

AMENDED PETITION FOR ZONING VARIANCE 84-49-A 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 413.2 to permit six business signs totaling 360 Square Feet 7/16/83
in lieu of three business signs totaling 100 Square Feet.

1. That without the requested variance, users of Middle River Road will be unaware of the presence of the subject restaurant which is hidden from, and an obstacle to the road, and this sign is an improvement over the previous sign at the same location.
2. That members of the public looking for the subject restaurant and/or shopping center will be misled by the subject sign, increasing motorist safety and avoiding the necessity of back tracking.
3. That without the requested variance, the Petitioners will sustain practical difficulty and unreasonable hardship as will the public, and the requested variance is in harmony with the spirit and intent of the Regulations, and will benefit the health, safety and welfare of the area involved.

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 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.

LESSEE:
Contract #88040068
FAMILY ENTERTAINMENT CENTERS OF ESSEX, INC.
(Type or Print Name)
Signature: Patrick Hopf
751 Rockville Pike, Suite 26-B
Address Rockville, Maryland 20852
City and State
Attorney for Petitioner:
Newton A. Williams and Nolan, Plunhoff
(Type or Print Name) & Williams, Chartered
Signature: Newton A. Williams
204 West Pennsylvania Avenue
Address
Towson, Maryland 21204
City and State
Attorney's Telephone No.: 823-7800

Legal Owner(s):
MARTIN PLAZA, INC.
(Type or Print Name)
Signature: William T. Poole, Jr.
MARTIN PLAZA ASSOCIATES, INC.
(Type or Print Name)
Signature: William T. Poole, Jr.
A. V. WILLIAMS TRUST
(Type or Print Name)
Signature: Barry Gossett, Trustee
Address: 1460 Martin Boulevard
Baltimore, Md. 21220
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Newton A. Williams
Name
204 W. Pennsylvania Avenue, Towson, MD 21204
Address
Phone No. 823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of July, 1983, 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, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of August, 1983, at 10:30 o'clock A.M.
RESCHEDULED:
Tuesday, September 13, 1983
at 9:45 A.M.
Zoning Commissioner of Baltimore County.

Newton A. Williams, Esquire
204 W. Pennsylvania Ave
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition has been received and accepted for filing this 24th day of May, 1983.

ARNOLD CARLSON
Zoning Commissioner

Petitioner: Martin Plaza, Inc.
Petitioner's Attorney: Newton A. Williams, Esq.
Received by: Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NW Corner of Martin Blvd. &
Middle River Rd., 15th District : OF BALTIMORE COUNTY
MARTIN PLAZA, INC., et al., : Case No. 84-49-A
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 - 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 26th day of July, 1983, a copy of the foregoing Order was mailed to Newton A. Williams, Esquire, Nolan, Plunhoff & Williams, Chartered, 204 W. Pennsylvania Avenue, Towson, MD 21204, Attorney for Petitioners; and Mr. Patrick Hopf, Family Entertainment Centers of Essex, Inc., 751 Rockville Pike, Suite 26-B, Rockville, MD 20852, Contract Lessee.

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

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond,
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition #84-49-A
Martin Plaza, Inc.

Date: July 29, 1983

There are no comprehensive planning comments requiring comments on this petition.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JCH:s1

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 4, 1983

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

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

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

RE: Item No. 246 - Case No. 84-49-A
Petitioner - Martin Plaza, Inc.
Variance Petition

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.

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,

Nicholas B. Commodari, Esq.
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

June 16, 1983

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

Re: Item #246 (1982-1983)
Property Owner: Martin Plaza, Inc.
N/W cor. Middle River Rd. & Martin Blvd.
Acres: 26.523 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:

The comments supplied in conjunction with the Zoning Advisory Committee review of this property in connection with Zoning Item 223 (1981-1982) 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 246 (1982-1983).

Very truly yours,

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

RAM:EM:FWR:ss

1-NE Key Sheet
14 & 15 NE 32 & 33 Pos. Sheets
NE 4 H & I Topo
90 Tax Map

Attachment

May 25, 1982

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

Re: Item #223 (1981-1982)
Property Owner: A. V. Williams Trust (Martin Plaza, Inc.)
W/E Middle River Rd. 462' W. from centerline of Martin Blvd.
Acres: 2.19 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:

Martin Boulevard (Md. 700) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Baltimore County highway and utility improvements are not directly involved.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 223 (1981-1982).

Very truly yours,

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

RAM:EM:FWR:ss

cc: Jack Wisbley

1-NE Key Sheet
14 & 15 NE 32 & 33 Pos. Sheets
NE 4 H Topo
90 Tax Map

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 result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not/ be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 15th day of September, 1983, that the herein Petition for Variance(s) to permit six business signs totaling 360 square feet in lieu of three business signs totaling 100 square feet, in accordance with the site plan prepared by George William Stephens, Jr. and Associates, Inc., revised August 22, 1983, and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however to the approval of said plan by the Office of Planning and Zoning.

