PETITION FOR ZONING VALIANCE 82-272-XA 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 Variance from Section 409. 2bto permit a total of 783 parking spaces in lieu of the M. required 1074 parking spaces, by amending previous variance Case No.

67-112-A which granted 722 parking spaces instead of the required.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

 That the requirements for parking are unnecessarily overlapping in that the night club on site is only open after 9 P.M. when the stores are closed and many family entertainment restaurant patrons are already patrons of the stores, with an overlapping parking require-2. That the night club and restaurant perking requirements or Baltimore County are among the

highest in the country. 3. That without the requested variance, the Petitioners will sustain practical difficulty and unreasonable hardship, and the requested variance will not harm the health, safety and welfare of the area, and it is in accordance with the spirit and intent of the Regulations.

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

I, or we, agree to pay expenses of above Variance 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 Baitimore 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.

> > fred Adel to

VICE-PPFSIDENT -

Signature:

(Type or Print Name)

3818 Eastern Avenue

Newton A. Williams

Baltimore, Maryland 21224

Name, address and phone number of legal owner, con-

Zoning Commissioner of Baltimore County.

RE: Item No. 176 - Case No. 83-272-XA

Petitioner - Pike Park Plaza Associates

Special Exception & Variance Fetition

tract purchaser or representative to be contacted

Legal Owner(s): PIKE PARK PLAZA ASSOCIATES

ASTEIN MANAGEMENT ASSOCIATES L'ERCAE A. SIEGEL.

Signature By Arnold Schaftel, PARINER, AND/OF

ALCTIONA.

DODGEST.

276-6300

Phone No.

Phone N . 823-7800

TRUSTEE AND/OR ATTORNEY IN FACT. AND/OR OFFICER,

LESSEE: Contract throughour: FAMILY ENTERTAINMENT CENTERS OF (Type or Print Name) BALTIMORE, INC. Signature By Patrick Hopf' 751 Rockville Pike, Suite 26-B Rockville, Maryland 20852

City and State Attorney for Petitioner: Newton A. Williams and Nolan, Plumboff (Type or Print Name) & Williams, Chartered Ywater a Williams, Noton, Plantofy

264 Wust Pennsylvania Avenue Towson, Maryland 21204 City and State

Attorney's Telephone No.: 823-7800 204 W. Pennsylvania Ave., Towson, MD 21204 ORDERED By The Zoning Commissioner of Baltimore County, this _____ 3rd ____ day

County, on the ____ 7th ___ day of ___ June, 1983 at 10:15 o'clock

__A__M.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 26, 1983

COUNTY OFFICE BLDG. Newton A. Williams, Esquire 111 W. Chesapcake Ave. Towson, Maryland 21204 204 West Pennsylvania Avenue Towson, Maryland 21204 000

Bicholas B. Commodari Chairman MEMBERS

bureau of Engineering Department of Traffic Engineering State Roads Commiss Bureau of Fire Prevention Hewlth Department Project Planning

Building Department Board of Education Zoning Administratio industrial . Development

Dear Mr. Williams:

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.

In view of your client's proposal to convert part of this shopping center to an arcade in combination with a family restaurant and provide less parking than required for the entire shopping center, this hearing is required.

The revised site plan that was submitted was checked with Mr. Flanigan, Department of Traffic Engineering, and he verbally stated that he was satisfied with said plan, and he would submit a comment in the near future.

At the time of filed inspection, some areas of the parking lot were in poor shape, and I think that they should be repayed.

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 forfiling on the date of the enclosed filing certificate and a hearing scheduled accordingly.

> Very truly yours, Richales B Commedere Loc NICHOLAS B. COMMODARI, Chairman Zoning Plans Advisory Committee

NBC:bsc Enclosures

PETITION FOR SPECIAL EXCEPTION 83-272-XA

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 as a use in combination with a family entertainment restaurant.

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

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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

LESSIE: Contract Exercises: FAMILY ENTERTAINMENT CENTERS OF (Type or Print Name) BALTIMORE, INC. Wird Hope Magnature By Patrick Hopf

Legal Owner(s): PIKE PARK PLAZA ASSOCIATES EASTERN MANAGEMENT ASSOCIATES, JEPOME A. SIEGEL, REBA EDSTEIN, AND ARNOLD SCHAFTEL, ET AL., Signature By Arnold Schaftel, PARINER, AND/OR TRUSTEE AND/OR ATTORNEY IN FACT AND/OR OFFICER, ('ype or Print Name)

276-6300

Phone No.

Phone No. 823-7800

751 Rockville Pike, Suite 26-B Rockville, Maryland 20852 Signature City and State Attorney for Petitioner: 3818 Eastern Avenue Newton A. Williams, and Nolan, Plumbeff (Type or Print Name) & Williams, Chartered Baltimore, Maryland 21224 neuton a. Williams, noton, Plumboff Williams 204 West Pennsylvania Avenue

City and State Name, address and phone number of logal owner, contract purchaser or representative to be contacted Towson, Maryland 21204 204 W. Pennsylvania Ave., Towson, MD 21204 y's Telephone No .. EDERED By The Zoning Commissioner of Baltimore Courty, this 3rd

19 83 , that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County on two newspapers of general circulation throughout Haltimore County, that property be posted, and that the public hearing be had before the Zoning Compissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore on the _____ 7th ____ day of ____ June ____, 19_83 at 10:15 o'clock

Tees. June 7, 1983 10 15 A.A.

E.C.O.-No. 1

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS

TOWSON, MARYLAND 21204

HARRY J. PISTEL P. E. DIRECTOR

DATE

May 2, 1983

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

Re: Item #176 (1982~1983) Property Owner: Pike Park Plaza Associates N/E cor. Baltimore National Pike and Nuwood Dr. Acres: 13.2 District: 1st

Zoning Commissioner of Baltimore County

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:

Nuwbood Drive is a County road in this vicinity, improved as a 48-foot closed section roadway on a 70-foot right-of-way, see Drawing #65-1459, File 5.

Powers Lane, an existing public road, is proposed to be improved as a 40-f-ot closed section roadway on a 60-foot right-of-way per Drawing #65-1460 (5). The submitted plan does not reflect these proposed road improvements. The entrance locations are subject to approval by the Department of Traffic

Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

This office has no further comment in regard to the plan submitted for Zoning Afvisory Committee review in connection with this Item 176 (1982-1983).

RAM: EAM: FWR: SS

H-NE Key Sheet 4 & 5 SW 28 Pos. Sheets

SW 1 & 2 G Topo 94 Tax Map

cc: Harris Shalowitz

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER PETITION FOR VARIANCE OF BALTIMORE COUNTY NE Corner of Baltimore National

PIKE PARK PLAZA ASSOCIATES, et al., Petitioners

Pike and Nuword Drive, 1st District

Case No. 83-272-XA

OPDER TO FINTER 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 Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 17th day of May, 1983, a copy of the foregoing Order was mailed to Newton A. Williams, Esquire and Nolan, Plumhoff & Williams, Chartered, 204 W. Per sylvania Avenue, Towson, MD 21204, Attorneys for Petitioners; and Mr. Patrick Hopf, Family Entertainment Centers of Baltimore, Inc., 751 Rockville Pike, Suite 25-F, Rockville, Maryland 20852, Contract Lessee.

