

PETITION FOR SPECIAL HEARING 84-102-SPH 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 Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to restriction #2 in case no. 83-46-Y, to allow a change in the owner/tenant of the subject arcade business.

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

I, or we, agree to pay expenses of the above Special Hearing 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:

John C. Chah

(Type or Print Name)

Signature

81 Moongale Drive

Address

Carlisle, Pennsylvania 17013

City and State

Attorney for Petitioner:

Robert Michael Abrams

(Type or Print Name)

Signature

4921 Americana Drive #201

Address

Annandale, Virginia 22003

City and State

Telephone No. (703) 941-7999

Address

Annandale, Virginia 22003

City and State

8th day of September, 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 18th day of October, 1983, at 10:15 o'clock A.M.

OFFERED By The Zoning Commissioner of Baltimore County, this 8th day of September, 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 18th day of October, 1983, at 10:15 o'clock A.M.

DATE

18th day of October, 1983, at 10:15 o'clock A.M.

Signature

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RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
Beginning 378' SW of Holabird Ave.,
613' NW of Centerline of Merritt
Blvd., 12th District : OF BALTIMORE COUNTY

MERRITT PARK ASSOCIATES, : Case No. 84-102-SPH
Petitioner

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 John W. Hession, III
Deputy People's Counsel People's Counsel for Baltimore County
Room 223, Court House
Towson, Maryland 21204
494-2138

I HEREBY CERTIFY that on this 3rd day of October, 1983, a copy of the foregoing Order was mailed to Robert Michael Abrams, Esquire, 4921 Americana Drive #201, Annandale, VA 22003, Attorney for Petitioner; and Mr. John C. Chah, 81 Moongale Drive, Carlisle, PA 17013, Contract Purchaser.

John W. Hession, III

CONTRACT OF SALE

THIS CONTRACT, made this 29th day of August, 1983, by and between Warren D. Klawans and Screen Play, Inc., a body corporate duly incorporated under the laws of the State of Maryland, hereinafter referred to as "Seller", and John C. Chah, hereinafter referred to as "Buyer".

WHEREAS, Warren D. Klawans owns certain video arcade and pinball machines located in the premises known as 6914 North Ritchie Highway in Anne Arundel County, State of Maryland and 1738 Merritt Boulevard in Baltimore County, State of Maryland, and;

WHEREAS, Screen Play, Inc., a body corporate is the owner of the video arcade business located at 6914 North Ritchie Highway and 1738 Merritt Boulevard, known as "Screen Play," and

WHEREAS, the Seller desires to sell the machines and business to the Buyer and the Buyer desires to purchase the machines and business for the price and on the terms and conditions hereinafter set forth.

WITNESSETH:

That in consideration of the premises and of the mutual covenants hereinafter contained, and for other good and valuable considerations, the receipt of which is hereby acknowledged, it is agreed by and between the parties as follows:

1. Sale of Business

A. The Seller agrees to sell to the Buyer free from all liabilities and encumbrances, subject to the conditions herein set forth, the going arcade business located at 6914 North Ritchie Highway and 1738 Merritt Boulevard, including all fixtures furniture, equipment, trade name (Screen Play), good will, arcade licenses, transferable licenses, and video arcade and pinball machines.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 11, 1983

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

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Transport Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Robert Michael Abrams, Esquire
4921 Americana Drive #201
Annandale, Virginia 22003

RE: Item No. 77 - Case No. 84-102-SPH
Petitioner - Merritt Park Associates
Special Hearing Petition

Dear Mr. Abrams:

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

ENCLOSURE

Enclosures

cc: Mr. John C. Chah
81 Moongale Drive
Carlisle, Pennsylvania 17013

days and one final principal payment of Fifteen Thousand (\$15,000.00) Dollars together with interest at the rate of eleven and one-half (11½) percent per annum on the unpaid principal balance, until the entire aforesaid indebtedness is paid in full. The entire indebtedness, if not sooner paid, will be due and payable in full on or before one year and six months from settlement.

The loan documents, including the Confessed Judgment Promissory Note shall be executed by the individual Buyer and guaranteed by his spouse, Hyang R. Chah. In addition thereto, the loan documents shall provide for the right to prepay all or part of the principal indebtedness at any time without penalty. All costs for the recordation of the Financing Statements, together with documentary stamps shall be paid by Buyer.

3. A list of fixtures, equipment, furniture, video arcade machines and pinball machines passing hereunder is attached herewith as Exhibit #1 and made a part hereof.

4. Following the execution of this Agreement, Seller shall furnish a list of its existing creditors to Buyer, signed and sworn to or affirmed by Seller or its agent as required by the Maryland Uniform Commercial Code - Bulk Transfer. Said list shall contain the names and business addresses of all creditors of Seller, both personal and business, and whether general or secured with the amounts owing, when known, and also the names of all persons who are known to Seller to assert claims against it even though such claims are contingent, unliquidated or disputed. Seller and Buyer have prepared a schedule of the property transferred under this Agreement sufficient to identify it. Buyer shall preserve said list of creditors and schedule of property for six (6) months next following the transfer during which time it shall permit inspection of either or both of and copying therefrom at all reasonable hours by any creditor or Seller. At

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: September 19, 1983

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

Z.A.C. Meeting of: September 20, 1983

RE: Item No: 75, 76, 77 & 78
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

The above mentioned items have no adverse effect on student population.

Very truly yours,
Wm. E. Hammond
Zoning Commissioner
Department of Planning

WNP/bp

JOHNSON, MEAGHER & CROCH
ATTORNEYS AT LAW
1111 CHESAPEAKE AVENUE
BALTIMORE, MD 21204

WARREN D. KLAUANS
Telephone 301-484-4187
Real Estate
2 HARROW COURT
PIKESVILLE, MD 21208
October 18, 1983

RE: Hearing October 18, 1983
Screen Play Arcade/Merritt Park Associates

Dear Mrs. Jung,
As per your request of this date to advise you of the posted rules at Screen Play Arcade, Merritt Park Shopping Center, they are as follows:

- 1- No Smoking
- 2- No food or drink
- 3- No gambling
- 4- No loitering
- 5- No abusive language
- 6- Proper dress required
- 7- No one under 18 allowed during school hours

In addition, the operating hours are posted as required in the zoning order.

Dr. Chah will keep the same rules and regulations.

To protect my financial interest and help Dr. Chah wherever possible, I will be available to help and advise as the need arises.

I sincerely hope you will have the opportunity to visit Screen Play Arcade as well as UFO Landing Arcade in Merritt Manor Shopping Center which I made reference to during the hearing. Mine is an asset to the community, the other quite the opposite.

In that our contract of sale calls for settlement on or before October 28, 1983 your early decision would be greatly appreciated.

Sincerely,
Warren D. Klawans

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

ARNOLD JABLON
ZONING COMMISSIONER

October 13, 1983

Robert Michael Abrams, Esquire
4921 Americana Drive #201
Annandale, Virginia 22003

Re: Petition for Special Hearing
Beginning 378' SW of Holabird Ave., 613' NW of the c/l of Merritt Boulevard
Merritt Park Associates - Petitioners
Case No. 84-102-SPH

Dear Mr. Abrams:

This is to advise you that \$95.25 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 Janney, 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. 122902

DATE 10-18-83 ACCOUNT 1-11-115-000

AMOUNT \$95.25

RECEIVED FROM Cheong C. Chah
FOR: Arlene Janney, Zoning Office #84-102-SPH
(Merritt Park Associates)

C 056*****952510 218-A

September 21, 1983

Robert Michael Abrams, Esquire
4921 Americana Drive #201
Annandale, Virginia 22003

NOTICE OF HEARING
Re: Petition for Special Hearing
Beginning 378' SW of Holabird Ave.,
613' NW of the c/l of Merritt Blvd.
Merritt Park Associates - Petitioners
Case No. 84-102-SPH

TIME: 10:15 A.M.
DATE: Tuesday, October 18, 1983
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

cc: Mr. John C. Chah
81 Moongala Drive
Carlisle, Pennsylvania 17013

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

No. 121926

DATE 9-23-83 ACCOUNT 2-61-115-020

AMOUNT 107.15

RECEIVED FROM Robert Michael Abrams
FOR: Filing Fee 107.15

B 8037*****1000010 6132F

Plan No. 77
Merritt Park Associates

Robert Michael Abrams
ATTORNEY AT LAW
4921 AMERICANA DRIVE #201
ANNANDALE, VIRGINIA 22003
8 September 1983

Mr. Arnold Jablon
Zoning Commissioner of Baltimore County
111 West Chesapeake Avenue #113
Towson, Maryland 21204

RE: Your case no. 83-46-X PHILIP MACHT, Ltd

Dear Commissioner Jablon:

I represent Dr. John C. Chah, who is the new contract purchaser of the arcade business which is the subject of the above-styled case.

We have submitted to the Zoning Commission the required petition to amend the present restrictions upon the subject arcade business, in order to allow occupancy by the new owner/tenant. We understand that Dr. Chah must obtain Zoning Commission approval of his occupancy after purchase, and that to petition for a special hearing on that occupancy is the proper vehicle to obtain such approval.

The contract by which Dr. Chah purchased the subject arcade business, known as "Screen Play," was dated 29 August 1983, and contained a provision making the transfer of Screen Play contingent upon the Zoning Commission's approval within sixty (60) days of 29 August 1983, or Friday, 28 October 1983. The purpose of this letter, then, is to request that the Zoning Commission hear Dr. Chah's petition sometime prior to 28 October 1983, so that we might have the Zoning Commission's decision by that date.

We would be most grateful to you for any assistance you might render us in this regard. If there is anything further you need from us, or from any other concerned party, please call upon me at your convenience.

Sincerely,
Robert Michael Abrams

RMA:sif
cc: Dr. John C. Chah
Leonard Grossman, Esq.
Merritt Park Associates

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

ARNOLD JABLON
ZONING COMMISSIONER

October 28, 1983

Robert Michael Abrams, Esquire
4921 Americana Drive #201
Annandale, Virginia 22003

RE: Petition for Special Hearing
Begin. 378' SW of Holabird Ave.,
613' NW of the center line of
Merritt Blvd. - 12th Election
District
Merritt Park Assoc. - Petitioner
NO. 84-102-SPH (Item No. 77)

Dear Mr. Abrams:

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

Very truly yours,
JEFF M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc
Attachments

cc: Leonard J. Grossman, Esquire
Goodman, Mesgher & Enoch
7th Floor
111 N. Charles Street
Baltimore, Maryland 21201

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

Robert Michael Abrams, Esquire
4921 Americana Drive #201
Annandale, Virginia 22003

Mr. John C. Chah
81 Moongala Drive
Carlisle, Pennsylvania 17013

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 8th day of September, 1983

ARNOLD JABLON
Zoning Commissioner

Petitioner Merritt Park Associates Received by: Nicholas B. Commodari
Petitioner's Attorney Robt. M. Abrams, Esq. Chairman, Zoning Plans Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 12 Date of Posting 10/2/83

Posted for: Robert Michael Abrams

Petitioner: Merritt Park Associates

Location of property: 378' SW of Holabird Ave., 613' NW of the c/l of Merritt Blvd.

Location of Signs: all on face of building located at 613' NW of the c/l of Merritt Blvd. entrance

Remarks:

Posted by: Alan J. Hession Date of return: 10/2/83

Number of Signs: 2

12th Election District
ZONING Petition for Special Hearing

LOCATION: Beginning 378' SW of Holabird Avenue, 613' NW of the center line of Merritt Boulevard

DATE & TIME: Tuesday, October 18, 1983 at 10:15 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 West 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 on the petition for Special Hearing under Section 5017 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commission should approve an amendment of Restriction No. 2 in Case No. 83-46-X, to allow a change in the owner/tenant of the subject arcade business.

All that parcel of land in the Twelfth District of Baltimore County, beginning at the east corner of the existing building to be used for the family amusement center, and corner along distant S 24° 49' 18" W 378' feet, more or less, from a point on the southeast side of Holabird Avenue, said point being distant N 62° 10' 42" W 613' feet, more or less, from the center line of Merritt Boulevard, running thence bearing on the lines of said building, three courses: (1) N 62° 10' 42" E 100 feet, (2) S 24° 49' 18" W 28 feet, and (3) S 62° 10' 42" E 100 feet, thence bearing on the lines of said building, three courses: (1) S 62° 10' 42" E 25 feet, (2) S 24° 49' 18" W 22 feet, (3) S 62° 10' 42" E 100 feet, (4) N 62° 10' 42" W 28 feet, and (5) N 62° 10' 42" W 155 feet to the place of beginning.

Containing 0.23 of an acre of land, being the property of Merritt Park Associates, 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 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 and made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

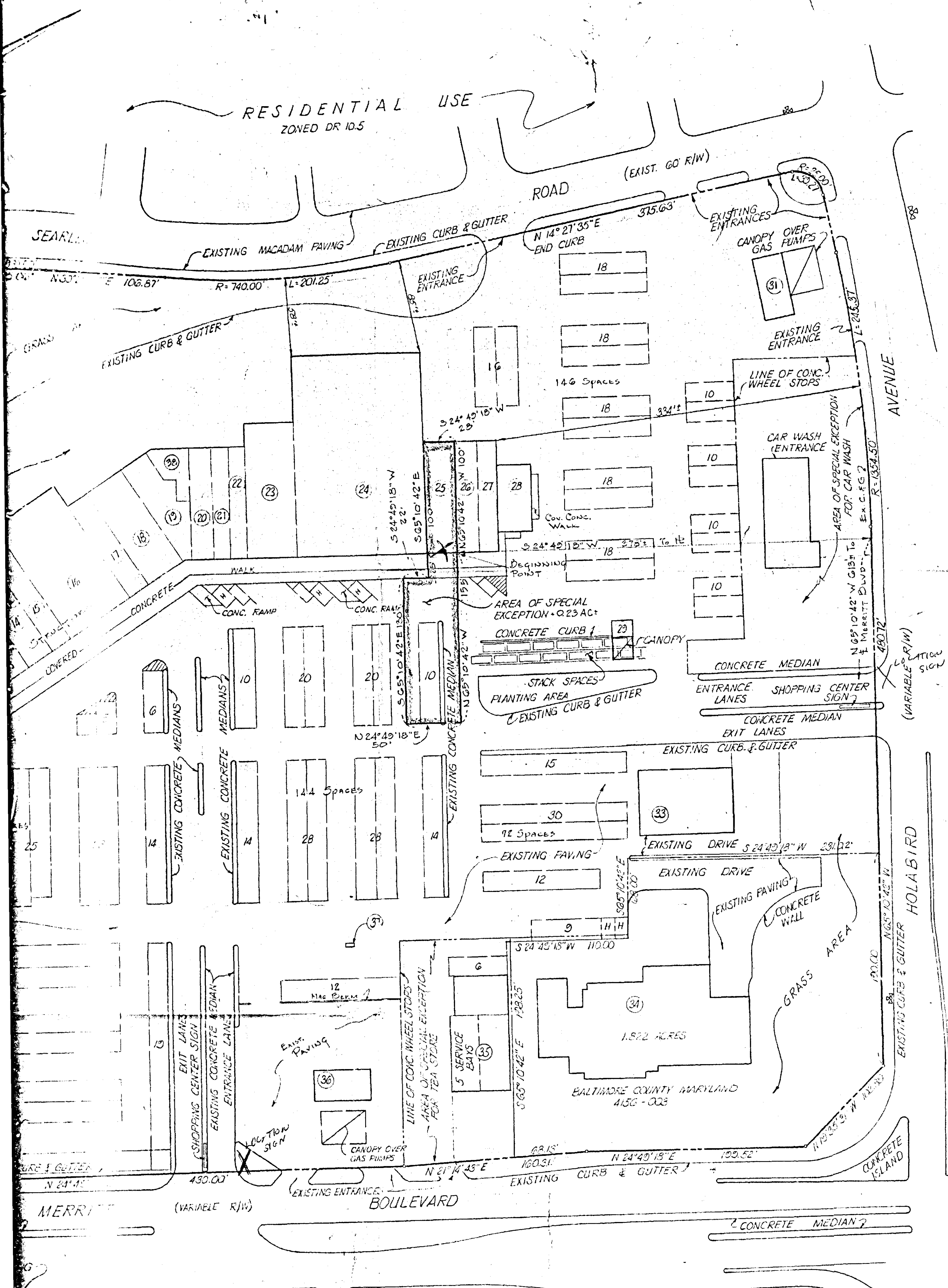
CERTIFICATE OF PUBLICATION

TOWSON, MD., September 29, 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 one time before the 18th day of October, 1983, the publication appearing on the 29th day of September, 1983.

THE JEFFERSONIAN,
L. Frank Strickland
Manager.

