PETITION FOR SPECIAL EXCEPTION 84-68-X #3

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 Arcade (Family Amusement Center)

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

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

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

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	Maryland Builders, Inc. (Type or Print Name)
Signature	Donald L. Ziegler (signature) Signature Donald L. Ziegler, President
Address	(Type or Print Name)
City and State	Signature

MAP: ___ ELECTION ___ FINAL ___ BY: ___

Attorney for Petitioner:

Stanley B. Hinman III (Type or Print Name)	10023 Harford Rd. 661-8986 Address Phone No.
Stanley B. Hinman III (signature) Signature	Baltimore, Md. 21234 City and State
9105 Belair Road Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Baltimore, Maryland 21236 City and State	Curt E. Melde - Secretary Name
Attorney's Telephone No.: 256-3783	1907 Trout Farm Rd. Jarrettsville, Md. 21084 557-9754 Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 5th 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, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of September, 1983, at 10:15 o'clock A.M.

(signature)

Zoning Commissioner of Baltimore County.

Sept. 6, 83 @ 10:15 AM

Z.C.O.—No. 1

(over)

ORDER RECEIVED FOR FILING
DATE September 13 1983
BY Mary ... (Clerk)

84-68-X #3

Maryland Builders, Inc. 84-68-X
SE/corner of Harford & North Wind Rds.
11th

PETITION **PROTESTANT'S EXHIBIT 1** 84-68-X

We, the undersigned, are opposed to the opening of a Family Fun Center at the Northwind Liquor Store located at 10025 Harford Rd.

	Name (Print)	Address	Phone	Signature
1	Julie Compton	2939 Northwind Rd.	828-4141	Julie Compton
2	Susan Barill	2937 Northwind Rd.	665-6241	Susan Barill
3	Juanita Benson	2947 Northwind	661-5871	Juanita Benson
4	Robert L. Benson	2947 Northwind Rd	661-5871	Robert L. Benson Jr
5	Carla Cook	2949 Northwind Rd	665-5653	Carla Cook
6	Greg Cook	2949 Northwind Rd.	665-5653	G. Cook
7	Inez Banaszkiewicz	2945 Northwind	668-8714	Inez Banaszkiewicz
8	Bernie Banaszkiewicz	2945 Northwind	668-8714	Bernie Banaszkiewicz
9	Kathy Burton	2941 North Wind Rd	661-6116	Kathy Burton
10	Ann Jacobs	2935 North Wind	882-4864	Ann Jacobs
11	Ron Jacobs	2935 North Wind Rd	"	Ron Jacobs
12	Drosos Marcuri	2933 North Wind	665-1525	[illegible]
13	H.W. Stoney	2929 Northwind Rd.	668-3137	E.M. Stoney
14	Vee Englehart	2936 North Wind Rd	661-1425	Vee Englehart
15	W.M. Englehart	2936 Northwind Rd.	661-1425	W.M. Englehart
16	Henry W. Stoney	2929 Northwind Rd	668-3137	Henry W. Stoney
17	Anne Knauer	2930 Northwind Rd	882-5571	Anne B. Knauer
18	David Knauer	2930 Northwind Rd	882-5571	[illegible]

PETITION

We, the undersigned, are opposed to the opening of a Family Fun Center at the Northwind Liquor Store located at 10025 Harford Rd.

	Name (Print)	Address	Phone	Signature
19	Barbara Newton	2926 Northwind Rd.	661-6119	Barbara Newton
20	Robert Newton	2926 Northwind Rd	661-6119	Robert Newton
21	Richard Sharp	2928 Northwind Rd	661-3462	Richard Sharp
22	Helen E. Sharp	2928 North Wind Rd.	661-3462	Helen E. Sharp
23	Mario Gizzi	2922 Northwind Rd	665-0871	Mario Gizzi
24	Teresa Gizzi	2922 Northwind Rd	665-0871	Teresa Gizzi
25	Betty Gizzi	2922 Northwind Rd	665-0871	Betty Gizzi
26	Gloria Harding	2816 North Wind Rd	665-7770	Gloria Harding
27	W. Tausendschoen	2916 North Wind Rd.	661-7178	W. H. Tausendschoen
28	Charles Groseclose	2921 Northwind Rd	665-3263	Charles Groseclose
29	Eva Groseclose	2921 Northwind Rd	665-3263	Eva Groseclose
30	Thomas W. Holthaus	2924 Northwind Rd.	661-5487	T.W. Holthaus
31	Ruth A. Holthaus	2924 Northwind Rd.	661-5487	R. Holthaus
32	Myrtle T Reed	2921 Northwind Rd.	668-3042	Myrtle T Reed
33	Eleanor J. Miller	2902 Northwind Rd	668-1953	Eleanor J. Miller
34	Edward C Miller	2902 Northwind Rd	668-1953	E. C. Miller
35	Charlotte Rice	2920 Northwind Rd.	665-5334	Charlotte Rice
36	John E. Yingling	2821 Northwind Rd	665-6019	John E. Yingling
37	Barb Yingling	2821 Northwind Rd.	665-6019	Barbara Yingling

PETITION

We, the undersigned, are opposed to the opening of a Family Fun Center at the Northwind Liquor Store located at 10025 Harford Rd.

	Name (Print)	Address	Phone	Signature
38	Mary L. Knauer	2917 Northwind Rd	882-4863	Mary L. Knauer
39	John M Page Jr	2911 Northwind Rd	668-0069	John M. Page
40	George R Page	2911 Northwind Rd	665-5569	George R Page
41	Howard B Skinner	2905 Northwind Rd	6653498	Howard B Skinner
42	Melvin T. Ruth	2906 Northwind Rd	665-3207	Melvin T. Ruth
43	R J Knauer Jr.	2917 Northwind Rd	882-4863	[illegible]
44	Frieda Greb	2912 Northwind Rd	665-1174	Frieda Greb
45	Margaret Knauer	2910 Northwind Rd.	661-8768	Margaret B. Knauer
46	Richard J. Knauer	2910 Northwind Rd	661-8768	Richard J. Knauer
47	Louise Skinner	2905 Northwind Rd		Louise Skinner
48	Dorothy I. Ruth	2906 Northwind Rd	665-3207	Dorothy Ruth
49	Cindy Tausendschoen	2916 Northwind Rd.	661-7178	Cindy Tausendschoen
50	Georgette Tausendschoen	2916 Northwind Rd	661-7178	Georgette Tausendschoen
51	Donna Gizzi	2922 N. Wind Rd	665-0871	Donna Gizzi
52	Barbara Knauer	2910 Northwind Rd.	661-8768	[illegible]
53	Walter A. Braerman	2904 Northwind Rd	665-7452	Walter A. Braerman
54	Lois Braerman	2904 North Wind Rd	6657452	L. Braerman

PETITION

We, the undersigned, are opposed to the opening of a Family Fun Center at the Northwind Liquor Store located at 10025 Harford Rd.

