

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 described in the description and plat attached hereto and made a part hereof, hereby petition Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use 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
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Ira C. Cooke, Esquire
7540 Washington Boulevard
Baltimore, Md. 21227
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Ira C. Cooke, Esquire
36 S. Charles St. - 6th Flr.
Baltimore, Md. 21201
City and State
Attorney's Telephone No.: 332-8540

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 9th day of September 1982 at 1:30 P.M.

[Signature]
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 18, 1982

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

ofo
Nicholas P. 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
6th Floor
Baltimore, Maryland 21201

RE: Case #63-44-X (Item No. 258)
Petitioner-Pulaski Realty Assoc.
Special Exception Petition

Dear Mr. Cooke:

The Zoning Plans Advisory Committee has reviewed the plan 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 P. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC:cmh

Enclosures

cc: U.S. Thaler & Assoc., Inc.
11 Warren Road
Baltimore, Maryland 21208

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

June 22, 1982

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

Re: Item #258 (1981-1982)
Property Owner: Pulaski Realty Association
S/ES Pulaski Highway 1900' S/W of Race Road
Acres: 2,788 sq. ft. District: 15th

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 of this property in connection with Item 100 (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 258 (1981-1982).

Very truly yours,

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

RAM:EAM:PWR:iss

cc: Jack Wimbley

I-NW Key Sheet
13 & 14 NE 25 Pos. Sheets
NE 4 G Topo
90 Tax Map

Attachment



Maryland Department of Transportation

State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Catrider
Administrator

June 16, 1982

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of 6-15-82
ITEM: #258.
Property Owner: Pulaski Realty Assoc.
Location: S/E side of Pulaski Hwy. (Route 40-E) 1900' S/W of Race Road
Existing Zoning: B.R.
Proposed Zoning: Special Exception for an arcade
Acres: 2,788 sq. ft.
District: 15th

Dear Mr. Hammond:

On review of the site plan of June 2, 1982 and field inspection, the State Highway Administration finds the plan generally acceptable.

Very truly yours,

[Signature]
Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GW:vd

cc: Mr. J. Wimbley

By: George Wittman

My telephone number is (301) 652-1350.

Teletypewriter for Impaired Hearing or Speech:
383-7595 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Item #100 (1972-1973)
Property Owner: Harry A. Dundore
Page 2
December 26, 1972

Sanitary Sewers

Public sanitary sewerage will be available to serve this site following construction of the proposed sewerage shown on Drawing #11-0365, File 1.

This site had utilized a private onsite sewage disposal system.

Very truly yours,

[Signature]
ELLISWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:PWR:iss

cc: Samuel Bellastrri

I-NW Key Sheet
14 NE 25 Position Sheet
NE 4 G Topo
90 Tax Map

Baltimore County, Maryland Department of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
December 26, 1972

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

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

Re: Item #100 (1972-1973)
Property Owner: Harry A. Dundore
S/ES of Pulaski Highway, 1881' S/W of Race Road
Present Zoning: MLC3-1 and MLC-1H
Proposed Zoning: Re-class. to B.R. and Variance from Section 238.2 wide yards and 238.2 rear yard and 409 (b) 6 parking
District: 15th No. Acres: 1.95 acres

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Pulaski Highway (U.S. 40) is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

Storm Drains:

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

Pulaski Highway (U.S. 40) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water:

Public water supply is available and serving this property.