Cost of Advertisement, \$24.25



GENERAL NOTES

1. AREA OF PROPERTY 19.27 ACRES
2. EXISTING ZONING OF PROPERTY "BL CT"
3. EXISTING USE OF PROPERTY "NEIGHBORHOOD SHOPPING CENTER"
4. PROPOSED ZONING OF PROPERTY "BL-CT" & "BL-CT" WITH SPECIAL EXCEPTION FOR FAMILY ARCADE
5. AREA OF SPECIAL EXCEPTION 0.23 ACRES
6. PARKING REQUIREMENTS - SEE TABLE
7. TOTAL NUMBER OF SPACES REQUIRED 722.2 SPACES 723
8. TOTAL NUMBER OF SPACES EXISTING 824 SPACES
9. SITE IS LOCATED IN THE PATAPSCO RIVER DRAINAGE AREA
10. ALL UTILITIES EXISTING WITHIN THE SITE AND CONNECT TO EXISTING COUNTY UTILITIES

COMMERCIAL USE
ZONED BL

POOL USE
ZONED DR 10.5

PARKING TABULATION (CONT)

NO.	OCCUPANCY	USE	SQ. FT.	PARK. RATIO	PARK. REQD.
20	CARD SHOP	RETAIL	2,000	1/200	10.0
21	HOLABIRD UNIFORMS	RETAIL	10,500	1/200	52.5
22	BLAZER LOANS	OFFICE	10,500	1/300	35.0
23	SARDI HAIR STYLES	BEAUTY SHOP	5,040	1/300	16.8
24	H.L. GREEN	RETAIL	2,400	1/200	12.0
25	FAMILY ARCADE	AMUSEMENT CENTER	2,800	1/300	9.3
26	H.F.C. FINANCE CO.	OFFICE	2,000	1/300	6.7
27	BALTO. CO. SAVINGS & LOAN	OFFICE	1,700	1/300	5.7
28	LORD BALTO. WASH'N DRY	SELF SERVICE LAUNDRY	18,100	1/300	60.3
29	UNION TRUST CO. DRIVE IN BANK	BANK	178	1/300	0.6
30	MERRITT PARK CAR WASH	CAR WASH	4,400	1/300	14.7
31	BIG RED SERVICE STATION	SERVICE STATION	1,610	1/300	5.4
32	WESTERN AUTO SERVICE GARAGE	SERVICE GARAGE	2,040	1/300	6.8
33	METROPOLITAN LIFE	OFFICE	3,160	1/300	10.5
34	BALTO COUNTY PUBLIC LIBRARY*	LIBRARY	15,630	1/300	52.1
35	GENERAL TIRE STORE	RETAIL & SERVICE GAR	4,438	1/300	14.8
36	SHELL SERVICE STATION	SERVICE STATION	1,508	1/300	5.0
37	FOOT HUT DRIVE-IN	RETAIL	48	1/200	0.2
38	MADISON VENDING CO.	OFFICE	1,737	1/300	5.8

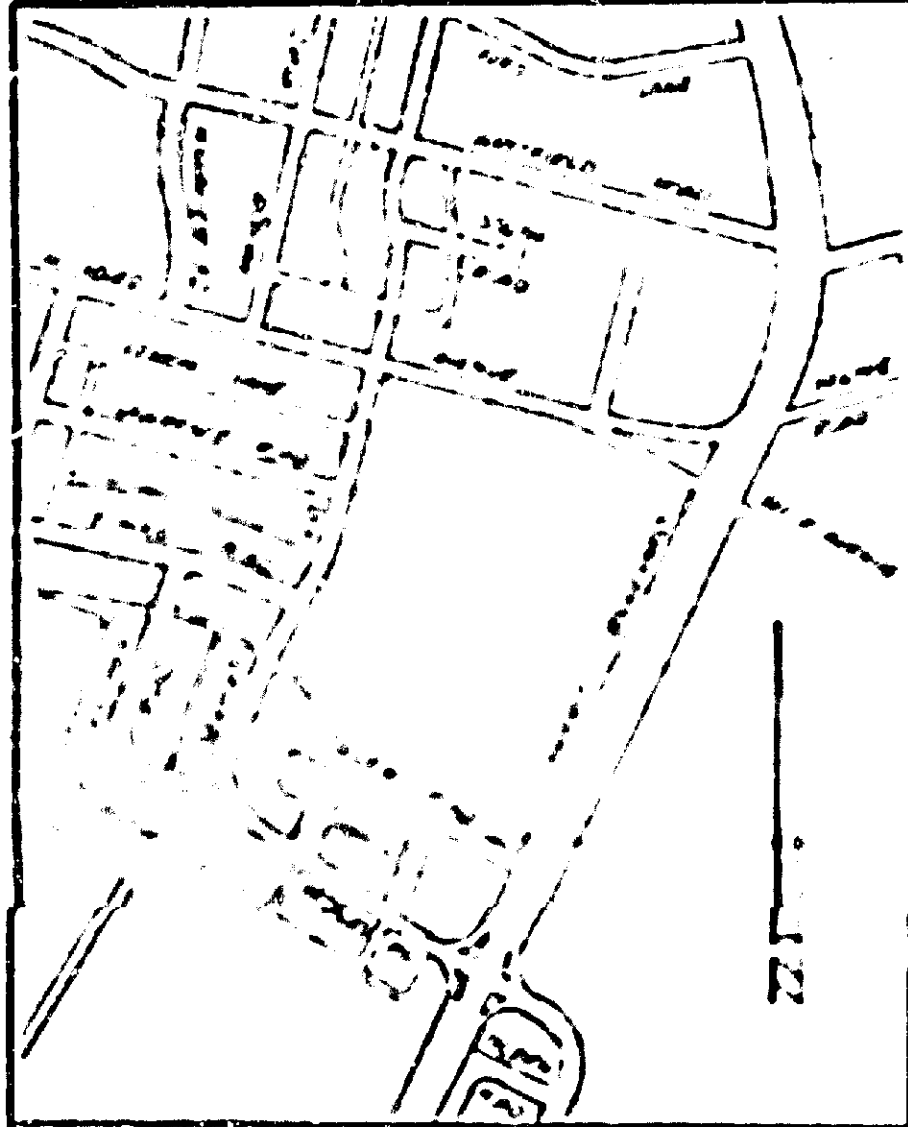
* LIBRARY PARCEL ORIGINALLY PART OF SHOPPING CENTER - PARKING FOR LIBRARY WITHIN SHOPPING CENTER.

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION
AT

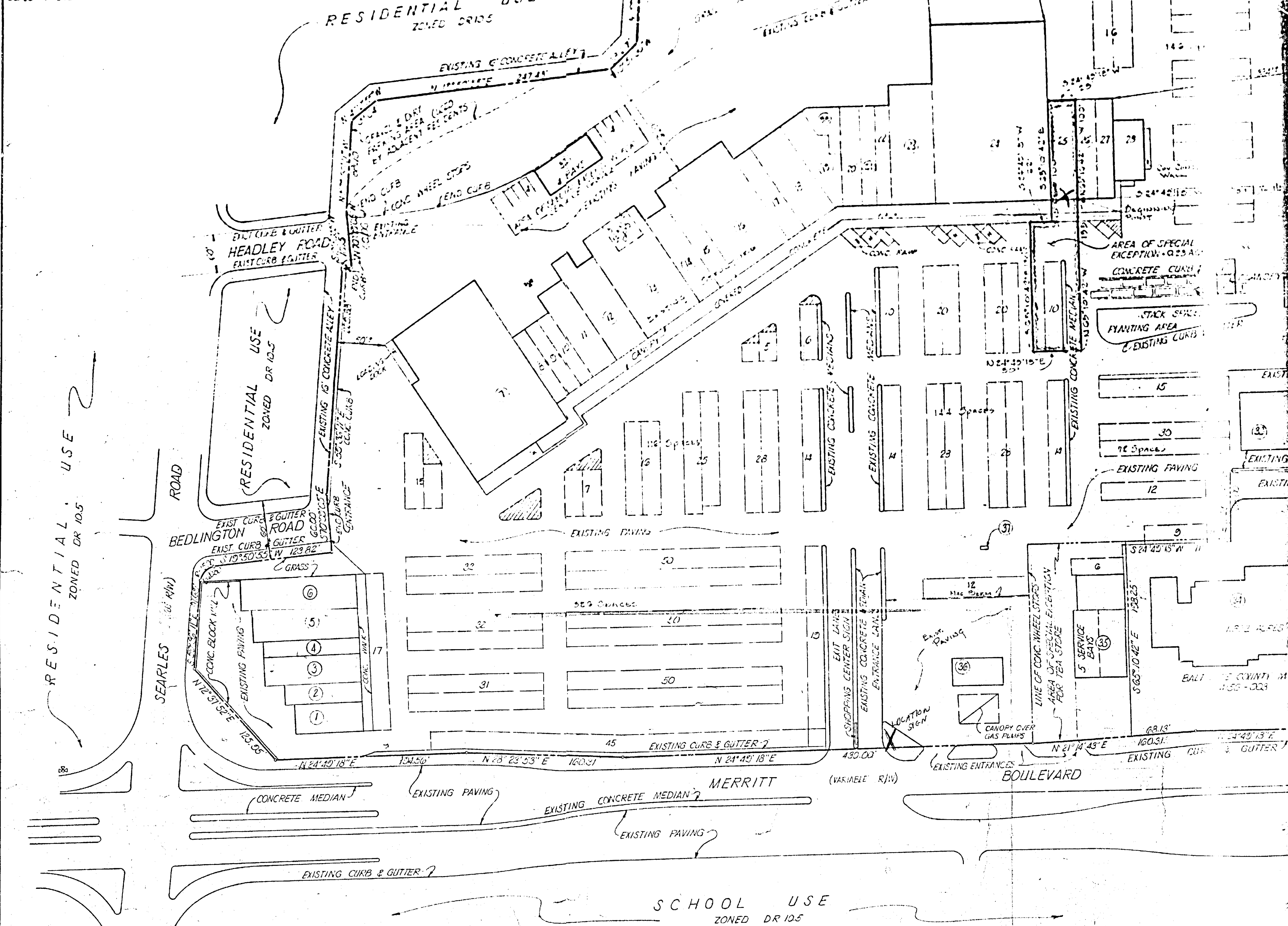
MERRITT PARK SHOPPING CENTER
MERRITT BOULEVARD AND HOLABIRD AVENUE

Item #260

12TH ELECTION DISTRICT BALTIMORE COUNTY, MD.
SCALE 1"=50' JUNE 4, 1982



LOCATION PLAN
SCALE 1:500



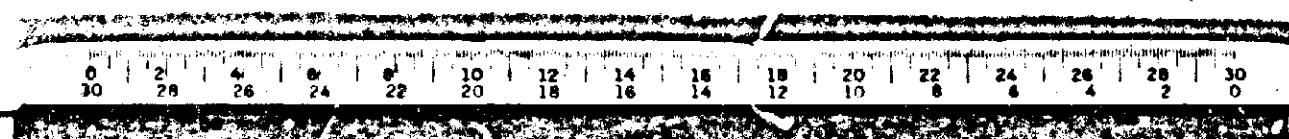
PARKING TABULATION				
OCCUPANCY	USE	SQ. FT.	PARK. RATIO	PARK. REQD.
1. RADIO SHACK	RETAIL	2130	1/2000	10.7
2. PT. WELCH, STATE SENATOR HQ	OFFICE	1530	1/3000	5.2
3. UNITED OPTICAL CO.	RETAIL	2900	1/2000	14.5
4. MANN & BLAIR, ATTORNEYS	OFFICE	1400	1/3000	4.7
5. JO-ANN FABRICS	RETAIL	3885	1/2000	19.4
6. S. HIKEN, TUXEDO SHOP	RETAIL	4235	1/2000	21.2
7. FOOD-A-RAMA	RETAIL	20380	1/2000	101.8
8. FODIATRIST	MEDICAL OFFICE	1720	1/3000	5.7
9. BOOK STORE	RETAIL	1200	1/2000	6.0
10. PIZZA / SANDWICH SHOP	CARRY-OUT	1200	1/2000	6.0
11. UNION TRUST CO.	BANK	3000	1/3000	10.0
12. JADE EAST RESTAURANT	RESTAURANT	4500	1/500	90.0
13. WESTERN AUTO.	RETAIL	7920	1/2000	39.6
14. SAVINGS BANK OF BALTIMORE	BANK	2300	1/3000	7.7
15. SHERWIN WILLIAMS PAINT	RETAIL	2400	1/2000	12.0
16. RITE AID	RETAIL	9028	1/2000	45.1
17. JEWELERS	RETAIL	2000	1/2000	10.0
18. PICK-N-PAY SHOES	RETAIL	3800	1/2000	19.0
19. H&R BLOCK	OFFICE	1300	1/3000	4.3

PARKING TABULATION (CONT)				
OCCUPANCY	USE	SQ. FT.	PARK. RATIO	PARK. REQD.
20. CARD SHOP	RETAIL	2000	1/2000	10.0
21. HOVABIRD UNIFORMS	RETAIL	1050	1/2000	5.3
22. BLAZER LOANS	OFFICE	1050	1/3000	3.5
23. SARDI HAIR STYLES	BEAUTY SHOP	5040	1/3000	16.8
24. H.L. GREEN	RETAIL	2400	1/2000	12.0
25. FAMILY ARCADE	AMUSEMENT CENTER	2800	1/3000	9.3
26. H.F.C. FINANCE CO.	OFFICE	2800	1/3000	9.3
27. BALTO. CO. SAVINGS & LOAN	OFFICE	1765	1/3000	5.9
28. LORD BALTO. WASH'N DRY	SELF SERVICE LAUNDRY	1800	1/3000	9.0
29. UNION TRUST CO. DRIVE IN BANK	BANK	178	1/3000	0.6
30. MERRITT PARK CAR WASH	CAR WASH	1400	1/3000	11.7
31. BIG RED SERVICE STATION	SERVICE STATION	1600	1/3000	5.4
32. WESTERN AUTO SERVICE GARAGE	SERVICE GARAGE	2040	1/3000	6.8
33. METROPOLITAN LIFE	OFFICE	5160	1/3000	17.2
34. BALTO COUNTY PUBLIC LIBRARY	LIBRARY	17630	1/3000	58.8
35. GENERAL TIRE STORE	RETAIL & SERVICE GAR	4438	1/3000	14.8
36. SHELL SERVICE STATION	SERVICE STATION	1508	1/3000	5.0
37. FOTO HUT DRIVE-IN	RETAIL	48	1/2000	0.2
38. MADISON VENDING CO.	OFFICE	1751	1/3000	5.8

* LIBRARY PARCEL ORIGINALLY PART OF SHOPPING CENTER - PARKING FOR LIBRARY WITHIN SHOPPING CENTER.

KIDDE CONSULTANTS, INC.

CONSULTING ENGINEERS
BALTIMORE, MARYLAND



PETITION FOR SPECIAL HEARING 84-102-SPH TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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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:

John C. Chah

(Type or Print Name)

Signature

81 Moongale Drive

Address

Carlisle, Pennsylvania 17013

City and State

Attorney for Petitioner:

Robert Michael Abrams

(Type or Print Name)

Signature

4921 Americana Drive #201

Address

Annandale, Virginia 22003

City and State

Telephone No. (703) 941-7999

Address

Annandale, Virginia 22003

City and State

8th day of September, 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 18th day of October, 1983, at 10:15 o'clock A.M.

OFFERED By The Zoning Commissioner of Baltimore County, this 8th day of September, 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 18th day of October, 1983, at 10:15 o'clock A.M.

DATE

18th day of October, 1983, at 10:15 o'clock A.M.

Signature

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RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
Beginning 378' SW of Holabird Ave., : OF BALTIMORE COUNTY
613' NW of Centerline of Merritt :
Blvd., 12th District

MERRITT PARK ASSOCIATES, : Case No. 84-102-SPH
Petitioner

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 John W. Hession, III
Deputy People's Counsel People's Counsel for Baltimore County
Room 223, Court House
Towson, Maryland 21204
494-2138

I HEREBY CERTIFY that on this 3rd day of October, 1983, a copy of the foregoing Order was mailed to Robert Michael Abrams, Esquire, 4921 Americana Drive #201, Annandale, VA 22003, Attorney for Petitioner; and Mr. John C. Chah, 81 Moongale Drive, Carlisle, PA 17013, Contract Purchaser.

John W. Hession, III

CONTRACT OF SALE

THIS CONTRACT, made this 29th day of August, 1983, by and between Warren D. Klawans and Screen Play, Inc., a body corporate duly incorporated under the laws of the State of Maryland, hereinafter referred to as "Seller", and John C. Chah, hereinafter referred to as "Buyer".

