

**PETITION FOR ZONING RE-CLASSIFICATION  
SPECIAL EXCEPTION AND/OR VARIANCE**

TO THE COUNTY BOARD OF APPEALS 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law Light (ML) of Baltimore County, from a Manufacturing zone to a Business-Major (BM) zone, for the reasons given in the attached statement; and (2) for a Special Exception under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Not Applicable.

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County: Not Applicable.

The zoning maps establishing the zoning on this property are in error. The property has been used for commercial purposes for over fifteen years. The principal use is for a bowling alley, which is the main business of the property owner. Changes in the Zoning Regulations of Baltimore County eliminated the commercial uses from the permitted uses in the ML zone. This change made the owner's present use nonconforming and creates a substantial risk to the investment of the owner. The owner was a tenant on the property until January, 1981, when it acquired title to the property. Adjoining properties on Security Boulevard between Woodlawn Drive and Gwynn Oak Avenue are being used for predominantly commercial uses. The property should have been zoned BM by extension of the contiguous zone along Woodlawn Drive.

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, 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.

Contract Purchaser: Legal Owner(s):  
 (Type or Print Name) FAIR LANES MARYLAND BOWLING, INC.  
 Signature: Signature Gerald J. Stank, Vice President  
 Address: (Type or Print Name)  
 City and State: Signature  
 Attorney for Petitioner: Robert J. Ryan, Esquire  
 406 Jefferson Building  
 Towson, Maryland 21204  
 Attorney's Telephone No.: 828-7100

BABC Form 1

FAIR LANES, INC., BOWLING, INC. R-83-69  
 N/S Security Blvd., 265' W of the c/l of  
 Gwynn Oak Avenue  
 1st

APR 22 1982  
 APR 27 1982  
 APR 28 1982

IN THE MATTER OF : BEFORE  
 OF THE APPLICATION OF : COUNTY BOARD OF APPEALS  
 FAIR LANES MARYLAND :  
 BOWLING, INC. : OF  
 FOR REZONING FROM :  
 M.L. TO B.M. : BALTIMORE COUNTY  
 N/S Security Blvd. 265' :  
 W. of Gwynn Oak Avenue : No. R-83-69  
 1st District :

**OPINION**

This case comes before this Board on petition for a reclassification of a 4.01 acre parcel of land in the First Election District of Baltimore County from M.L. to B.M. The parcel is located on the north side of Security Boulevard 265 feet west of Gwynn Oak Avenue.

Mr. R. Wayne Strausburg, Property Manager of Petitioner, testified that the subject property consists primarily of a bowling alley with a small dry cleaners. The improvements were constructed in 1960, and Petitioner has occupied the property since 1964. In 1981, Petitioner purchased the parcel. Mr. Strausburg further testified that until 1981 he was not aware of the change in text of the M.L. zoning classification. He further testified that since the present use of said property is that of a nonconforming use, if seventy-five percent of the present improvements were destroyed, they would not be able to rebuild. He further testified that Petitioner was unable to acquire certain desired tenants, such as a Savings and Loan Association, because of the present zoning.

The Board next received testimony from George Gavrelis, a stipulated expert in land use and development. Mr. Gavrelis testified that the present M.L. zone is in error for the following reasons:

1. Prior to 1971 the existing use was allowed as a matter of right.
  2. As a result of Bill #100 it was the intent of the Planning Board that most non-industrial commercial properties zoned M.L. be zoned instead under the appropriate business zoning classification.
  3. That reclassification of such property as the subject property was never undertaken at any of the succeeding
1. Bill #100, which became law in 1971, reversed the cumulative effect which had previously allowed business uses to carry over into M.L. zones.

FAIR LANES - #R-83-69

2.

4. That the subject property has existed as a nonconforming use for over eleven years.
5. That reclassification wouldn't change the character of the area.
6. That the surrounding area consists primarily of uses permitted within a B.M. zone.

Mr. James Haswell, planner for Baltimore County, testified that the Planning Board recommended the requested reclassification from M.L. to B.M. because prior to 1970 such uses were allowed as a matter of right, and after 1971 such commercial uses were deleted. He further testified that there was no intent to prevent uses such as Petitioner's bowling alley and that the Planning Board itself would likely create an issue in the 1984 comprehensive rezoning procedure of properties located in the area consisting of the subject property and those adjacent to it. He further speculated that the Planning Board would most likely recommend B.M. zoning for this area.

