26+2C				No					

Item #256



PARKING LEGEND

TENANT	USE	SQ FOOTAGE	PARKING RATIO	PARKING REQ'D
UNION TRUST	BANK	1,195	1 per 200 S.F.	6
LUSKINS	RETAIL	12,465	1 per 200 S.F.	63
HURLEY'S HAIR HUT	RETAIL	1,470	1 per 200 S.F.	8
VACANT	RETAIL	1,470	1 per 200 S.F.	8
CLEANERS	RETAIL	2,595	1 per 200 S.F.	13
TOTAL		19,195		98 REQUIRED
UNION TRUST	BANK	1,195	1 per 200 S.F.	6
LUSKINS	RETAIL	12,465	1 per 200 S.F.	63
HURLEY'S HAIR HUT	RETAIL	1,470	1 per 200 S.F.	8
ARCADE	RETAIL	1,470	1 per 300 S.F.	5
CLEANERS	RETAIL	2,595	1 per 200 S.F.	13
TOTAL		19,195		95 REQUIRED

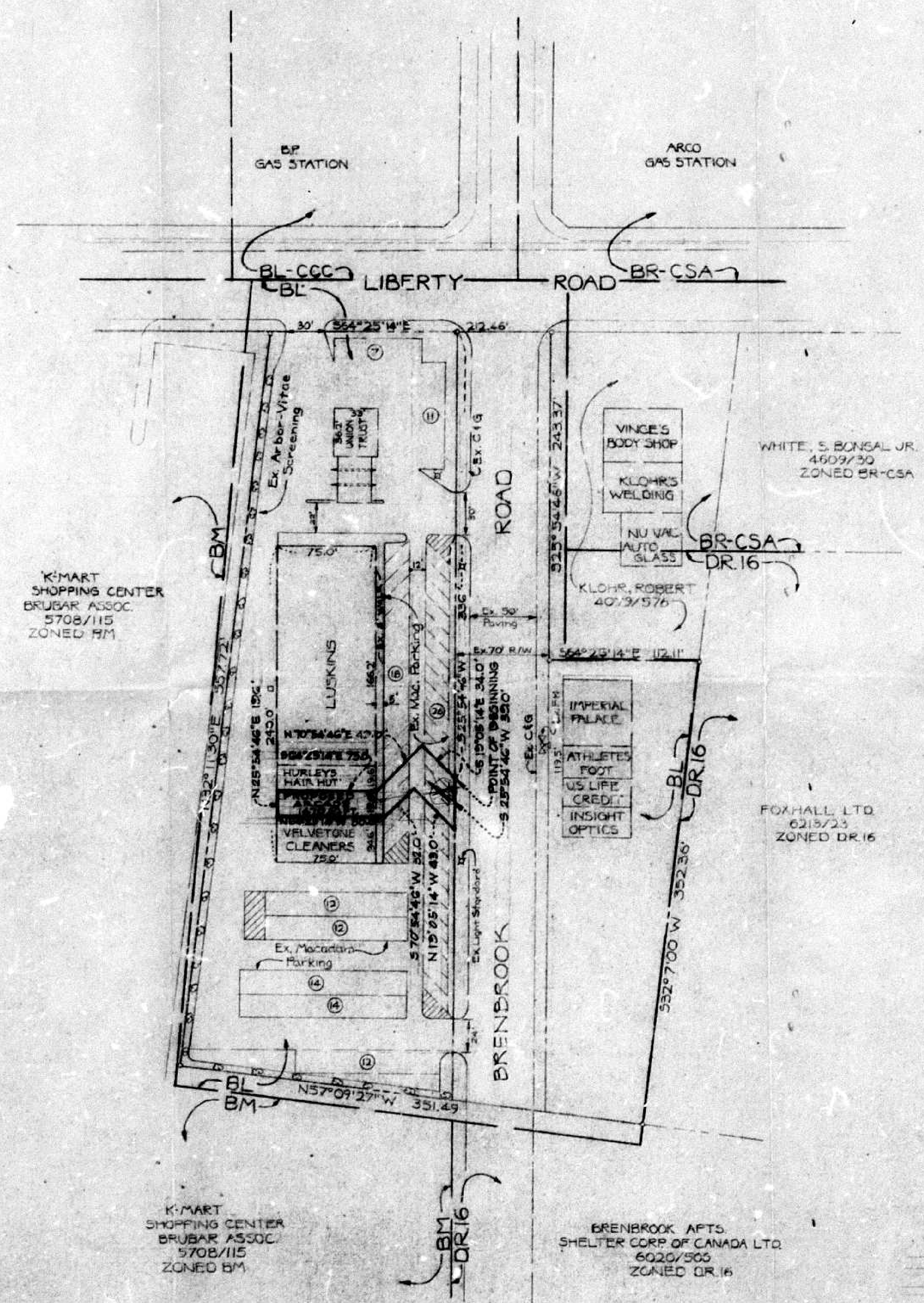
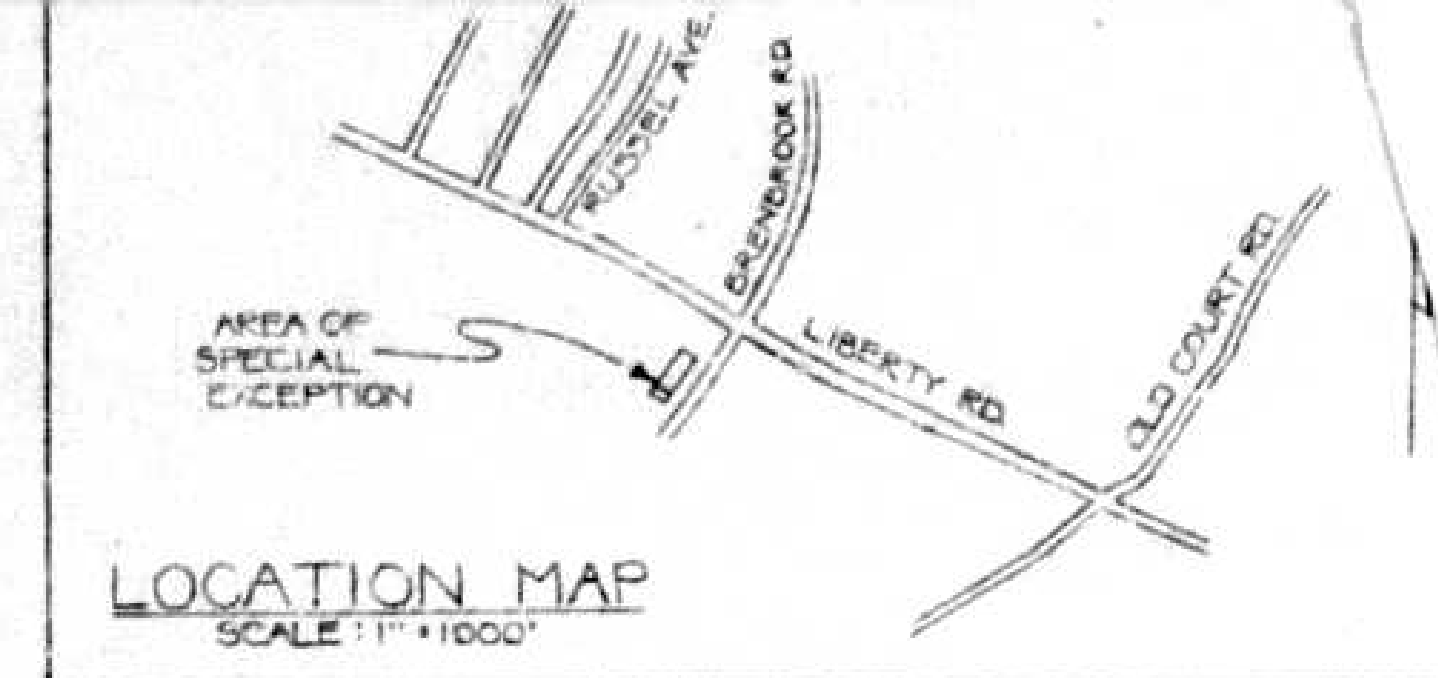
TOTAL PARKING SHOWN THIS PLAN - 126 SPACES

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

OWNER:
LUSKINS INC.
7540 WASHINGTON BLVD.
BALTIMORE, MD. 21227

PLAT TO ACCOMPANY
SPECIAL EXCEPTION FOR
PROPOSED ARCADE
LUSKINS PROPERTY
2ND ELECTION DISTRICT BALTO CO., MD.
SCALE: 1"=50' MAY 11, 1982