WHEREAS, Warren D. Klawans owns certain video arcade and pinball machines located in the premises known as 6914 North Ritchie Highway in Anne Arundel County, State of Maryland and 1738 Merritt Boulevard in Baltimore County, State of Maryland, and;

WHEREAS, Screen Play, Inc., a body corporate is the owner of the video arcade business located at 6914 North Ritchie Highway and 1738 Merritt Boulevard, known as "Screen Play," and

WHEREAS, the Seller desires to sell the machines and business to the Buyer and the Buyer desires to purchase the machines and business for the price and on the terms and conditions hereinafter set forth.

WITNESSETH:

That in consideration of the premises and of the mutual covenants hereinafter contained, and for other good and valuable considerations, the receipt of which is hereby acknowledged, it is agreed by and between the parties as follows:

1. Sale of Business

A. The Seller agrees to sell to the Buyer free from all liabilities and encumbrances, subject to the conditions herein set forth, the going arcade business located at 6914 North Ritchie Highway and 1738 Merritt Boulevard, including all fixtures furniture, equipment, trade name (Screen Play), good will, arcade licenses, transferable licenses, and video arcade and pinball machines.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 11, 1983

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

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Transport Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Robert Michael Abrams, Esquire
4921 Americana Drive #201
Annandale, Virginia 22003

RE: Item No. 77 - Case No. 84-102-SPH
Petitioner - Merritt Park Associates
Special Hearing Petition

Dear Mr. Abrams:

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, Inc.
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

ENCLOSURE

Enclosures

cc: Mr. John C. Chah
81 Moongale Drive
Carlisle, Pennsylvania 17013

days and one final principal payment of Fifteen Thousand (\$15,000.00) Dollars together with interest at the rate of eleven and one-half (11½) percent per annum on the unpaid principal balance, until the entire aforesaid indebtedness is paid in full. The entire indebtedness, if not sooner paid, will be due and payable in full on or before one year and six months from settlement.

The loan documents, including the Confessed Judgment Promissory Note shall be executed by the individual Buyer and guaranteed by his spouse, Hyang R. Chah. In addition thereto, the loan documents shall provide for the right to prepay all or part of the principal indebtedness at any time without penalty. All costs for the recordation of the Financing Statements, together with documentary stamps shall be paid by Buyer.

3. A list of fixtures, equipment, furniture, video arcade machines and pinball machines passing hereunder is attached herewith as Exhibit #1 and made a part hereof.

4. Following the execution of this Agreement, Seller shall furnish a list of its existing creditors to Buyer, signed and sworn to or affirmed by Seller or its agent as required by the Maryland Uniform Commercial Code - Bulk Transfer. Said list shall contain the names and business addresses of all creditors of Seller, both personal and business, and whether general or secured with the amounts owing, when known, and also the names of all persons who are known to Seller to assert claims against it even though such claims are contingent, unliquidated or disputed. Seller and Buyer have prepared a schedule of the property transferred under this Agreement sufficient to identify it. Buyer shall preserve said list of creditors and schedule of property for six (6) months next following the transfer during which time it shall permit inspection of either or both of and copying therefrom at all reasonable hours by any creditor or Seller. At

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: September 19, 1983

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

Z.A.C. Meeting of: September 20, 1983

RE: Item No: 75, 76, 77 & 78
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

The above mentioned items have no adverse effect on student population.

Very truly yours,
Wm. E. Hammond
Zoning Commissioner
Department of Planning

WNP/bp

JOHNSON, MEAGHER & CROCH
ATTORNEYS AT LAW
1111 CHESAPEAKE AVENUE
BALTIMORE, MD 21204

ORDER RECEIVED FOR FILING

DATE Settled 25-11-83
BY May Conroy
Deputy Zoning Commissioner

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts to amend Restriction 2, Case No. 83-46-X, to allow a change in the owner/tenant of the arcade business, would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 25th day of October, 1983, that to amend Restriction 2, Case No. 83-46-X, to allow a change in the owner/tenant of the arcade business, as requested in the herein Petition for Special Hearing, is GRANTED, from and after the date of this Order, subject, however, to the following:

- The use as an arcade shall cease upon termination or expiration of the lease between the owner and John C. Chah, lessee, and shall not be leased or subleased to another person, partnership, or corporation without a public hearing to extend the special exception to a new tenant.
- The lessee shall spend a minimum of two hours once every three weeks on the premises.
- The following rules shall be posted and enforced:
 - No smoking
 - No food or drink
 - No gambling
 - No loitering
 - No abusive language
 - Proper dress required

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

contained in this paragraph shall lapse and shall be of no further force and effect.

WITNESS the hands and seals of the Seller and the hands and seals of the Buyer the day and year first above written.

WITNESS:

Warren D. Klawans
Warren D. Klawans, President
John C. Chah
John C. Chah, Buyer
Hyang R. Chah
Hyang R. Chah, Guarantor

(SEAL)
Warren D. Klawans, Seller
SCREEN PLAY, INC.
BY: Warren D. Klawans
Warren D. Klawans, President
Seller
John C. Chah (SEAL)
John C. Chah, Buyer
Hyang R. Chah (SEAL)
Hyang R. Chah, Guarantor

least ten (10) days before Buyer takes possession of the business or makes any payment in whole or in part for it, whichever happens first, it shall give notice of the transfer personally or by certified mail to all persons shown on the list of creditors furnished by Seller and to all other persons who are known to Buyer to hold or assert claims against Seller. Any creditors claim shall be paid out of the Seller's proceeds at time of settlement unless contested.

5. Except as to the obligations referred to in paragraph 6, Buyer does not hereby assume or agree to assume, and shall not acquire, take over, or be responsible for any liabilities or obligations of Seller presently in existence or which may arise subsequent to the date of this Agreement, except as expressly provided herein. The parties intend for Buyer to acquire ownership of the business free and clear of all claims, liens or encumbrances.

6. Buyer and Hyang R. Chah, his wife, covenant and agree to assume the terms, conditions and obligations contained in the leases on the premises known as 6914 North Ritchie Highway (Exhibit #2) and 1738 Merritt Boulevard (Exhibit #3). Buyer further covenants and agrees to assume the terms and conditions on two (2) leases for burglar alarm systems installed at the leased premises.

7. At the time of settlement, upon payment of Buyer to Seller of the portion of the purchase price then due, and execution of the loan documents by Buyer, Seller shall deliver to Buyer for the proper transfer to Buyer of all of the assets of the above described business, free of all encumbrances and containing the usual warranties and affidavits of title.

8. Notwithstanding anything contained to the contrary this Agreement of Sale is contingent upon the following described items: In the event any of the following described items in

CURRICULUM VITAE

Dr. John C. Chah

RESIDENCE: 81 Moongale Drive
Carlisle, PA 17013
(717) 243-7379

OFFICE: Zedler Bros., Inc.
Gardners, PA 17324
(717) 677-6871
(713) 550-8318

CAREER OBJECTIVES:

A senior management position in a reputable firm offering immediate challenges and opportunities for professional advancement, particularly well qualified to make contributions of such functions as animal model research, nutritional consultation, feed technology, R&D, QC and technical supervision.

KEY PROFESSIONAL ACCOMPLISHMENTS:

- Ten years research experience in basic and practical nutrition studies of man and animals.
- Authored 30 scientific publications and gave 18 formal presentations and lectures at various professional meetings.
- Successfully directed research and nutritional services of a company which provides specialty research animal diets and related technologies.
- Directed products and marketing development thereby increased the net sales by 30% per year at pretax profits of 10% or more.
- Was instrumental in development and marketing of 29 complete new product lines to pet foods and zoo markets.
- Developed and monitored a comprehensive quality assurance program for ingredients, finished products and feed manufacturing processes.
- Using Computone analyses, developed a complete nutritional specification and pricing information of products, premises and ingredients.
- Continuously attended management seminars and workshops to enhance skills and techniques in the business operations.

EDUCATION:

South Dakota State University, Ph.D., Animal Nutrition, 1972-1974, Biochemistry and Physiology minor.

University of Guelph, Ontario, Canada, M.S., Nutrition, 1969-1971, Biochemistry minor.

Malling Agricultural College, Jutland, Denmark, Certificate, Agricultural Education, 1966-1967.

Kon-Kuk University, Seoul, Korea, B.S., Animal Science (with honors), 1960-1966.

PETITIONER'S
EXHIBIT 1

Subparagraphs "a", "b" and "c" are not obtained within sixty (60) days from the date hereof, then this Agreement of Sale shall, at the option of the Buyer, be declared null and void and all deposit money shall be returned immediately to the Buyer.

(a) Procurement by Buyer of approval by the Zoning Commissioner of Baltimore County for the transfer of the existing arcade license to the Buyer for the location known as No. 1738 Merritt Boulevard.

(b) Procurement of Buyer of approval by Anne Arundel County Department of Inspections and Permits for the transfer of the existing arcade license to the Buyer for the location known as 6914 North Ritchie Highway.

(c) Procurement by Buyer of the consent of landlords to the assignment of the leases for 6914 North Ritchie Highway and 1738 Merritt Boulevard under the terms and conditions as set forth in the leases attached hereto as Exhibits #2 and #3.

9. To the extent that Buyer desires to take over existing insurance policies of Seller relating to business and to extent the insurer is agreeable, same shall be prorated to date of settlement.

10. The Buyer agrees to pay the total cost of any use or sales tax assessed by the Comptroller of the Treasury in connection with this sale.

11. Settlement shall be held at the offices of Goodman, Meagher & Enoch, 111 North Charles Street, 7th Floor, Baltimore, Maryland 21201 within two (2) days from the satisfaction of the contingencies referred to in paragraph eight (8); at which time possession of the business shall be delivered to the Buyer on the passing of title and payment of the consideration as herein set forth; time being of essence of the Agreement.

12. Arcade licenses, fees, transferrable licenses, rent and security deposits shall be adjusted and apportioned as of the

date of settlement, and all taxes, general or special, and all other public or governmental charges or public or private assessments against the business, which are or may be payable on an annual basis, are to be adjusted and apportioned as of the date of settlement and are to be assumed and paid thereafter by Buyer, whether or not assessments have been levied as of the date of settlement.

13. This Contract contains the final and entire Agreement between the parties hereto and neither they nor their agents shall be bound by any terms, conditions or representations not herein written.

14. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors, personal representatives and assigns.

15. This Contract of Sale cannot be assigned by the Buyer without the express written consent of Seller.

16. The said Hyang R. Chah joins in the execution of this Contract of Sale for the sole purpose of agreeing to execute the loan documents referred to in paragraph 2(c) and assuming the lease obligations in Paragraph 6.

17. Notwithstanding any other contingency to the contrary contained herein, this Contract of Sale is contingent upon the Buyer, and/or his representative, inspecting within two (2) days from the date hereof the books and records of the Seller for the purpose of ascertaining the income and expenses of the business. In the event the Buyer is dissatisfied with the results of said inspection, Buyer shall have the option to declare this Contract of Sale to be null and void and the Seller covenants to refund the aforesaid deposit to Buyer in its entirety. In the event Buyer fails to give Seller notice in writing within two (2) days from the date hereof of Seller's intent to declare the Contract of Sale null and void, the contingency

CONTINUING EDUCATION AND TRAINING:

- Attended "Management Development Program" offered by Penn State University, October 1977 - February 1978. (Total 40 hours).
- Attended "Dale Carnegie Human Relations Course" presented by Penn Institute, Inc., November 1977 - March 1978. (Total twelve 4 hour sessions).
- Completed "Dale Carnegie Management Seminar" offered by Carnegie Associates, June, 1980. (Total 40 hours instruction in the essentials of the management functions).
- Participated in development of result-oriented corporate management meetings, 1980 - 1982.
- Attended an average of 10 nutrition related meetings, conferences, workshops and seminars per year to update technical and professional knowledge and skills.

HONORS AND SCHOLARSHIPS:

- Received full 4-year scholarships for undergraduate studies and research assistantships for both M.S. and Ph.D. degree programs.
- Received fellowship award from the Foundation of the Danish Government for further education in animal agriculture (1966-1967).
- Selected as a junior scientist in 1973 by American Egg Board Technical Committee of the Poultry Science Association.
- Membership in Sigma Xi.
- Listed in American Men and Women in Science (13th Edition).

OTHER ACTIVITIES:

- Member of the Ad Hoc Committee of the Diet, Nutrition and Cancer Program of NCI.
- Member of NIH Task Group on Management of Chemical Contaminations in Laboratory Animal Diets.
- Member of Local YMCA and Church Choir.

PERSONAL DATA:

Born - May 21, 1942 (Naturalized US Citizen)
Height - 5' 11" Weight - 165 lbs.
Married - 2 children
Health - Excellent
Interests - Gardening, Travel, Tennis

PROFESSIONAL REFERENCES:

Available upon request.

PERSONAL FINANCIAL STATEMENT: (September 1, 1983)

ASSETS	\$	LIABILITIES	\$
Cash on hand & in Bank	5,150.00	Notes Payable to Bank	7,500.00
Savings	38,900.00	Accounts Payable	350.00
Accounts Receivable	13,000.00	Loans Against Real Estate	35,500.00
Stocks & Bonds	20,000.00	Others	0
Cash Value Life Ins.	150,000.00		
Automobiles	9,500.00		
Real Estate	55,000.00		
Other Assets	15,000.00		
TOTAL ASSETS	\$306,550.00	TOTAL LIABILITIES	\$43,350.00
		NET WORTH	\$263,200.00

BUSINESS OWNED:

- EDIGNA'S FOODS RESTAURANT
7371-A Lockport Place
Lorton, VA 22030
(703) 550-8318, 8319
- EDIGNA'S TAILORING & DRY CLEANING
1549 Maryland Ave., N.E.
(Heshinger Mall #B12)
Washington, D.C. 20002

Name & Location of Depository

- Farmers Trust Co. (5% 123) \$1250
Carlisle, PA. Savings (12% 178-4) \$30,700
- Newbold's Loan Co. (2 1/4% 088) Cash \$8,000
Carlisle, PA. Stocks & Bonds \$20,000
- United Va. Bank account # (0143224) \$2,500
Reston, VA

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner
Date: October 7, 1983

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

SUBJECT: Merritt Park Associates
84-102-Spl

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

Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:cav

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

November 3, 1983

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

Re: Item 477 (1983-1984)
Property Owner: Merritt Park Associates
378' from S/W of Holabird Avenue 613' N/W
from centerline of Merritt Blvd.
Area: 0.23 District: 12th

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:

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

Comments were supplied in conjunction with the Zoning Advisory Committee reviews in connection with Items 260 (1981-1982) and 186 (1982-1983).

This office has no further comment in regard to this Item 77 (1983-1984).

Very truly yours,

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

RAM:EAM:FWR:iss

E-SW Key Sheet
10-12 SE 20 & 21 Pos. Sheets
SE 3 F Topo
103 Tax Map

Encls.

84-102-Spl
10/18

July 21, 1982

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

Re: Item #260 (1981-1982)
Property Owner: Philip Hacht, et al
334' S. of Holabird Ave. 613' N/W
from centerline of Merritt Blvd.
Area: 0.23 District: 12th

Dear Mr. Hammond:

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

General:

Baltimore County highway and utility improvements exist and 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 260 (1981-1982).

Very truly yours,

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

RAM:FWR:iss

E-SW Key Sheet
10-12 SE 20 & 21 Pos. Sheets
SE 3 F Topo
103 Tax Map

May 5, 1983

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

Re: Item #186 (1982-1983)
Property Owner: Metropolitan Management Co.
378' S/W from centerline of Holabird Ave.
613' N/W from centerline of Merritt Blvd.
Area: 0.23 District: 12th

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:

Comments were supplied in conjunction with the Zoning Advisory Committee review of this property in connection with Item 260 (1981-1982).

Baltimore County highway and utility improvements exist and 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 186 (1982-1983).

Very truly yours,

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

RAM:FWR:iss

E-SW Key Sheet
10-12 SE 20 & 21 Pos. Sheets
SE 3 F Topo
103 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Date: October 21, 1983

FROM: Ian J. Forrest
Director of Planning and Zoning

SUBJECT: Zoning Variance Items
Meeting - September 20, 1983

The Baltimore County Department of Health has reviewed the following zoning items and does not anticipate any health hazards at this time regarding these items.

- Item # 75 - House of Der, Inc.
- Item # 76 - Gardens of Faith, Inc.
- Item # 77 - Merritt Park Associates

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

LJF/tth

MEMBER #019807
VIRGINIA STATE BAR

ROBERT MICHAEL ABRAMS
ATTORNEY AT LAW
4901 AMERICAN DRIVE #201
ANNANDALE, VIRGINIA 22003

15 September 1983

Mr. Arnold Jablon
Zoning Commissioner of Baltimore County
111 West Chesapeake Avenue #113
Towson, Maryland 21204

RE: Your case no. 83-46-X

Dear Commissioner Jablon:

Earlier today I received a request from your office for a copy of the contract by which my client, Dr. John C. Chah, has become the contract purchaser of "Screen Play," the arcade business which is the subject of the above-styled case. Pursuant to such request, I enclose herewith a copy of that contract.