John M.H. Jung
Deputy Zoning Commissioner of Baltimore County



Maryland Department of Transportation
State Highway Administration

Louise K. Bridwell
Secretary
M. S. Caltrider
Administrator

May 25, 1983

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of 5-24-83
Item: #246.
Property Owner: Martin Plaza, Inc.
Location: W/W corner Middle River Road and Martin Blvd. (Route 700)
Existing Zoning: B.M.-CCC
Proposed Zoning: Variance to permit 4 business signs totaling 220 sq. ft. in lieu of the required 3 business signs totaling 100 sq. ft.
Acres: 26.523
District: 15th

Dear Mr. Hammond:

On review of the site plan of 4-22-83 showing all signs outside the S.H.A. right of way, the State Highway Administration finds the plan generally acceptable.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:vrd
cc: Mr. J. Ogle

My telephone number is (301) 659-1350.
Teleprinter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1800-422-5082 Statewide Toll Free
P.O. Box 717/707 North Calvert St., Baltimore, Maryland 21203-0717



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

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Hammond:

Comments on Item # 246 Zoning Advisory Committee Meeting May 24, 1983 are as follows:

Property Owner: Martin Plaza, Inc.
Location: NW/Cor. Middle River Road & Martin Blvd.
Existing Zoning: B.M.-CCC
Proposed Zoning: Variance to permit 4 business signs totaling 220 sq.ft. in lieu of the required 3 business signs totaling 100 sq.ft.
Acres: 26.523
District: 15th

The items checked below are applicable:

- All structures shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- A building and other miscellaneous permits shall be required before beginning construction.
- Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- 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 fire wall is required if construction is on the lot line. See Table 101, Item 2, Section 1107 and Table 1102.
- Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
- 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. Jurisdiction may require a professional seal.
- Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
- Comments:

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 #112 (Plans Review) at 111 West Chesapeake Ave., 21204.

Charles E. Hession, III
Charles E. Hession, Chief
Plans Review

CEH:rrj
FURN 01-82



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

ARNOLD JABLON
ZONING COMMISSIONER

September 15, 1983

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

RE: Petition for Variance
NW/Corner of Martin Blvd. and
Middle River Rd. - 15th Election
District
Martin Plaza, Inc., et al -
Petitioners
NO. 84-49-A (Item No. 246)

Dear Mr. Williams:

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

Very truly yours,

John M.H. Jung
JOHN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3556

STEPHEN E. COLEMAN
DIRECTOR

June 22, 1983

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

-ZAC- Meeting of May 24, 1983
Item Nos. 237, 238, 239, 240, 241, 242, 243, 244, 246, 247, and 248
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for items numbers 237, 238, 239, 240, 241, 242, 243, 244, 246, 247, and 248.

MSF/ccm

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Assoc. III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William R. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning

Date: May 21, 1983

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 # 172	- F & M Enterprises, Inc.
Item # 178	- Joseph L. Soley
Item # 181	- Robert H. & Mildred J. McKenny
Item # 190	- J. H. G. Company, Inc.
Item # 191	- Fred L. Elrick, Sr.
Item # 192	- Cohn Brothers
Item # 198	- Galway, Incorporated
Item # 199	- Clarence & Irene McNeal
Item # 201	- Robert C. Baumgartner
Item # 207	- F & S Partnership
Item # 210	- Ervin J. & Joan W. Cerveny
Item # 211	- Middle River Realty Company, Inc.
Item # 221	- Barry L. & Ruth Green
Item # 225	- Battle Kiron
Item # 228	- Christopher R. & Pamela L. Burrow
Item # 230	- Richard L. & Lucia M. Hilbert
Item # 231	- James E. & Mary E. O'Meara, Jr.
Item # 232	- Venice K. Paternakis
Item # 233	- Merritt Blvd. Limited Partnership
Item # 234	- Burton Crossing Joint Venture
Item # 236	- Owen C. & Elsie M. Smith, Jr.
Item # 237	- Joseph W. & Donna W. Stank
Item # 238	- John W. & Maureen S. Diegel
Item # 241	- Broadus E. & Ruth W. Whitlock, Jr.
Item # 242	- Herbert J. & Patricia H. Grymes
Item # 243	- Lawrence J. & Patricia A. Sadowski
Item # 244	- Edwin B. & Sharyn A. Brager
Item # 246	- Martin Plaza, Inc.
Item # 248	- Martin H. Feeheley, Jr., et ux

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

LJF/fth

August 17, 1983

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

NOTICE OF HEARING

Re: Amended Petition for Variance
NW/Corner Martin Blvd. & Middle River Rd.
Martin Plaza, Inc., et al - Petitioners
Case No. 84-49-A

TIME: 9:45 A.M.

DATE: Tuesday, September 13, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Arnold Jablon
Arnold Jablon
Zoning Commissioner
of Baltimore County

AMENDED PETITION FOR VARIANCE

15th Election District

ZONING: Amended Petition for Variance
LOCATION: Northwest corner Martin Boulevard and Middle River Road
DATE & TIME: Tuesday, September 13, 1983 at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Amended
Petition for Variance to permit 6 business signs totaling 360 sq. ft. in lieu of 3 business signs totaling 100 sq. ft.

The Zoning Regulation to be excepted as follows:
Section 413.2f - maximum number of square footage of additional business signs for a shopping center

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

Being the property of Martin Plaza, Inc., et al, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

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

April 22, 1983

Description to Accompany Zoning Petition
for a Variance for Signs

Martin Plaza, 15th Election
District, Baltimore County,
Maryland

Beginning for the same at the north-westernmost corner of Middle River
Road and Martin Boulevard designated as 12 as shown on a Plat of Martin Plaza
Shopping Center filed among the plat records of Baltimore County in Plat
Book EHK Jr 43 folio 20 thence binding on the north right of way line of
Martin Boulevard 150 feet wide as shown on said plat.