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,

[Signature]
C. Richard Moore
Assistant Traffic Engineer

CRW/GMJ/r1j

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

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 1st day of November, 1982, that the herein Petition for Special Exception for an arcade, in accordance with the site plan prepared by D.S. Thaler & Associates, Inc., dated June 2, 1982, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Employees only shall be permitted in the 2,788 square foot arcade storage area. This area shall be separated from the arcade by opaque walls, and the doors between shall be kept closed.
2. At least one of the legal owners listed on the petition shall be actively involved in the operation of the arcade. The use as an arcade shall cease upon termination of such participation, and the site shall not be operated, leased or subleased to another person, partnership or corporation without a public hearing to extend the special exception to another operator.
3. A manager/supervisor, identifiable by uniform and/or badge, shall be on the premises at all times that the arcade is open to the public. Uniformed security shall be provided during peak hours and as needed to maintain a wholesome atmosphere.
4. A maximum of 50 amusement devices shall be located within the 2,521.5 square foot arcade.
5. No smoking, food or beverages shall be allowed in the arcade. Rules for play, conduct and dress required shall be conspicuously posted in and about the premises and strictly enforced.
6. No one under the age of 18 years shall be permitted in the arcade during school hours, i.e., before 7:30 p.m.
7. The hours of operation shall be between 10:00 a.m. and 11:00 p.m., Monday through Thursday; 10:00 a.m. and 1:00 a.m., Friday and Saturday; and noon and 11:00 p.m., Sunday.
8. A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: July 27, 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 #237 - Raymond J. & Esther M. Krul
- Item #249 - Joao & Marie Henriques
- Item #252 - Konstantinos Diakoulas, et al
- Item #257 - C & H Mechanical Corp.
- Item #258 - Pulaaki Realty Assoc.
- Item #260 - Philip Macht, et al
- Item #261 - Jack H. Pechter
- Item #262 - Gun J. Teutiles, et al
- Item #263 - Sarandos A. Maoris
- Item #1 - John W. & Margaret E. Harrison, Jr.
- Item #5 - Merritt Blvd. Limited Partnership
- Item #6 - Francis R. & William S. Heldorfer
- Item #7 - Michael J. & Ann L. Richardson
- Item #8 - Campday Partnership
- Item #9 - St. Mary's Seminary & University
- Item #10 - James F. & Janet E. Barnes
- Item #11 - James P. Ridgely
- Item #13 - Charles R. & Mary M. Harig
- Item #15 - George S. & Josie M. McKerrrell

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

IJF/eth

8/24
88-44-1



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
404-3900

June 17, 1982
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 #258 Zoning Advisory Committee Meeting June 15, 1982 are as follows:

- Property Owner: Pulaaki Realty Association
Location: SES Pulaski Highway 900' SW of Race Road
Existing Zoning: SES
Proposed Zoning: SES
- Area: 2,788 sq. ft.
District: 15th
- The items checked below are applicable:
- X A. All structure shall conform to the Baltimore County Building Code 1981/Current Baltimore State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
 - X 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 1401, line 2, Section 1407 and Table 1402.
 - 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. Arcades are classified as Use Group "A". the existing building is "B" mercantile.
 - H. Before this office can comment on the above structure, please have the owner, thru the services of a registered 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 1401.
 - X I. Comments: Show compliance to State Handicapped Code requirements on site plan.

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

028777

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. 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,
Mr. Nick Petrovich
Mr. Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
TO: Norman E. Gerber, Director
Office of Planning and Zoning
FROM: Zoning Petition No. 83-44-X
SUBJECT: Pulaski Realty Associates

Date: August 16, 1982

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

Norman E. Gerber per J. H. Howell
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:dme

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
TO: Norman E. Gerber, Director
Office of Planning and Zoning
FROM: Zoning Petition No. 83-44-X
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Date: August 16, 1982

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Norman E. Gerber per J. H. Howell
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:dme

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
Beginning 308' SE of the centerline of
Pulaski Hwy., 1,900' SW of the
centerline of Race Road, 15th District : OF BALTIMORE COUNTY

PULASKI REALTY ASSOCIATES, : CASE NO. 83-44-X
Petitioners

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.

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

I HEREBY CERTIFY that on this 16th day of August, 1982, a copy of the foregoing Order was mailed to Ira C. Cooke, Esquire, 36 S. Charles Street, 5th Floor, Baltimore, Maryland 21201, Attorney for Petitioners.

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



LUSKIN'S, INC.

7540 WASHINGTON BLVD., BALTIMORE, MARYLAND 21227-6485
TELEPHONE: BALTIMORE (301) 799-9000 • WASHINGTON (202) 621-1600

October 27, 1982
"Our 24th Year"

Mr. Nicholas Commodari
Baltimore County Zoning Office
County Office Building
111 West Chesapeake Avenue
Baltimore, Maryland 21204

RE: 21st Century Properties
Pulaaki Realty Associates

Dear Mr. Commodari:

Pursuant to your telephone call to me yesterday, the purpose of this letter is to authorize Ira C. Cooke, Esquire, Kaufman, Weiner & Smouse, P.A. to sign my name to any and all Petitions for Special Exception and the like regarding the above-referenced properties.

Mr. Cooke and his offices have acted as my attorneys for years and have been and are authorized to sign my name to any zoning petitions in Baltimore County. Moreover, I am a general partner in both of the above-referenced ventures.