If there is anything further you need from me, please let me know, and I will provide it. Thank you for the time and attention which your office has rendered to this case.

Sincerely,

Robert Michael Abrams
Robert Michael Abrams

RMA:sif
cc: Dr. John C. Chah
Leonard Grossman, Esq.

KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

Cable KIDDENGP
Telex 877691020 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 321-5500Direct Dial Number
321-5512

DESCRIPTION

0.23 ACRE PARCEL, MERRITT PARK FAMILY AMUSEMENT CENTER, MERRITT PARK SHOPPING CENTER, BALTIMORE COUNTY, MARYLAND.

"This Description is for a Special Exception in a "BL-CT" Zone for a Family Amusement Center"

Beginning at the east corner of the existing building to be used for the family amusement center, said corner being distant S 24° 49' 18" W 378 feet, more or less, from a point on the southwest side of Holabird Avenue, said point being distant N 65° 10' 42" W 613 feet, more or less, from the center line of Merritt Boulevard, running thence binding on outlines of said building, three courses: (1) N 65° 10' 42" W 100 feet, (2) S 24° 49' 18" W 28 feet, and (3) S 65° 10' 42" E 100 feet, thence five courses: (4) S 65° 10' 42" E 25 feet, (5) S 24° 49' 18" W 22 feet, (6) S 65° 10' 42" E 130 feet, (7) N 24° 49' 18" E 50 feet, and (8) N 65° 10' 42" W 155 feet to the place of beginning.

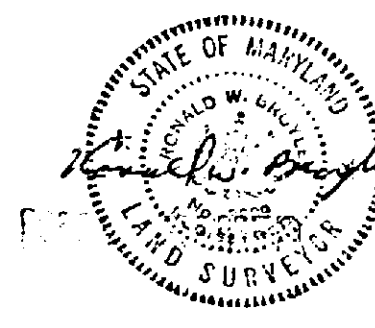
Containing 0.23 of an acre of land.

RWB:rjm

J.O. 1-82063

May 26, 1982

W.O. 31874C



ENGINEERS • PLANNERS • SURVEYORS

PETITION FOR SPECIAL HEARING

12th Election District

ZONING: Petition for Special Hearing

LOCATION: Beginning 378 ft. Southwest of Holabird Avenue, 613 ft. Northwest of the centerline of Merritt Boulevard

DATE & TIME: Tuesday, October 18, 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 Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to Restriction No. 2 in Case No. 83-46-X, to allow a change in the owner/tenant of the subject arcade business

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

Being the property of Merritt Park Associates, 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

WARREN D. KLAUANS Real Estate
2 HARROW COURT
PIKESVILLE, MD 21208
October 18, 1983

RE: Hearing October 18, 1983
Screen Play Arcade/Merritt Park Associates

Dear Mrs. Jung,
As per your request of this date to advise you of the posted rules at Screen Play Arcade, Merritt Park Shopping Center, they are as follows:

- 1- No Smoking
- 2- No food or drink
- 3- No gambling
- 4- No loitering
- 5- No abusive language
- 6- Proper dress required
- 7- No one under 18 allowed during school hours

In addition, the operating hours are posted as required in the zoning order.

Dr. Chah will keep the same rules and regulations.

To protect my financial interest and help Dr. Chah wherever possible, I will be available to help and advise as the need arises.

I sincerely hope you will have the opportunity to visit Screen Play Arcade as well as UFO Landing Arcade in Merritt Manor Shopping Center which I made reference to during the hearing. Mine is an asset to the community, the other quite the opposite.

In that our contract of sale calls for settlement on or before October 28, 1983 your early decision would be greatly appreciated.

Sincerely,
Warren D. Klawans

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

ARNOLD JABLON
ZONING COMMISSIONER

October 13, 1983

Robert Michael Abrams, Esquire
4921 Americana Drive #201
Annandale, Virginia 22003

Re: Petition for Special Hearing
Beginning 378' SW of Holabird Ave., 613' NW of the c/l of Merritt Boulevard
Merritt Park Associates - Petitioners
Case No. 84-102-SPH

Dear Mr. Abrams:
This is to advise you that \$95.25 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 Janney, 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. 122902

DATE 10-18-83 ACCOUNT 1-11-115-000
AMOUNT \$95.25

RECEIVED FROM Cheong C. Chah
FOR: Advertising & Posting Case #84-102-SPH
(Merritt Park Associates)

C 056*****952510 218-A

September 21, 1983

Robert Michael Abrams, Esquire
4921 Americana Drive #201
Annandale, Virginia 22003

NOTICE OF HEARING
Re: Petition for Special Hearing
Beginning 378' SW of Holabird Ave.,
613' NW of the c/l of Merritt Blvd.
Merritt Park Associates - Petitioners
Case No. 84-102-SPH

TIME: 10:15 A.M.
DATE: Tuesday, October 18, 1983
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

cc: Mr. John C. Chah
81 Moongala Drive
Carlisle, Pennsylvania 17013

ARNOLD JABLON
Zoning Commissioner
of Baltimore County

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

No. 121926

DATE 9-23-83 ACCOUNT 2-61-115-020
AMOUNT 107.15

RECEIVED FROM Robert Michael Abrams
FOR: Filing Fee Case # 77-104-102-SPH

B 8037*****1000010 6132F

Plan No. 77
MERRITT PARK ASSOCIATES

Robert Michael Abrams
ATTORNEY AT LAW
4921 AMERICANA DRIVE #201
ANNANDALE, VIRGINIA 22003
8 September 1983

Mr. Arnold Jablon
Zoning Commissioner of Baltimore County
111 West Chesapeake Avenue #113
Towson, Maryland 21204

RE: Your case no. 83-46-X PHILIP MACHT, Ltd

Dear Commissioner Jablon:

I represent Dr. John C. Chah, who is the new contract purchaser of the arcade business which is the subject of the above-styled case.

We have submitted to the Zoning Commission the required petition to amend the present restrictions upon the subject arcade business, in order to allow occupancy by the new owner/tenant. We understand that Dr. Chah must obtain Zoning Commission approval of his occupancy after purchase, and that to petition for a special hearing on that occupancy is the proper vehicle to obtain such approval.

The contract by which Dr. Chah purchased the subject arcade business, known as "Screen Play," was dated 29 August 1983, and contained a provision making the transfer of Screen Play contingent upon the Zoning Commission's approval within sixty (60) days of 29 August 1983, or Friday, 28 October 1983. The purpose of this letter, then, is to request that the Zoning Commission hear Dr. Chah's petition sometime prior to 28 October 1983, so that we might have the Zoning Commission's decision by that date.

We would be most grateful to you for any assistance you might render us in this regard. If there is anything further you need from us, or from any other concerned party, please call upon me at your convenience.

Sincerely,
Robert Michael Abrams

RMA:sif
cc: Dr. John C. Chah
Leonard Grossman, Esq.
Merritt Park Associates

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

ARNOLD JABLON
ZONING COMMISSIONER

October 28, 1983

Robert Michael Abrams, Esquire
4921 Americana Drive #201
Annandale, Virginia 22003

RE: Petition for Special Hearing
Begin. 378' SW of Holabird Ave.,
613' NW of the center line of
Merritt Blvd. - 12th Election
District
Merritt Park Assoc. - Petitioner
NO. 84-102-SPH (Item No. 77)

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

Very truly yours,
JEFF M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc
Attachments

cc: Leonard J. Grossman, Esquire
Goodman, Mesgher & Enoch
7th Floor
111 N. Charles Street
Baltimore, Maryland 21201

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

Robert Michael Abrams, Esquire
4921 Americana Drive #201
Annandale, Virginia 22003

Mr. John C. Chah
81 Moongala Drive
Carlisle, Pennsylvania 17013

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 8th day of September, 1983

ARNOLD JABLON
Zoning Commissioner

Petitioner Merritt Park Associates Received by: Nicholas B. Commodari
Petitioner's Attorney Robt. M. Abrams, Esq. Chairman, Zoning Plans Advisory Committee

34-102-SPH

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 12 Date of Posting 10/2/83

Posted for: Robert Michael Abrams

Petitioner: Merritt Park Associates

Location of property: 378' SW of Holabird Ave., 613' NW of the c/l of Merritt Blvd.

Location of Signs: all on face of building located at 613' NW of Merritt Blvd. entrance

Remarks:

Posted by: Alan J. Hession Date of return: 10/2/83

Number of Signs: 2

12th Election District
ZONING Petition for Special Hearing

LOCATION: Beginning 378' SW of Holabird Avenue, 613' NW of the center line of Merritt Boulevard

DATE & TIME: Tuesday, October 18, 1983 at 10:15 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 West 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 on the petition for Special Hearing under Section 5017 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commission should approve an amendment of Restriction No. 2 in Case No. 83-46-X, to allow a change in the owner/tenant of the subject arcade business.

All that parcel of land in the Twelfth District of Baltimore County, beginning at the east corner of the existing building to be used for the family amusement center, and coming along distant 324' 49" W 378' feet, more or less, from a point on the southeast side of Holabird Avenue, said point being distant N 62° 10' 42" W 613' feet, more or less, from the center line of Merritt Boulevard, running thence bearing on the line of said building, three courses: (1) N 62° 10' 42" E 100 feet, (2) S 24° 49' 18" E 100 feet, (3) S 62° 10' 42" E 100 feet, and (4) S 62° 10' 42" E 25 feet, to the place of beginning.

Containing 0.23 of an acre of land, being the property of Merritt Park Associates, 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 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 and made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

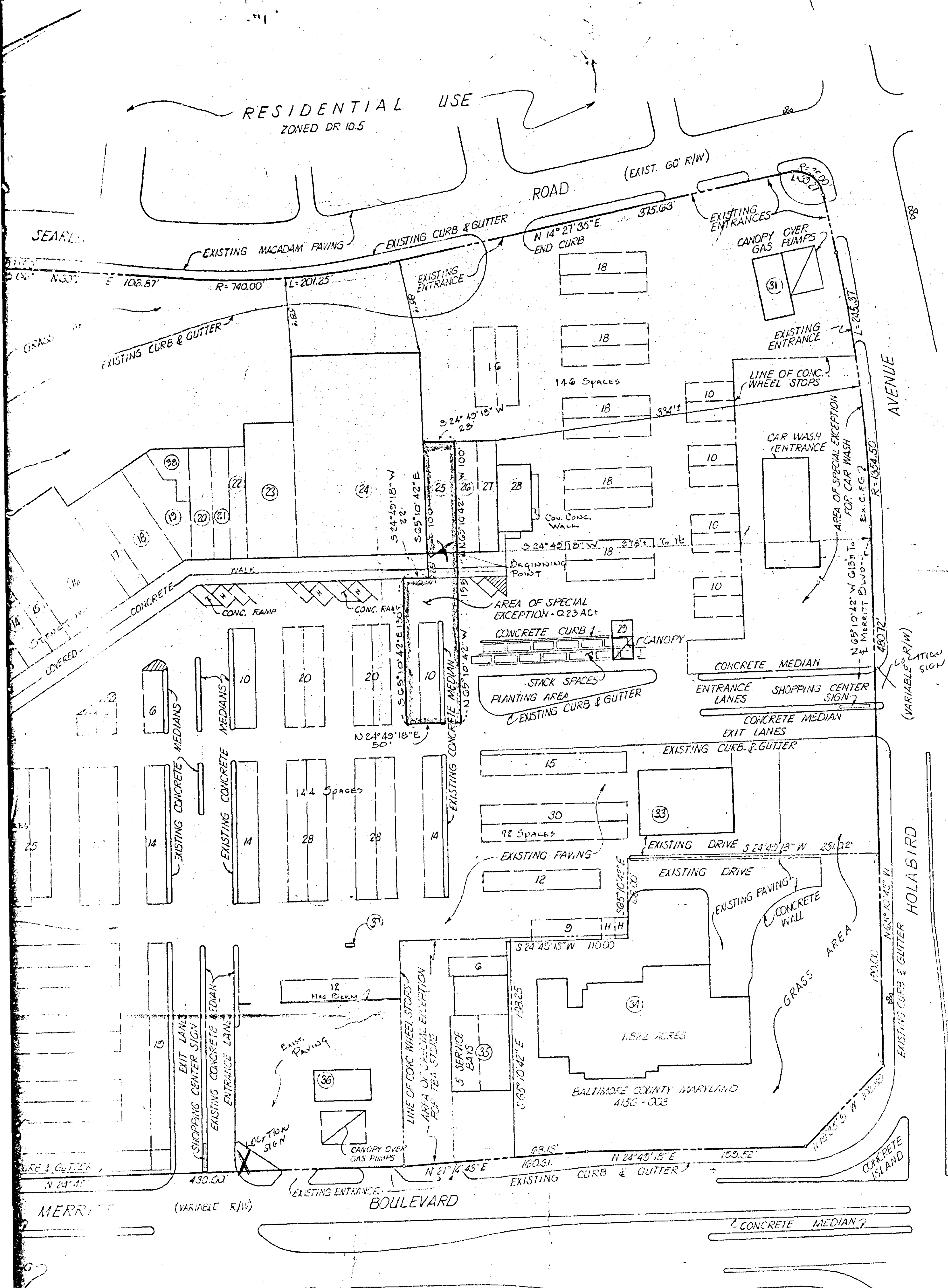
TOWSON, MD., September 29, 1983.

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 one time before the 18th day of October, 1983, the publication appearing on the 29th day of September, 1983.

THE JEFFERSONIAN,
L. Frank Strickland
Manager.

Cost of Advertisement, \$24.25

RESIDENTIAL USE
ZONED DR 10.5



GENERAL NOTES

1. AREA OF PROPERTY 19.27 ACRES
2. EXISTING ZONING OF PROPERTY "BL CT"
3. EXISTING USE OF PROPERTY "NEIGHBORHOOD SHOPPING CENTER"
4. PROPOSED ZONING OF PROPERTY "BL-CT" & "BL-CT" WITH SPECIAL EXCEPTION FOR FAMILY ARCADE
5. AREA OF SPECIAL EXCEPTION 0.23 ACRES
6. PARKING REQUIREMENTS - SEE TABLE
7. TOTAL NUMBER OF SPACES REQUIRED 722.2 SPACES 723
8. TOTAL NUMBER OF SPACES EXISTING 824 SPACES
9. SITE IS LOCATED IN THE PATAPSCO RIVER DRAINAGE AREA
10. ALL UTILITIES EXISTING WITHIN THE SITE AND CONNECT TO EXISTING COUNTY UTILITIES

COMMERCIAL USE
ZONED BL

POOL USE
ZONED DR 10.5

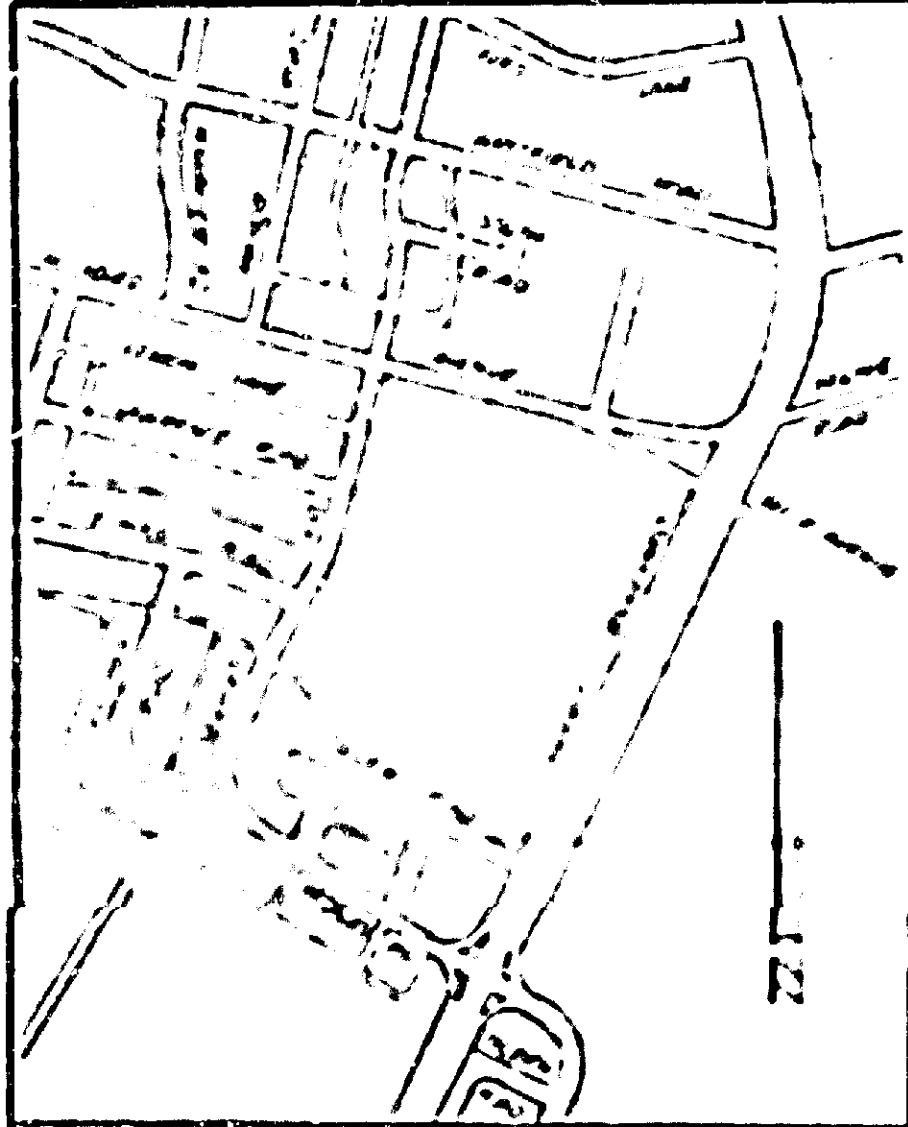
PARKING TABULATION (CONT)