	Name (Print)	Address	Phone	Signature
55	Betty Ernst	3114 North Wind Rd	665-5218	Betty Ernst
56	Albert Ernst	3114 North Wind Rd	665-5218	A. Ernst
57	Dorothy Sabiston	3108A Northwind Rd	665-6855	Dorothy Sabiston
58	Ronald D. Sabiston	3108A Northwind Rd	665 6855	Ronald D. Sabiston
59	Otto B Wassenius	3101 Northwind Rd	661-3531	Otto B. Wassenius
60	Bonnie P. Wassenius	3101 Northwind Rd.	661-3531	Bonnie P. Wassenius
61	Nancy Egerton	3122 Northwind Rd.	661-3714	Nancy Egerton
62	Royston Egerton Sr	3122 Northwind Rd.	661-3714	Royston Egerton Sr
63	Terri Egerton	3122 North Wind Rd	661-3714	Terri Egerton
64	Barbara Campeggi	3116 North Wind Rd.	661-5415	Barbara J Campeggi
65	Larry Campeggi	3116 North Wind Rd	661-5415	Larry Campeggi
66	Marian Hunt	3110 North Wind Rd	665-0020	Marian Hunt
67	Carolyn Jean Greb	3009 Northwind Rd	668-0608	Carolyn Jean Greb
68	Connie M. Ernst	3112A Northwind Rd	661-6087	Connie M Ernst
69	Robert A Ernst	3112A North Wind Rd	661-6087	Robert A Ernst
70	Waide Cole	3108 North Wind Rd	661-2153	Waide Cole
71	Ellen Cole	3108 Northwind Rd	661-2153	Ellen C. Cole

PETITION

We, the undersigned, are opposed to the opening of a Family Fun Center at the Northwind Liquor Store located at 10025 Harford Rd.

	Name (Print)	Address	Phone	Signature
72	Ed Kozma	9936 A Hilltop	6686921	Ed Kozma
73	Joan Neisser	3104 Northwind Rd.	661-1078	Joan Neisser
74	Mary Sugg	3106 Northwind	665-0876	Mary Sugg
75	Edward Sugg	3106 Northwind Rd	665-0876	Edward Sugg
76	Nellie Hogan	3422 Northwind Rd.	256-1080	Nellie Hogan
77	Bernard Hogan	3422 Northwind Rd	256-1080	Bernard Hogan

PETITION

We, the undersigned, are opposed to the opening of a Family Fun Center at the Northwind Liquor Store located at 10025 Harford Rd.

	Name (Print)	Address	Phone	Signature
78	M. Marie Rohleder	2911 Superior Ave	665-7461	M. Marie Rohleder
79	T. J. Rohleder	2911 Superior Ave	665-7461	T.J. Rohleder
80	J. F. Farrell	2914 Superior Ave	665-2781	J. Farrell
81	M Farrell	2914 Superior Ave	"	Mary Farrell
82	Charlie P. Chenoweth	2912 Superior Dr	665-8088	C. P. Chenoweth
83	Mary L. Chenoweth	2912 Superior Dr	665-8088	Mary L. Chenoweth
84	Herbert Crum, Jr	2906 Superior Ave	661-9418	Herbert Crum
85	Patricia S. Crum	2906 Superior Ave	661-9418	Patricia S. Crum
86	Elva K. Sousa	2803 Coldstream Way	661-7783	Elva K. Sousa
87	Marcella Zemanski	2904 Superior Ave.	665-5760	Marcella Zemanski
88	Richard Zemanski	2904 Superior Ave	665-5760	Richard Zemanski
89	Bernard Zemanski	2904 Superior Ave.	665-5760	Bernard Zemanski
90	Grace Honeywell	2830 Superior Ave	661-7337	Grace E. Honeywell
91	Donald G. Honeywell	2830 Superior Ave.	661-7337	Donald G. Honeywell
92	Mary L. Dulaney	2901 Superior Ave	882-2228	Mary L. Dulaney
93	John B. Dulaney	2901 Superior Ave	882-2228	John B. Dulaney
94	Thomas J. Kilker	2900 Superior Ave	665-3590	Thomas J. Kilker

PETITION

We, the undersigned, are opposed to the opening of a Family Fun Center at the Northwind Liquor Store located at 10025 Harford Rd.

	Name (Print)	Address	Phone	Signature
95	Dave Matthews	10002 Perine La.	661-6325	David Matthews
96	Nita T. Dekker	9922 Harford Rd	661-1503	Nita T. Dekker
97	Margaret A. Egerton	9944 Perine La.	661-5814	Margaret A. Egerton
98	Bernice Sima	9941 Perine La.	661-9285	Bernice Sima
99	Don Sima	9941 Perine La.	"	Donald C. Sima
100	Karen L. Zilka	10011 Perine Lane	668-4218	Karen L. Zilka
101	Leo E. Zilka	10011 Perine Lane	668-4218	Leo E. Zilka
102	Mary M. Zilka	10011 Perine La.	668-4218	Mary M. Zilka
103	Doris Harrison	10016 Harford Rd	665-2241	Doris Harrison
104	Margaret Gildea	10016 Harford Rd	665-2241	Margaret Gildea
105	Jerry Garrett	10014 Harford Rd	661-2194	Jerry Garrett
106	Theresa Garrett	10014 Harford Rd.	661-2194	Theresa Garrett
107	Angela Castellano	10015 Harford Rd.	665-7525	Angela Castellano
108	William E. Poorbaugh	10012 Harford Rd.	661-2105	William E. Poorbaugh
109	[illegible]	[illegible]	[illegible]	[illegible]
110	Charles J. Urban	3105 Northwind Rd	668-0028	Charles J. Urban
111	Wanda G. Urban	3105 Northwind Rd	668-0028	Wanda G. Urban

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 not having been met and the health, safet" and general welfare of the community being adversely affected, the special exception should not be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 13th day of September, 1983, that the Petition for Special Exception for an arcade be and the same is hereby DENIED.

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

ORDER RECEIVED FOR FILING
DATE September 13, 1983
BY Mary Campagna (Clerk)

PETITION

We, the undersigned, are opposed to the opening of a Family Fun Center at the Northwind Liquor Store located at 10025 Harford Rd.