From #1056



PARKING LEGEND

TENANT	USE	SQ. FOOTAGE	PARKING RATIO	PARKING REQ'D
UNION TRUST	BANK	1,195	1 per 200 S.F.	6
LUSKINS	RETAIL	12,465	1 per 200 S.F.	63
HURLEY'S HAIR HUT	RETAIL	1,470	1 per 200 S.F.	8
VACANT	RETAIL	1,470	1 per 200 S.F.	8
CLEANERS	RETAIL	2,595	1 per 200 S.F.	13
TOTAL		19,195		98 REQUIRED
UNION TRUST	BANK	1,195	1 per 200 S.F.	6
LUSKINS	RETAIL	12,465	1 per 200 S.F.	63
HURLEY'S HAIR HUT	RETAIL	1,470	1 per 200 S.F.	8
ARCADE	RETAIL	1,470	1 per 300 S.F.	5
CLEANERS	RETAIL	2,595	1 per 200 S.F.	13
TOTAL		19,195		95 REQUIRED

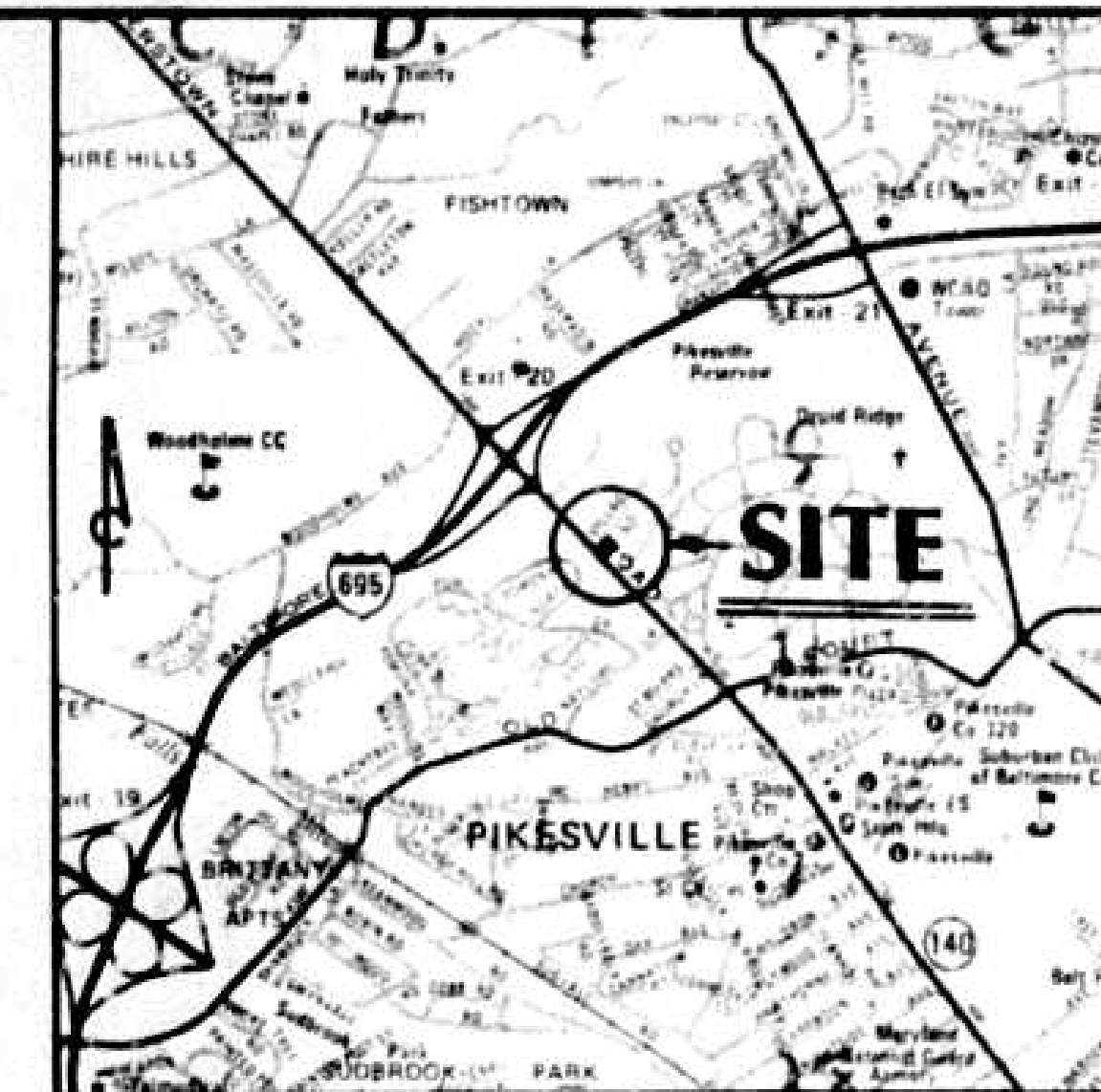
TOTAL PARKING SHOWN THIS PLAN - 126 SPACES