NO.	OCCUPANCY	USE	SQ. FT.	PARK. RATIO	PARK. REQD.
20	CARD SHOP	RETAIL	2,000	1/200	10.0
21	HOLABIRD UNIFORMS	RETAIL	10,500	1/200	52.5
22	BLAZER LOANS	OFFICE	10,500	1/300	35.0
23	SARDI HAIR STYLES	BEAUTY SHOP	5,040	1/300	16.8
24	H.L. GREEN	RETAIL	2,400	1/200	12.0
25	FAMILY ARCADE	AMUSEMENT CENTER	2,800	1/300	9.3
26	H.F.C. FINANCE CO.	OFFICE	2,000	1/300	6.7
27	BALTO. CO. SAVINGS & LOAN	OFFICE	1,765	1/300	5.9
28	LORD BALTO. WASH'N DRY	SELF SERVICE LAUNDRY	18,100	1/300	60.3
29	UNION TRUST CO. DRIVE IN BANK	BANK	178	1/300	0.6
30	MERRITT PARK CAR WASH	CAR WASH	4,400	1/300	14.7
31	BIG RED SERVICE STATION	SERVICE STATION	1,610	1/300	5.4
32	WESTERN AUTO SERVICE GARAGE	SERVICE GARAGE	2,040	1/300	6.8
33	METROPOLITAN LIFE	OFFICE	3,160	1/300	10.5
34	BALTO COUNTY PUBLIC LIBRARY*	LIBRARY	15,630	1/300	52.1
35	GENERAL TIRE STORE	RETAIL & SERVICE GAR	4,438	1/300	14.8
36	SHELL SERVICE STATION	SERVICE STATION	1,508	1/300	5.0
37	PHOTO HUT DRIVE-IN	RETAIL	48	1/200	0.2
38	MADISON VENDING CO.	OFFICE	1,737	1/300	5.8

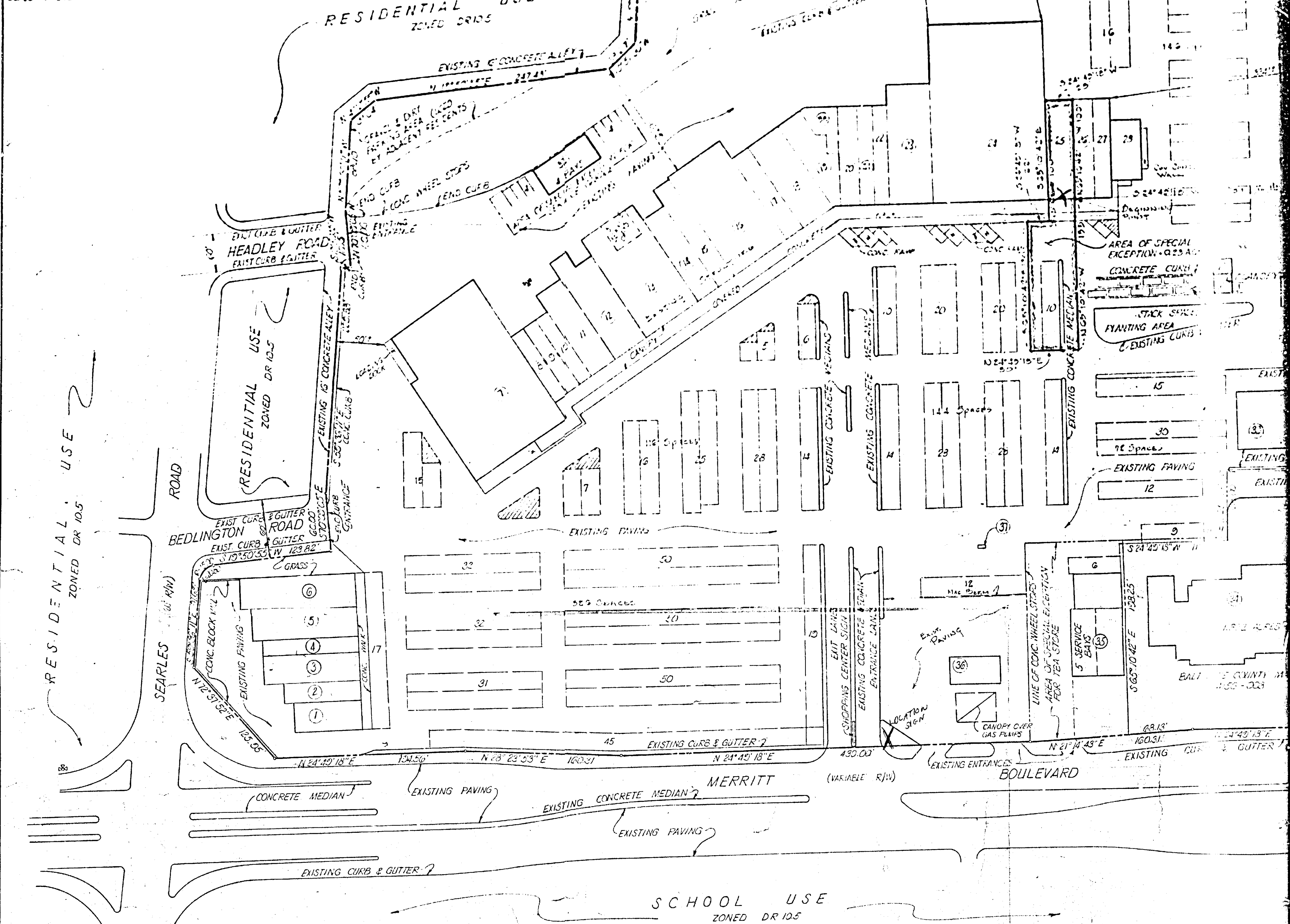
* LIBRARY PARCEL ORIGINALLY PART OF SHOPPING CENTER - PARKING FOR LIBRARY WITHIN SHOPPING CENTER.

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION
AT
MERRITT PARK SHOPPING CENTER
MERRITT BOULEVARD AND HOLABIRD AVENUE
12TH ELECTION DISTRICT BALTIMORE COUNTY, MD.
SCALE 1"=50' JUNE 4, 1982

Item #260



LOCATION PLAN
SCALE 1:500



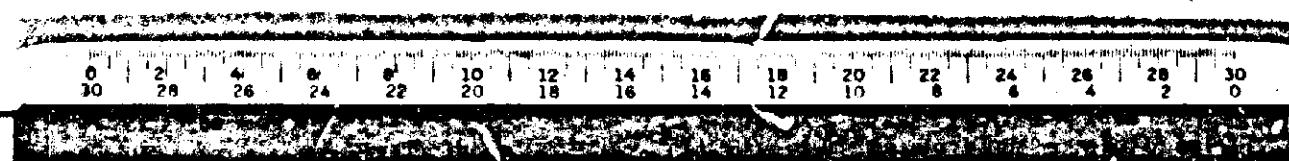
PARKING TABULATION				
OCCUPANCY	USE	SQ. FT.	PARK. RATIO	PARK. REQD.
1. RADIO SHACK	RETAIL	2190	1/2000	10.7
2. PT. WELCH, STATE SENATOR HQ	OFFICE	1580	1/3000	5.3
3. UNITED OPTICAL CO.	RETAIL	2900	1/2000	14.5
4. MANN & BLAIR, ATTORNEYS	OFFICE	1400	1/3000	4.7
5. JO-ANN FABRICS	RETAIL	3885	1/2000	19.4
6. S. HIKEN, TUXEDO SHOP	RETAIL	4235	1/2000	21.2
7. FOOD-A-RAMA	RETAIL	20380	1/2000	101.8
8. FODIATRIST	MEDICAL OFFICE	1720	1/3000	5.7
9. BOOK STORE	RETAIL	1200	1/2000	6.0
10. PIZZA / SANDWICH SHOP	CARRY-OUT	1200	1/2000	6.0
11. UNION TRUST CO.	BANK	3000	1/3000	10.0
12. JADE EAST RESTAURANT	RESTAURANT	4500	1/500	90.0
13. WESTERN AUTO.	RETAIL	7920	1/2000	39.6
14. SAVINGS BANK OF BALTIMORE	BANK	2300	1/3000	7.7
15. SHERWIN WILLIAMS PAINT	RETAIL	2400	1/2000	12.0
16. RITE AID	RETAIL	9028	1/2000	45.1
17. JEWELERS	RETAIL	2000	1/2000	10.0
18. PICK-N-PAY SHOES	RETAIL	3800	1/2000	19.0
19. H&R BLOCK	OFFICE	1300	1/3000	4.3

PARKING TABULATION (CONT)				
OCCUPANCY	USE	SQ. FT.	PARK. RATIO	PARK. REQD.
20. CARD SHOP	RETAIL	2000	1/2000	10.0
21. HOVABIRD UNIFORMS	RETAIL	1050	1/2000	5.3
22. BLAZER LOANS	OFFICE	1050	1/3000	3.5
23. SARDI HAIR STYLES	BEAUTY SHOP	5040	1/3000	16.8
24. H.L. GREEN	RETAIL	2400	1/2000	12.0
25. FAMILY ARCADE	AMUSEMENT CENTER	2800	1/3000	9.3
26. H.F.C. FINANCE CO.	OFFICE	2800	1/3000	9.3
27. BALTO. CO. SAVINGS & LOAN	OFFICE	1765	1/3000	5.9
28. LORD BALTO. WASH'N DRY	SELF SERVICE LAUNDRY	1800	1/3000	9.0
29. UNION TRUST CO. DRIVE IN BANK	BANK	178	1/3000	0.6
30. MERRITT PARK CAR WASH	CAR WASH	1400	1/3000	11.7
31. BIG RED SERVICE STATION	SERVICE STATION	1600	1/3000	5.4
32. WESTERN AUTO SERVICE GARAGE	SERVICE GARAGE	2040	1/3000	6.8
33. METROPOLITAN LIFE	OFFICE	5160	1/3000	17.2
34. BALTO COUNTY PUBLIC LIBRARY	LIBRARY	17630	1/3000	58.8
35. GENERAL TIRE STORE	RETAIL & SERVICE GAR	4438	1/3000	14.8
36. SHELL SERVICE STATION	SERVICE STATION	1508	1/3000	5.0
37. FOTO HUT DRIVE-IN	RETAIL	48	1/2000	0.2
38. MADISON VENDING CO.	OFFICE	1751	1/3000	5.8

* LIBRARY PARCEL ORIGINALLY PART OF SHOPPING CENTER - PARKING FOR LIBRARY WITHIN SHOPPING CENTER.

KIDDE CONSULTANTS, INC.

CONSULTING ENGINEERS
BALTIMORE, MARYLAND



ORDER RECEIVED FOR FILING

DATE Settled 25-11-83
BY May Conroy
Deputy Zoning Commissioner

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts to amend Restriction 2, Case No. 83-46-X, to allow a change in the owner/tenant of the arcade business, would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 25th day of October, 1983, that to amend Restriction 2, Case No. 83-46-X, to allow a change in the owner/tenant of the arcade business, as requested in the herein Petition for Special Hearing, is GRANTED, from and after the date of this Order, subject, however, to the following:

- The use as an arcade shall cease upon termination or expiration of the lease between the owner and John C. Chah, lessee, and shall not be leased or subleased to another person, partnership, or corporation without a public hearing to extend the special exception to a new tenant.
- The lessee shall spend a minimum of two hours once every three weeks on the premises.
- The following rules shall be posted and enforced:
 - No smoking
 - No food or drink
 - No gambling
 - No loitering
 - No abusive language
 - Proper dress required

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

contained in this paragraph shall lapse and shall be of no further force and effect.

WITNESS the hands and seals of the Seller and the hands and seals of the Buyer the day and year first above written.

WITNESS:

Warren D. Klawans

Warren D. Klawans (SEAL)
Warren D. Klawans, Seller

SCREEN PLAY, INC.

BY: Warren D. Klawans
Warren D. Klawans, President
Seller

John C. Chah (SEAL)
John C. Chah, Buyer

Hyang R. Chah (SEAL)
Hyang R. Chah, Guarantor

least ten (10) days before Buyer takes possession of the business or makes any payment in whole or in part for it, whichever happens first, it shall give notice of the transfer personally or by certified mail to all persons shown on the list of creditors furnished by Seller and to all other persons who are known to Buyer to hold or assert claims against Seller. Any creditors claim shall be paid out of the Seller's proceeds at time of settlement unless contested.

5. Except as to the obligations referred to in paragraph 6, Buyer does not hereby assume or agree to assume, and shall not acquire, take over, or be responsible for any liabilities or obligations of Seller presently in existence or which may arise subsequent to the date of this Agreement, except as expressly provided herein. The parties intend for Buyer to acquire ownership of the business free and clear of all claims, liens or encumbrances.

6. Buyer and Hyang R. Chah, his wife, covenant and agree to assume the terms, conditions and obligations contained in the leases on the premises known as 6914 North Ritchie Highway (Exhibit #2) and 1738 Merritt Boulevard (Exhibit #3). Buyer further covenants and agrees to assume the terms and conditions on two (2) leases for burglar alarm systems installed at the leased premises.

7. At the time of settlement, upon payment of Buyer to Seller of the portion of the purchase price then due, and execution of the loan documents by Buyer, Seller shall deliver to Buyer for the proper transfer to Buyer of all of the assets of the above described business, free of all encumbrances and containing the usual warranties and affidavits of title.

8. Notwithstanding anything contained to the contrary this Agreement of Sale is contingent upon the following described items: In the event any of the following described items in

-4-

CURRICULUM VITAE

Dr. John C. Chah

RESIDENCE: 81 Moongale Drive
Carlisle, PA 17013
(717) 243-7379

OFFICE: Edigma's Foods
7371-A Lockport Place
Lorton, VA 22030
Gardner, PA 17324
(717) 677-6871
(713) 550-8318

CAREER OBJECTIVES:

A senior management position in a reputable firm offering immediate challenges and opportunities for professional advancement, particularly well qualified to make contributions of such functions as animal model research, nutritional consultation, feed technology, R&D, QC and technical supervision.

KEY PROFESSIONAL ACCOMPLISHMENTS:

- Ten years research experience in basic and practical nutrition studies of man and animals.
- Authored 30 scientific publications and gave 18 formal presentations and lectures at various professional meetings.
- Successfully directed research and nutritional services of a company which provides specialty research animal diets and related technologies.
- Directed products and marketing development thereby increased the net sales by 30% per year at pretax profits of 10% or more.
- Was instrumental in development and marketing of 29 complete new product lines to pet foods and zoo markets.
- Developed and monitored a comprehensive quality assurance program for ingredients, finished products and feed manufacturing processes.
- Using Computone analyses, developed a complete nutritional specification and pricing information of products, premises and ingredients.
- Continuously attended management seminars and workshops to enhance skills and techniques in the business operations.

EDUCATION:

South Dakota State University, Ph.D., Animal Nutrition, 1972-1974, Biochemistry and Physiology minor.

University of Guelph, Ontario, Canada, M.S., Nutrition, 1969-1971, Biochemistry minor.

Malling Agricultural College, Jutland, Denmark, Certificate, Agricultural Education, 1966-1967.

Kon-Kuk University, Seoul, Korea, B.S., Animal Science (with honors), 1960-1966.

PETITIONER'S
EXHIBIT 1

Subparagraphs "a", "b" and "c" are not obtained within sixty (60) days from the date hereof, then this Agreement of Sale shall, at the option of the Buyer, be declared null and void and all deposit money shall be returned immediately to the Buyer.