	Name (Print)	Address	Phone	Signature
112	Betty Kilker	2900 Superior Ave	665-3590	Betty Kilker
113	[illegible]	10013 Harford Rd	[illegible]	[illegible]
114	Christine M. Urban	3105 Northwind Rd	668-0628	Christine M. Urban
115	Estella A. Egerton	3200 Northwind Rd	665-3200	Estella Egerton
116	Mary Ethel Vinje	2913 Curb Hill Rd	665-6858	M E Vinje
117	Sharon W. Eiler	2419 Knoll Acres Dr.	661-6455	Sharon W. Eiler

We, the undersigned residents of the immediate community, hereby protest the granting of a Special Zoning Exception to Northwind Liquors (Maryland Builders, Inc.) to establish an Arcade (Family Amusement Center) at Harford and Northwind Roads, Baltimore County, Maryland:

Robert Steffler 3500 North Wind Rd 21234
Rebecca J. Steffler 3500 North Wind Rd. 21234
Teresa M. Dreisch 10103 Fontaine Dr. - 21234
Edward J. Goodman 10104 Fontaine Dr. 21234
Nina M. Goodman 10104 Fontaine Dr. 21234
Raymond Monk 10106 Fontaine Dr 21234
Don R. Carter 10108 Fontaine Dr. 21204
Karen Capitano 10117 Fontaine Dr 21234
Mary M. Wroten 10112 Fontaine Dr. 21234
James V Wroten 10112 Fontaine Dr 21234
[illegible] 10114 Fontaine Dr 21234
Donna L. [illegible] 10114 Fontaine Dr. 21234
Patricia H Lauer 10120 Fontaine Dr 21234
Louis H Lauer 10120 Fontaine Dr. 21234

We, the undersigned residents of the immediate community, hereby protest the granting of a Special Zoning Exception to Northwind Liquors (Maryland Builders, Inc.) to establish an Arcade (Family Amusement Center) at Harford and Northwind Roads, Baltimore County, Maryland:

James F. Gallagher Jr. 10124 Fontaine Dr. 21234
Ida J. McLeod 10126 Fontaine Dr. 21234
Richard Bare 10130 Fontaine Dr. 21234
William Gaw 10132 Fontaine Drv. 21234
Sylvia Rice 10138 Fontaine Dr. 21234
Gustav J. Wolinski 10142 Fontaine Dr. 21234
Gladys See 10142 Fontaine Dr. 21234
Stephanie Gelso 10135 Fontaine Dr. 21234
Mrs Patricia Brandt 10131 Fontaine Dr. 21234
R.W. Brandt 10131 Fontaine Dr. 21234

We, the undersigned residents of the immediate community, hereby protest the granting of a Special Zoning Exception to Northwind Liquors (Maryland Builders, Inc.) to establish an Arcade (Family Amusement Center) at Harford and Northwind Roads, Baltimore County, Maryland:

Dennis M. Andreone 3424 Northwind Rd 21234
Frances K. Andreone 3424 Northwind Rd. 21234
Mark C. Coyle 10011 Maidbrook Rd. 21234
MARY E. COYLE 10011 MAIDBROOK RD. 21234
Wanda Keller 10009 Maidbrook Rd. 21234
David L. Keller 10009 Maidbrook Rd 21234
Mr & Mrs [illegible] 10007 Maidbrook Rd 21234
Mr & Mrs. Parkinson 9939 Maidbrook Rd 21234
Betty D[illegible] 9935 Maidbrook (21234)
Dr + Mrs. Gary S. Berk 9931 Maidbrook Rd (21234)
Joan [illegible] 9925 Maidbrook Rd. 21234
Mrs Frances Long " " "
Ron & Kim Ely 9915 Maidbrook Rd.

We, the undersigned residents of the immediate community, hereby protest the granting of a Special Zoning Exception to Northwind Liquors (Maryland Builders, Inc.) to establish an Arcade (Family Amusement Center) at Harford and Northwind Roads, Baltimore County, Maryland:

[illegible] 9905 Maidbrook Rd
Debbie Cleary 9903 Maidbrook Rd

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

ARNOLD JABLON
ZONING COMMISSIONER

September 13, 1983

Stanley B. Hinman, III, Esquire
9105 Belair Road
Baltimore, Maryland 21236

RE: Petition for Special Exception
SE/corner of Harford and North Wind Rd. - 11th Election District
Maryland Builders, Inc. - Petitioner
NO. 84-68-X (Item No. 3)

Dear Mr. Hinman:

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

Very truly yours,

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

JMHJ/mc

Attachments

cc: Mr. Dennis Andreone
3424 North Wind Road
Baltimore, Maryland 21234

Mr. Donald Raynor
3728 Superior Avenue
Baltimore, Maryland 21234

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

PETITION FOR SPECIAL EXCEPTION

11th Election District

ZONING: Petition for Special Exception

LOCATION: Southeast corner of Harford and North Wind Roads

DATE & TIME: Tuesday, September 6, 1983 at 10:15 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 Special Exception for arcade (family amusement center)

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

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

Hearing Date: Tuesday, September 6, 1983 at 10:15 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

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
SE Corner of Harford & North Wind Rds.,
11th District : OF BALTIMORE COUNTY

MARYLAND BUILDERS, INC., : Case No. 84-68-X
Petitioners

:::::::

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

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

Peter Max Zimmerman
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 15th day of August, 1983, a copy of the foregoing Order was mailed to Stanley B. Hinman, III, Esquire, 9105 Belair Road, Baltimore, MD 21236, Attorney for Petitioner.

John W. Hessian, III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Arnold Jablon, Zoning Commissioner Date August 12, 1983

FROM Norman E. Gerber, Director, Office of Planning and Zoning

SUBJECT Maryland Builders, Inc., 84-68-X

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

Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:cav

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 30, 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

Stanley B. Hinman, III, Esquire
9105 Belair Road
Baltimore, Maryland 21236

RE: Item No. 3 - Case No. 84-68-X
Petitioner - Maryland Builders, Inc.
Special Exception Petition

Dear Mr. Hinman:

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
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Mr. Curt E. Melde
1907 Trout Farm Road
Jarrettsville, Md. 21084

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.
DIRECTOR

August 3, 1983

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #3 (1983-1984)
Property Owner: Maryland Builders, Inc.
S/E corner Harford Rd. and North Wind Rd.
Acres: 0.036 District: 11th

Dear Mr. Jablon:

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 Items 134 (1973-1974) and 109 (1974-1975), 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 3 (1983-1984).