This Board received into evidence a report of the Planning Board Recommendations which in pertinent part states as follows:

"The Planning Board believes that the request for B.M. zoning for the subject property should be granted. The bowling alley and the uses immediately to the west along this portion of Security Boulevard are commercial uses established prior to 1970; at the time this development occurred, the M.L. zoning classification permitted such uses. With the revision of the M.L. zoning regulations in 1970, such commercial uses were deleted. It is the Planning Board's opinion that the subject property should be zoned in conformance with its long-established use.

It is therefore recommended that the petitioner's request for B.M. zoning be granted."

Based upon the testimony and evidence presented, the Board is of the opinion that M.L. zoning for the subject property is in error. It is clear to the Board that at the time that business usage was eliminated from the M.L. zoning uses permitted as a matter of right the County overlooked or failed to recognize the character of usage on the subject property. Testimony before the Board indicated that at the time of the elimination of business uses in the M.L. zoning, the intent of the County Council was that commercial use existing at that time on M.L. zoned property be examined and that existing

FAIR LANES - #R-83-69

3.

appropriate business usages should be rezoned to make those uses conforming. In the present case the use as a bowling alley and dry cleaning business is a nonconforming use. Recognizing the legislative history and intent in the 1971 change of uses permitted in M.L. zones, the Board is of the opinion that failure to place the subject property in a business zone is in error.

The Board is further of the opinion a reclassification to a B.M. zone would not change the character of the neighborhood surrounding the subject property. We further recognize, as Mr. Haswell indicated, that it would be appropriate for those other parcels located on the north side of Security Boulevard between Woodlawn Avenue and Gwynn Oak Avenue, to be reviewed comprehensively by the Planning staff for possible consideration in the 1984 comprehensive zoning process. Nevertheless, we believe it would not be appropriate to deny the petition to reclassification based on the Planning staff's intention to comprehensively review this property and its surrounding properties for inclusion within a business zone. We believe that error has been shown and that the appropriate classification of this property is within a business zone.

**ORDER**

For the reasons set forth in the foregoing Opinion, it is this 18th day of November, 1982, by the County Board of Appeals, ORDERED that the reclassification petitioned for, be and the same is hereby GRANTED.

Any appeal from this decision must be in accordance with Rules B-1 thru B-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

Keth S. Franz, Acting Chairman

Joanne L. Suder

LeRoy B. Spurrer

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

May 3, 1982

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

o/o  
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

Robert J. Ryan, Esquire  
406 Jefferson Building  
Towson, Maryland 21204

RE: Item No. 17 - Cycle No. III  
Petitioner - Fair Lanes Maryland Bowling, Inc.  
Reclassification Petition

Dear Mr. Ryan:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the April - October '82 reclassification cycle (Cycle III). It has been reviewed by the zoning office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and commenting agencies' standards and policies, you are requested to review these comments, make your own judgement as to their accuracy and submit the necessary amendments to this office before May 31. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

In view of your client's proposal to reclassify this property, currently zoned M.L. and improved with a bowling alley and parking area, to a B.M. zone, this hearing is required.

In view of the fact that the submitted site plan does not indicate a proposed development of the subject property, the enclosed comments from the Committee are general in nature. If the requested reclassification is granted, more detailed comments from County agencies and/or the Committee will be submitted when a proposed development is shown.

Item No. 17 - Cycle No. III  
Petitioner - Fair Lanes Maryland Bowling, Inc.  
Reclassification Petition

If you have any questions concerning the enclosed comments, please feel free to contact me at 494-3391. Notice of the specific hearing date, which will be between September 1 and December 31, 1982, will be forwarded to you in the future.