John W. Hessian, III



Maryland Department of Transportation

State Highway Administration

Lowell K. Bridwell M. S. Caltrider

May 11, 1983

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

Attention: Mr. M. Commodari

Re: ZAC Meeting of 1-15-83 ITEM: #176. Property Owner: Pike Park Plaza Associates Location: NE/Cor. Baltimore National Pike, Route 43-4 and Nuwood Drive Existing Zoning: B.R. Proposed Zoning: Special Exception for an arcade in combination with a family entertainment restaurant, Variance to permit a total of 792 parking spaces in lieu of the required 1058 parking spaces, by amending previous variance Case No. 67-112-A which granted 722 parking spaces in lieu of the required Acres: 13.2 District: ist

Dear Mr. Hammond:

On review of the revised site plan of 4-26-83, the State Highway Administration finds the plan generally acceptable.

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

CL:GW:maw

By: George Wittman

My telephone number is (301) 659-1350 Teletypewriter for Impaired Hearing or Speech 383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toil Free P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

COUNTY BALTIMORE **ZONING PLANS**

ADVISORY COMMITTEE



PETITION AND SITE PLAN



Maryland Department of Transportation

State Highway Administration

L'/well K. Bridwell S-scretzly M. S. Caltrider

March 16, 1983

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

Attention: Mr. M. Commodari

Re: ZAC Meeting of 3-15-83 ITEM: #176. Property Owner: Pike Park Plaza Ausociates Location: NE/Cor. Baltimore National Pike, Koute 40-W and Nuwood Oriva Existing Zoning: B.R. Proposed Zoning: Special Exception for an arcade in combination with a family antercainment restaurant, Variance to permit a total of 792 parking spaces in lieu of the required 1058 parking spaces, by amending previous variance Case No. 67-112-A which granted 722 parking spaces in lieu of the required 276. Acres: 13.2 District: 1st

Dear Mr. Hammond:

On review o. the site plan of January 10, 1983 and field inspection, the State Highway Administration offers the following comments.

With the request for a variance to permit a total of 792 spaces in lieu of the required 1058 spaces, the State Highway Administration strongly recommends the plan be revised to show existing conditions and spaces by field inspection only.

On the day of inspection, parked vehicles blocked the interior circulation at Store #2 (Night Club) in a northeast direction.

> My telephone number is (301) 659-1330 Teletypewriter for impaired Hearing or Speech 383-7555 Bultimore Metro — 'ASS-0451 D.C. Metro — 1-800-492-5082 Statewide Toll Free P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21202 - 0717

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would with result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will will not adversely affect the health, safety, and general weifare of the community, the variance(s) should /should mot be granted.

1.3

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 20 day of ______, 19 ____, that they herein Petition for Variance(s) to permit 793 parking spaces in liet of the required 1074 spaces, in accordance with the parking layout prepared by Street Traffic Studies, Ltd., dated May 31. 1983. and marked Petitioner's Exhibit 10, is hereby GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions contained in the accompanying Special Except'on Order.

> eputy 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 Deputy Zoning Commissioner of Baltimore County, this 20 Ld day of June, 1983, that the Petition for Special Exception for an arcade in combination with a family entertainment restaurant, in accordance with the site plan prepared by George William Stephens, Jr. and Associater, Inc., revised April 26, 1983, and marked Petitioner's Exhibit 1 is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- 1. The parking layout shall be in accordance with Petitioner's Exhibit 10, and the Nuwood Drive entrance shall be 40 feet wide.
- 2. The floor plan shall be in accordance with Petitioner's Exhibit 2. Amusement devices shall be located primarily in specific game areas. No more than 20% of the gross floor area shall be used for games, rides and amusement devices. All video games, except 3 table top games that are allowed in the cabaret area, are to be located in the Fantasy Forest area, and kiddle rides way be located in the dining theatre. There shall be a maximum of 15 skeeball games, 20 kiddie rides, 12 arcade pieces (such as frog ball) and 60 video gamen.

No customer under the age of 18 shall be permitted in the restaurant/arcade unless accompanied by a parent or guardian. . The restaurant shall not have more than 260 seats.

- 15. The hours of operation shall not extend beyond midnight.
- 表: The employees shall park on the eastern portion of the site.
- E:7. The free-standing sign, adjacent to Baltimore National Pike, shall be in accordance with the Baltimore County Zoning Re-
- 8. All screening shall be installed and the parking lot repaired and restriped prior to occupancy.
- 9. The arcade shall not be the sole or primary use of this special exception.
- 10. 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 Flanning and Zoning.

Zoning Item # 176
Page 2

() Any existing underground storage tanks containing gesoline, waste oil. solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.

) Soil percolation tests have been conducted. The results are valid until

Revised plane must be submitted prior to approval of the percolation

() Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.

() In accordance with Section 13-117 of the Baltimore County Code, the water

well yield test shall be valid until is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit

() All roads and parking areas should be surfaced with a dustless, bonding

() No alth hazards are anticipated.

(X) Others This site is located in the Patapsio Sewer hed and is therefore subject to a moratorium en sewer convections that has been imposed by the state of Meryland Department of Health and Mental Hygiene.

BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204 825-7310

SAUL H REINCKE

April 11, 1983

Mr. William Hammond Coming Commissioner Office o. Plannin' and Zoning Balcimore County Office Duilding Towson, Maryland 21204

Attention: *ick Commodari, Chairman Soming Plans Advisory Committee .

RE: Property Owner: Pike Park Plaza Associates

Location: NE/Cor. Baltimore National Pike and Nuwood Drive

Item No.: 176

Zoning Agenda: Meeting of March 15, 1983

Gentlemen:

Purmuant 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 and condition shown at

EXCESDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to occupiy 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 Co. 101 "Life Safety Code", 1976 Edition prior to occupa cy.
- () 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no communts, at this time.

Special Inspection Division

Noted and Leage M Welgan Fire Prevention Burea

JK/mb cm

Mr. W. Hammond

March 16, 1983

Parking was near capacity along the Baltimore National Pike frontage between the monumental entrance and Nawood Road.

-2-

However, parking at the southeast (in back of Shell Service Station) was sparse except for nine (9) "Budget" rental trucks doing business at Store # 12 and a few rental cars.

With our field inspection showing a loss of parking spaces to decrease the 792 paper count, the State Highway Administration recommends the plan be revised prior to a hearing.