(a) Procurement by Buyer of approval by the Zoning Commissioner of Baltimore County for the transfer of the existing arcade license to the Buyer for the location known as No. 1738 Merritt Boulevard.

(b) Procurement of Buyer of approval by Anne Arundel County Department of Inspections and Permits for the transfer of the existing arcade license to the Buyer for the location known as 6914 North Ritchie Highway.

(c) Procurement by Buyer of the consent of landlords to the assignment of the leases for 6914 North Ritchie Highway and 1738 Merritt Boulevard under the terms and conditions as set forth in the leases attached hereto as Exhibits #2 and 3.

9. To the extent that Buyer desires to take over existing insurance policies of Seller relating to business and to extent the insurer is agreeable, same shall be prorated to date of settlement.

10. The Buyer agrees to pay the total cost of any use or sales tax assessed by the Comptroller of the Treasury in connection with this sale.

11. Settlement shall be held at the offices of Goodman, Meagher & Enoch, 111 North Charles Street, 7th Floor, Baltimore, Maryland 21201 within two (2) days from the satisfaction of the contingencies referred to in paragraph eight (8); at which time possession of the business shall be delivered to the Buyer on the passing of title and payment of the consideration as herein set forth; time being of essence of the Agreement.

12. Arcade licenses, fees, transferrable licenses, rent and security deposits shall be adjusted and apportioned as of the

-5-

CONTINUING EDUCATION AND TRAINING:

- Attended "Management Development Program" offered by Penn State University, October 1977 - February 1978. (Total 40 hours).
- Attended "Dale Carnegie Human Relations Course" presented by Penn Institute, Inc., November 1977 - March 1978. (Total twelve 4 hour sessions).
- Completed "Dale Carnegie Management Seminar" offered by Carnegie Associates, June, 1980. (Total 40 hours instruction in the essentials of the management functions).
- Participated in development of result-oriented corporate management meetings, 1980 - 1982.
- Attended an average of 10 nutrition related meetings, conferences, workshops and seminars per year to update technical and professional knowledge and skills.

HONORS AND SCHOLARSHIPS:

Received full 4-year scholarships for undergraduate studies and research assistantships for both M.S. and Ph.D. degree programs.

Received fellowship award from the Foundation of the Danish Government for further education in animal agriculture (1966-1967).

Selected as a junior scientist in 1973 by American Egg Board Technical Committee of the Poultry Science Association.

Membership in Sigma Xi.

Listed in American Men and Women in Science (13th Edition).

OTHER ACTIVITIES:

Member of the Ad Hoc Committee of the Diet, Nutrition and Cancer Program of NCI.

Member of NIH Task Group on Management of Chemical Contaminations in Laboratory Animal Diets.

Member of Local YMCA and Church Choir.

PERSONAL DATA:

Born - May 21, 1942 (Naturalized US Citizen)
Height - 5' 11" Weight - 165 lbs.
Married - 2 children
Health - Excellent
Interests - Gardening, Travel, Tennis

PROFESSIONAL REFERENCES:

Available upon request.

date of settlement, and all taxes, general or special, and all other public or governmental charges or public or private assessments against the business, which are or may be payable on an annual basis, are to be adjusted and apportioned as of the date of settlement and are to be assumed and paid thereafter by Buyer, whether or not assessments have been levied as of the date of settlement.

13. This Contract contains the final and entire Agreement between the parties hereto and neither they nor their agents shall be bound by any terms, conditions or representations not herein written.

14. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors, personal representatives and assigns.

15. This Contract of Sale cannot be assigned by the Buyer without the express written consent of Seller.

16. The said Hyang R. Chah joins in the execution of this Contract of Sale for the sole purpose of agreeing to execute the loan documents referred to in paragraph 2(c) and assuming the lease obligations in Paragraph 6.

17. Notwithstanding any other contingency to the contrary contained herein, this Contract of Sale is contingent upon the Buyer, and/or his representative, inspecting within two (2) days from the date hereof the books and records of the Seller for the purpose of ascertaining the income and expenses of the business. In the event the Buyer is dissatisfied with the results of said inspection, Buyer shall have the option to declare this Contract of Sale to be null and void and the Seller covenants to refund the aforesaid deposit to Buyer in its entirety. In the event Buyer fails to give Seller notice in writing within two (2) days from the date hereof of Seller's intent to declare the Contract of Sale null and void, the contingency

-6-

PERSONAL FINANCIAL STATEMENT: (September 1, 1983)

ASSETS		LIABILITIES	
Cash on hand & in Bank	5,150.00	Notes Payable to Bank	7,500.00
Savings	38,900.00	Accounts Payable	350.00
Accounts Receivable	13,000.00	Loans Against Real Estate	35,500.00
Stocks & Bonds	20,000.00	Others	0
Cash Value Life Ins.	150,000.00		
Automobiles	9,500.00		
Real Estate	55,000.00		
Other Assets	15,000.00		
TOTAL ASSETS	\$306,550.00	TOTAL LIABILITIES	\$43,350.00
NET WORTH		\$263,200.00	

BUSINESS OWNED:

- EDIGNA'S FOODS RESTAURANT
7371-A Lockport Place
Lorton, VA 22030
(703) 550-8318, 8319
- EDIGNA'S TAILORING & DRY CLEANING
1549 Maryland Ave., N.E.
(Heshinger Mall #B12)
Washington, D.C. 20002

Name & Location of Depository

- Farmers Trust Co. (5% 123) \$1250
Carlisle, PA. Savings (12 1/2% 178-1/2) \$30,700
- Newbold's Loan Co. (2 1/2% 088) Cash \$8,000
Carlisle, PA. Stocks & Bonds \$20,000
- United Va. Bank account # (0143224) \$2,500
Reston, VA

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner
Date: October 7, 1983

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

SUBJECT: Merritt Park Associates
84-102-Spl

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

Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:cav

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

November 3, 1983

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

Re: Item 477 (1983-1984)
Property Owner: Merritt Park Associates
378' from S/W of Holabird Avenue 613' N/W
from centerline of Merritt Blvd.
Area: 0.23 District: 12th

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:

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

Comments were supplied in conjunction with the Zoning Advisory Committee reviews in connection with Items 260 (1981-1982) and 186 (1982-1983).

This office has no further comment in regard to this Item 77 (1983-1984).

Very truly yours,

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

RAM:EAM:FWR:iss

E-SW Key Sheet
10-12 SE 20 & 21 Pos. Sheets
SE 3 F Topo
103 Tax Map

Encls.

84-102-Spl
10/18

July 21, 1982

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

Re: Item #260 (1981-1982)
Property Owner: Philip Hacht, et al
334' S. of Holabird Ave. 613' N/W
from centerline of Merritt Blvd.
Area: 0.23 District: 12th

Dear Mr. Hammond:

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

General:

Baltimore County highway and utility improvements exist and 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 260 (1981-1982).

Very truly yours,

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

RAM:FWR:iss

E-SW Key Sheet
10-12 SE 20 & 21 Pos. Sheets
SE 3 F Topo
103 Tax Map

May 5, 1983

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

Re: Item #186 (1982-1983)
Property Owner: Metropolitan Management Co.
378' S/W from centerline of Holabird Ave.
613' N/W from centerline of Merritt Blvd.
Area: 0.23 District: 12th

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:

Comments were supplied in conjunction with the Zoning Advisory Committee review of this property in connection with Item 260 (1981-1982).

Baltimore County highway and utility improvements exist and 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 186 (1982-1983).

Very truly yours,

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

RAM:FWR:iss

E-SW Key Sheet
10-12 SE 20 & 21 Pos. Sheets
SE 3 F Topo
103 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Date: October 21, 1983

FROM: Ian J. Forrest
Director of Planning and Zoning

SUBJECT: Zoning Variance Items
Meeting - September 20, 1983

The Baltimore County Department of Health has reviewed the following zoning items and does not anticipate any health hazards at this time regarding these items.

- Item # 75 - House of Der, Inc.
- Item # 76 - Gardens of Faith, Inc.
- Item # 77 - Merritt Park Associates

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

LJF/tth

83-2098
Abc

ROBERT MICHAEL ABRAMS
ATTORNEY AT LAW
4901 AMERICAN DRIVE #201
ANNANDALE, VIRGINIA 22003

15 September 1983

Mr. Arnold Jablon
Zoning Commissioner of Baltimore County
111 West Chesapeake Avenue #113
Towson, Maryland 21204

RE: Your case no. 83-46-X

Dear Commissioner Jablon:

Earlier today I received a request from your office for a copy of the contract by which my client, Dr. John C. Chah, has become the contract purchaser of "Screen Play," the arcade business which is the subject of the above-styled case. Pursuant to such request, I enclose herewith a copy of that contract.

If there is anything further you need from me, please let me know, and I will provide it. Thank you for the time and attention which your office has rendered to this case.

Sincerely,

Robert Michael Abrams
Robert Michael Abrams

RMA:sif
cc: Dr. John C. Chah
Leonard Grossman, Esq.

KIDDE CONSULTANTS, INC.

Subsidiary of Kide, Inc.

Cable KIDDENGP
Telex 877691020 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 321-5500Direct Dial Number
321-5512

DESCRIPTION

0.23 ACRE PARCEL, MERRITT PARK FAMILY AMUSEMENT CENTER, MERRITT PARK SHOPPING CENTER, BALTIMORE COUNTY, MARYLAND.

"This Description is for a Special Exception in a "BL-CT" Zone for a Family Amusement Center"

Beginning at the east corner of the existing building to be used for the family amusement center, said corner being distant S 24° 49' 18" W 378 feet, more or less, from a point on the southwest side of Holabird Avenue, said point being distant N 65° 10' 42" W 613 feet, more or less, from the center line of Merritt Boulevard, running thence binding on outlines of said building, three courses: (1) N 65° 10' 42" W 100 feet, (2) S 24° 49' 18" W 28 feet, and (3) S 65° 10' 42" E 100 feet, thence five courses: (4) S 65° 10' 42" E 25 feet, (5) S 24° 49' 18" W 22 feet, (6) S 65° 10' 42" E 130 feet, (7) N 24° 49' 18" E 50 feet, and (8) N 65° 10' 42" W 155 feet to the place of beginning.

Containing 0.23 of an acre of land.

RWB:rjm

J.O. 1-82063

May 26, 1982

W.O. 31874C



ENGINEERS • PLANNERS • SURVEYORS

PETITION FOR SPECIAL HEARING

12th Election District

ZONING: Petition for Special Hearing

LOCATION: Beginning 378 ft. Southwest of Holabird Avenue, 613 ft. Northwest of the centerline of Merritt Boulevard

DATE & TIME: Tuesday, October 18, 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:

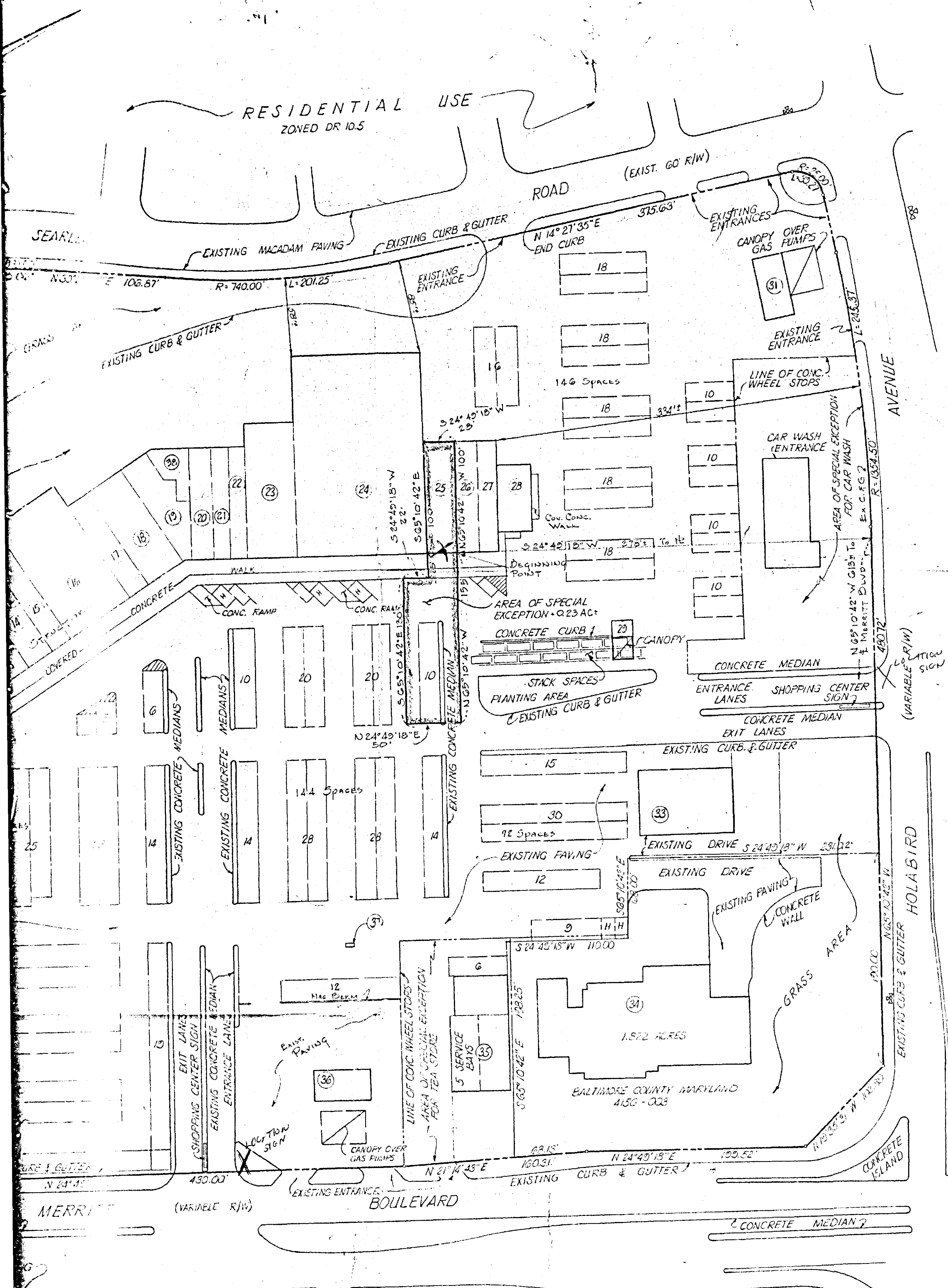
Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to Restriction No. 2 in Case No. 83-46-X, to allow a change in the owner/tenant of the subject arcade business

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

Being the property of Merritt Park Associates, 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



GENERAL NOTES

1. AREA OF PROPERTY 19.27 ACRES
2. EXISTING ZONING OF PROPERTY "BL CT"
3. EXISTING USE OF PROPERTY "NEIGHBORHOOD SHOPPING CENTER"
4. PROPOSED ZONING OF PROPERTY "BL-CT" & "BL-CT" WITH SPECIAL EXCEPTION FOR FAMILY ARCADE
5. AREA OF SPECIAL EXCEPTION 0.23 ACRES
6. PARKING REQUIREMENTS - SEE TABLE
7. TOTAL NUMBER OF SPACES REQUIRED 722.2 SPACES 723
8. TOTAL NUMBER OF SPACES EXISTING 824 SPACES
9. SITE IS LOCATED IN THE PATAPSCO RIVER DRAINAGE AREA
10. ALL UTILITIES EXISTING WITHIN THE SITE AND CONNECT TO EXISTING COUNTY UTILITIES

COMMERCIAL USE
ZONED BL

POOL USE
ZONED DR 10.5

PARKING TABULATION (CONT)

NO.	OCCUPANCY	USE	SQ. FT.	PARK. RATIO	PARK. REQD.
20	CARD SHOP	RETAIL	2,000	1/200	10.0
21	HOLABIRD UNIFORMS	RETAIL	10,500	1/200	52.5
22	BLAZER LOANS	OFFICE	10,500	1/300	35.0
23	SARDI HAIR STYLES	BEAUTY SHOP	5,040	1/300	16.8
24	H.L. GREEN	RETAIL	2,400	1/200	12.0
25	FAMILY ARCADE	AMUSEMENT CENTER	2,800	1/300	9.3
26	H.F.C. FINANCE CO.	OFFICE	2,000	1/300	6.7
27	BALTO. CO. SAVINGS & LOAN	OFFICE	1,700	1/300	5.7
28	LORD BALTO. WASH'N DRY	SELF SERVICE LAUNDRY	18,100	1/300	60.3
29	UNION TRUST CO. DRIVE IN BANK	BANK	178	1/300	0.6
30	MERRITT PARK CAR WASH	CAR WASH	4,400	1/300	14.7
31	BIG RED SERVICE STATION	SERVICE STATION	1,610	1/300	5.4
32	WESTERN AUTO SERVICE GARAGE	SERVICE GARAGE	2,040	1/300	6.8
33	METROPOLITAN LIFE	OFFICE	3,160	1/300	10.5
34	BALTO. COUNTY PUBLIC LIBRARY*	LIBRARY	15,630	1/300	52.1
35	GENERAL TIRE STORE	RETAIL & SERVICE GAR.	4,438	1/300	14.8
36	SHELL SERVICE STATION	SERVICE STATION	1,508	1/300	5.0
37	FOOT HUT DRIVE-IN	RETAIL	48	1/200	0.2
38	MADISON VENDING CO.	OFFICE	1,737	1/300	5.8