Very truly yours,

Nicholas B. Commodari

NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: AFR Associates, Inc.  
7127 Harford Road  
Baltimore, Maryland 21234

R. Wayne Strausburg, Manager  
1112 North Rolling Road  
Baltimore, Maryland 21228

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

April 19, 1982

Mr. William T. Hackett, Chairman  
Board of Appeals  
Court House  
Towson, Maryland 21204

Re: Item #17 Zoning Cycle III (April-October 1982)  
Property Owner: Fair Lanes Maryland Bowling, Inc.  
N/S Security Blvd. 265' W. from centerline of  
Gwynn Oak Avenue  
Existing Zoning: ML  
Proposed Zoning: BM  
Acres: 4.009  
District: 1st

Dear Mr. Hackett:

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

**General:**

Baltimore County highway and utility improvements exist and are not directly involved.

The public 24-inch Dead Run Sanitary Interceptor Sewer (Drawing 58-0374, File 1) traverses the northwesterly portion of this property within a Baltimore County 10-foot utility easement, 57-170-1.

A tributary to Dead Run, which courses adjacent to the northwesterly outline of this property is not indicated on this plan.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

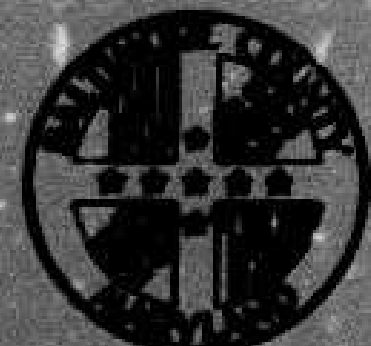
A portion of this property lies within the 100-year flood plain area.

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.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS



April 7, 1982

Mr. William Hackett, Chairman  
Board of Appeals  
Court House  
Towson, Maryland 21204

Dear Mr. Hackett:

Comments on Item #17, Cycle III Meeting, March 16, 1982, are as follows:

Property Owner: Fair Lanes Maryland Bowling, Inc.  
Location: 1/2 Security Boulevard 265' W. from centerline of Gwynn Oak Avenue  
Existing Zoning: M.L.  
Proposed Zoning: B.M.  
Acres: 4.009  
District: 1st  
Metropolitan water and sewer exists.

The Zoning Plan, as submitted, does not contain sufficient information; therefore the Baltimore County Department of Health cannot make complete comments.

Very truly yours,

*Jan J. Fegert*  
Jan J. Fegert, Director  
BUREAU OF ENVIRONMENTAL SERVICES

JTF/ala/JTF

494-3180

County Board of Appeals

Room 218, Court House  
Towson, Maryland 21204  
November 18, 1982

Robert J. Ryan, Esquire  
406 Jefferson Building  
Towson, Md. 21204

Re: Case No. R-83-68  
Fair Lanes Maryland Bowling, Inc.

Dear Mr. Ryan:

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

Very truly yours,

*Edith T. Eisenhart*  
Edith T. Eisenhart, Adm. Secretary

Encl.

cc: R. Wayne Strausburg  
Gerald J. Stark  
John W. Hession, III, Esq.  
Mr. W. E. Hammond  
Mr. J. E. Dyer  
Mr. N. E. Garber  
Mr. J. G. Hoswell  
Board of Education



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

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

November 12, 1982

Robert J. Ryan, Esquire  
406 Jefferson Building  
Towson, Maryland 21204

Re: Petition for Reclassification  
N/S Security Blvd., 265' W of c/l of  
Gwynn Oak Avenue  
Fair Lanes Maryland Bowling, Inc. - Petitioner  
Case #R-83-68 Cycle III - Item #17

Dear Mr. Ryan:

This is to advise you that \$207.78 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

WEH:aj

11/18/82 - NOT PAID

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 113001  
DATE 11/18/82 ACCOUNT R-01-615-000  
AMOUNT \$207.78  
RECEIVED Robert J. Ryan, Esquire  
FROM Advertising & Posting Case #R-83-68  
FOR (Fair Lanes Maryland Bowling, Inc.)  
6 140\*\*\*\*\*2077816 #168A  
VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR RECLASSIFICATION

1st Election District

ZONING: Petition for Reclassification  
LOCATION: North side of Security Boulevard, 265 ft. West of the centerline of Gwynn Oak Avenue  
DATE & TIME: Tuesday, November 16, 1982 at 10:00 A.M.  
PUBLIC HEARING: Room 218, Courthouse, Towson, Maryland

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing:

Present Zoning: M.L.  
Proposed Zoning: B.M.