> Very truly yours, Charle L-Charles Lee, Chief Bureau of Engineering Access Permits

CL:GW:maw

By: George Wittman

March 21, 1983

cc: Mr. J. Ogle

Mr. Villiam E. Hammond, Zoning Commissioner

Comments on Item # 176 Zoning Advisory Committee Meeting March 15, 1983

Property Owner: Pike Park Plaza Assoc. Location: NE/Cor. Baltimore National Pike & Nuwood Drive Existing Zoning: B.R. Proposed Zoning: See reverse side

X A. All structure shall conform to the Baltimore County Building Gode 1961/ Council Bill b-82 State of Maryland Code for the Handsdepped and Aged;

X B. A building/and other miscall course permits shall be required before beginning

X D. Commercial: Three sets of construction drawings with a Maryland Registers' Architect or Engineer shall be required to file a parmit application.

P. Requested variance conflicts with the Baltimore County Building Code.

be construed as the full extent of any permit.

(Plane Review) at 111 West Chesares Ave., 21206

χ C. A change of occupancy shall be applied for, along with an alteration parmit 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/occupancy from "M" to "A-)"

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, the structure for which a proposed change in use is proposed car

comply 4th . . height/ares requirements of Table 505 and the required construction classification of Table 101.

schaitted to the office of Flanning and Zoning and are not intended to

If desired, additional information may be obtained by visiting Boom #122

X. Commenter A floor plan showing all adjoining tenants and exiting from front and

rear as well as the floor elevation and fire ratings of walls & floor/ceilings

for review. Sprinklers shall be provided as per Sect. 1702.0; show handicapped parking, signs, building access, etc. on plans. See State Handicapped Code for

assemblys separating tenants from proposed tenant. Shall be provided this office

Compliance.

C. Bestiential: Three sets of or struction drawings are required to file a permit - Scation. Architect/Engineer seal is/is not required.

7. 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'-C of lot lines. A firewall is required if construction is on the lot line, See Table LOL, line 2, Section 1407 and Table 1402.

Office of Planning and Zoning

County Office Building Towere, Maryland

Mores. 13.2 District: 1st

PORM 01-82

BALTIMORE COUNTY PUBLIC SCHOOLS

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Item # 176, Zoning Advisory Committee Meeting of March 15, 1983

Property Owner: Pike Park Plaza Associates

Location: NE/COC. U.S. Rt. 40 - Numered Do District !

Water Supply Public Sewage Disposal Public

X) Prior to approval of a building Permit for construction, renovation and/or

() Prior to new installation/s of fuel burning equipment, the owner should

ments for such installation/s before work begins.

of Health and Mental Hygiene for review and approval.

the Division of Maternal and Child Health.

with Water Resources Administration requirements.

complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.

(, A permit to construct from the Division of Air Pollution Control is required

() Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and

) Prior to any new construction or substantial alteration of public swimming

specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review

and Approval Section, Division of Engineering and Maintenance, State Department

pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage

facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information,

contact the Recreational Hygiene Section, Division of Environmental Support

installation of equipment for any existing or proposed food service facility.

contact the Division of Air Pollution Control, 494-3775, to obtain require-

for such items as spray paint processes, underground gasoline storage tank/s

(5,000 gallons or more) and any other equipment or process which exhausts

Pubert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 15, 1983

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

Z.A.C. Meeting of: March 15, 1983

RE: Item No: 169, 170, 171, 172, 173, 174, 175 (176) Property Owner: Location: -Present Zoning: Proposed Zoning:

District: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

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

WNP/bp

Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance

SS 20 1082 (1)

Zoning Commissioner

County Office Building

Toweon, Maryland 21204

COMMENTS ARE AS FOLLOWS:

into the atmosphere.

(5) square feet or more.

Office of Planning and Zoning

SS 20 1080 (2)

(X) A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five



May 24, 1983

STREET TRAFFIC STUDIES, LTD.

PETITIONER'S
EXHIBIT 9

Family Entertainment Centers, Inc. C/O Mr. Rick Kelly Suite 26B 751 Rockville Pike Rockville, Maryland 20852

RE: Pike Park Plaza Pizza Time Theatres

Dear Mr. Kelly,

As requested, we have completed a traffic study relating to the existing parking lot usage for Pike Park Plaza. The results of our stud" clearly show that there are excess parking spaces and that there will be more than sufficient spaces once the Pizza Time Theatre is in operation. Our study methodology and results are detailed below.

Study Methodology

STS personnel counted the total number of parked vehicles on Pike Park Plaza from 10 AM to 11 PM at 30 minute intervals on:

> Thursday, May 19, 1983 Priday, May 20, 1983 Saturday, May 21, 1983

Although not shown in this report, the observations were made by "areas" or "segments" of the lot and the data was recorded accordingly. If the results of the "area" observations are required please advise.

Required Parking Spaces

According to the Baltimore County Zoning Code the following is required:

Traffic Planning & Engineering Consulting • Traffic Counting • Signal Design • Traffic Impact & Adequate Public Facilities Analyses Land Use & Transportation Planning

Washington / 16626 S Wustland Dr., Gaithersburg, Md. 20877 301/948-1754

Other Offices: Baltimore / 4 Prettyboy Garth, Parkton, Md. 21120 301/343-0950 • Columbia / 8911 Blade Green Lane, Columbia, Md. 21045 301/596-4617

Letter to Mr. Rick Kelly May 24, 1983

> Total Spaces for Pike Park Plaza - 1074 Total Spaces for Pizza Time Theatre Only - 253

The new site plan shows parking for 783 spaces. The restaurant alone is required to provide 253 spaces which, in my opinion, is extremely high. The new restaurant will contain 244 seats and will have +25 employees at any one time. The zoning code requires spaces based on square footage instead of the more reasonable parameter of "restaurant seating capacity." Based on data collected by your firm, a rate of 2.8 persons/car is assumed for the 244 seats, and 1 space/employee, resulting in a "need" for only 112 spaces for this site (or 44% of the code requirement).

Results of Data Collection Program

The primary data collection results are shown in two formats tabular and graphic. The results show that the peak parking lot occupancy occured on Thursday at 11:00 PM, on Friday at 5:00 PM and on Saturday at 11:30 AM. It is important to point out that 783 spaces are proposed and only a maximum of 45% of the spaces (or 350 out of 783 spaces) were utilized. As can be seen in both the table and graph there is a minimum (excess) of 433 parking spaces available at all times. This number of spaces is obviously sufficient to serve the needs of the proposed Pizza Time Theatre. The restaurant requires only 253 parking spaces according to the zoning and in actuality will need only +112 spaces.

Summary

In summary, it is my opinion that there will not be an adverse impact on the parking lot as a result of the proposed restaurant in Pike Park Plaza. I hope this brief report serves your

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond TO. Zoning Commissioner Norman E. Gerber, Director PROM Office of Planning and Zoning Zoning Petition No. 83-272-XA SUBJECT Pike Park Plaza Associated, et al

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

Director of Planning and Zoning

May 17, 1983

NEG: JGH:slc

cc: A lene January Shirley Hess

nueds and if you have any questions, please call.