1. Northwest by a line curving to the north with a radius of
5654.60 feet for an arc distance of 1760.42 feet (the chord of said arc
being N 83° 40' 16" W 1753.32 feet) thence binding on the southeast right
of way line of Windlass Drive 70 feet wide as shown on said plat the six
following courses and distances

2. N 29° 24' 17" W 35.93 feet

3. N 14° 42' 50" E 289.64 feet

4. Northeast by a line curving to the east with a radius of 315.00
feet for an arc distance of 362.85 feet (the chord of said arc being N 47° 42'
50" E 343.12 feet)

5. N 80° 42' 50" E 620.00 feet

6. Northeast by a line curving to the north with a radius of
535.00 feet for an arc distance of 281.34 feet (the chord of said arc being
N 65° 38' 56" E 278.11 feet); and

7. S 88° 20' 48" E 35.46 feet thence binding on the southwest
right of way line of Middle River Road as shown on said plat the five
following courses and distances

8. Southeast by a line curving to the south with a radius of
2684.31 feet for an arc distance of 395.38 feet (the chord of said arc
being S 38° 32' 08.5" E 395.02 feet)

9. Southeast by a line curving to the south with a radius of
2522.00 feet for an arc distance of 71.07 feet (the chord of said arc
being S 31° 14' 13" E 270.94 feet)

10. S 28° 09' 28" E 311.70 feet

11. Southeast by a line curving to the south with a radius of
455.00 feet for an arc distance of 56.62 feet (the chord of said arc
being S 24° 35' 34" E 56.58 feet) and

12. Southwest by a line curving to the west with a radius of
70.00 feet for an arc distance of 92.73 feet (the chord of said arc being
S 16° 55' 18" W 86.10 feet) to the place of beginning.

Containing 26.523 acres of land more or less.



Charles L. Stark
#30 26

PETITION FOR VARIANCE

15th Election District

ZONING:

Petition for Variance

LOCATION:

Northwest corner of Martin Boulevard and Middle River Road

DATE & TIME:

Tuesday, August 16, 1983 at 10:30 A.M.

PUBLIC HEARING:

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

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

Petition for Variance to permit 4 business signs totaling 220 sq. ft.
in lieu of 3 business signs totaling 100 sq. ft.

The Zoning Regulation to be excepted as follows:
Section 413.2f - maximum number of square footage of additional business signs
for a shopping center

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

Being the property of Martin Plaza, Inc., et al, as shown on plat plan filed with
the Zoning Department.

Hearing Date: Tuesday, August 16, 1983 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



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

ARNOLD JABLON
ZONING COMMISSIONER

August 30, 1983

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

Re: Amended Petition for Variance
NW corner Martin Blvd. & Middle
River Road
Martin Plaza, Inc., et al - Petitioners
Case No. 84-49-A

Dear Mr. Williams:

This is to advise you that \$120.00 is due for advertising and posting
of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and
remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building,
Towson, Maryland 21204, before the hearing.

Sincerely,

ARNOLD JABLON
Zoning Commissioner

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

No. 121516

DATE: 9/13/83 ACCOUNT: R-01-615-000

AMOUNT: \$120.00

RECEIVED FROM: Newton A. Williams, Esquire
FOR: 2nd Advertising & Posting Case 84-49-A
(Martin Plaza)

C 022*****120501b \$13.54

VALIDATION OR SIGNATURE OF CASHIER

July 19, 1983

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

NOTICE OF HEARING

Re: Petition for Variance
NW corner of Martin Blvd. & Middle
River Road
Martin Plaza, Inc., et al - Petitioners
Case No. 84-49-A

TIME: 10:30 A.M.

DATE: Tuesday, August 16, 1983

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

TOWSON, MARYLAND



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

ARNOLD JABLON
ZONING COMMISSIONER

August 4, 1983

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

Re: Petition for Variance
NW corner Martin Blvd. & Middle
River Rd.
Martin Plaza, Inc., et al - Petitioners
Case No. 84-49-A

Dear Mr. Williams:

This is to advise you that \$113.00 is due for advertising and posting
of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and
remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building,
Towson, Maryland 21204, before the hearing.

Sincerely,

ARNOLD JABLON
Zoning Commissioner

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

No. 117196

DATE: 5-12-83 ACCOUNT: R-01-615-000

AMOUNT: \$113.00

RECEIVED FROM: Newton A. Williams, Esquire
FOR: 2nd Advertising & Posting Case 84-49-A
(Martin Plaza)

C 077*****117196b \$125.54

VALIDATION OR SIGNATURE OF CASHIER

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

No. 121500

DATE: 8/23/83 ACCOUNT: R-01-615-000

AMOUNT: \$113.00

RECEIVED FROM: Family Entertainment Centers, Inc.
FOR: Advertising & Posting Case 84-49-A

C 090*****112601b \$252.54

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15

Date of Posting: 7/20/83

Posted for: Newton A. Williams, Esquire

Petitioner: Martin Plaza, Inc., et al

Location of property: NW corner of Martin Blvd. & Middle River Rd.

Location of Signs: NW corner of Martin Blvd. & Middle River Rd.

Remarks: Petition for Variance to permit 4 business signs totaling 220 sq. ft. in lieu of 3 business signs totaling 100 sq. ft.

Posted by: Arnold Jablon

Number of Signs: 4

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15

Date of Posting: 7/29/83

Posted for: Newton A. Williams, Esquire

Petitioner: Martin Plaza, Inc., et al

Location of property: NW corner of Martin Blvd. & Middle River Rd.