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

MEMORANDUM OF EXPLANATION FOR  
REQUEST FOR ZONING RECLASSIFICATION FROM ML TO BM--APPLICATION  
OF FAIR LANES MARYLAND BOWLING, INC. FOR PROPERTY  
ON SECURITY BOULEVARD, BALTIMORE COUNTY, MARYLAND

The property is zoned ML. It has had that zoning classification since prior to 1965.

At the time the petitioners commenced their use of the property, commercial uses were permitted under the then existing zoning regulations. The regulation governing uses in the ML zone (former \$253.1) incorporated the uses in the BR zone (former \$236.1) which incorporated the uses in the BM zone (former \$233.2).

Although the zoning classification has not changed, the permitted uses in the ML zone were changed under Bill 100, adopted in 1970. Under Bill 100, \$253.1 through \$253.5 were repealed.

As a result of the changes in permitted uses, the commercial use of the subject property was eliminated. This converted the existing commercial use to the status of a nonconforming use with the related limitations and potential for termination.

The properties on the north side of Security Boulevard between Gwynn Oak Avenue and Woodlawn Drive are substantially all used for commercial purposes, rather than industrial purposes. In addition to the petitioners' property, there is a bank and a fast-food restaurant located on the north side of Security Boulevard. Each of these uses was permitted under the prior zoning regulations governing ML. At the present time, they are nonconforming uses. The property immediately west of the ML zone along Security Boulevard is zoned BM-CSA.

The petitioners believe that it was an error and oversight on the part of the County Council to amend the zoning regulations governing the permitted uses in the ML zone without reclassifying the petitioners' property to permit the existing commercial uses to continue. There is no reason to treat the uses being made of the properties on Security Boulevard as nonconforming uses since they were, and are, appropriate uses for those properties.

Consequently, the petitioners believe that there is an error in the present zoning maps in the failure to classify the property in such a manner as to permit its historic and present commercial use. Appropriate zoning would be BM.

*Robert J. Ryan*  
ROBERT J. RYAN  
406 Jefferson Building  
Towson, Maryland 21204  
826-7190

Being the property of Fair Lanes Maryland Bowling, Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, November 16, 1982 at 10:00 A.M.  
Public Hearing: Room 218, Courthouse, Towson, Maryland

BY ORDER OF  
WILLIAM T. HACKETT  
COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, Md., October 26, 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 26th day of November, 1982, the 26th day of October, 1982.

THE JEFFERSONIAN  
*D. Frank Strick*  
Manager

Cost of Advertisement \$

NOTICE: Petition for Baltimore County  
LOCATION: North side of Security Boulevard, 265 ft. West of the centerline of Gwynn Oak Avenue  
DATE & TIME: Tuesday, November 16, 1982 at 10:00 A.M.  
PUBLIC HEARING: Room 218, Courthouse, Towson, Maryland  
Present Zoning: M.L.  
Proposed Zoning: B.M.  
All that parcel of land in the First District of Baltimore County...  
The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter will hold a public hearing...  
The petitioners believe that it was an error and oversight on the part of the County Council to amend the zoning regulations governing the permitted uses in the ML zone without reclassifying the petitioners' property to permit the existing commercial uses to continue. There is no reason to treat the uses being made of the properties on Security Boulevard as nonconforming uses since they were, and are, appropriate uses for those properties.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 24 day of Feb, 1982.

Filing Fee \$ 50 Received:  Check  Cash  Other

*William E. Hammond*  
William E. Hammond, Zoning Commissioner

Petitioner Fair Lanes MD Bowling, Inc. Submitted by Ryan

Petitioner's Attorney Robert J. Ryan Reviewed by Ryan

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

October 22, 1982

Robert J. Ryan, Esquire  
406 Jefferson Building  
Towson, Maryland 21204

NOTICE OF HEARING  
Re: Petition for Reclassification  
N/S of Security Blvd., 265' W of the c/l of Gwynn Oak Avenue  
Fair Lanes Maryland Bowling, Inc. - Petitioner  
Case #R-83-68 Cycle III - Item #17

TIME: 10:00 A.M.