Letter to Mr. Rick Kelly

Page 3

May 24, 1983

FOR IMMEDIATE RELEASE

second quarter.

Over-the-Counter.

John W. Guckert

Very truly yours,

Total

NET INCOME (LOSS)

FAMILY ENTERTAINMENT CENTERS, INC. CONSO! IDATED STATEMENTS OF OFERATIONS

RESULTS OF PARKING LOT

OCCUPANCY STUDY

PIKE PARK PLAZA SHOPPING CFNTER (783 Spaces Proposed)

TOTAL NUMBER OF VEHICLES PARKED

Thursday

5/19/83

161

219

305

325

349

308

276

280

260

261

249

262

239

295

305

314

346

337

323

324

295

264

198

230

281

350*

10.00 AM

10:30

11:00

11:30

12:00N

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1:00

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7:00

7:30

8:00

8:30

9:00

9:30

10:00

10:30

11:00 PM

*Peak Cccupancy

Friday

5/20/83

202

231

288

316

331

332

307

299

309

293

281

276

313

337*

328

335

323

310

299

275

241

207

212

206

208

Saturday

5/21/83

194

233

289

291*

283

283

261

272

278

283

289

287

287

275

277

258

264

263

216

210

212

201

189

184

218

230

263

13 Weeks Ended 13 Weeks Ended April 3, 1983 March 28, 1982 SALES: \$1,123,306 \$4,023,189 Food, beverage and merchandise 367,248 1,297,961 1,490,554 Total 5,321,150 OPERSTING COSTS AND EXPENSES BEFORE FRANCRISE FEES ON SALES: 995,484 275,569 Food, Severage and merchandise 1,288,629 383,792 Payroll and related benefits 494,247 2,751,874 Other Operating Expenses 1,153,608 4,035,987 Total INCOME FROM OPERATIONS BEFORE 336,946 1,285,163 FRANCHISE FEES ON SALES 89,496 FRANCHISE FEES ON SALES 319,625 247,450 INCOME FROM OPERATIONS 965,538 OTHER EXPENSES: 232,890 General an' administration 500,949 189,715 65,552 Interest - net 298,442

690,664

(\$50,992)

(\$.54)

1,210,047

\$ 274,874

NET INCOME (LOSS) PER COMMON AND DILUTIVE \$.16 COMMON EQUIVALENT SHARE SHARES USED TO CALCULATE PER SHARE AMOUNTS 1,709,619

May 2, 1983

Patrick A. Hopf Chairman and President 751 Rockville Pike, Suite 268 Rock ville, MD 20852 301/ 762-8020

ELECTRICAL _/_

share improvement in the next two quarters."

For additional information, please contact:

THE SERVICE COURSE OF PERSON OF THE PARTY OF

Family Entertainment Centers, Inc. A Frenchise of Pinn Time Thomas Inc.

FAMILY ENTERTAINMENT CENTERS, INC.

PRESS RELEASE

Family Entertainment Centers, Inc., an 18-unit franchisee of Chuck E. Chense's

Pizza Time Theatre " , had record sales, net income and earnings per share in the

first quarter of 1983. Sales intalled \$5,321,150; net income was \$274,874; and earnings per share were \$.16. Sales increased 257% versus the first quarter of 1982; net income compared to \$1055 of \$50,992 in the prior year's first quarter; and earnings proshare were \$.20 better than 1982's first quarter loss of \$.04 per

Patrick A. Hopf, Chairman and President, commented that "We are very pleased with the result, of the first quarter and the developing trend in our Company's

profitability. We opened three new Chuck E. Cheese " centers in the quarter, and average weekly sales per center averaged approximately \$30,000 despite a February

blizzard which reduced expected sales by \$180,000. Cost improvements in the fc i area and in hourly labor contributed to a 24.1% operating profit margin before the

royalty for the quarter. We inticipate continued profit margin and earnings per

The Company ended the first quarter with 16 Chuck E. Cheese " centers and opened

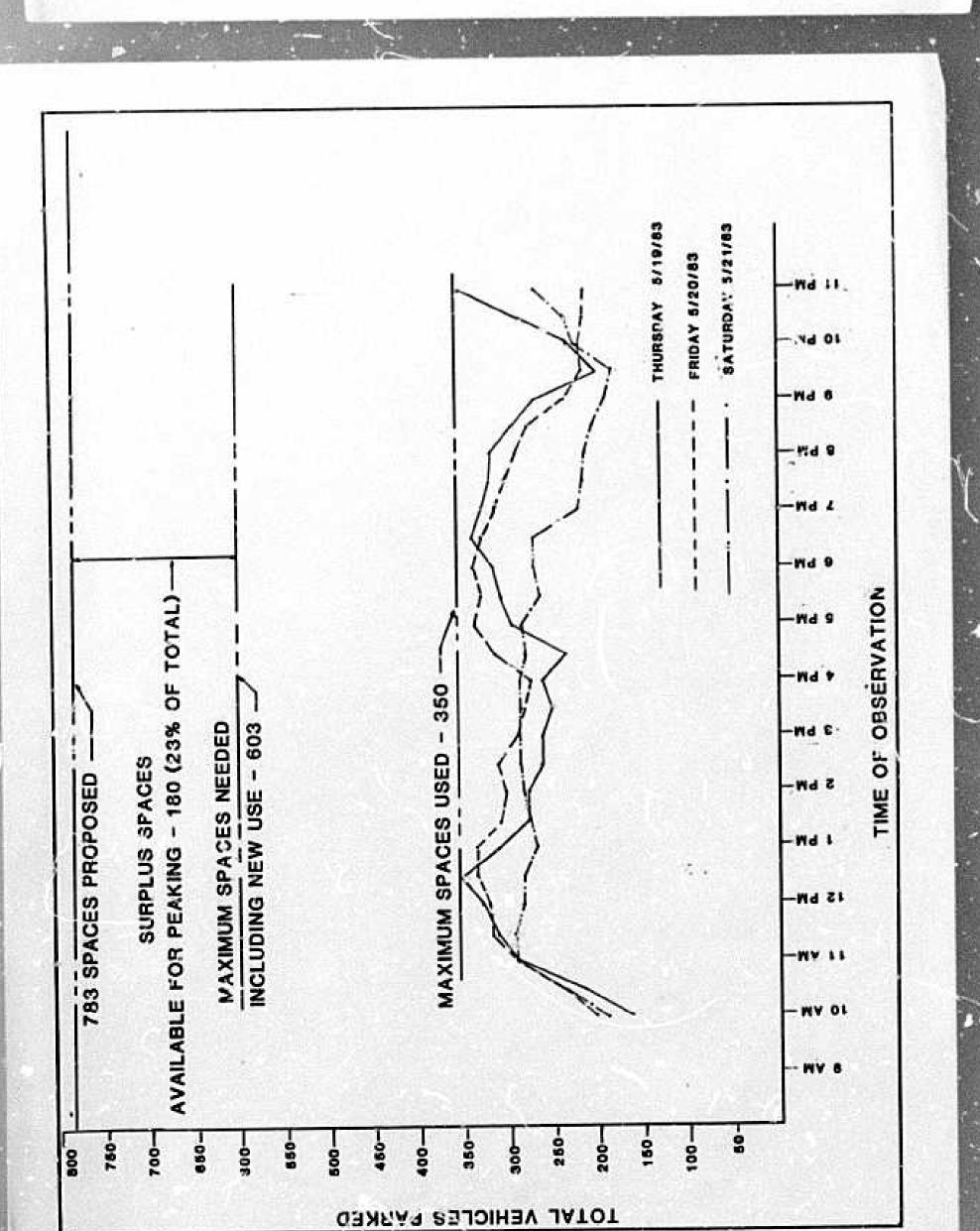
two additional centers in late April. As announced previously, the Company has agreed to sell its two California centers to Pizza Time Theatre, Inc. for