Should there be any further questions or comments, please do not hesitate to contact either myself or Mr. Cooke.

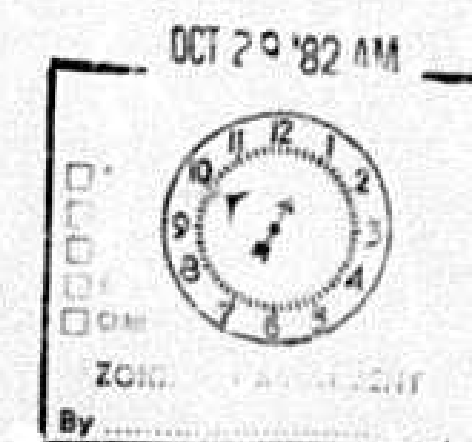
Sincerely,

LUSKIN'S, INC.

Jack Luskin
Jack Luskin
President

JL/ag

cc: Ira C. Cooke



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

Jack Luskin

PETITION FOR SPECIAL EXCEPTION

15th Election District

ZONING: Petition for Special Exception

LOCATION: Beginning 308 ft. Southeast of the centerline of Pulaski Highway, 1,900 ft. Southwest of the centerline of Race Road

DATE & TIME: Thursday, September 9, 1982 at 1:30 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for an arcade

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

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

Hearing Date: Thursday, September 9, 1982 at 1:30 P.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 21208 • (301) 484-1100

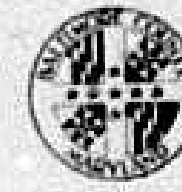
DESCRIPTION OF ACCOMPANY SPECIAL EXCEPTION FOR ARCADE - LUSKINS GOLDEN RING

Beginning for the same at a point located as follows;
South 44°57'20" West 1900 feet more or less along the centerline of Pulaski Highway, 150 feet wide, as measured from the centerline of Race Road, thence leaving Pulaski Highway South 45°02'40" East 308 feet to the face of the 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 8 courses and distances viz:

- (1) North 44°57'20" East 129.5 feet,
- (2) South 45°02'40" East 41.0 feet,
- (3) South 44°57'20" West 129.5 feet,
- (4) South 22°57'20" West 43 feet more or less,
- (5) South 44°57'20" West 18.0 feet,
- (6) North 45°02'40" West 76.5 feet,
- (7) North 44°57'20" East 18.0 feet,
- (8) North 79°57'20" East 44 feet more or less to the point of beginning.



CIVIL ENGINEERS • SITE PLANNERS



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 25, 1982

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

Re: Petition for Special Exception
Begin. 308' SE of c/l of Pulaski Hwy., 1,900'
SW of c/l of Race Rd.
Pulaski Realty Associates - Petitioners
Case #83-44-X Item #258

Dear Mr. Cooke:

This is to advise you that \$73.00 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
Commissioner

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

DATE 9/8/82 ACCOUNT 01-662

AMOUNT \$73.00 (cash)

RECEIVED FROM Ira C. Cooke, Esquire

FOR Advertising & Posting Case #83-44-X

6 076*****730010 2102A

VALIDATION OR SIGNATURE OF CASHIER

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

NOTICE OF HEARING

Re: Petition for Special Exception
Begin. 308' SE of c/l of Pulaski Hwy., 1,900'
SW of c/l of Race Rd.
Pulaski Realty Associates - Petitioners
Case #83-44-X Item #258

TIME: 1:30 P.M.

DATE: Thursday, September 9, 1982

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

TOWSON, MARYLAND

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

DATE 9/7/82 ACCOUNT 01-662

AMOUNT 50.00

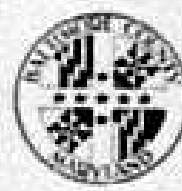
RECEIVED FROM *Ira C. Cooke, Esquire*

FOR *Advertising & Posting Case #83-44-X*

6 076*****500010 2072A

VALIDATION OR SIGNATURE OF CASHIER

No. 107923
ZONING COMMISSIONER OF
BALTIMORE COUNTY



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

November 1, 1982

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

RE: Petition for Special Exception
Begin. 308' SE of the center line
of Pulaski Highway, 1,900' SW of
the center line of Race Rd. -
15th Election District
Pulaski Realty Associates - Petitioners
NO. 83-44-X (Item No. 258)

Dear Mr. Cooke:

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

Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
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: Pulaski Realty Assoc.