DATE: Tuesday, November 16, 1982

PLACE: Room 218, Courthouse, Towson, Maryland

cc: People's Council

*William T. Hackett*  
William T. Hackett, Chairman  
County Board of Appeals

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: <i>WTF</i>										
Previous case: 5416										
Revised Plans: Change in outline or description Yes <input type="checkbox"/> No <input type="checkbox"/>										
Map #										

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY R-93-68  
Towson, Maryland

District 1st Date of Posting 10-29-82  
Posted for: Re-classification  
Petitioner: Fair Lanes Maryland Bowling, Inc.  
Location of property: N/S of Security Blvd., 265' W of the centerline of Gwynn Oak Avenue  
Location of Sign: N/S of Security Blvd., approx. 300' West of the centerline of Gwynn Oak Avenue  
Remarks: *William T. Hackett*  
Posted by: *William T. Hackett* Date of return: November 5, 1982  
Number of Signs: 2

Item #17 Zoning Cycle III (April-October 1982)  
Property Owner: Fair Lanes Maryland Bowling, Inc.  
Page 2  
April 19, 1982

General: (Cont'd)

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 17 Zoning Cycle III (April-October 1982).

Very truly yours,

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

RAM:EAM:FWR:ms

cc: Jack Wimbley

L-SE Key Sheet  
6 NW 22 Pos. Sheet  
NW 2 F Topo  
95 Tax Map



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

STEPHEN E. COLLINS  
DIRECTOR

March 29, 1982

Mr. William Hackett  
Chairman, Board of Appeals  
Office of Law, Courthouse  
Towson, Maryland 21204

Cycle III - 1982, Meeting of March 16, 1982  
Item No. 17  
Property Owner: Fair Lanes Maryland Bowling, Inc.  
Location: N/S Security Blvd. 265' W. from centerline of Gwynn Oak Avenue  
Existing Zoning: M.L.  
Proposed Zoning: B.M.  
Acres: 4.009  
District: 1st

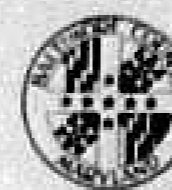
Dear Mr. Hackett:

The existing M.L. zoning for this site can be expected to generate approximately 400 trips per day and the proposed B.M. zoning can be expected to generate approximately 2000 trips per day.

Sincerely,

*Michael S. Flanigan*  
Michael S. Flanigan  
Engineering Associate II

MSF/r1j



BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204

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

April 7, 1982

Mr. William Hackett, Chairman  
Board of Appeals  
Court House  
Towson, Maryland 21204

Dear Mr. Hackett:

Comments on Item #17, Cycle III Meeting, March 16, 1982, are as follows:

Property Owner: Fair Lanes Maryland Bowling, Inc.  
Location: N/S Security Boulevard 265' W. from centerline of Gwynn Oak Avenue  
Existing Zoning: M.L.  
Proposed Zoning: B.M.  
Acres: 4.009  
District: 1st

Metropolitan water and sewer exists.

The Zoning Plan, as submitted, does not contain sufficient information; therefore the Baltimore County Department of Health cannot make complete comments.

Very truly yours,

*Jan J. Forrest*  
Jan J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJF/als

RECEIVED  
BALTIMORE COUNTY  
APR 13 2 21 PM '82  
COMMUNITY SERVICES  
BUILDING



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. REINCKE  
CHIEF

April 6, 1982

Mr. William Hammond cc: William Hackett  
Zoning Commissioner Chairman of Board of Appeals  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Fair Lanes Maryland Bowling, Inc.

Location: N/S Security Blvd. 265' W. from centerline of Gwynn Oak Avenue

Item No.: 17 Zoning Agenda: Meeting of March 16, 1982

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition show 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: *Pat J. Kelly* 4/7/82 Noted and Approved: *George M. Hammond*  
Special Inspection Division Fire Prevention Bureau

ab/cm



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

TED ZALESKI, JR.  
DIRECTOR

April 19, 1982

Mr. William Hackett  
Board of Appeals

RE: Reclassification Petitions  
Cycle III - 1982  
Meeting of March 16, 1982

Dear Mr. Hackett:

I have no comment at this time for the following Item numbers.