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

OWNER:
LUSKINS INC.
7540 WASHINGTON BLVD.
BALTIMORE, MD. 21227

PLAT TO ACCOMPANY
SPECIAL EXCEPTION FOR
PROPOSED ARCADE
LUSKINS PROPERTY
2ND ELECTION DISTRICT BALTO CO. MD.
SCALE: 1" = 50'
MAY 11, 1982

MAP NO. 22
SECTION 2
D-10 7/10/84
TYP. [initials]
BY [initials]



LOCATION MAP
Scale: 1"=2000'

GENERAL NOTES:

1. BEARINGS SHOWN ARE BASED ON PLAT OF "PIKESVILLE VILLAGE" RECORDED AMONG THE PLAT BOOKS OF BALTO. COUNTY IN J.W.B. 14-16.
2. ELEVATIONS SHOWN HEREON ARE BASED ON BALTO. COUNTY B.M. X-6953 'A' ELEV. 531.66.
3. OWNER:
STAFAC, INC.
O.T.G. 4580-093
4. LEASE DEED TO:
SHELL OIL COMPANY
O.T.G. 4577-099
5. ZONED: BL
6. UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HAVE BEEN MADE BY ACTUAL FIELD MEASUREMENTS SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF THE INFORMATION GIVEN. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO OWN SATISFACTION AND MUST NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO COMMENCING WORK.
7. UTILITY COMPANIES:
CHESAPEAKE & POTOMAC TELEPHONE COMPANY
320 ST. PAUL STREET, BALTIMORE, MARYLAND 21202
BALTIMORE GAS & ELECTRIC COMPANY
LEXINGTON & LIBERTY STREETS, BALTIMORE, MARYLAND 21202
8. AREA OF PROPERTY
24671 SQ. FT. 0.566 AC.±

ZONING NOTES

EXISTING ZONING: BL
PROPOSED ZONING: NO CHANGE

AREA REQUIREMENTS

THREE DISPENSER ISLANDS WITH ONE DUAL DISPENSER SERVING TWO CARS AT ONE TIME.
TOTAL SERVICING SPACES = 6
TOTAL SERVICING BAYS = 3
TOTAL SPACES AND BAYS = 9
TOTAL AREA REQUIRED = 9 x 1,500 SF = 13,500 (USE 15,000 SF. MIN.)
TOTAL WAITING SPACES = 6

ANCILLARY USES:

VEHICLE REPAIR SERVICES
VENDING MACHINES
TIRE SALES AND INSTALLATION
SALE OF SMALL AUTO PARTS AND ACC.
MINOR ACCESSORY USES
NO ADDITIONAL SQUARE FOOTAGE REQUIRED

COMBINATION USES: NONE

TOTAL AREA REQUIRED = 15,000 SF
TOTAL AREA OF TRACT = 24,671 SF

ACCESS POINTS:

NUMBER OF DRIVEWAYS ON MAJOR STREET = 2
REQUIRED SITE WIDTH = 2 x 65' = 130'
ACTUAL SITE WIDTH = 162.23'

LANDSCAPING:

LANDSCAPING REQUIRED (5% OF SITE) = 1,234 SF.
LANDSCAPING PROVIDED = 6,450 SF

PARKING:

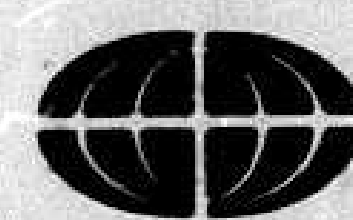
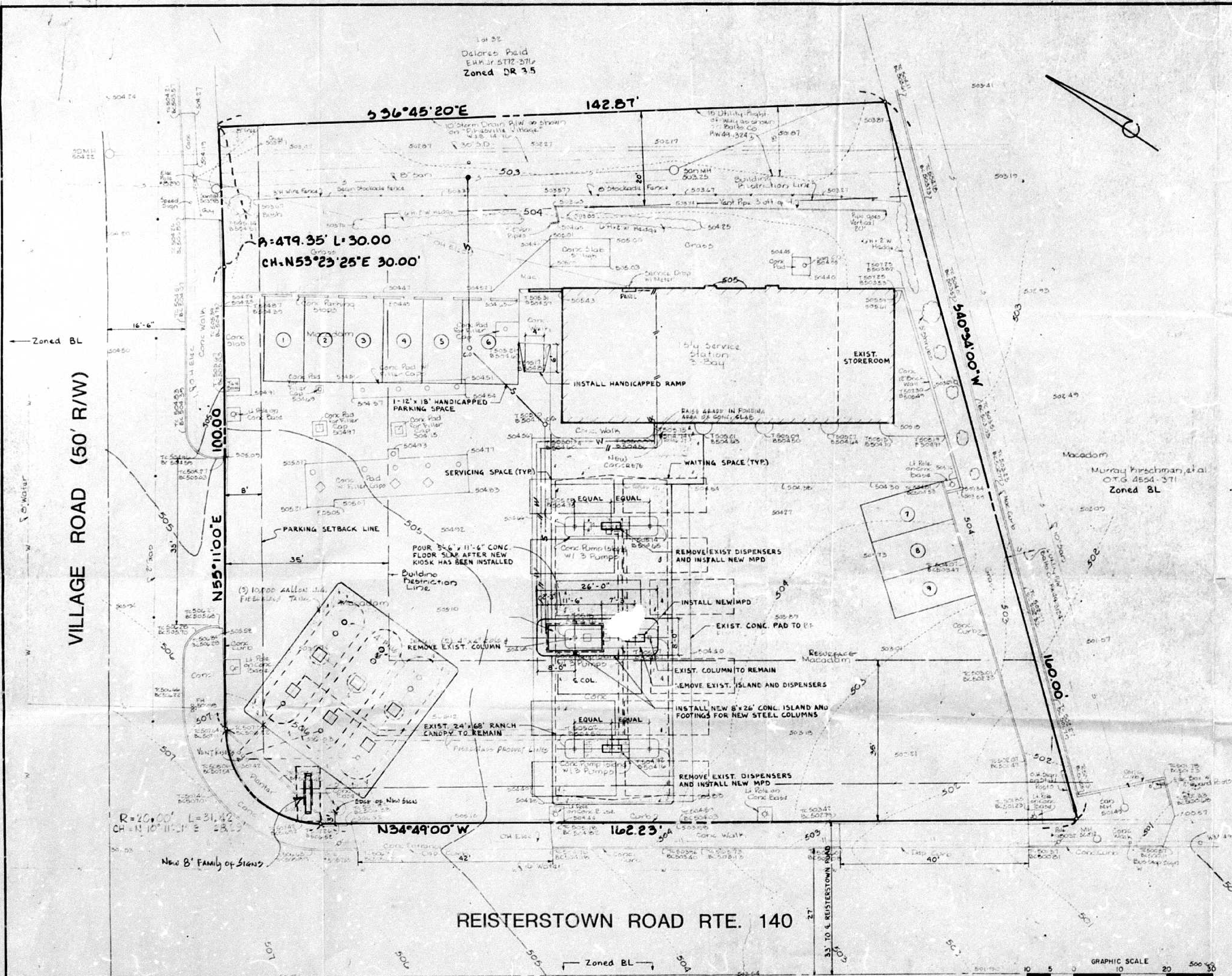
PARKING SPACES REQUIRED = 3 BAYS x 3 E/CH = 9
PARKING SPACES PROVIDED = 9 (INCLUDING 1 HANDICAPPED)
AREA DISTURBED BY NEW CONSTRUCTION = 208 SF.

SITE PLAN

INSTALLATION OF NEW
KIOSK, ISLAND AND MPD'S
SHELL OIL COMPANY
1711 REISTERSTOWN ROAD
ELECT. DIST. 3 BALTO. CO., MD

DRAWING NO.
2166-023
SHEET NO.
1 of 1

219-0378-7709



LYON ASSOCIATES, INC.
7131 Rutherford Road, Baltimore, Maryland 21207
Telephone: 301-944-9112

REVISIONS

NO.	DATE	DESCRIPTION
1	4/23/92	Added P.R. Notes & Misc. Notes



PLAN PREPARATION

DESIGNED BY	DATE
CHECKED BY	DATE

Philip A. Payette 4/23/92