Very truly yours,

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

RAM:EAM:FWR:ss

R-SE Key Sheet
41 NE 20 Pos. Sheet
NE 11 E Topo
71 Tax Map

Attachments

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

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

December 26, 1974

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

Re: Item #109 (1974-1975)
Property Owner: The Bee Corporation
S/E cor. of Harford and Northwind Roads
Existing Zoning: B.L.
Proposed Zoning: Variance from Sec. 409.2B.6 to permit 6 parking spaces instead of the required 19 parking spaces.
No. of Acres: 3650 sq. ft. District: 11th

Dear Mr. DiNenna:

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

General:

The comments supplied in connection with the Zoning Advisory Committee review of this site for Item #134 (1973-1974) remain valid and applicable to this Item #109 (1974-1975), and are referred to for your consideration.

This submitted plan must be revised to correctly indicate the proposed future improvements for Northwind Road and Harford Road and the proposed highway right-of-way widenings; further information may be obtained from the Baltimore County Bureau of Engineering.

Very truly yours,

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

END:EAM:FWR:ss

R-SE Key Sheet
41 NE 20 Pos. Sheet
NE 11 E Topo
71 Tax Map

Baltimore County, Maryland
Department Of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
February 22, 1974

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

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

Re: Item #134 (1973-1974)
Property Owner: The Bee Corporation
The intersection of the F/S of Harford Rd. and the S/S of Northwind Rd.
Existing Zoning: B.L.
Proposed Zoning: Variance to permit 12 parking spaces instead of the required 17 spaces
No. of Acres: 2868 sq. ft. District: 11th

Dear Mr. DiNenna:

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

Highways:

Harford Road (Md. 147) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland 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.

Northwind Road, an existing County road, is proposed to be improved in the future as a 40-foot closed-type roadway cross-section on a 60-foot right-of-way. Highway improvements and highway right-of-way widening, including a fillet area for sight distance at the intersection and any necessary reverstible easements for slopes, will be required in connection with any grading or building permit application.

The entrance locations are subject to approval by the Department of Traffic Engineering and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Item #134 (1973-1974)
Property Owner: The Bee Corporation
Page 2
February 22, 1974

Storm Drains:

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

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are available to serve this property.

Very truly yours,

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

END:EAM:FWR:ss

R-SE Key Sheet
41 NE 20 Pos. Sheet
NE 11 E Topo
71 Tax Map

cc: G. Reier

Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Caltrider
Administrator

July 20, 1983

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of 7-5-83
ITEM: #3.
Property Owner: Maryland Builders, Inc.
Location: SE/Cor. Harford Rd. Route 147 and North Wind Road
Existing Zoning: B.L.-CNS
Proposed Zoning: Special Exception for an arcade
Acres: 0.036
District: 11th

Dear Mr. Hammond:

On review of the site plan of 5-17-83 and field inspection, the State highway Administration finds revisions are needed.

It is requested the plan be revised to show a proposed 80' right of way for Harford Road (40' each side of centerline) prior to a hearing date.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle

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 Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

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

STEPHEN E. COLLINS
DIRECTOR

August 2, 1983

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

Item No. 3 -ZAC- Meeting of July 5, 1983
Property Owner: Maryland Builders, Inc.
Location: SE/Cor. Harford Road and North Wind Road
Existing Zoning: B.L.-CNS
Proposed Zoning: Special Exception for an arcade

Acres: 0.036
District: 11th

Dear Mr. Hammond:

The driveway serving the parking area should be 20 feet wide.

Michael S. Flanigan
Traffic Engineer Assoc. II

MSF/ccm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO Office of Planning and Zoning Date August 2, 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 #275 - Steven J. & Theola S. Toole
Item #2 - Jack Irwin Brown, et al
Item #3 - Maryland Builders, Inc.
Item #5 - Niles W. Martin
Item #7 - Paul E. & Alberta G. Nolder
Item #9 - Ruxton Country School

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/fth

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

TED ZALESKI JR.
DIRECTOR

July 28, 1983

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

Dear Mr. Hammond

Comments on Item # 3 Zoning Advisory Committee Meeting July 5, 1983 are as follows:

Property Owner: Maryland Builders, Inc.
Location: SE/Cor. Harford Rd. and North Wind Rd.
Existing Zoning: B.L.-CNS
Proposed Zoning: Special Exception for an arcade.

Acres: 0.036
District: 11

The items checked below are applicable:

A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 4-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

B. A building/and other miscellaneous permits shall be required before beginning construction. See note "G" below.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application. See note "G" below.

E. An exterior wall erected within 6'0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0 of lot lines. A firewall is required if construction is on the lot line, See Table 401, line 2, Section 1407 and Table 1402.

F. Requested variances conflicts with the Baltimore County Building Code, Section/s _____.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal. Change of occupancy shall be from mercantile to mixed uses mercantile and A-3 assembly.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

I. 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 #122 (Plans Review) at 111 West Chesapeake Ave., 21204

Very truly yours,
Charles E. Burnham, Chief
Plans Review

CEB:rrj

FORM 01-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland — 21204

Date: July 5, 1983

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

Z.A.C. Meeting of: July 5, 1983

RE: Item No: 275, 276, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11
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

CUB HILL CIVIC ORGANIZATION

September 5, 1983

To Whom It May Concern:

Donald A. Raynor is a member of the Board of Directors of the Cub Hill Civic Organization and is authorized to speak on its behalf.

JoAnn W. Raynor
President

507 main st reisterstown md 21136 301 526-5618 william t. sadler

W. T. SADLER surveyors

DESCRIPTION TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION TO PERMIT
A FAMILY AMUSEMENT CENTER IN
A BL-CNS ZONE

LOCATION: #10023-#10025 HARFORD ROAD
BALTIMORE COUNTY, MD
11th ELECTION DISTRICT

DATE: JUNE 21, 1983

DESCRIPTION:

Beginning for the same at a point within that tract of land that was conveyed to Maryland Builders, Inc. by a deed recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K. Jr. 6026, folio 619, said point being distant South 18 degrees East 99 feet, more or less from the center line intersections of Harford Road and North Wind Road, running thence the eight following courses viz:

South 42 degrees 30 minutes East 36 feet, more or less;

South 42 degrees 30 minutes West 24 feet, more or less, to intersect a 2 story building there situate, running thence binding or intending to bind on said building;

South 47 degrees 30 minutes East 8 feet, more or less;

South 42 degrees 30 minutes West 20.3 feet, more or less;

North 47 degrees 30 minutes West 35.7 feet, more or less, running thence through said building;

North 42 degrees 30 minutes East 20.3 feet, more or less; running thence binding or intending to bind on said building;

North 47 degrees 30 minutes West 8 feet, more or less; and thence leaving said building;

North 42 degrees 30 minutes East 24 feet, more or less to the place of beginning.

Containing 1589 square feet of land, more or less (0.036 acres of land, more or less).