Location of Signs: NW corner of Martin Blvd. & Middle River Rd.

Remarks: Petition for Variance to permit 4 business signs totaling 220 sq. ft. in lieu of 3 business signs totaling 100 sq. ft.

Posted by: Arnold Jablon

Number of Signs: 4

PETITION FOR VARIANCE

15th Election District

LOCATION: Northwest corner of Martin Boulevard and Middle River Road

DATE & TIME: Tuesday, August 16, 1983 at 10:30 A.M.

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

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

Petition for Variance to permit 4 business signs totaling 220 sq. ft. in lieu of 3 business signs totaling 100 sq. ft.

The Zoning Regulation to be excepted as follows:

Section 413.2f - maximum number of square footage of additional business signs for a shopping center

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

Being the property of Martin Plaza, Inc., et al, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, August 16, 1983 at 10:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

By Order of: ARNOLD JABLON, Zoning Commissioner

Validation or Signature of Cashier

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 20, 1983

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 16th
day of August, 1983, before the 16th
day of August, 1983, the 16th publication
appearing on the 28th day of July
1983.

THE JEFFERSONIAN

Manager

Cost of Advertisement, \$ 28.50

Amended Petition For Variance
 17TH ELECTION DISTRICT
 ZONING: Amended Petition for Variance
 LOCATION: Northwest corner, Martin Boulevard and Middle River Road
 DATE & TIME: Tuesday, Sept. 13, 1983 at 9:40 a.m.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
 The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Amended Petition for Variance to permit six business signs totaling 360 sq. ft. in lieu of 2 business signs totaling 180 sq. ft. The Zoning Commission will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

The Times
 Middle River, Md., Aug 24 19 83
 This is to Certify, That the annexed

was inserted in **The Times**, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 24th day of August, 19 83
 Publisher.

By Order Of
 Zoning Commissioner
 Of Baltimore County

The Times
 Middle River, Md., Aug 28 19 83
 This is to Certify, That the annexed

was inserted in **The Times**, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 28th day of August, 19 83
 Publisher.

Petition For Variance
 17TH ELECTION DISTRICT
 ZONING: Petition for Variance
 LOCATION: Northwest corner of Martin Blvd. and Middle River Rd.
 Hearing Date: Tuesday, Aug. 16, 1983 at 10:30 a.m.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Md.
 By Order Of
 Zoning Commissioner
 Of Baltimore County

AMENDED PETITION FOR VARIANCE
 17TH ELECTION DISTRICT
 ZONING: Amended Petition for Variance
 LOCATION: Northwest corner, Martin Boulevard and Middle River Road
 DATE & TIME: Tuesday, September 13, 1983 at 9:40 a.m.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 25, 1983
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one successive weeks before the 13th day of September, 1983, the first publication appearing on the 25th day of August, 1983.

THE JEFFERSONIAN
 L. Frank Smith
 Manager.

Cost of Advertisement, \$ 40.25

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Amended Petition for Variance to permit six business signs totaling 360 sq. ft. in lieu of 2 business signs totaling 180 sq. ft. The Zoning Commission will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.



MARTIN PLAZA SHOPPING CENTER SIGNS AUGUST 1983



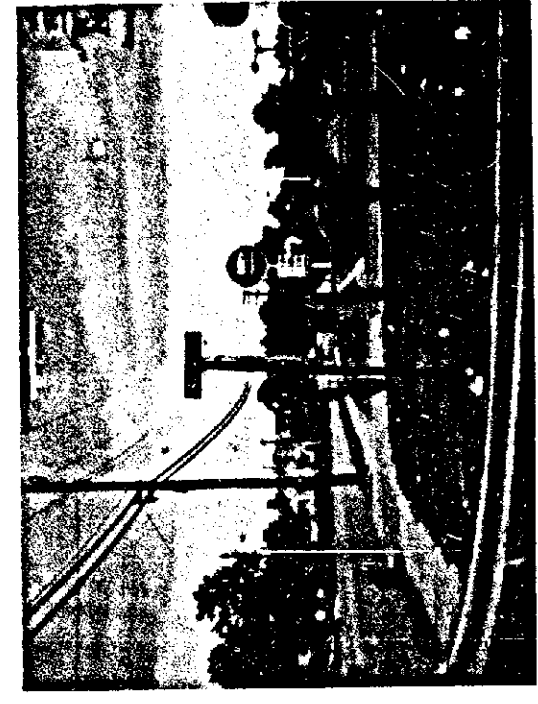
2. SIGN @ BOJANGLES, SW/C OF CENTER AT NE/C OF MARTIN BLVD. & WINDLASS DR.



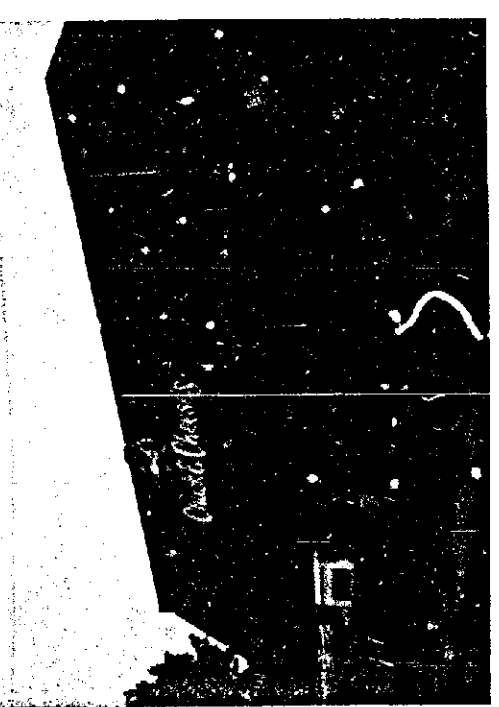
3. SIGN @ S/S OF CENTER, BORDERING MARTIN BLVD., W OF MIDDLE RIVER RD.