- Item No. 3
- Item No. 5
- Item No. 7
- Item No. 8
- Item No. 10
- Item No. 11
- Item No. 12
- Item No. 14
- Item No. 16
- Item No. 17
- Item No. 18
- Item No. 19

*Charles E. Burnham*  
Charles E. Burnham  
Plans Review Chief

CEB:es

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: 3/22/82

Mr. Walter Reiter  
Chairman, Board of Appeals  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Zoning Cycle #111

RE: Item No: 17  
Property Owner: Fair Lanes Maryland Bowling, Inc.  
Location: N/S Security Blvd. 265' W. from centerline of Gwynn Oak Ave.  
Present Zoning: M.L.  
Proposed Zoning: B.M.

### School Situation

School	Enrollment	Capacity	Over/Under
--------	------------	----------	------------

No effect on student population.

Student Yield With:	Existing Zoning	And	Proposed Zoning
---------------------	-----------------	-----	-----------------

- Elementary
- Junior High
- Senior High

Very truly yours,  
*Wm. Nick Petrovich*  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp



Office of PATUXENT Publishing Corp.  
10750 Little Patuxent Place  
Columbia, MD 21044

October 28 19 82

THIS IS TO CERTIFY, that the annex advertisement of Petition Recalls 38439

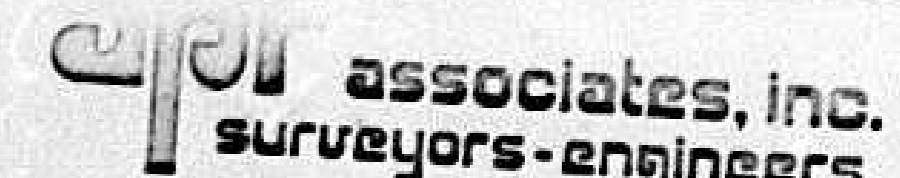
was inserted in the following:  
 Calonsville Times  
 Arbutus Times  
weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 30 day of October 19 82, that is to say, the same was inserted in the issues of

October 28, 1982

PATUXENT PUBLISHING CORP.  
By *Pat J. Kelly*

IN THE CIRCUIT COURT  
FOR BALTIMORE COUNTY, IN EQUITY

RETURN TO  
RECLASSIFICATION  
of Section District  
Public Hearing to be held  
LOCATION: North side of Security Boulevard, 265' W. of the centerline of Gwynn Oak Avenue  
DATE & TIME: Tuesday, November 16, 1982 at 10:00 A.M.  
PUBLIC HEARING: Room 218, Courthouse, Towson, Maryland  
The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a Public Hearing on the following:  
Proposed Zoning: B.M.  
All that parcel of land in the First District of Baltimore County known as Lot 10 of the subdivision known as "THE SAME" at a point on the north side of Security Boulevard at the distance of 265 feet measured in the Westerly direction from the centerline of Gwynn Oak Avenue, thence running with and binding along the north side of Security Boulevard the following three courses and distances: (1) North 81 degrees 09 minutes 16 seconds West 27.57 feet (2) North 86 degrees 20 minutes 43 seconds West 110.44 feet and (3) North 81 degrees 09 minutes 16 seconds West 277.02 feet; thence leaving Security Boulevard and running North 08 degrees 50 minutes 44 seconds West 305.97 feet; thence North 57 degrees 49 minutes 36 seconds West 115.84 feet and thence South 81 degrees 09 minutes 16 seconds East 544.27 feet to intersect the Westerly side of Gwynn Oak Avenue; thence binding thereon by a curve to the right having a radius of 1,330 feet for an arc length of 92.27 feet and a chord of South 04 degrees 35 minutes 48 seconds West 92.25 feet; thence leaving Gwynn Oak Avenue and running North 81 degrees 09 minutes 16 seconds West 223.96 feet and South 08 degrees 50 minutes 44 seconds West 280.00 feet to the point of beginning; containing 4.009 acres more or less.