Location: SE/S Pulaski Highway 1000' S/W of Race Road

Item No.: 258

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 of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

- (X) 5. The buildings and structures existing 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 *JH* 9/1/82 Noted and Approved: *Nick Commodari*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK /mb /cm

8/24
83-44-A

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 19, 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 one time _____ before the _____ day of _____, 1982, the _____ publication appearing on the _____ day of _____, 1982.

THE JEFFERSONIAN
L. Frank Smith
Manager.

Cost of Advertisement, \$ _____

Petition for Special Exception

15th Election District

ZONING: Petition for Special Exception

LOCATION: Beginning 308' SE of the centerline of Pulaski Highway, 1,900' SW of the centerline of Race Road

DATE & TIME: Thursday, September 9, 1982 at 1:30 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for an arcade

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

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

Hearing Date: Thursday, September 9, 1982 at 1:30 P.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

The Times

Middle River, Md., August 18, 1982

This is to Certify, That the annexed

Pulaski Realty

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each

of _____ successive

weeks before the _____ day of _____, 1982.

Paul H. Reincke Publisher.

83-44-X

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting 8/22/82
 Posted for: Petition for Special Exception
 Petitioner: Pulaski Realty Assoc.
 Location of property: Proj. 223 SE of the 41 of Pulaski Hwy, 1900 W of the E of Race Rd.
 Location of Signs: location: facing Pulaski Hwy, site on facade of building
 Remarks: _____
 Posted by: Mar. J. Coleman Date of return: 9/27/82
 Signature _____
 Number of Signs: 2

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: MM Revised Plans: _____
 Change in outline or description Yes
 _____ No
 Previous case: 73-475-RA Map # _____

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 7 day of June, 19 82

Filing Fee \$ 50

Received: ✓ Check

Cash

Other

5258

William E. Hammond
 William E. Hammond, Zoning Commissioner

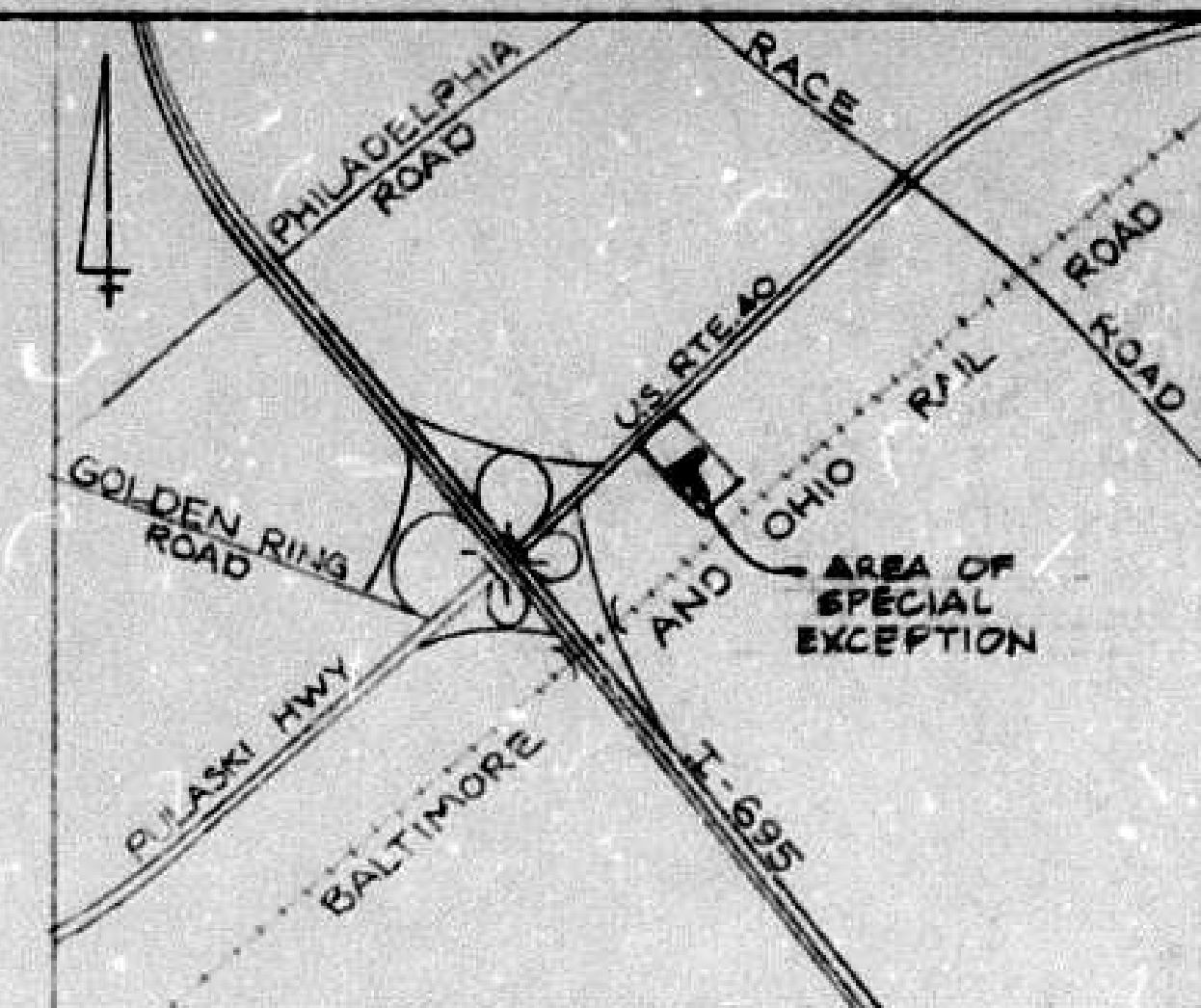
Petitioner Pulaski Realty Co.