\$2,713,000 in cash and otes, and the Company is acquiring the right to develop eight additional Chuck E. Cheese " centers in specific markets in the Carolinas, Tennessee and Georgia. The anticipated after-tax capital gain from the transaction of approximately \$.45 per share is expected to be realized in the

Family Entertainment Centers, Inc. is headquartered in Rockville, Maryland, and

the Company owns the exclusive right to develop Chuck E. Cheese's "Fizza Time Theatres" in the status of Virginia, Maryland, and Delaware, the District of Columbia, and in specific areas in North Carolina, South Carolina, Georgia and

Tennessee. The Company went public in September of 1982, and its stock is traded



Mr. William E. Hammond Zoning Commissioner Rocm 109. County Office Building Towsen, Maryland 21204

> RE: Case No. 87-272 Building Permit Application No. Election District

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the permit application prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County, Maryland, and you from any liability or responsibility for any consequences which might arise during the appeal period.

> Very truly yours, MANTER, ESSERN.
> MANGEMENT, ASSOCIATES

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

1st Election District

Petition for Special Exception and Variance ZONING:

Northeast corner of Baltimore National Pike and Nuwood Drive LOCATION:

DATE & TIME:

Tuesday, June 7, 1983 at 10:15 A.M.

PUBLIC HEAI INC: Room 106, County Office Building, 111 W. Chesapeake

Avenue, Towson, Maryland

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

> Petition for Special Exception for an arcade as a use in combination with a family encertainment restaurant and Variance to permit a total of 783 parking spaces in lieu of the required 1.074 parking spaces, by amending previous Variance Case No. 67-112-A, which granted 722 parking spaces instead of the required 876

The Zoning Regulations to be excepted as follows: Section 409. 2b - parking spaces required for uses other than dwellings

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

Being the property of Pike Park Plaza Associates, et al, as shown on plat plan filed with the Zoning Department.

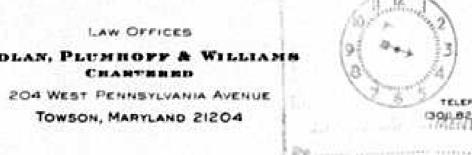
Herring Date: Tuesday, June 7, 1983 at 10:15 A.M. Public Hearing: Room 106, County Of ice Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

J. EARLE PLUMHOFF NEWTON A. WILLIAMS WILLIAM M. HESSON, JR. THOMAS J. RENNER WILLIAM P. ENGLEHART, JR.

ROBERT L. HANLEY, JR.

LAW OFFICES NOLAN, PLUMHOFF & WILLIAMS CHARTERED



June 16, 1983

TOWSON, MARYLAND 21204

The Honorable Jean M. H. Jurg Deputy Zoning Commissioner Zoning Commissioner's Office County Office Building Towson, Maryland 21204

> Re: Purther Data And Photographs Concerning Pike Park Plaza Associates, Et Al; Case No. 83-272-XA, And The Patapaco Inn Property

Dear Commissioner Jung:

Pursuant to your request made during the hearing in this matter on June 7, 1983, we are enclosing the following:

1. A field sketch dated June 13, 1983, prepar d by Mr. Stark of Stephens and Associates giving more detail concerning the relationship between the Patapsco Inn property and the surrounding property developed as Pike Park Plaza on Route 40 West.

 Also enclosed are a series of seven photographs taken by Mr. Stark which are keved to his sketch of June 13, as well as labelled to better explain the situation to all concerned.

First of all, please note that the Patapsco Inn has a single twoway driveway, in and out, located at its southwest corner from the westbound lane of Route 40.

As is shown on both the photographs and on Mr. Stark's sketch, both the Pike Park Plaza frontage and the Patapsco Inn frontage, except for the authorized entrance driveways, are fully curbed along the westbound north side of Route 40.

Also please note that at maximum the Patapsco Inn has perhaps 19 parking spaces on site. As is shown on the photographs, the Patapsco Inn is a two-story building which is in excess of 60 feet by 60 feet as far as the building footprint is concerned. Thus, assuming 3,600 square feet for the first floor devoted to bar and restaurant us., on the order of 72 parking spaces would be required by the Baltimore County Zoning Regulations.

> FROM THE OFFICE OF GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC. INCINEERS 303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Description to Accompany Petition for Special Exception for Pizza Time

Theatre and Arcade

March 2, 1983

2.

beginning.

Beginning for the same at a point distant 35.00 feet South 69° 58' 59" East from the center of Nuwood Drive 70 feet wide and 274 feet more or less North 19" 01' 07" East measured along the center of Nuwood Drive from the center line intersection of Baltimore National Pike 150 feet wide thence

1-South 69° 58' 59" East 199.0 feet more or less thence

2-North 20" 01' 01" East 38.0 feet more or least chance

3-South 69° 58' 59" East 14 5 feet more or less thence

4-North 20° 01' 01" East 180.1 feet more or less thence

5-South 69° 58' 59" East 75.0 feet thence

6-South 20° 01' 01" West 180.1 feet more or less theace

7-South 69" 55' 59" East 146.0 feet more or less thence

8-South 20° 01' 01" West 255.0 feet more or less to the northeast right of way line of Baltimore National Pike thence binding on said northeast right of

9-Northwesterly by a line curving to the north with a radius of 7,564.44 feet for an arc distance of 306 feet more or less thence

10-North 22° 38' 52" East 138.95 feet thence

11-North 69° 23' 31" West 96.02 feet thence

12-South 22° 38' 52" West 135.60 feet to the said northeast right of way

Itom #116 -VISED PLANT MAY 3 REC'D

The Honorable Jean M. H. Jung Deputy Zoning Commissioner June 16, 1983 Page two

Purther, the upstairs apartment would require at least one space, and there may be meeting rooms or banquet rooms upstairs as well.