Being part of that tract of land that was conveyed to Maryland Builders, Inc. by a deed recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K. Jr. 6026, folio 619.

1

OFFICE COPY

507 main st reisterstown md 21136 301 526-5618 william t. sadler

Page 2 Of 2

W. T. SADLER surveyors

The above description has been prepared for zoning purposes only and does not represent an outline survey.

STATE OF MARYLAND — WILLIAM THOMAS SADLER — NO. 6026 — REGISTERED PROFESSIONAL LAND SURVEYOR

By: _____ Date: 6/21/1983

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

ARNOLD JABLON
ZONING COMMISSIONER

August 23, 1983

Stanley B. Hinman III, Esquire
9105 Belair Road
Baltimore, Maryland 21236

Re: Petition for Special Exception
SE/corner of Harford & North Wind Rds.
Maryland Builders, Inc. - Petitioners
Case No. 84-68-X

Dear Mr. Hinman:

This is to advise you that $76.51 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. 121508

DATE 9-6-83 ACCOUNT R-01-615-000
AMOUNT $76.51
RECEIVED Stanley B. Hinman III
FOR Advertising & Posting Case # 84-68-X
(Maryland Builders, Inc.)
B 016******7651b A062A

VALIDATION OR SIGNATURE OF CASHIER

PAGE 27

August 1983

Stanley B. Hinman III, Esquire
9105 Belair Road
Baltimore, Maryland 21236

NOTICE OF HEARING

Re: Petition for Special Exception
SE/corner of Harford & North Wind Roads
Maryland Builders, Inc. - Petitioner
Case No. 84-68-X

TIME: 10:15 A.M.

DATE: Tuesday, September 6, 1983

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

cc: Mr. Curt E. Melde
1907 Trout Farm Road
Jarrettsville, Maryland 21084

Zoning Commissioner
of Baltimore County

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

No. 117684

DATE 6/23/83 ACCOUNT R-01-615-000

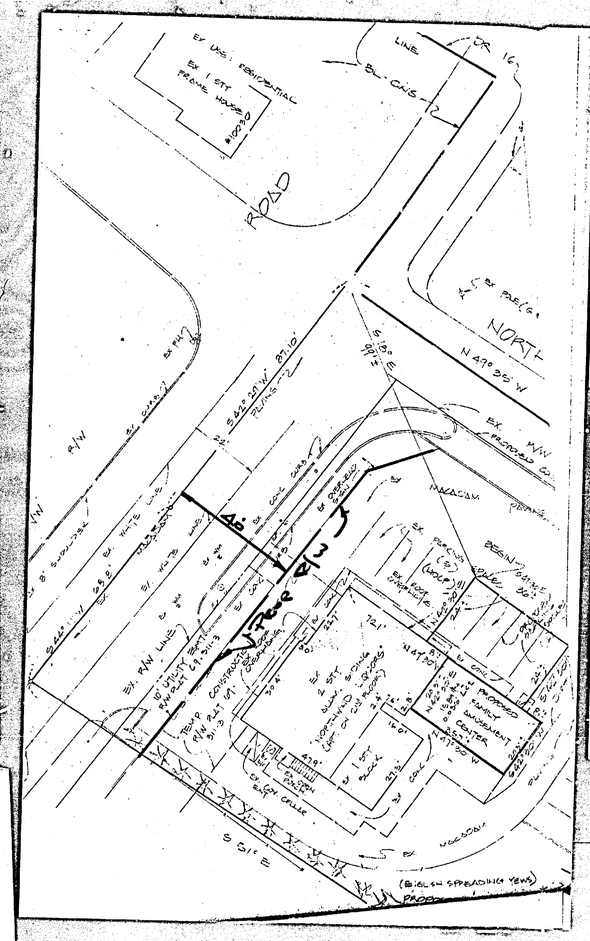
AMOUNT $100.00

RECEIVED FROM: Stan Hinman

FOR: filing fee for Item # 3
MD Bldrs Inc

B 048****100001b 5236A

VALIDATION OR SIGNATURE OF CASHIER



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

84-68-X

District 11 Date of Posting 8/20/83

Posted for: Petition for Special Exception

Petitioner: Maryland Building Inc.

Location of property: S/E/C Harford and North Wind Rds.

Location of Signs: Facing intersection of Harford & North Wind Rds.

Remarks:

Posted by Signature Date of return: 8/26/83

Number of Signs: 1

Stanley B. Hinman, III, Esquire
9105 Belair Road
Baltimore, Md. 21236

Mr. Curt E. Melde
1907 Trout Farm Road
Jarrettsville, Md. 21084

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 5th day of July, 1983.

ARNOLD JABLON
Zoning Commissioner

Petitioner Maryland Builders, Inc. Received by: Nicholas B. Commodari
Petitioner's Attorney Stanley B. Hinman, III, Esq.

Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

PETITION FOR SPECIAL EXCEPTION
11th Election District

ZONING: Petition for Special Exception
LOCATION: Southeast corner of Harford and North Wind Roads
DATE & TIME: Tuesday, September 6, 1983 at 10:15 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 Special Exception for arcade (family amusement center)

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

Beginning for the same at a point within Dat tract of land that was conveyed by Maryland Builders, Inc. by a deed recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K. Jr. 6038, Folio 618 said point being distant South 18 degrees East 96 feet, more or less from the center line intersections of Harford Road and North Wind Road, running thence the eight following courses viz:

South 47 degrees 30 minutes East 36 feet, more or less:
South 42 degrees 30 minutes West 34 feet, more or less, to intersect a story building there attach, running thence binding or intending to bind on said building:
South 47 degrees 30 minutes East 8 feet, more or less:
South 42 degrees 30 minutes West 30.5 feet, more or less:
North 47 degrees 30 minutes West 36.7 feet, more or less, running thence through said building:
North 42 degrees 30 minutes East 30.5 feet, more or less; running thence binding or intending to bind on said building:
North 47 degrees 30 minutes West 8 feet, more or less; and thence
North 42 degrees 30 minutes East 34 feet, more or less to the place of beginning.

Containing 1500 square feet of land, more or less (0.036 acres of land, more or less).

Being part of that tract of land that was conveyed to Maryland Builders, Inc. by a deed recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K. Jr. 6038, Folio 618

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

Hearing Date: Tuesday, September 6, 1983 at 10:15 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

Aug. 18.

84-68-A

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 18, 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 a week~~ one time ~~successive weeks~~ before the 6th day of September, 1983, the ~~1st~~ publication appearing on the 18th day of August 1983.