Submitted by L. Cooke

Petitioner's Attorney L. Cooke

Reviewed by MM

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



LOCATION MAP
SCALE: 1" = 1000'

PARKING TABULATION

EXISTING TENANT	USE	SQ. FT.	PARKING RATIO	PARKING REQ'D
STERLING DENTAL CTR.	RETAIL	4212.0	1 per 200 SF	21.0
U.S. LIFE CREDIT	RETAIL	946.0	1 per 200 SF	4.7
LUSKINS	RETAIL	11280.0	1 per 200 SF	56.4
FURNITURE DISCOUNTERS	RETAIL	5180.0	1 per 200 SF	25.9
VACANT	RETAIL	5505.5	1 per 200 SF	26.5
VACANT	RETAIL	9192.0	1 per 200 SF	46.0
SERVICE CORRIDOR	—	2422.5	—	—
TOTAL		38548.0		180.5*

* VARIANCE GRANTED 1973 TO ALLOW ONLY 95 PARKING SPACES. 26 PROVIDED.

PROPOSED TENANT	USE	SQ. FT.	PARKING RATIO	PARKING REQ'D
STERLING DENTAL CTR.	RETAIL	4212.0	1 per 200 SF	21.0
U.S. LIFE CREDIT	RETAIL	946.0	1 per 200 SF	4.7
LUSKINS	RETAIL	11280.0	1 per 200 SF	56.4
FURNITURE DISCOUNTERS	RETAIL	5180.0	1 per 200 SF	25.9
PROPOSED ARCADE	RETAIL	2521.5	1 per 300 SF	8.4
PROP. ARCADE STORAGE	RETAIL	2788.0	1 per 300 SF	9.3
VACANT	RETAIL	9192.0	1 per 200 SF	46.0
SERVICE CORRIDOR	—	2422.5	—	—
TOTAL		38548.0		171.7*

TOTAL PARKING SPACES SHOWN THIS PLAN = 96 SPACES

PULASKI HIGHWAY U.S. RTE. 40

1000' ± (TO E. RACE RD.)

EX. WESTBOUND LANES

544°57'20"W

BM

BR

EX. EASTBOUND LANES

EX. CONC. WALK

200.00'

N44°57'20"E

30.0'

BR

MLC 51

ML 1M

BR

ML 1M

BR

ML 1M

BR

ML 1M

BR

ML 1M

BR

ML 1M

BR

ML 1M

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ML 1M

ENGINEERS
DS THALER & ASSOCIATES 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 GOLDEN RING
15TH ELECTION DISTRICT BALTIMORE CO. MD.
SCALE: 1" = 30' JUNE 2, 1982

MAP NO. 40
SECTION 15
DATE 6/2/82
BY JTD
FINAL

JTD dss