Thus, with at least 75 or so spaces required, and only 19 or so provided at best, * feel that the Patapsco Inn is far more under its parking requirements than Pike Park Plaza would be even with the moderate variance requested.

Common sense leads us to believe that Patapsco Inn customers are undoubtedly parking at least as often and probably more often on the shopping center parking lot than vice versa.

As you know, Pike Park Plaza has never complained about this, is not complaining now, and has no intention of enforcing the strict letter of its parking rights unless compelled to do so by the Patapsco Inn owners.

Note in photograph 1B, that there appears to be a yellow line which at one time acted as a line of demarcation between the Patapsco Inn property on the east side, that is in the left of the picture, and the Pike Park Plaza property on the west side in the right of the picture. We would suggest that this line be repainted and schaps made more noticeable.

We would also respectfully suggest to all concerned that it is very much to the advantage of the Patapsco Inn to have access back and forth over this line, since if a Patapsco Inn customer who wishes to go east on Route 40 can proceed through the shopping center, make a left at the entrance on Nuwood Road, and come out with the light at Nuwood Road. While it may be possible, although possibly not legal, to come out of the Patapsco Inn driveway, cross the two and one-half lanes of traffic and then make a U-turn at the light at Nuwood Road to proceed back toward Route 40 West, the Beltway and Baltimore City, this is by no means an easy traffic movement, and it is certainly far easier and safer to come out Nuwood Road through the shopping

In carefully examining the seven photographs made by Mr. Stark, we do not note any signs or clear-cut indication to the public as to the ownership of the parking spaces either at the southwest corner of Pike Park Plaza or on the Pataps to Inn property, and perhaps signs would help as well.

We do not believe that a complete barrier along the west side of the Patapsco Inn property, as has been done on the north and east sides, would be to the advantage of the Patapsco Inn or the shopping center owners, although the public could be better informed by signing, appropriate striping, etc.

As you suggested at the close of the hearing on June 7, we would be glad to discuss any aspect of the parking lot, driveways, signing, etc., with Mrs. Arthur and Mrs. Cole, and we will keep you informed as to any such discussions that take place. In the meanwhile, if Mrs. Arthur or Mrs. Cole

line of said Pike thence binding on said right of way and on the southwest

right of way line of Nuwood Drive the three following courses and distances

15-North 19° 31' 07" East 189.0 Teet more or less to the place of

fact for an arc distance of 32 feet more or less

14-North 23* 49' 00" West 20.31 feet and

Containing 2.4 acres of land more or less.

13-Northwesterly by a line curving to the north with a radius of 7564.44

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204

TOWSON MARYLAND 21204

The Honorable Jean M. H. Jung

that you need, we will be glad to provide it.

has any points which they wish to bring out, either by way of photographs,

diagrams or otherwise, they are more than welcome to communicate directly

relationship between these two properties, and if there is anything else

with you, so far as we are concerned, and we would appreciate a copy of any

We trust that these materials will aide you in considering the

We believe that Mr. Guckert's very detailed report offered as

Respectfully submitted,

Newton A. Williams

Newton a. Williams

Plaintiff's exhibit 9, demonstrates that there is more than adequate parking

available on site even with the Patapsco Inn. Secondly, Mr. Kelly points

parking in front of the restaurant, and that customers have learned to park

on the side or rear of the shopping center, and are willing to do so since

out that the Rockville location, which you have visited, has very limited

Family Entertainment restaurants are a point of destination for which

customers are willing to make such a parking adjustment.

Deputy Zoning Comissioner

June 16, 1983

such communications.

Page three

NAW:pr

cc: Mrs. Donald Arthur

Mr. Rick Kelly

Ensteins

Mr. Scott Yuro and Mr. Arnold Schaftel

Mr. Ormsby S. Moore

Mr. Edward T. Goldmeier

Mr. Charles K. Stark, L.S.

Stephens and Associates, Inc.

Mr. John Weston Guckert, P.E.

Mrs. Donna Arthur Cole

Pamily Entertainment Centers, Inc.

WILLIAM E HAMMOND ZONING COMMISSIONER

June 1, 1983

Newton A. Williams, Esquire 204 West Pennsylvania Avenue Towson, Maryland 21204

> Re: Petition for Special Exception and Variance NE/corner Baltimore National Pike and Nuwood Drive Pike Park Plaza Ausociates, et 41 - Petitioners Case No. 83-272-KA

Dear Mr. Williams:

This is to advise you that \$139.65 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,

Belle -WILLIAM E. HAMMONE Zoni -- Commissioner

CALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE D'ASION MISCELLANEOUS CASH RECEIPT

No. 117637

ACCOUNT R-01-515-006 AMOUNT \$139.65

RECEIVED Nolan, Plumhoff & Williams FOR Advertising & Posting Case #83-272-XA (Pike Park Plaza Associates)

8 043***** 139ps to 8088A

VALIDATION OR SIGNATURE OF CASHIER

The Zoning Commissioner of Bul-timore County, by Authority of the Zoning Act and Regulations of Bat-more County, will hold a public hear

Petition for School Expension for

Petton for Street Exception for an arrade as a ust in combination with a family enterestment rectains and Variance to permit a total of 783 parking spaces in lieu of the required 1.0. A parking spaces, by amending previous Variance 700 parking spaces inclead of the required 87%.

The Zorung Requirement to be excepted as follows.

Section 400.25 - purking spaces required for uses other than deathings.

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Drive 70 her, asses and 274 heat more
or less fa, 79 19" 01" 67" East more
or less fa, 79 19" 01" 67" East more and stong the centered Namend Drive from the center line intersec-tion of Bellutions National Pine 150

1-South 60' 58' 59 2441 1990 2 North 20" OT OT East 38 0 levt A North 20" DT - ST - East 10:0 her A North 20" DT - ST - East 10:0 her 5-South SIF SE SE East 75.0 her 6-South 20" 01 01 West 150.1

feet more or less thence 7-South 69" 58' 59' East 148.0 feet more or less thence 8-South 50" 31' 01' West 255.0 feet more or less to the northead right of way line of Battmore No-1' not Pies themce binding on said S-North-select of way line S-North-select by a use current to the north with a reduce of 7.564.44 fund for an aid distance of 306 feet NAME TO SEE THE CONTROL OF THE CONTROL OF THE CONTROL OF TAXABLE SEE THE CO 12-South 22" 26 52" Used 125-60 set to the said northeast right of any time of said Pine thence binding on

southwest right of way line of fluenced Drive the three following 14-Nois 27 48 65" West 20.31 Section 19' 01' 07' East 1880 Section 19' 01' 07' East 1880 Committing 2'd street of land more Nett on of Vercere to Fanning
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* funds 27 49 07 Mest 203 3-North 64 - 21 (N - Lett 27 42 Not 244 4-South 69 59 59 50 East 822 54 See Secure 20' on 00' West 381.72
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1963 of 10-15 A.M.
Public Heaving, Room 106, County Office Building 111 W.
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second board to second 11 generators