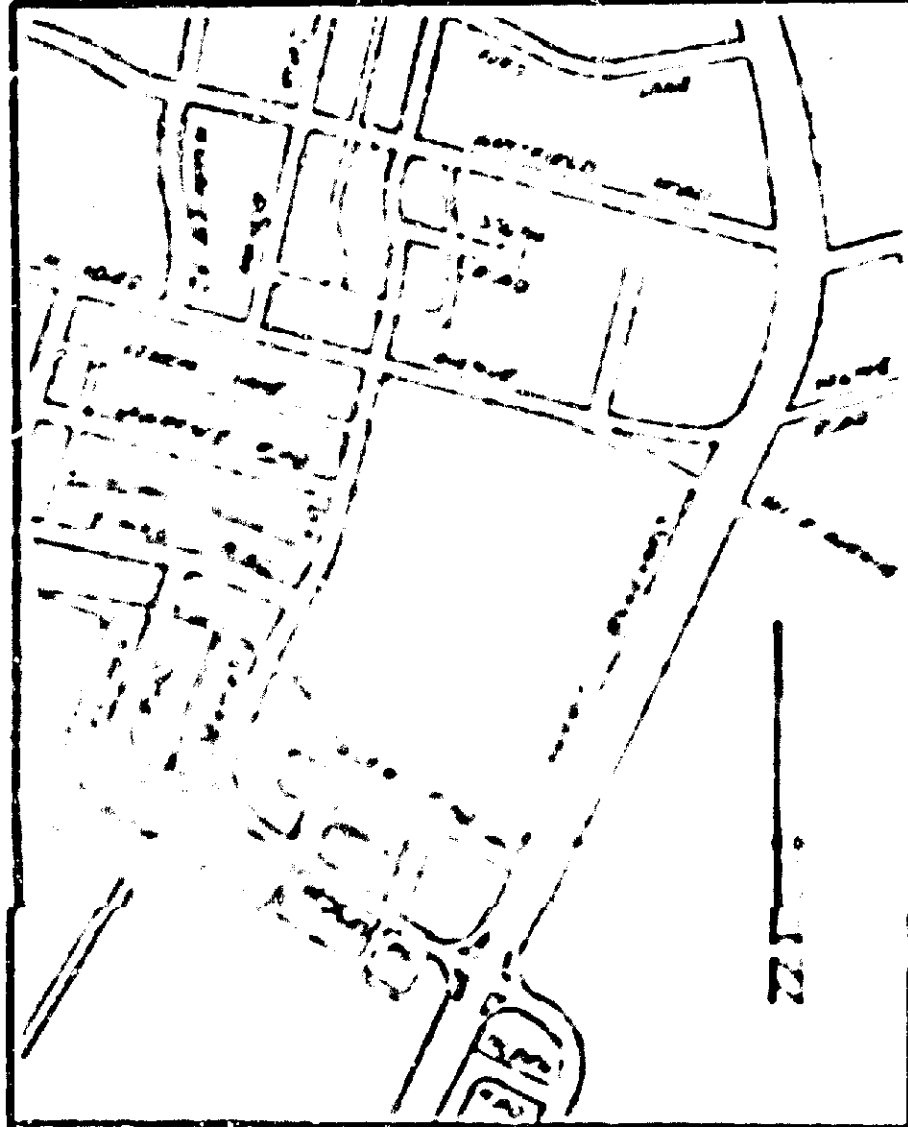
* LIBRARY PARCEL ORIGINALLY PART OF SHOPPING CENTER - PARKING FOR LIBRARY WITHIN SHOPPING CENTER.

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION
AT

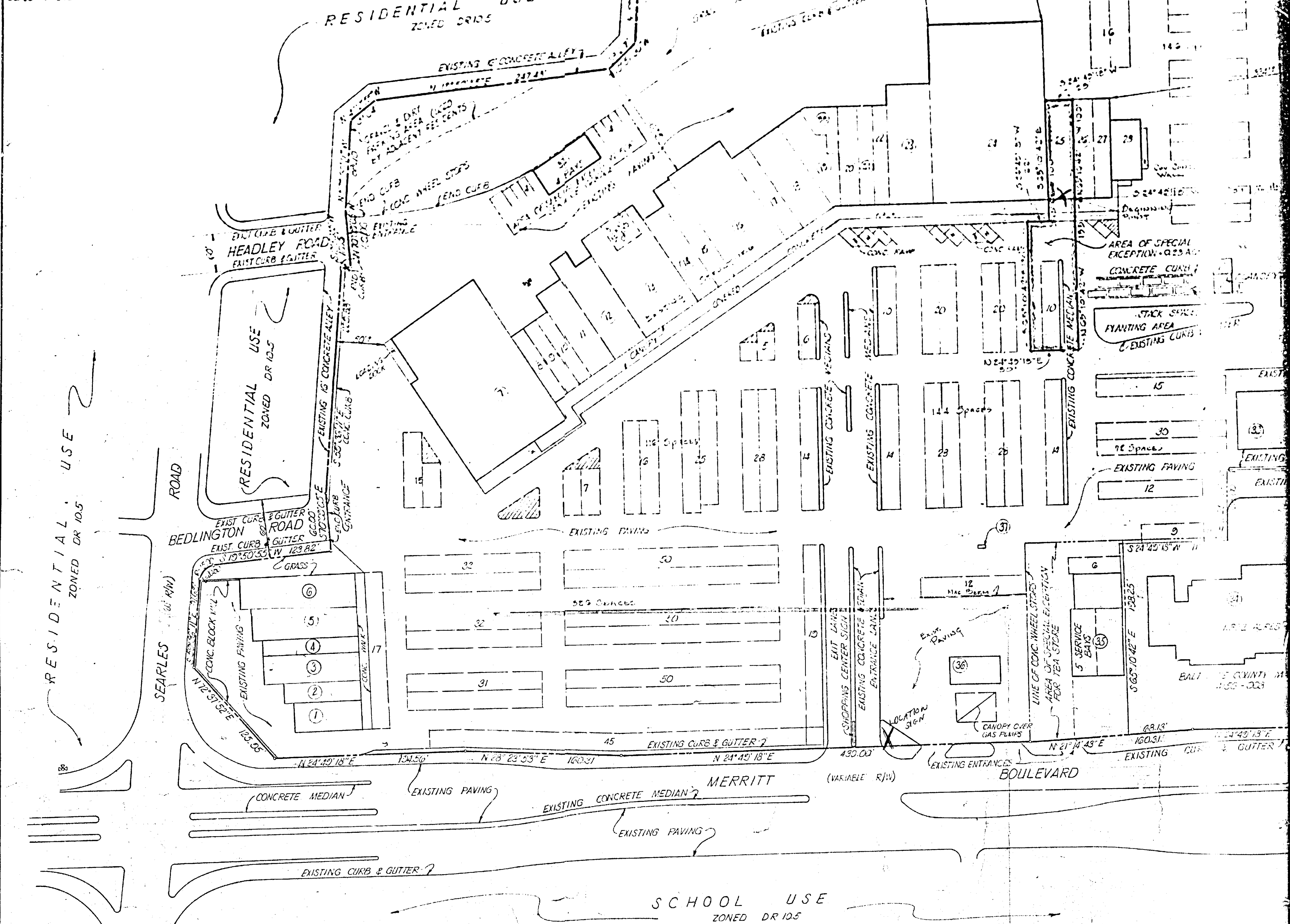
MERRITT PARK SHOPPING CENTER
MERRITT BOULEVARD AND HOLABIRD AVENUE

Item #260

12TH ELECTION DISTRICT BALTIMORE COUNTY, MD.
SCALE 1"=50' JUNE 4, 1982



LOCATION PLAN
SCALE 1:500

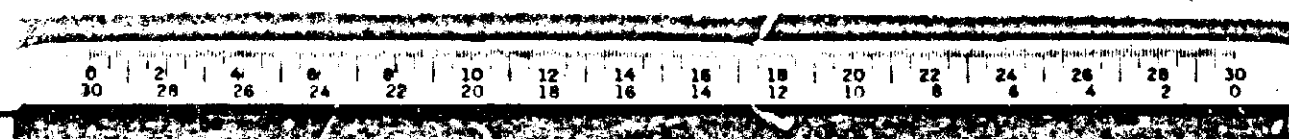


PARKING TABULATION					PARKING TABULATION (CONT)				
OCCUPANCY	USE	SQ. FT.	PARK. RATIO	PARK. REQD.	OCCUPANCY	USE	SQ. FT.	PARK. RATIO	PARK. REQD.
1. RADIO SHACK	RETAIL	2130	1/200 ^a	10.7	20. CARD SHOP	RETAIL	2000	1/200 ^a	10.0
2. PT. WELCH, STATE SENATOR HQ	OFFICE	1530	1/300	5.1	21. HOVABIRD UNIFORMS	RETAIL	1050	1/200	5.3
3. UNITED OPTICAL CO.	RETAIL	2900	1/200	14.5	22. BLAZER LOANS	OFFICE	1050	1/300	5.3
4. MANN & BLAIR, ATTORNEYS	OFFICE	1400	1/300	4.7	23. SARDI HAIR STYLES	BEAUTY SHOP	5040	1/300	16.8
5. JO-ANN FABRICS	RETAIL	3885	1/200	19.4	24. H.L. GREEN	RETAIL	2400	1/200	12.0
6. S. HIKEN TUXEDO SHOP	RETAIL	4235	1/200	21.2	25. FAMILY ARCADE	AMUSEMENT CENTER	2800	1/300	9.3
7. FOOD-A-RAMA	RETAIL	20380	1/200	101.9	26. H.F.C. FINANCE CO.	OFFICE	2800	1/300	9.3
8. FODIATRIST	MEDICAL OFFICE	1720	1/300	5.7	27. BALTO. CO. SAVINGS & LOAN	OFFICE	1765	1/300	5.9
9. BOOK STORE	RETAIL	1200	1/200	6.0	28. LORD BALTO. WASH'N DRY	SELF SERVICE LAUNDRY	1800	1/300	9.0
10. PIZZA / SANDWICH SHOP	CARRY-OUT	1200	1/200	6.0	29. UNION TRUST CO. DRIVE IN BANK	BANK	178	1/300	0.6
11. UNION TRUST CO.	BANK	3000	1/300	10.0	30. MERRITT PARK CAR WASH	CAR WASH	1400	1/300	1.7
12. JADE EAST RESTAURANT	RESTAURANT	4500	1/50	90.0	31. BIG RED SERVICE STATION	SERVICE STATION	1600	1/300	5.4
13. WESTERN AUTO.	RETAIL	7920	1/200	39.6	32. WESTERN AUTO SERVICE GARAGE	SERVICE GARAGE	2040	1/300	6.8
14. SAVINGS BANK OF BALTIMORE	BANK	2300	1/300	7.7	33. METROPOLITAN LIFE	OFFICE	5160	1/300	17.2
15. SHERWIN WILLIAMS PAINT	RETAIL	2400	1/200	12.0	34. BALTO COUNTY PUBLIC LIBRARY	LIBRARY	17630	1/300	58.8
16. RITE AID	RETAIL	9028	1/200	45.1	35. GENERAL TIRE STORE	RETAIL & SERVICE GAR	4438	1/300	14.8
17. JEWELERS	RETAIL	2000	1/200	10.0	36. SHELL SERVICE STATION	SERVICE STATION	1508	1/300	5.0
18. PICK-N-PAY SHOES	RETAIL	3800	1/200	19.0	37. FOTO HUT DRIVE-IN	RETAIL	48	1/200	0.2
19. H&R BLOCK	OFFICE	1300	1/300	4.3	38. MADISON VENDING CO.	OFFICE	1751	1/300	5.8

^a LIBRARY PARCEL ORIGINALLY PART OF SHOPPING CENTER - PARKING FOR LIBRARY WITHIN SHOPPING CENTER.

KIDDE CONSULTANTS, INC.

CONSULTING ENGINEERS
BALTIMORE, MARYLAND



PETITION FOR SPECIAL HEARING 84-102-SPH 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 Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to restriction #2 in case no. 83-46-Y, to allow a change in the owner/tenant of the subject arcade business.

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

I, or we, agree to pay expenses of the above Special Hearing 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:

John C. Chah

(Type or Print Name)

Signature

81 Moongale Drive

Address

Carlisle, Pennsylvania 17013

City and State

Attorney for Petitioner:

Robert Michael Abrams

(Type or Print Name)

Signature

4921 Americana Drive #201

Address

Annandale, Virginia 22003

City and State

Telephone No. (703) 941-7999

Address

Annandale, Virginia 22003

City and State

8th day of September, 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 18th day of October, 1983, at 10:15 o'clock A.M.

OFFERED By The Zoning Commissioner of Baltimore County, this 8th day of September, 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 18th day of October, 1983, at 10:15 o'clock A.M.

DATE

18th day of October, 1983, at 10:15 o'clock A.M.

Signature

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RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
Beginning 378' SW of Holabird Ave.,
613' NW of Centerline of Merritt
Blvd., 12th District : OF BALTIMORE COUNTY

MERRITT PARK ASSOCIATES, : Case No. 84-102-SPH
Petitioner

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 John W. Hession, III
Deputy People's Counsel People's Counsel for Baltimore County
Room 223, Court House
Towson, Maryland 21204
494-2138

I HEREBY CERTIFY that on this 3rd day of October, 1983, a copy of the foregoing Order was mailed to Robert Michael Abrams, Esquire, 4921 Americana Drive #201, Annandale, VA 22003, Attorney for Petitioner; and Mr. John C. Chah, 81 Moongale Drive, Carlisle, PA 17013, Contract Purchaser.

John W. Hession, III

CONTRACT OF SALE

THIS CONTRACT, made this 29th day of August, 1983, by and between Warren D. Klawans and Screen Play, Inc., a body corporate duly incorporated under the laws of the State of Maryland, hereinafter referred to as "Seller", and John C. Chah, hereinafter referred to as "Buyer".

WHEREAS, Warren D. Klawans owns certain video arcade and pinball machines located in the premises known as 6914 North Ritchie Highway in Anne Arundel County, State of Maryland and 1738 Merritt Boulevard in Baltimore County, State of Maryland, and;

WHEREAS, Screen Play, Inc., a body corporate is the owner of the video arcade business located at 6914 North Ritchie Highway and 1738 Merritt Boulevard, known as "Screen Play," and

WHEREAS, the Seller desires to sell the machines and business to the Buyer and the Buyer desires to purchase the machines and business for the price and on the terms and conditions hereinafter set forth.

WITNESSETH:

That in consideration of the premises and of the mutual covenants hereinafter contained, and for other good and valuable considerations, the receipt of which is hereby acknowledged, it is agreed by and between the parties as follows:

1. Sale of Business

A. The Seller agrees to sell to the Buyer free from all liabilities and encumbrances, subject to the conditions herein set forth, the going arcade business located at 6914 North Ritchie Highway and 1738 Merritt Boulevard, including all fixtures furniture, equipment, trade name (Screen Play), good will, arcade licenses, transferable licenses, and video arcade and pinball machines.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 11, 1983

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

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Transport Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Robert Michael Abrams, Esquire
4921 Americana Drive #201
Annandale, Virginia 22003

RE: Item No. 77 - Case No. 84-102-SPH
Petitioner - Merritt Park Associates
Special Hearing Petition

Dear Mr. Abrams:

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

ENCLOSURE

Enclosures

cc: Mr. John C. Chah
81 Moongale Drive
Carlisle, Pennsylvania 17013

days and one final principal payment of Fifteen Thousand (\$15,000.00) Dollars together with interest at the rate of eleven and one-half (11½) percent per annum on the unpaid principal balance, until the entire aforesaid indebtedness is paid in full. The entire indebtedness, if not sooner paid, will be due and payable in full on or before one year and six months from settlement.

The loan documents, including the Confessed Judgment Promissory Note shall be executed by the individual Buyer and guaranteed by his spouse, Hyang R. Chah. In addition thereto, the loan documents shall provide for the right to prepay all or part of the principal indebtedness at any time without penalty. All costs for the recordation of the Financing Statements, together with documentary stamps shall be paid by Buyer.

3. A list of fixtures, equipment, furniture, video arcade machines and pinball machines passing hereunder is attached herewith as Exhibit #1 and made a part hereof.