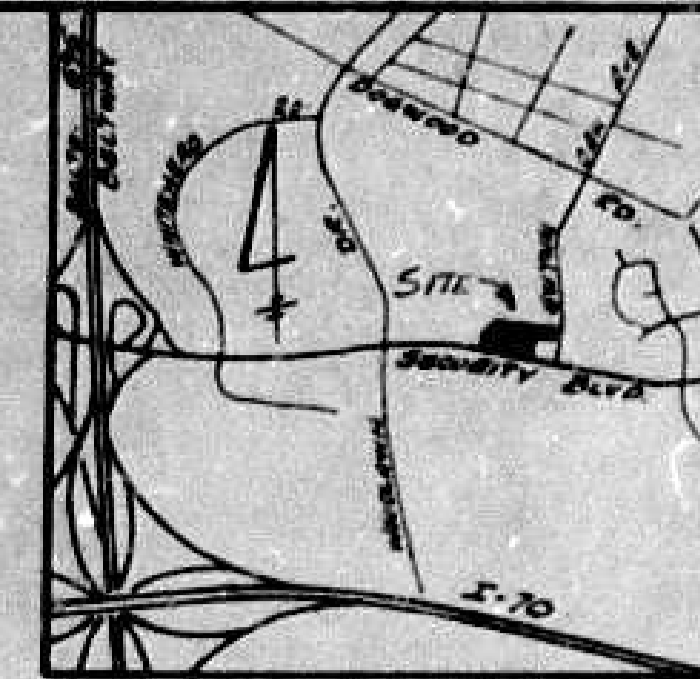
ZONING DESCRIPTION  
SECURITY BOULEVARD AND GWYNN OAK AVENUE  
FIRST ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point on the Northerly side of Security Boulevard at the distance of 265 feet measured in the Westerly direction along the Northerly side of Security Boulevard from the centerline of Gwynn Oak Avenue; thence running with and binding along the Northerly side of Security Boulevard the following three courses and distances: (1) North 81 degrees 09 minutes 16 seconds West 27.57 feet (2) North 86 degrees 20 minutes 43 seconds West 110.44 feet and (3) North 81 degrees 09 minutes 16 seconds West 277.02 feet; thence leaving Security Boulevard and running North 08 degrees 50 minutes 44 seconds East 305.97 feet; thence North 57 degrees 49 minutes 36 seconds West 115.84 feet and thence South 81 degrees 09 minutes 16 seconds East 544.27 feet to intersect the Westerly side of Gwynn Oak Avenue; thence binding thereon by a curve to the right having a radius of 1,330 feet for an arc length of 92.27 feet and a chord of South 04 degrees 35 minutes 48 seconds West 92.25 feet; thence leaving Gwynn Oak Avenue and running North 81 degrees 09 minutes 16 seconds West 223.96 feet and South 08 degrees 50 minutes 44 seconds West 280.00 feet to the point of beginning; containing 4.009 acres more or less.