May 19 19 83

THIS IS TO CERTIFY, that the annexed advertisement of

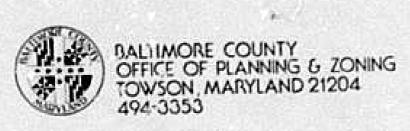
Petition for Special Exception

was inserted in the following:

xxCatonsville Times Arbutus Times

weekly newspapers published in Ballimore County, Maryland successive weeks before once a week for _____ 19.1/3_, that is to say. 21 day of May the same was inserted in the issues of

May 19, 1983



WILLIAM E HAMMOND ZONING COMMISSIONER

June 20, 1983

Newton A. Williams, Esquire Zu: West Pennsylvania Avenue Towson, Maryland 21204

RE: Petitions for Special Exception and Variance NE/corner of Baltimore National Pike and Nuwood Dr. - ist Election Pike Park Plaza Associates, et al -NO. 83-272-XA (Item No. 176)

Dear Mr. Williams:

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

Very truly yours, Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Ms. Christine J. Arthur 6518 Baltimore National Pike Baltimore, Maryland 21228

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



Family Entertainment Centers, Inc. 1982 Annual Report



Chuck E. Cheese's

May 10, 1983

Newton A. Williams, Esquire 204 West Pennsylvania Avenue Towson, Maryland 21204

FOTICE OF HEARING

Re: Petitions for Special Exception and Variance NE/corner Baltimore National Pike & Nuwood Drive Pike Park Place Associates, et al - Petitioners Case No. 83-272-XA

TDE: 10:15 A. M.

DATE: Tuesday, June 7, 1983

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 V. CHESAFZAKE AVENUE,

TOWSON, MARYLAND

cc: Family Entertalment Centers of Baltimore, Inc. c/o Patrick Hopf 751 Rockville Pike, Suite 26-B Rockville, Maryland 20852

THORE COUNTY

No. 115095 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MIS ELLANEOUS CASH RECEIPT

THE NOLMS PLANT + WILLIAMS

ron Filing For For VARIANCE + Special IIm = 174

C 098*****Z000010 8078A

VALIDATION OR SIGNATURE OF CASHIER



A. PIKE PARK MALL - ROUTE 40 FRONTAGE LOOKING



B. OVM & NIGHT CLUB - W END.



C. PROPOSEDFAMILY RESTAURANT & DEPT. STORE



D. E. END OF CENTER , DEDT. STORE (UR.) & STORES



E. ROUTE 40 LOOKONG NE AT CENTER.

NER

Your Petition has been received and accepted for filing this sth day

BALTILIORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building

111 W. Chesapeake Avenue

Towson, Maryland 21204

WILLIAM E. HAMMOND Zoning Commissioner

Petitioner Pike Park Fiasa Associates

Newton A. Williams, Esquire 204 W. Pennsylvania Avo Towson, Md. 22204

Petitioner's Attorney Newton A. Williams, Esheviewed by

Nicholas B. Commodari Chairman, Zoning Plans Advisory Committee

CERTIFICATE OF POSTING

83-272-XA

Dute of Posting May 25, 1983 Posted for Special Creenter and Vincine

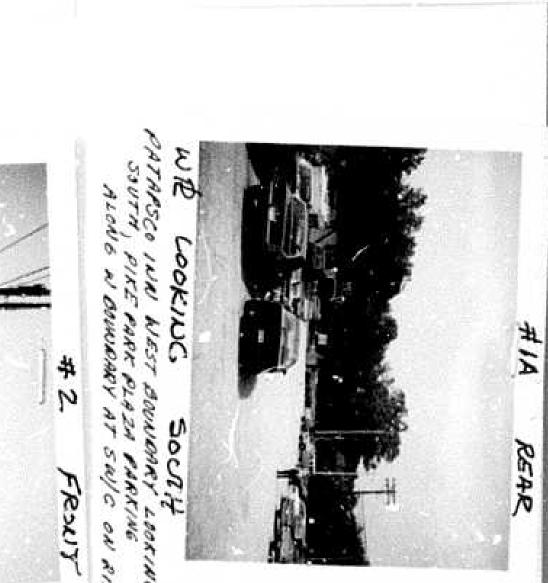
Petitioner: Pich Post Place Roserites No
Location of property: 1/6 Brown of Baltona Material Pile And Missour Vincin

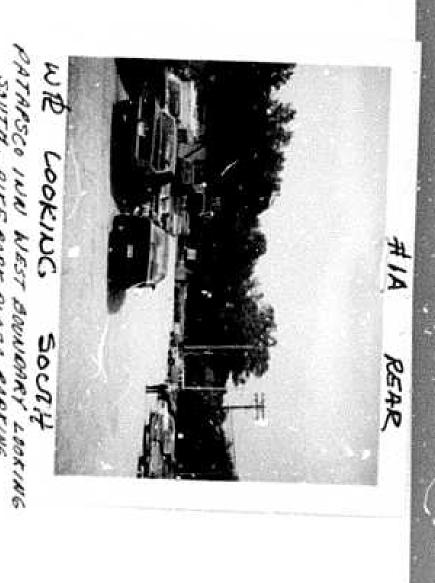
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Humber of Signs:

Date of return: Pay 27 1953













ZONING: Petition for Special Eliception and Variance
LOCATION: Northeast corner of
Baltimore National Pike and Nuwood Drive
DATE A TIME: Tuesday, Jun. 7,
1893 at 10:15 A M.
PUBLIC HEARING: Boom 106,
County Office Building, 111 W
Chesa: ske Avenue, Towson,
Maryland

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

Petition for Special Exception for an areade as a use in combination with a family entertailment restaurant and Variance to permit a lucal of Tell parking spaces in lieu of the required 1,672 parking spaces, by amending previous Variance Case No. 67-113-A, which , ranted 722 parking spaces instead of the required 876

The Zoning Regulations to be excepted as follows:

repted as follows: Section 609.26 - parking spaces re-quired for uses other than dwe.t-

quired for uses other than dwellings
All that pures of Land in the
First District of Baltimore County
Description to Accompany Polition
for Special Excepts. for Plans
Time Theatre and Arcade
Beginning for the same at a point
distant 35.00 feet South 65° 56° 55°
East from the center of Number
of less North 18° 01° 07° East
measured along the center of Nu-

magnified along the center of No-wood Drive from the center its intersection of Hallimore National Pike 150 feet wide thence (1) South 69° 58° 59° East 1997 feet in re-of-less thence (2) No.th 20° 50° at-East 38.0 feet more or less thence (3) South 69° 58° 59° East 30°0 feet more or less thence (1) North 20° 60° 50° East 180 f. feet more or has