5. SIGN @ CHUCK E. CHEESE SIGN (SMALLER THAN FARMER PAPERS SIGN) TO RETAIN READER BOARD AND SIGN @ GROCERY SIGN AT MIDDLE RIVER RD.



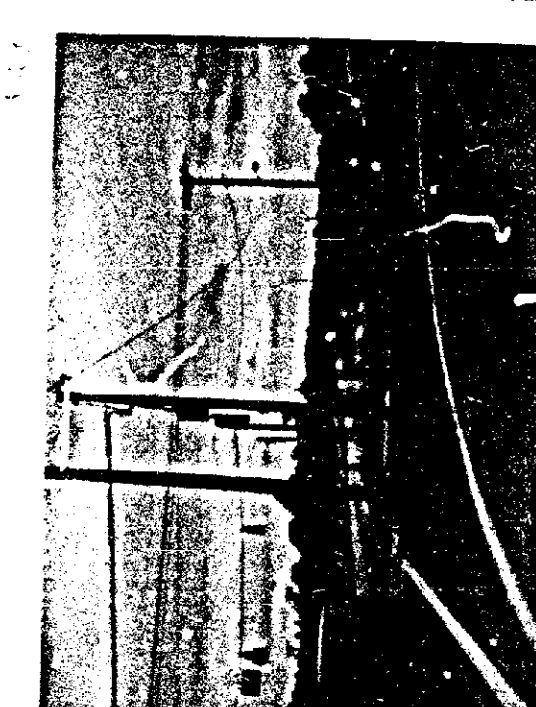
4. SIGN @ SW/C OF WINDLASS DR. & MIDDLE RIVER RD.