THE JEFFERSONIAN

L. Frank Stricker
Manager.

Cost of Advertisement, $ 29.25

L53901 p 46

PETITION FOR SPECIAL EXCEPTION
11th Election District

ZONING: Petition for Special Exception
LOCATION: Southeast corner of Harford and North Wind Roads
DATE & TIME: Tuesday, September 6, 1983 at 10:15 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 Special Exception for arcade (family amusement center)

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South 42 degrees 30 minutes West 34 feet, more or less, to intersect a 2 story building there attach, running thence binding or intending to bind on said building:
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South 42 degrees 30 minutes West 30.5 feet, more or less:
North 47 degrees 30 minutes West 36.7 feet, more or less, running thence through said building:
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Containing 1500 square feet of land, more or less (0.036 acres of land, more or less).

Being part of that tract of land that was conveyed to Maryland Builders, Inc. by a deed recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K. Jr. 6038, Folio 618

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

Hearing Date: Tuesday, September 6, 1983 at 10:15 A.M. -

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

BY ORDER OF
ZONING COMMISSIONER
OF BALTIMORE COUNTY

#0831-L53901

CERTIFICATE OF PUBLICATION

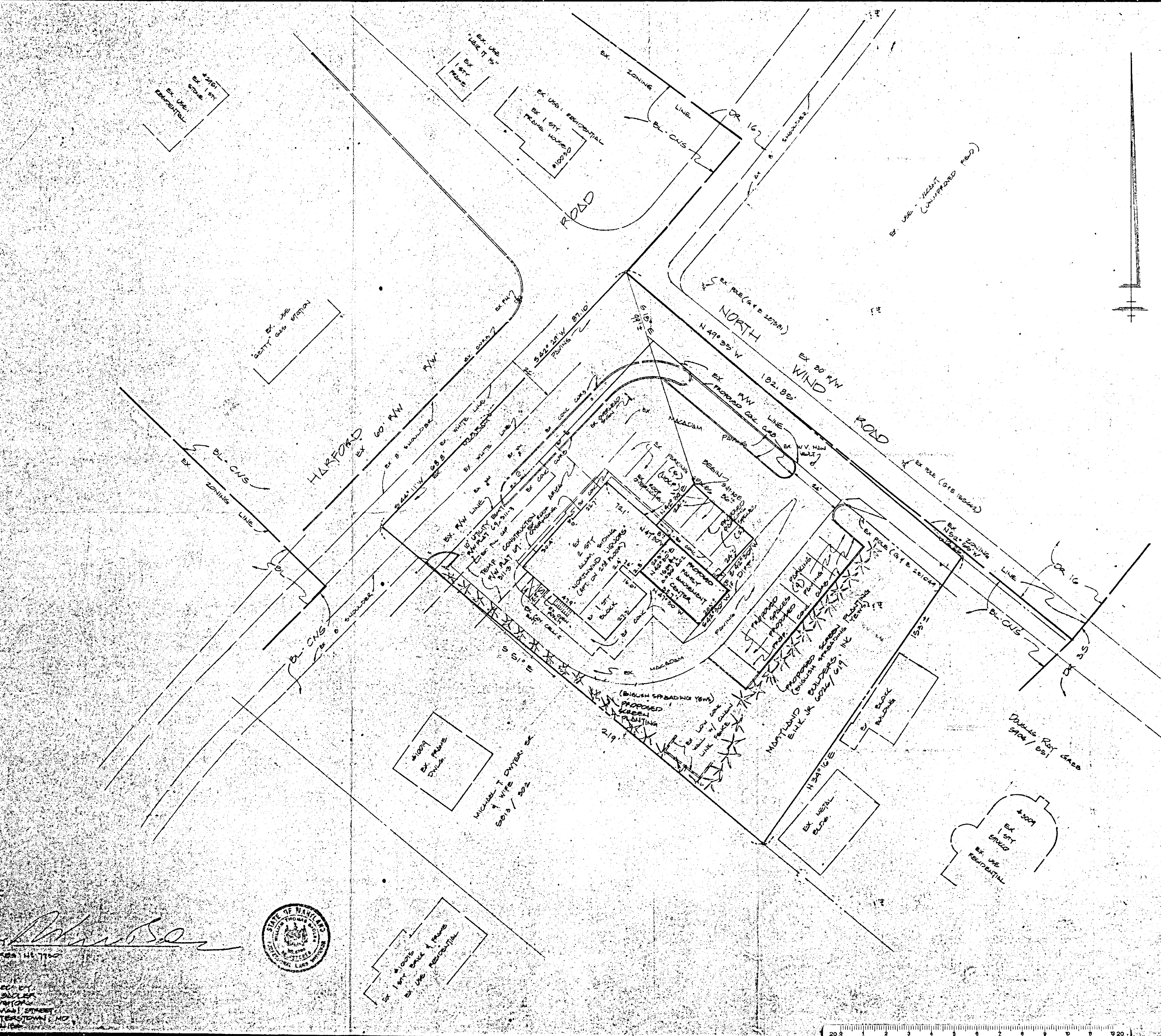
TOWSON, MD. 7/18 1983

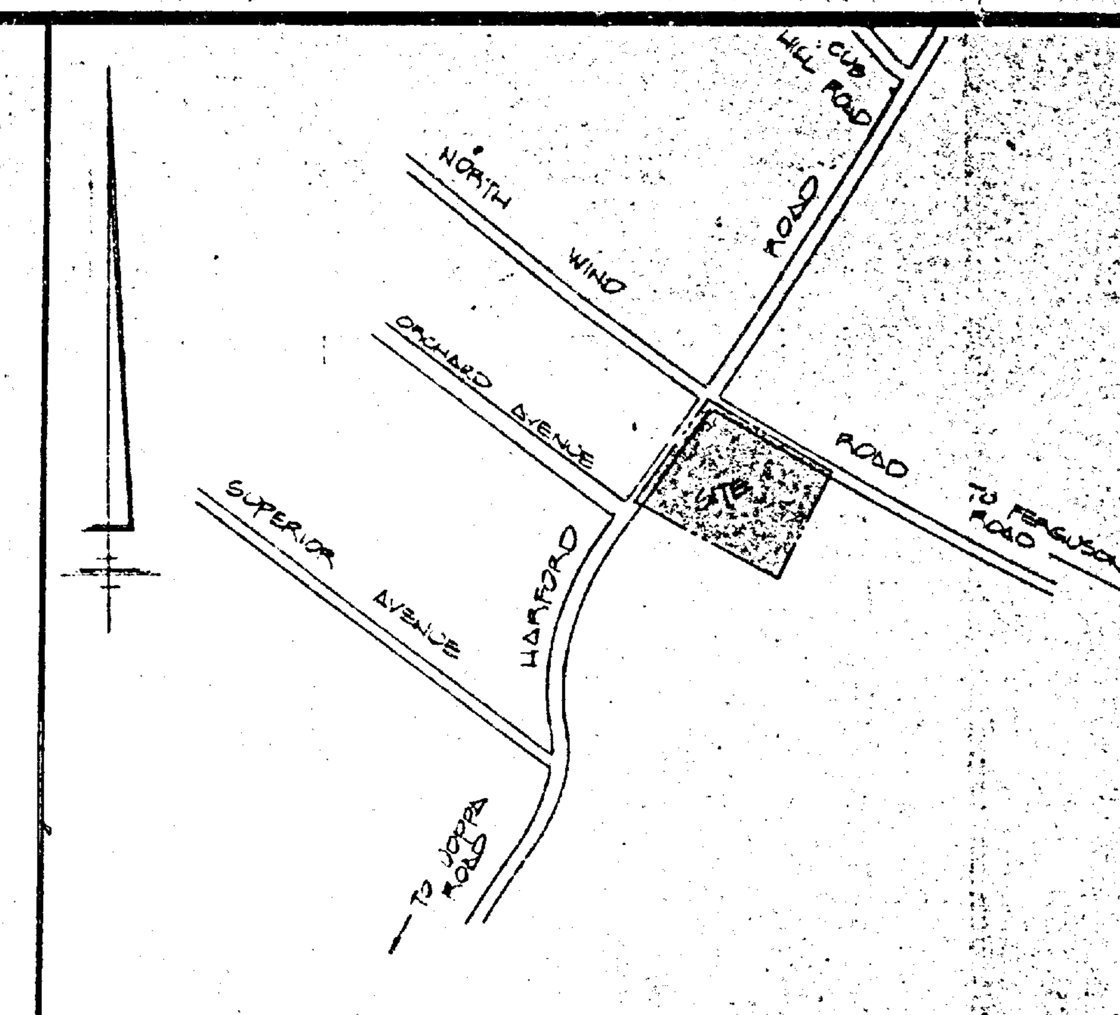
THIS IS TO CERTIFY, that the annexed advertisement was published in THE TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 successive weeks, the first publication appearing on the 17th day of Aug 1983.

THE TOWSON TIMES

M. H. Angelella

Cost of Advertisement, $ 41.76





LOCATION MAP SCALE 1" = 200'

NOTES:

1) OWNER / APPLICANT
MARYLAND BUILDERS INC
c/o ROHE & LATTANZI
9105 BELAIR ROAD
BALTIMORE, MD 21236

DEED REFERENCE E.H.K. JR 6026 FOLIO 619

2) PUBLIC WATER AND SEWER ARE AVAILABLE

PARKING TABULATION

		SPACES
PARKING REQUIRED		
EXISTING USE (2238± ÷ 200)		11.2
PROPOSED FAMILY AMUSEMENT CENTER (727± ÷ 200)		3.6
2nd FLOOR APARTMENT		1
	TOTAL	16
PARKING PROPOSED		
EXISTING SPACES	5 SPACES	
PROPOSED SPACES	11 SPACES	
TOTAL	16 SPACES (1 FOR THE PHYSICALLY HANDICAPPED)	

NOTES

1) PARKING SPACES TO BE MINIMUM OF 8½ × 18
PARKING SPACE FOR THE PHYSICALLY HANDICAPPED TO BE MINIMUM OF 12' × 18'

MAP NE 11 F
ELECTION DISTRICT 11
D... 7/14
TYPE
... X
BY ...
FINAL
BY

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION TO PERMIT A FAMILY AMUSEMENT CENTER IN A BL-CNS ZONE
#10023 - #10025 HARFORD ROAD