01' 01' East 180.1 feet more or has thence (5' South 55' A' 50' East 75.0 feet thence (6) Eouth 20' 01' 01' West 180.1 feet more or less themse

(7) Benth 68" 58" 59" East 146.0 feet

(7) Shorth 63° [80 10° East 146.5 feet more or less themse (8) Sorth 20° (11° '4" West 202.5 feet more or less to the cortheast right of way line (2) Baltimore National Pike themse binding on said portheast right of way time (1) Morthwesterly by a line curving to the north with a radius of 7,564.84 feet for an are distance of 306 feet more or less

thence (10) North 12' 3V 52' East
138 95 feet thence (11) North 69' 20'
31' West 80,02 feet thence (12)
Bouth 22' 3Y 52' West 135 50 feet to
the said northeast right of way line
of said Pike thence binding on said
right of way line of Nuwsod Drive
the three following courses and distances (13) Northwesterly by a line
curving to the north with a radius
of 7564.54 feet for an arc distance
of 32 feet more or less (14) North
22' 69' 00' West 20,31 feet end (15)
North 19' 01' 07' Blast 1840 feet
more or less to the place of beginning

Containing 2.4 cares of land more or less.

Description to Accompany Zoning Petition for Variance for Parking Beginning for the same at the nurtheast corner of Baltimore National Pike 150 feet wide and Nuwood Drive as shown on a Baltimore Lounty Bureau of Land Acquisition Drawing No. 84-191-1 thence binding on the moutheast right of way line of National Pike 107 Bast 498-52 feet (D North 27 31" 04" East 498-52 feet (D North 27 31" 04" East 498-52 feet and (4)

Soult, 18" 32" 21" West 151.87 feet to me northeast right of way of Rai-limate National Pike thence hind-ing on said right of way the two following courses and distances (f) North Ti 42" 46" West 89-63 feet and (9) Northwesterly by 1 line curving to the north with a radius of 1564.44 feet for an arc distance of 5564.44 feet thence (16" North 22" 58" 52" East 128.95 for thence (11) North 69" 22" 21" West 16.02 feet thence (12) 50 and 20" 38" 52" West 155.60

way (II) Northwesterly by a line curving to the north with a radius of ches as feet for an are distance of 4 feet more or less to the place of

Containing II serve of the Park
Figure the propert, of Pike Park
Figure Associates, et al, as shown on
plat plan filed with the Econing
Department.

Iteratur Date: Tuesday, June
1963 at 10:15 A.M.
Public Hearing: ftoots 106,
ty Office Building, 11; W.

Aspeaks Arems, Tormon, Maryagon
By Order of
Wif Liast E. HAMMONIA
Econing Countries of
Raltimore County.

May 13





83-272 KAN

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., Sacs in County

or _one_time___ xecossive cweeks before the ___7th____

day of _____June ____, 1983 ___, the first publication

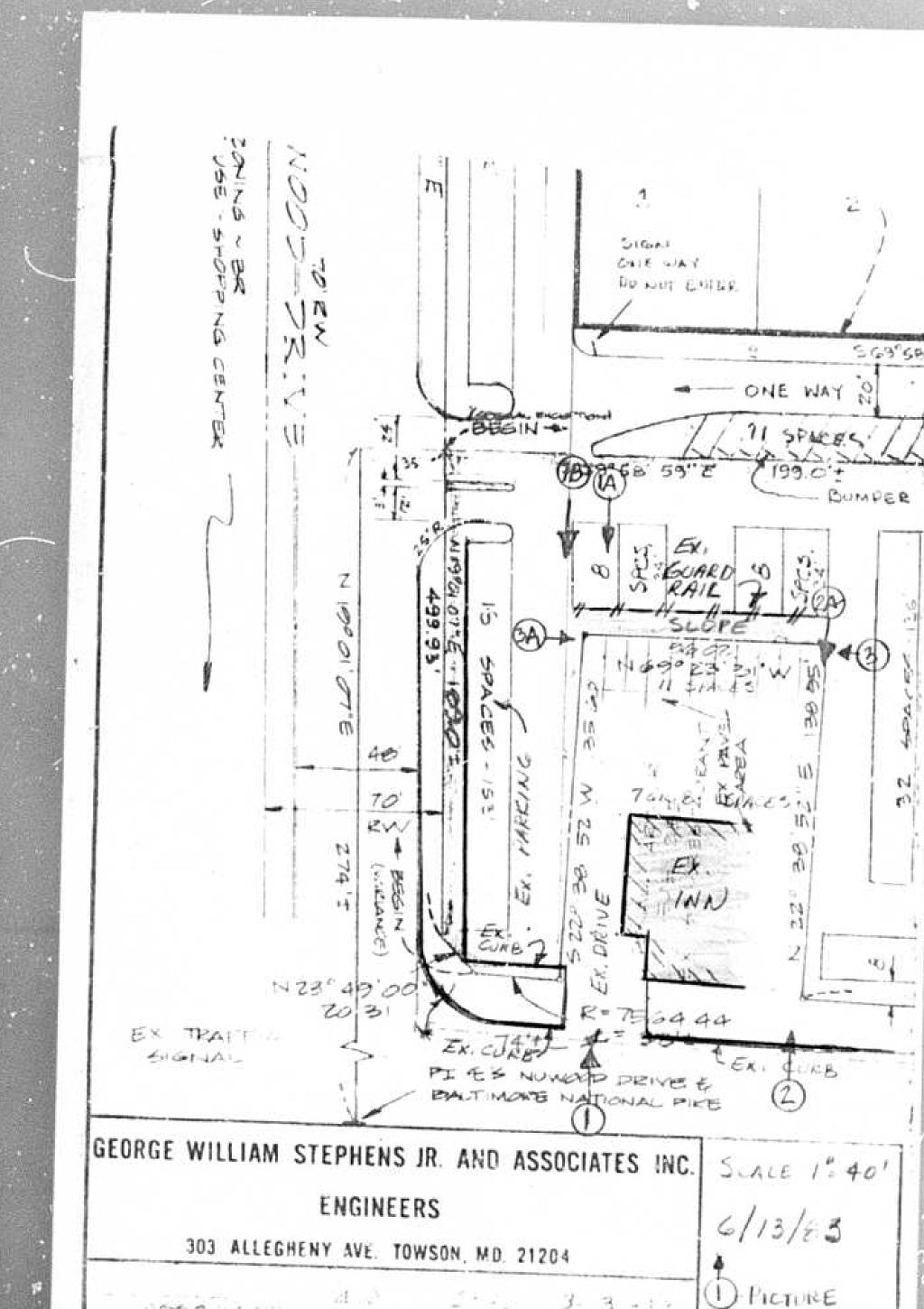
appearing on the 19th day of May

Cost of Advertisement, \$ _________

THE JEFFERSONIAN,

Disease sureften











DIKECHON