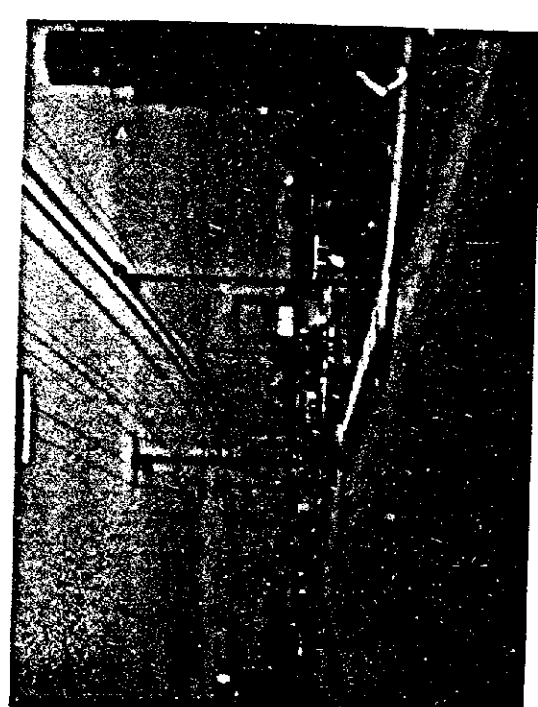
1. SIGN @ MEO - WINDLASS DR. & MIDDLE RIVER RD. SITE & CENTER ENTRANCE



7. SIGN @ CHUCK E. CHEESE SIGN, SET ON S/S MANSARD ROOF OF CENTER.



9. LOOKING N/WLY ON MIDDLE RIVER RD. FROM MARTIN BLVD. SIGN @



11. LOOKING W/LY FROM MIDDLE RIVER RD. ON MARTIN BLVD. TOWARD SIGN @



10. LOOKING W/LY ON MARTIN BLVD. TOWARD SIGN @ IN BACKGROUND FROM SIGN @



12. LOOKING S/ELY ON MIDDLE RIVER RD. TOWARD SIGN @ AND E. WALL ON RIGHT, REAR OF CHUCK E. CHEESE

2



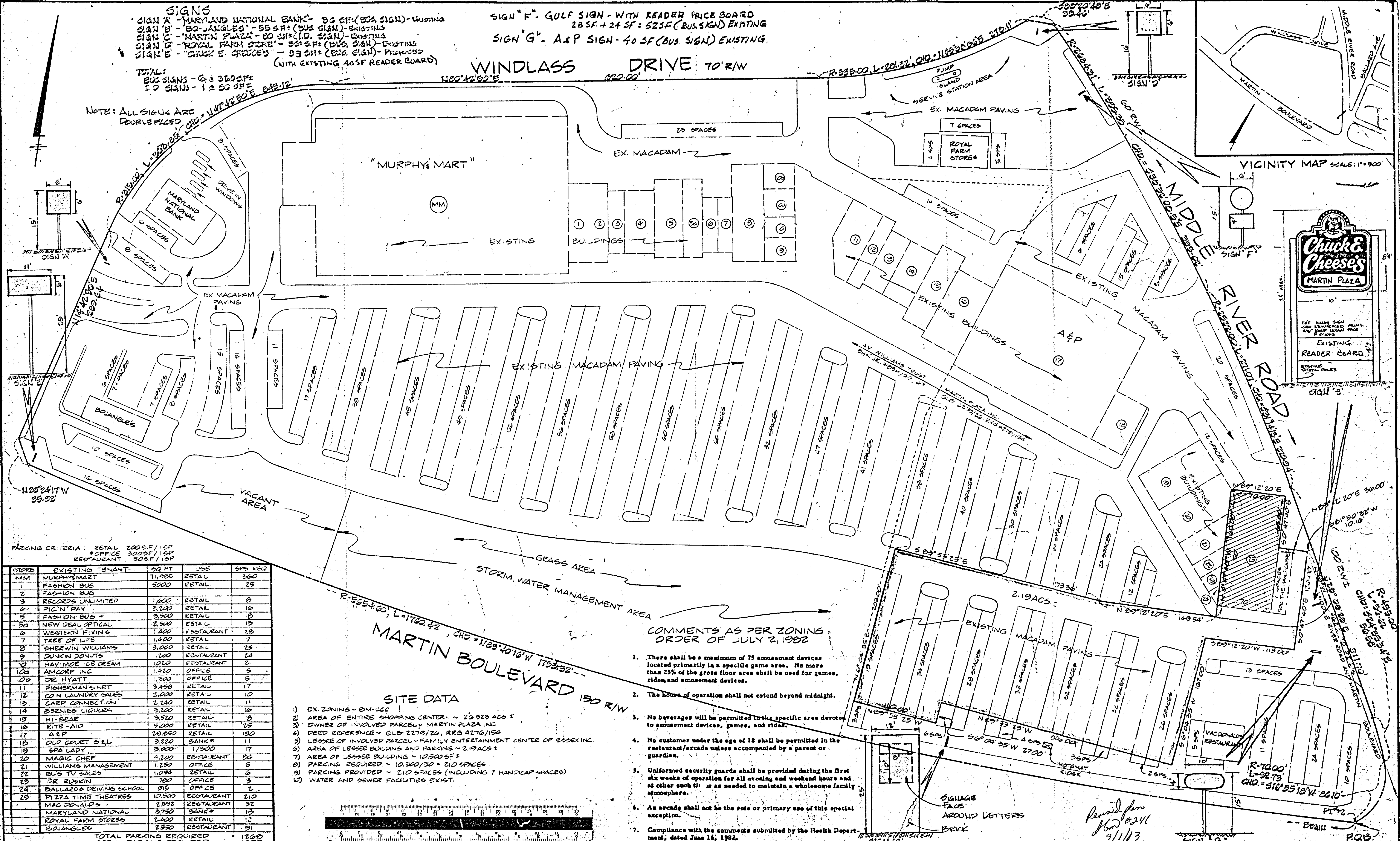
44

[illegible]

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
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SIGNS
 SIGN A - MARYLAND NATIONAL BANK - 30 SF (BUS. SIGN) - EXISTING
 SIGN B - BO JANGLES - 55 SF (BUS. SIGN) - EXISTING
 SIGN C - MARTIN PLAZA - 60 SF (I.D. SIGN) - EXISTING
 SIGN D - ROYAL FARM STORE - 55 SF (BUS. SIGN) - EXISTING
 SIGN E - "CHUCK E. CHEESE'S" - 93 SF (BUS. SIGN) - PROPOSED
 (WITH EXISTING 40 SF READER BOARD)
 TOTAL:
 BUS. SIGNS - 6 @ 360 SF = 2160 SF
 I.D. SIGNS - 1 @ 60 SF = 60 SF

SIGN F - GULF SIGN - WITH READER PRICE BOARD
 28 SF + 24 SF = 52 SF (BUS. SIGN) EXISTING
 SIGN G - A&P SIGN - 40 SF (BUS. SIGN) EXISTING



PARKING CRITERIA: RETAIL 200 SF / 1 SP
 OFFICE 300 SF / 1 SP
 RESTAURANT 500 SF / 1 SP

STORE	EXISTING TENANT	SQ. FT.	USE	SPS REQ
MM	MURPHY'S MART	11,905	RETAIL	360
1	FASHION BUG	5000	RETAIL	23
2	RECORDS UNLIMITED	1,600	RETAIL	8
3	PIC 'N' PAY	3,200	RETAIL	16
4	FASHION BUG +	3,500	RETAIL	18
5	NEW DEAL OPTICAL	2,500	RETAIL	13
6	WESTERN FIXINS	1,000	RESTAURANT	10
7	TREE OF LIFE	1,400	RETAIL	7
8	SHERWIN WILLIAMS	3,000	RETAIL	25
9	DUNKIN DONUTS	1,200	RESTAURANT	24
10	HAV' MOR ICE CREAM	1,000	RESTAURANT	21
10A	AMCORP. INC.	1,400	OFFICE	5
10B	DR. HYATT	1,300	OFFICE	5
11	FISHERMAN'S NET	3,450	RETAIL	17
12	COIN LAUNDRY SALES	2,000	RETAIL	10
13	CARP CONNECTION	2,200	RETAIL	11
14	BERNIES LIQUORS	3,200	RETAIL	16
15	H.I. BEAR	3,500	RETAIL	18
16	RITE-AID	3,000	RETAIL	25
17	A&P	29,050	RETAIL	150
18	OLD COURT S&L	3,200	BANK*	11
19	SPA LADY	3,600	RETAIL	17
20	MAGIC CHEF	4,200	RESTAURANT	24
21	WILLIAMS MANAGEMENT	1,250	OFFICE	5
22	EL'S TV SALES	1,000	RETAIL	6
23	DR. RUSKIN	700	OFFICE	3
24	BALLARDS DRIVING SCHOOL	915	OFFICE	2
25	PIZZA TIME THEATRES	10,500	RESTAURANT	210
26	MAC DONALD'S	2,992	RESTAURANT	52
27	MARYLAND NATIONAL	3,750	BANK*	13
28	ROYAL FARM STORES	2,400	RETAIL	12
29	BOJANGLES	2,350	RESTAURANT	51
TOTAL PARKING REQUIRED				1260
TOTAL PARKING PROVIDED				1277