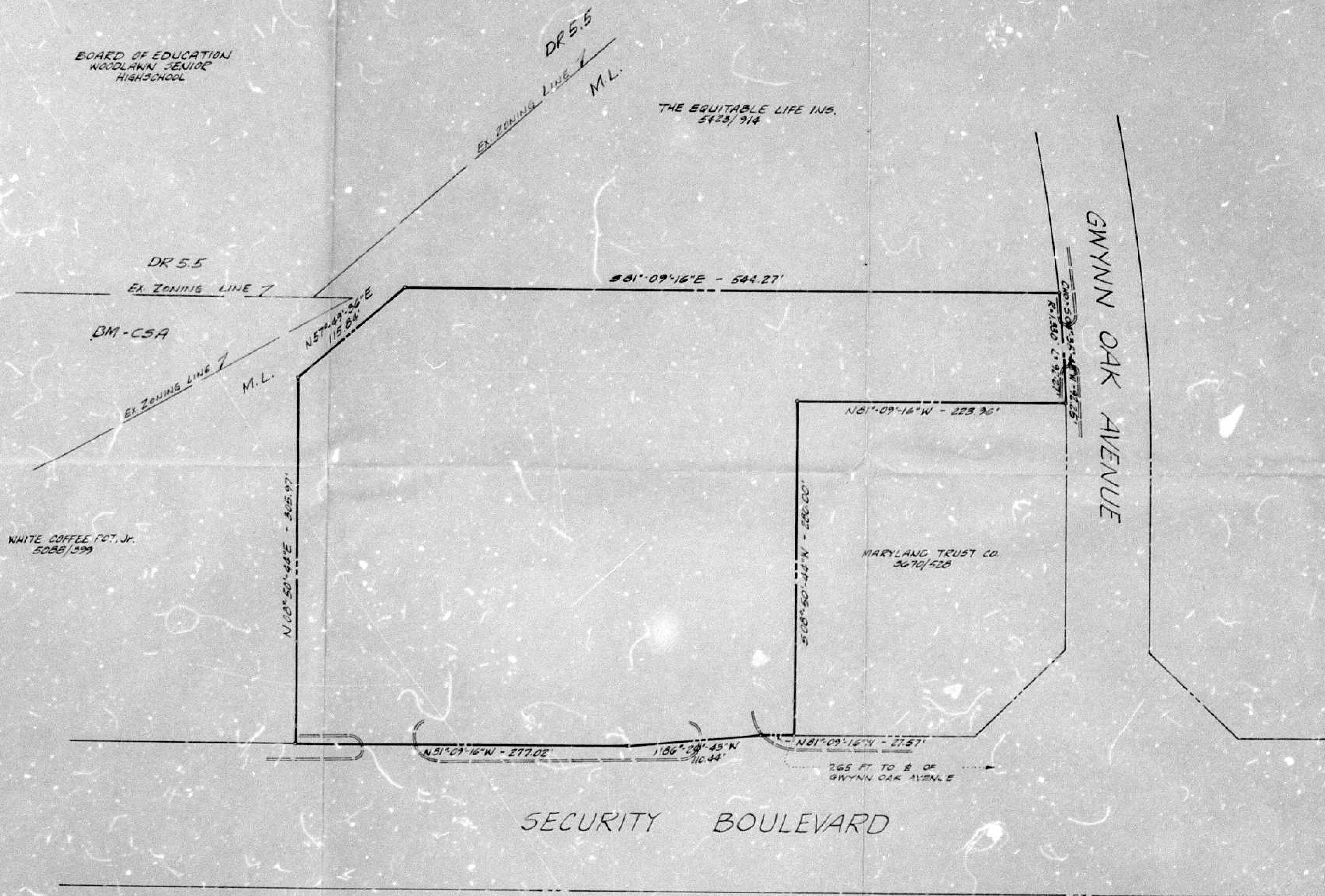
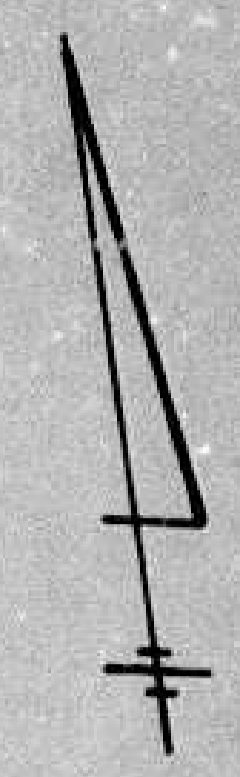
2/1/1982



7427 harford road ballimore, md. 21234 tel: 301 444 4312  
208 east main street elkton, md. 21921 301 398 7766  
Fairlans Maryland Bowling, Inc.



VICINITY MAP  
SCALE: 1" = 2,000'



- NOTES:
- 1) EXISTING ZONING ..... M.L.
  - 2) PROPOSED ZONING ..... B.M.
  - 3) AREA OF PROPERTY ..... 4.009 AC±
  - 4) DEED REFERENCE ..... LIBER 6249 PAGE 701

MAP 215  
N.W. 27  
BY  
DATE

Item # 17  
cycle III

Second Councilman's District

OWNER:  
FAIR LANES MARYLAND BOWLING, INC.  
112 NORTH ROLLING ROAD  
BALTIMORE, MD. 21228  
TEL: 788-6300



**apr** associates, inc.  
surveyors-engineers  
204-205 E. MARY STREET  
ELKTON, MD. 21821  
PHONE: 388-7716

PLAN TO ACCOMPANY  
PETITION FOR REZONING  
SECURITY BOULEVARD AND  
GWYNN OAK AVENUE  
FIRST ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND  
SCALE: 1" = 50' FEB. 28, 1982