Item #3

BALTIMORE COUNTY, MD
11th ELECTION DISTRICT
SCALE 1" = 20'
DATE: MAY 17, 1983

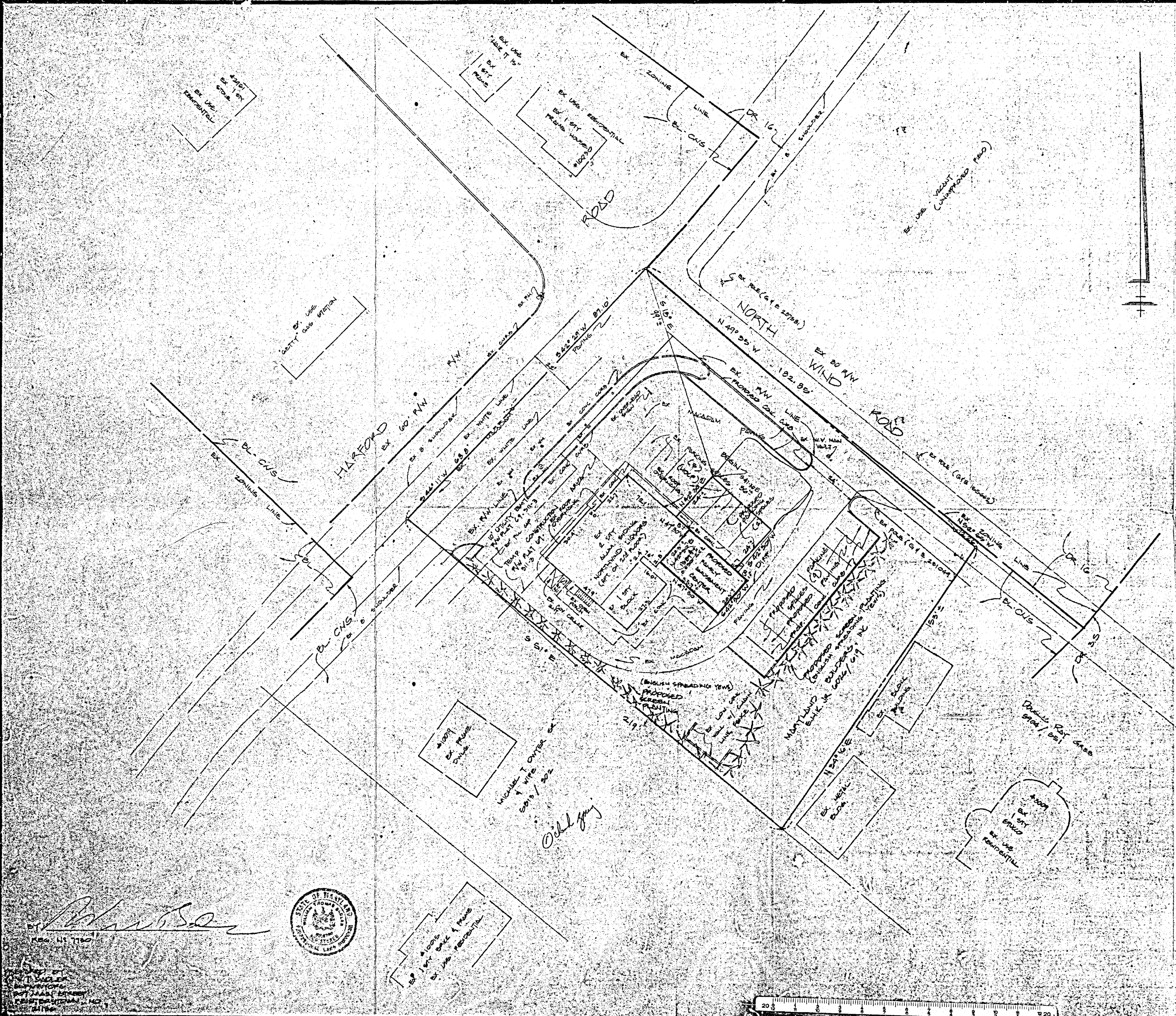
84-68-X

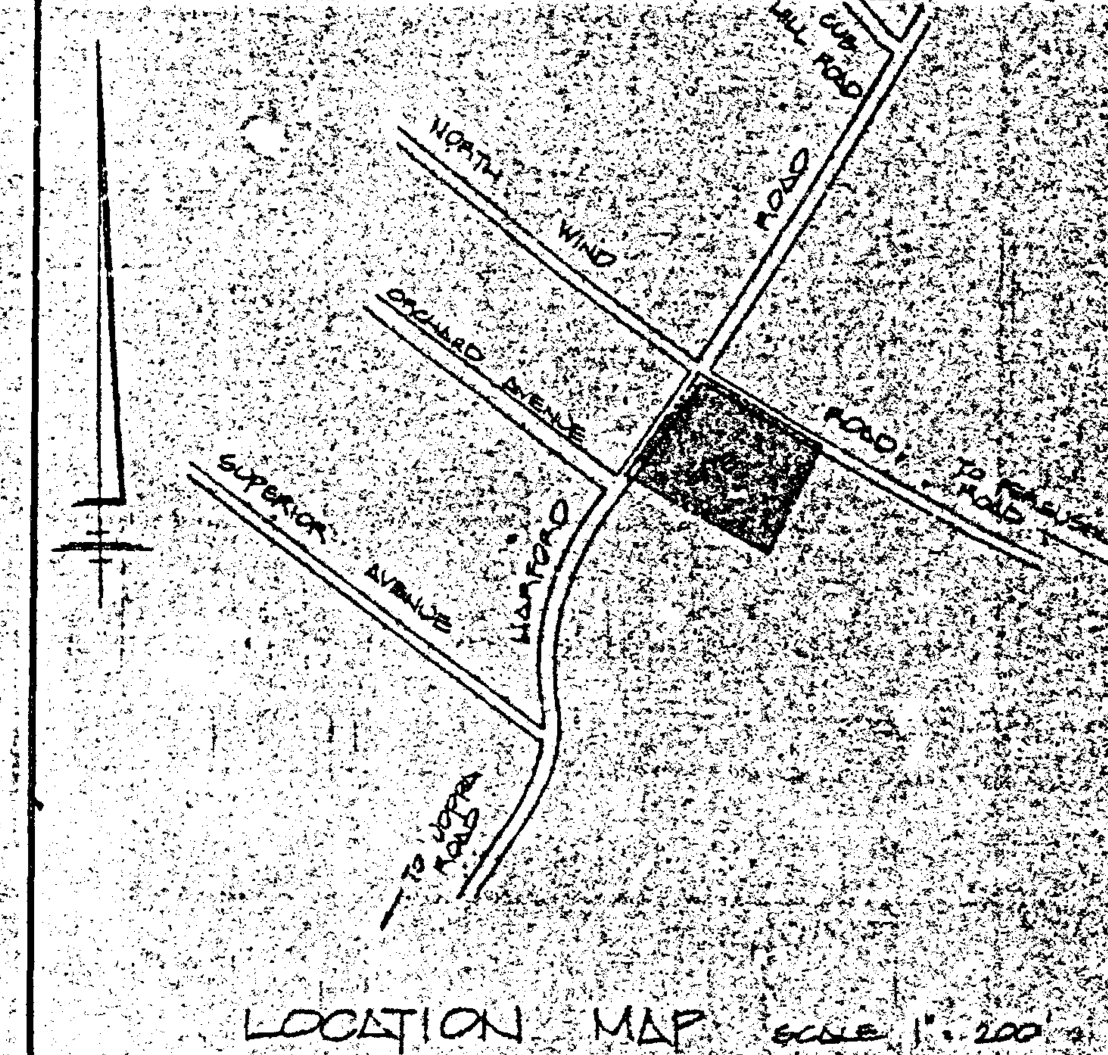
BY: [signature]
REG. NO. 7730

STATE OF MARYLAND WILLIAM THOMAS SADLER No. 7730 REGISTERED PROFESSIONAL LAND SURVEYOR

PREPARED BY:
W. T. SADLER
SURVEYORS
507 MAIN STREET
REISTERSTOWN, MD
21136

S-11063





LOCATION MAP SCALE 1" = 200'

NOTES

1) OWNER / APPLICANT
MARYLAND BUILDERS INC
c/o ROHE & LATTANZI
9106 BELAIR ROAD
BALTIMORE, MD. 21236

DEED REFERENCE E.H.K. JR 6026 FOLIO 619

2) PUBLIC WATER AND SEWER ARE AVAILABLE

PARKING TABULATION

PARKING REQUIRED	SPACES
EXISTING USE (2208# ÷ 200)	11.2
PROPOSED FAMILY AMUSEMENT CENTER (724# ÷ 200)	3.6
2nd FLOOR APARTMENT	1
TOTAL	16

PARKING PROPOSED
EXISTING SPACES 5 SPACES
PROPOSED SPACES 11 SPACES
TOTAL 16 SPACES (1 FOR THE PHYSICALLY HANDICAPPED)

NOTES
1) PARKING SPACES TO BE MINIMUM OF 8½ × 18
PARKING SPACE FOR THE PHYSICALLY HANDICAPPED TO BE MINIMUM OF 12 × 18

NICK'S COPY

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION TO PERMIT A FAMILY AMUSEMENT CENTER IN A BL-CNS ZONE
#10028 - #10025 HARFORD ROAD

BALTIMORE COUNTY, MD
11th ELECTION DISTRICT
SCALE 1" = 20'
DATE MAY 17, 1983

ITEM #3

OFFICE COPY

84-68-X

3-11663