SITE DATA
 1) EX. ZONING - BM-CCC
 2) AREA OF ENTIRE SHOPPING CENTER - 26.523 ACS.±
 3) OWNER OF INVOLVED PARCELS - MARTIN PLAZA INC.
 4) DEED REFERENCE - GLE 2279/26, R28 4276/154
 5) LESSEE OF INVOLVED PARCELS - FAMILY ENTERTAINMENT CENTER OF ESSEX INC.
 6) AREA OF LESSEE BUILDING AND PARKING - 2.19 ACS.±
 7) AREA OF LESSEE BUILDING - 10,500 SF±
 8) PARKING REQUIRED - 10,500/50 = 210 SPACES
 9) PARKING PROVIDED - 210 SPACES (INCLUDING 7 HANDICAP SPACES)
 10) WATER AND SEWER FACILITIES EXIST.

COMMENTS AS PER ZONING ORDER OF JULY 2, 1982

- There shall be a maximum of 75 amusement devices located primarily in a specific game area. No more than 25% of the gross floor area shall be used for games, rides, and amusement devices.
- The hours of operation shall not extend beyond midnight.
- No beverages will be permitted in the specific area devoted to amusement devices, games, and rides.
- No customer under the age of 18 shall be permitted in the restaurant/arcade unless accompanied by a parent or guardian.
- Uniformed security guards shall be provided during the first six weeks of operation for all evening and weekend hours and at other such times as needed to maintain a wholesome family atmosphere.
- An arcade shall not be the sole or primary use of this special exception.
- Compliance with the comments submitted by the Health Department, dated June 16, 1982.

GEORGE WILLIAM STEPHENS JR. AND ASSOCIATES INC.
 ENGINEERS
 303 ALLEGHENY AVE. TOWSON, MD. 21204
 (301) 825-8120

LESSEE:
 FAMILY ENTERTAINMENT CENTER OF ESSEX INC.
 SUITE 204, 401 EAST JEFFERSON ST.
 ROCKVILLE, MARYLAND
 20850

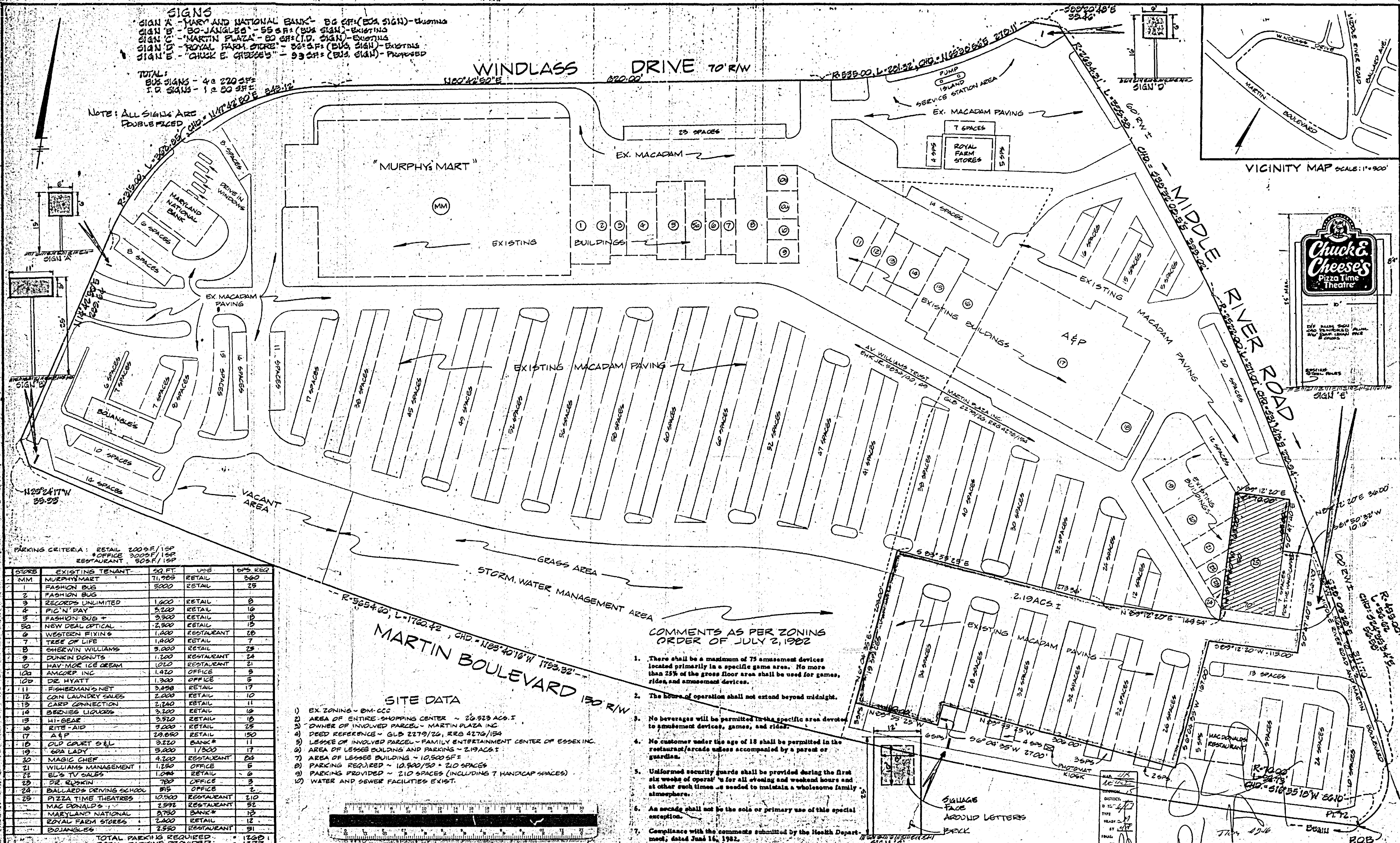
PETITIONER'S EXHIBIT
 MARTIN PLAZA SHOPPING CENTER
 BHK JR 49/80
 CALTO CO. MO
 SCALE: 1"=50'