4. Following the execution of this Agreement, Seller shall furnish a list of its existing creditors to Buyer, signed and sworn to or affirmed by Seller or its agent as required by the Maryland Uniform Commercial Code - Bulk Transfer. Said list shall contain the names and business addresses of all creditors of Seller, both personal and business, and whether general or secured with the amounts owing, when known, and also the names of all persons who are known to Seller to assert claims against it even though such claims are contingent, unliquidated or disputed. Seller and Buyer have prepared a schedule of the property transferred under this Agreement sufficient to identify it. Buyer shall preserve said list of creditors and schedule of property for six (6) months next following the transfer during which time it shall permit inspection of either or both of and copying therefrom at all reasonable hours by any creditor or Seller. At

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: September 19, 1983

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

Z.A.C. Meeting of: September 20, 1983

RE: Item No: 75, 76, 77 & 78
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

The above mentioned items have no adverse effect on student population.

Very truly yours,
Wm. E. Hammond
Zoning Commissioner
Department of Planning

WNP/bp

JOHNSON, MEAGHER & CROCH
ATTORNEYS AT LAW
1111 CHESAPEAKE AVENUE
BALTIMORE, MD 21204

ORDER RECEIVED FOR FILING

DATE Settled 25-1983
BY May Conroy
Deputy Zoning Commissioner

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts to amend Restriction 2, Case No. 83-46-X, to allow a change in the owner/tenant of the arcade business, would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 25th day of October, 1983, that to amend Restriction 2, Case No. 83-46-X, to allow a change in the owner/tenant of the arcade business, as requested in the herein Petition for Special Hearing, is GRANTED, from and after the date of this Order, subject, however, to the following:

- The use as an arcade shall cease upon termination or expiration of the lease between the owner and John C. Chah, lessee, and shall not be leased or subleased to another person, partnership, or corporation without a public hearing to extend the special exception to a new tenant.
- The lessee shall spend a minimum of two hours once every three weeks on the premises.
- The following rules shall be posted and enforced:
 - No smoking
 - No food or drink
 - No gambling
 - No loitering
 - No abusive language
 - Proper dress required

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

contained in this paragraph shall lapse and shall be of no further force and effect.

WITNESS the hands and seals of the Seller and the hands and seals of the Buyer the day and year first above written.

WITNESS:

Warren D. Klawans

Warren D. Klawans (SEAL)
Warren D. Klawans, Seller
SCREEN PLAY, INC.

John C. Chah

BY: Warren D. Klawans
Warren D. Klawans, President
Seller

John C. Chah

John C. Chah (SEAL)
John C. Chah, Buyer

Hyang R. Chah (SEAL)
Hyang R. Chah, Guarantor

least ten (10) days before Buyer takes possession of the business or makes any payment in whole or in part for it, whichever happens first, it shall give notice of the transfer personally or by certified mail to all persons shown on the list of creditors furnished by Seller and to all other persons who are known to Buyer to hold or assert claims against Seller. Any creditors claim shall be paid out of the Seller's proceeds at time of settlement unless contested.

5. Except as to the obligations referred to in paragraph 6, Buyer does not hereby assume or agree to assume, and shall not acquire, take over, or be responsible for any liabilities or obligations of Seller presently in existence or which may arise subsequent to the date of this Agreement, except as expressly provided herein. The parties intend for Buyer to acquire ownership of the business free and clear of all claims, liens or encumbrances.

6. Buyer and Hyang R. Chah, his wife, covenant and agree to assume the terms, conditions and obligations contained in the leases on the premises known as 6914 North Ritchie Highway (Exhibit #2) and 1738 Merritt Boulevard (Exhibit #3). Buyer further covenants and agrees to assume the terms and conditions on two (2) leases for burglar alarm systems installed at the leased premises.

7. At the time of settlement, upon payment of Buyer to Seller of the portion of the purchase price then due, and execution of the loan documents by Buyer, Seller shall deliver to Buyer for the proper transfer to Buyer of all of the assets of the above described business, free of all encumbrances and containing the usual warranties and affidavits of title.

8. Notwithstanding anything contained to the contrary this Agreement of Sale is contingent upon the following described items: In the event any of the following described items in

-4-

CURRICULUM VITAE

Dr. John C. Chah

RESIDENCE: 81 Moongale Drive
Carlisle, PA 17013
(717) 243-7379

OFFICE: Zedler Bros., Inc.
Gardners, PA 17324
(717) 677-6871
(713) 550-8318

CAREER OBJECTIVES:

A senior management position in a reputable firm offering immediate challenges and opportunities for professional advancement, particularly well qualified to make contributions of such functions as animal model research, nutritional consultation, feed technology, R&D, QC and technical supervision.

KEY PROFESSIONAL ACCOMPLISHMENTS:

- Ten years research experience in basic and practical nutrition studies of man and animals.
- Authored 30 scientific publications and gave 18 formal presentations and lectures at various professional meetings.
- Successfully directed research and nutritional services of a company which provides specialty research animal diets and related technologies.
- Directed products and marketing development thereby increased the net sales by 30% per year at pretax profits of 10% or more.
- Was instrumental in development and marketing of 29 complete new product lines to pet foods and zoo markets.
- Developed and monitored a comprehensive quality assurance program for ingredients, finished products and feed manufacturing processes.
- Using Computone analyses, developed a complete nutritional specification and pricing information of products, premises and ingredients.
- Continuously attended management seminars and workshops to enhance skills and techniques in the business operations.

EDUCATION:

South Dakota State University, Ph.D., Animal Nutrition, 1972-1974, Biochemistry and Physiology minor.

University of Guelph, Ontario, Canada, M.S., Nutrition, 1969-1971, Biochemistry minor.

Malling Agricultural College, Jutland, Denmark, Certificate, Agricultural Education, 1966-1967.

Kon-Kuk University, Seoul, Korea, B.S., Animal Science (with honors), 1960-1966.

PETITIONER'S
EXHIBIT 1

Subparagraphs "a", "b" and "c" are not obtained within sixty (60) days from the date hereof, then this Agreement of Sale shall, at the option of the Buyer, be declared null and void and all deposit money shall be returned immediately to the Buyer.

(a) Procurement by Buyer of approval by the Zoning Commissioner of Baltimore County for the transfer of the existing arcade license to the Buyer for the location known as No. 1738 Merritt Boulevard.

(b) Procurement of Buyer of approval by Anne Arundel County Department of Inspections and Permits for the transfer of the existing arcade license to the Buyer for the location known as 6914 North Ritchie Highway.

(c) Procurement by Buyer of the consent of landlords to the assignment of the leases for 6914 North Ritchie Highway and 1738 Merritt Boulevard under the terms and conditions as set forth in the leases attached hereto as Exhibits #2 and 3.

9. To the extent that Buyer desires to take over existing insurance policies of Seller relating to business and to extent the insurer is agreeable, same shall be prorated to date of settlement.

10. The Buyer agrees to pay the total cost of any use or sales tax assessed by the Comptroller of the Treasury in connection with this sale.

11. Settlement shall be held at the offices of Goodman, Meagher & Enoch, 111 North Charles Street, 7th Floor, Baltimore, Maryland 21201 within two (2) days from the satisfaction of the contingencies referred to in paragraph eight (8); at which time possession of the business shall be delivered to the Buyer on the passing of title and payment of the consideration as herein set forth; time being of essence of the Agreement.

12. Arcade licenses, fees, transferrable licenses, rent and security deposits shall be adjusted and apportioned as of the

-5-

CONTINUING EDUCATION AND TRAINING:

- Attended "Management Development Program" offered by Penn State University, October 1977 - February 1978. (Total 40 hours).
- Attended "Dale Carnegie Human Relations Course" presented by Penn Institute, Inc., November 1977 - March 1978. (Total twelve 4 hour sessions).
- Completed "Dale Carnegie Management Seminar" offered by Carnegie Associates, June, 1980. (Total 40 hours instruction in the essentials of the management functions).
- Participated in development of result-oriented corporate management meetings, 1980 - 1982.
- Attended an average of 10 nutrition related meetings, conferences, workshops and seminars per year to update technical and professional knowledge and skills.

HONORS AND SCHOLARSHIPS:

Received full 4-year scholarships for undergraduate studies and research assistantships for both M.S. and Ph.D. degree programs.

Received fellowship award from the Foundation of the Danish Government for further education in animal agriculture (1966-1967).

Selected as a junior scientist in 1973 by American Egg Board Technical Committee of the Poultry Science Association.

Membership in Sigma Xi.

Listed in American Men and Women in Science (13th Edition).

OTHER ACTIVITIES:

Member of the Ad Hoc Committee of the Diet, Nutrition and Cancer Program of NCI.

Member of NIH Task Group on Management of Chemical Contaminations in Laboratory Animal Diets.

Member of Local YMCA and Church Choir.

PERSONAL DATA:

Born - May 21, 1942 (Naturalized US Citizen)
Height - 5' 11" Weight - 165 lbs.
Married - 2 children
Health - Excellent
Interests - Gardening, Travel, Tennis

PROFESSIONAL REFERENCES:

Available upon request.

date of settlement, and all taxes, general or special, and all other public or governmental charges or public or private assessments against the business, which are or may be payable on an annual basis, are to be adjusted and apportioned as of the date of settlement and are to be assumed and paid thereafter by Buyer, whether or not assessments have been levied as of the date of settlement.

13. This Contract contains the final and entire Agreement between the parties hereto and neither they nor their agents shall be bound by any terms, conditions or representations not herein written.

14. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors, personal representatives and assigns.

15. This Contract of Sale cannot be assigned by the Buyer without the express written consent of Seller.

16. The said Hyang R. Chah joins in the execution of this Contract of Sale for the sole purpose of agreeing to execute the loan documents referred to in paragraph 2(c) and assuming the lease obligations in Paragraph 6.

17. Notwithstanding any other contingency to the contrary contained herein, this Contract of Sale is contingent upon the Buyer, and/or his representative, inspecting within two (2) days from the date hereof the books and records of the Seller for the purpose of ascertaining the income and expenses of the business. In the event the Buyer is dissatisfied with the results of said inspection, Buyer shall have the option to declare this Contract of Sale to be null and void and the Seller covenants to refund the aforesaid deposit to Buyer in its entirety. In the event Buyer fails to give Seller notice in writing within two (2) days from the date hereof of Seller's intent to declare the Contract of Sale null and void, the contingency

-6-

PERSONAL FINANCIAL STATEMENT: (September 1, 1983)

ASSETS	\$	LIABILITIES	\$
Cash on hand & in Bank	5,150.00	Notes Payable to Bank	7,500.00
Savings	38,900.00	Accounts Payable	350.00
Accounts Receivable	13,000.00	Loans Against Real Estate	35,500.00
Stocks & Bonds	20,000.00	Others	0
Cash Value Life Ins.	150,000.00		
Automobiles	9,500.00		
Real Estate	55,000.00		
Other Assets	15,000.00		
TOTAL ASSETS	\$306,550.00	TOTAL LIABILITIES	\$43,350.00
		NET WORTH	\$263,200.00

BUSINESS OWNED:

- EDIGNA'S FOODS RESTAURANT
7371-A Lockport Place
Lorton, VA 22030
(703) 550-8318, 8319
- EDIGNA'S TAILORING & DRY CLEANING
1549 Maryland Ave., N.E.
(Heshinger Mall #B12)
Washington, D.C. 20002

Name & Location of Depository

- Farmers Trust Co. (5% 123) \$1250
Carlisle, PA. Savings (12% 178-4) \$30,700
- Newbold's Loan Co. (2 1/4% 088) Cash \$8,000
Carlisle, PA. Stocks & Bonds \$20,000
- United Va. Bank account # (0143224) \$2,500
Reston, VA

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner
Date: October 7, 1983

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

SUBJECT: Merritt Park Associates
84-102-Spl

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

Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:cav

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

November 3, 1983

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

Re: Item 477 (1983-1984)
Property Owner: Merritt Park Associates
378' from S/W of Holabird Avenue 613' N/W
from centerline of Merritt Blvd.
Area: 0.23 District: 12th

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:

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

Comments were supplied in conjunction with the Zoning Advisory Committee reviews in connection with Items 260 (1981-1982) and 186 (1982-1983).

This office has no further comment in regard to this Item 77 (1983-1984).

Very truly yours,

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

RAM:EAM:FWR:iss

E-SW Key Sheet
10-12 SE 20 & 21 Pos. Sheets
SE 3 F Topo
103 Tax Map

Encls.

84-102-Spl
10/18

July 21, 1982

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

Re: Item #260 (1981-1982)
Property Owner: Philip Hacht, et al
334' S. of Holabird Ave. 613' N/W
from centerline of Merritt Blvd.
Area: 0.23 District: 12th

Dear Mr. Hammond:

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

General:

Baltimore County highway and utility improvements exist and 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 260 (1981-1982).

Very truly yours,

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

RAM:FWR:iss

E-SW Key Sheet
10-12 SE 20 & 21 Pos. Sheets
SE 3 F Topo
103 Tax Map

May 5, 1983

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

Re: Item #186 (1982-1983)
Property Owner: Metropolitan Management Co.
378' S/W from centerline of Holabird Ave.
613' N/W from centerline of Merritt Blvd.
Area: 0.23 District: 12th

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:

Comments were supplied in conjunction with the Zoning Advisory Committee review of this property in connection with Item 260 (1981-1982).

Baltimore County highway and utility improvements exist and 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 186 (1982-1983).

Very truly yours,

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

RAM:FWR:iss

E-SW Key Sheet
10-12 SE 20 & 21 Pos. Sheets
SE 3 F Topo
103 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Date: October 21, 1983

FROM: Ian J. Forrest
Director of Planning and Zoning

SUBJECT: Zoning Variance Items
Meeting - September 20, 1983

The Baltimore County Department of Health has reviewed the following zoning items and does not anticipate any health hazards at this time regarding these items.

- Item # 75 - House of Der, Inc.
- Item # 76 - Gardens of Faith, Inc.
- Item # 77 - Merritt Park Associates

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

LJF/tth

MEMBER #019807
VIRGINIA STATE BAR

ROBERT MICHAEL ABRAMS
ATTORNEY AT LAW
4901 AMERICAN DRIVE #201
ANNANDALE, VIRGINIA 22003

15 September 1983

Mr. Arnold Jablon
Zoning Commissioner of Baltimore County
111 West Chesapeake Avenue #113
Towson, Maryland 21204

RE: Your case no. 83-46-X

Dear Commissioner Jablon:

Earlier today I received a request from your office for a copy of the contract by which my client, Dr. John C. Chah, has become the contract purchaser of "Screen Play," the arcade business which is the subject of the above-styled case. Pursuant to such request, I enclose herewith a copy of that contract.

If there is anything further you need from me, please let me know, and I will provide it. Thank you for the time and attention which your office has rendered to this case.

Sincerely,

Robert Michael Abrams
Robert Michael Abrams

RMA:sif
cc: Dr. John C. Chah
Leonard Grossman, Esq.

KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

Cable KIDDENGP
Telex 877691020 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 321-5500Direct Dial Number
321-5512

DESCRIPTION

0.23 ACRE PARCEL, MERRITT PARK FAMILY AMUSEMENT CENTER, MERRITT PARK SHOPPING CENTER, BALTIMORE COUNTY, MARYLAND.

"This Description is for a Special Exception in a "BL-CT" Zone for a Family Amusement Center"

Beginning at the east corner of the existing building to be used for the family amusement center, said corner being distant S 24° 49' 18" W 378 feet, more or less, from a point on the southwest side of Holabird Avenue, said point being distant N 65° 10' 42" W 613 feet, more or less, from the center line of Merritt Boulevard, running thence binding on outlines of said building, three courses: (1) N 65° 10' 42" W 100 feet, (2) S 24° 49' 18" W 28 feet, and (3) S 65° 10' 42" E 100 feet, thence five courses: (4) S 65° 10' 42" E 25 feet, (5) S 24° 49' 18" W 22 feet, (6) S 65° 10' 42" E 130 feet, (7) N 24° 49' 18" E 50 feet, and (8) N 65° 10' 42" W 155 feet to the place of beginning.

Containing 0.23 of an acre of land.

RWB:rjm

J.O. 1-82063

May 26, 1982

W.O. 31874C



ENGINEERS • PLANNERS • SURVEYORS

PETITION FOR SPECIAL HEARING

12th Election District

ZONING: Petition for Special Hearing

LOCATION: Beginning 378 ft. Southwest of Holabird Avenue, 613 ft. Northwest of the centerline of Merritt Boulevard

DATE & TIME: Tuesday, October 18, 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 Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to Restriction No. 2 in Case No. 83-46-X, to allow a change in the owner/tenant of the subject arcade business

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

Being the property of Merritt Park Associates, 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