PLAT TO ACCOMPANY ZONING PETITION FOR A VARIANCE TO PERMIT 6 BUSINESS SIGNS TOTALING 360 SF IN LIEU OF 3 BUSINESS SIGNS TOTALING 100 SF AS PERMITTED UNDER SECT. 413.2.f (B.C.Z.R.)

SIGNS
 SIGN A - MARY AND NATIONAL BANK - BG SIGN (BUS SIGN) - EXISTING
 SIGN B - BO-JANGLES - 55 SF (BUS SIGN) - EXISTING
 SIGN C - MARTIN PLAZA - 80 SF (I.D. SIGN) - EXISTING
 SIGN D - ROYAL FARM STORE - 56 SF (BUS SIGN) - EXISTING
 SIGN E - CHUCK E. CHEESE'S - 93 SF (BUS SIGN) - PROPOSED

TOTAL:
 BUS SIGNS - 4 @ 220 SF = 880 SF
 I.D. SIGNS - 1 @ 80 SF = 80 SF

NOTE: ALL SIGNS ARE DOUBLE FACED



PARKING CRITERIA: RETAIL 200 SF/1 SP
 *OFFICE 300 SF/1 SP
 RESTAURANT 500 SF/1 SP

STORE	EXISTING TENANT	SQ. FT.	USE	SFS REQ
MM	MURPHY'S MART	71,905	RETAIL	360
1	FASHION BUG	5,000	RETAIL	25
2	FASHION BUG			
3	RECORDS UNLIMITED	1,600	RETAIL	8
4	PIC 'N' PAY	5,200	RETAIL	16
5	FASHION BUG +	3,500	RETAIL	18
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10	DUNKIN DONUTS	1,200	RESTAURANT	21
11	HAV' MOE ICE CREAM	1,000	RESTAURANT	21
12	AMCORP INC	1,400	OFFICE	9
13	DR. HYATT	1,300	OFFICE	9
14	FISHERMAN'S NET	3,400	RETAIL	17
15	COIN LAUNDRY SALES	2,600	RETAIL	10
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19	RITE-AID	5,000	RETAIL	25
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22	MAGIC CHEF	4,200	RESTAURANT	21
23	WILLIAMS MANAGEMENT	1,200	OFFICE	6
24	EL'S TV SALES	1,000	RETAIL	5
25	DR. RUSKIN	700	OFFICE	3
26	BALLARD'S DRIVING SCHOOL	815	OFFICE	2
27	PIZZA TIME THEATRES	10,500	RESTAURANT	210
28	MAC DONALD'S	2,592	RESTAURANT	92
29	MARYLAND NATIONAL	3,750	BANK*	13
30	ROYAL FARM STORES	2,400	RETAIL	12
31	BO-JANGLES	2,550	RESTAURANT	91
TOTAL PARKING REQUIRED				1260
TOTAL PARKING PROVIDED				1277

SITE DATA
 1) EX. ZONING - BM-CCC
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 5) LESSEE OF INVOLVED PARCEL - FAMILY ENTERTAINMENT CENTER OF ESSEX INC.
 6) AREA OF LESSEE BUILDING AND PARKING ~ 2.19 ACS. I
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LESSEE:
 FAMILY ENTERTAINMENT CENTER OF ESSEX INC.
 SUITE 204, 401 EAST JEFFERSON ST.
 ROCKVILLE, MARYLAND
 20850

MARTIN PLAZA SHOPPING CENTER
 BHK JR 4/8/80
 DATED 02/10/80
 SCALE: 1"=50'
 ELECT. DIST. NO. 15
 APRIL 22, 1983

PLAT TO ACCOMPANY ZONING PETITION FOR A VARIANCE TO PERMIT 4 BUSINESS SIGNS TOTALING 220 SF IN LIEU OF 3 BUSINESS SIGNS, TOTALING 100 SF, AS PERMITTED UNDER SECT. 413.2.f (B.C.Z.R.)